

LOT 5, FALCON MARKETPLACE

7575 FALCON MARKET PLACE

EL PASO COUNTY, COLORADO

CIVIL CONSTRUCTION PLANS

CONTACTS:

OWNER: EVERGREEN – MERIDIAN & WOODMEN LLC
2390 E. CAMELBACK RD, STE 410,
PHOENIX, AZ 85108
rperkins@evgre.com
602-808-8600

DEVELOPER: KMG RE FALCON, LLC
6050 STETSON HILLS BLVD, #295
COLORADO SPRINGS, CO 80923
KGERSTNER@TRIPODUSA.COM
719-217-7279

CIVIL ENGINEER: DREXEL BARRELL & CO.
3 SOUTH 7th STREET
COLORADO SPRINGS, CO 80905
TIM D. McCONNELL, P.E.
719-260-0887

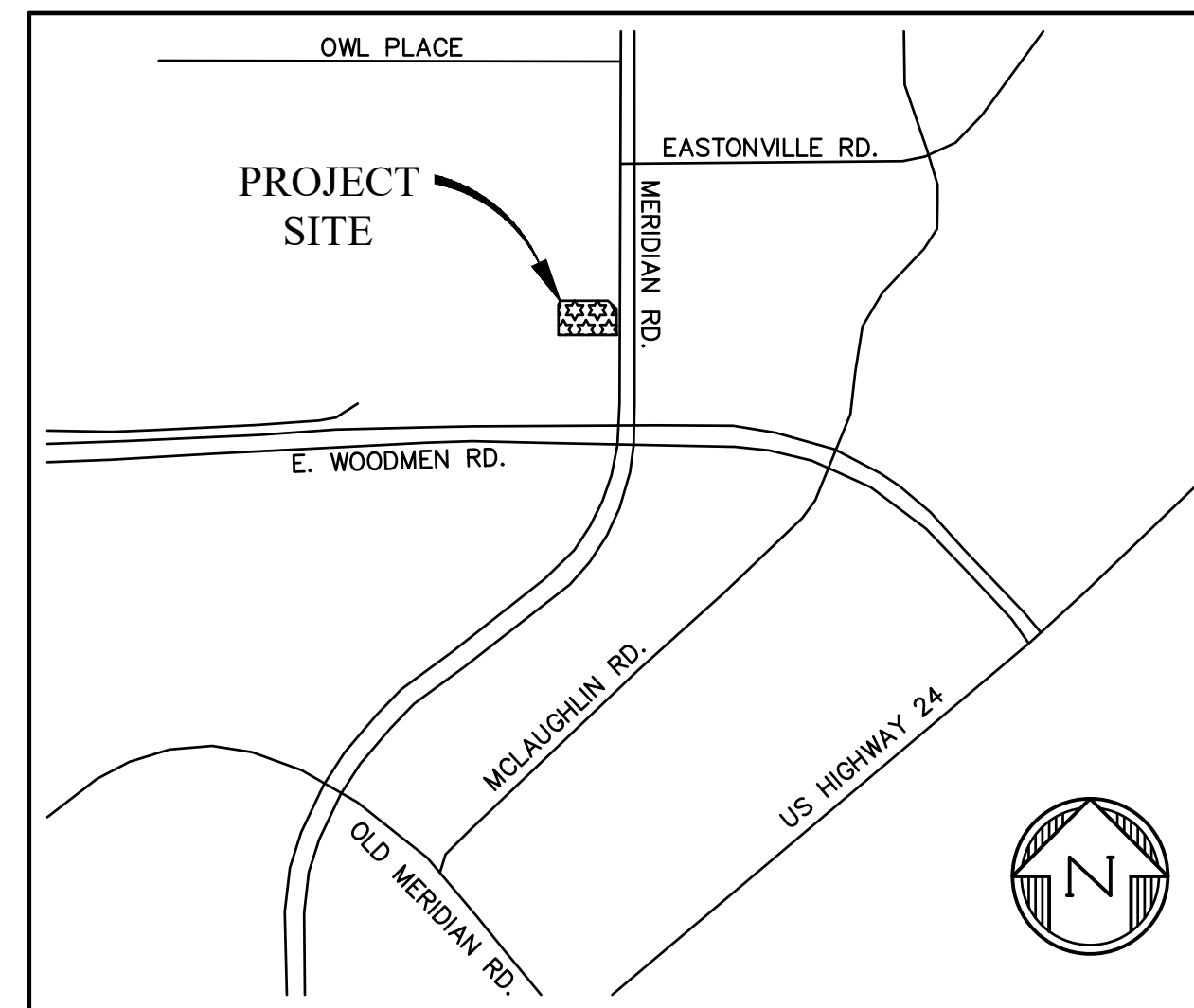
GAS: COLORADO SPRINGS UTILITIES
7710 DURANT DRIVE
COLORADO SPRINGS, CO 80920
TIM WENDT
719-668-4962

ELECTRIC: MVEA
11140 E. WOODMEN RD.
FALCON, CO 80831
719-495-2283

FIRE PREVENTION: FALCON FIRE DEPARTMENT
7030 OLD MERIDIAN RD.
PEYTON, CO 80831
CHIEF TRENT HARWIG
719-495-4050

TELEPHONE: CENTURY LINK
303 E. PIKES PEAK AVENUE
COLORADO SPRINGS, CO. 80903
PAT NEELY
719-636-4859

WATER & WASTEWATER: WOODMEN HILLS METROPOLITAN DISTRICT
8046 EASTONVILLE RD.
FALCON, CO 80831
MATT WILLIAMS
719-495-2500



VICINITY MAP
NTS

LEGAL DESCRIPTION:

LOT 5, FALCON MARKETPLACE, ACCORDING TO THE PLAT AS RECORDED
DECEMBER 23, 2019 AT RECEPTION NO. 219714441, COUNTY OF EL PASO, STATE OF COLORADO.

FLOODPLAIN STATEMENT:

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 08041C0553G, EFFECTIVE DATE DECEMBER 7, 2018.

A CLOMR TO MODIFY THE FLOODPLAIN HAS BEEN APPROVED BY FEMA, CASE NO. 17-08-0064R (MAY 26, 2017).

CONSTRUCTION TO MODIFY THE FLOODPLAIN HAS BEEN COMPLETED AND THE LOMR HAS BEEN SUBMITTED TO FEMA FOR APPROVAL.

BENCHMARK:

FOUND NAIL & SHINER AT THE SOUTHWEST PROPERTY CORNER OF LOT 5.
ELEVATION = 6722.87 (NAVD88)

ADA DESIGN PROFESSIONAL STANDARDS:

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ)

SHEET INDEX

SHT1	C1	COVER SHEET
SHT2	C2	GENERAL NOTES
SHT3	C3	HORIZONTAL CONTROL PLAN
SHT4	C4	SITE PLAN
SHT5	C5	SITE DETAIL SHEET
SHT6	C6	GRADING PLAN
SHT7	UT1	UTILITY COVER SHEET
SHT8	UT2	UTILITY SERVICE PLAN & PROFILE
SHT9	UT3	UTILITY DETAILS

PREPARED BY:



CLIENT:

KMG RE FALCON, LLC
6050 STETSON HILLS BLVD.,
STE #295
COLORADO SPRINGS, CO 80923
(719) 217-7279
KGERSTNER@TRIPODUSA.COM

CONSTRUCTION PLANS FOR:
LOT 5, FALCON MARKETPLACE
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/17/2022
LATEST ISSUE	
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-10-01CV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 20988-10CSCV
DRAWING NO.

C1

SHEET: 1 OF 9



STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ERM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
PERMITS UNIT

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

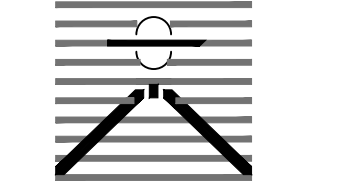
SIGNAGE AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

ABBREVIATIONS:

ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
APPROX	APPROXIMATE OR APPROXIMATELY
BCR	BEGIN CURB RADIUS
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
C OR C/L	CENTERLINE
CLR	CLEARANCE
CONC	CONCRETE
DWG	DRAWING
DR	DRIVE
EA	EACH
ECR	END CURB RADIUS
ELEV OR EL	ELEVATION
ESMT	EASEMENT
EW	EACH WAY
EX OR EXIST	EXISTING
F OR FL	FLOWLINE
FT	FOOT/FEET
HBP	HOT BITUMINOUS PAVEMENT
HCL	HORIZONTAL CONTROL LINE
K	VERTICAL CURVE FACTOR
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
P OR P/L	PROPERTY LINE
PP	PROPOSED
PNT	POINT
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE OR POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
ROW	RIGHT-OF-WAY
RT	RIGHT
ST	STREET
STA	STATION
STD	STANDARD SPECIFICATION
SW OR S/W	SIDEWALK
TYP	TYPICAL
TER	TERRACE
WWF	WELED WIRE FABRIC

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

KMG RE FALCON, LLC
6050 STETSON HILLS BLVD.,
STE #295
COLORADO SPRINGS, CO 80923
(719) 217-7279
KGERSTNER@TRIPODUSA.COM

CONSTRUCTION PLANS FOR:
**LOT 5, FALCON
MARKETPLACE**
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/17/2022
LATEST ISSUE	
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-10-02GN

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 20988-10CSCV
DRAWING NO.

C2

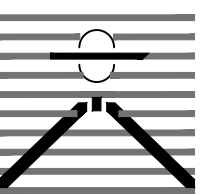
SHEET: 2 OF 9



Know what's below.
Call before you dig.

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

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH TTH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

KMG RE FALCON, LLC
6050 STETSON HILLS BLVD.,
STE #295
COLORADO SPRINGS, CO 80923
(719) 217-7279
KGERSTNER@TRIPODUSA.com

CONSTRUCTION PLANS FOR:
**LOT 5, FALCON
MARKETPLACE**
EL PASO COUNTY, COLORADO

ISSUE DATE

INITIAL ISSUE 2/17/2022
LATEST ISSUE

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: 20988-10-03HC

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

HORIZONTAL
CONTROL

PROJECT NO. 20988-10CSCV

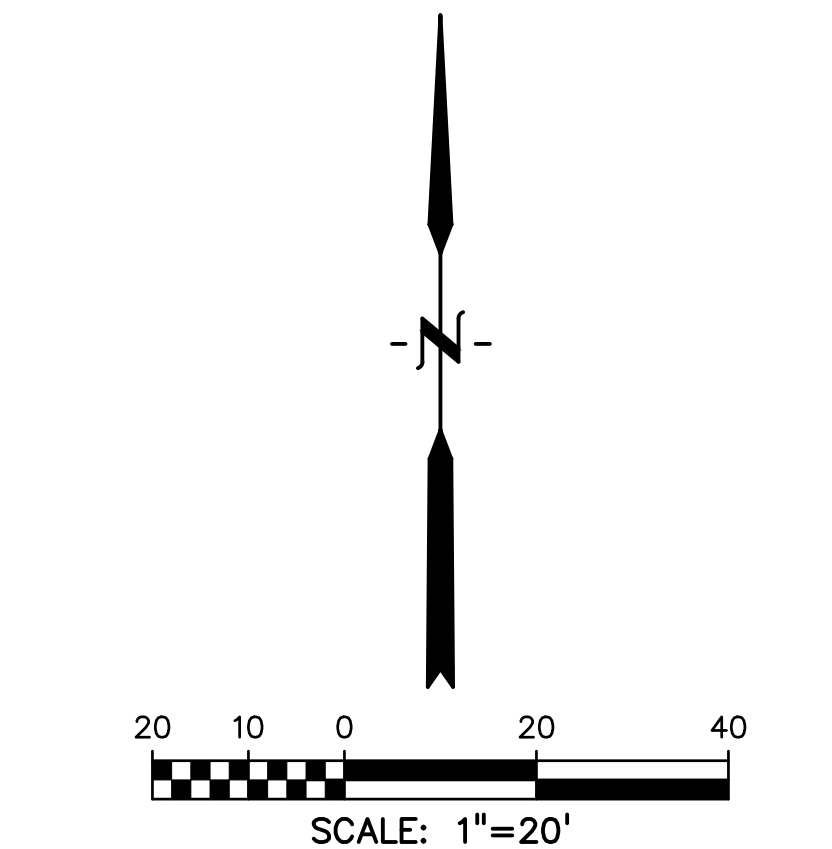
DRAWING NO.

C3

SHEET: 3 OF 9

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.71'	10.00'	90°00'00"	N45°00'00"E	14.14'
C2	4.71'	3.00'	90°00'00"	N45°00'00"W	4.24'
C3	3.63'	4.00'	52°02'08"	N63°58'56"E	3.51'
C4	18.16'	20.00'	52°02'08"	S63°58'56"W	17.55'
C5	12.57'	16.00'	45°00'00"	N67°30'00"W	12.25'
C6	6.28'	2.00'	180°00'00"	S00°00'00"E	4.00'
C7	6.28'	4.00'	90°00'00"	S45°00'00"W	5.66'
C8	7.90'	5.00'	90°29'40"	N44°45'10"E	7.10'
C9	4.69'	3.00'	89°30'20"	S45°14'50"E	4.22'
C10	3.61'	3.00'	68°51'15"	N33°55'58"E	3.39'
C11	6.70'	5.00'	76°43'20"	S38°51'20"E	6.21'
C12	15.79'	10.00'	90°29'40"	S44°45'10"W	14.20'
C13	7.81'	5.00'	89°30'20"	N45°14'50"W	7.04'
C14	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'
C15	6.28'	4.00'	90°00'00"	S45°00'00"E	5.66'
C16	15.71'	10.00'	90°00'00"	S45°00'00"W	14.14'
C17	15.71'	10.00'	90°00'00"	N45°00'00"W	14.14'

LINE #	LENGTH	DIRECTION
L1	1.77'	N90°00'00"E
L2	5.63'	N0°00'00"E
L3	16.00'	N90°00'00"W
L4	6.66'	N0°00'00"E
L5	69.67'	N0°00'00"E
L6	15.00'	N90°00'00"E
L7	5.41'	S45°00'00"E
L8	9.22'	N90°00'00"E
L9	46.00'	S0°00'00"E
L10	12.33'	N90°00'00"W
L11	17.00'	N90°00'00"E
L12	36.00'	S0°00'00"E
L13	15.00'	N90°00'00"W
L14	9.38'	S0°00'00"E
L15	17.51'	N0°29'40"W
L16	0.81'	N90°00'00"E
L17	15.03'	S0°29'40"E
L18	90.00'	N90°00'00"E
L19	14.97'	N0°29'40"W
L20	12.46'	S0°17'46"E
L21	98.86'	N90°00'00"W
L22	88.71'	N90°00'00"E
L23	35.18'	S0°00'00"E
L24	92.71'	N90°00'00"W
L25	19.18'	N0°00'00"E

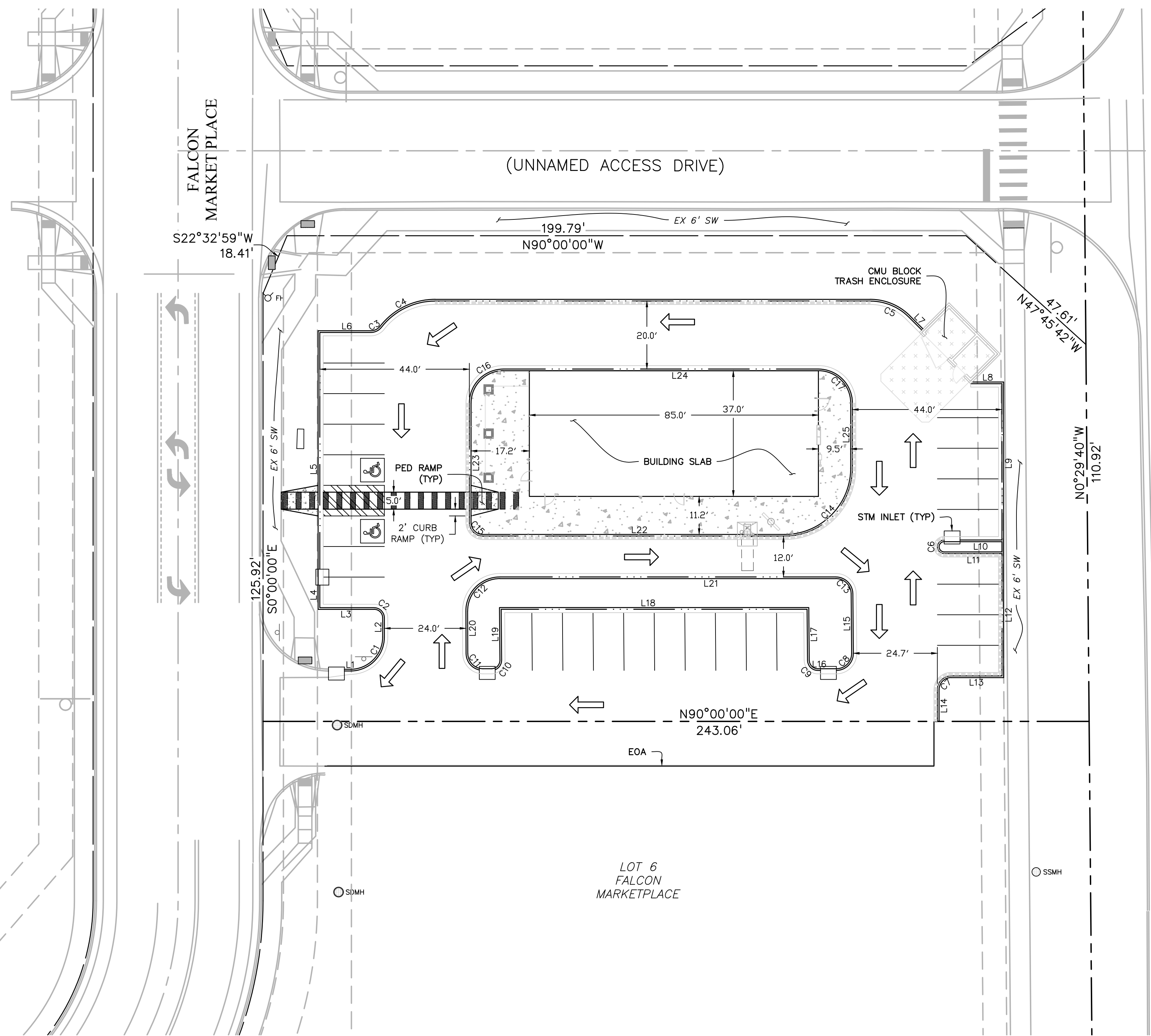


LEGEND

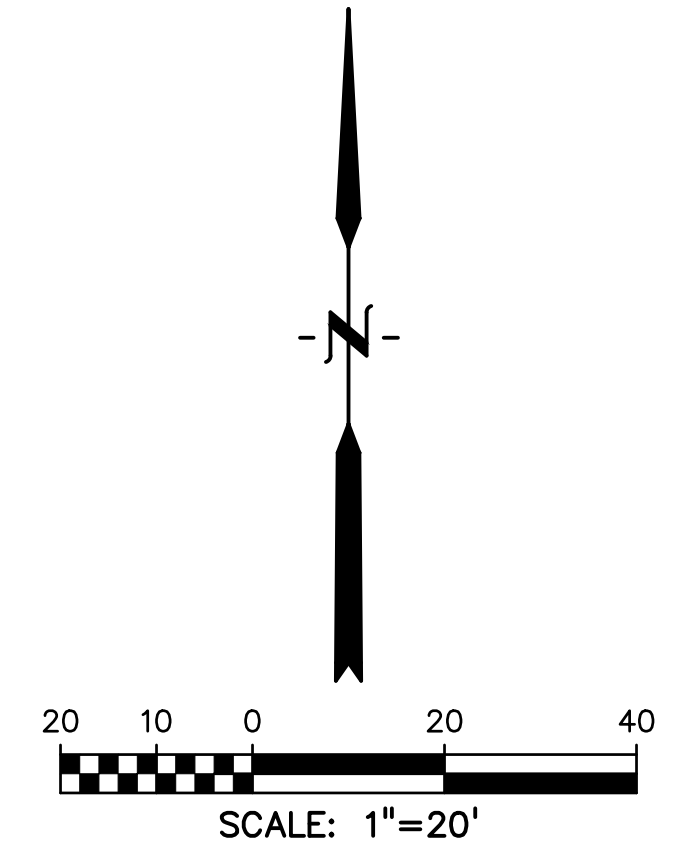
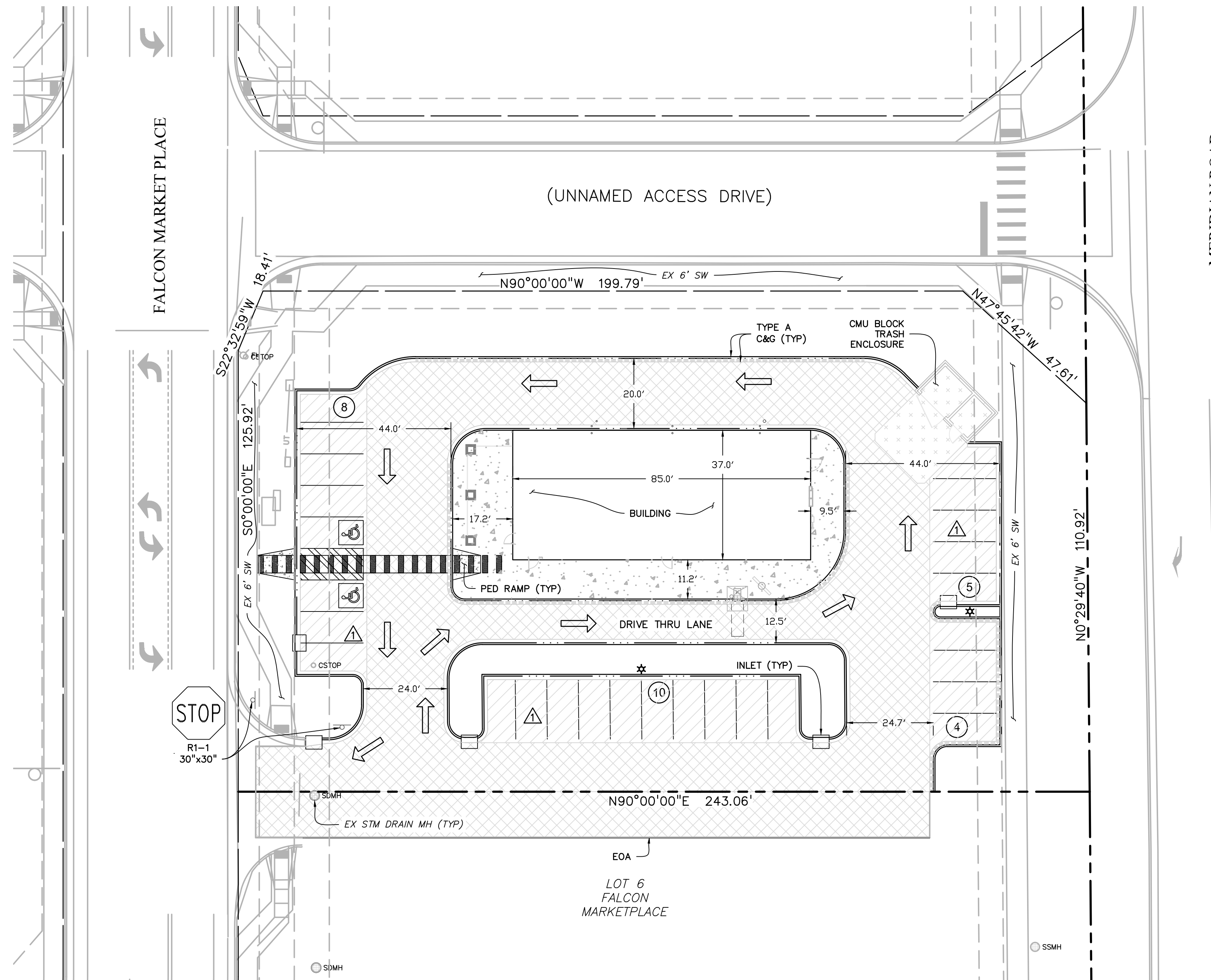
- PROPERTY LINE.....
- ROW.....
- EASEMENT.....
- SIGN.....
- ADA ACCESSIBLE ROUTE TO PUBLIC ROW.....
- TRAFFIC FLOW.....
- FL.....
- TYPE A C&G.....
- TYPE A SPILL C&G.....
- CONCRETE.....
- 7" CONCRETE 6x6-4x4 WWF.....
- HANDICAP PARKING.....
(SEE SHIT 5 FOR DETAILS)

ABBREVIATION

- ADA AMERICANS WITH DISABILITIES ACT
- C&G CURB AND GUTTER
- DWA DETECTABLE WARNING AREA
- EOA EDGE OF ASPHALT
- EPC EL PASO COUNTY
- EX EXISTING
- PED PEDESTRIAN
- PP PROPOSED
- ROW RIGHT OF WAY
- SHT SHEET
- STD STANDARD
- STM STORM
- SW SIDEWALK
- YP TYPICAL



811 Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



LEGEND

PROPERTY LINE	---
ROW	---
EASEMENT/SETBACK LINE	---
ADA ACCESSIBLE ROUTE TO PUBLIC ROW	▨
CONCRETE SIDEWALK, CURB AND GUTTER (SEE SHEET C5)	▨
7" CONCRETE 6x6-4x4 WWF	▨
REGULAR DUTY ASPHALT 3" HMA ON 5" CLASS 6 ABC	▨
HEAVY DUTY ASPHALT 3.5" HMA ON 5" CLASS 6 ABC	▨
TYPE A SPILL C&G	▨
4" WHITE STRIPE	▨
THERMOPLASTIC HANDICAP SYMBOL	♿
EX DWA .PER. EPC .STD	▨
TRAFFIC .FLOW	→
SIGN	Ⓢ
PARKING STALLS	⑤
PP SITE LIGHT	★

OR AS DIRECTED BY GEOTECHNICAL/PAVING REPORT WHICHEVER IS GREATER

ABBREVIATION

ADA	AMERICANS WITH DISABILITIES ACT
C&G	CURB AND GUTTER
DWA	DETECTABLE WARNING AREA
EPC	EL PASO COUNTY
EX	EXISTING
PED	PEDESTRIAN
PP	PROPOSED
ROW	RIGHT OF WAY
STD	STANDARD
SIM	STORM
SW	SIDEWALK
TYP	TYPICAL

PREPARED BY:


DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

KMG RE FALCON, LLC
 6050 STETSON HILLS BLVD.,
 STE #295
 COLORADO SPRINGS, CO 80923
 (719) 217-7279
 KGERSTNER@TRIPODUSA.com

CONSTRUCTION PLANS FOR:
LOT 5, FALCON MARKETPLACE
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/17/2022
LATEST ISSUE	
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-10-04ST


PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=20'
 VERTICAL: N/A

SITE PLAN

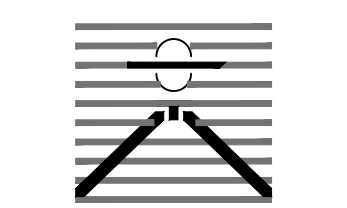
PROJECT NO. 20988-10CSCV
 DRAWING NO.

C4

SHEET: 4 OF 9

 **811** Know what's below. Call before you dig.
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

KMG RE FALCON, LLC
6050 STETSON HILLS BLVD.,
STE #295
COLORADO SPRINGS, CO 80923
(719) 217-7279
KGERSTNER@TRIPODUSA.COM

CONSTRUCTION PLANS FOR:

LOT 5, FALCON MARKETPLACE
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/17/2022
LATEST ISSUE	

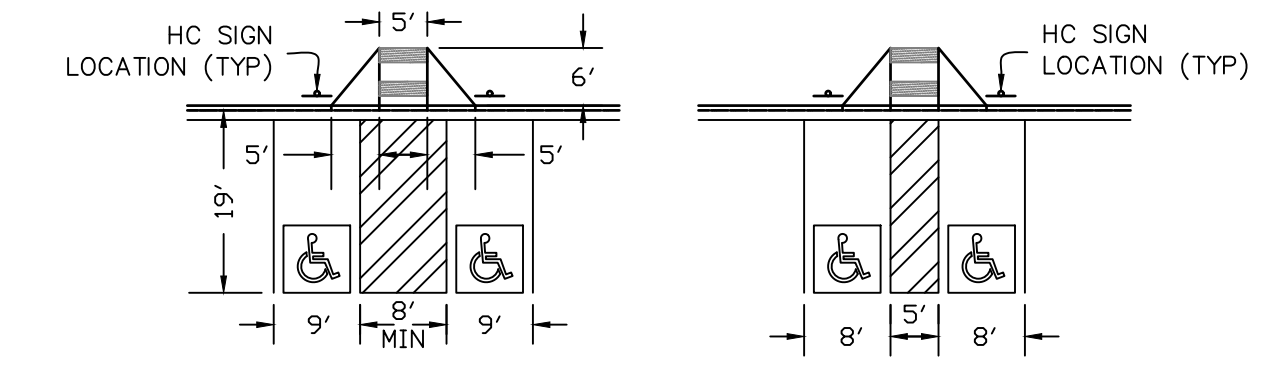
DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: [20988-10-05STD]

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

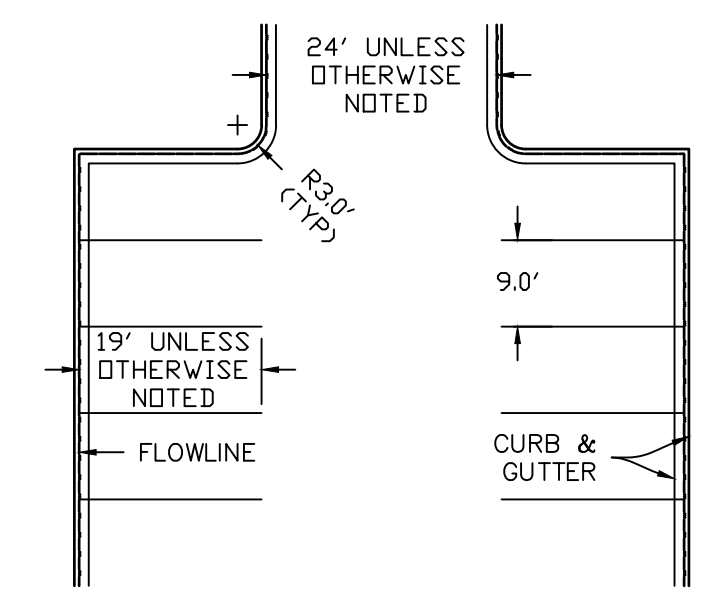
SITE DETAILS

PROJECT NO. 20988-10CSV
DRAWING NO.

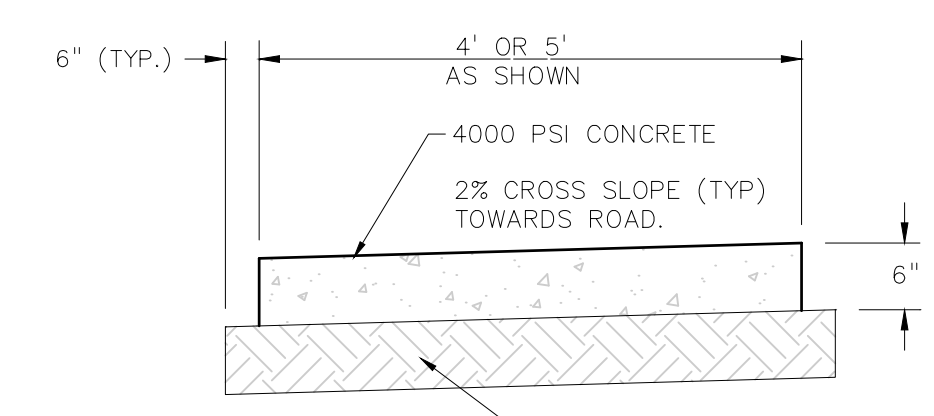


VAN PARKING LAYOUT NTS
REGULAR PARKING LAYOUT NTS

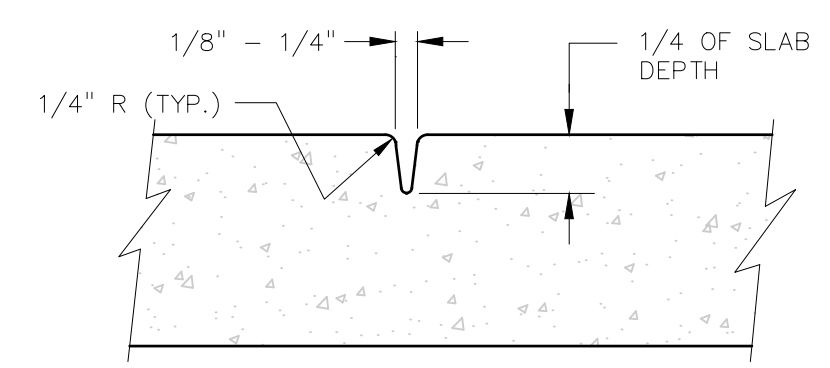
TYPICAL HANDICAP PARKING LAYOUT NTS



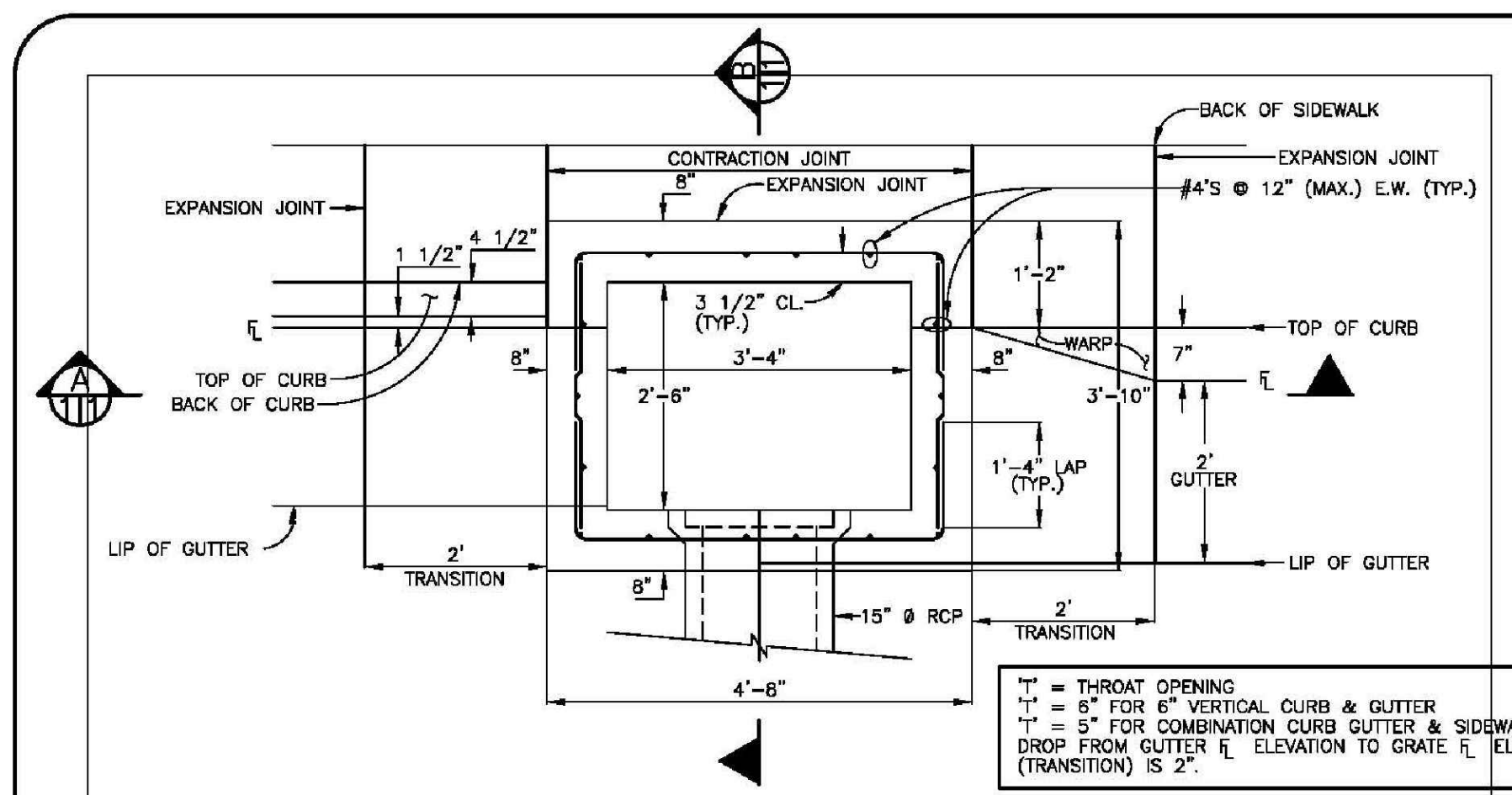
TYPICAL PARKING LAYOUT NTS



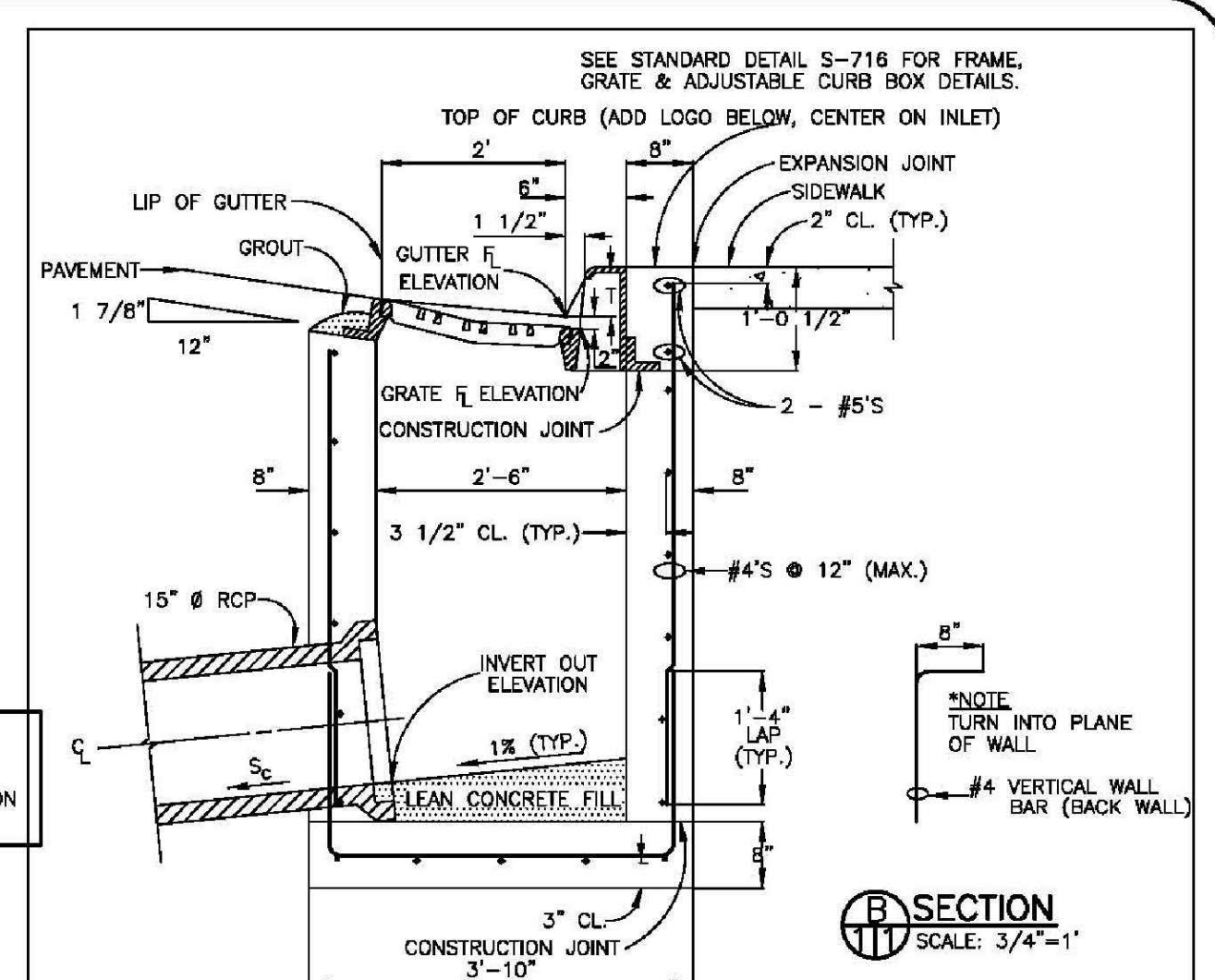
CONCRETE SIDEWALK DETAIL NTS



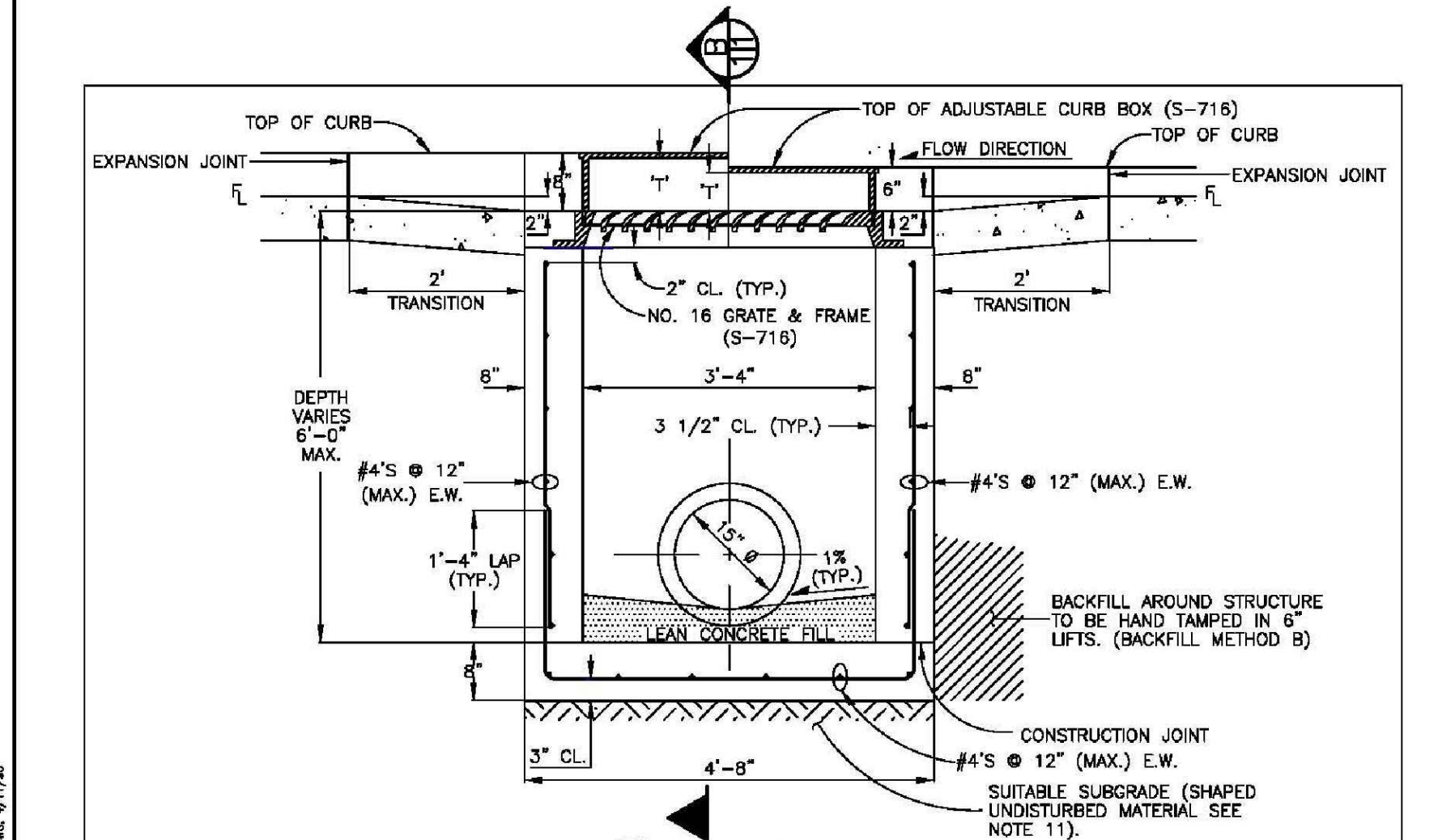
STANDARD CONTRACTION JOINT NTS



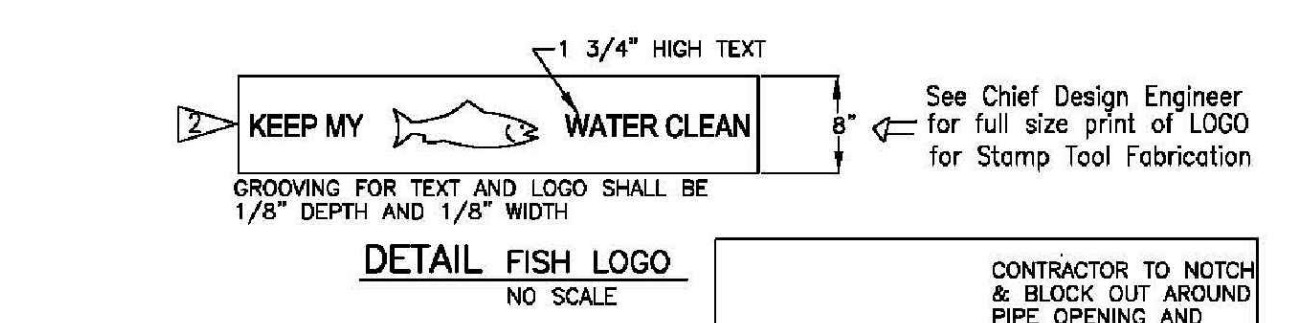
VERTICAL CURB & GUTTER SCALE: 3/4\"/>



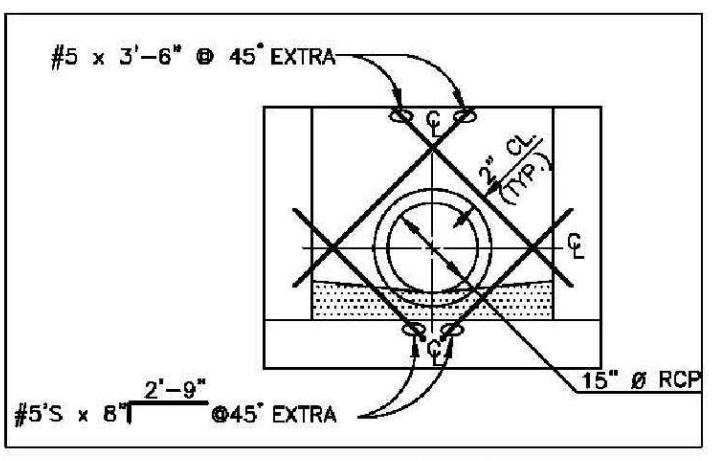
SECTION B SCALE: 3/4\"/>



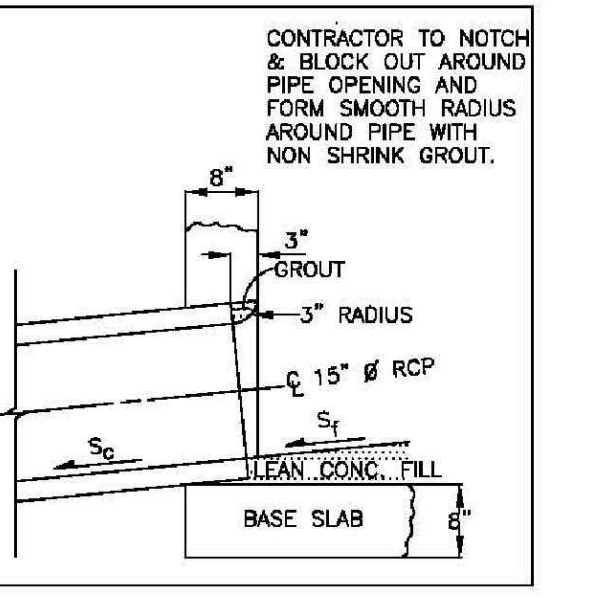
SECTION A SCALE: 3/4\"/>



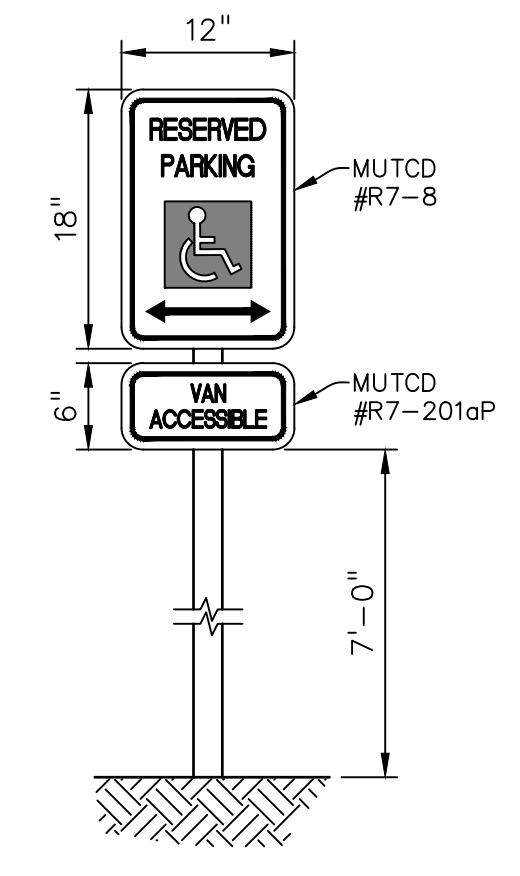
DETAIL FISH LOGO NO SCALE



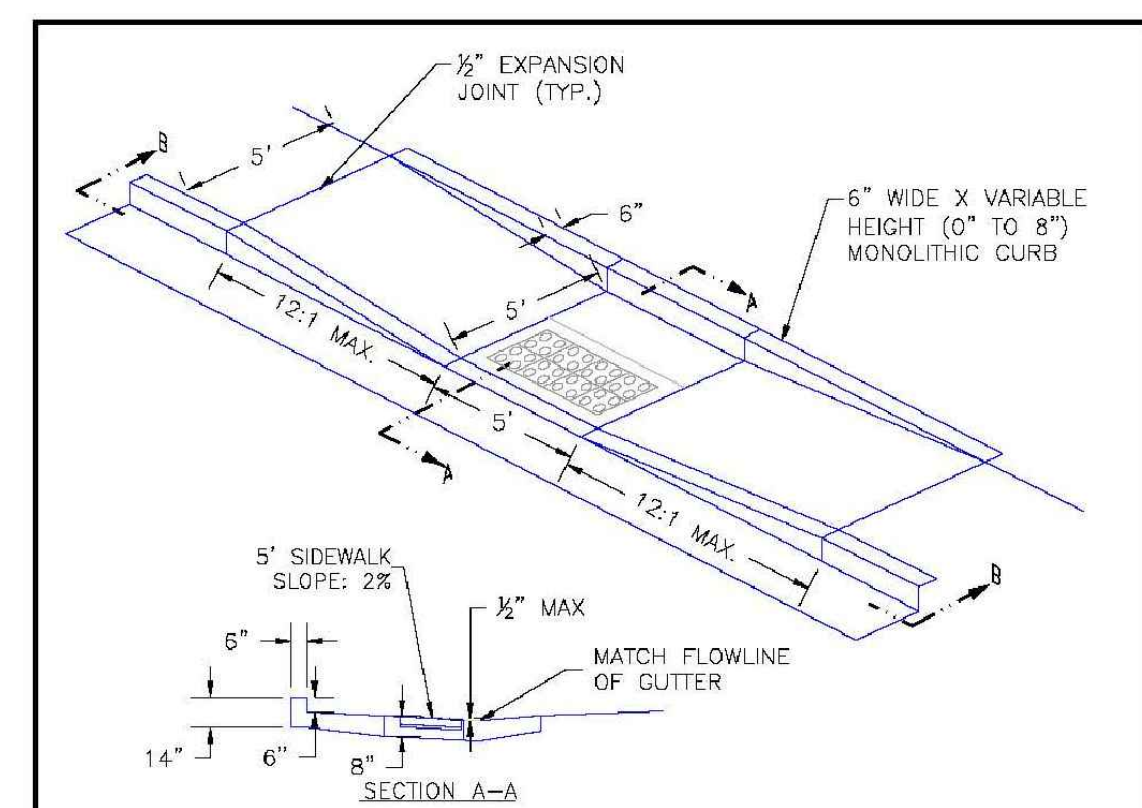
REBAR PLACEMENT DETAIL AROUND CONNECTOR SCALE: 1/2\"/>



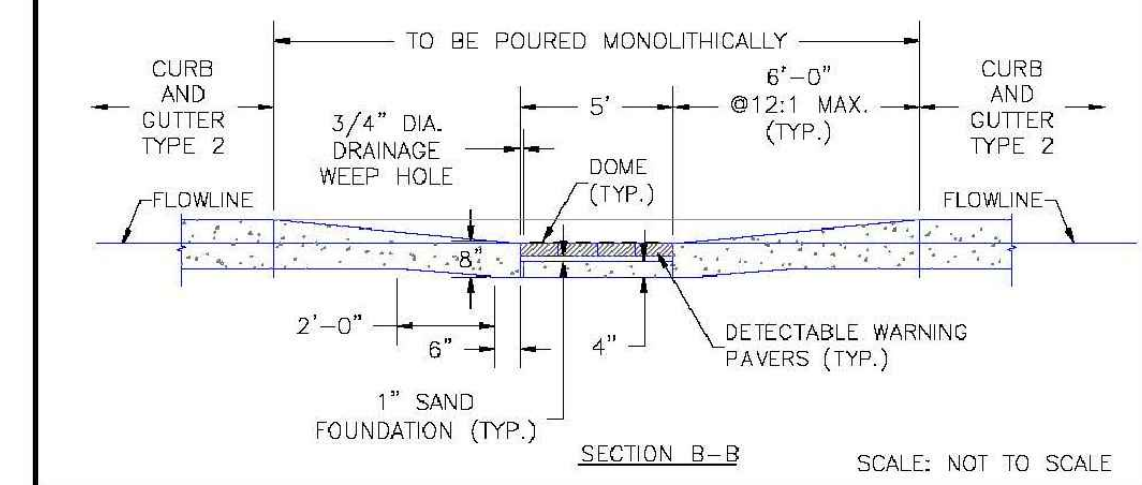
DETAIL CONNECTOR OUTLET SCALE: 3/4\"/>



HC SIGN DETAIL NTS



SECTION A-A



SECTION B-B SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11	Parallel Pedestrian Ramp Detail Standard Drawing	FILE NO: SD_2-50
APPROVED: André P. Brackin	DESIGNED BY: TDM	CHECKED BY: TDM

- NOTES:
- FOR PAYMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 2'-0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.
 - FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
 - S_c = SLOPE OF CONNECTOR = 1% MIN.
 - UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL #16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE C.I. CURB BOX (S-716).
 - DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 6" (MAX.) FOR INLETS MORE THAN 6 FEET IN DEPTH. SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.
 - ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.

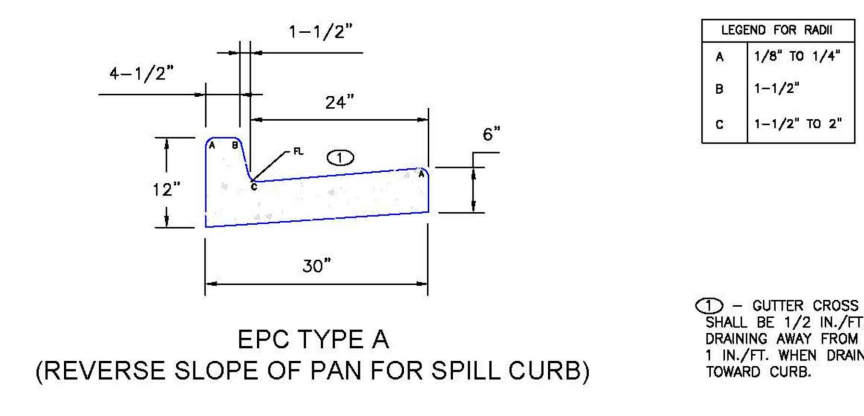
- ALL WORK SHALL CONFORM TO AASHTO 'STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES', FIFTEENTH EDITION, 1992.
- CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- SUB-GRADE SHALL BE A GRADATION EQUAL TO CLASS B BEDDING COMPACTED TO 95% MAXIMUM DRY DENSITY, AASHTO DESIGNATION T-180.
- NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
- SUB-GRADE SHALL BE SHAPED UNDISTURBED MATERIAL OR OVEREXCAVATED AND BACKFILLED WITH CLASS B BEDDING MATERIAL, COMPACTED PER WWD SPECIFICATIONS.
- SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.
- INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
- LEAN CONCRETE FILL TO BE f_c' = 2000 PSI.

REVISED	BY	DATE
1.	E.M.K.	4/10/98
1.A.	J.A.	3/29/99

CITY AND COUNTY OF DENVER
DEPARTMENT OF PUBLIC WORKS
WASTEWATER MANAGEMENT DIVISION

STANDARD DETAILS
SINGLE NO. 16 OPEN THROAT INLET
ADJUSTABLE CURB BOX

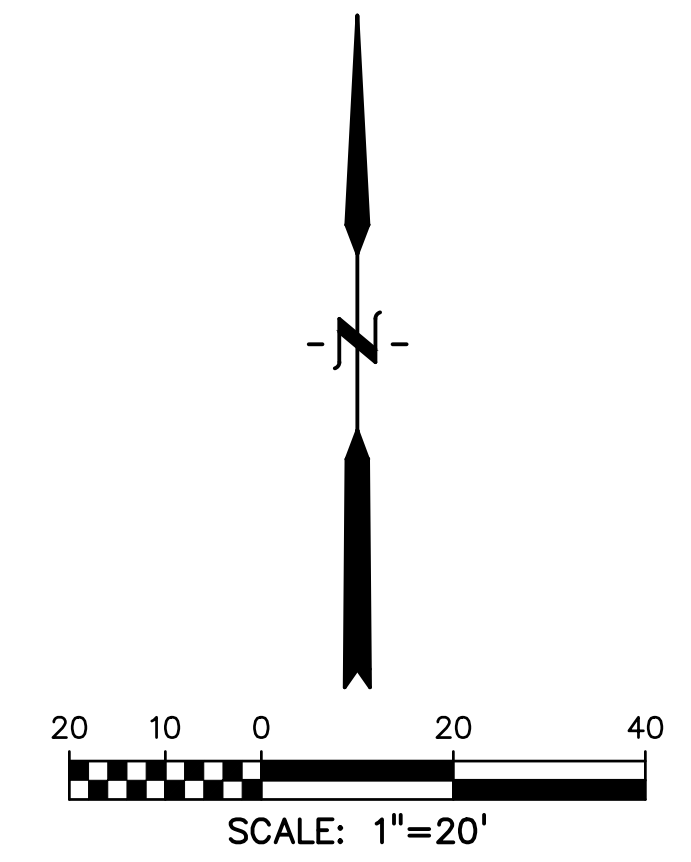
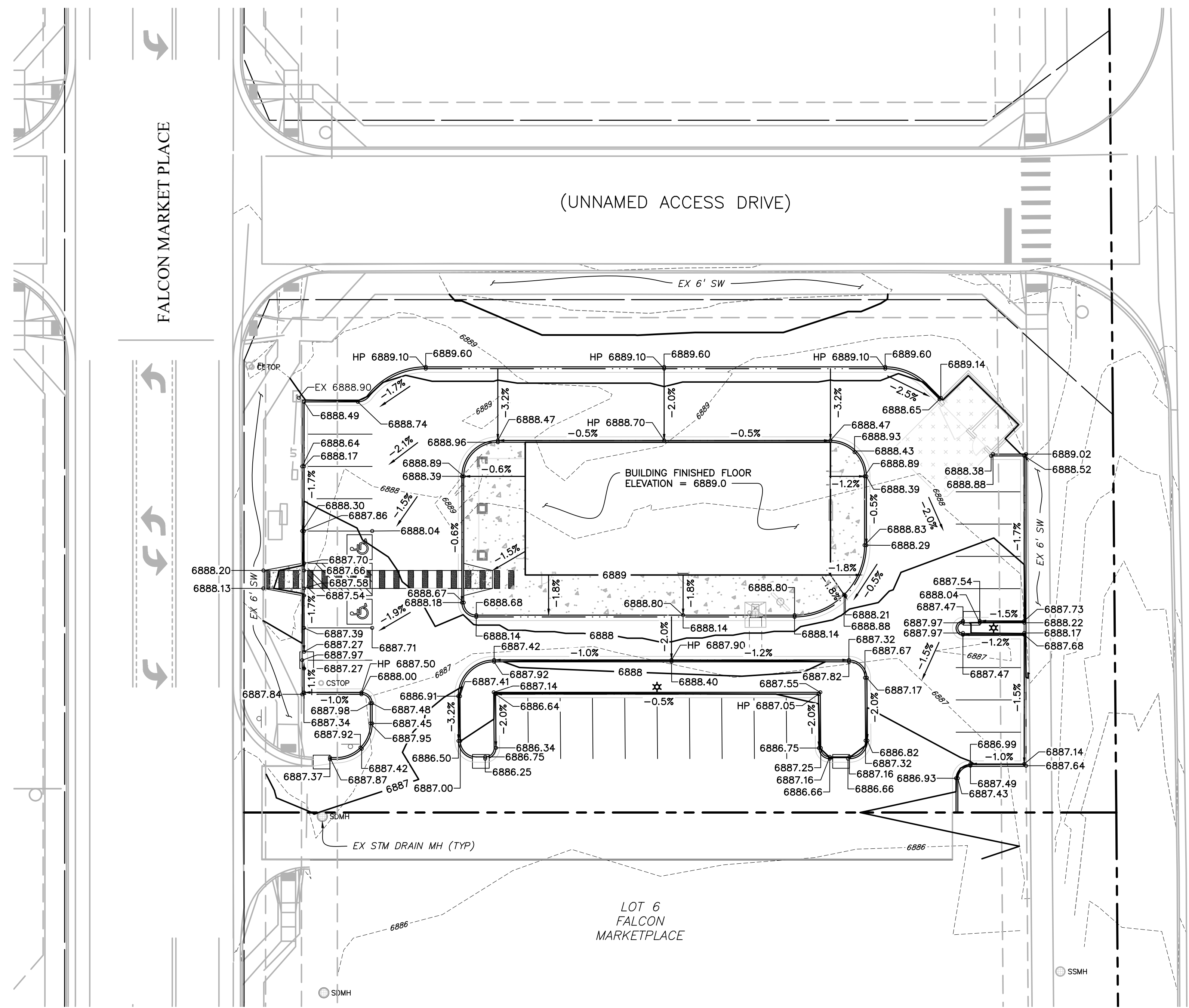
DATE: 8/94
DRAWN BY: J.M.L.
CHECKED BY: J.L.
DESIGNED BY: J.L.
DRAWING NO.: S-816.1



LEGEND FOR BARS

811 Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.





LEGEND

PROPERTY LINE	---
ROW	---
EASEMENT	---
EX INTERMEDIATE CONTOUR	--- 6203
EX INDEX CONTOUR	--- 6205
MINOR CONTOUR	--- 6203
MAJOR CONTOUR	--- 6205
PROPOSED SLOPE GRADE	--- -2.0%

ABBREVIATION

C&G	CURB AND GUTTER
EX	EXISTING
PED	PEDESTRIAN
ROW	RIGHT OF WAY
SW	SIDEWALK
TYP	TYPICAL

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

KMG RE FALCON, LLC
 6050 STETSON HILLS BLVD.,
 STE #295
 COLORADO SPRINGS, CO 80923
 (719) 217-7279
 KGERSTNER@TRIPODUSA.com

CONSTRUCTION PLANS FOR:
**LOT 5, FALCON
 MARKETPLACE**
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/17/2022
LATEST ISSUE	

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDW
FILE NAME:	20988-10-06GR

PREPARED UNDER MY DIRECT
 SUPERVISION FOR AND ON BEHALF
 OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=20'
 VERTICAL: N/A

GRADING PLAN

PROJECT NO. 20988-10CSCV
 DRAWING NO.

C6

811 Know what's below.
 Call before you dig.
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR
 EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.

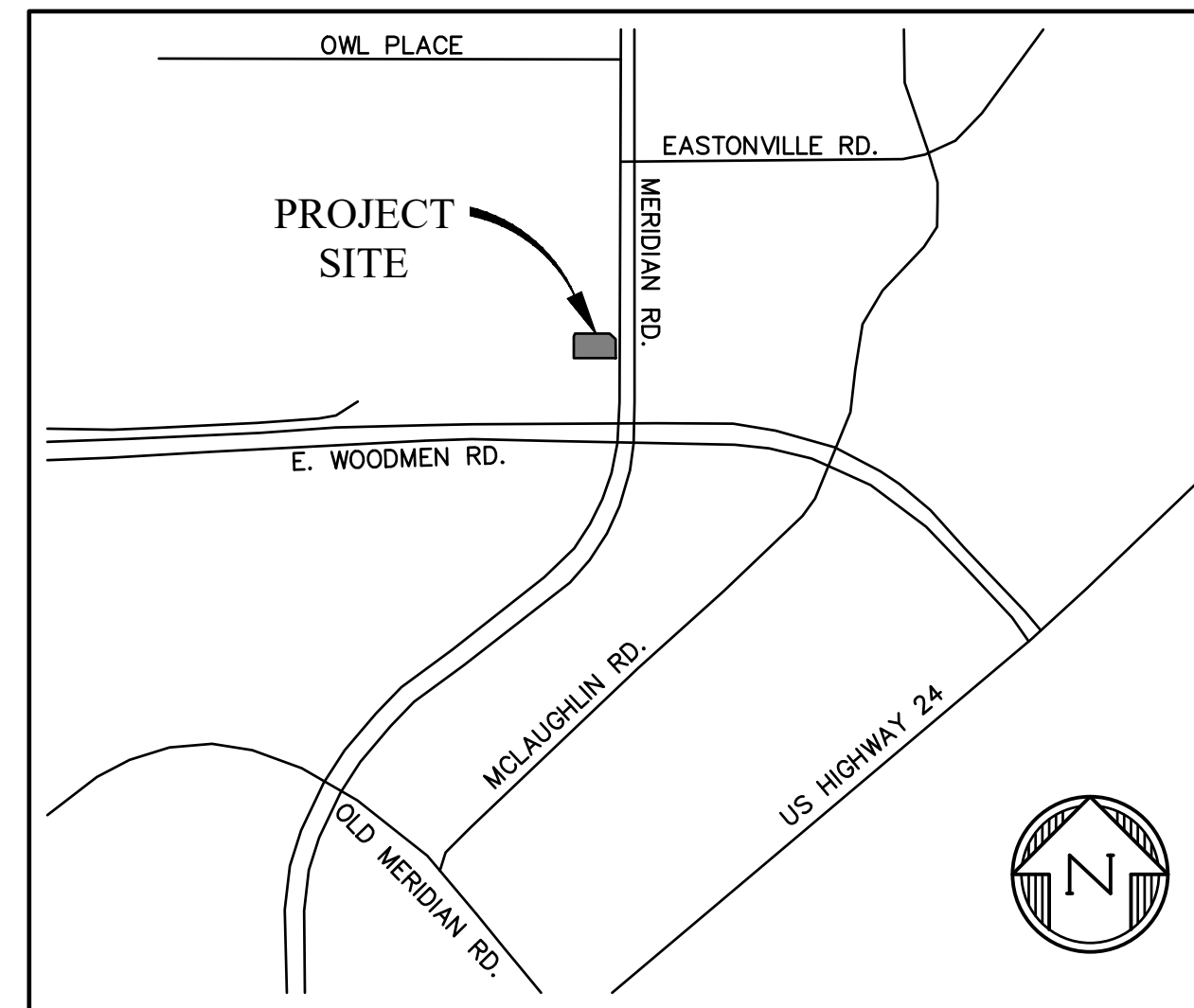
LOT 5, FALCON MARKETPLACE

7575 FALCON MARKET PLACE, EL PASO COUNTY, COLORADO

CIVIL CONSTRUCTION PLANS

WATER AND SEWER MAIN EXTENSIONS GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
3. ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
5. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
6. DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
7. ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
8. ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
9. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
10. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
12. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
13. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
14. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
15. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
16. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
17. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
18. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
19. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
20. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
 - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
21. TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
 - TEST 100 % OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
 - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
 - PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
23. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
24. ACCEPTANCE:
 - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
25. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
26. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
27. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
28. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.



VICINITY MAP

NTS

WATER SYSTEM INSTALLATION NOTES

29. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.
30. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
31. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
32. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION (GREASE), ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
33. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
34. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
35. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
36. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

37. SANITARY SEWER LENGTHS ARE MH CENTER--MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
38. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
39. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
 - NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
 - DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

WATER AND SEWER MAIN EXTENSIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCES SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

OWNER/DEVELOPER _____ DATE _____

FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FALCON FIRE PROTECTION DISTRICT _____ DATE _____

DISTRICT APPROVALS

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT
WATER DESIGN APPROVAL

DATE: _____ BY: _____
PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

THE WOODMEN HILLS METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WOODMEN HILLS METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL

DATE: _____ BY: _____
PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

SHEET INDEX

1	UT1	COVER SHEET
2	UT2	UTILITY SERVICE PLAN
3	UT3	UTILITY DETAILS

PREPARED BY:



CLIENT:

KMG RE FALCON, LLC
6050 STETSON HILLS BLVD.,
STE #295
COLORADO SPRINGS, CO 80923
(719) 217-7279
KGERSTNER@TRIPODUSA.COM

CONSTRUCTION PLANS FOR:
**LOT 5, FALCON
MARKETPLACE**
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/17/2022
LATEST ISSUE	
DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-10-07UCV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

**UTILITY
COVER SHEET**

PROJECT NO. 20988-10CSCV
DRAWING NO.

UT1

SHEET: 7 OF 9



PREPARED BY:



DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

KMG RE FALCON, LLC
 6050 STETSON HILLS BLVD.,
 STE #295
 COLORADO SPRINGS, CO 80923
 (719) 217-7279
 KGERSTNER@TRIPODUSA.com

CONSTRUCTION PLANS FOR:
**LOT 5, FALCON
 MARKETPLACE**
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/17/2022
LATEST ISSUE	

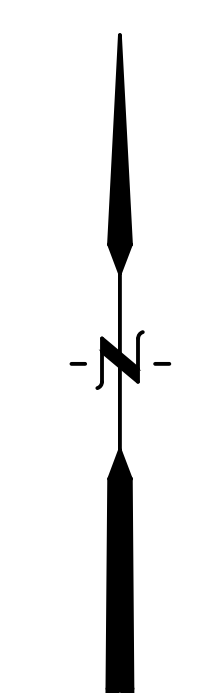
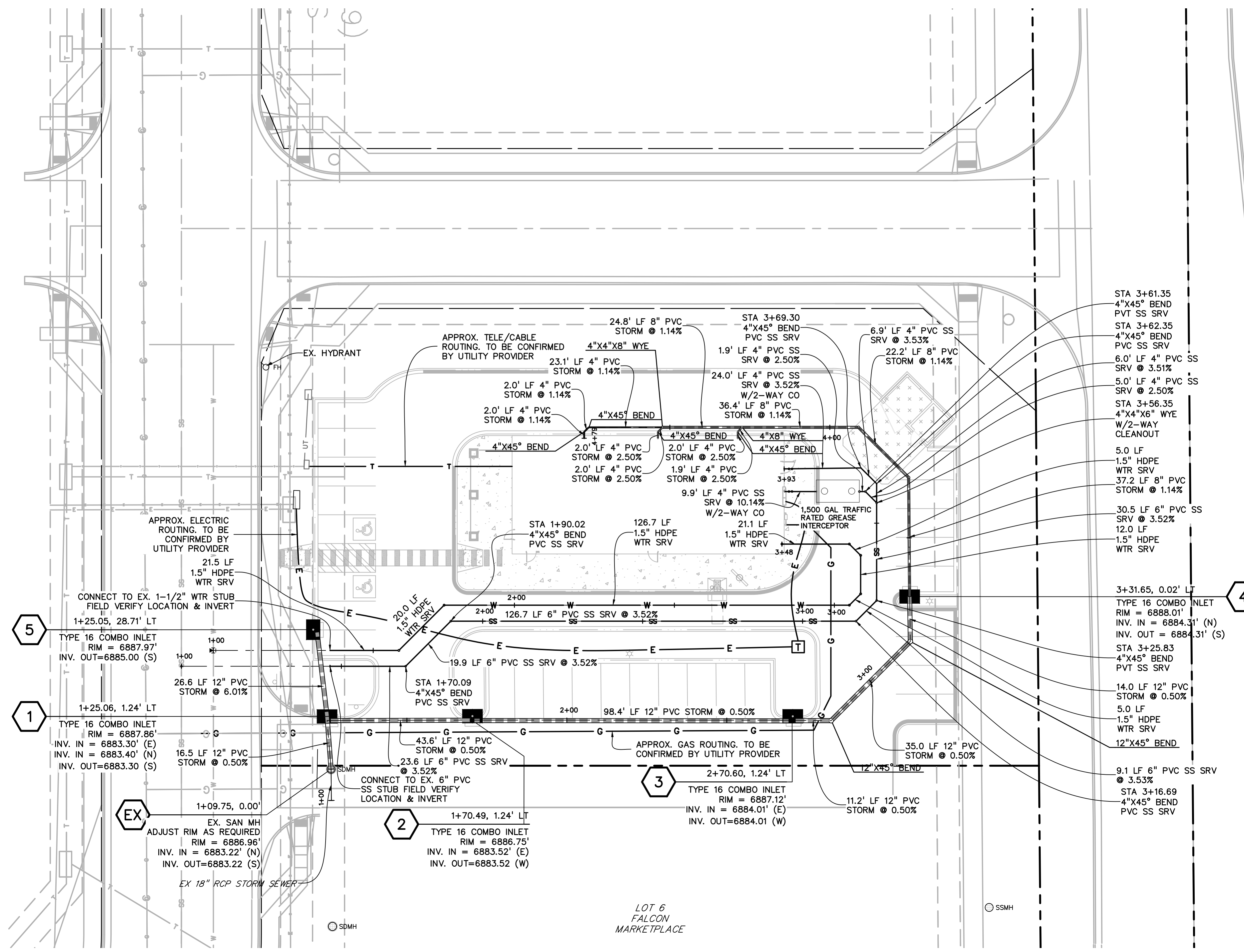
DESIGNED BY: KGV
 DRAWN BY: SDM
 CHECKED BY: TDM
 FILE NAME: | 20988-10-08U5P

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1" = 20'
 VERTICAL: N/A

UTILITY SERVICE
 PLAN & PROFILE

PROJECT NO. 20988-10CSCV
 DRAWING NO.

UT2
 SHEET: 8 OF 9

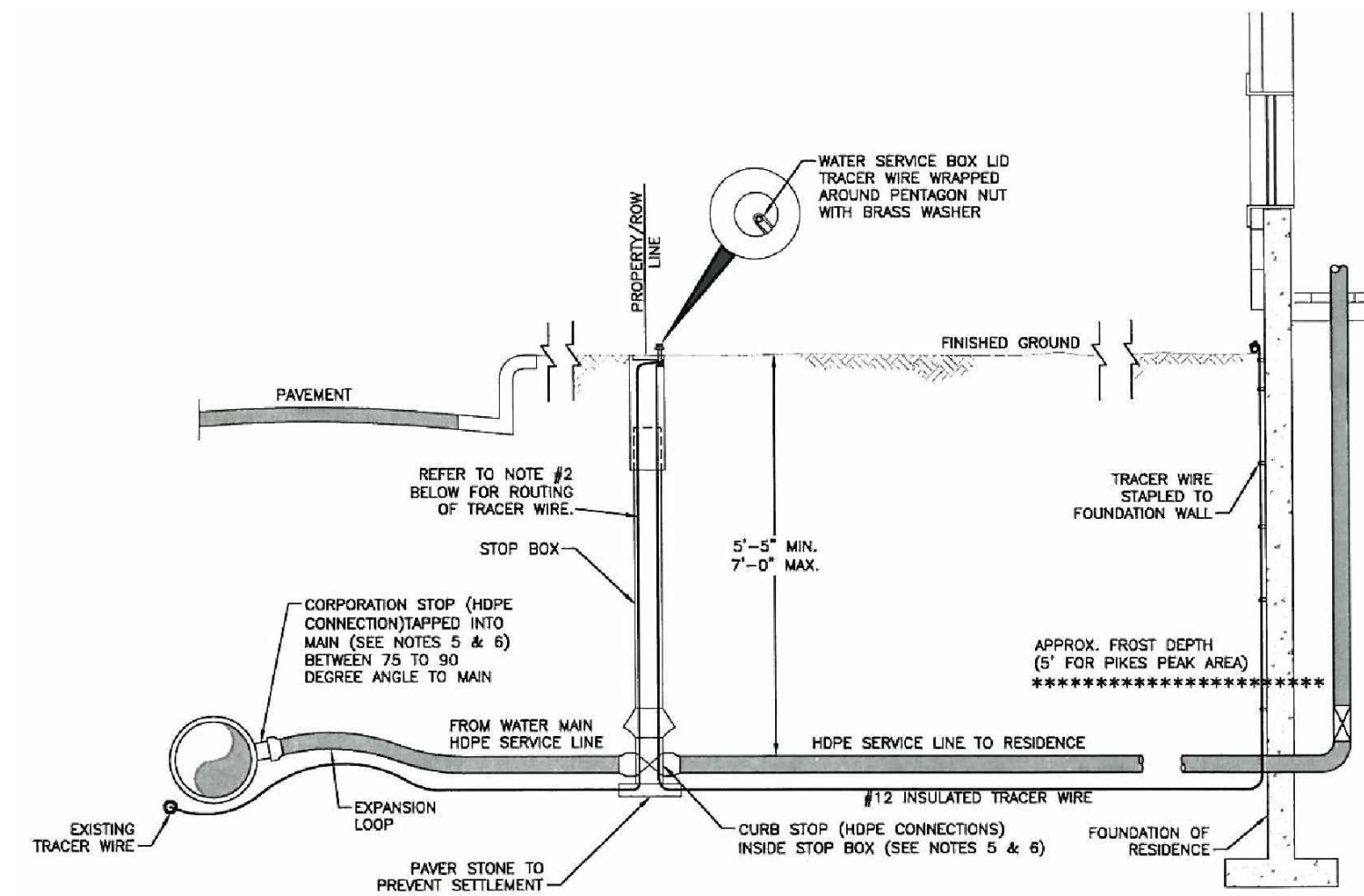


LEGEND

EXISTING	EX.
PROPOSED	PROP.
SANITARY	SAN.
PRIVATE	PVT.
EX. LIGHT POLE	LP
EX. FIRE HYDRANT	FH
EX. WATER VALVE	WV
EX. TELEPHONE PEDESTAL	TP
EX. TRAFFIC CONTROL	TC
EX. STORM SEWER	ST
EX. SANITARY SEWER	SS
EX. WATER MAIN	W
EX. BURIED ELECTRIC LINE	E
EX. GAS LINE	G
EX. FIBER OPTIC	FOC
PROPERTY LINE	
EASEMENT	
ROW	
PROPOSED SANITARY SEWER	SS
PROPOSED WATER LINE	W
PROPOSED GAS LINE	G
PROPOSED BURIED ELECTRIC LINE	E
PROPOSED BURIED COMMUNICATIONS	T
PROPOSED WATER VALVE	WV
PROPOSED WATER BEND	WB
PROPOSED SITE LIGHT	SL



06/16/2022 1:35:31 PM
 shanen PLUMBING

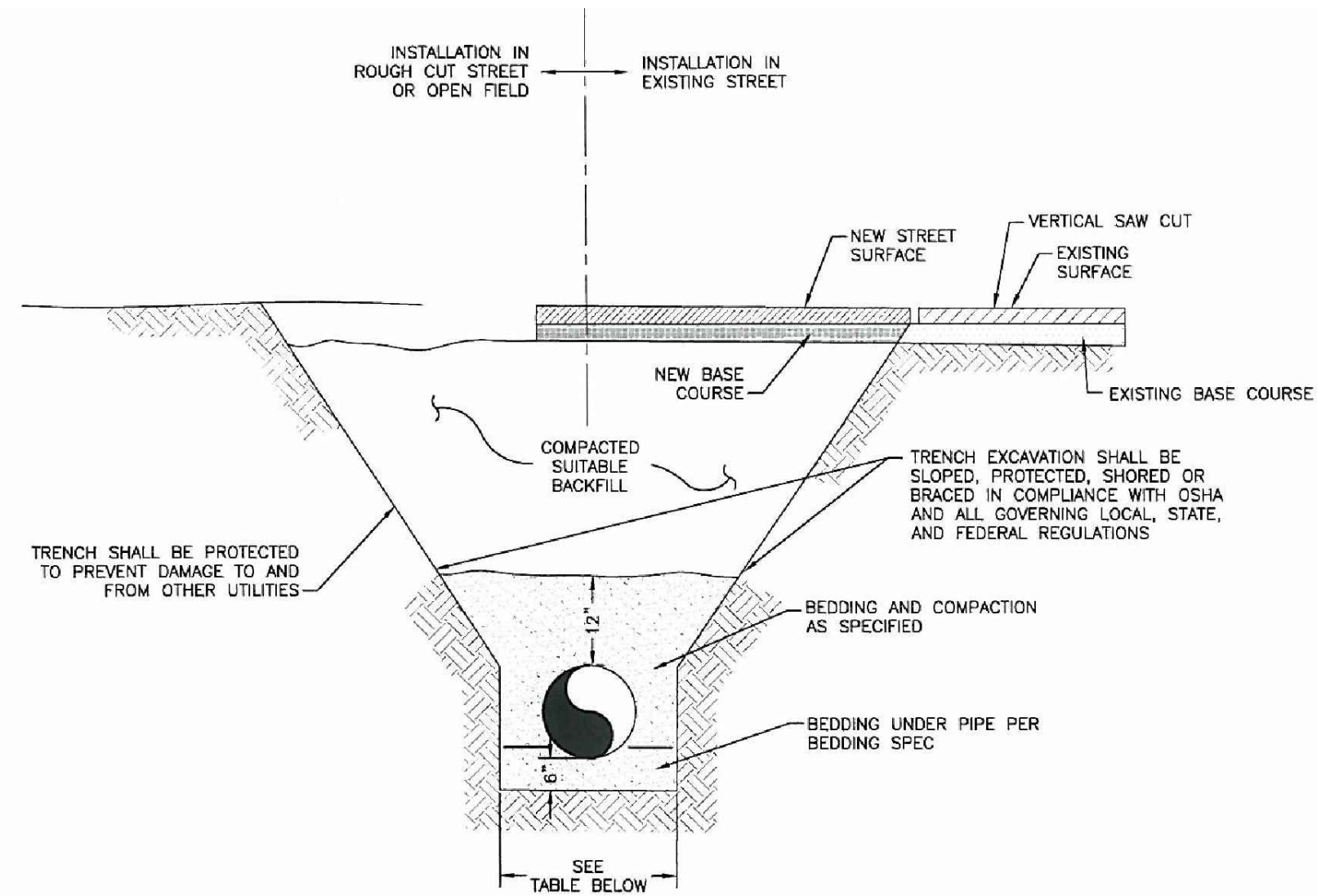


WATER SERVICE LINE NOTES:

- NO. 12 INSULATED TRACER WIRE SHALL BE PLACED ALONG SERVICE LINE AND SHALL BE A CONTINUOUS (WITHOUT SPLICES) LENGTH.
- WHEN A NEW PLASTIC SERVICE IS CONNECTED TO A PVC MAIN, THE SERVICE LINE TRACER WIRE SHALL BE CONNECTED TO THE MAIN'S TRACER WIRE WITH A SPLIT-BOLT CONNECTOR. THE TRACER WIRE IS THEN TAPED ALONG THE SERVICE LINE IN AT LEAST 3 LOCATIONS NOT TO EXCEED 10'. ALL CURB STOP BOXES SHALL HAVE A 1-1/2" DIAMETER SCHD 40 PVC PIPE TELESCOPED INSIDE WITH A BELL END TO FIT OVER THE TOP OF THE CURB STOP VALVE. TRACER WIRE SHALL BE EXTENDED UP THE INSIDE OF CURB STOP BOX BUT OUTSIDE THE 1-1/2" SCHD 40 PVC PIPE. TRACER WIRE SHALL BE WRAPPED AROUND CURB STOP BOLT UNDER A BRASS WASHER. THE WIRE WIRE WILL THEN BE ROUTED BACK DOWN INSIDE THE CURB BOX AND OUTSIDE THE SCHD 40 PVC, AND TAPED AGAIN TO THE SERVICE LINE UNTIL IT REACHES THE POINT WHERE THE SERVICE LINE ENTERS THE BUILDING. AT THIS POINT, THE TRACER WIRE WILL BE STAPLED TO THE FOUNDATION WALL THEN TURNED BACK TO FORM A ONE INCH LONG HOOK AND WRAPPED WITH 4" FILLER TAPE AND THEN 3/4" ELECTRICAL TAPE FOR PROTECTION AT THE SURFACE.
- TO ASSIST IN PE PIPE LOCATING, A 9LB. ANODE SHOULD BE CONNECTED TO THE END OF THE TRACER WIRE AND THE WATER MAIN TRACER WIRE EVERY 1000 FEET ALONG THE LENGTH OF THE WATER MAIN. THE NEW ANODE WILL BE ATTACHED TO THE WATER SERVICE/WATER MAIN TRACER WIRE WITH A SPLIT-BOLT CONNECTOR. THE CONNECTOR IS TO BE WRAPPED FIRST WITH A 4" FILLER TAPE AND THEN 3/4" ELECTRICAL TAPE FOR PROTECTION AGAINST CORROSION.
- THE APPROPRIATE CLEARANCES BETWEEN ANODES AND STEEL PIPES OR OTHER STRUCTURES MUST BE MAINTAINED PER WATER LINE EXTENSION & SERVICE STANDARDS.
- BRASS FITTINGS, CORP. STOP AND CURB STOP SHALL BE WRAPPED WITH WAX TAP FOR PROTECTION PER THE WATER LINE EXTENSION & SERVICE STANDARDS.
- STIFFENERS SHALL BE INSTALLED WITHIN THE HDPE SERVICE LINE AT THE CONNECTION POINTS OF THE FITTINGS.

TYPICAL INSTALLATION FOR SERVICE LINE & STOP BOX

NTS



BOTTOM OF TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-5"	3'-9"
6"	1'-7"	3'-11"
8"	1'-9"	4'-1"
12"	2'-1"	4'-5"
15"	2'-6"	4'-9"
18"	2'-10"	5'-2"
24"	3'-2"	5'-6"

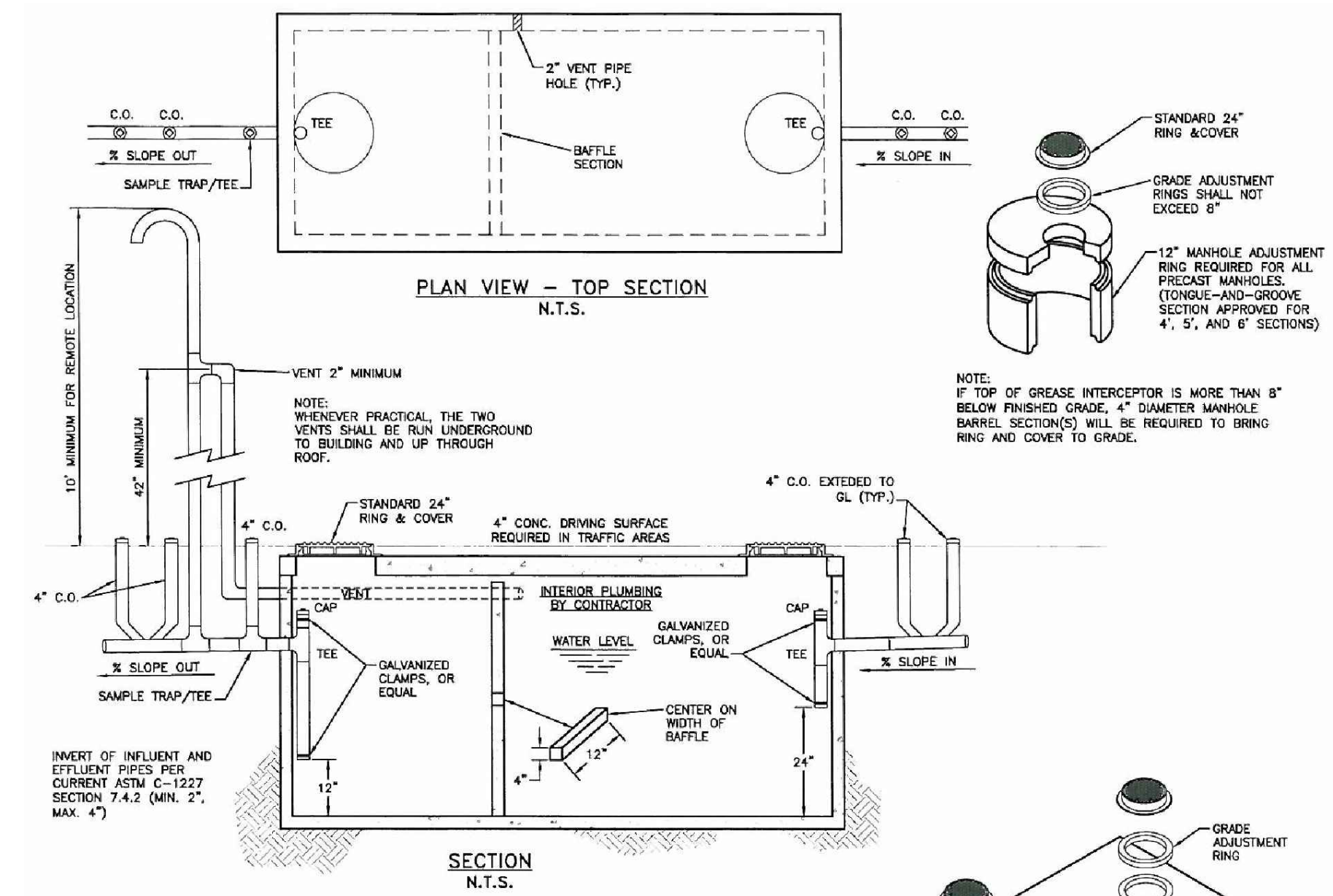
ALL PIPE EMBEDMENT SHALL BE IMPORTED CLASS B BEDDING UNLESS OTHERWISE DIRECTED.

AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.

UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

TYPICAL TRENCH CROSS SECTION

NTS



SIZE (GAL.)	USE	LENGTH	WIDTH	HEIGHT
800	NON-TRAFFIC	86"	48"	73"
1000	NON-TRAFFIC	102"	58"	73"
1000	TRAFFIC	86"	72"	87.5"
1500	NON-TRAFFIC	126"	68"	73"
1500	TRAFFIC	162"	84"	65"
2250	NON-TRAFFIC	144"	78"	79"
2500	TRAFFIC	162"	84"	103"
3500	TRAFFIC	162"	84"	103"
5000	TRAFFIC	162"	84"	147"

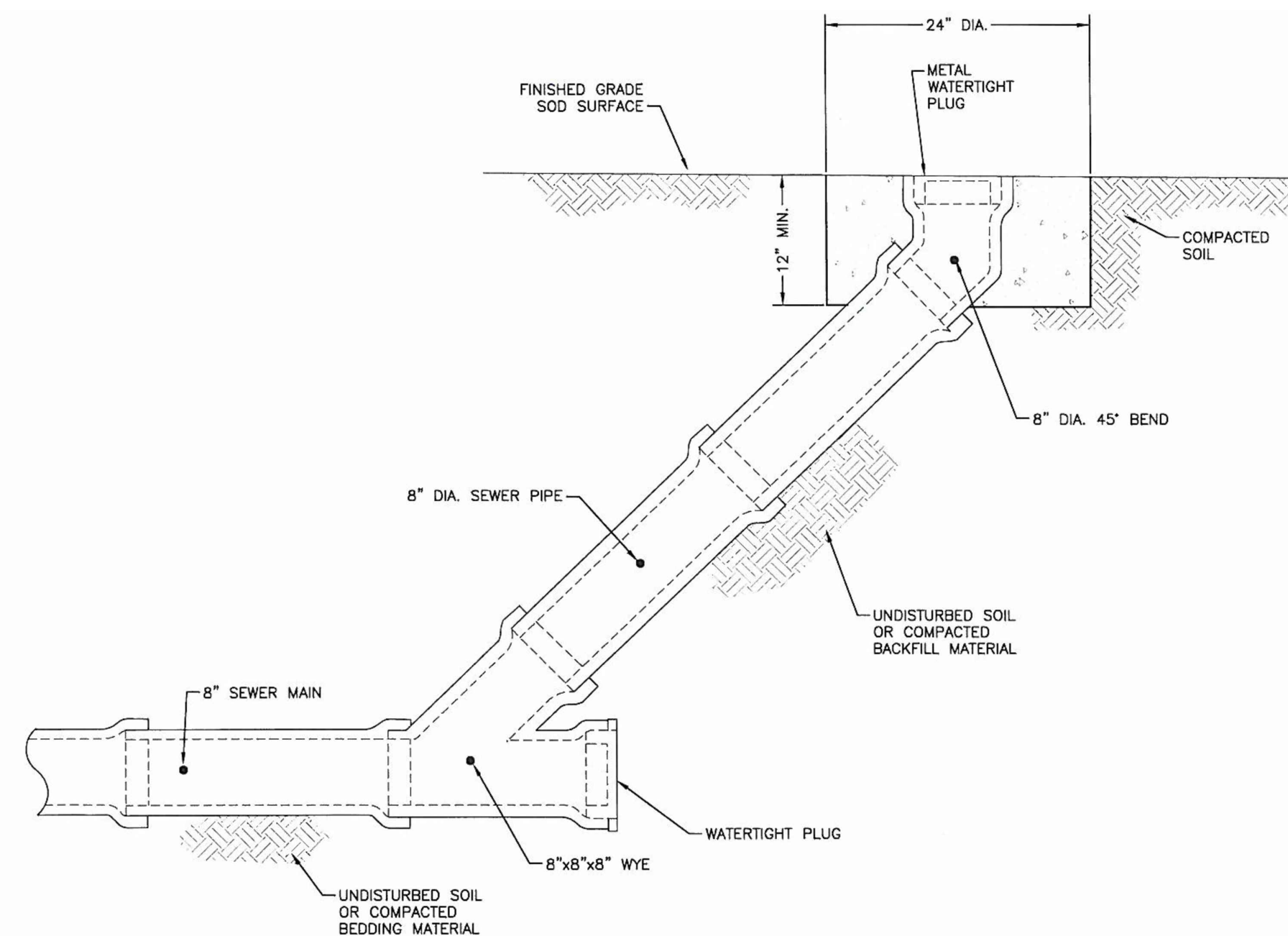
APPROX. SIZE OF GREASE INTERCEPTORS CHECK WITH MANUFACTURER FOR CORRECT DIMENSIONS AND INVERTS

NOTES:

- TO BE READ IN CONJUNCTION WITH DISTRICT WASTEWATER SPECIFICATIONS AND INTERNATIONAL PLUMBING CODE.
- SPECIFIC SIZE APPLICATION OF THE GREASE INTERCEPTOR TO BE DETERMINED BY DISTRICT.

GREASE INTERCEPTOR

NTS



SANITARY SEWER MAIN CLEAN-OUT

NTS

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPRGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719) 260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

KMG RE FALCON, LLC
6050 STETSON HILLS BLVD.,
STE #295
COLORADO SPRINGS, CO 80923
(719) 217-7279
KGERSTNER@TRIPODUSA.COM

CONSTRUCTION PLANS FOR:
LOT 5, FALCON MARKETPLACE
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/17/2022
LATEST ISSUE	

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: 20988-10-09JDT

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

WATER & WASTEWATER DETAILS

PROJECT NO. 20988-10CSCV
DRAWING NO.

UT3

SHEET: 9 OF 9



Know what's below.
Call before you dig.

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

CONSTRUCTION DOCUMENTS FALCON MARKETPLACE

SE 1/4 OF THE SE 1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M.
11680 E. WOODMEN ROAD
FALCON, COLORADO

AGENCY CONTACTS

- COUNTY** EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
KARI PARSONS, PROJECT MANAGER/PLANNER II
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
(719) 520-6300
- FIRE** FALCON FIRE DEPARTMENT
TRENT HARWIG, FIRE CHIEF
7030 OLD MERIDIAN ROAD
FALCON, CO 80831
(719)495-4050
- WATER** WOODMEN HILLS METROPOLITAN DISTRICT
JERRY JACOBSEN, DIRECTOR OF WATER & WASTEWATER
8046 EASTONVILLE ROAD
FALCON, CO 80831
(719) 495-2500
- WASTEWATER** WOODMEN HILLS METROPOLITAN DISTRICT
GENE COZZOLINO, DIRECTOR OF WATER & WASTEWATER
8046 EASTONVILLE ROAD
FALCON, CO 80831
(719) 495-2500
- ELECTRIC** MOUNTAIN VIEW ELECTRIC ASSOCIATION
LES ULFERS
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283
- GAS** COLORADO SPRINGS UTILITIES
TODD STURTEVANT
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, CO 80947
(719) 668-3556
- TELEPHONE** CENTURY LINK
SALLY KLEIN
(719) 636-4329
(LOCATORS) (719) 597-8418
AT&T
(LOCATORS) (719) 635-3674
- CABLE** COMCAST
DALE STEWART
213 N. UNION BLVD
COLORADO SPRINGS, CO 80909
(719) 442-4733
- PETROLEUM** NUSTAR
CHAD RENSLow
7810 DRENNAN ROAD
COLORADO SPRINGS, CO 80925
(719) 391-0942
- OTHER** WOODMEN ROAD METROPOLITAN DISTRICT
TERRY SCHOOLER
20 BOULDER CRESCENT, SUITE #200
COLORADO SPRINGS, CO 80903
(719) 447-1777

CONDITIONS OF APPROVAL

- PROVIDE MONITORING WELL DETAILS
- AN ACCESS PERMIT WITH CONDITIONS WILL BE ISSUED FOR THE PROPOSED ACCESS FROM WOODMEN ROAD.
- THE TIMING OF REPLACEMENT OF SPEED LIMIT SIGNAGE ON MERIDIAN ROAD SHALL BE COORDINATED WITH THE COUNTY ENGINEER.
- CUT SHEETS/MATERIAL SPECIFICATIONS SHALL BE PROVIDED TO PCD ENGINEERING FOR APPROVAL PRIOR TO ORDERING TRAFFIC SIGNS, POLES AND SIGNAL EQUIPMENT.



VICINITY MAP
NOT TO SCALE



BENCHMARK

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH THAT PORTION OF BLOCK 1, TOWN OF FALCON, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THOSE PORTIONS CONVEYED TO WOODMEN ROAD METROPOLITAN DISTRICT BY WARRANTY DEED RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062427 AND PERSONAL REPRESENTATIVE'S DEED RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116129, EL PASO COUNTY, COLORADO RECORDS.

FLOODPLAIN STATEMENT

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 08041C0553G, EFFECTIVE DATE DECEMBER 7, 2018.

A CLOMR TO MODIFY THE FLOODPLAIN HAS BEEN SUBMITTED AND APPROVED BY FEMA, CASE NO. 17-08-0074R (MAY 26, 2017).

TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: SUMMER 2019-SUMMER 2020

AREAS

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: APPROXIMATELY 36.4 ACRES

RECEIVING WATERS

FALCON WATERSHED - UNNAMED TRIBUTARY TO UPPER BLACK SQUIRREL CREEK

SOILS

HYDROLOGIC TYPE A: BLAKELAND LOAMY SAND (NO. 8) AND BLAKELAND-FLUVAQUENTIC HAPLAQUOLIS (NO. 9)

SHEET INDEX

COVER & NOTES	LANDSCAPE PLANS
1 C1.10 COVER SHEET	22 LP-01 LANDSCAPE PLAN
2 C1.11 NOTES	23 LP-02 LANDSCAPE PLAN
3 C1.12 STANDARD DETAILS	24 LP-03 LANDSCAPE PLAN
4 C1.13 STANDARD DETAILS	25 LP-04 LANDSCAPE PLAN
5 C1.14 DEMOLITION/UTILITY RELOCATION PLAN	26 E1.1 ROUNDABOUT LANDSCAPE ELEVATIONS
6 C1.15 PROPOSED UTILITY PLAN	
7 C1.16 SURVEY CONTROL	
GRADING & EROSION CONTROL*	OFFSITE WIDENING PLANS
8 C2.10 FINAL GRADING & EROSION CONTROL PLANS	27 C5.10 MERIDIAN ROAD TURN LANE EXTENSION
9 C2.11 FINAL GRADING & EROSION CONTROL PLANS	28 C5.11 MERIDIAN ROAD PLAN & PROFILE
10 C2.12 GRADING & EROSION CONTROL DETAILS	29 C5.12 MERIDIAN ROAD PLAN & PROFILE
	30 C5.13 MERIDIAN ROAD PLAN & PROFILE
FALCON MARKET PLACE ROADWAY PLANS	31 C5.14 MERIDIAN ROAD MEDIAN PLAN & PROFILE
11 C3.10 FALCON MARKET PLACE PLAN & PROFILE	32 C5.15 MERIDIAN ROAD SIGNAGE & STRIPING
12 C3.11 FALCON MARKET PLACE PLAN & PROFILE	33 C5.16 MERIDIAN/EASTONVILLE SIGNAGE & STRIPING
13 C3.12 FALCON MARKET PLACE PLAN & PROFILE	34 C5.17 EASTONVILLE ROAD TURN LANE EXTENSION
14 C3.13 SITE CONCRETE PLAN	35 C5.18 GUARDRAIL PLANS
15 C3.14 SIGNAGE & STRIPING	36 C5.19 GUARDRAIL DETAILS
	EASTONVILLE TRAFFIC SIGNAL
FALCON MARKET PLACE ROUNDABOUT PLANS	37 C6.10 SIGNAL PLAN
16 C4.10 SOUTHWEST ROUNDABOUT	38 C6.11 SIGNAL PLAN
17 C4.11 SOUTHWEST ROUNDABOUT	39 C6.12 SIGNAL PLAN
18 C4.12 SOUTHWEST ROUNDABOUT	STORM SEWER PLANS
19 C4.13 NORTHEAST ROUNDABOUT	40 C7.10 STORM PLAN & PROFILE
20 C4.14 SW ROUNDABOUT SIGNAGE & STRIPING	41 C7.11 STORM PLAN & PROFILE
21 C4.15 NE ROUNDABOUT SIGNAGE & STRIPING	42 C7.12 STORM PLAN & PROFILE
	43 C7.13 STORM PLAN & PROFILE
* SEE GRADING AND EROSION CONTROL PLAN SET FOR INITIAL AND INTERIM PLANS C2.0, C2.1, C2.2 AND C2.3	44 C7.14 STORM PLAN & PROFILE
	45 C7.15 POND #2 PLAN & DETAILS
	46 C7.16 POND #2 DETAILS
	47 C7.17 POND #3 PLAN & DETAILS
	48 C7.18 STORM SEWER DETAILS

NOTE

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO CRITERIA ESTABLISHED BY THE COUNTY FOR THE DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

9-23-2020
DATE
TIM D. MCCONNELL
P.E.# 33797

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

9/23/2020
DATE
JOSH CANAFAX

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JENNIFER IRVINE, P.E. DATE
COUNTY ENGINEER

* SEE CONDITIONS OF APPROVAL TO THE LEFT [and on sheet C6.10](#)

APPROVED
Engineering Department
10/20/2020 7:52:03 PM
dsnjikamp
EPC Planning & Community Development Department
EL PASO COUNTY FILE # SF-19-001

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	20988-CD-CVR

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.10

SHEET: 1 OF 48

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

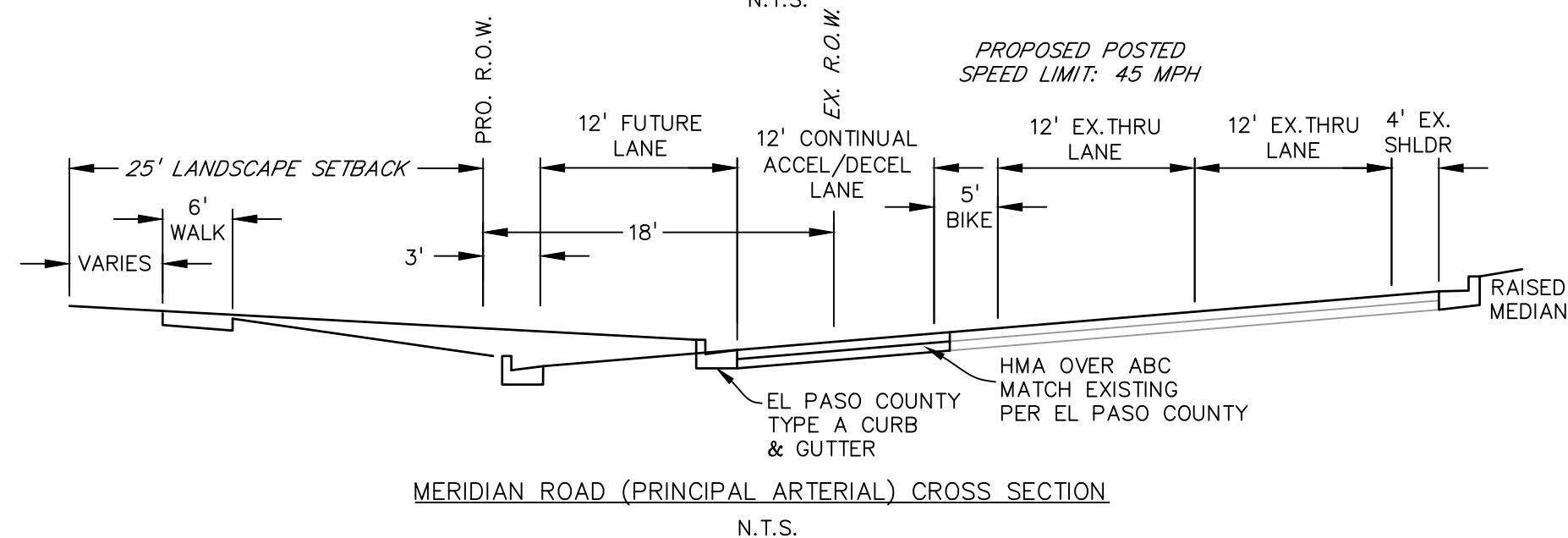
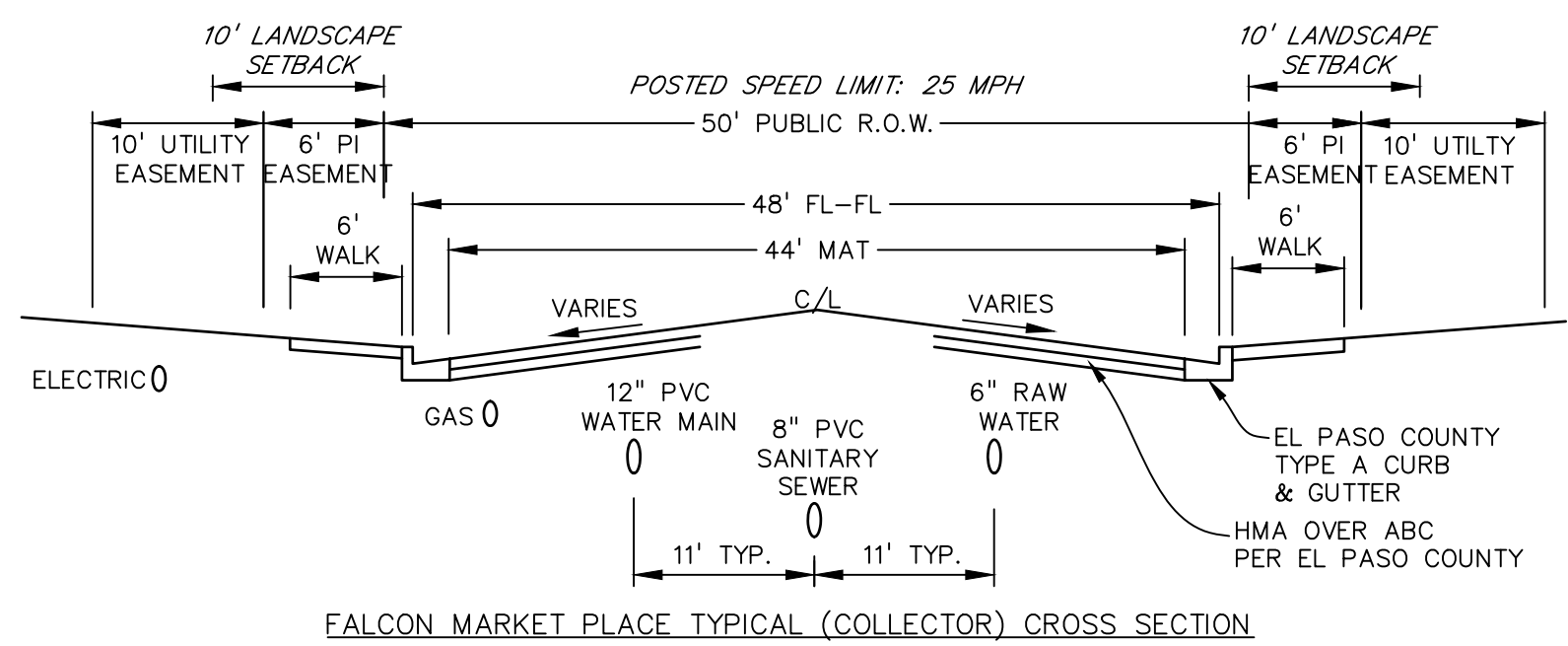
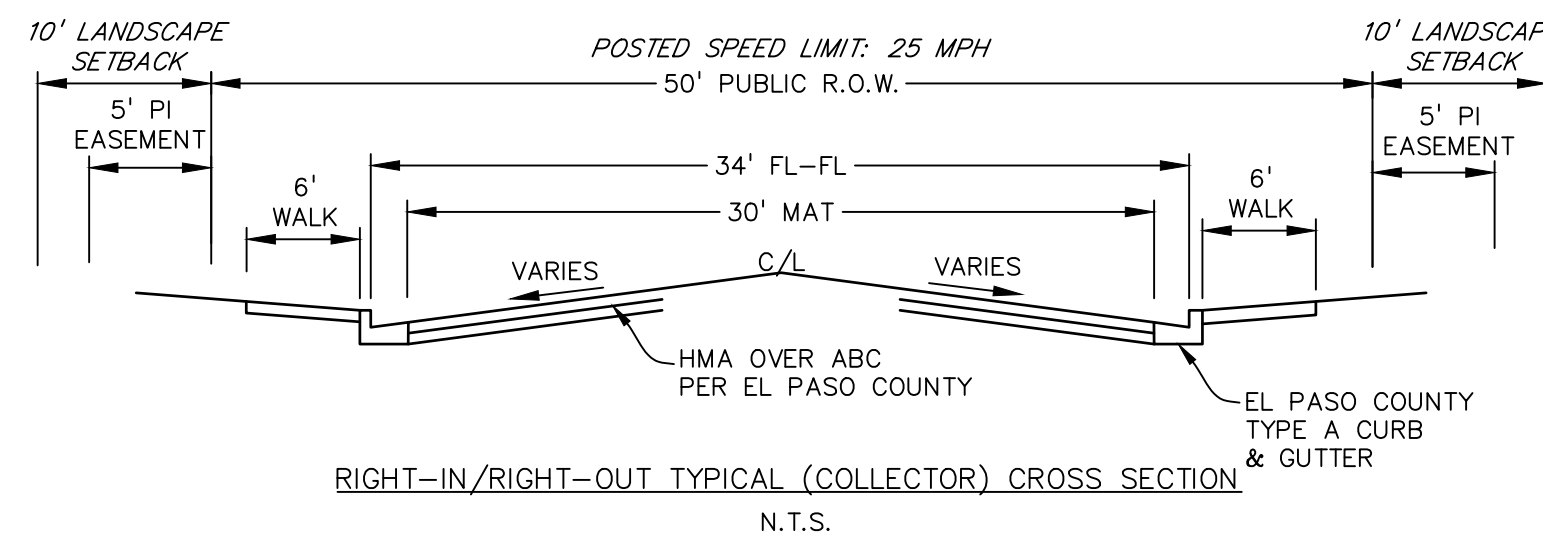
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SMWP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SMWP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A 'NOTICE TO PROCEED' HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SMWP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GROUND ENGINEERING, DATED AUGUST 25, 2015, WITH ADDENDA #1, DATED MARCH 17, 2017, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SMWP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SMWP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
d. CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. WATERTIGHT JOINTS SHALL BE PROVIDED ON THE SPECIFIED PIPES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNAGE AND STRIPING NOTES

- SIGNING AND STRIPING NOTES:
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
 - ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
 - ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
 - STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 - ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
 - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 - ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
 - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
 - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
 - ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
 - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
 - THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE

FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20988-CD-NTS

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

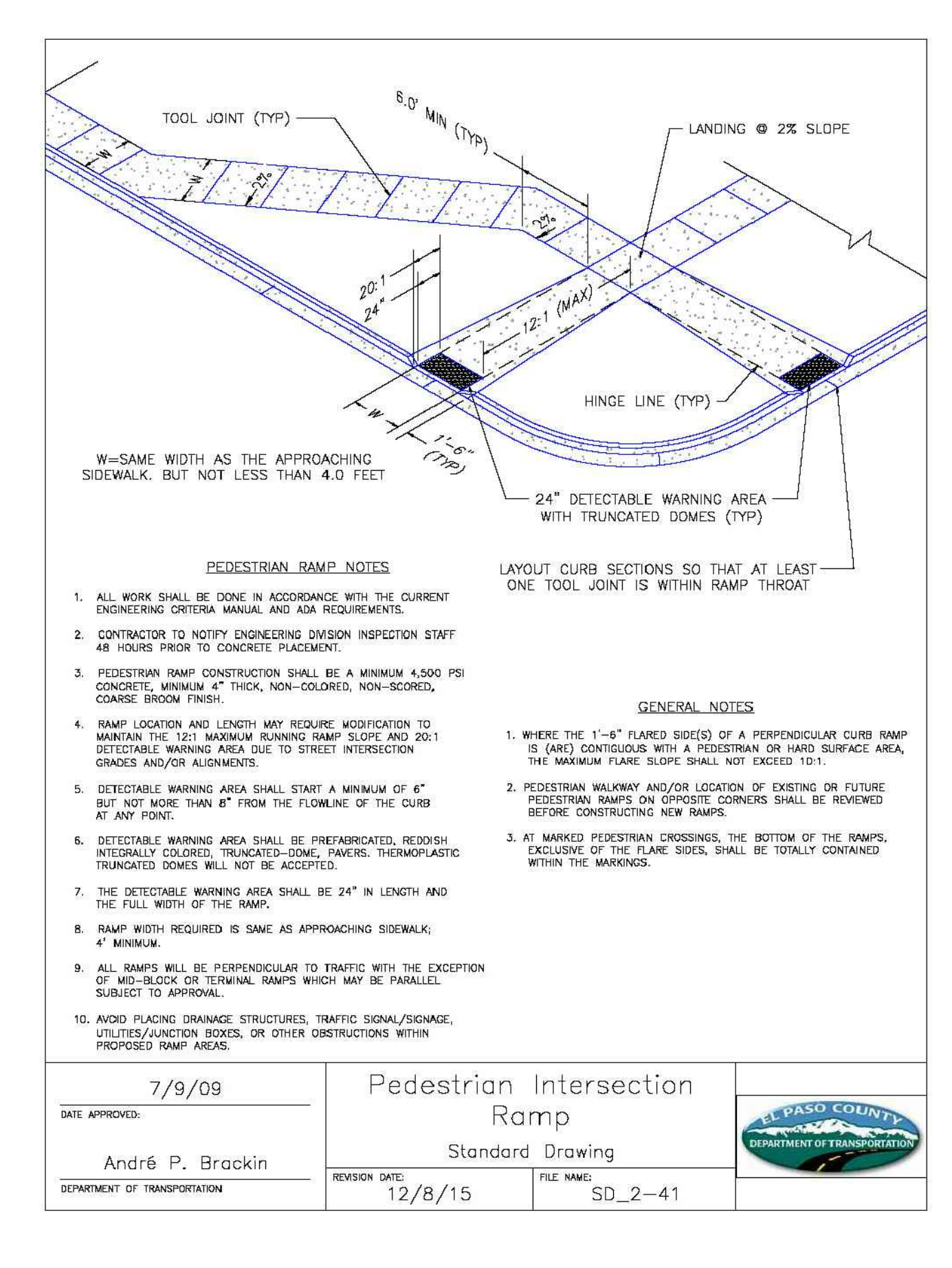
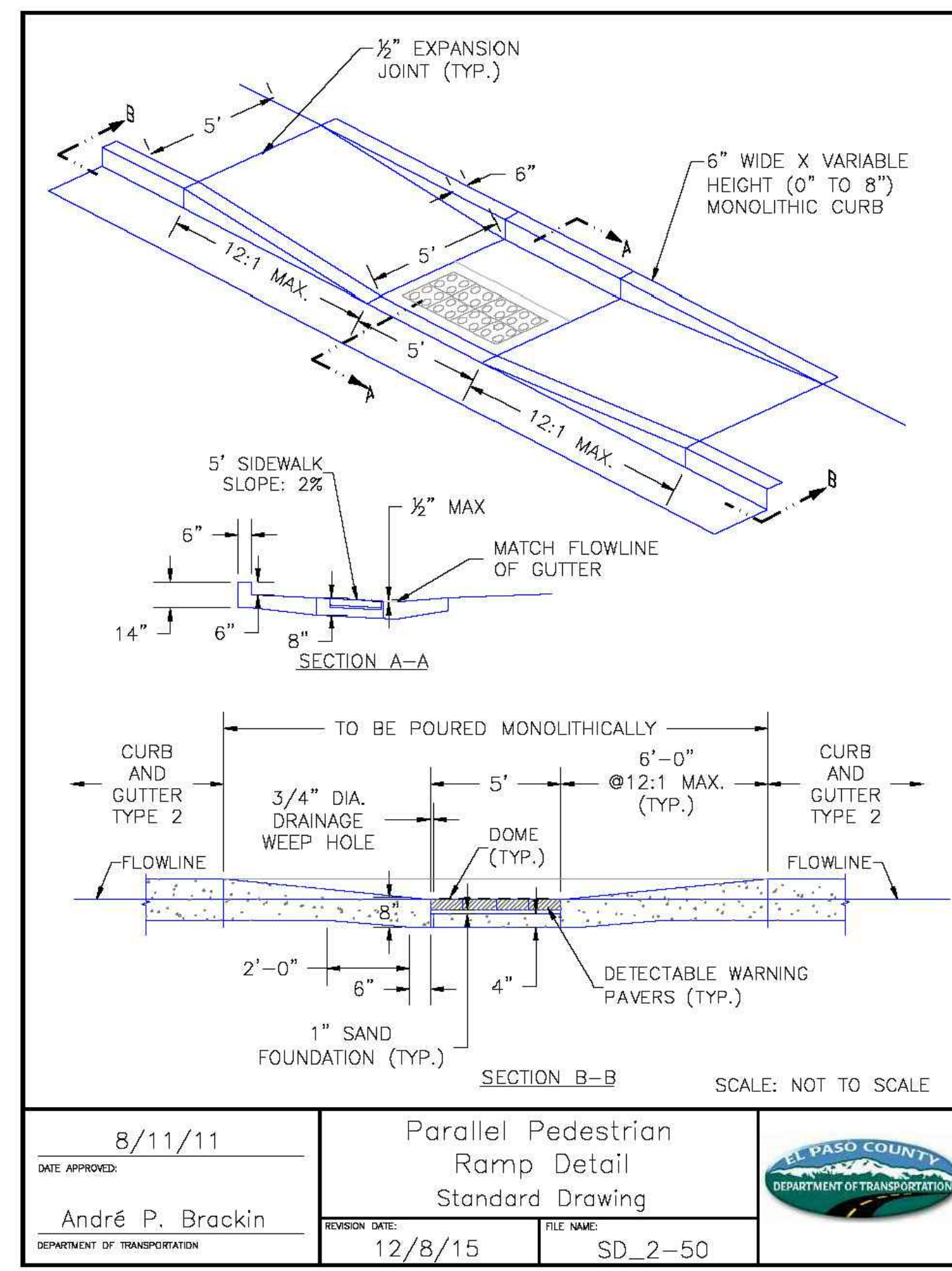
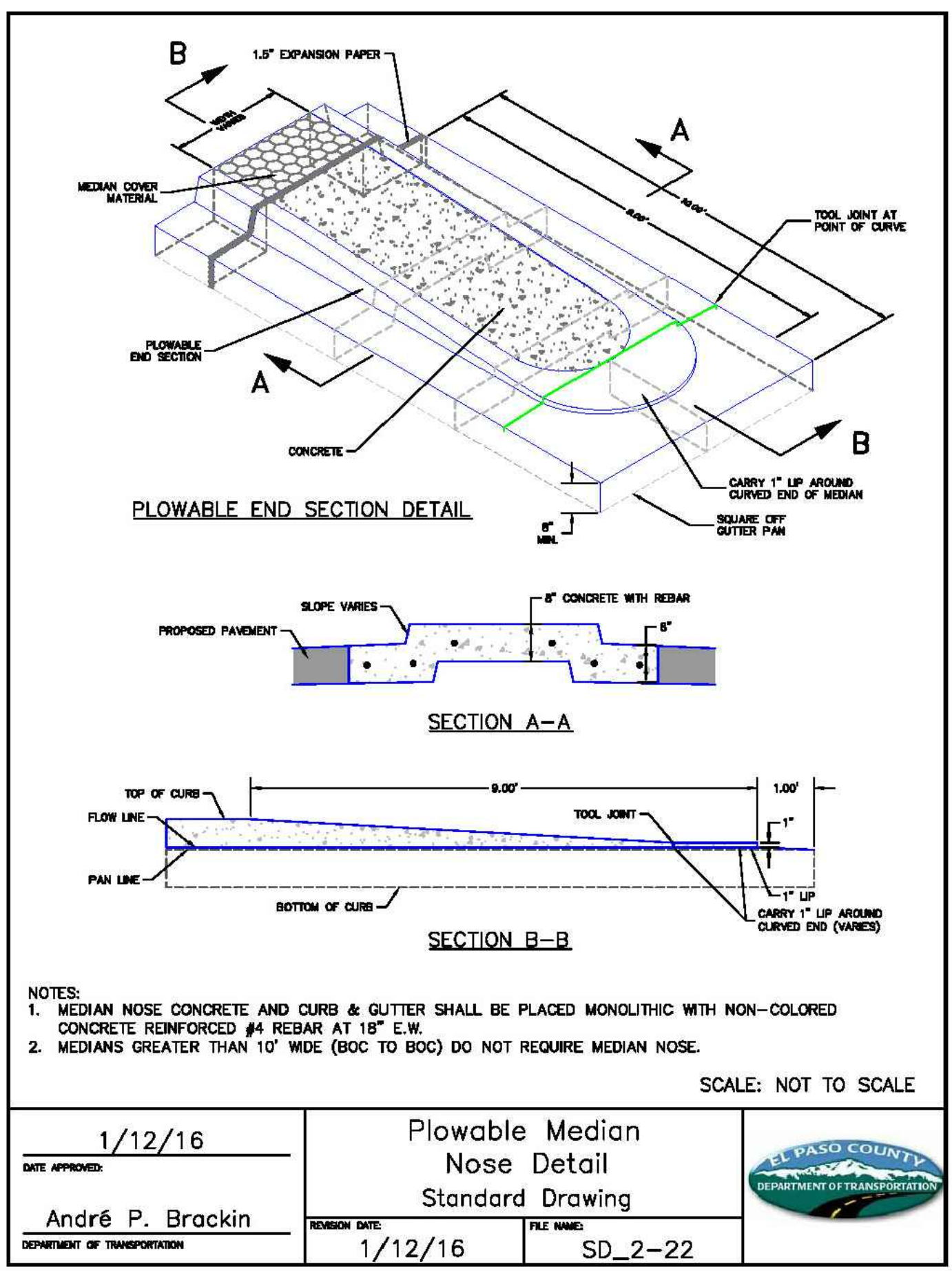
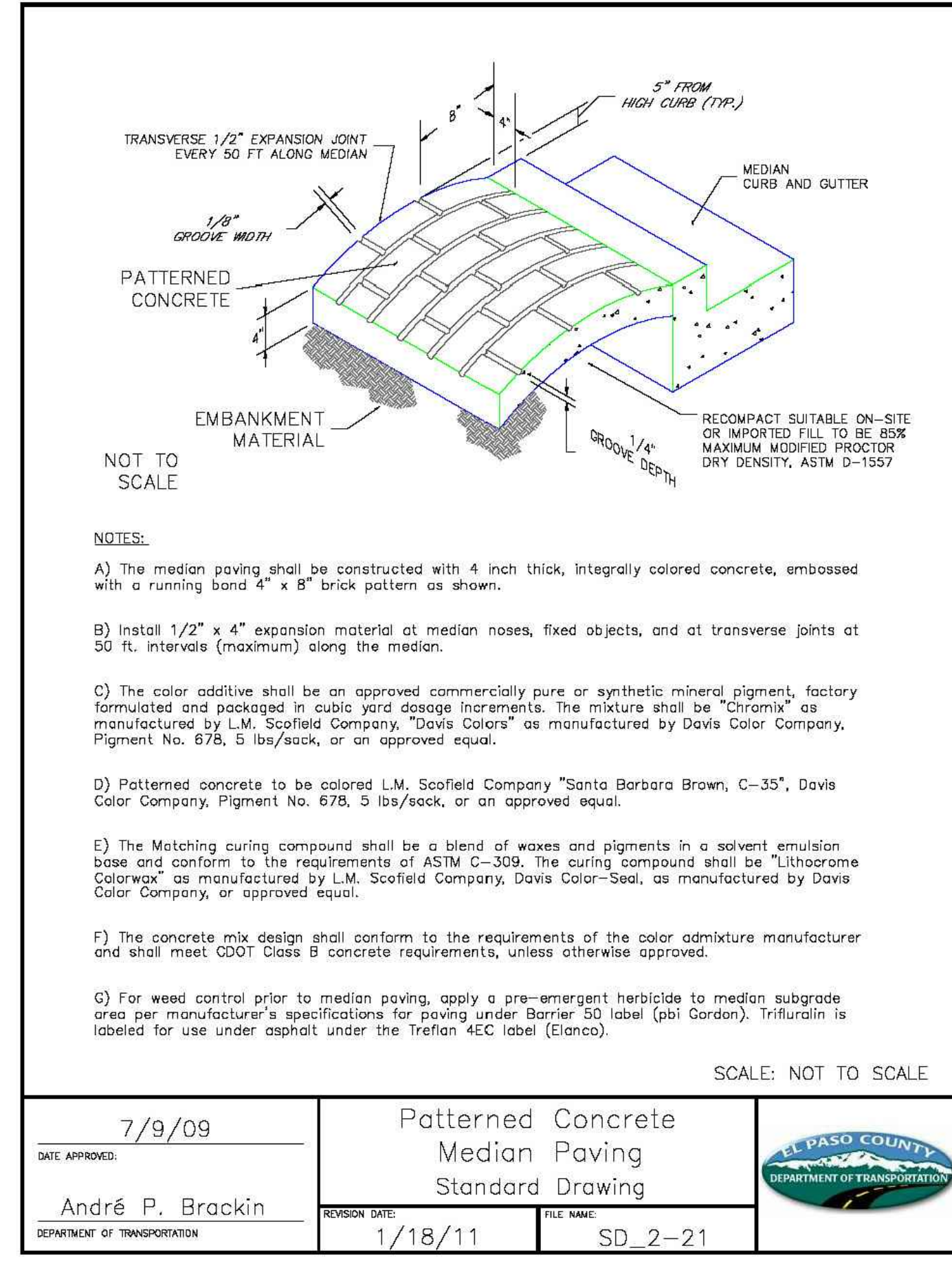
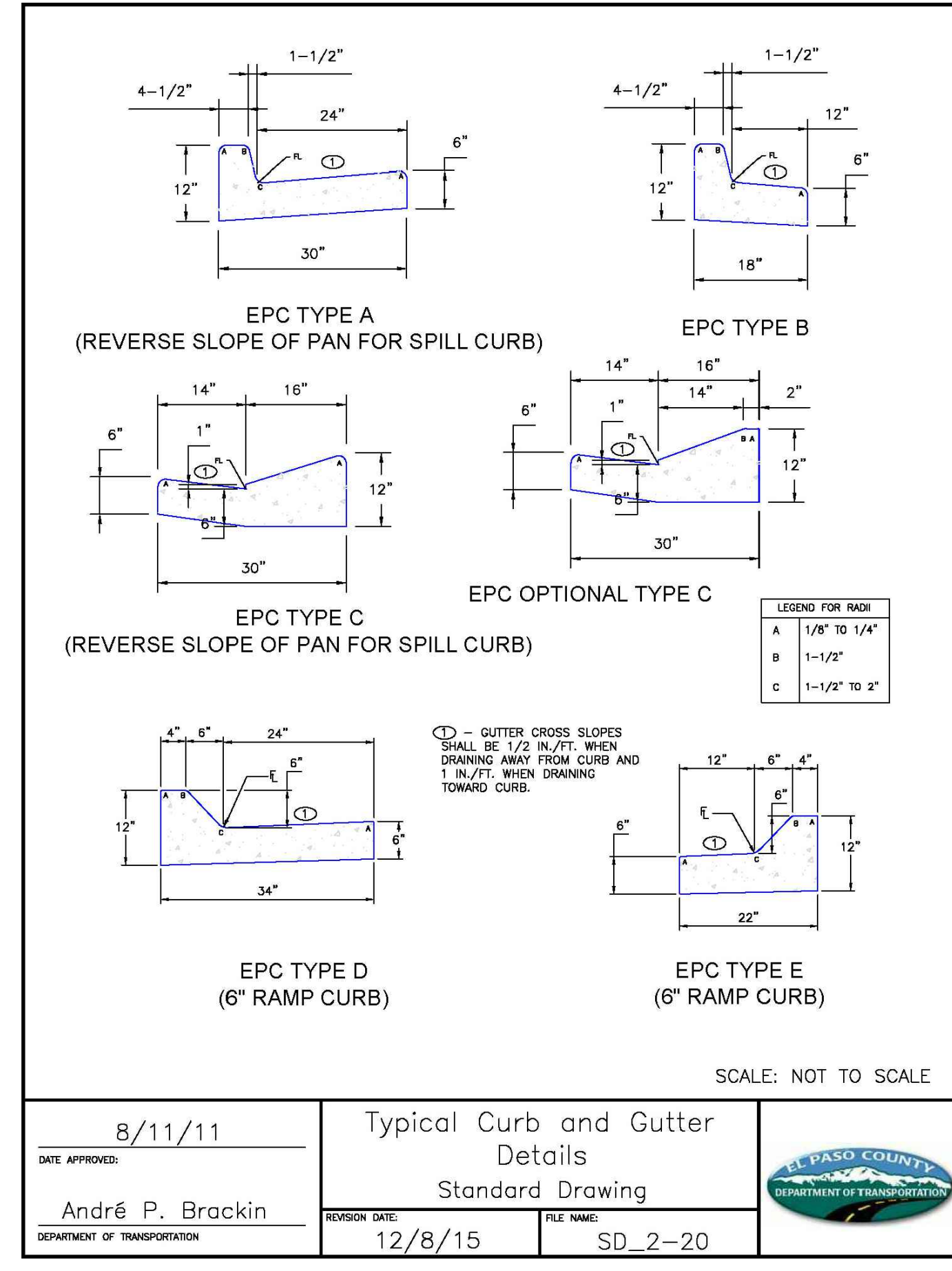
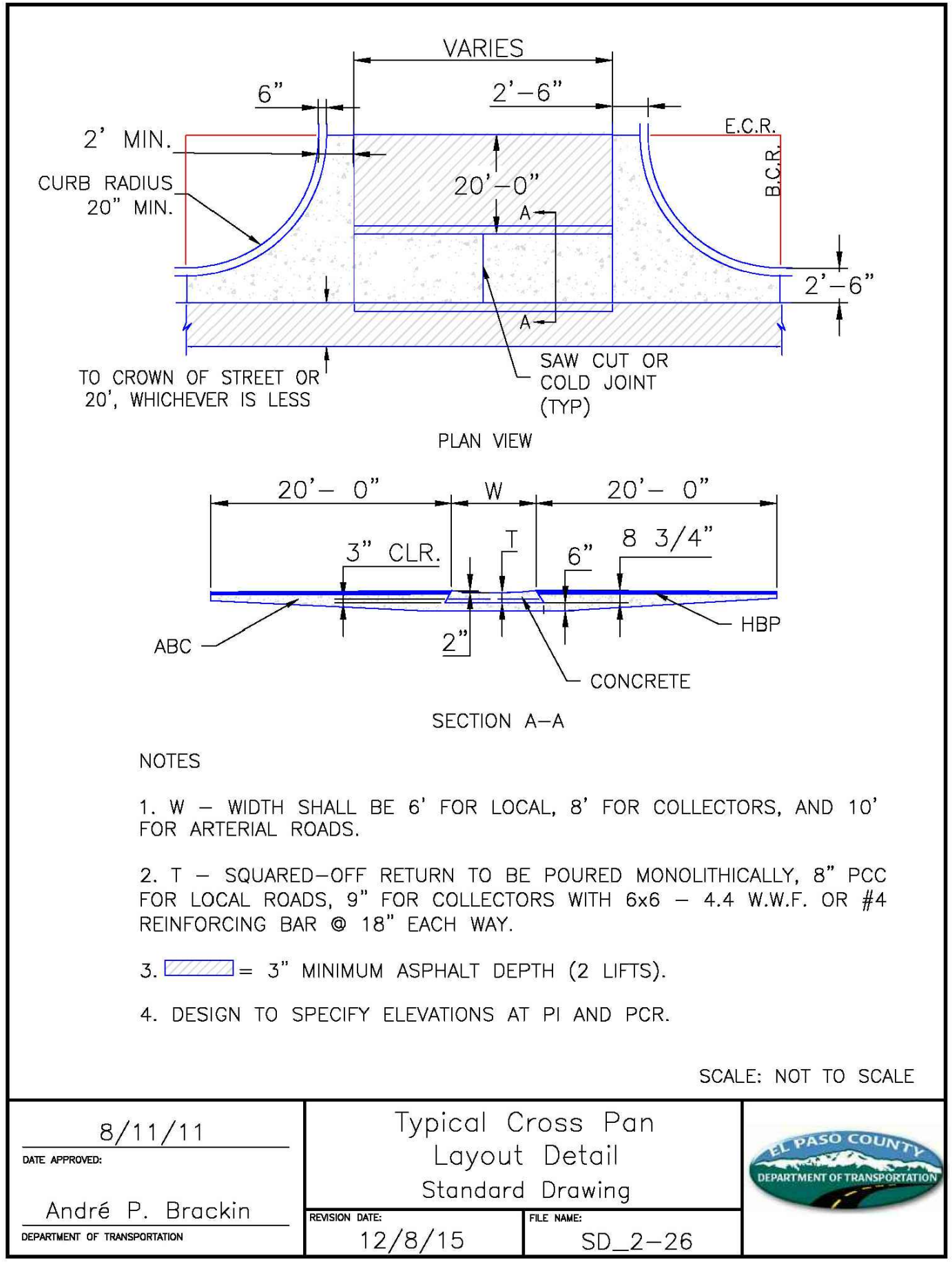
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

NOTES

PROJECT NO. 20988-00CSV
DRAWING NO.

C1.11

SHEET: 2 OF 48



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME: 20988-CD-DTL

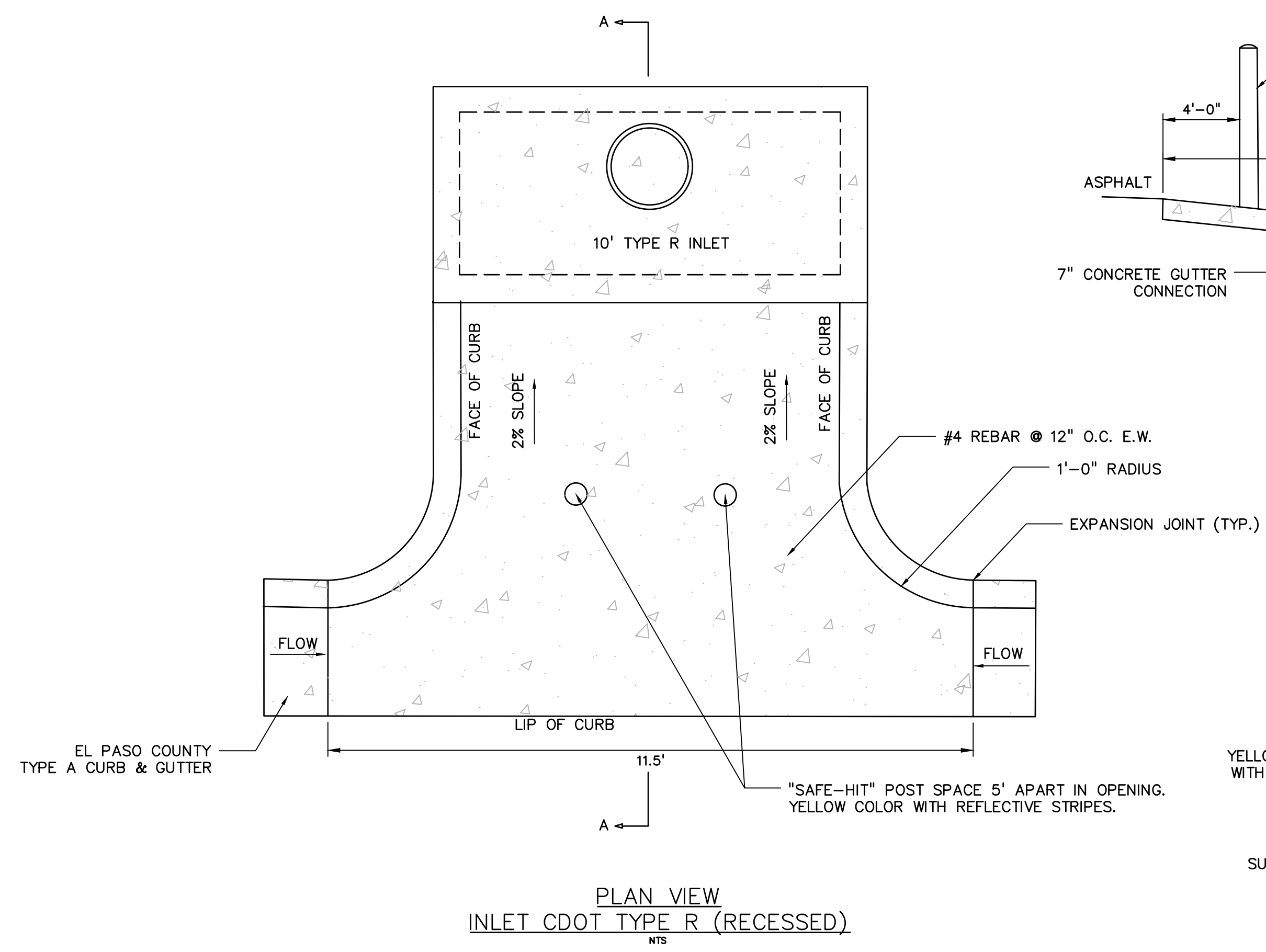
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

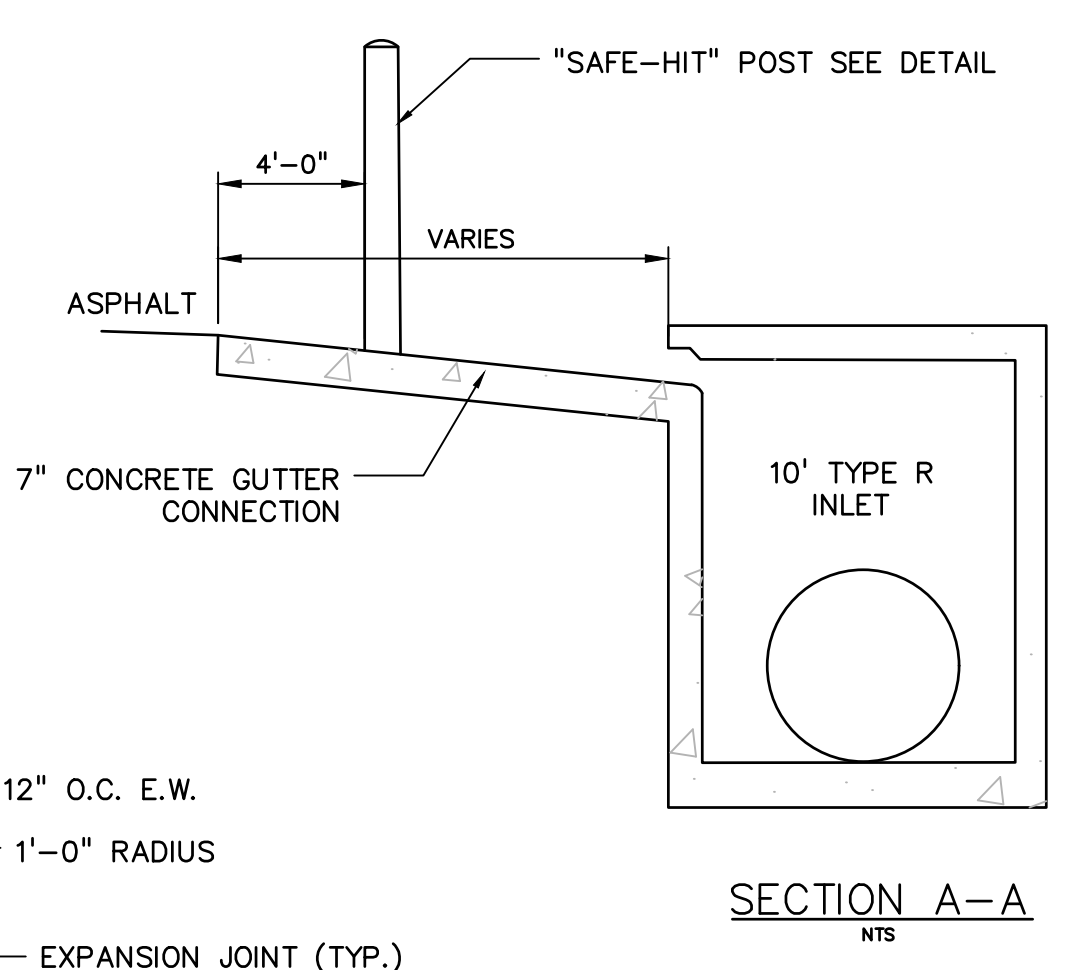
STANDARD DETAILS

PROJECT NO. 20988-00CSV
DRAWING NO. C1.12

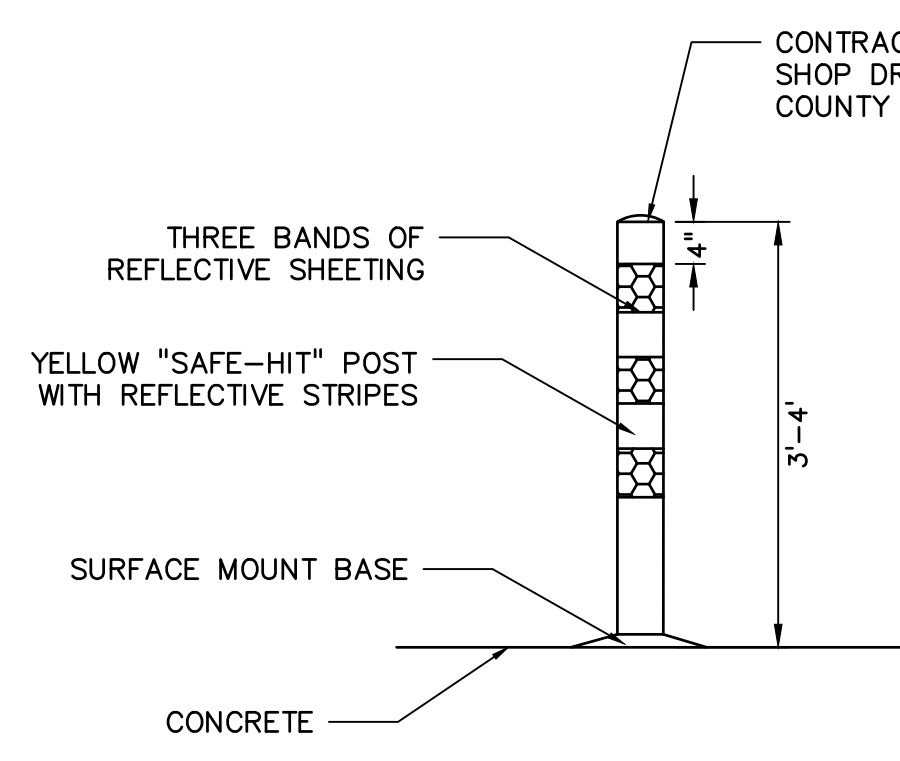
SHEET: 3 OF 48



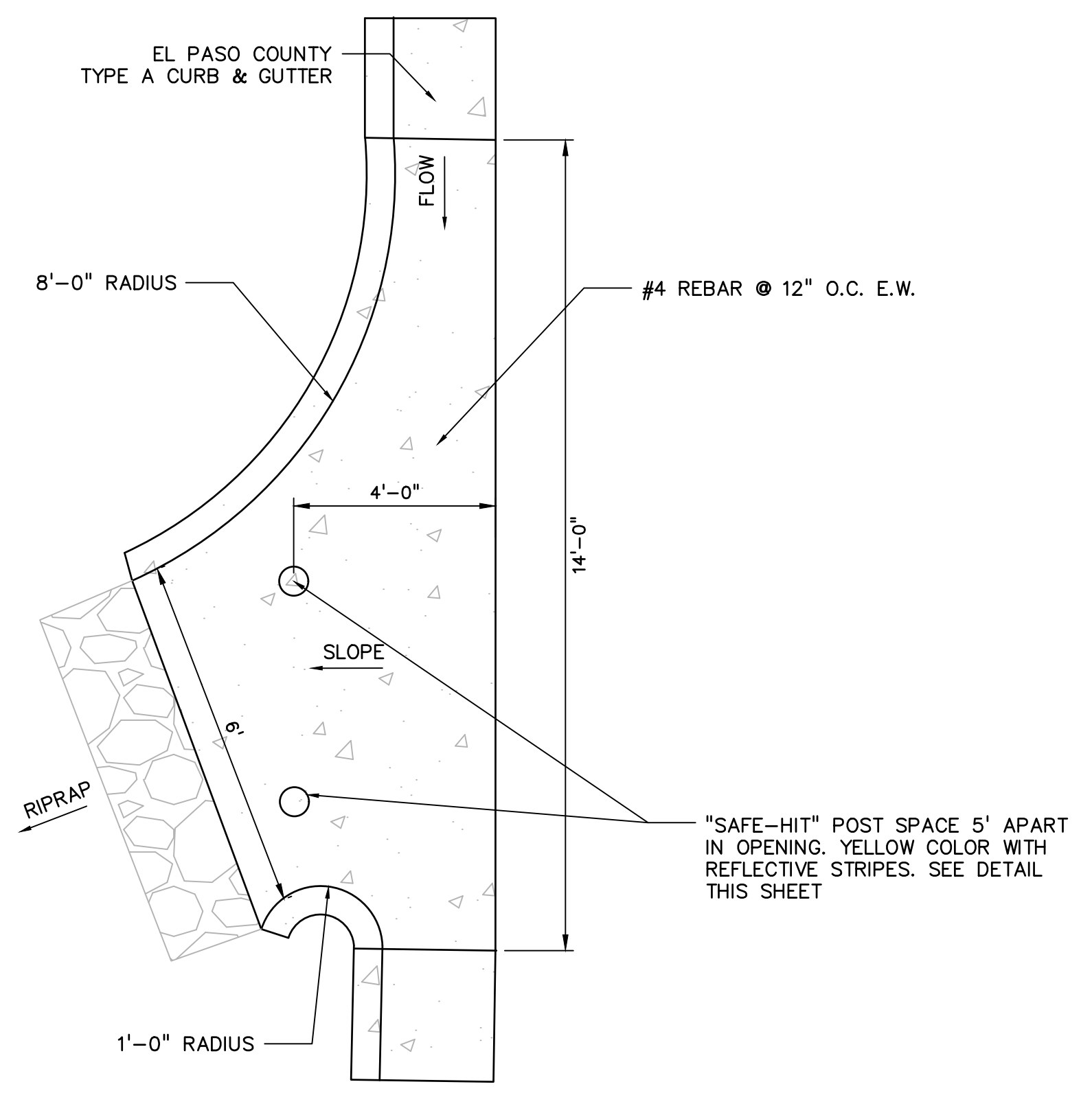
PLAN VIEW
INLET CDOT TYPE R (RECESSED)
NTS



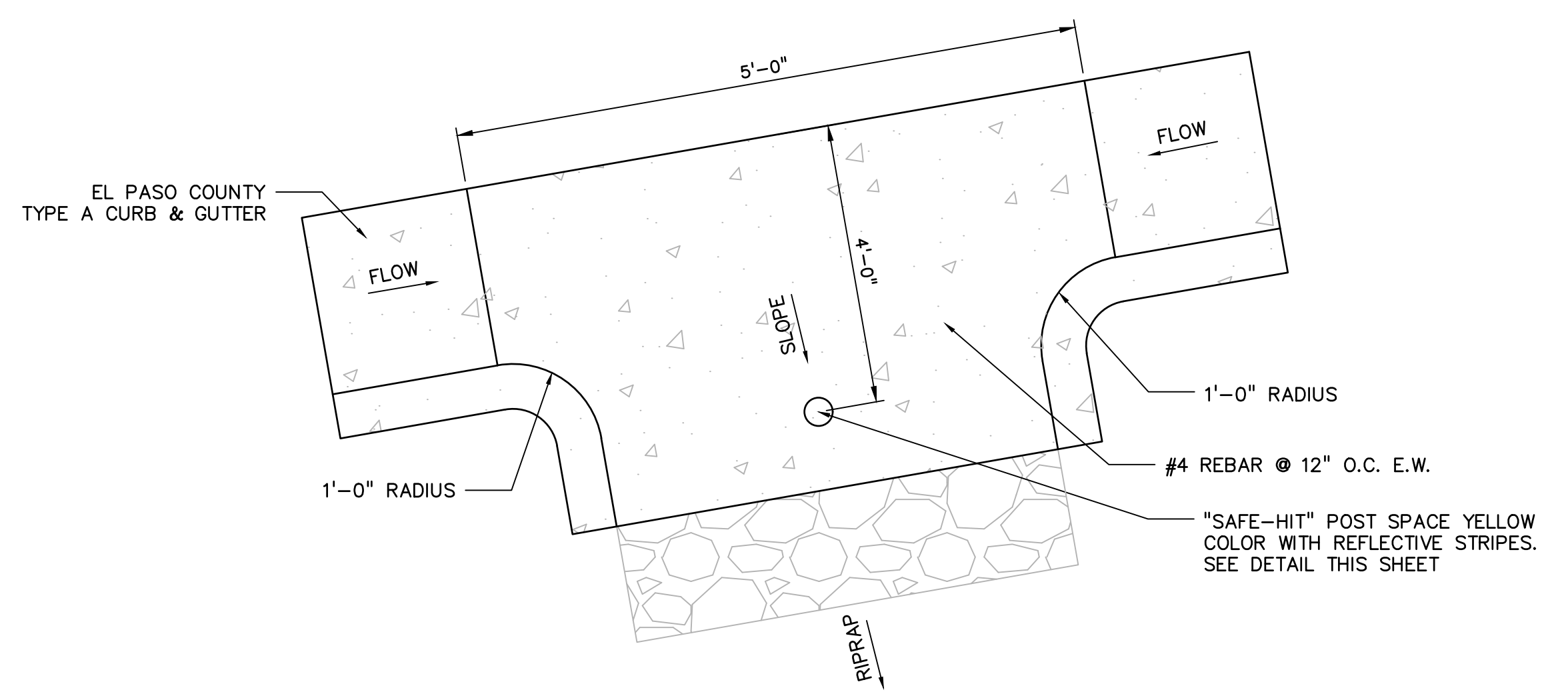
SECTION A-A
NTS



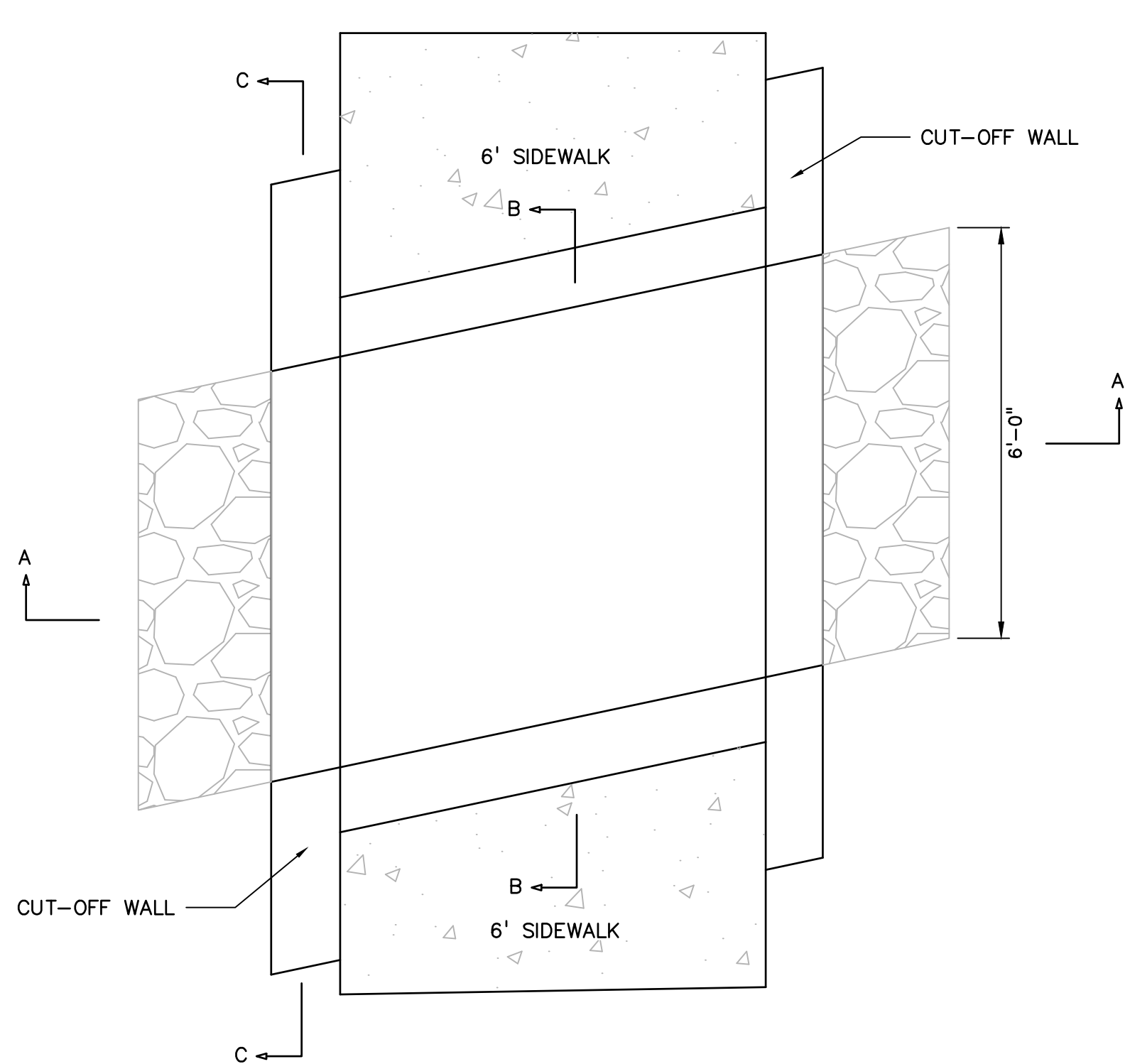
SAFE-HIT POST
NTS



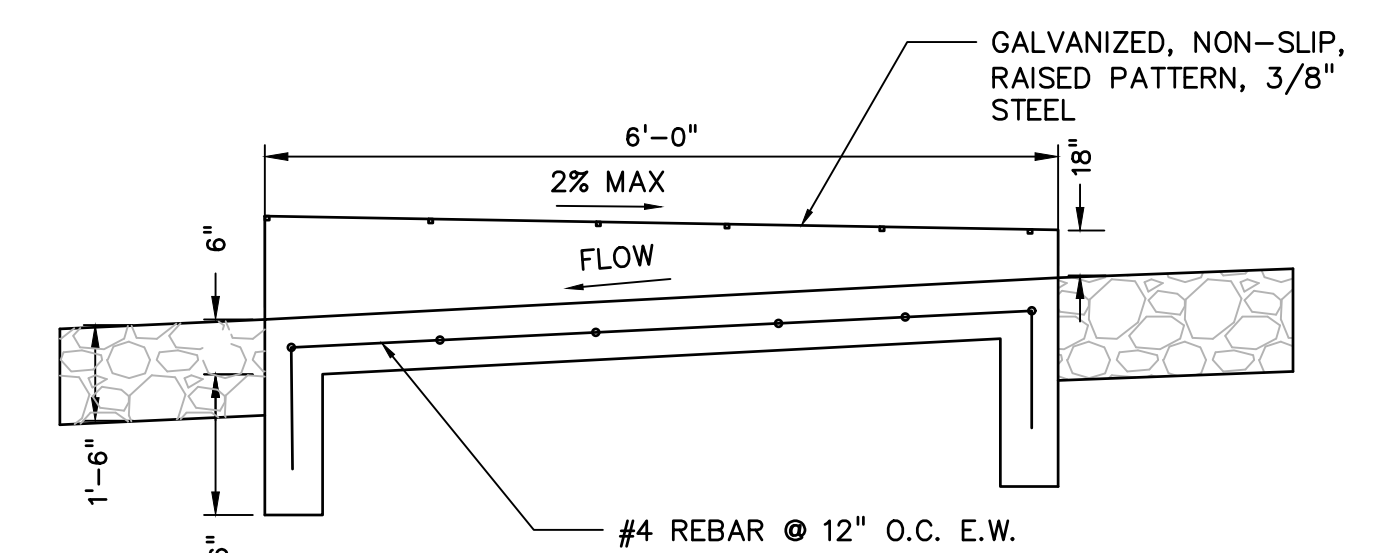
PLAN VIEW
MERIDIAN ROAD CURB CUT
NTS



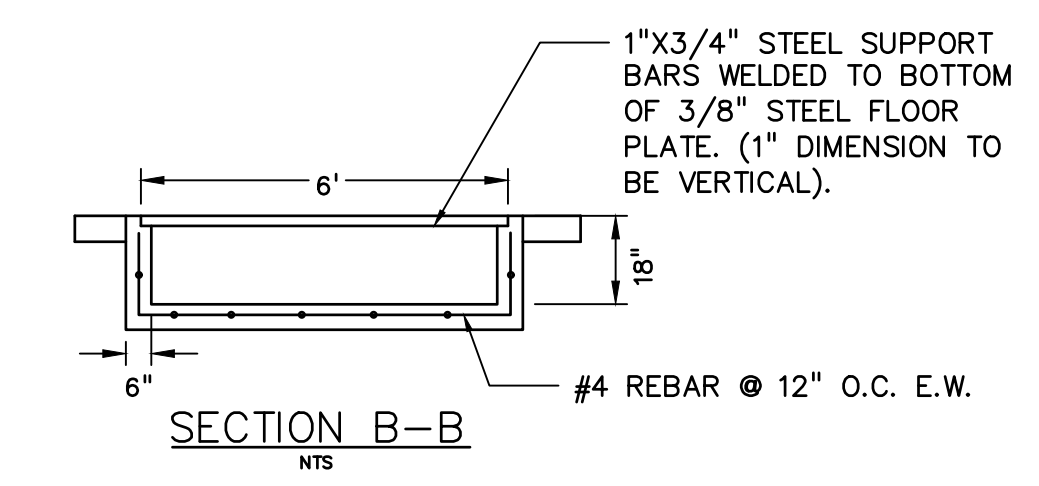
PLAN VIEW
SW ROUNDABOUT CURB CUT
NTS



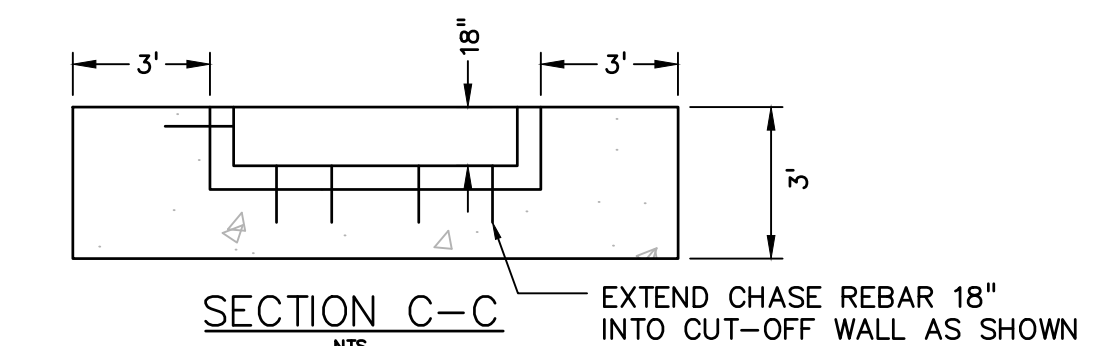
PLAN VIEW
MERIDIAN ROAD CURB CUT
SIDEWALK CROSSING
NTS



SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS

EPC 10/20/2020
EL PASO COUNTY FILE # SF-19-001

PREPARED BY:



CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME: 20988-CD-DTL



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

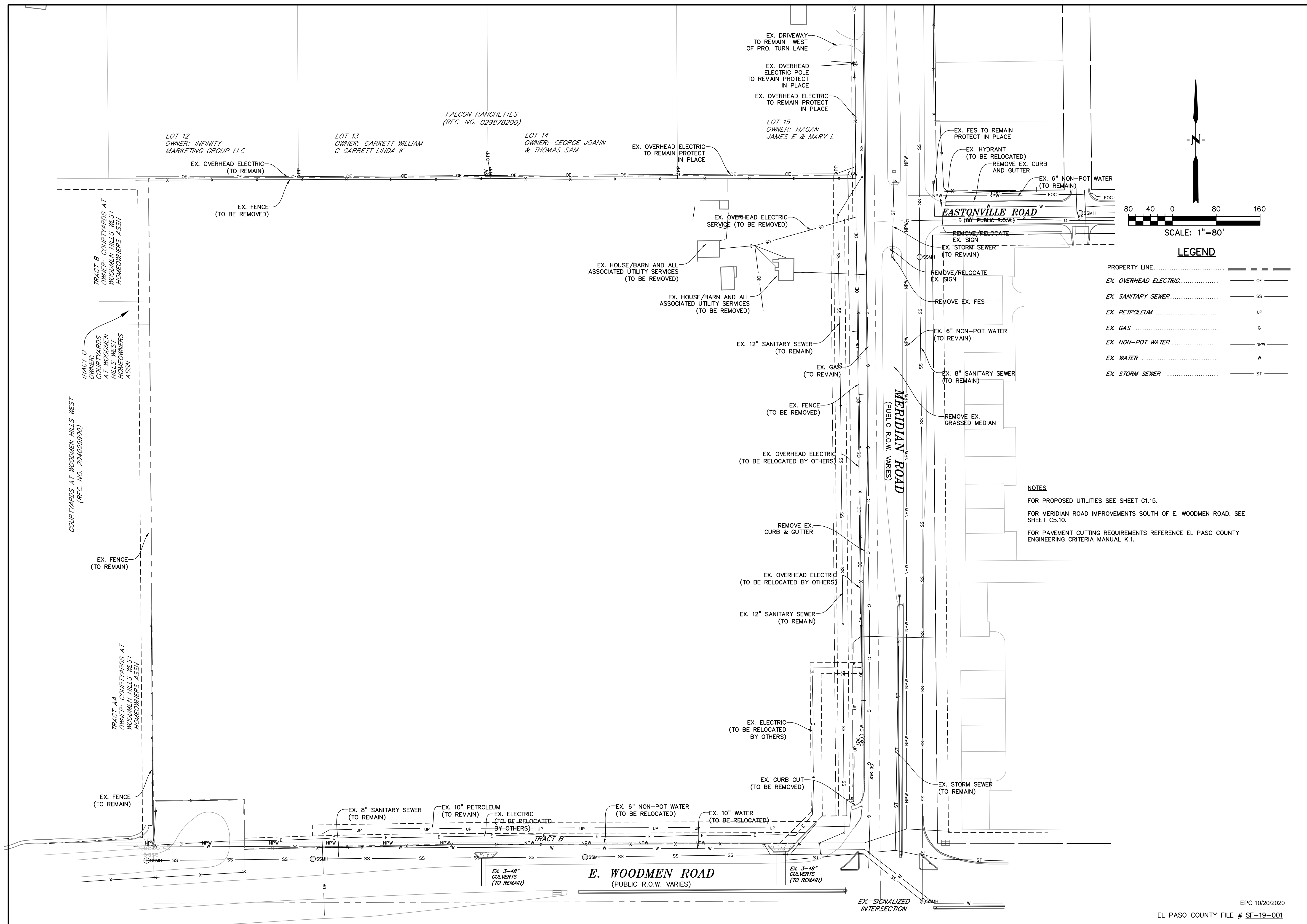
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

STANDARD DETAILS

PROJECT NO. 20988-00CSCV
DRAWING NO.

C1.13

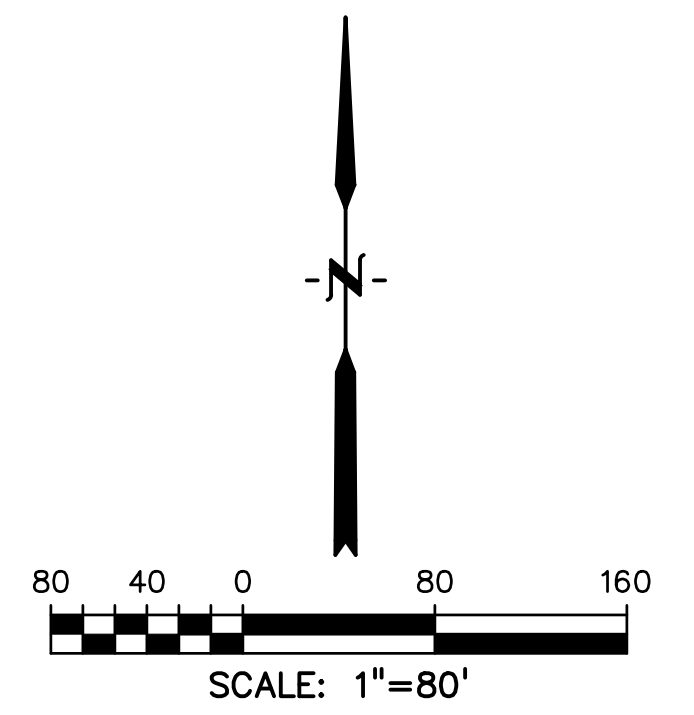
SHEET: 4 OF 48



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820



LEGEND

PROPERTY LINE	---
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. NON-POT WATER	NPW
EX. WATER	W
EX. STORM SEWER	ST

NOTES
 FOR PROPOSED UTILITIES SEE SHEET C1.15.
 FOR MERIDIAN ROAD IMPROVEMENTS SOUTH OF E. WOODMEN ROAD. SEE SHEET C5.10.
 FOR PAVEMENT CUTTING REQUIREMENTS REFERENCE EL PASO COUNTY ENGINEERING CRITERIA MANUAL K.1.

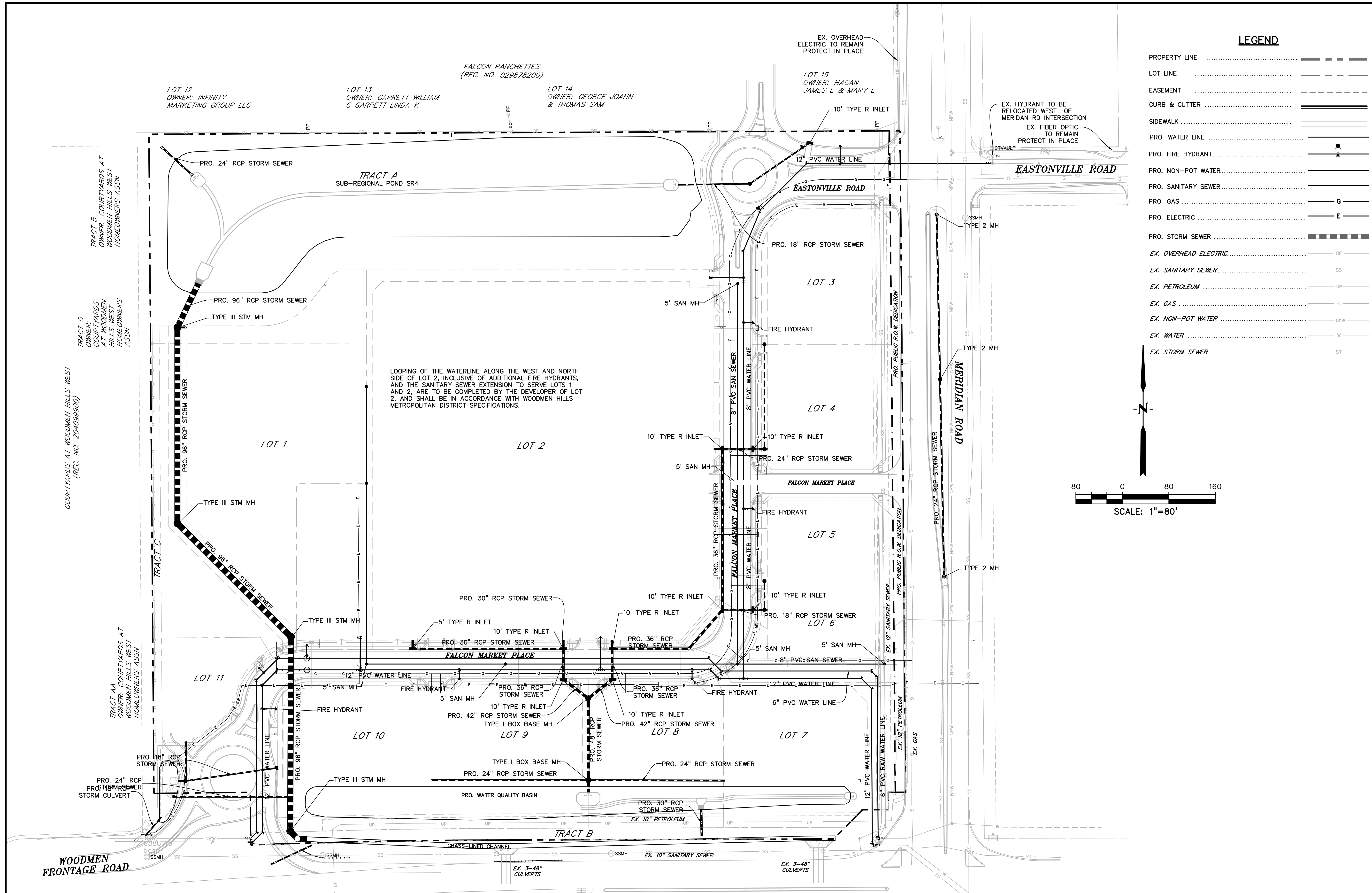
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
 HORIZONTAL: 1"=80'
 VERTICAL: N/A

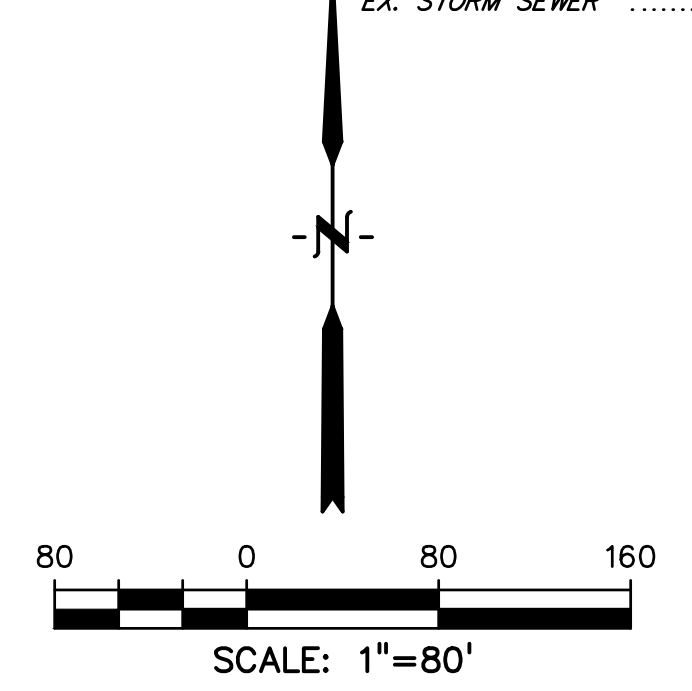
DEMO & UTILITY RELOCATION PLAN
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C1.14
 SHEET: 5 OF 48



LEGEND

PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. NON-POT WATER	-----
PRO. SANITARY SEWER	-----
PRO. GAS	-----
PRO. ELECTRIC	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. NON-POT WATER	-----
EX. WATER	-----
EX. STORM SEWER	-----



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers-Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1"=80'
 VERTICAL: N/A

PROPOSED UTILITY PLAN
 PROJECT NO. 20988-00CSV
 DRAWING NO.

C1.15
 SHEET: 6 OF 48

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers-Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

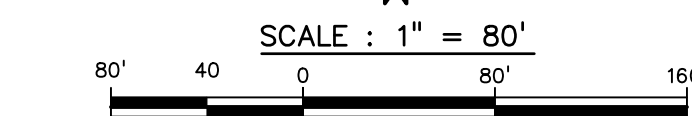
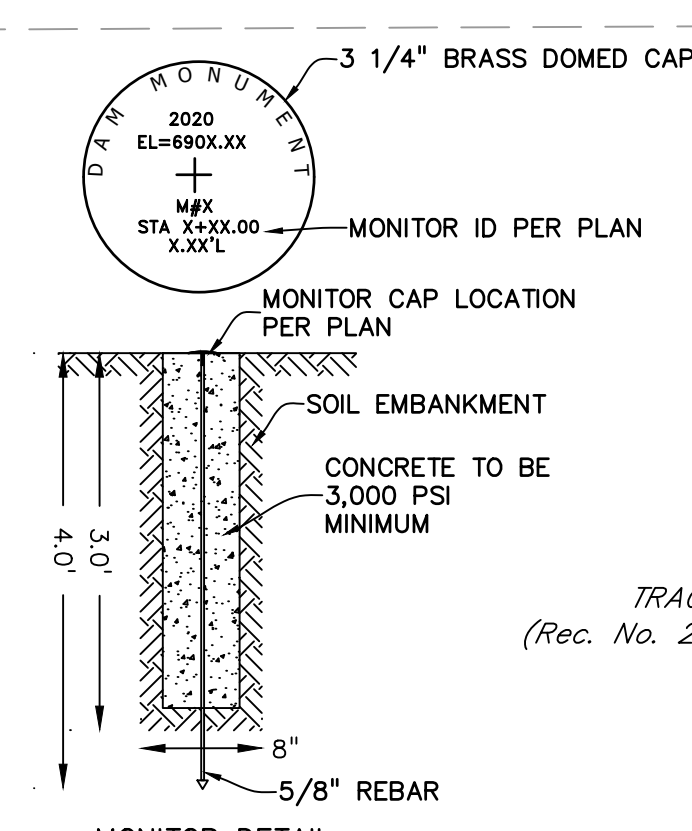
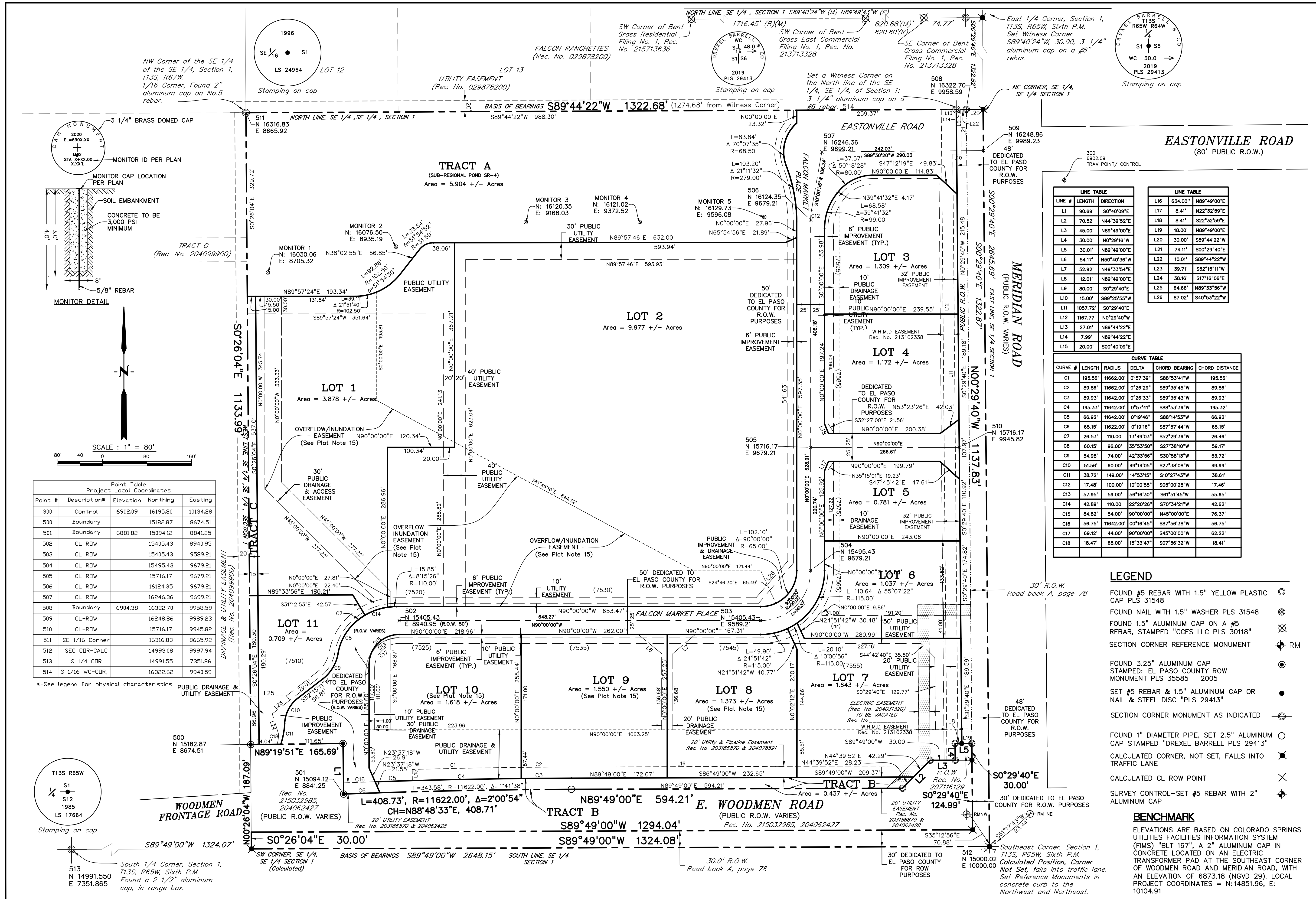
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: JCD
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

SURVEY CONTROL
 PROJECT NO. 20988-00CSV
 DRAWING NO.
C1.16
 SHEET: 7 OF 48



Point Table
 Project Local Coordinates

Point #	Description	Elevation	Northing	Easting
300	Control	6902.09	16195.80	10134.28
500	Boundary	15182.87	8674.51	
501	Boundary	6881.82	15094.12	8841.25
502	CL RDW	15405.43	8940.95	
503	CL RDW	15405.43	9589.21	
504	CL RDW	15495.43	9679.21	
505	CL RDW	15716.17	9679.21	
506	CL RDW	16124.35	9679.21	
507	CL RDW	16246.36	9699.21	
508	Boundary	6904.38	16322.70	9958.59
509	CL-RDW	16248.86	9989.23	
510	CL-RDW	15716.17	9945.82	
511	SE 1/16 Corner	16316.83	8665.92	
512	SEC CDR-CALC	14993.08	9997.94	
513	S 1/4 CDR	14991.55	7351.86	
514	S 1/16 WC-CDR	16322.62	9940.59	

*-See legend for physical characteristics

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	80.69'	S0°40'09"E	L16	634.00'	N89°49'00"E
L2	70.52'	N44°39'52"E	L17	8.41'	N22°32'59"E
L3	45.00'	N89°49'00"E	L18	8.41'	S22°32'59"E
L4	30.00'	N0°29'16"W	L19	18.00'	N89°49'00"E
L5	30.01'	N89°49'00"E	L20	30.00'	S89°44'22"W
L6	54.17'	N50°40'36"W	L21	74.11'	S00°29'40"E
L7	52.92'	N49°33'54"E	L22	10.01'	S89°44'22"W
L8	12.01'	N89°49'00"E	L23	39.71'	S22°15'11"W
L9	80.00'	S0°29'40"E	L24	38.16'	S17°16'08"E
L10	15.00'	S89°25'55"W	L25	64.66'	N89°33'56"W
L11	1057.72'	S0°29'40"E	L26	87.02'	S40°53'22"W
L12	1167.77'	N0°29'40"W			
L13	1167.77'	N0°29'40"E			
L14	7.99'	N89°44'22"E			
L15	20.00'	S00°40'09"E			

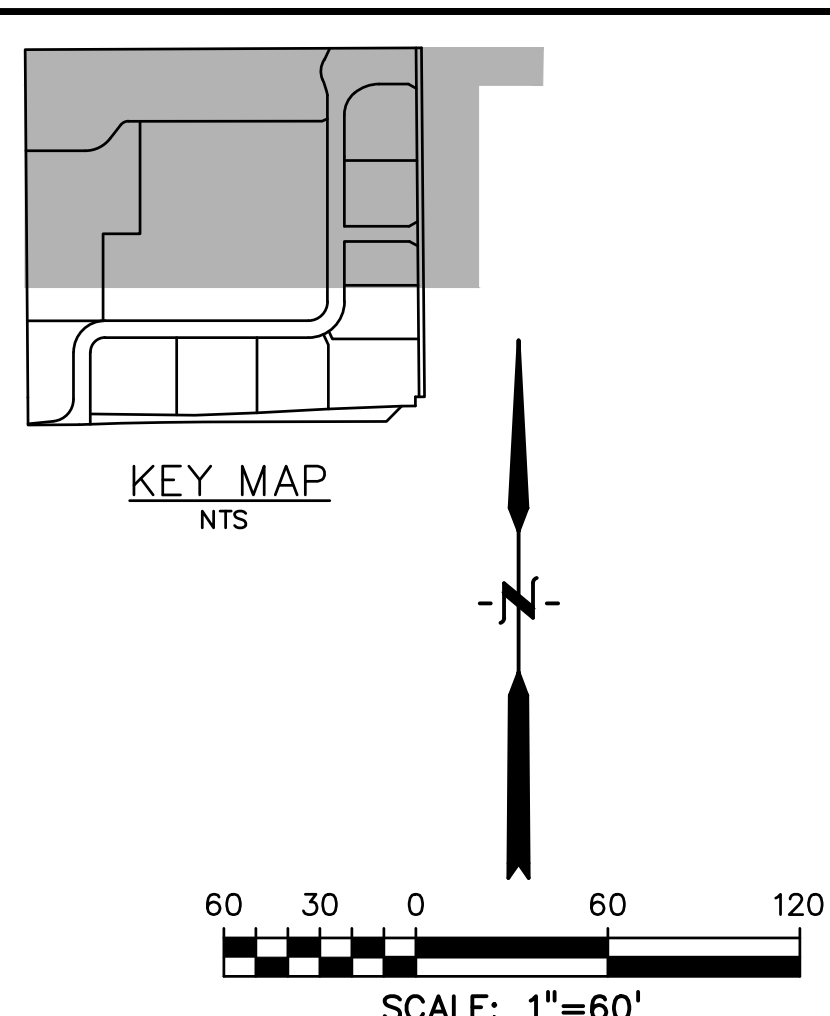
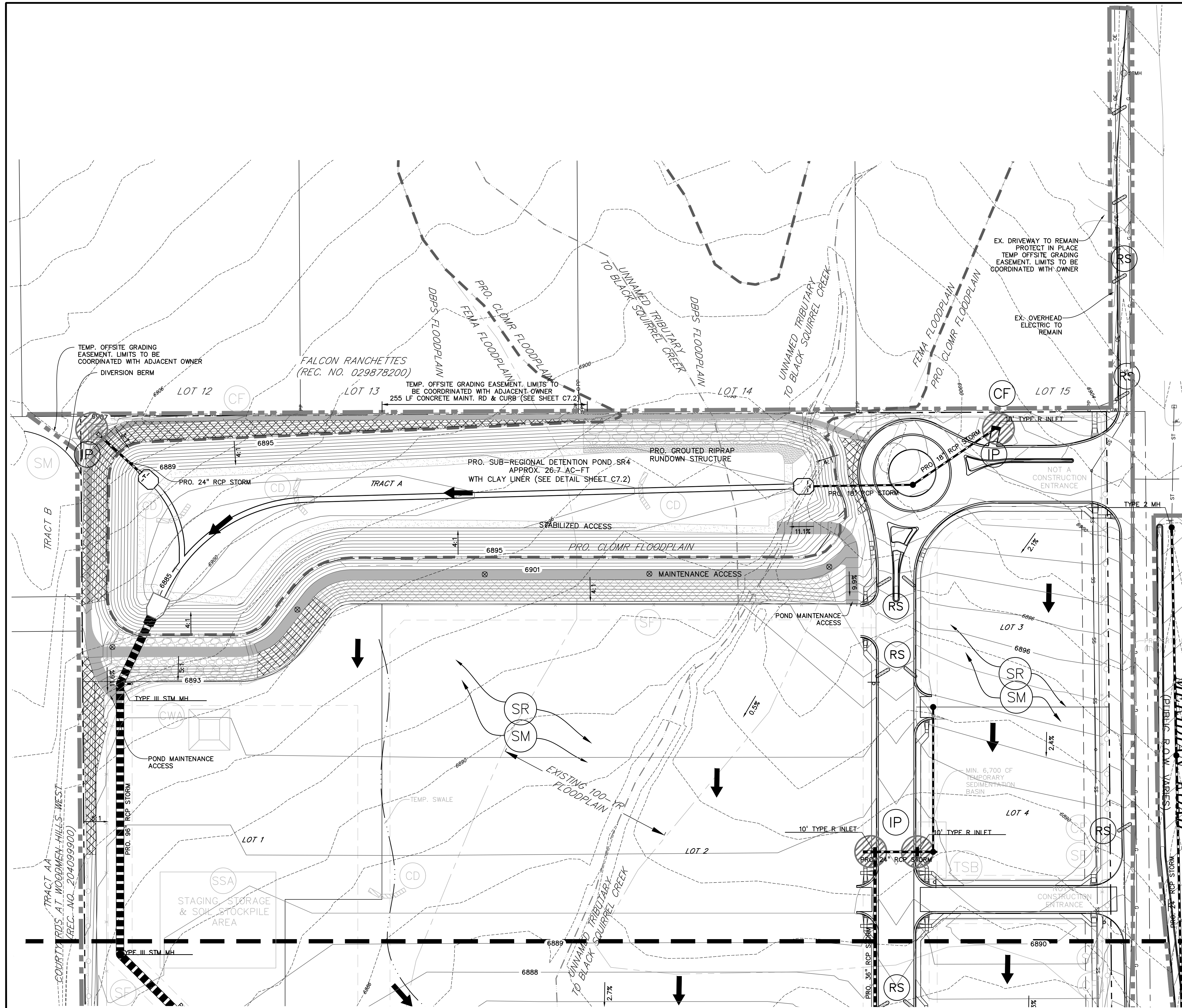
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	195.56'	11662.00'	0°57'39"	S88°53'41"W	195.56'
C2	89.86'	11662.00'	0°26'29"	S89°35'45"W	89.86'
C3	89.93'	11642.00'	0°26'33"	S89°35'43"W	89.93'
C4	195.33'	11642.00'	0°57'41"	S88°53'36"W	195.32'
C5	66.92'	11642.00'	0°19'46"	S88°14'53"W	66.92'
C6	65.15'	11622.00'	0°19'16"	S87°57'44"W	65.15'
C7	26.53'	1100.00'	13°49'03"	S52°29'36"W	26.46'
C8	60.15'	96.00'	35°53'50"	S27°38'10"W	59.17'
C9	54.98'	74.00'	42°33'56"	S30°58'13"W	53.72'
C10	51.56'	60.00'	49°14'05"	S27°38'08"W	49.99'
C11	38.72'	148.00'	14°53'15"	S10°27'43"W	38.61'
C12	17.48'	100.00'	10°00'55"	S05°00'28"W	17.46'
C13	57.95'	59.00'	56°16'30"	S81°51'45"W	55.65'
C14	42.89'	110.00'	22°20'26"	S70°34'21"W	42.62'
C15	84.82'	54.00'	90°00'00"	N45°00'00"E	76.37'
C16	56.75'	11642.00'	0°16'45"	S87°56'38"W	56.75'
C17	69.12'	44.00'	90°00'00"	S45°00'00"E	62.22'
C18	18.47'	68.00'	15°33'47"	S07°56'32"W	18.41'

LEGEND

- FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP PLS 31548
- FOUND NAIL WITH 1.5" WASHER PLS 31548
- FOUND 1.5" ALUMINUM CAP ON A #5 REBAR, STAMPED "CCES LLC PLS 30118"
- SECTION CORNER REFERENCE MONUMENT
- FOUND 3.25" ALUMINUM CAP STAMPED: EL PASO COUNTY ROW MONUMENT PLS 35585 2005
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 29413"
- SECTION CORNER MONUMENT AS INDICATED
- FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413"
- CALCULATED CORNER, NOT SET, FALLS INTO TRAFFIC LANE
- CALCULATED CL ROW POINT
- SURVEY CONTROL-SET #5 REBAR WITH 2" ALUMINUM CAP

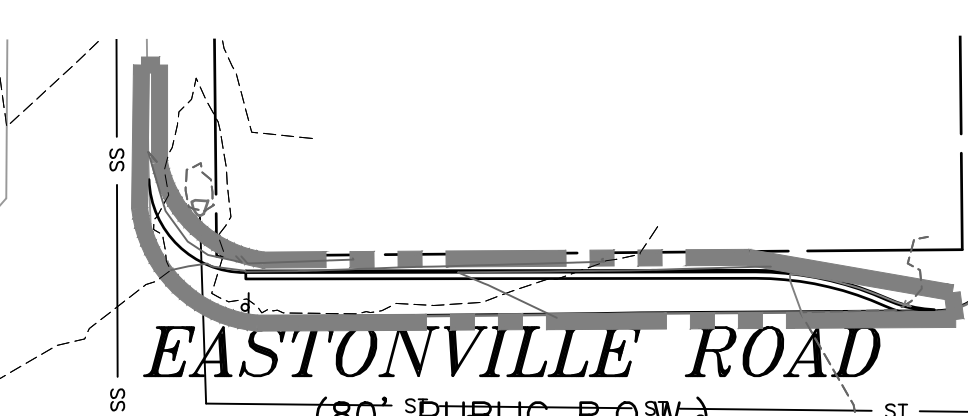
BENCHMARK

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29). LOCAL PROJECT COORDINATES = N:14851.96, E: 10104.91



NOTES:

- EXISTING SITE IS 90% VEGETATED WITH NATURAL NATIVE GRASSES.
- NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS ARE TO BE USED ONSITE.
- DEWATERING IS NOT ANTICIPATED, BUT MAY BE ENCOUNTERED IN THE DETENTION FACILITIES. COORDINATE DEWATERING WITH EL PASO COUNTY AND OBTAIN CDPHE PERMITS IN ACCORDANCE WITH SWMP DOCUMENTATION.



LEGEND

- PROPERTY LINE
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR 6245
- EX. INTERMEDIATE CONTOUR
- EX. INDEX CONTOUR 6245
- CUT FILL DELINEATION
- LIMITS OF DISTURBANCE/CONSTRUCTION
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. PETROLEUM
- EX. GAS
- EX. RAW WATER
- EX. WATER
- EX. STORM SEWER
- EMBANKMENT MONITOR
- DIRECTION OF FLOW
- SILT FENCE SEE DETAIL 3/C4.2
- CONSTRUCTION FENCE
- VEHICLE TRACKING CONTROL SEE DETAIL 5/C4.2
- EROSION CONTROL BLANKET (FOR AREAS WITH SLOPE > 3:1)
- STRAW BALE CHECK DAM
- CONCRETE WASHOUT AREA
- SURFACE ROUGHENING
- TEMPORARY SEEDING & MULCHING
- STABILIZED STAGING AREA
- TEMPORARY SEDIMENT BASIN
- ROCK SOCKS

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1"=60'
 VERTICAL: N/A

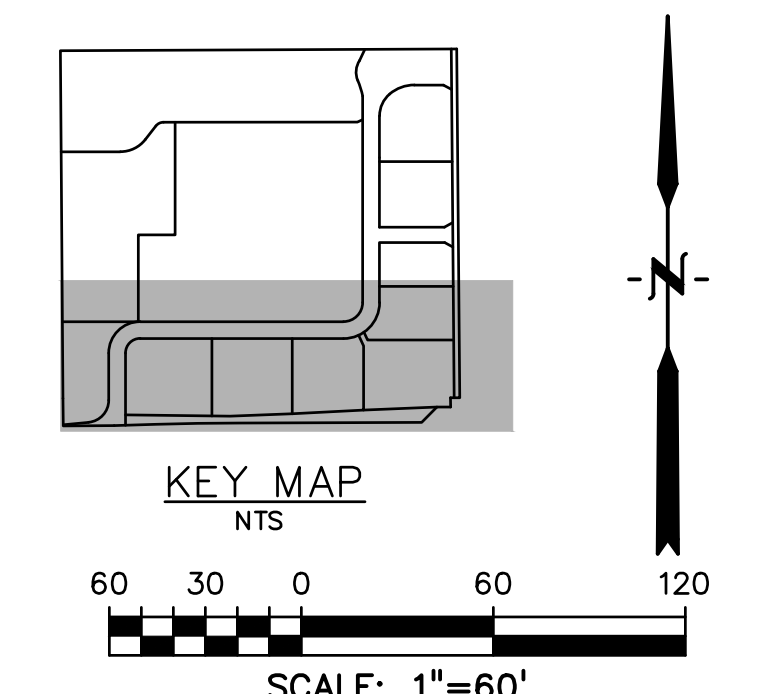
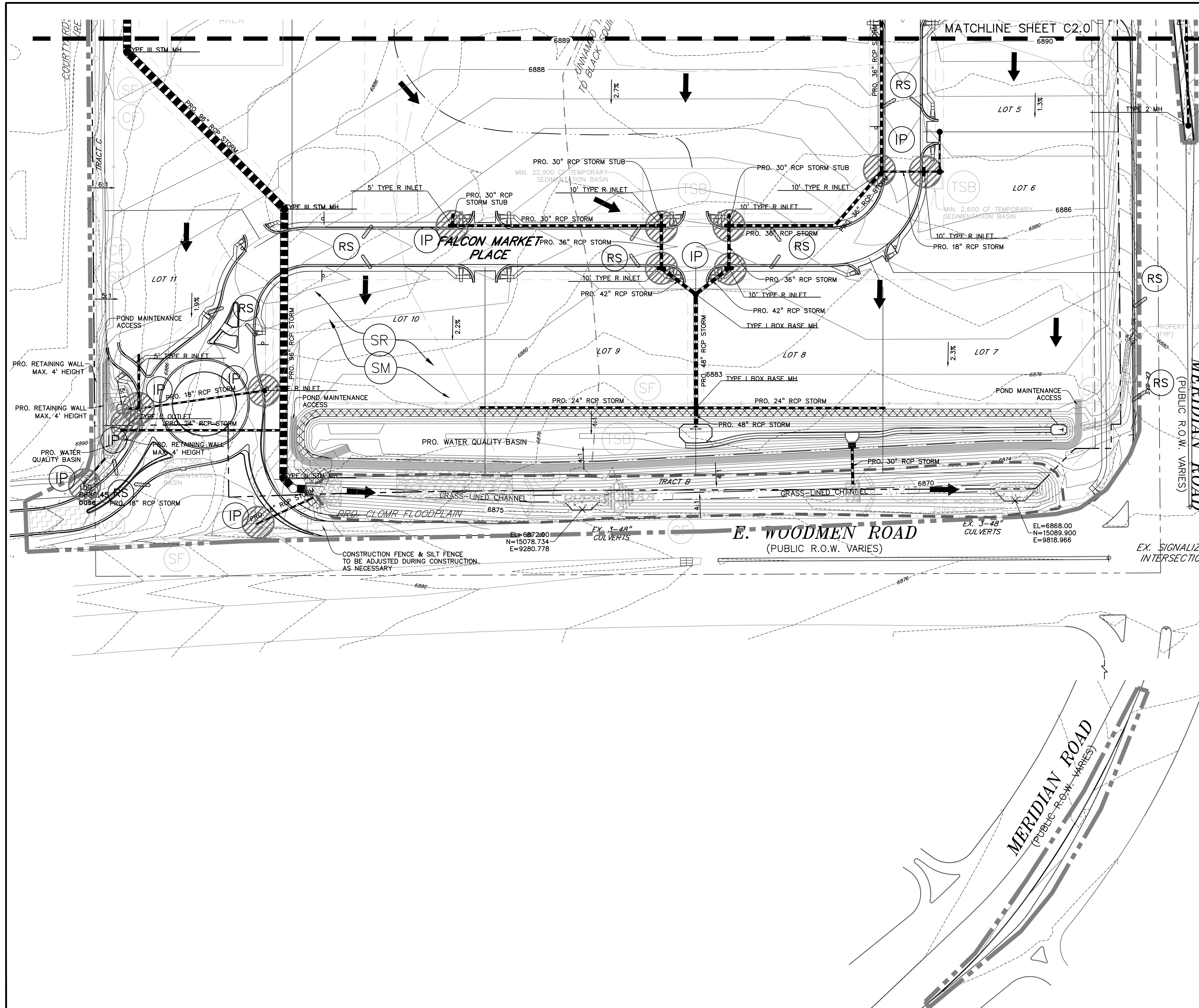
INTERIM/FINAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 20988-00CSCV
 DRAWING NO.

C2.10

SHEET: 8 OF 48

EPC 10/20/2020
 EL PASO COUNTY FILE # SF-19-001



LEGEND

PROPERTY LINE	---
PROPOSED INTERMEDIATE CONTOUR	---
PROPOSED INDEX CONTOUR	---
EX. INTERMEDIATE CONTOUR	---
EX. INDEX CONTOUR	---
CUT FILL DELINEATION	---
LIMITS OF DISTURBANCE/CONSTRUCTION	---
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	■
EX. OVERHEAD ELECTRIC	—○—
EX. SANITARY SEWER	—SS—
EX. PETROLEUM	—UP—
EX. GAS	—G—
EX. RAW WATER	—RW—
EX. WATER	—W—
EX. STORM SEWER	—ST—
TEMPORARY SWALE	---
DIRECTION OF FLOW	→
SILT FENCE	—SF—
CONSTRUCTION FENCE	—CF—
VEHICLE TRACKING CONTROL	—VTC—
EROSION CONTROL BLANKET	—ECB—
STRAW BALE CHECK DAM	—CD—
CONCRETE WASHOUT AREA	—CWA—
SURFACE ROUGHENING	—SR—
TEMPORARY SEEDING & MULCHING	—SM—
STABILIZED STAGING AREA	—SSA—
TEMPORARY SEDIMENT BASIN	—TSB—
ROCK SOCKS	—RS—

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

NOTES:

- EXISTING SITE IS 90% VEGETATED WITH NATURAL NATIVE GRASSES.
- NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS ARE TO BE USED ONSITE.
- DEWATERING IS NOT ANTICIPATED, BUT MAY BE ENCOUNTERED IN THE DETENTION FACILITIES. COORDINATE DEWATERING WITH EL PASO COUNTY AND OBTAIN CDPHE PERMITS IN ACCORDANCE WITH SWMP DOCUMENTATION.

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PROFESSIONAL ENGINEER

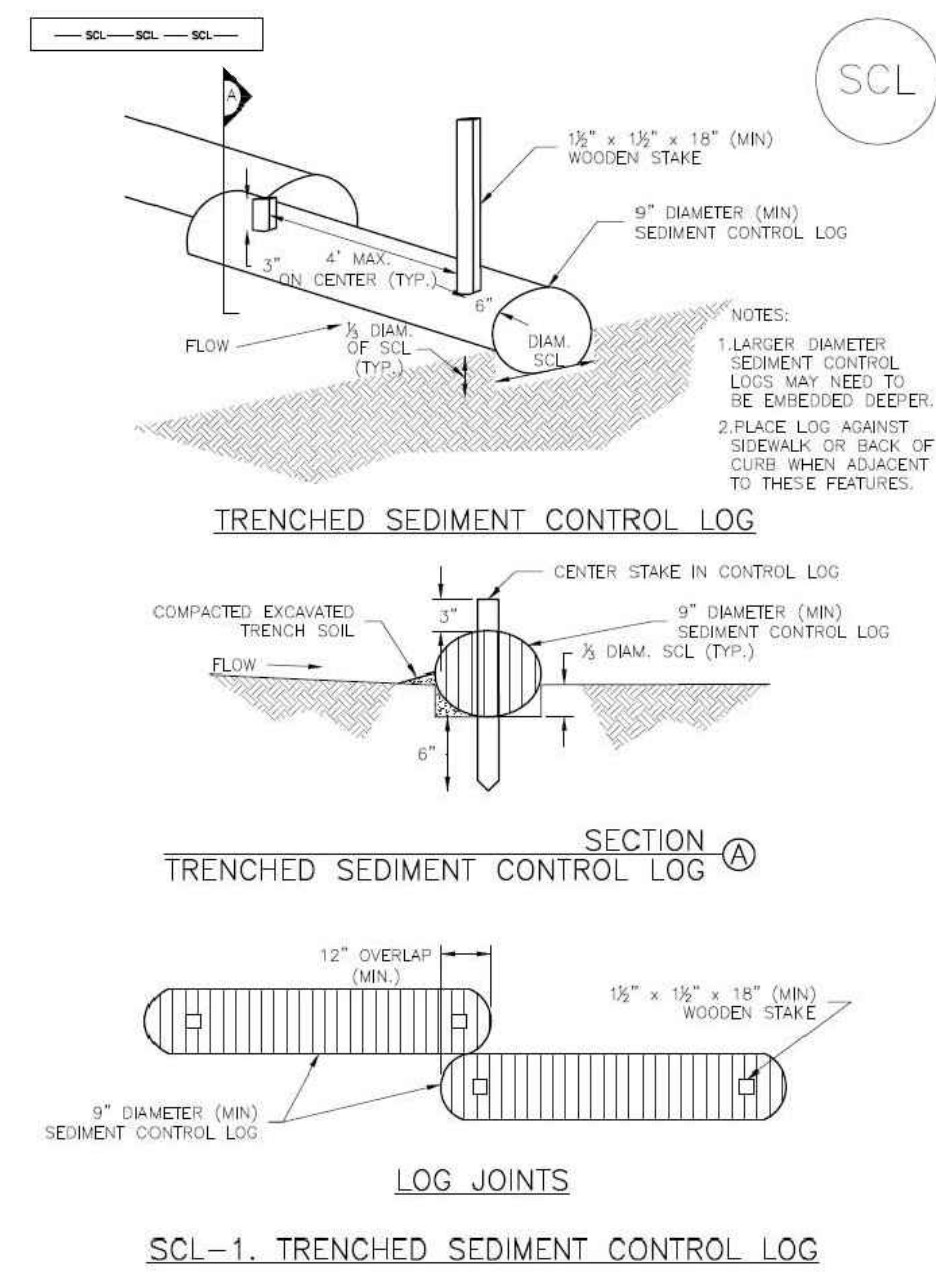
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1"=60'
 VERTICAL: N/A

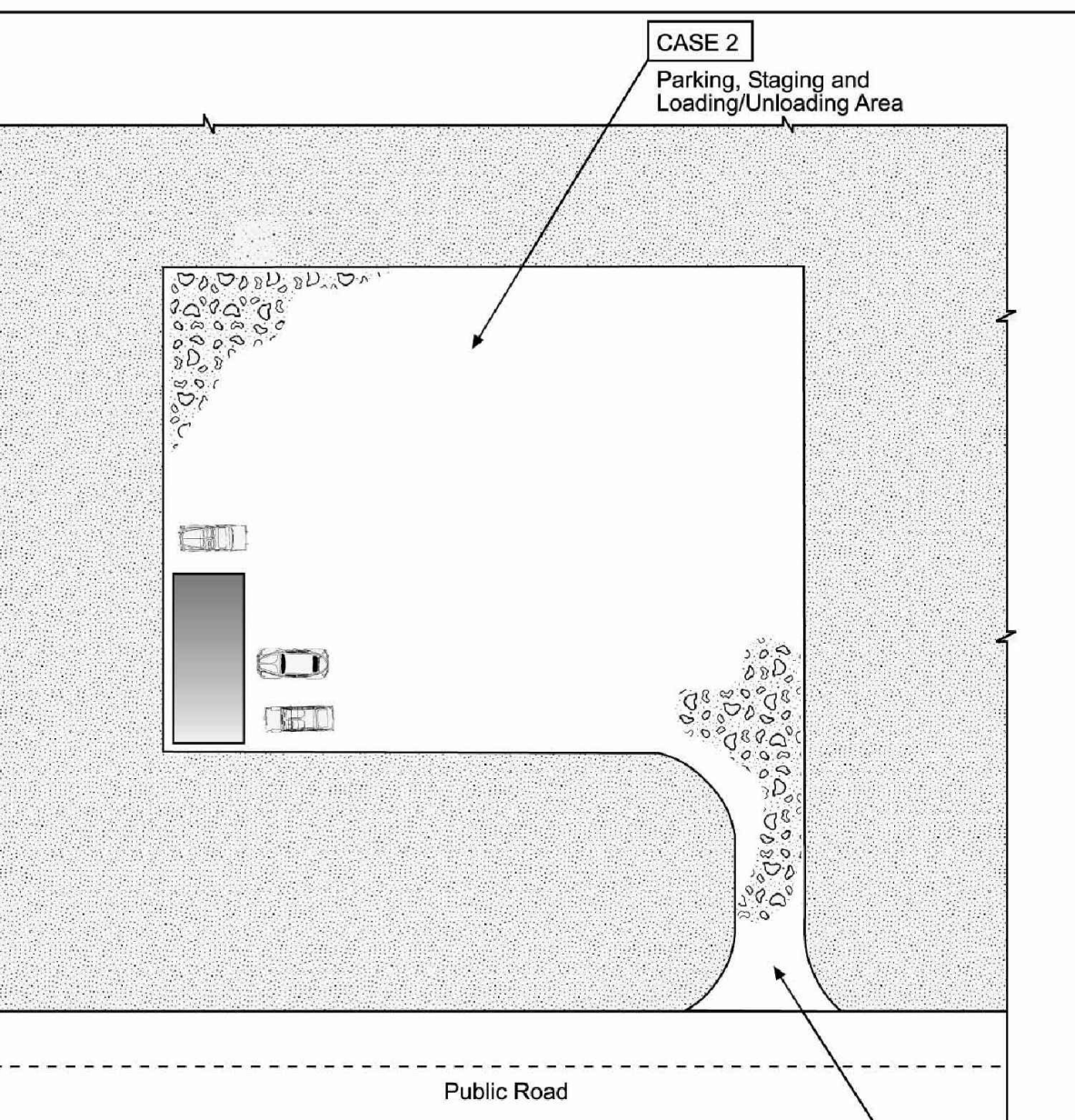
INTERIM/FINAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 20988-00CSCV
 DRAWING NO.
C2.11
 SHEET: 9 OF 48

Sediment Control Log (SCL) SC-2

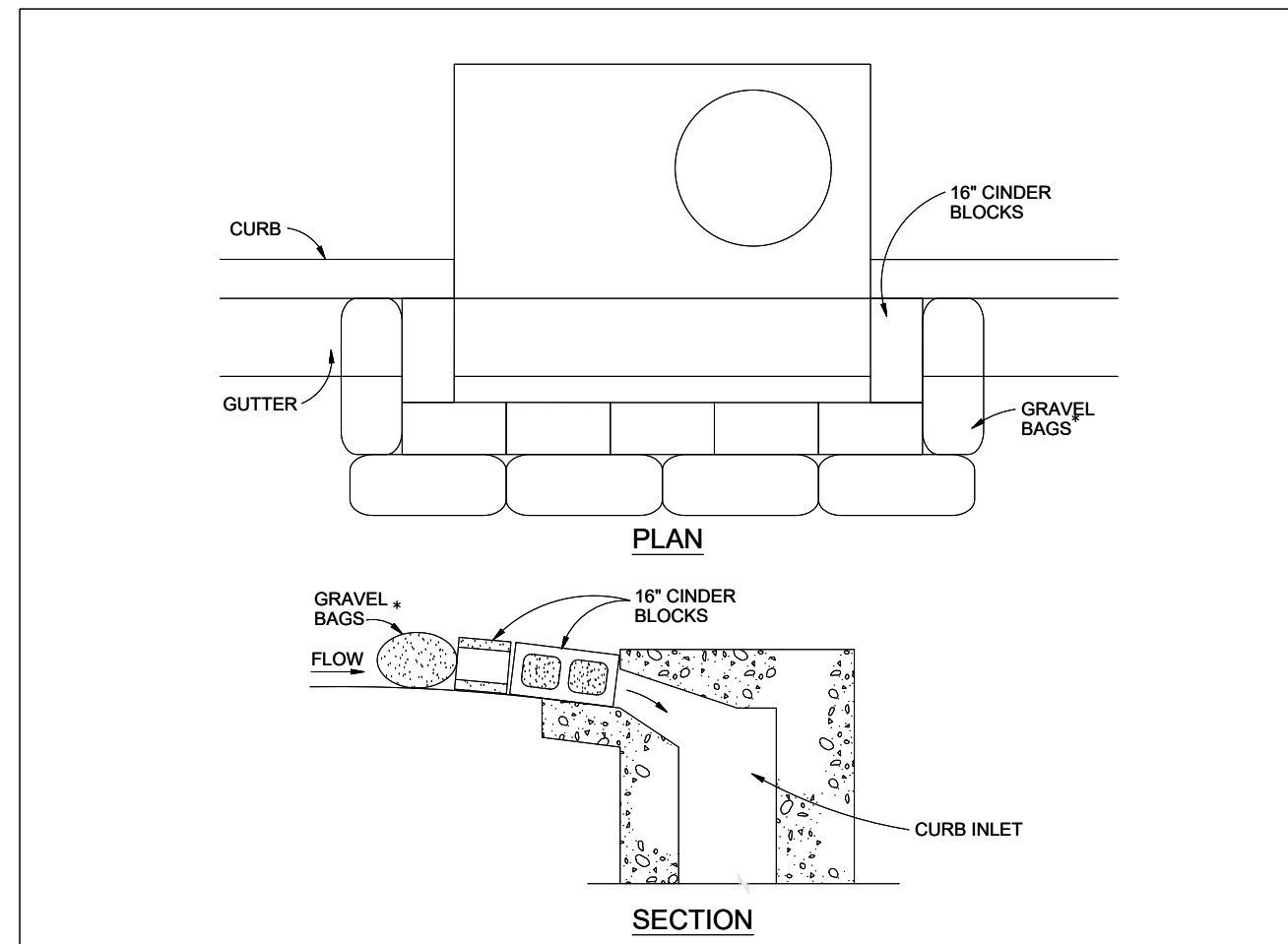


November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3



	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs Storm Water Quality Figure VT-1 Vehicle Tracking Application Examples (SSA)



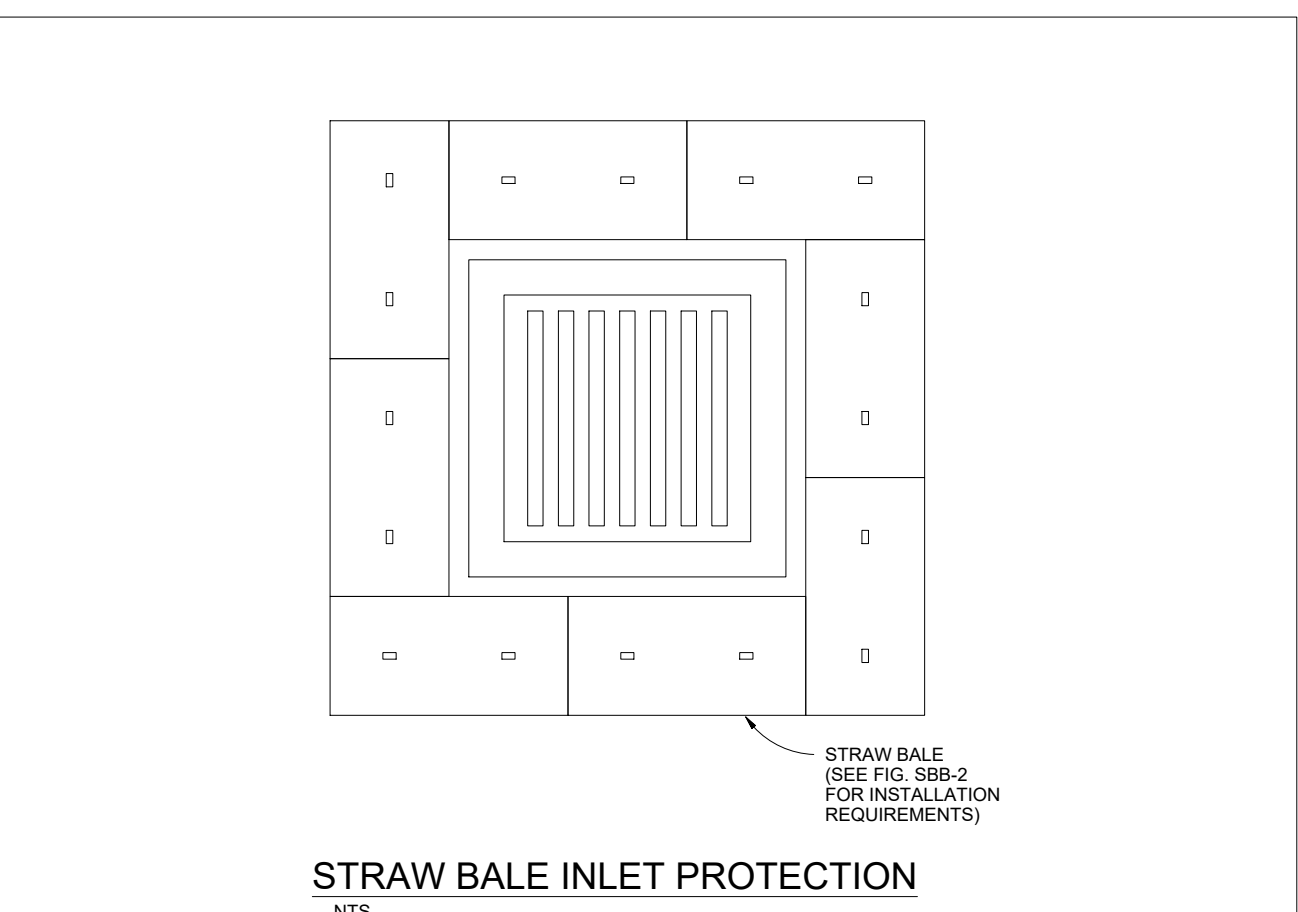
BLOCK AND GRAVEL BAG CURB INLET PROTECTION

BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

- INSTALLATION REQUIREMENTS**
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
 2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
 3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
 4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
 5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.
- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
 2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
 3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
 4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs Stormwater Quality Figure IP-3 Block & Gravel Bag Curb Inlet Protection Construction Detail and Maintenance Requirements

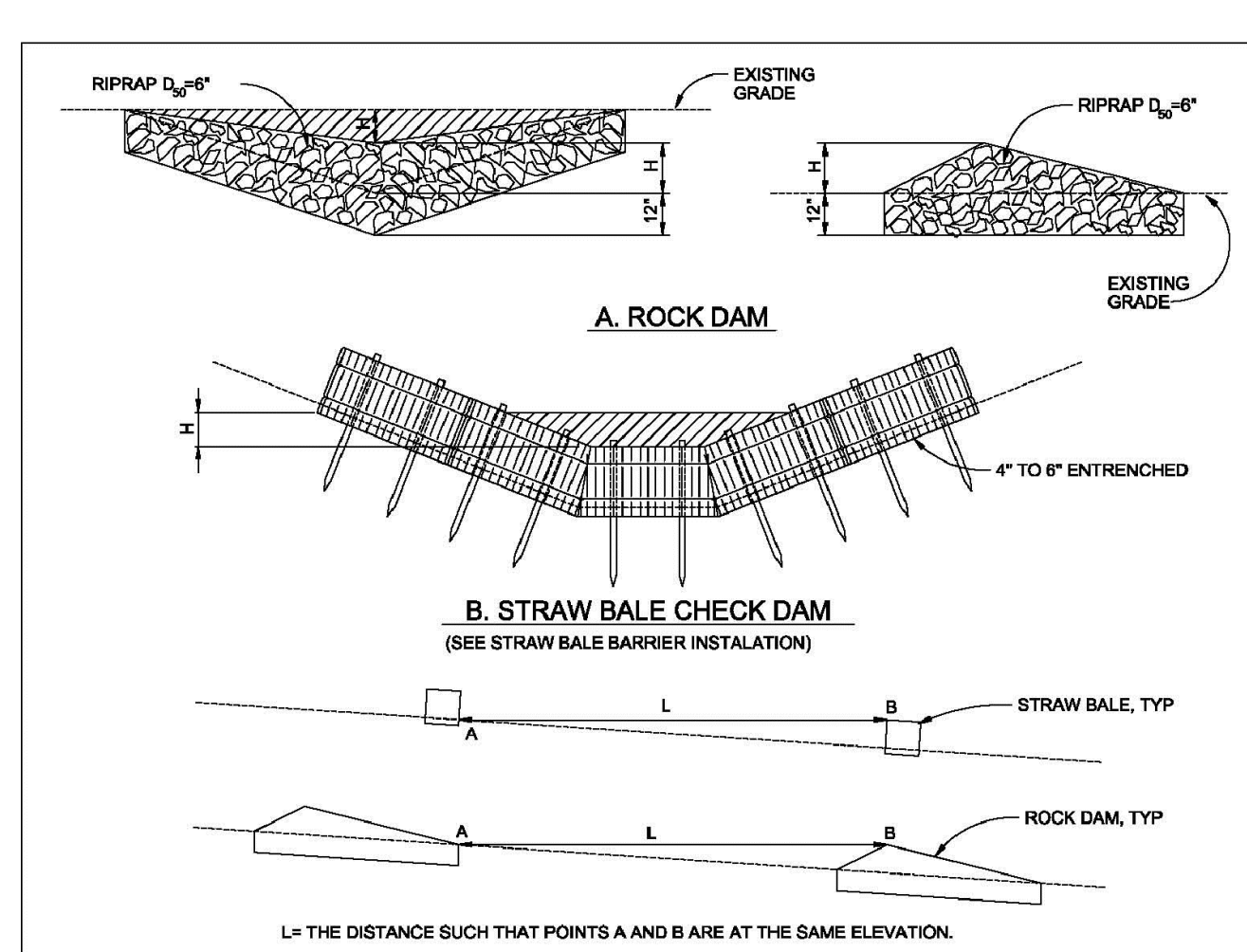


STRAW BALE INLET PROTECTION

STRAW BALE INLET PROTECTION NOTES

- INSTALLATION REQUIREMENTS**
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
 2. BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
 3. SEE STRAW BALE BARRIER FIGURE SBB-2 FOR INSTALLATION REQUIREMENTS.
- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
 2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
 3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.
 4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

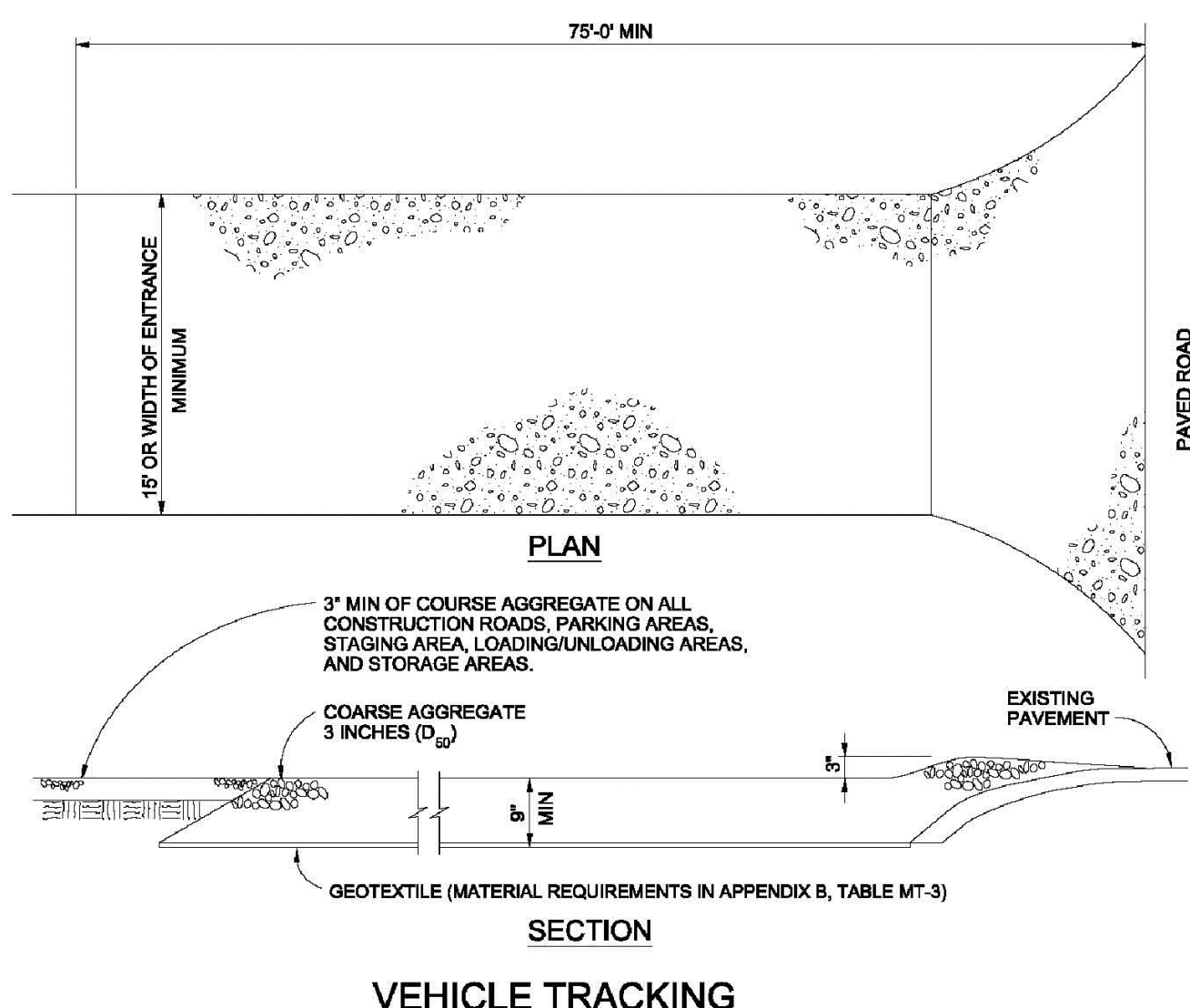
City of Colorado Springs Stormwater Quality Figure IP-2 Straw Bale Inlet Protection Construction Detail and Maintenance Requirements



CHECK DAM NOTES

- INSTALLATION REQUIREMENTS**
1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
 2. THE 1/2" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.
- MAINTENANCE REQUIREMENTS**
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
 2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
 3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
 4. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.

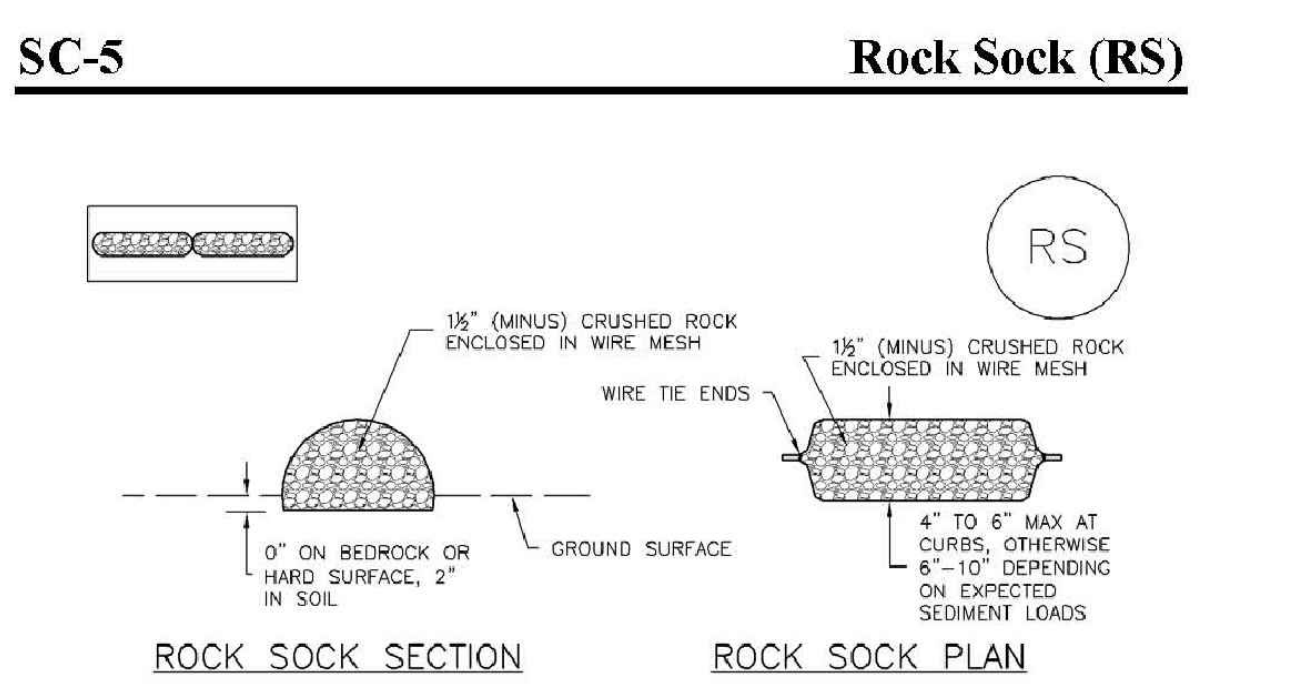
City of Colorado Springs Stormwater Quality Figure CD-1 Check Dam Construction Detail and Maintenance Requirements



VEHICLE TRACKING

- INSTALLATION REQUIREMENTS**
1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
 2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
 3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
 4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
 5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.
- MAINTENANCE REQUIREMENTS**
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
 2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
 3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
 4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
 5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples (VTC)



ROCK SOCK SECTION and **ROCK SOCK PLAN**

ROCK SOCK JOINTING

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

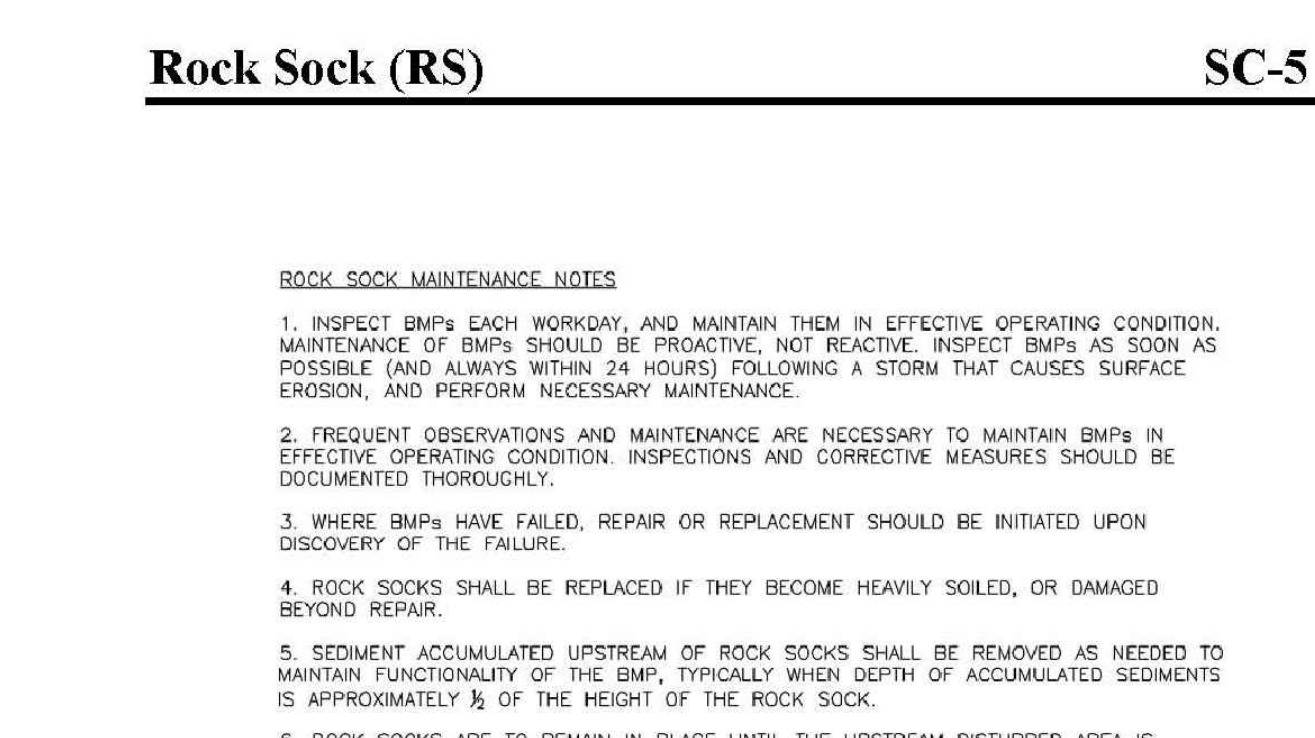
NO. 4	NO. 10
2"	100
1 1/2"	80 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR: LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2"; RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

City of Colorado Springs Stormwater Quality Figure RS-1 Rock Sock Perimeter Control Construction Detail and Maintenance Requirements



ROCK SOCK 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 SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEED, AND MULCH, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

RS-1. ROCK SOCK PERIMETER CONTROL

City of Colorado Springs Stormwater Quality Figure RS-1 Rock Sock Perimeter Control Construction Detail and Maintenance Requirements

PREPARED BY:
DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

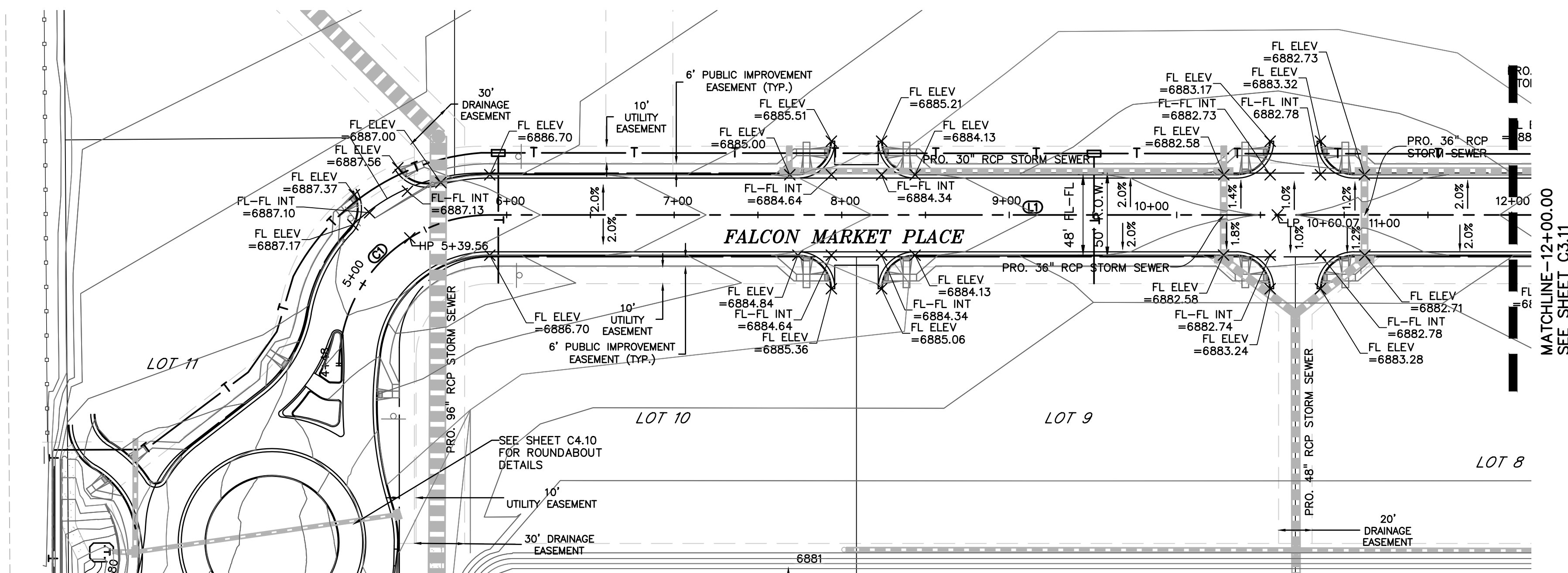
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

EROSION CONTROL DETAILS

PROJECT NO. 20988-00CSCV
DRAWING NO.
C2.12
SHEET: 10 OF 48



LEGEND

PROPERTY LINE

LOT LINE

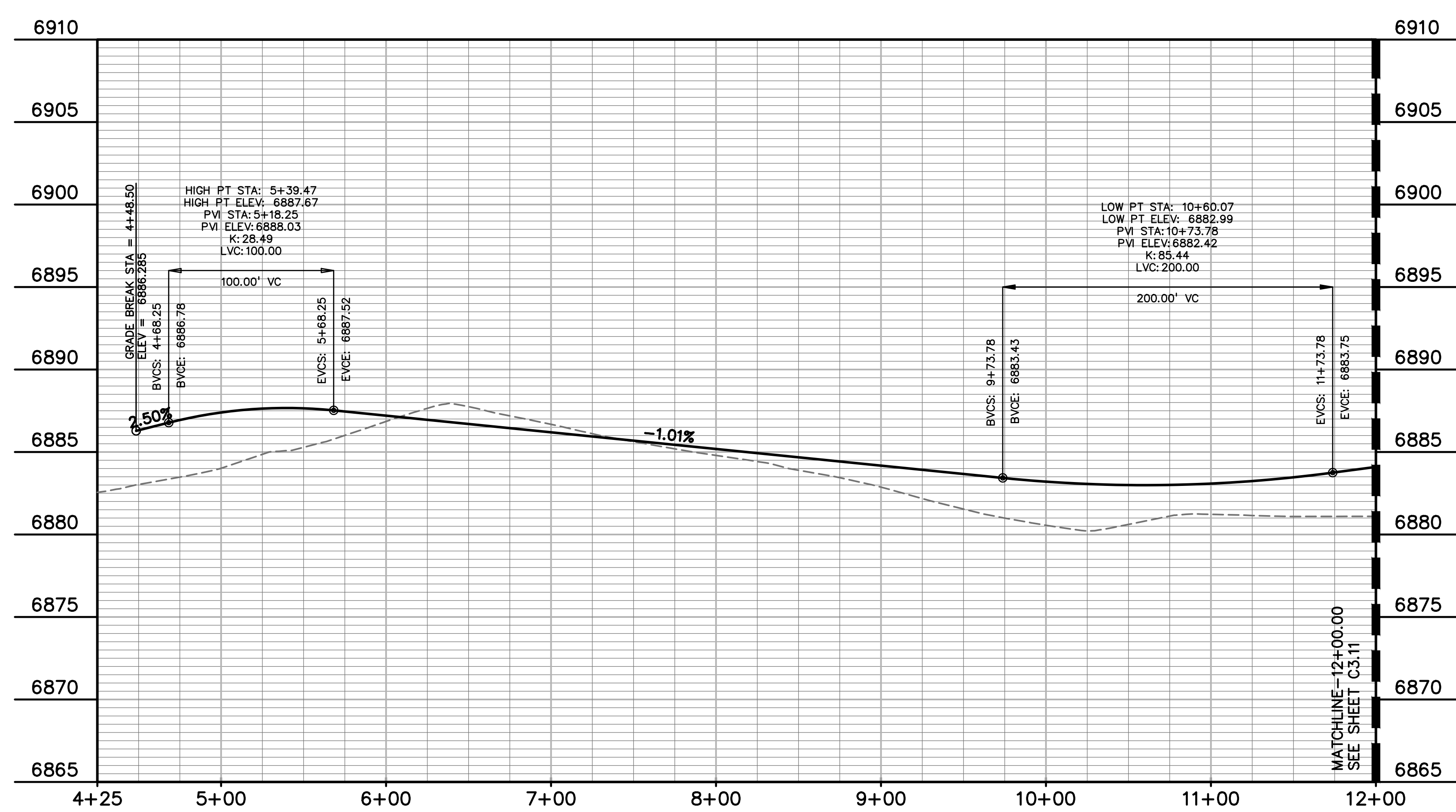
EASEMENT

CURB & GUTTER

SIDEWALK

SCALE: 1"=50'

KEY MAP
NTS



CL LINE TABLE

LINE #	LENGTH	BEARING
L1	648.27'	N90°00'00"E
L2	633.27'	N0°00'00"E
L3	332.81'	N90°00'00"E

CL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	141.37'	90.00'	90°00'00"	N45°00'00"E	127.28'
C2	141.35'	90.00'	90°00'00"	N45°00'00"E	127.26'

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

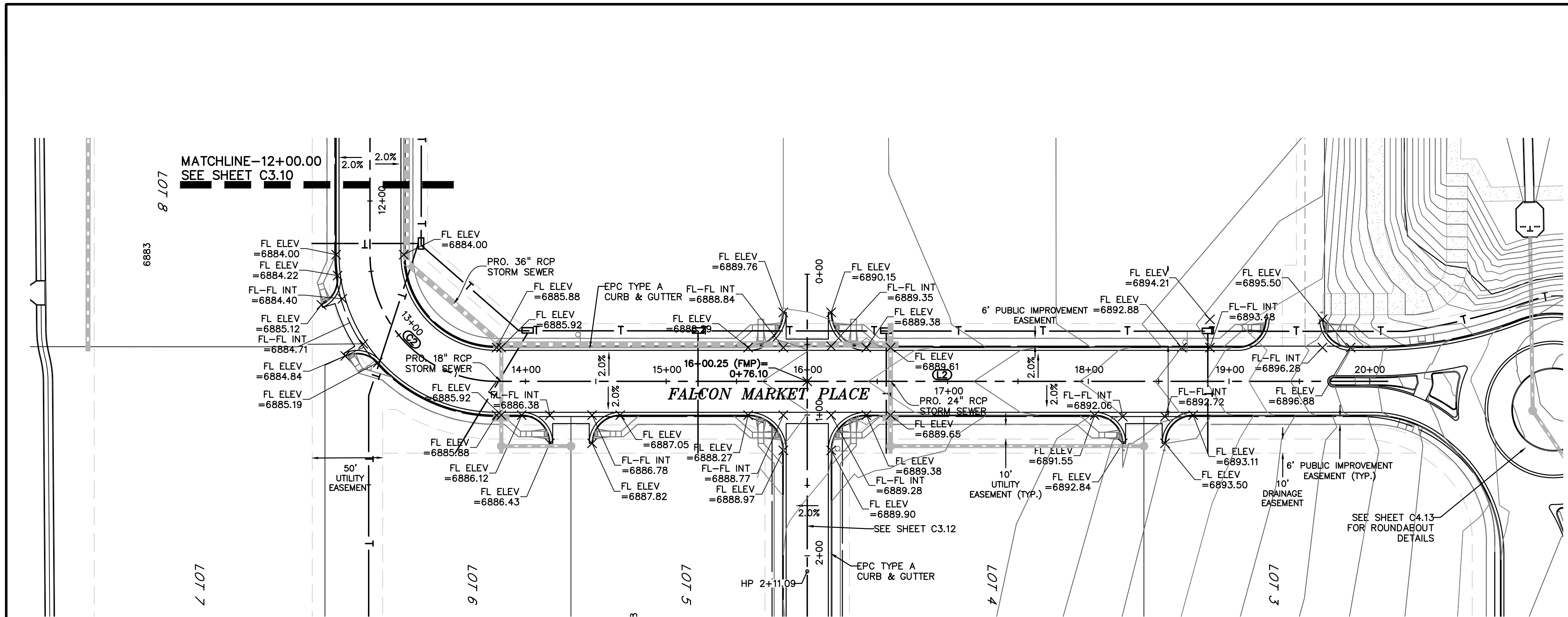
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

FALCON MARKETPLACE
PLAN & PROFILE

PROJECT NO. 20988-00CSCV
DRAWING NO.

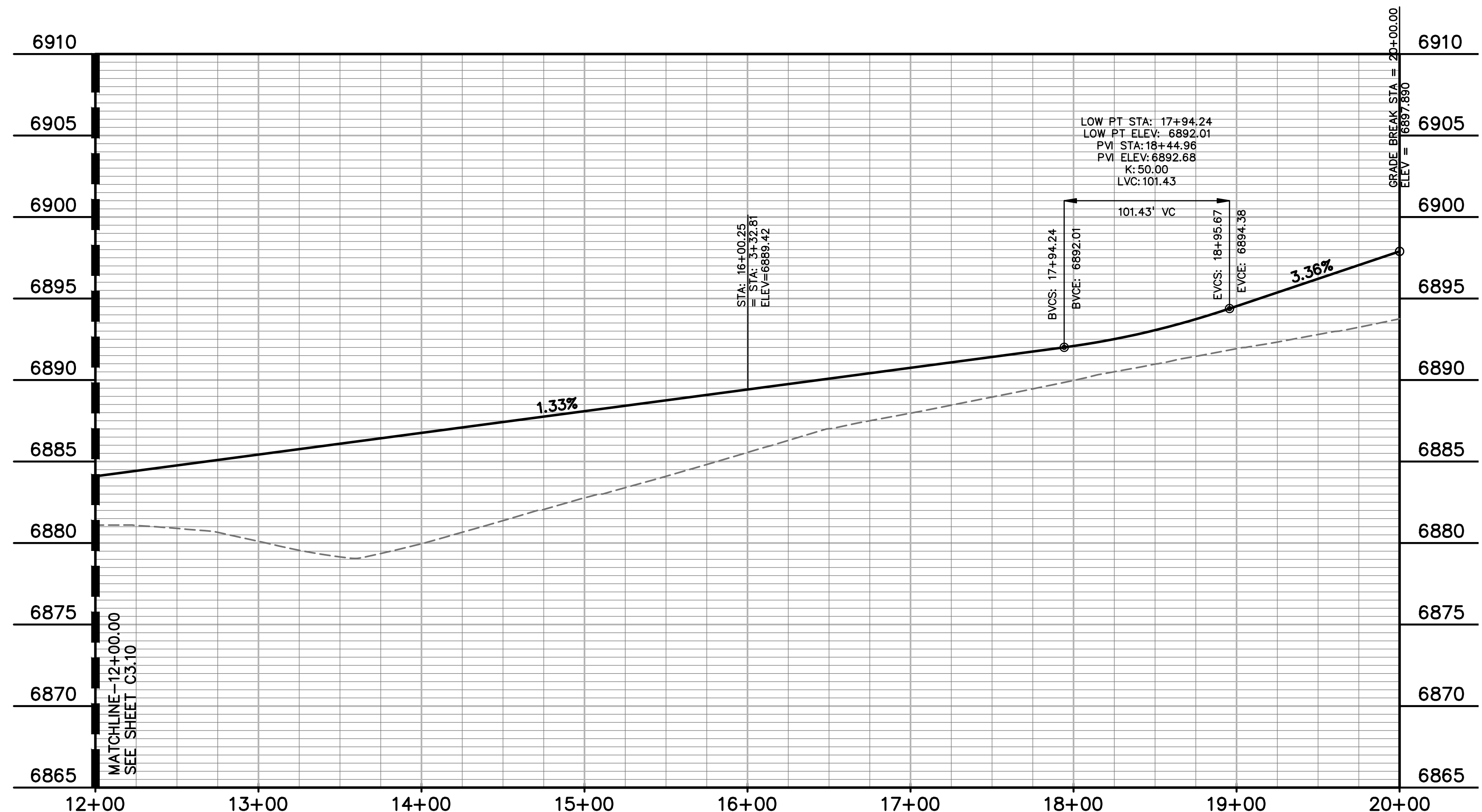
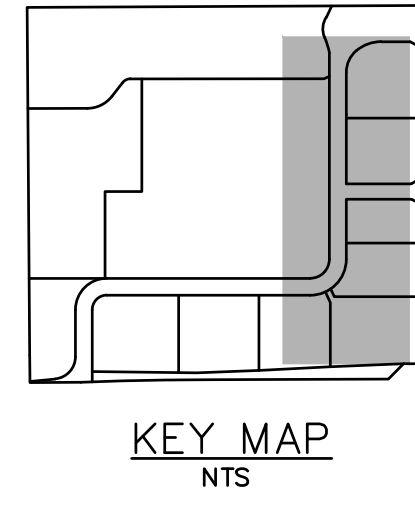
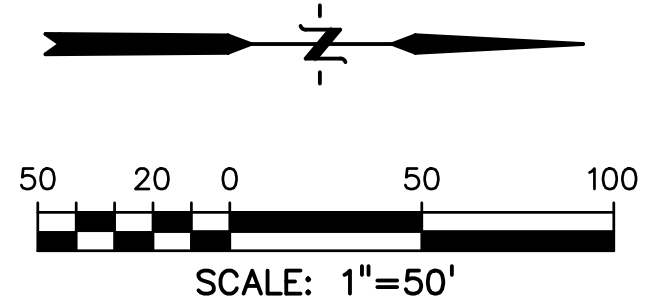
C3.10

SHEET: 11 OF 48



LEGEND

PROPERTY LINE	---
LOT LINE	- - - -
EASEMENT	.....
CURB & GUTTER	=====
SIDEWALK	=====



CL LINE TABLE

LINE #	LENGTH	BEARING
L1	648.27'	N90°00'00"E
L2	633.27'	N0°00'00"E
L3	332.81'	N90°00'00"E

CL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	141.37'	90.00'	90°00'00"	N45°00'00"E	127.28'
C2	141.35'	90.00'	90°00'00"	N45°00'00"E	127.26'

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers-Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

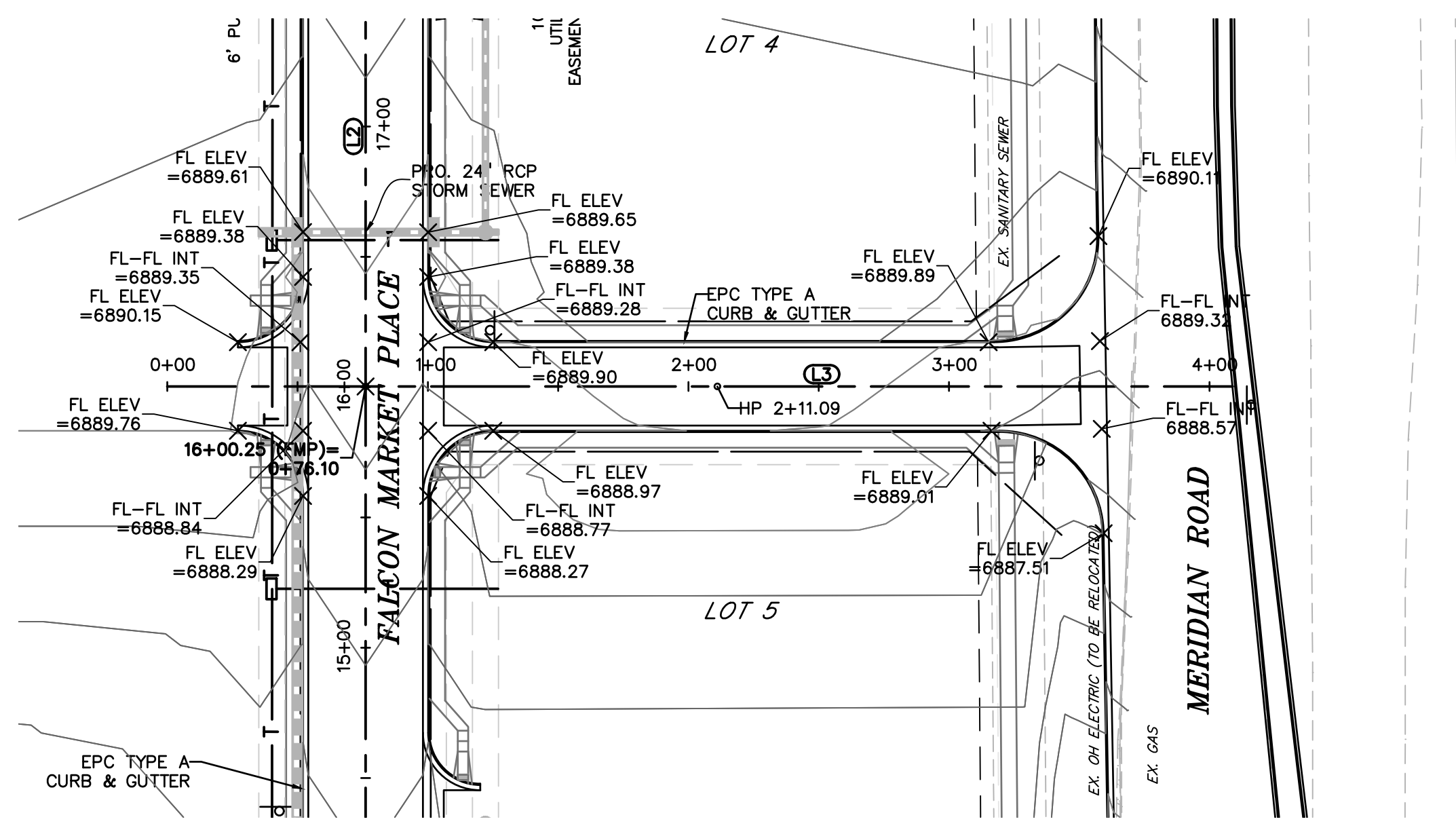
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: SBN
 DRAWN BY: SBN
 CHECKED BY: TDM
 FILE NAME:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: N/A

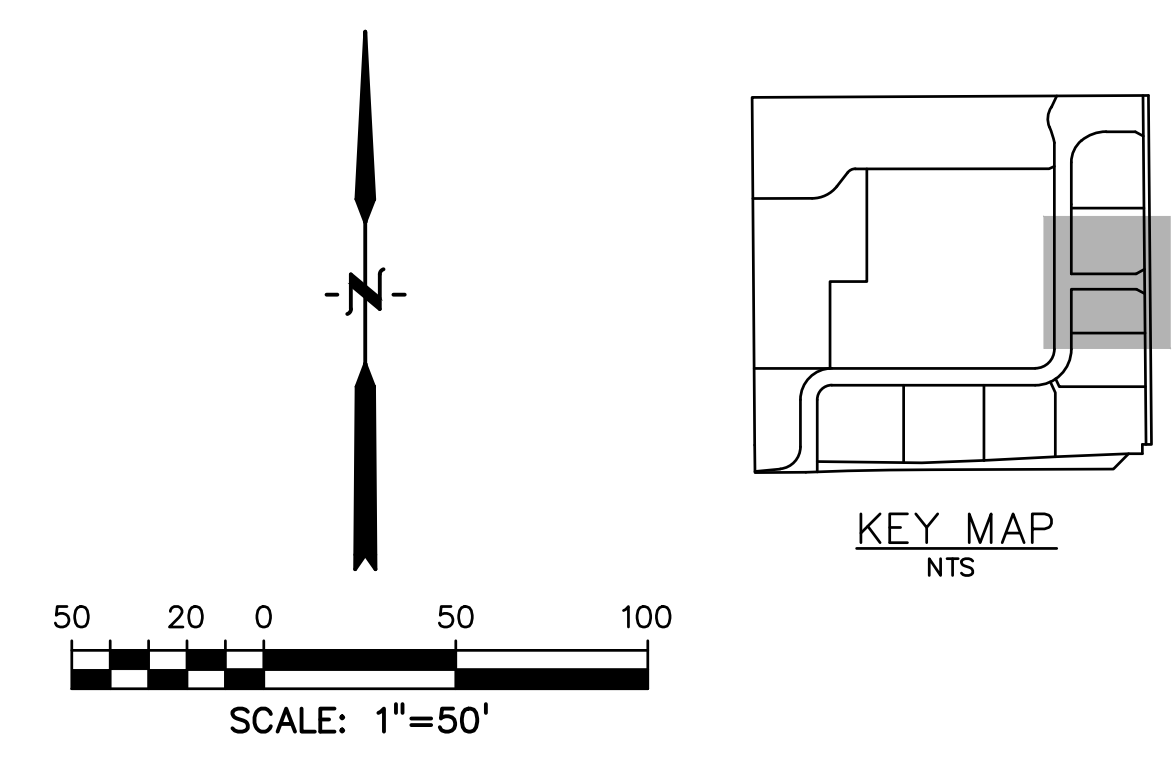
FALCON MARKETPLACE PLAN & PROFILE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C3.11
 SHEET: 12 OF 48



LEGEND

PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----

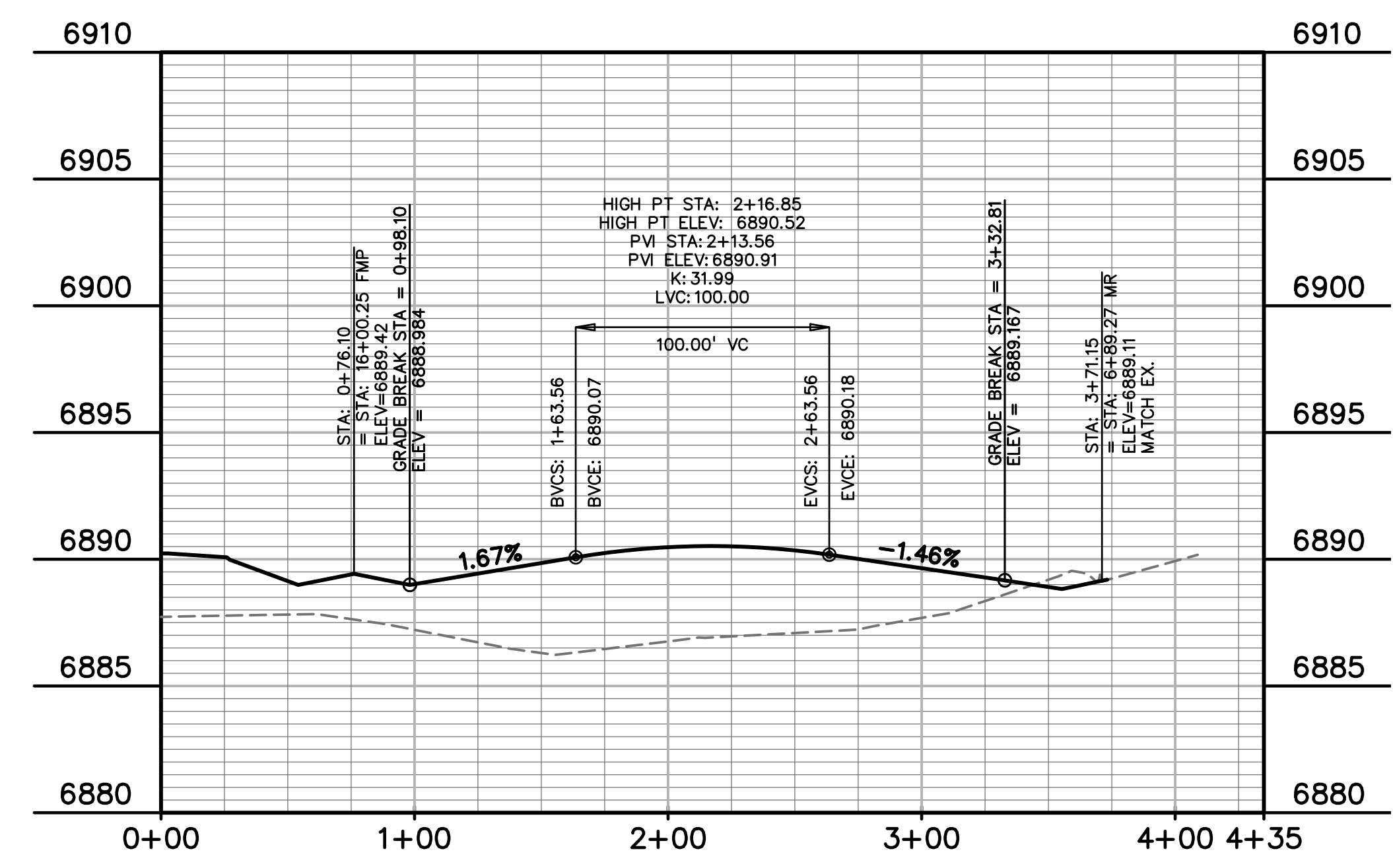


CL LINE TABLE

LINE #	LENGTH	BEARING
L1	648.27'	N90°00'00"E
L2	633.27'	N0°00'00"E
L3	332.81'	N90°00'00"E

CL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	141.37'	90.00'	90°00'00"	N45°00'00"E	127.28'
C2	141.35'	90.00'	90°00'00"	N45°00'00"E	127.26'



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

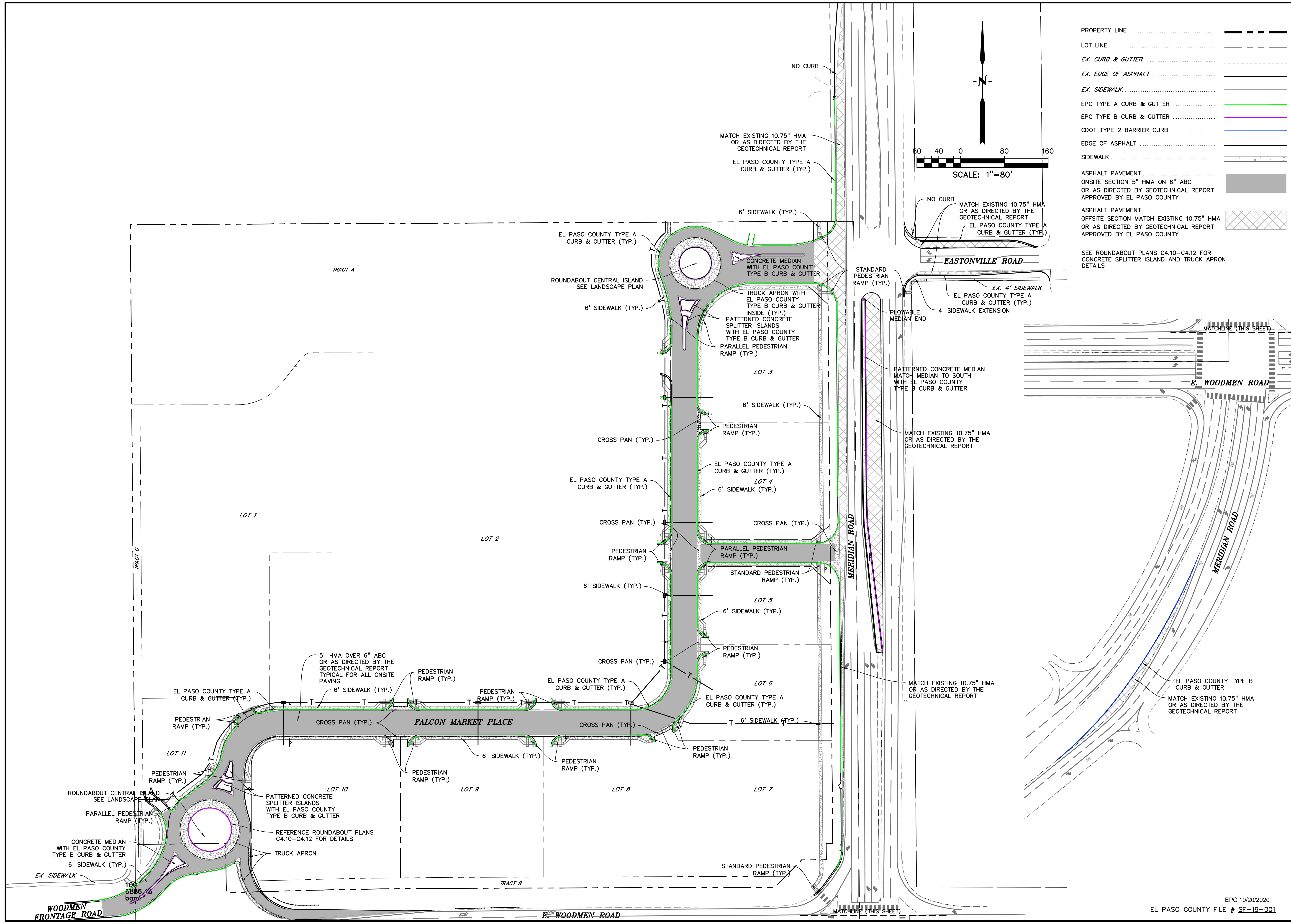
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: N/A

ACCESS DRIVE
 PLAN & PROFILE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C3.12



PROPERTY LINE - - - - -

LOT LINE - - - - -

EX. CURB & GUTTER - - - - -

EX. EDGE OF ASPHALT - - - - -

EX. SIDEWALK - - - - -

EPC TYPE A CURB & GUTTER - - - - -

EPC TYPE B CURB & GUTTER - - - - -

CDOT TYPE 2 BARRIER CURB - - - - -

EDGE OF ASPHALT - - - - -

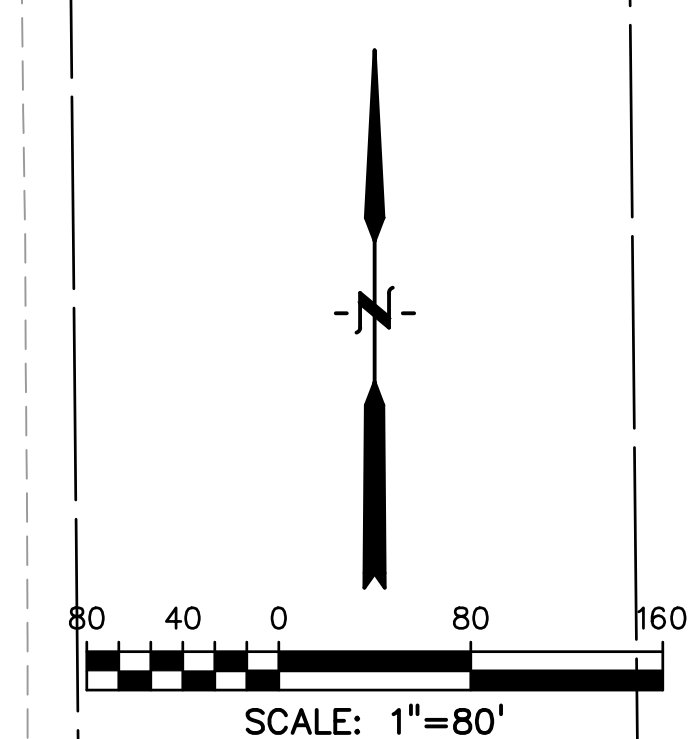
SIDEWALK - - - - -

ASPHALT PAVEMENT - - - - -

ONSITE SECTION 5" HMA ON 6" ABC OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY

ASPHALT PAVEMENT OFFSITE SECTION MATCH EXISTING 10.75" HMA OR AS DIRECTED BY GEOTECHNICAL REPORT APPROVED BY EL PASO COUNTY

SEE ROUNDABOUT PLANS C4.10-C4.12 FOR CONCRETE SPLITTER ISLAND AND TRUCK APRON DETAILS



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: SBN
DRAWN BY: SBN
CHECKED BY: TDM
FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

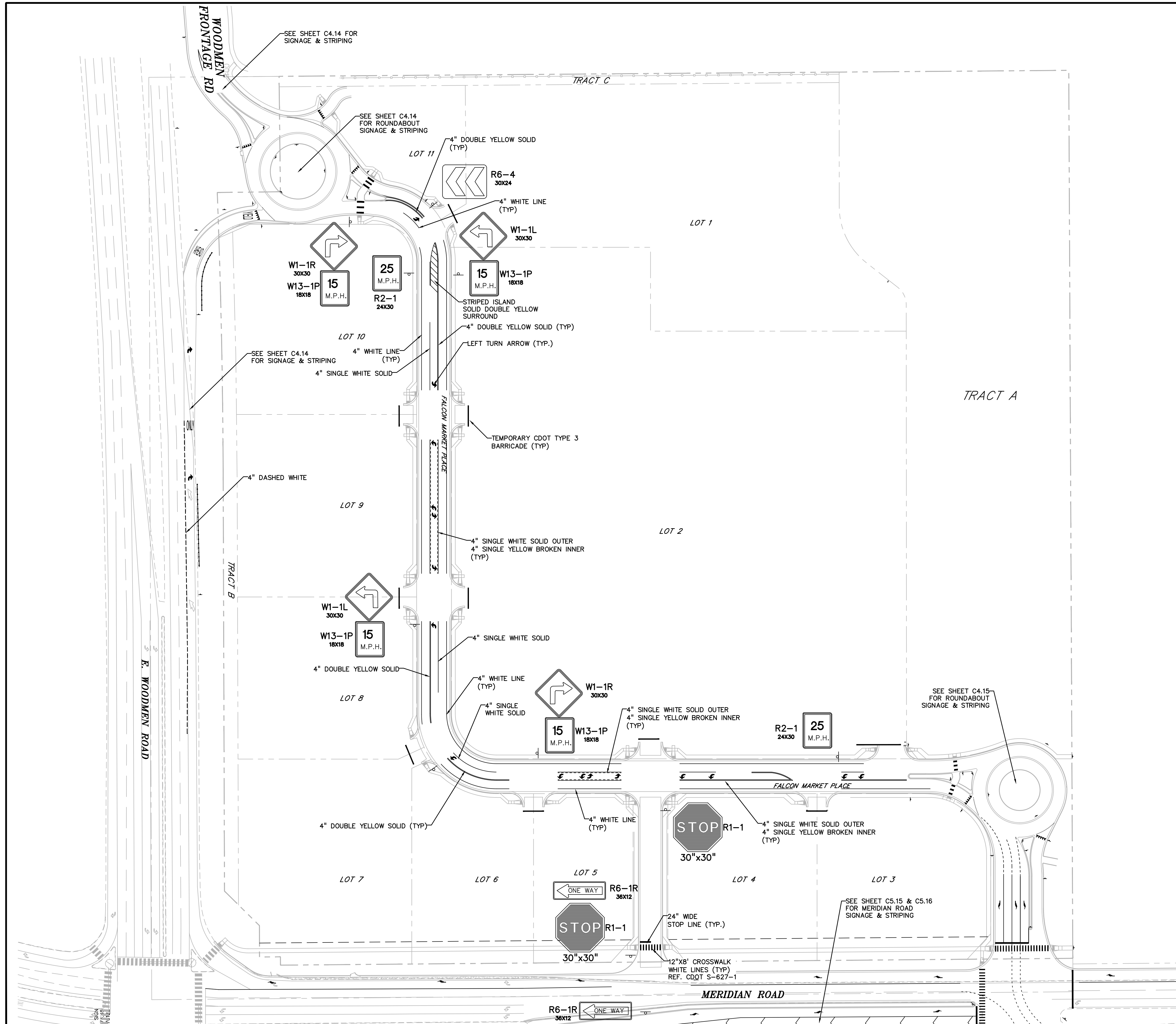
DRAWING SCALE:
HORIZONTAL: 1"=80'
VERTICAL: N/A

SITE PAVING & CONCRETE PLAN

PROJECT NO. 20988-00CSCV
DRAWING NO.

C3.13

SHEET: 14 OF 48



LEGEND

PROPERTY LINE	---
LOT LINE	- - -
EASEMENT	---
CURB & GUTTER	====
SIDEWALK	=====

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

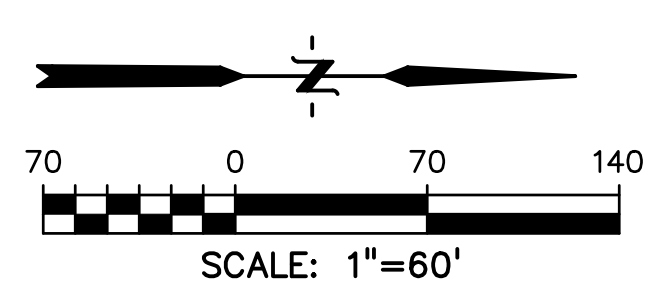
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	



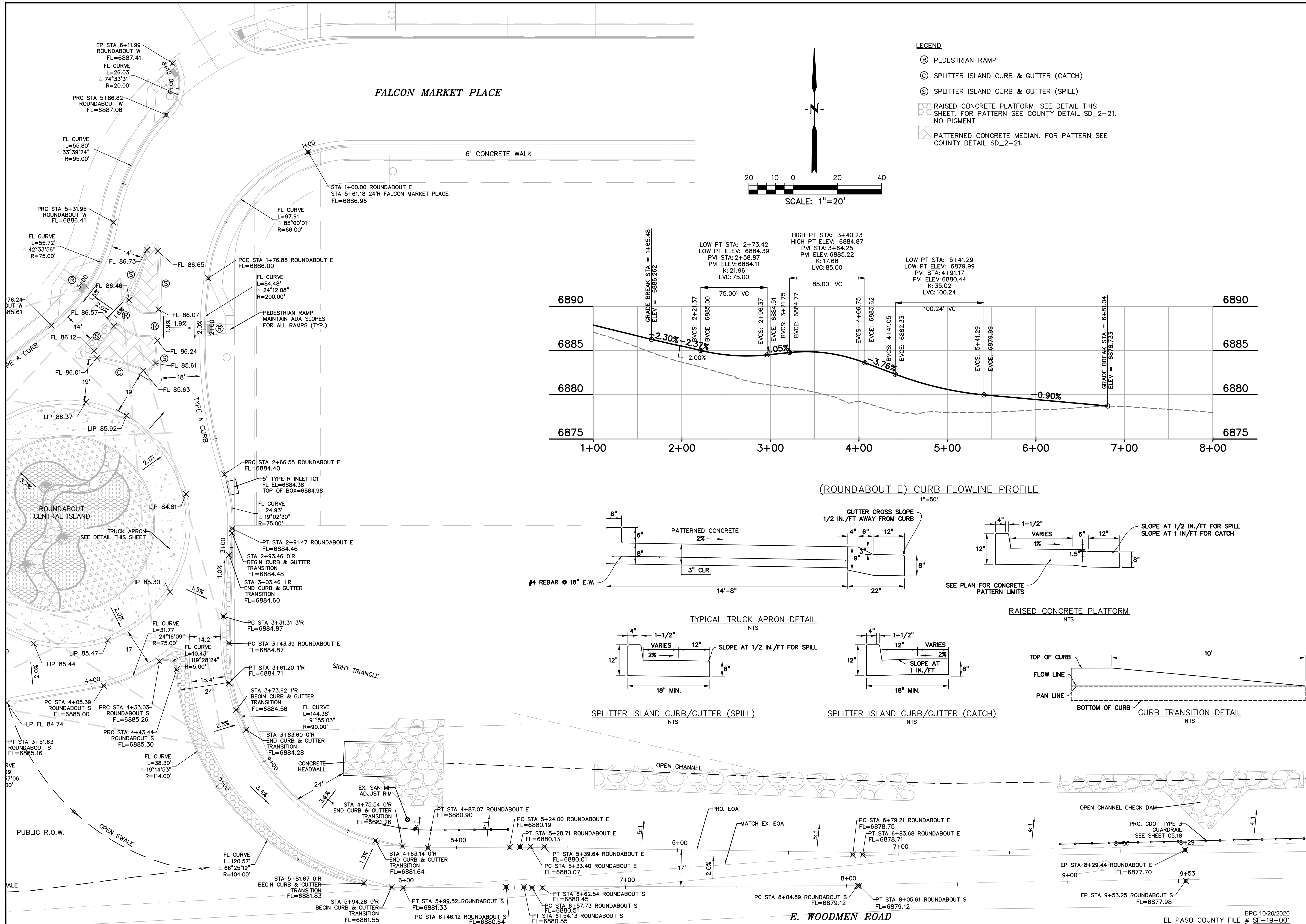
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=60'
 VERTICAL: N/A

SIGNAGE & STRIPING PLAN
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

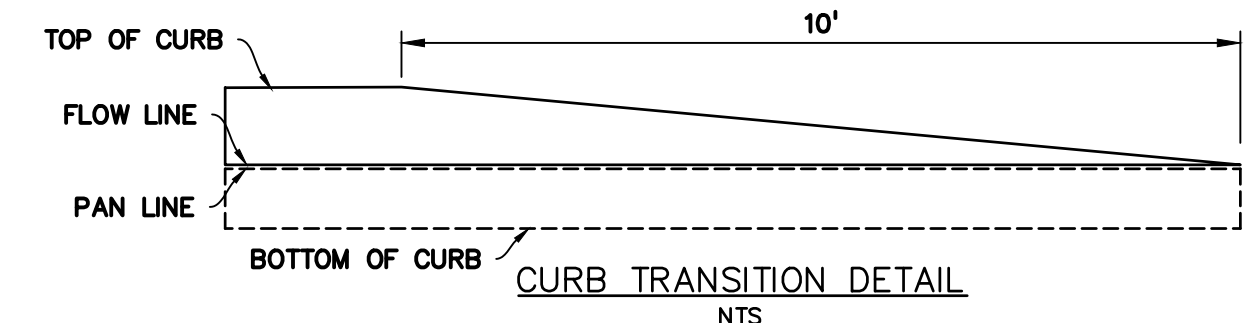
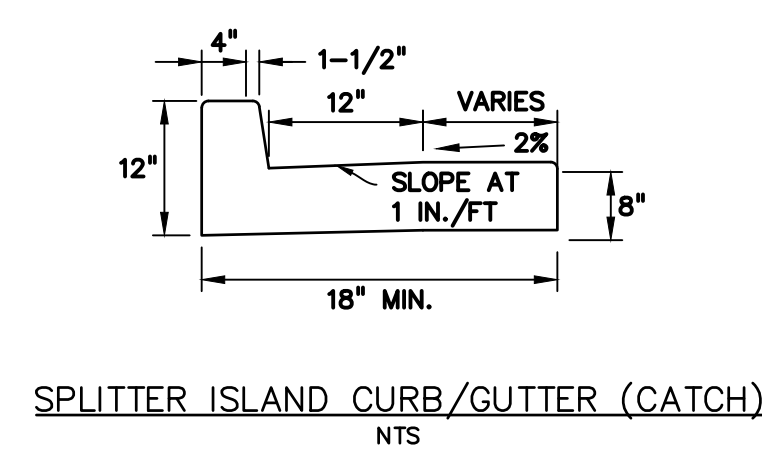
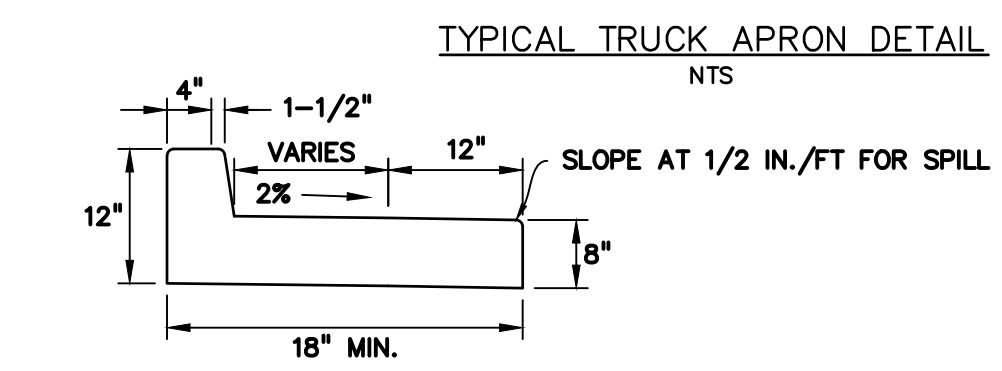
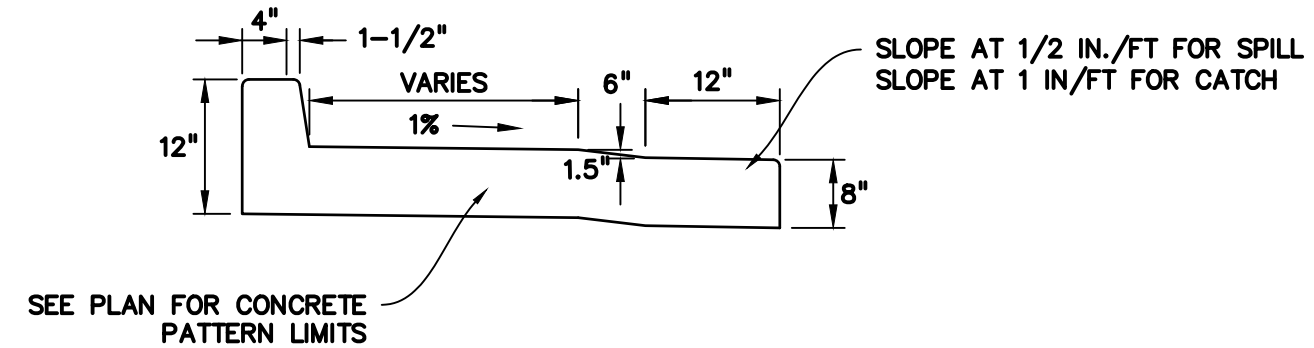
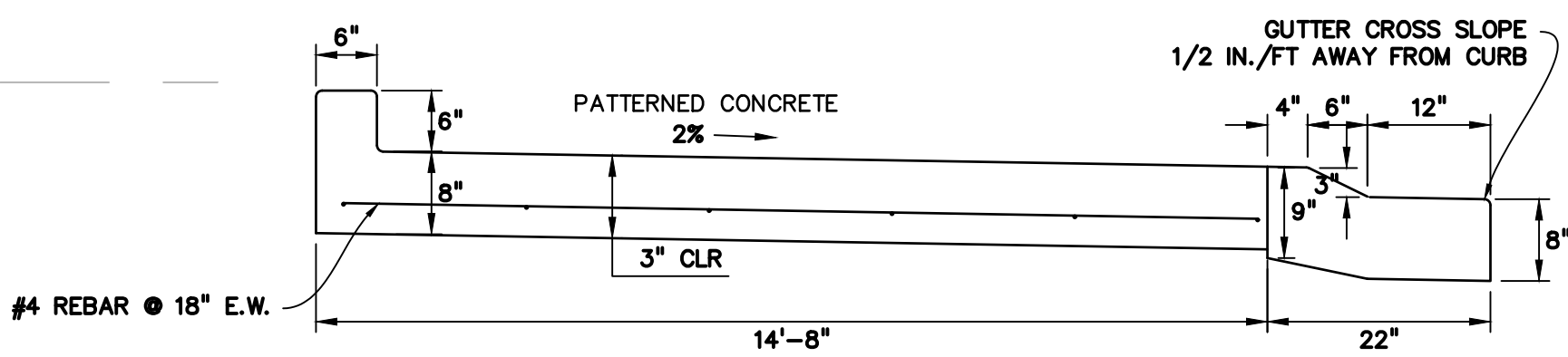
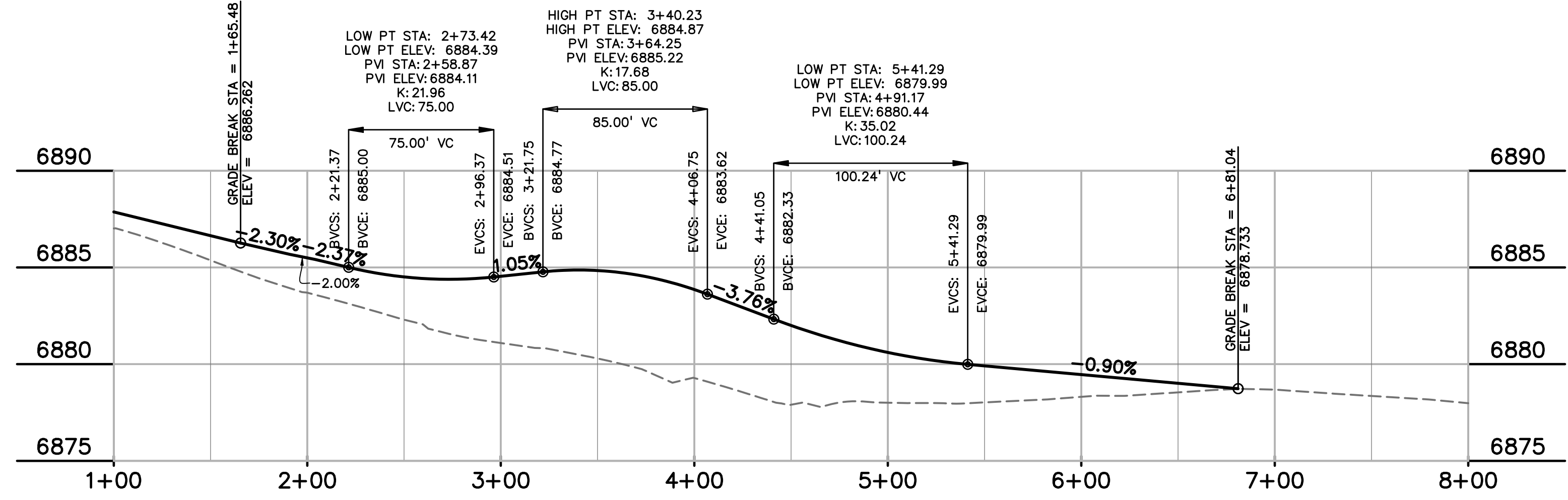
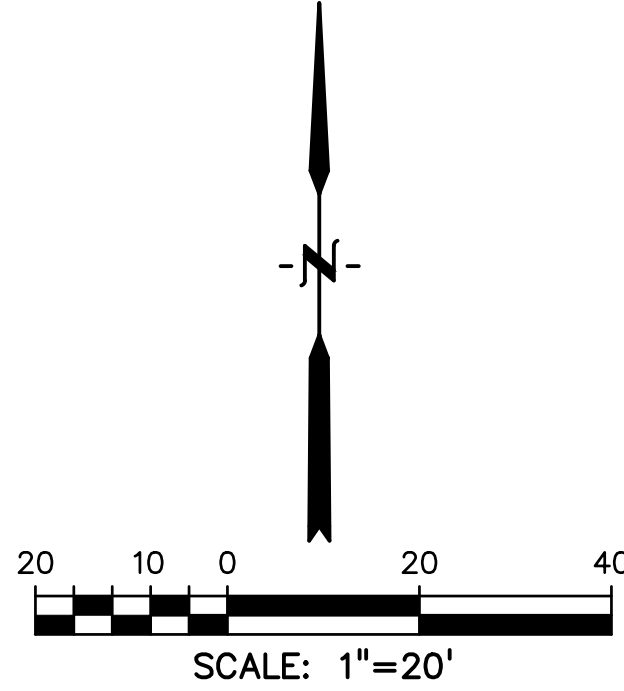
C3.14
 SHEET: 15 OF 48



EPC 10/20/2020
 EL PASO COUNTY FILE # SF-19-001



- LEGEND**
- Ⓜ PEDESTRIAN RAMP
 - Ⓞ SPLITTER ISLAND CURB & GUTTER (CATCH)
 - Ⓟ SPLITTER ISLAND CURB & GUTTER (SPILL)
 - ▨ RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD_2-21. NO PIGMENT
 - ▩ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE

FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: VARIES
VERTICAL: 1"=5'

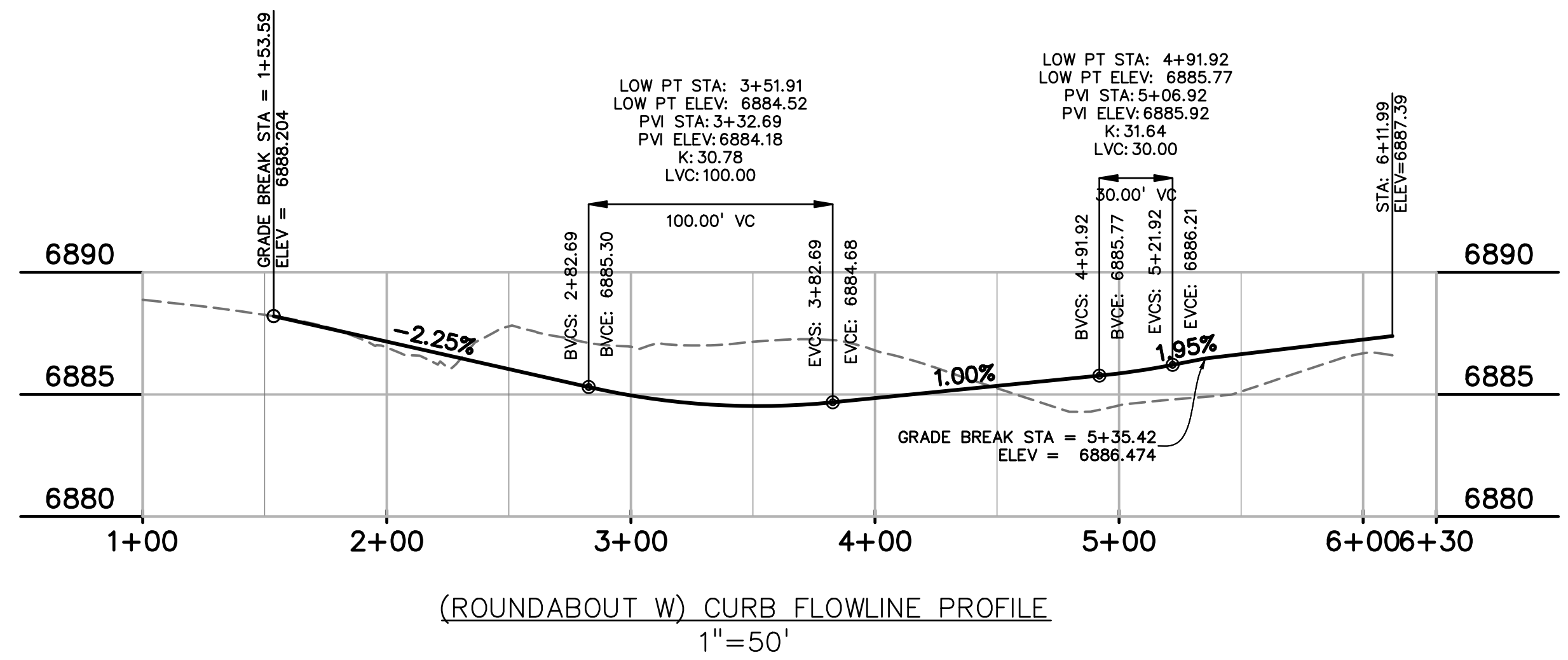
SOUTH ROUNDABOUT PROFILES

PROJECT NO. 20988-00CSCV
DRAWING NO.

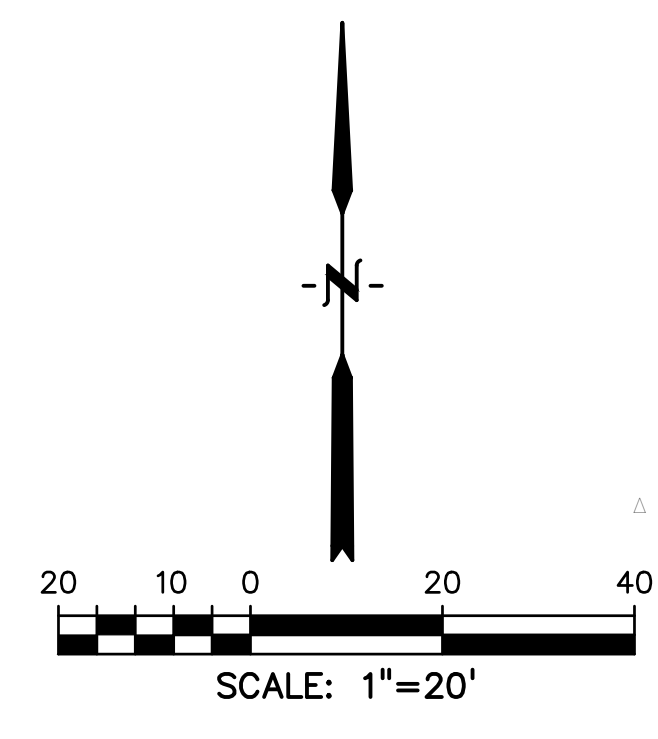
C4.10

SHEET: 16 OF 48

EPC 10/20/2020
EL PASO COUNTY FILE # SF-19-001



- LEGEND**
- Ⓜ PEDESTRIAN RAMP
 - Ⓞ SPLITTER ISLAND CURB & GUTTER (CATCH)
 - Ⓟ SPLITTER ISLAND CURB & GUTTER (SPILL)
 - ▨ RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD_2-21. NO PIGMENT
 - ▩ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

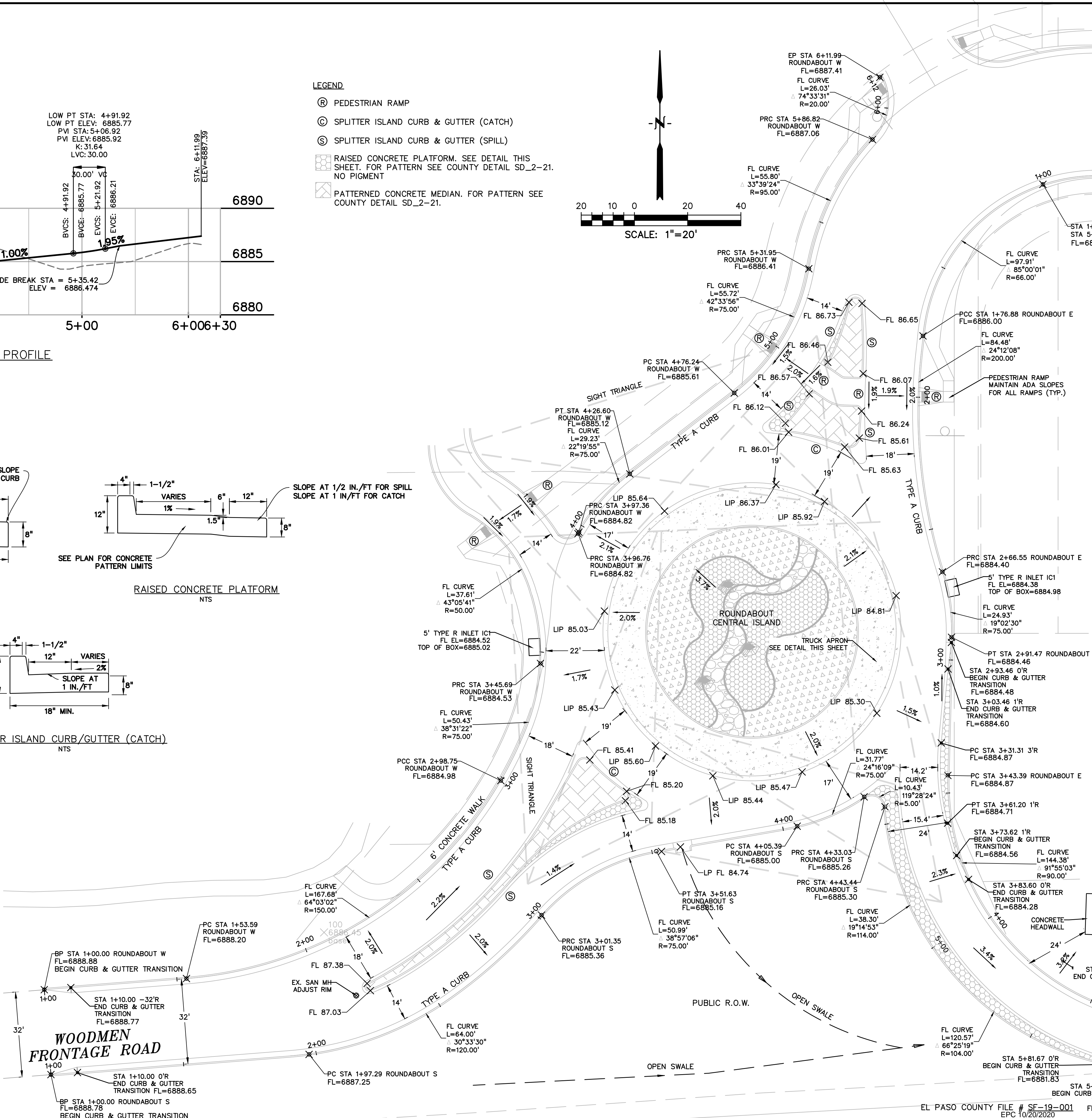
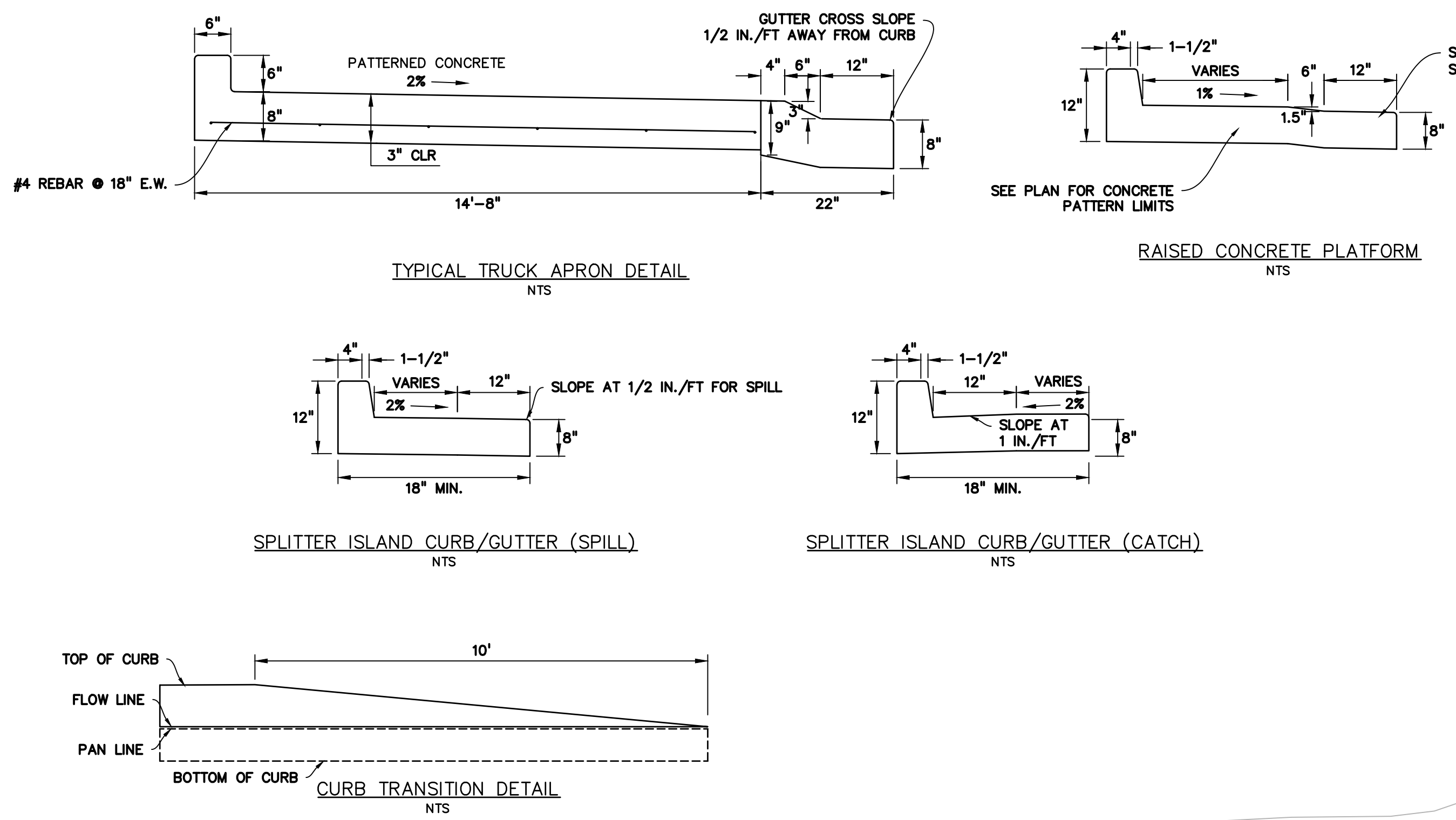
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

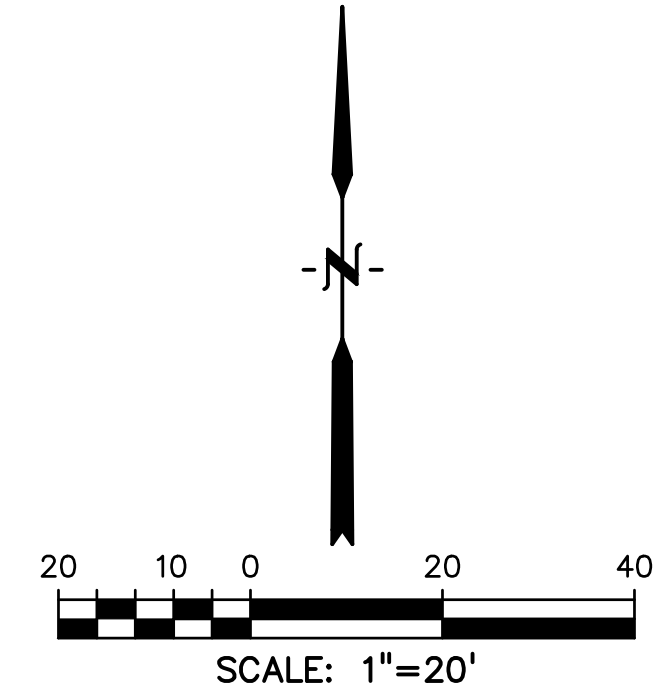
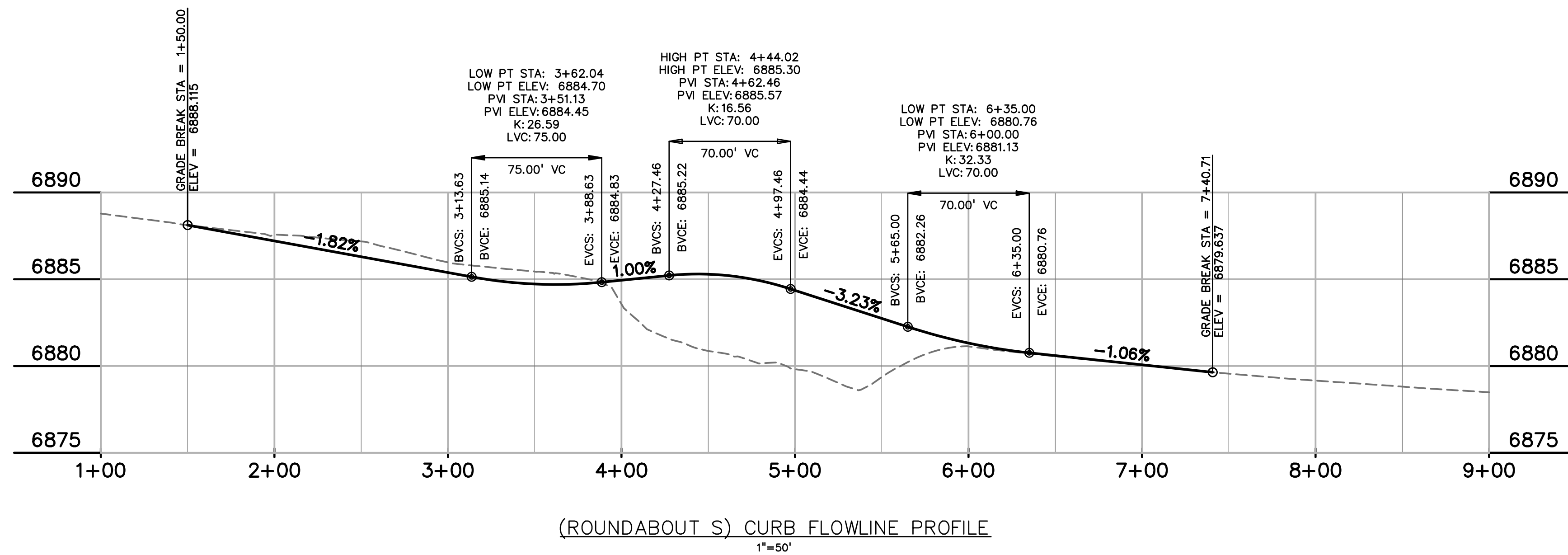
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

DESIGNED BY: TDM
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:

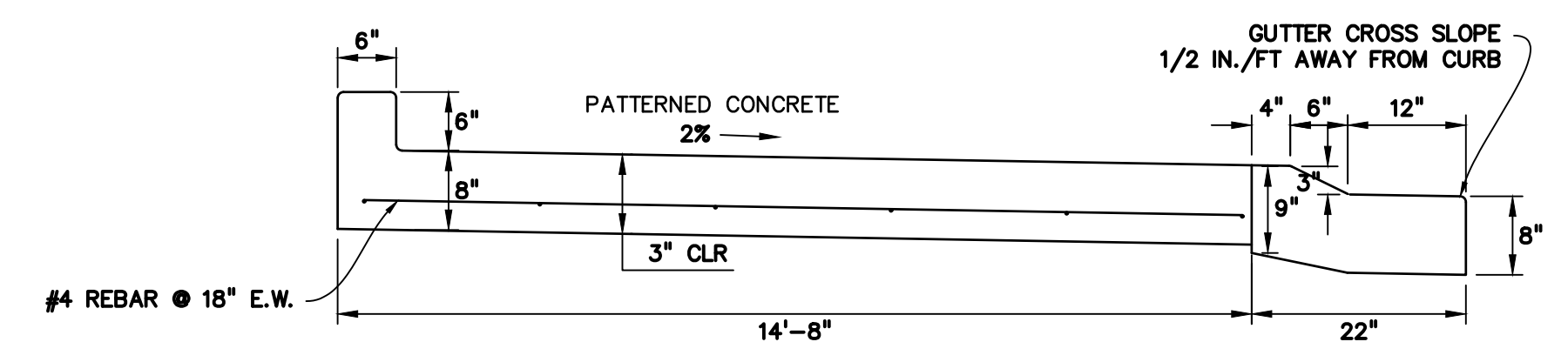
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: VARIES
 VERTICAL: 1"=5'

SOUTH ROUNDAABOUT PROFILES
 PROJECT NO. 20988-00CSCV
 DRAWING NO. **C4.11**
 SHEET: 17 OF 48
 EL PASO COUNTY FILE # SF-19-001 EPC 10/20/2020

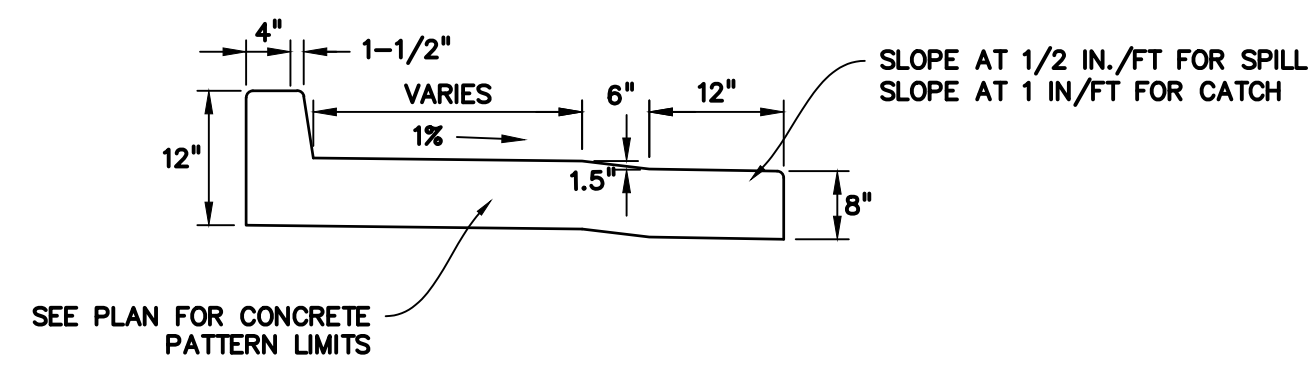




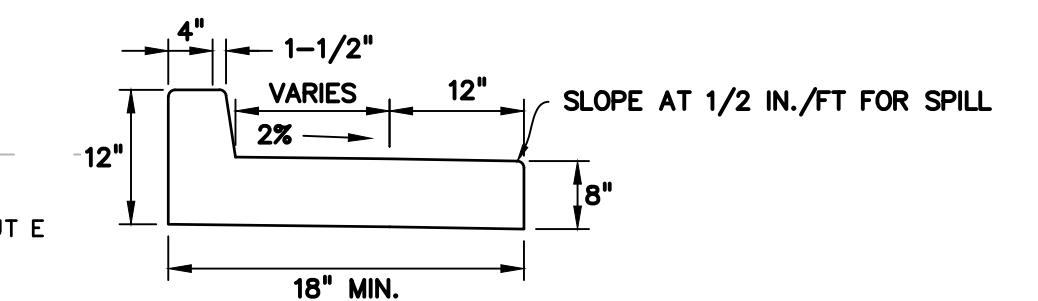
- LEGEND**
- Ⓜ PEDESTRIAN RAMP
 - Ⓢ SPLITTER ISLAND CURB & GUTTER (CATCH)
 - Ⓣ SPLITTER ISLAND CURB & GUTTER (SPILL)
 - ▨ RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD_2-21. NO PIGMENT
 - ▩ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



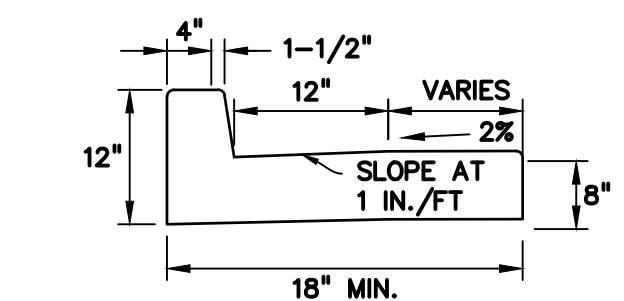
TYPICAL TRUCK APRON DETAIL
NTS



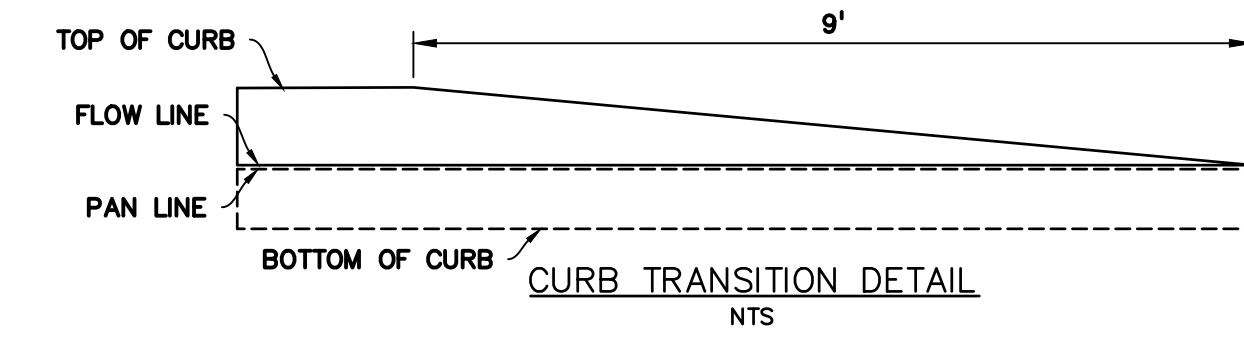
RAISED CONCRETE PLATFORM
NTS



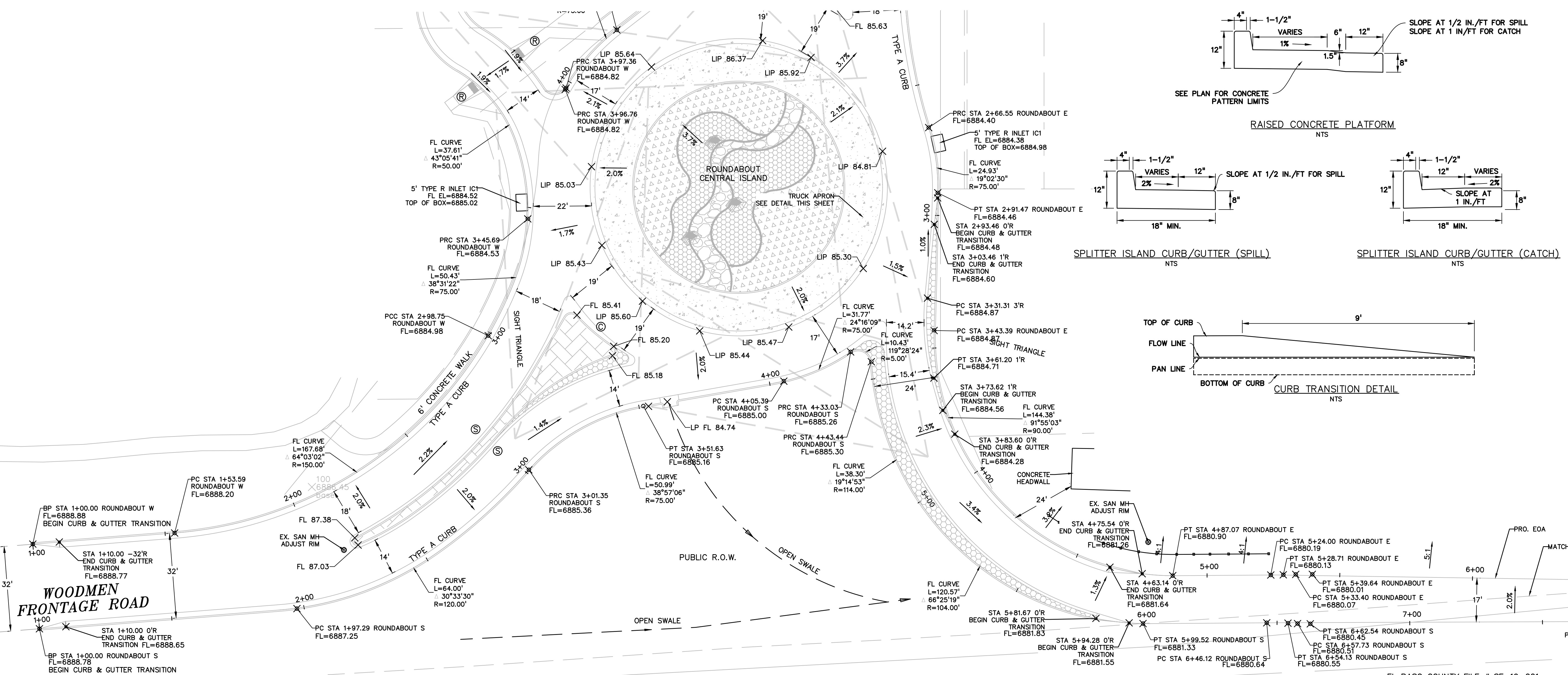
SPLITTER ISLAND CURB/GUTTER (SPILL)
NTS



SPLITTER ISLAND CURB/GUTTER (CATCH)
NTS



CURB TRANSITION DETAIL
NTS



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

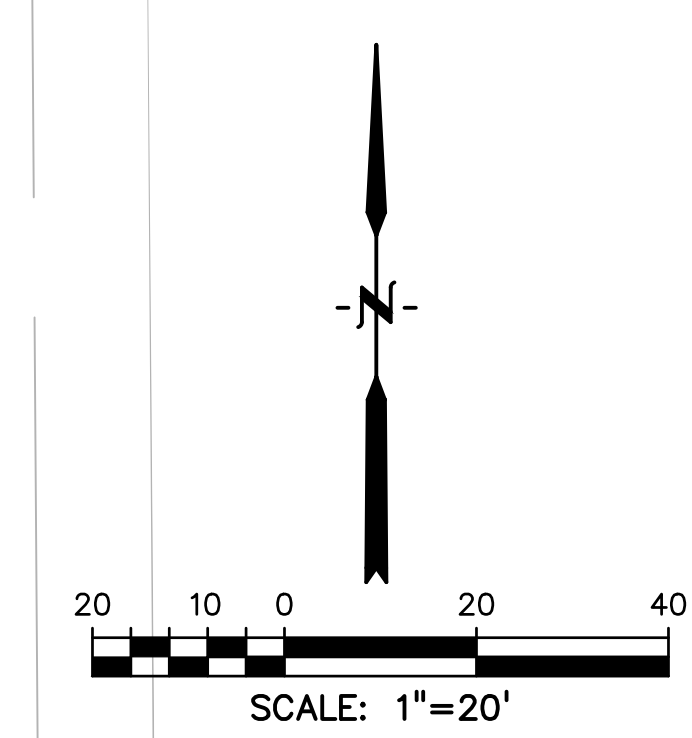
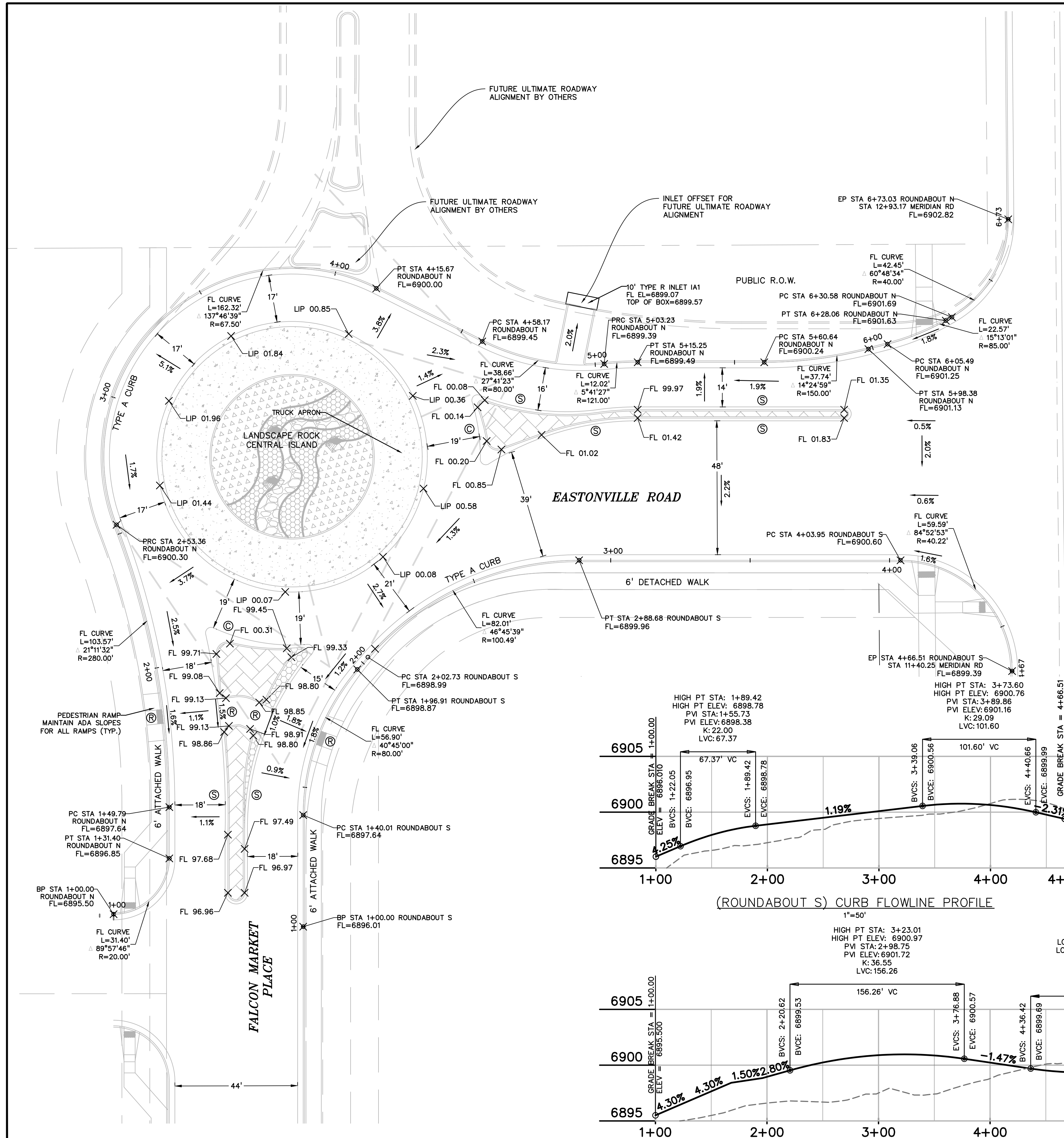
DRAWING SCALE:
HORIZONTAL: VARIES
VERTICAL: 1"=5'

SOUTH ROUNDABOUT PROFILES

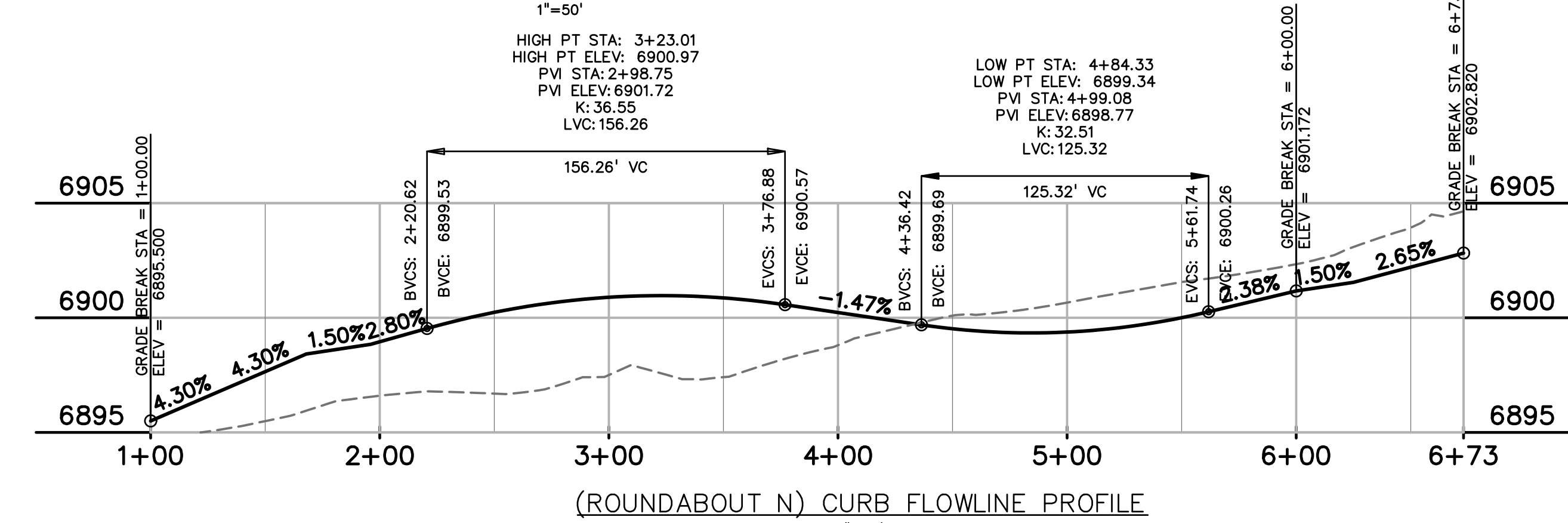
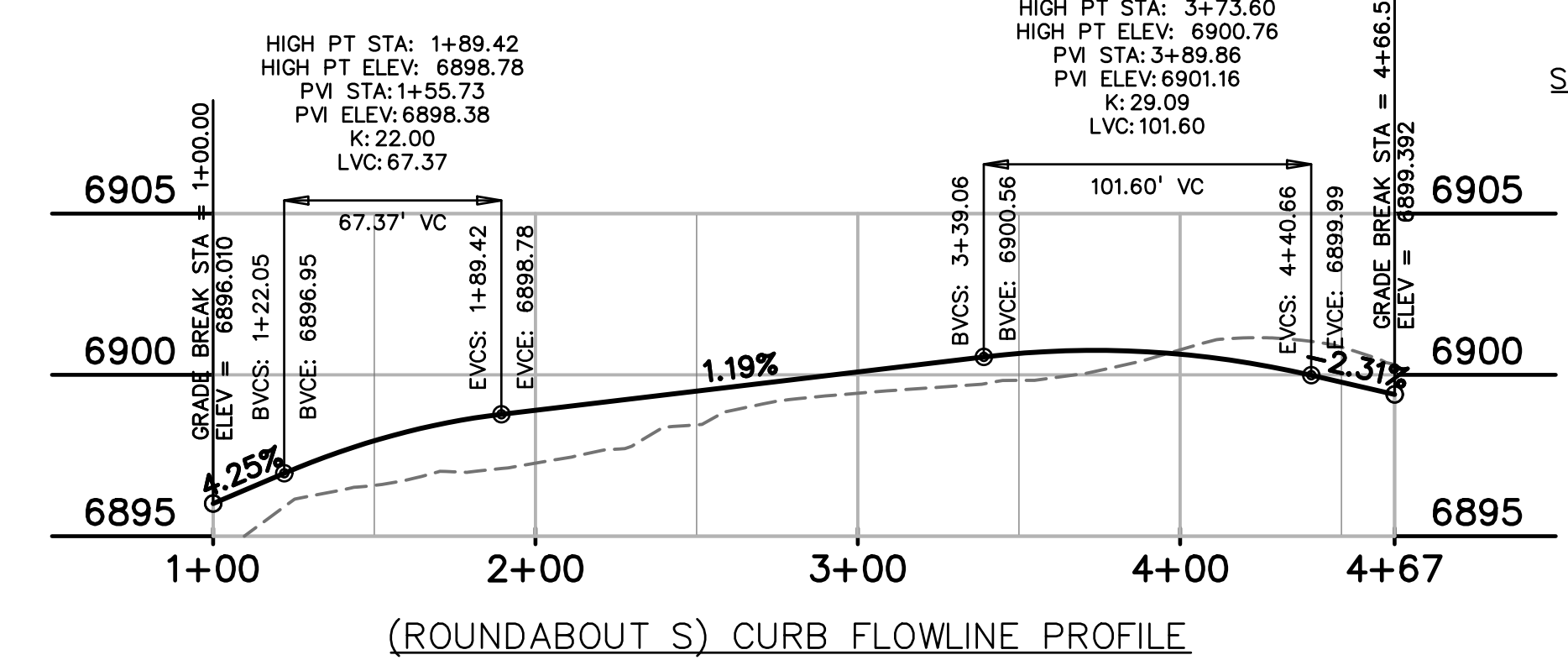
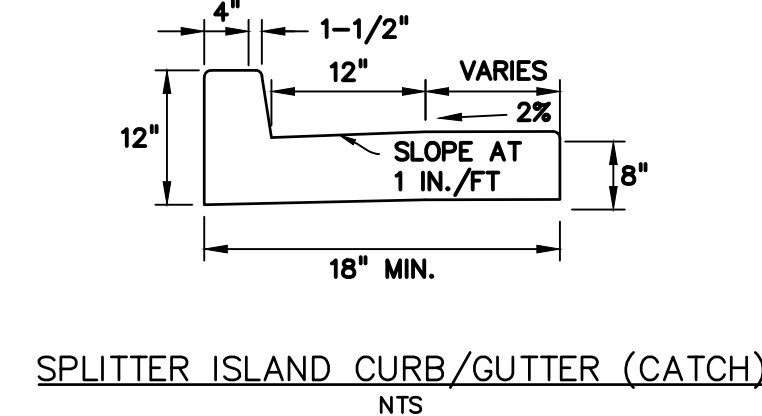
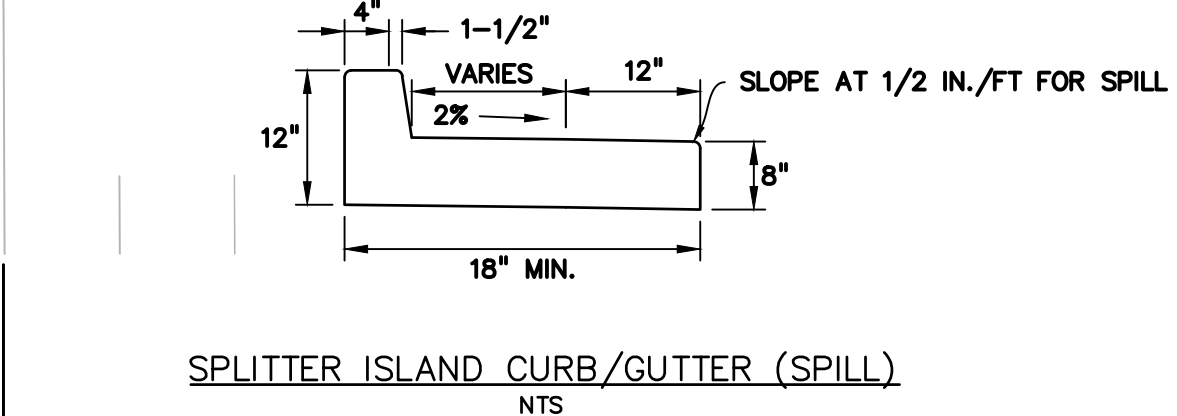
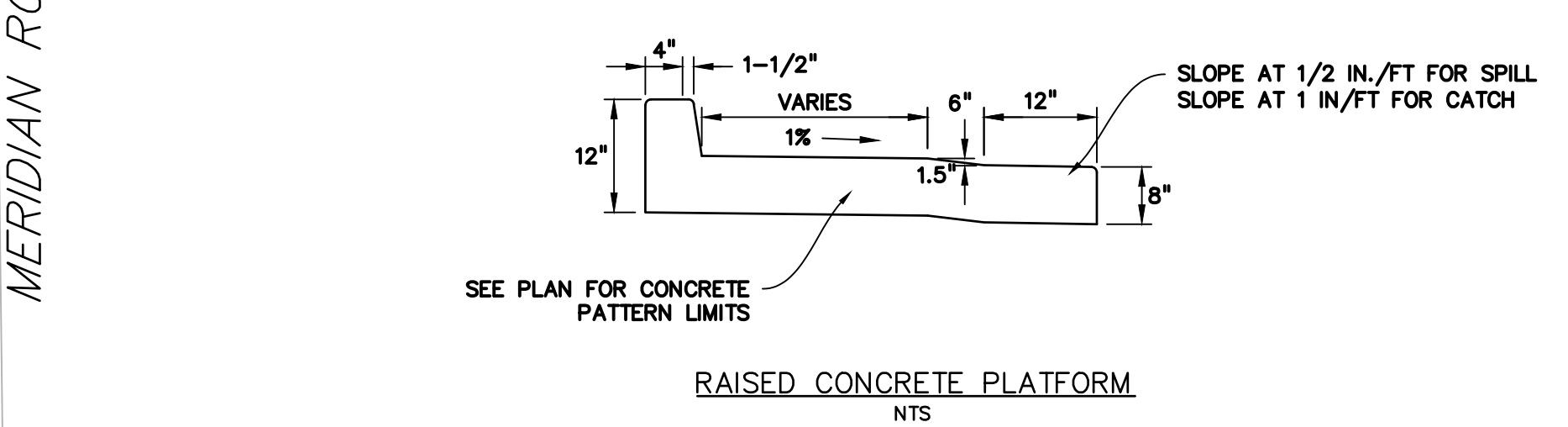
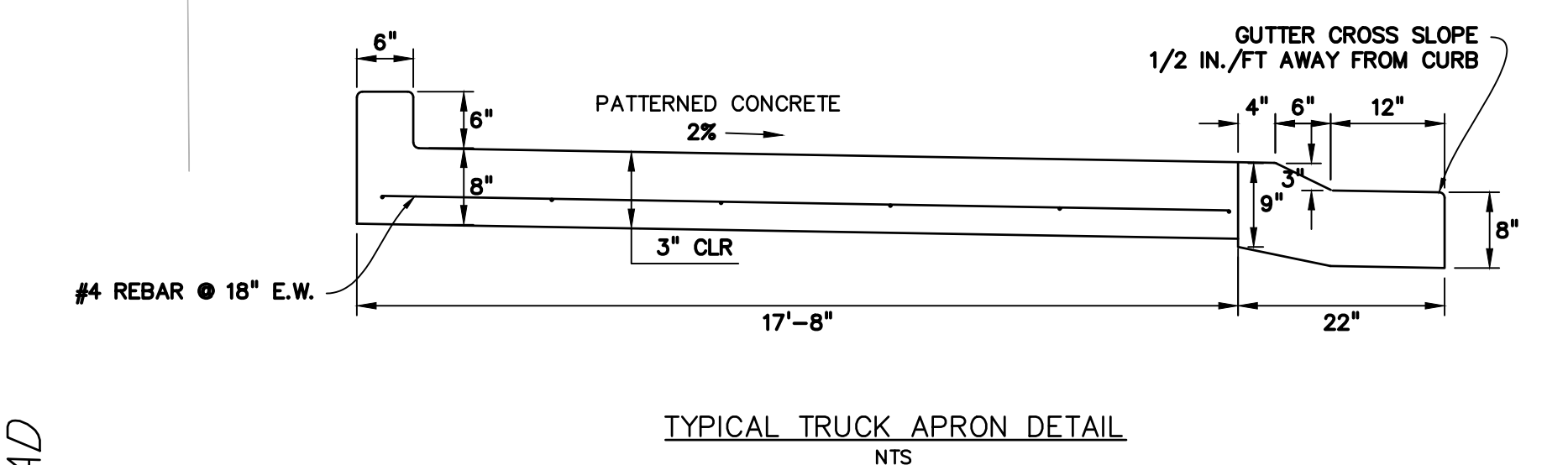
PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.12

SHEET: 18 OF 48



- LEGEND**
- Ⓜ PEDESTRIAN RAMP
 - Ⓞ SPLITTER ISLAND CURB & GUTTER (CATCH)
 - Ⓟ SPLITTER ISLAND CURB & GUTTER (SPILL)
 - ▨ RAISED CONCRETE PLATFORM. SEE DETAIL THIS SHEET. FOR PATTERN SEE COUNTY DETAIL SD_2-21. NO PIGMENT
 - ▨ PATTERNED CONCRETE MEDIAN. FOR PATTERN SEE COUNTY DETAIL SD_2-21.



PREPARED BY:
DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME:

PROFESSIONAL ENGINEER
TIM D. MCCONNELL
8-28-20

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: VARIES
VERTICAL: 1"=5'

NORTH ROUNDABOUT PROFILES

PROJECT NO. 20988-00CSCV
DRAWING NO.

C4.13

SHEET: 19 OF 48

EL PASO COUNTY FILE # SF-19-001
EPC 10/20/2020


PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

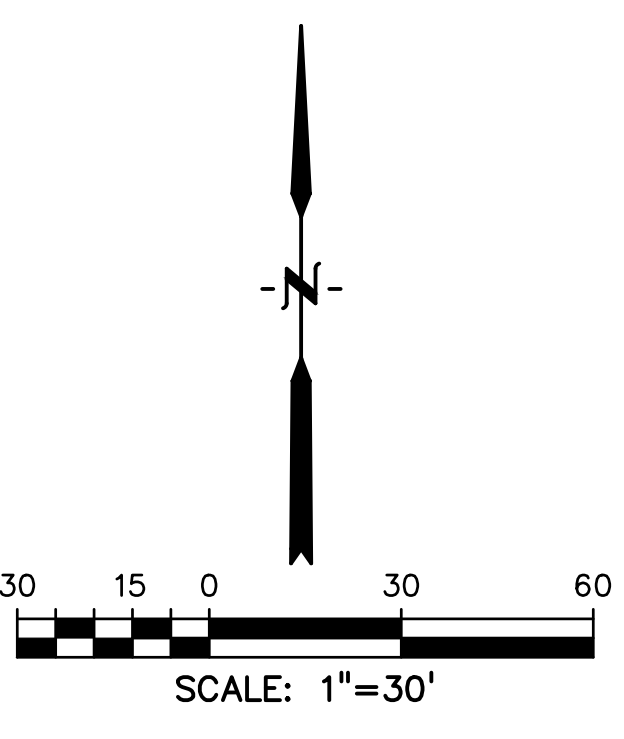
CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	


 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: N/A

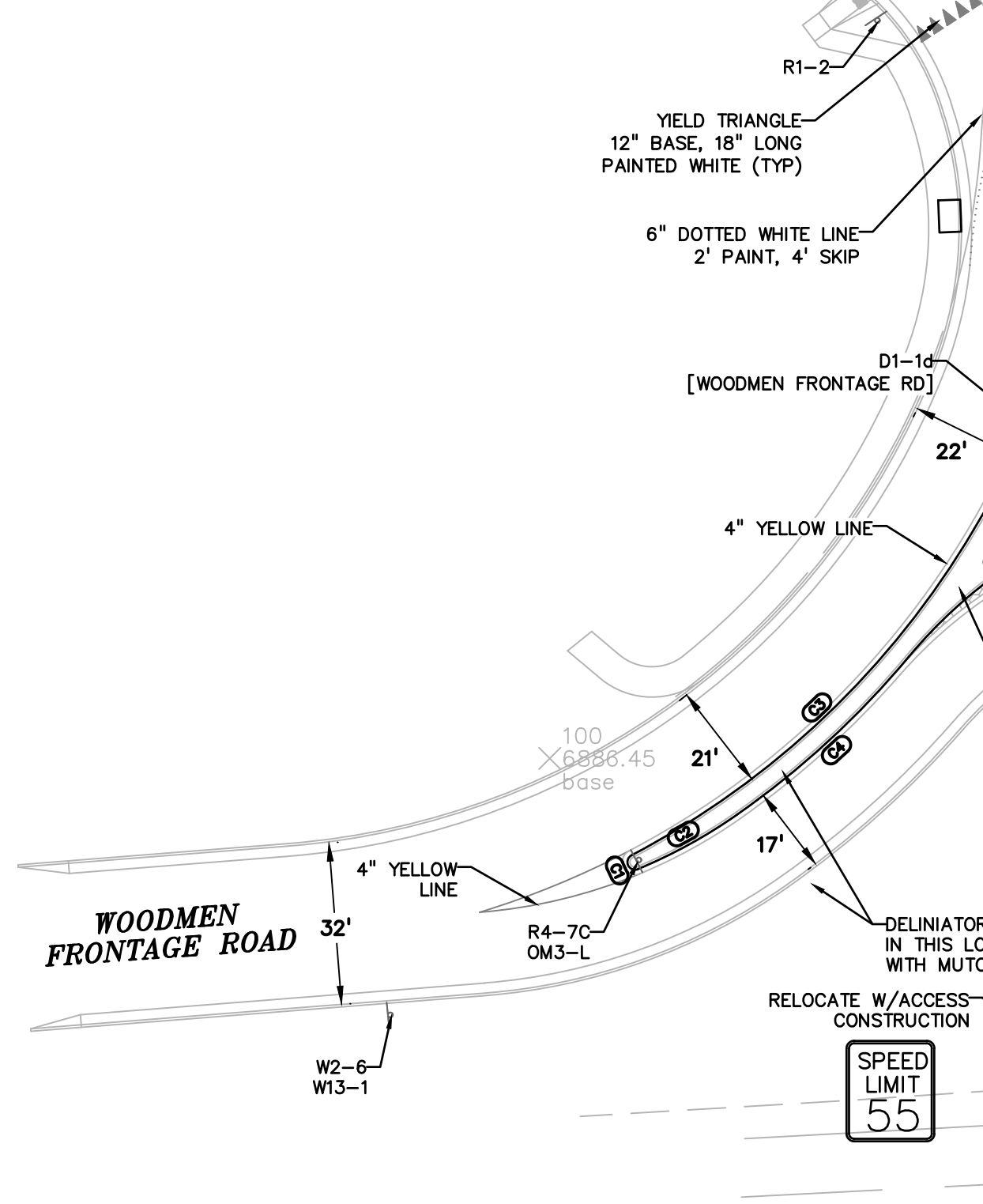
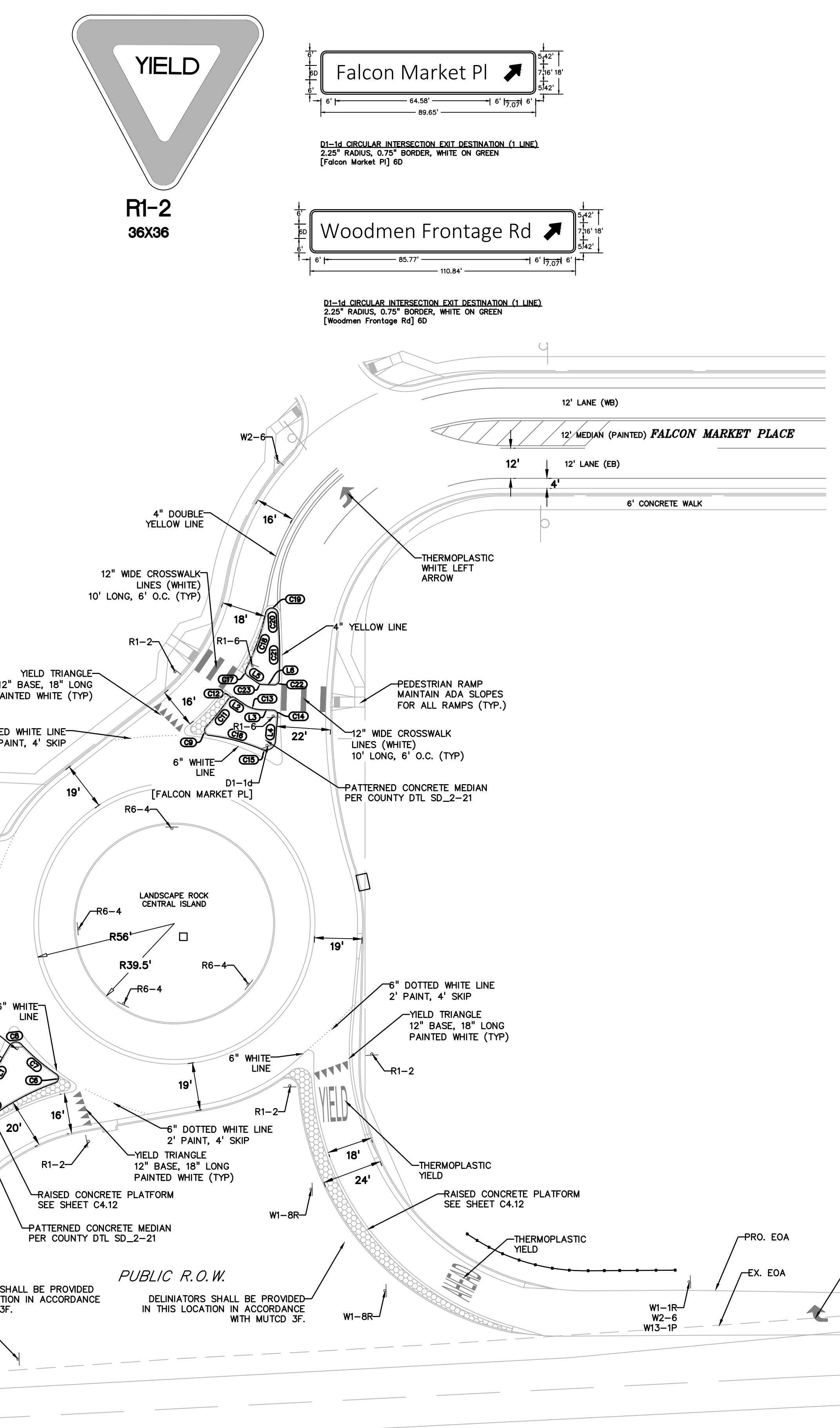
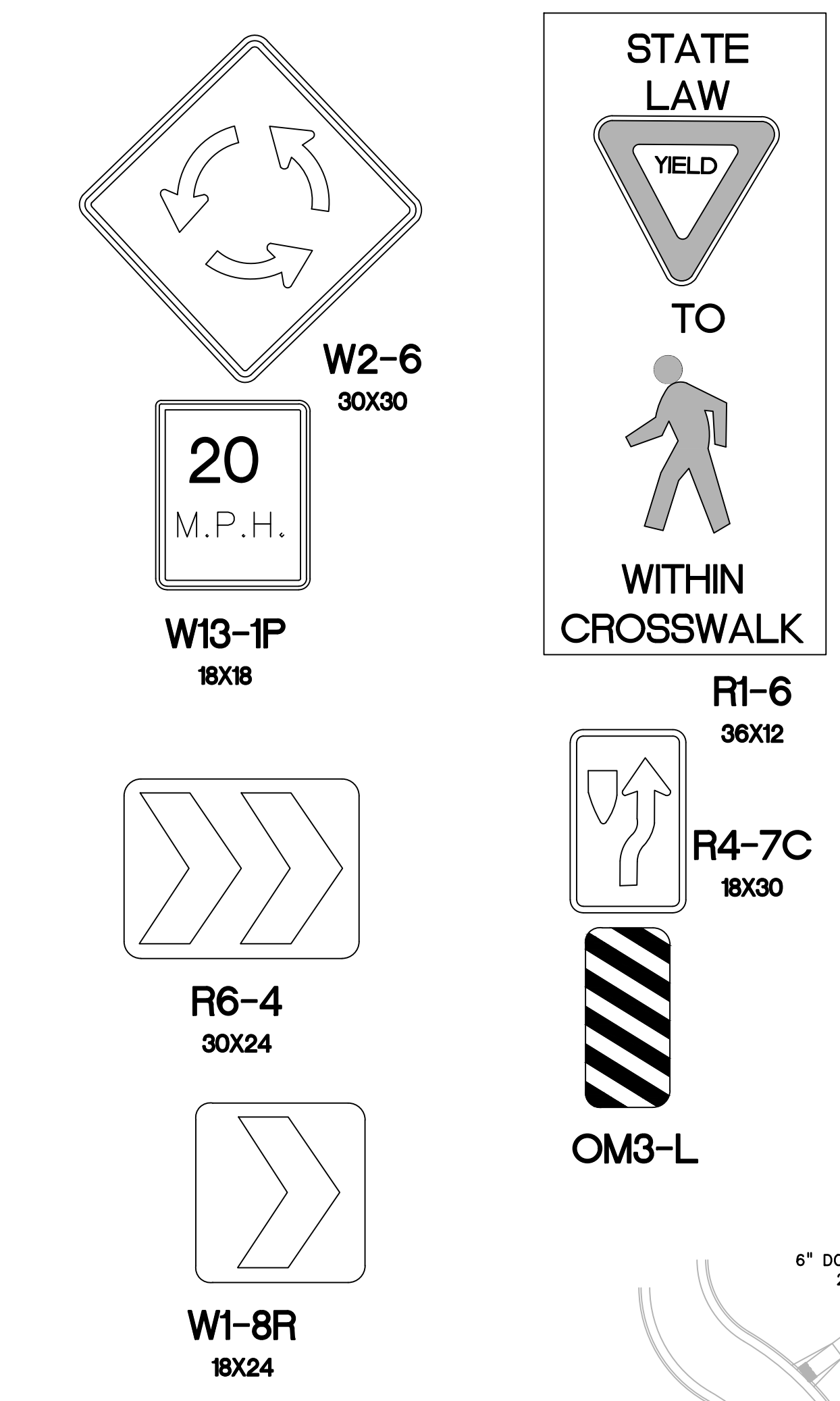
SOUTH ROUNDABOUT SIGNAGE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.
C4.14
 SHEET: 20 OF 48

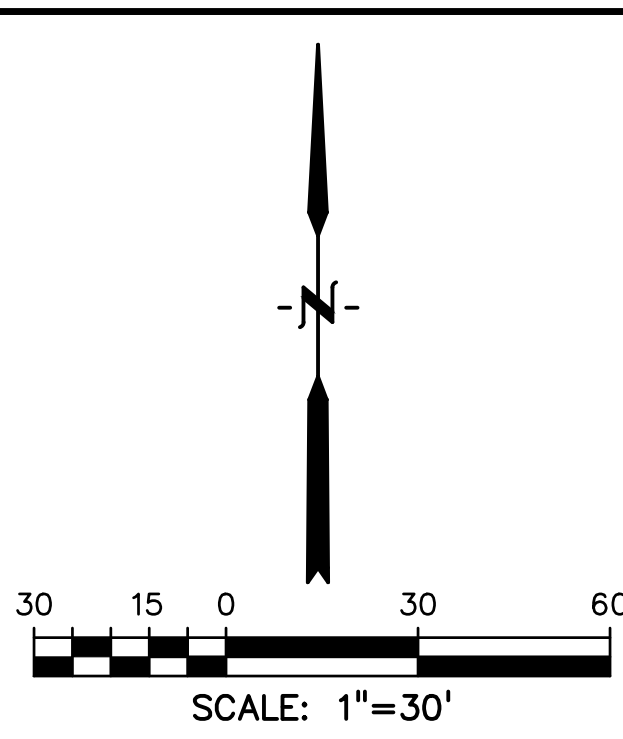
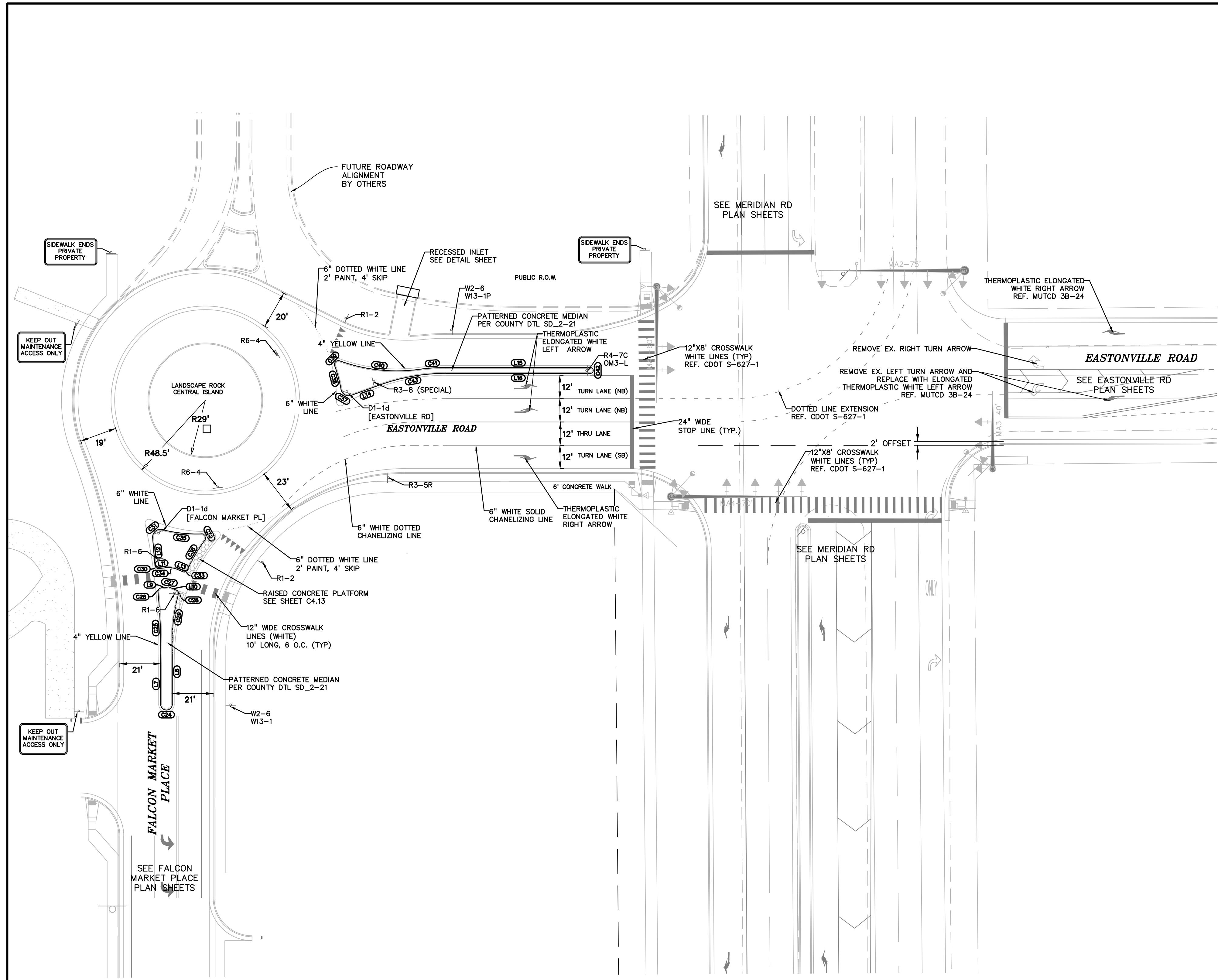


LINE #	LENGTH	BEARING
L1	22.11'	S30°34'43"W
L2	4.51'	N55°23'51"W
L3	4.88'	N88°03'14"W
L4	10.20'	N4°42'20"E
L5	5.50'	S55°23'51"E
L6	5.01'	S88°03'14"E
L7	20.84'	N0°00'00"E
L8	33.42'	S0°00'00"E
L9	3.32'	N82°35'08"E
L10	3.56'	N0°00'00"E
L11	3.09'	N82°35'08"E
L12	14.06'	S4°46'51"E
L13	2.87'	S67°08'34"E
L14	15.31'	S70°02'56"W
L15	74.05'	N90°00'00"E
L16	74.05'	N90°00'00"W

CURVE #	LENGTH	RADIUS	DELTA
C1	4.58'	1.50'	174°49'13"
C2	22.46'	103.00'	12°29'30"
C3	94.62'	171.00'	31°42'07"
C4	46.23'	175.00'	15°08'10"
C5	52.07'	97.00'	30°45'18"
C6	4.43'	2.00'	126°49'25"
C7	18.20'	79.00'	13°12'01"
C8	5.57'	3.00'	106°23'08"
C9	4.40'	2.00'	126°04'44"
C11	14.24'	97.00'	8°24'31"
C12	3.14'	2.00'	89°57'31"
C13	6.84'	12.00'	32°39'23"
C14	3.24'	2.00'	92°45'34"
C15	7.55'	4.00'	108°06'03"
C16	21.83'	79.00'	15°49'58"
C17	2.86'	2.00'	81°54'44"
C18	23.94'	97.00'	14°08'23"
C19	7.19'	2.50'	164°46'53"
C20	6.22'	1017.00'	0°21'01"
C21	20.18'	199.00'	5°48'34"
C22	3.12'	2.00'	89°19'50"
C23	1.14'	2.00'	32°39'23"

CURVE #	LENGTH	RADIUS	DELTA
C24	9.42'	3.00'	180°00'00"
C25	36.89'	301.00'	7°01'20"
C26	3.08'	2.00'	88°13'15"
C27	1.06'	2.00'	30°16'18"
C28	2.88'	2.00'	82°37'04"
C29	23.23'	86.00'	15°28'30"
C30	3.23'	2.00'	92°38'00"
C31	7.62'	4.00'	109°10'07"
C32	4.49'	2.00'	128°29'28"
C33	3.08'	2.00'	88°14'47"
C34	6.34'	12.00'	30°16'18"
C35	20.42'	71.00'	16°28'50"
C36	17.69'	86.00'	11°47'13"
C37	6.96'	4.00'	99°39'40"
C38	12.55'	76.00'	9°27'39"
C39	4.53'	2.00'	129°40'24"
C40	41.50'	86.00'	27°38'45"
C41	14.02'	104.00'	7°43'24"
C42	4.75'	1.50'	181°16'00"
C43	35.17'	101.00'	19°57'04"

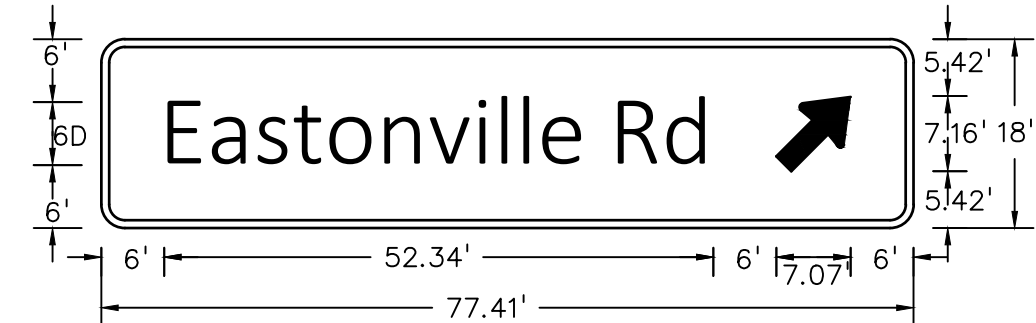




LINE #	LENGTH	BEARING
L1	22.11'	S30°34'43"W
L2	4.51'	N55°23'51"W
L3	4.88'	N88°03'14"W
L4	10.20'	N4°42'20"E
L5	5.50'	S55°23'51"E
L6	5.01'	S88°03'14"E
L7	20.84'	N0°00'00"E
L8	33.42'	S0°00'00"E
L9	3.32'	N82°35'08"E
L10	3.56'	S67°08'34"E
L11	3.09'	N82°35'08"E
L12	14.06'	S4°46'51"E
L13	2.87'	S67°08'34"E
L14	15.31'	S70°02'56"W
L15	74.05'	N90°00'00"E
L16	74.05'	N90°00'00"E

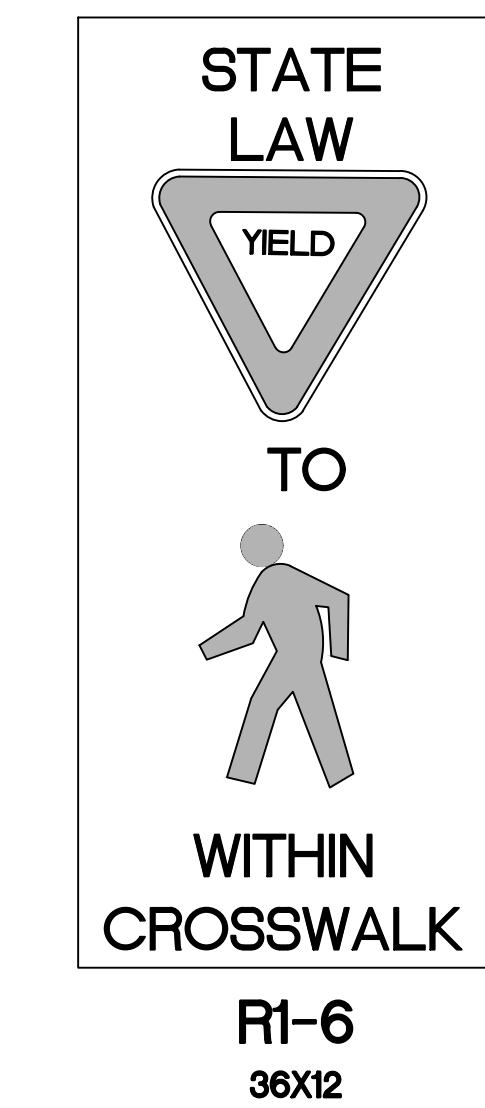
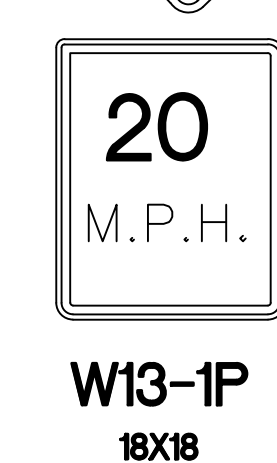
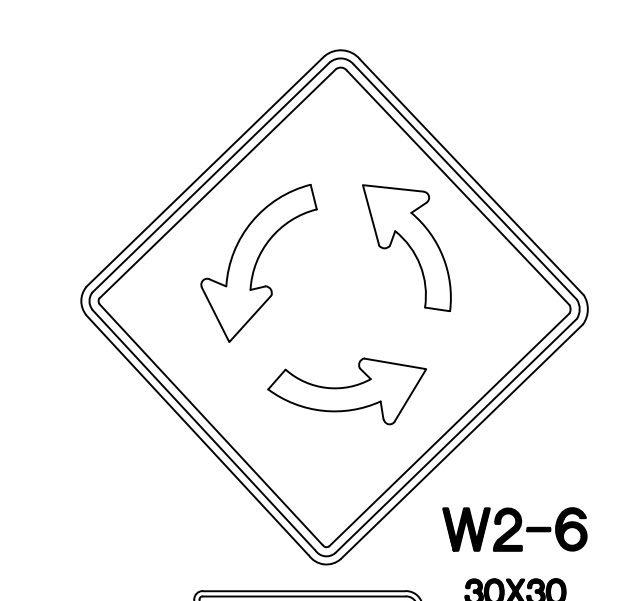
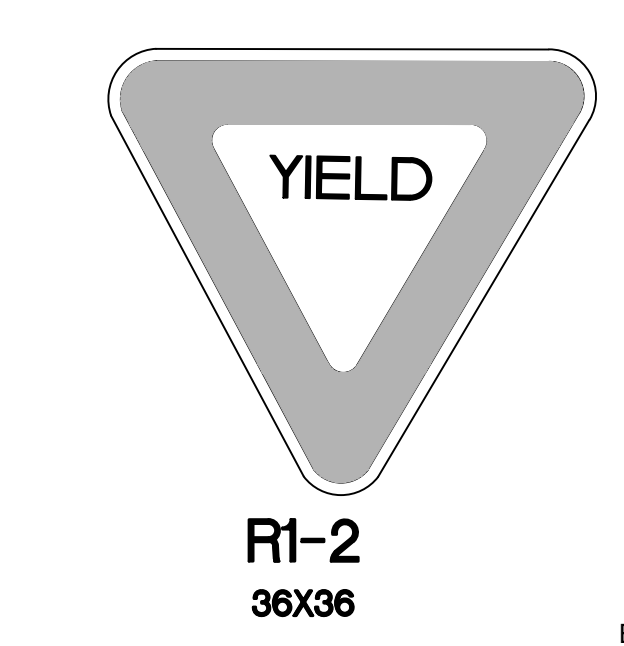
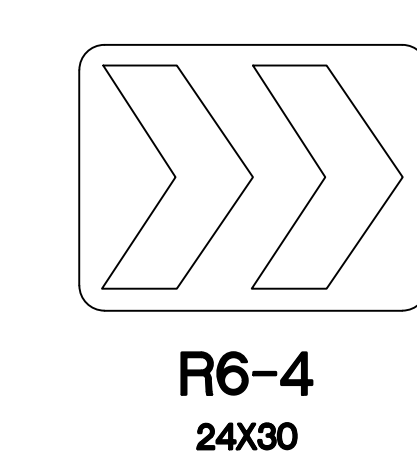
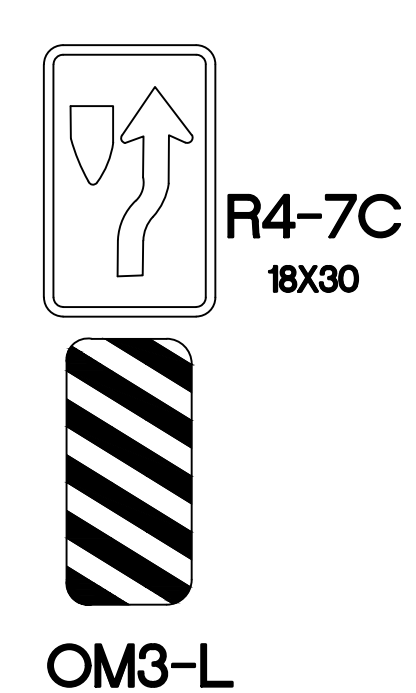
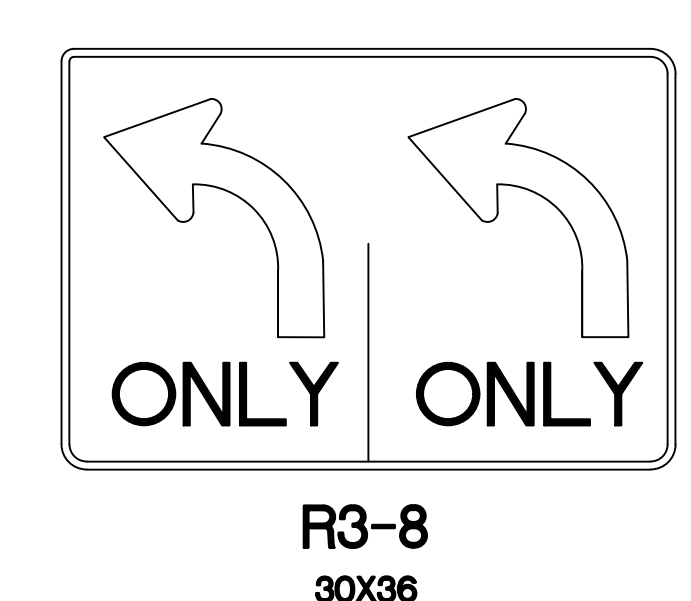
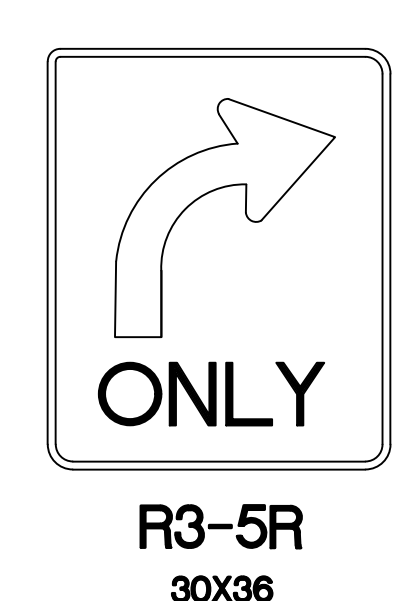
CURVE #	LENGTH	RADIUS	DELTA
C1	4.58'	1.50'	174°49'13"
C2	22.46'	103.00'	12°29'30"
C3	94.62'	171.00'	31°42'07"
C4	46.23'	175.00'	15°08'10"
C5	52.07'	97.00'	30°45'18"
C6	4.43'	2.00'	126°49'25"
C7	18.20'	79.00'	13°12'01"
C8	5.57'	3.00'	106°23'08"
C9	4.40'	2.00'	126°04'44"
C10	14.24'	97.00'	8°24'31"
C11	3.14'	2.00'	89°57'31"
C12	6.84'	12.00'	32°39'23"
C13	3.24'	2.00'	92°45'34"
C14	7.55'	4.00'	108°06'03"
C15	21.83'	79.00'	15°49'58"
C16	2.86'	2.00'	81°54'44"
C17	23.94'	97.00'	14°08'23"
C18	7.19'	2.50'	164°46'53"
C19	6.22'	1017.00'	0°21'01"
C20	20.18'	199.00'	5°48'34"
C21	3.12'	2.00'	89°19'50"
C22	1.14'	2.00'	32°39'23"

CURVE #	LENGTH	RADIUS	DELTA
C24	9.42'	3.00'	180°00'00"
C25	36.89'	301.00'	7°01'20"
C26	3.08'	2.00'	88°13'15"
C27	1.06'	2.00'	30°16'18"
C28	2.88'	2.00'	82°37'04"
C29	23.23'	86.00'	15°28'30"
C30	3.23'	2.00'	92°38'00"
C31	7.62'	4.00'	109°10'07"
C32	4.49'	2.00'	128°29'26"
C33	3.08'	2.00'	88°14'47"
C34	6.34'	12.00'	30°16'18"
C35	20.42'	71.00'	16°28'50"
C36	17.69'	86.00'	11°47'13"
C37	6.96'	4.00'	99°39'40"
C38	12.55'	76.00'	9°27'39"
C39	4.53'	2.00'	129°40'24"
C40	41.50'	86.00'	27°38'45"
C41	14.02'	104.00'	7°43'24"
C42	4.75'	1.50'	181°16'00"
C43	35.17'	101.00'	19°57'04"



D1-1d CIRCULAR INTERSECTION EXIT DESTINATION (1 LINE)
 2.25" RADIUS, 0.75" BORDER, WHITE ON GREEN
 [Falcon Market Pl] 6D

D1-1d CIRCULAR INTERSECTION EXIT DESTINATION (1 LINE)
 2.25" RADIUS, 0.75" BORDER, WHITE ON GREEN
 [Eastonville Rd] 6D



PREPARED BY:

 DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
 LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

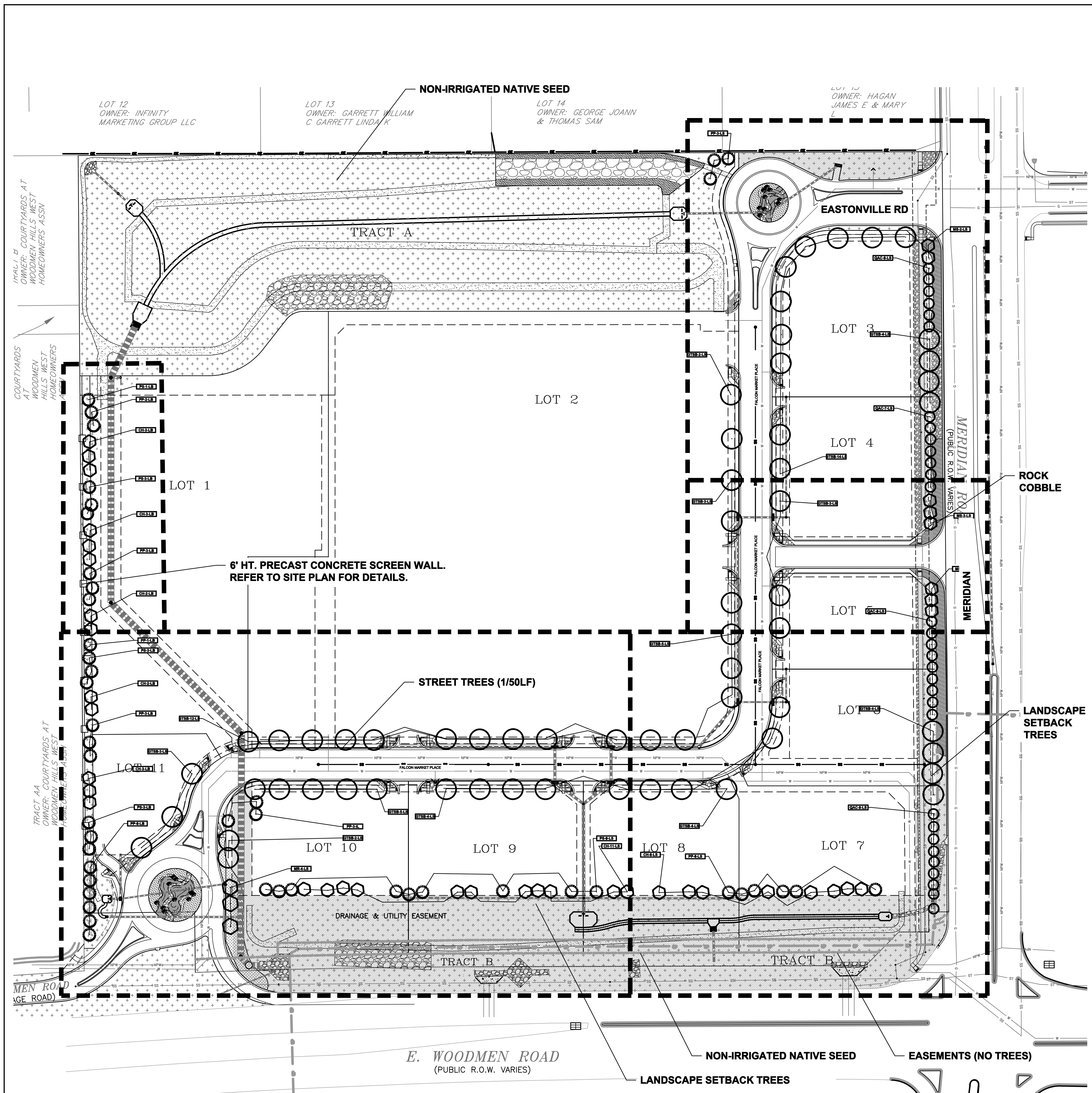
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

DESIGNED BY: TDM
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:

 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: N/A

NORTH ROUNDABOUT SIGNAGE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.
C4.15
 SHEET: 21 OF 48



EL PASO COUNTY LANDSCAPE CODE COMPLIANCE

ROADWAY: 10' SETBACK REQUIRED/PROVIDED
 EASTONVILLE ROAD: PROPOSE 1 TREE/50 LF, 5 REQUIRED/5 PROVIDED (LS)
 FALCON MARKET PLACE: PROPOSE 1 TREE/50 LF, 46 REQUIRED/46 PROVIDED (LS)

WOODMEN BLVD. (EXPRESSWAY) - FRONTAGE-1,053 LF/20 = TREES REQUIRED/PROVIDED: 53/53 (LS)
 MERIDIAN ROAD (EXPRESSWAY) - FRONTAGE - 1,029 LF/20 = TREES REQUIRED/PROVIDED: 51/51 (LS)

WEST BUFFER - 803 LF/15 = TREES REQUIRED/PROVIDED ALONG FENCE LINE: 53/53
 WAIVER OF 20 TREES IS REQUESTED ALONG WEST BOUNDARY DUE TO GRADING AT NORTHWEST END (LB)

BUFFER AT NORTH BOUNDARY: 250' WIDE SUB-REGIONAL DETENTION POND SHOWN

ALL TREES USED ARE APPROVED DROUGHT RESISTANT FROM APPENDIX 'A': SKYLINE HONEYLOCUST, PONDEROSA PINE, COCKSPUR HAWTHORN, SPRING SNOW CRAB APPLE AND CRIMSON SPIRE OAK.

SHRUBS, ORNAMENTAL GRASS, AND PERENNIALS ARE TO BE DETERMINED

ADDITIONAL LANDSCAPE REQUIREMENTS NOT LIMITED TO PARKING, INTERNAL WILL BE PROVIDED AT THE TIME OF INDIVIDUAL SITE DEVELOPMENT PLANS.

LANDSCAPE GUIDELINES

ALL PLANT MATERIAL SHALL BE SELECTED FROM FALCON MARKETPLACE PLANT PALETTE. PLANT QUANTITIES SHALL BE PER EL PASO COUNTY CODE REQUIREMENTS

ROCK MULCHES SHALL BE: 3/4", 1.5" OR 2-4" DIAMETER ARKANSAS TAN AND/OR DENVER GRANITE. NO WOOD MULCH ALLOWED

ACCENT BOULDERS SHALL BE: ARKANSAS TAN AND/OR BROADMOOR, TWO SIZES-18" X 24", 24" X 36" DIAMETER, INSTALLED 1/3 BELOW GRADE

MOTOR VEHICLE PARKING SCREENING SHALL BE PER EL PASO COUNTY CODE

LANDSCAPE BUFFERS SHALL BE PER EL PASO COUNTY CODE

ALL OTHER GUIDELINES NOT SPECIFICALLY NOTED HERE SHALL BE PER EL PASO COUNTY CODE.

IRRIGATION SYSTEM SHALL BE PROVIDED FOR PLANT ESTABLISHMENT AND MAINTAIN PLANT HEALTH

PLANT PALETTE			
Symbol	Abbr.	Botanical Name	Common Name
EVERGREEN TREES:			
PE		Pinus edulis	Pinyon Pine
PN		Pinus nigra	Austrian Pine
PP		Pinus ponderosa	Ponderosa Pine
PS		Pinus sylvestris	Scotch Pine
DECIDUOUS TREES:			
ACT		Acer Tataricum	Tatarian Maple
AL		Acer platanoides	Norway Maple (European)
GT		Gleditsia triacanthos	Skyline Honeylocust
MM		Malus 'Indian Magic'	Indian Summer Crab
MP		Malus 'Profusion'	Profusion Crabapple
MPF		Malus 'Prairie Fire'	Prairie Fire Crabapple
MS		Malus 'Spring Snow'	Spring Snow Crabapple
PCN		Prunus cerasifolia 'Newport'	Newport Plum
QB		Quercus bicolor	Swamp White Oak
TA		Tilia americana 'Boulevard'	Boulevard Linden
EVERGREEN SHRUBS:			
HJ		Juniperus horizontalis 'Hughes'	Hughes Juniper
JC		Juniperus scopulorum 'ColoGreen'	ColoGreen Juniper
JH		Juniperus horizontalis	Blue Chip Juniper
JJ		Juniperus sabinna	Buffalo Juniper
JR		Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper
TJ		Juniperus sabinna tamarscotifolia	Tamarix Juniper
DECIDUOUS SHRUBS:			
AA		Amelanchier alnifolia	Western Serviceberry
AM		Aronia melanocarpa elata	Black Chokeberry
BT		Berberis thunbergii 'Atropurpurea	Redleaf Barberry
EAC		Euonymus alatus 'Compactus'	Dwarf Burning Bush
GP		Ligustrum x vicaryi	Golden Privet
HP		Hesperaloe parviflora	Red Yucca
PB		Prunus besseyi	Western Sand Cherry
PC		Prunus x cistena	Purple Leaf Plum
PFG		Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla
PFS		Potentilla fruticosa 'Sutter's Gold'	Sutter's Gold
PFW		Potentilla fruticosa 'McKay's White'	McKay's White
RT		Rhus typhina	Staghorn Sumac
RTT		Rhus trilobata	Three-leaf Sumac
SF		Spiraea x bumalda 'Froebelii'	Froebel Spiraea
SP		Syringa meyeri patula	Miss Kim Lilac
SV		Spiraea vanhouttei	Vanhouttei Spiraea
VO		Viburnum opulus 'Compactum'	European Compact Viburnum
VTS		Viburnum trilobum 'Spring Green'	Spring Green Compact Viburnum
ORNAMENTAL GRASSES:			
CA		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass
PE		Schizachyrium scoparium 'Blaze'	Little Bluestem Grass 'Blaze'

PERENNIALS: EL PASO COUNTY APPROVED VARIETIES

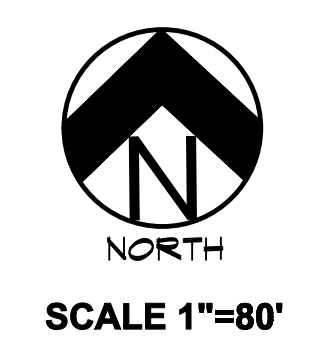
PLANT SCHEDULE AS SHOWN				
Symbol	Abbr.	Quant.	Botanical Name	Common Name
EVERGREEN TREES:				
PP		36	Pinus ponderosa	Ponderosa Pine
PS		10	Pinus sylvestris	Scotch Pine
DECIDUOUS TREES:				
GTSB		61	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust
CH		32	Crataegus crus-galli 'Inermis 'Hawthorn'	Cockspur Hawthorn
MS		8	Malus 'Spring Snow'	Spring Snow Crabapple
QAC		31	Quercus alba x Q. robur 'Crimschmid'	Crimson Spire Oak

PERENNIALS: EL PASO COUNTY APPROVED VARIETIES

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

ROADWAY & BUFFER NORTH & WEST LANDSCAPE PLAN



PLANTING NOTE: PLANT MATERIAL LOCATIONS AND QUANTITIES ALONG ROADWAYS AND INTERNAL LOTS ARE SUBJECT TO CHANGE BASED ON FINAL SITE LAYOUT AND GRADING.

HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-587-1648
 Fax 719-588-1122



FALCON MARKETPLACE
 FILING NO. 1
 FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:
 DREXEL, BARRELL & CO.

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

JOB NUMBER	688-17
REVISIONS	
7-2-18	PER COMMENTS
8-3-18	PER COMMENTS
9-6-18	PER COMMENTS
7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS
ORIGINAL DATE	5-22-17
DRAWN BY:	JM
DESCRIPTION:	ROADWAY & BUFFER NORTH/WEST LANDSCAPE
SHEET NO.:	LP-01
EPC	10/20/2020



FALCON MARKETPLACE

FILING NO. 1
 FALCON, CO - EL PASO COUNTY, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

PREPARED FOR:
 DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

JOB NUMBER
688-17

REVISIONS	
7-2-18	PER COMMENTS
8-3-18	PER COMMENTS
9-6-18	PER COMMENTS
7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS

ORIGINAL DATE
5-22-17

DRAWN BY:
JM

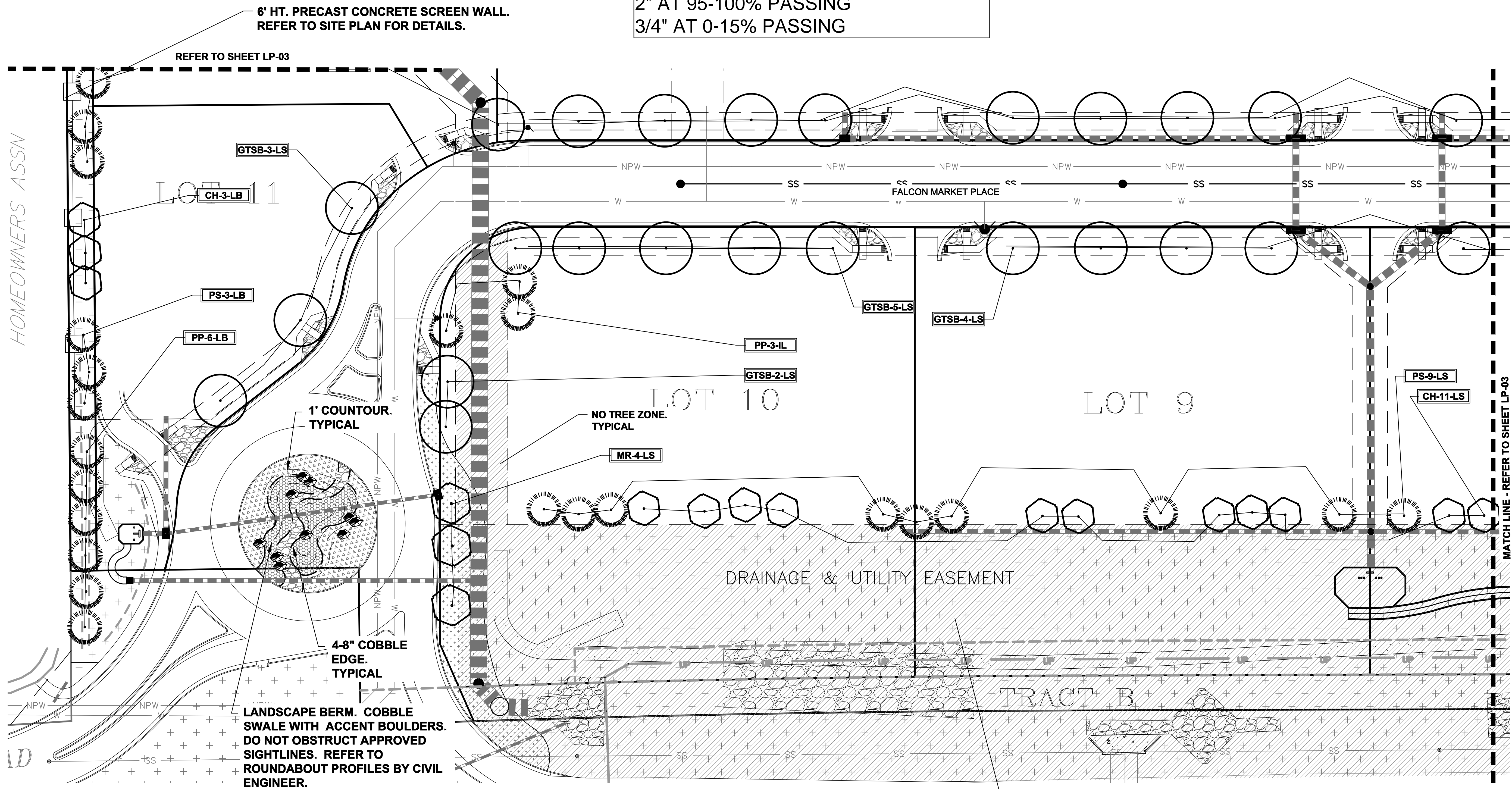
DESCRIPTION:
AREA 'A' LANDSCAPE PLAN

SHEET NO.
LP-02

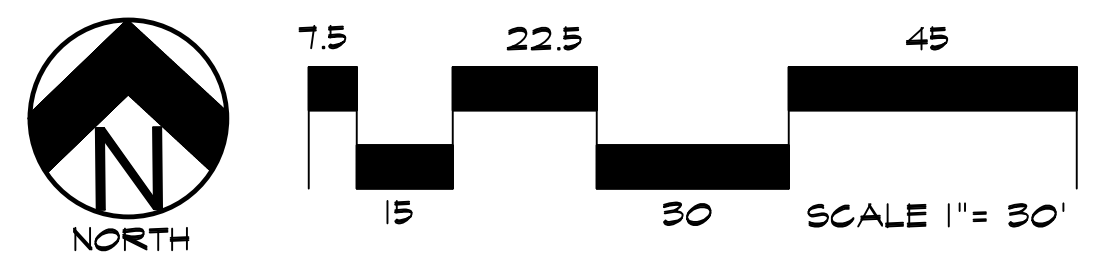
EPC 10/20/2020

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed

NOTE
 ROUNDABOUT GROUND COVER TO MEET OR EXCEED CDOT SPEC 703.10 AGGREGATE FOR MEDIAN COVER:
SIEVE PASSING SIZE
 2.5" AT 100% PASSING
 2" AT 95-100% PASSING
 3/4" AT 0-15% PASSING

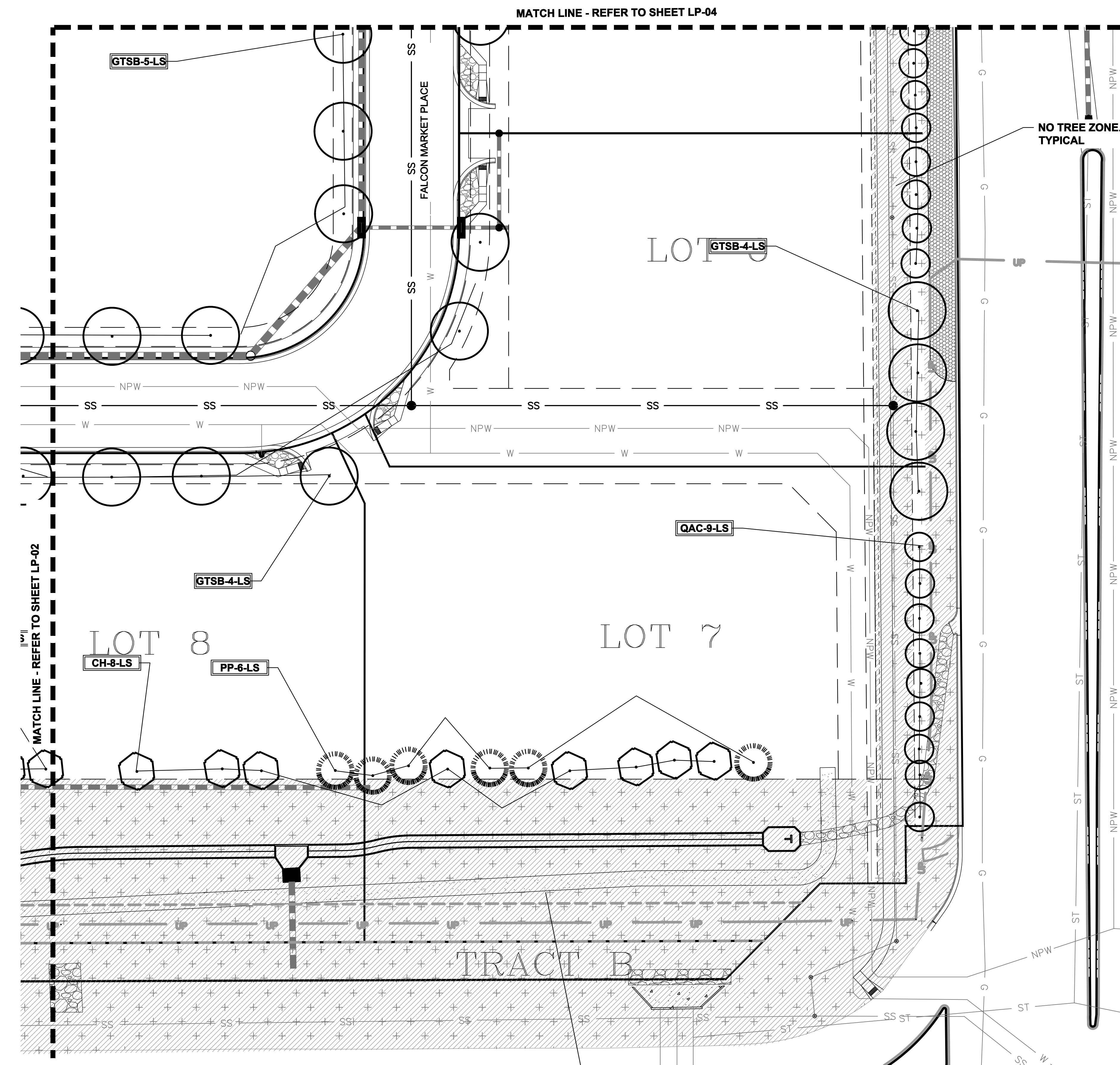


LANDSCAPE PLAN - AREA 'A'



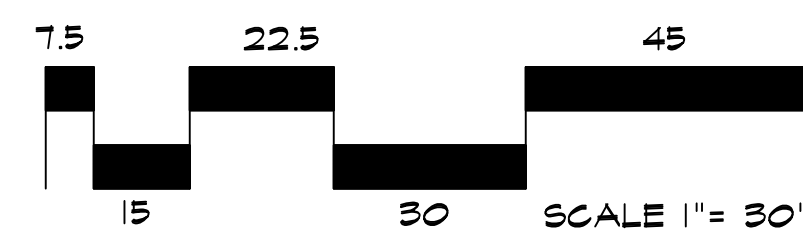
DOCUMENT NOTE
 IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

NOT FOR CONSTRUCTION



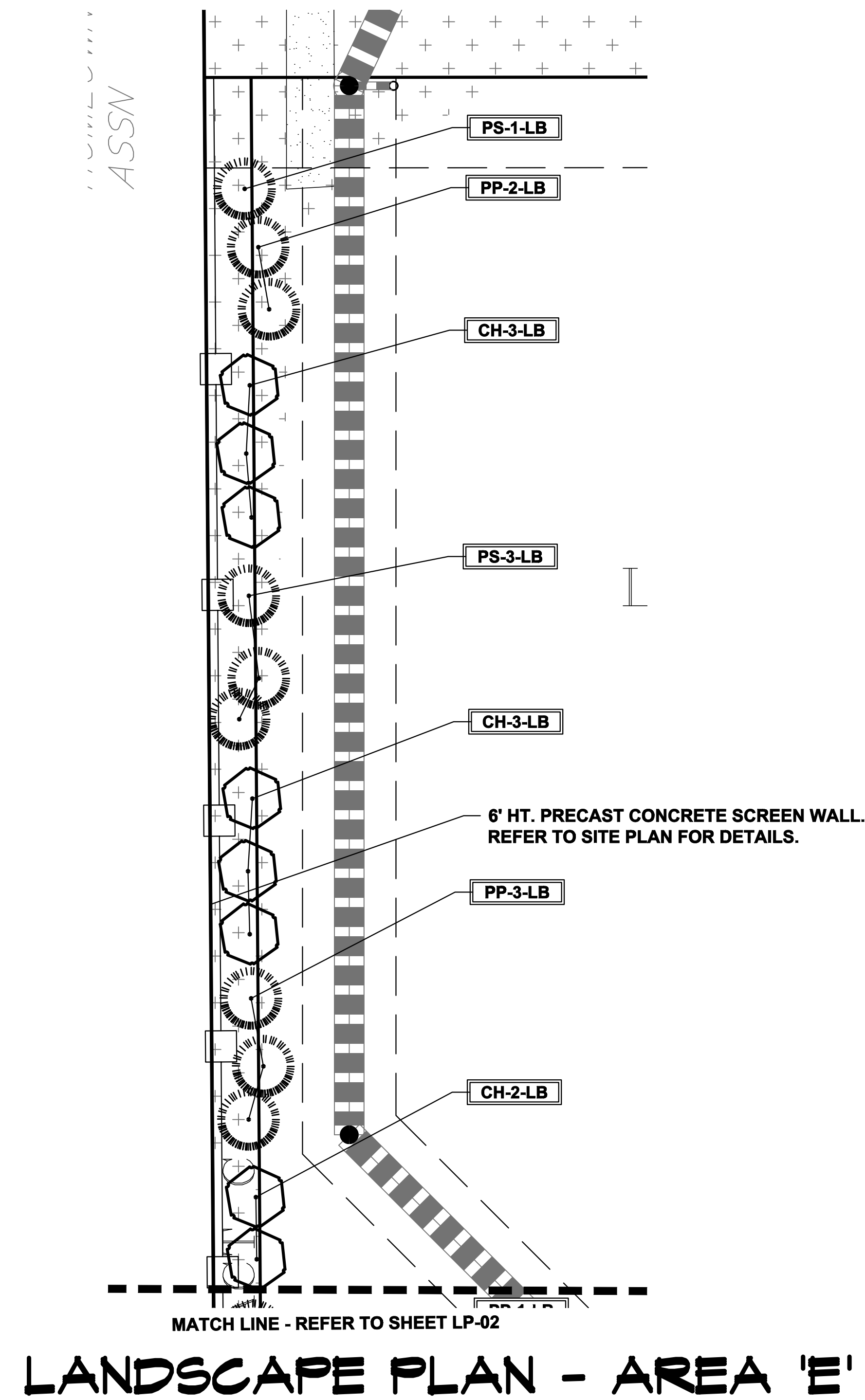
LANDSCAPE PLAN - AREA 'B'

NO TREE ZONE. TYPICAL



GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed



LANDSCAPE PLAN - AREA 'E'

DOCUMENT NOTE
 IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80916
 Phone 719-587-1646
 Fax 719-586-1122



FALCON MARKETPLACE

FILING NO. 1
 FALCON, CO - EL PASO COUNTY, CO

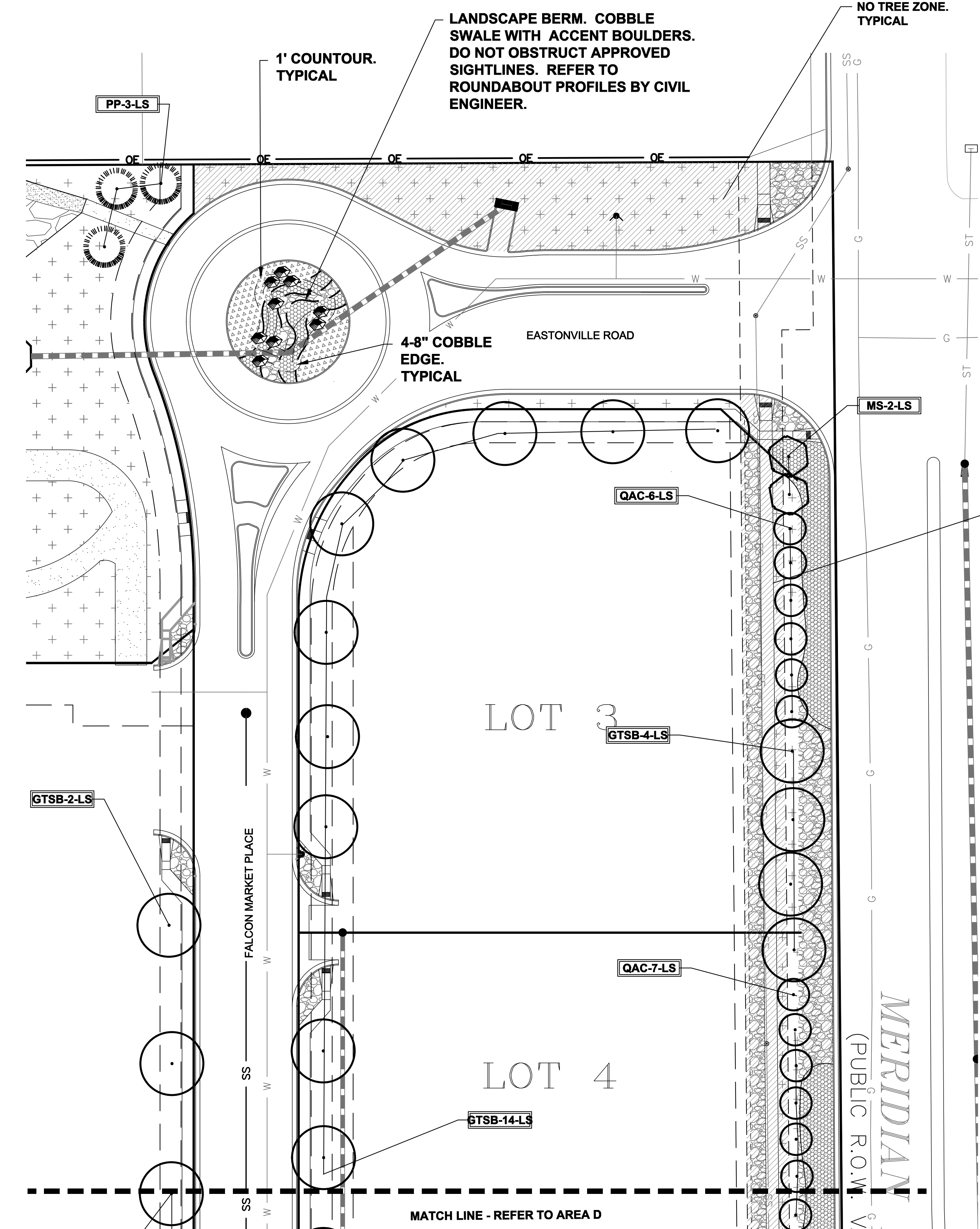
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

PREPARED FOR:
 DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

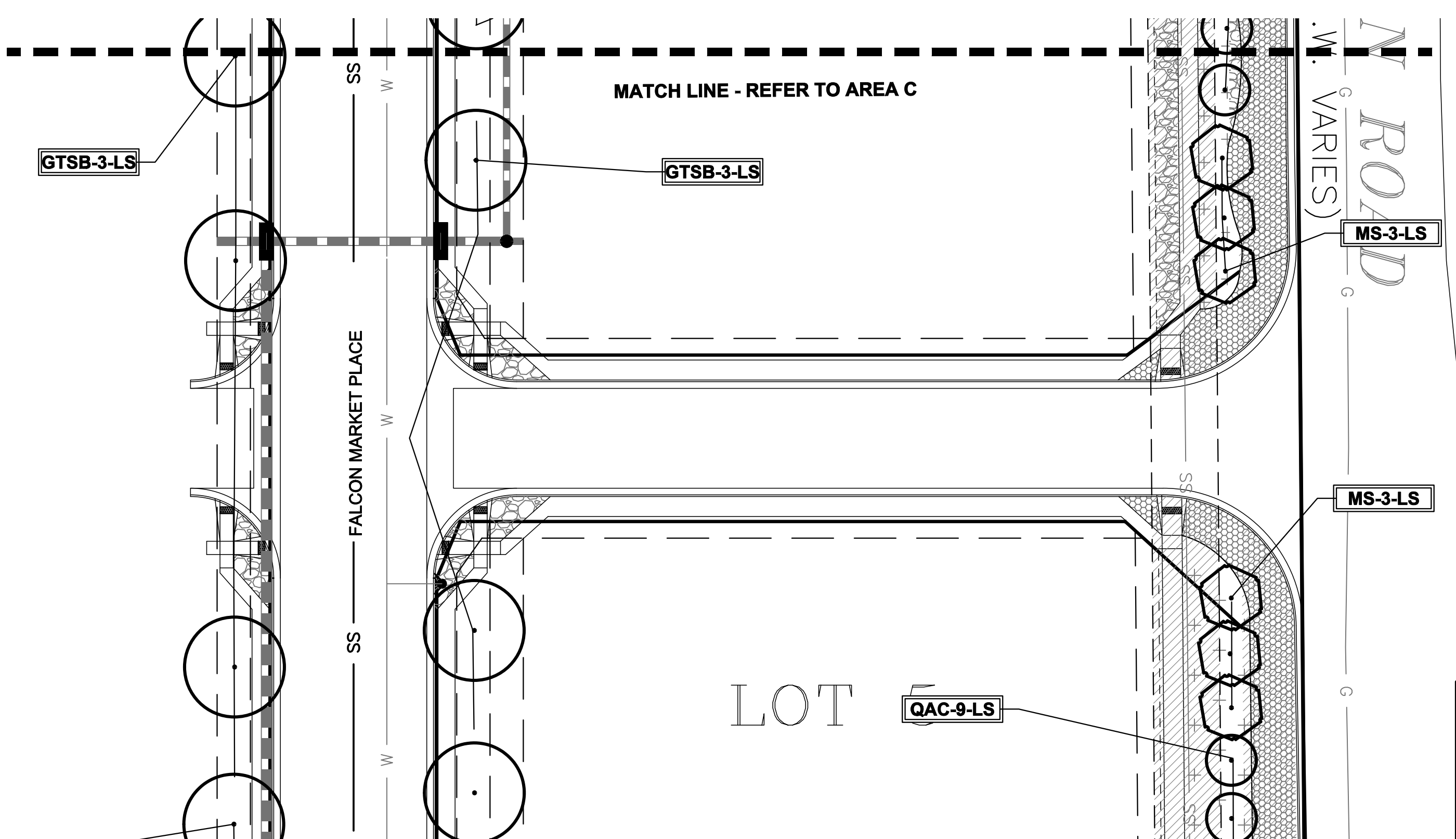
JOB NUMBER	688-17
REVISIONS	
7-2-18	PER COMMENTS
8-3-18	PER COMMENTS
9-6-18	PER COMMENTS
7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS
ORIGINAL DATE	5-22-17
DRAWN BY:	JM
DESCRIPTION:	AREA 'B' & 'E' LANDSCAPE PLAN
SHEET NO.	LP-03
EPC	10/20/2020

NOT FOR CONSTRUCTION

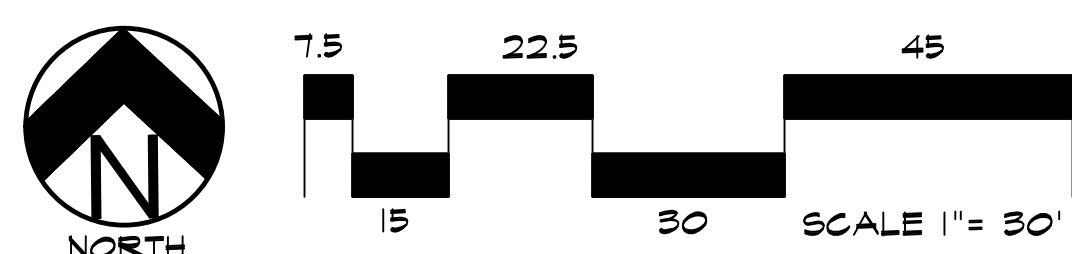


NOTE
 ROUNDBOUT GROUND COVER TO MEET OR EXCEED CDOT SPEC 703.10
 AGGREGATE FOR MEDIAN COVER:
 SIEVE PASSING SIZE
 2.5" AT 100% PASSING
 2" AT 95-100% PASSING
 3/4" AT 0-15% PASSING

GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)
	Arkansas Tan Cobble: 2-4" Diameter (with weed barrier)
	Non-Irrigated Native Seed



LANDSCAPE PLAN - AREA 'C'



LANDSCAPE PLAN - AREA 'D'

DOCUMENT NOTE
 IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-587-1646
 Fax 719-586-1122



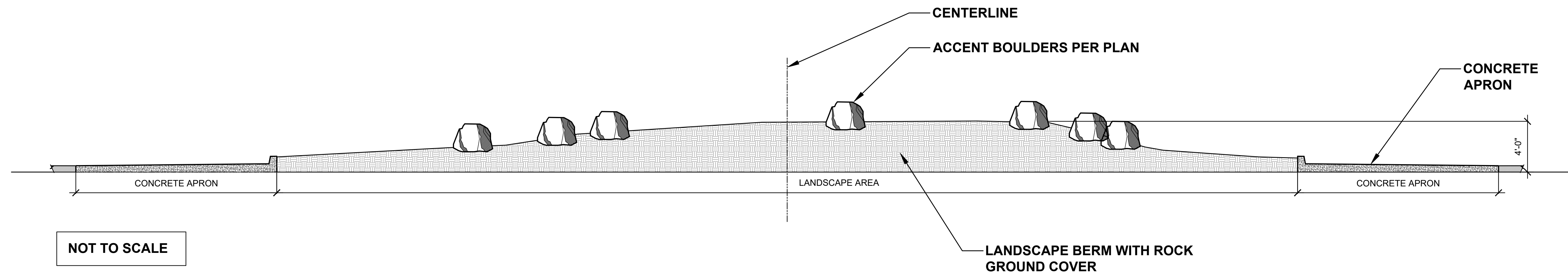
FALCON MARKETPLACE
 FILING NO. 1
 FALCON, CO - EL PASO COUNTY, CO

PREPARED FOR:
 DREXEL, BARRELL & CO.
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

FOR APPROVAL ONLY

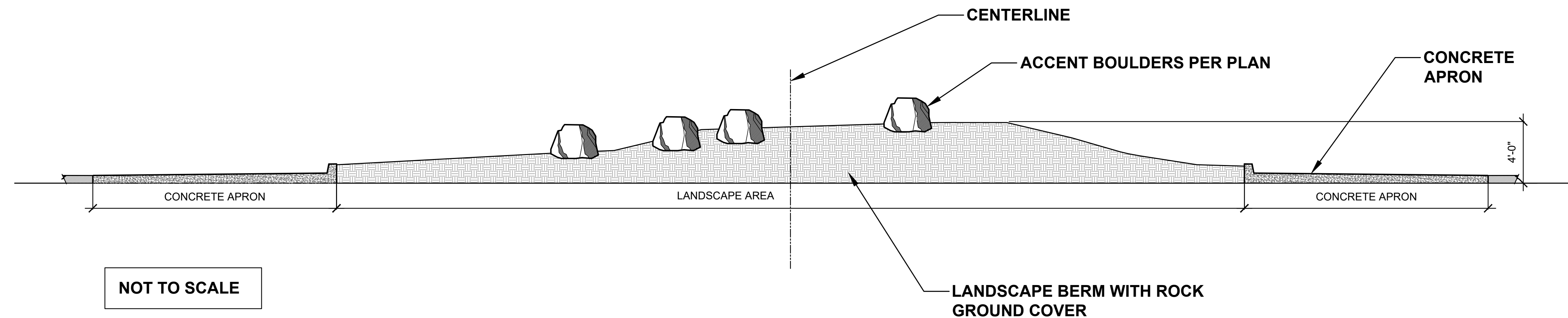
JOB NUMBER	688-17
REVISIONS	
7-2-18	PER COMMENTS
8-3-18	PER COMMENTS
9-6-18	PER COMMENTS
7-19-19	PER COMMENTS
08-22-19	PER COMMENTS
11-7-19	PER COMMENTS
03-23-20	PER COMMENTS
ORIGINAL DATE	5-22-17
DRAWN BY:	JM
DESCRIPTION:	AREA 'C' & 'D' LANDSCAPE PLAN
SHEET NO.	LP-04
EPC	10/20/2020

NOT FOR CONSTRUCTION



NOT TO SCALE

SOUTH ROUNDABOUT ELEVATION



NOT TO SCALE

NORTH ROUNDABOUT ELEVATION

DOCUMENT NOTE
 IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADREY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone: 719-577-1636
 Fax: 719-268-1122



FALCON MARKETPLACE

FILING NO. 1
 FALCON, CO - EL PASO COUNTY, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND PURPOSES SPECIFIED. ANY OTHER PURPOSES WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

PREPARED FOR:
 DREXEL, BARRELL & CO.

FOR APPROVAL ONLY

NOT FOR CONSTRUCTION	JOB NUMBER	688-17
	REVISIONS	
	ORIGINAL DATE	04-01-20
	DRAWN BY:	JJM
	DESCRIPTION:	ROUNDAABOUT ELEVATIONS
SHEET NO.	E1.1	
	EPC 10/20/2020	

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: N/A

**MERIDIAN ROAD
 TURN LANE
 EXTENSION**

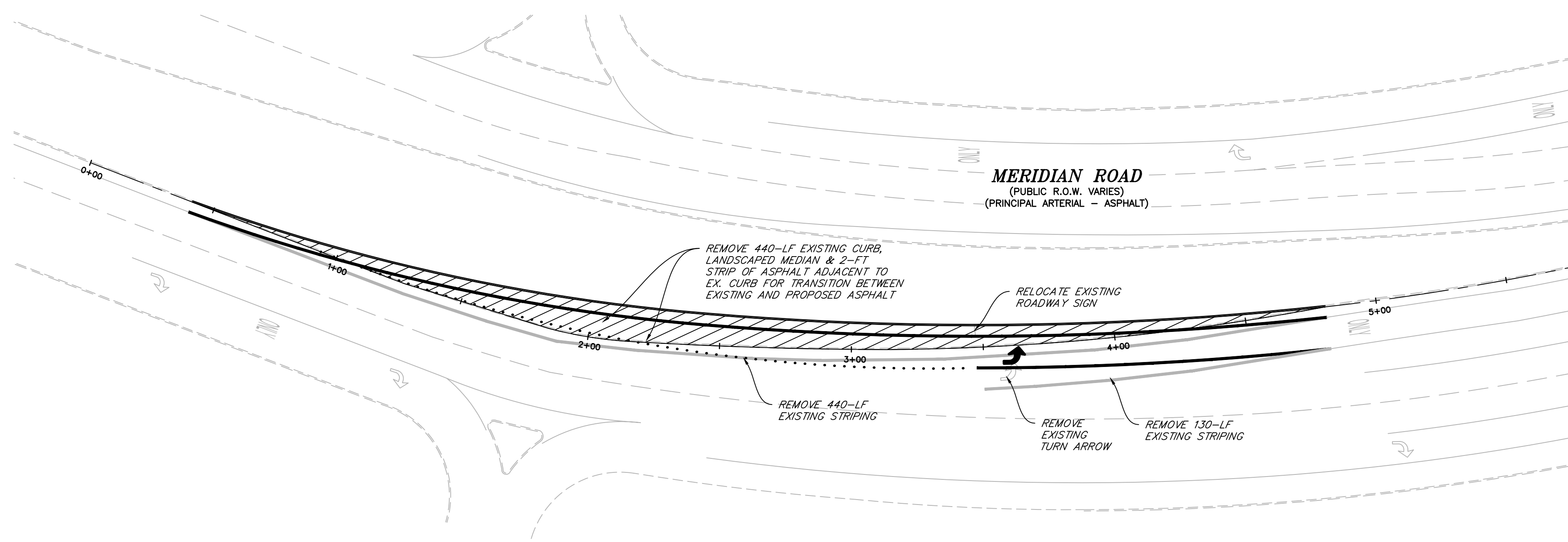
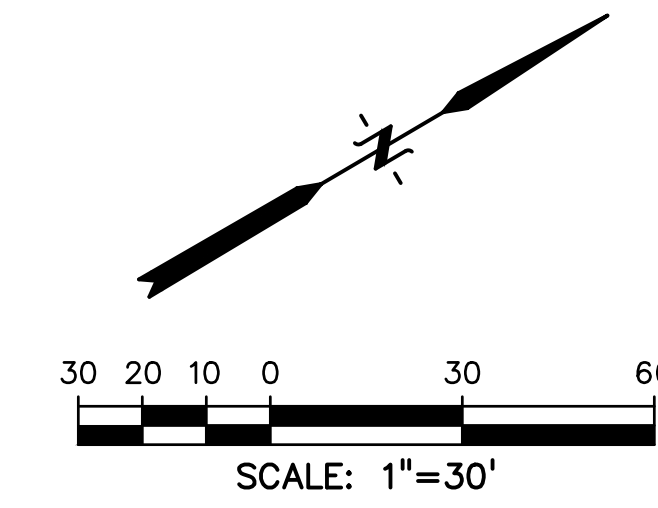
PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.10

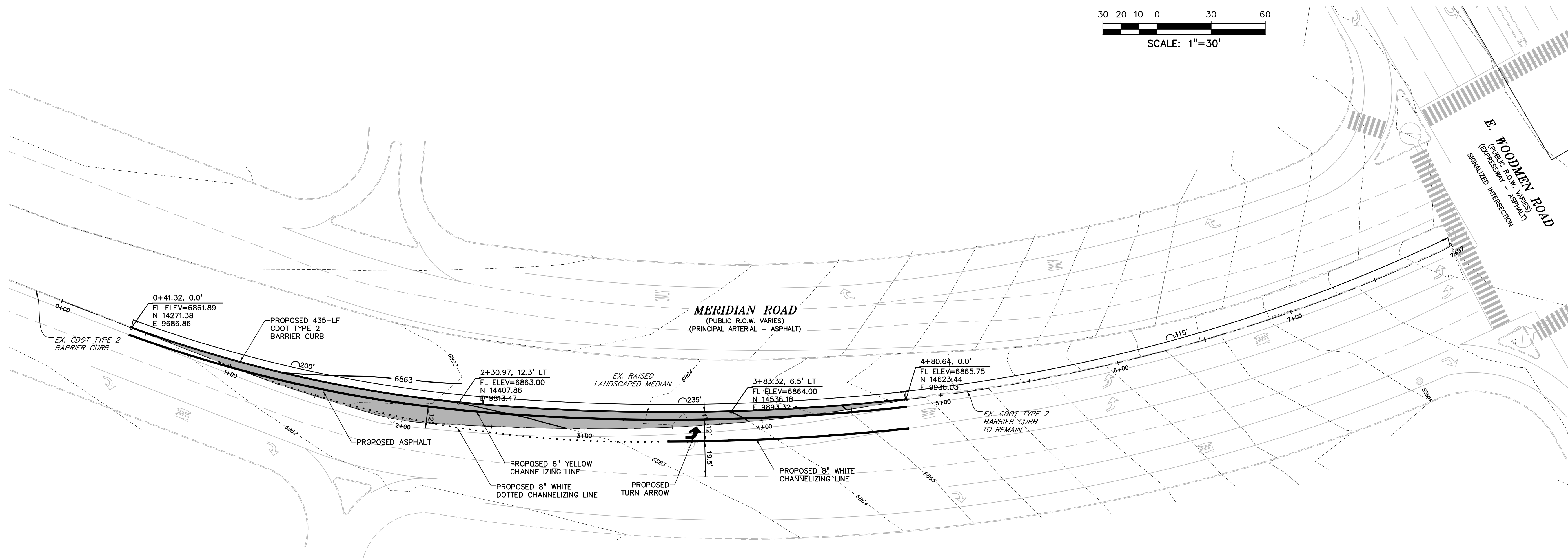
SHEET: 26 OF 48

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK
- PRO. WATER LINE
- PRO. FIRE HYDRANT
- PRO. RAW WATER
- PRO. SANITARY SEWER
- PRO. STORM SEWER
- EX. OVERHEAD ELECTRIC..... OE
- EX. SANITARY SEWER..... SS
- EX. PETROLEUM..... UP
- EX. GAS..... G
- EX. RAW WATER..... RW
- EX. WATER..... W
- EX. STORM SEWER..... ST



REMOVAL PLAN



TURN LANE EXTENSION PLAN


PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

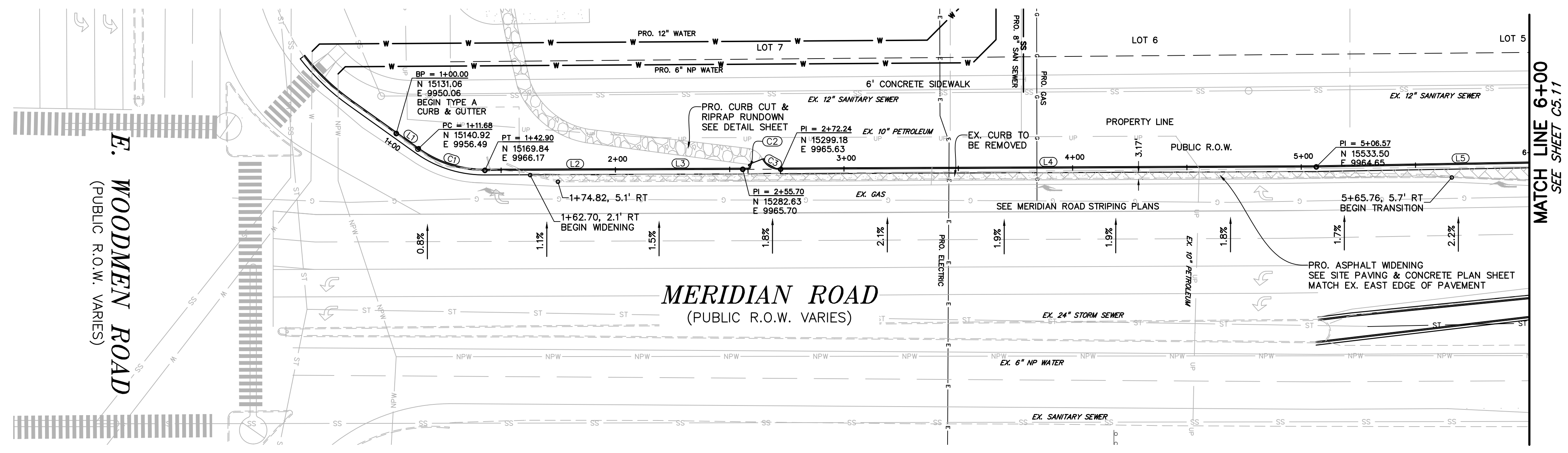
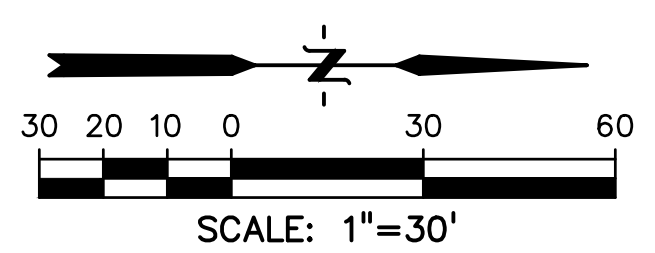

 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

MERIDIAN ROAD PLAN & PROFILE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.11
 SHEET: 27 OF 48

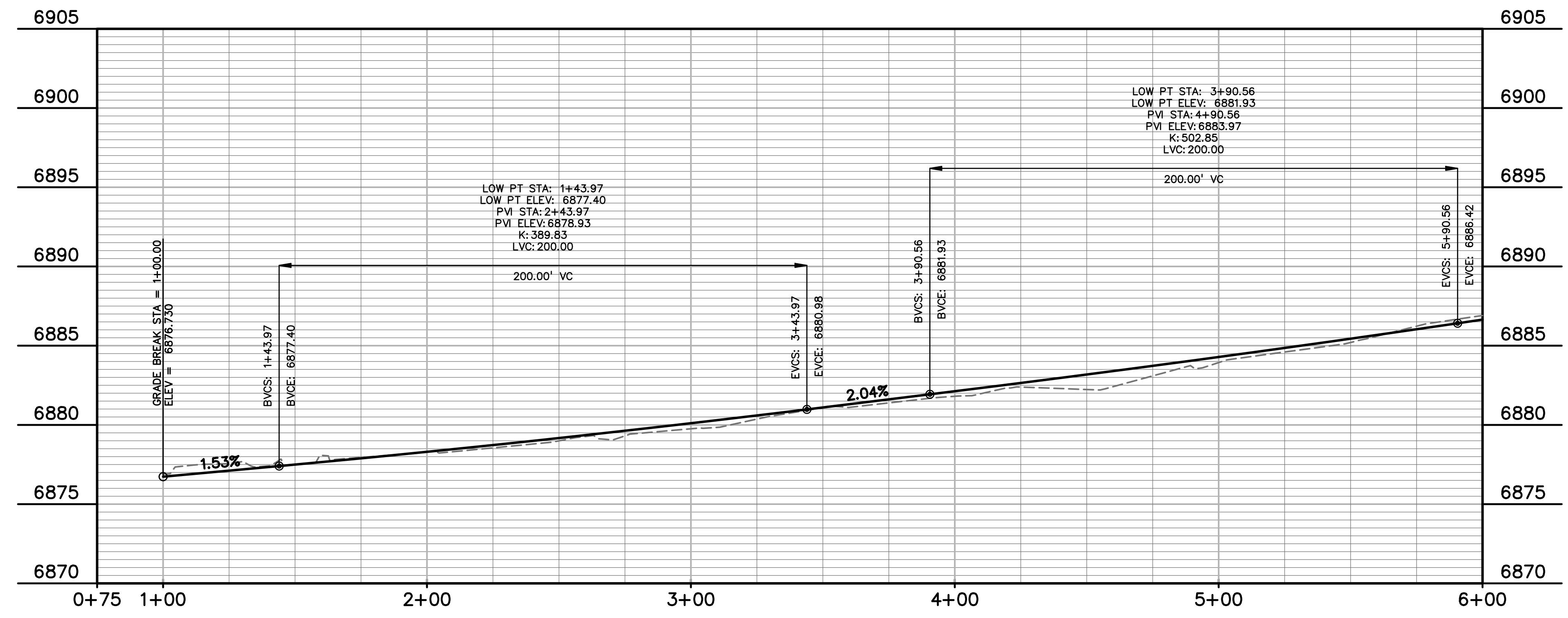
LEGEND

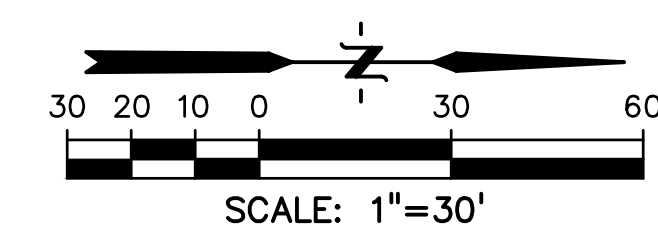
- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK



LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
L3	112.80'	N0°14'20"W
L4	234.33'	N0°14'20"W
L5	126.39'	N1°00'06"W
L6	28.69'	N1°00'06"W
L7	369.96'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	253.87'	N0°28'35"W
L18	220.59'	N3°44'37"E

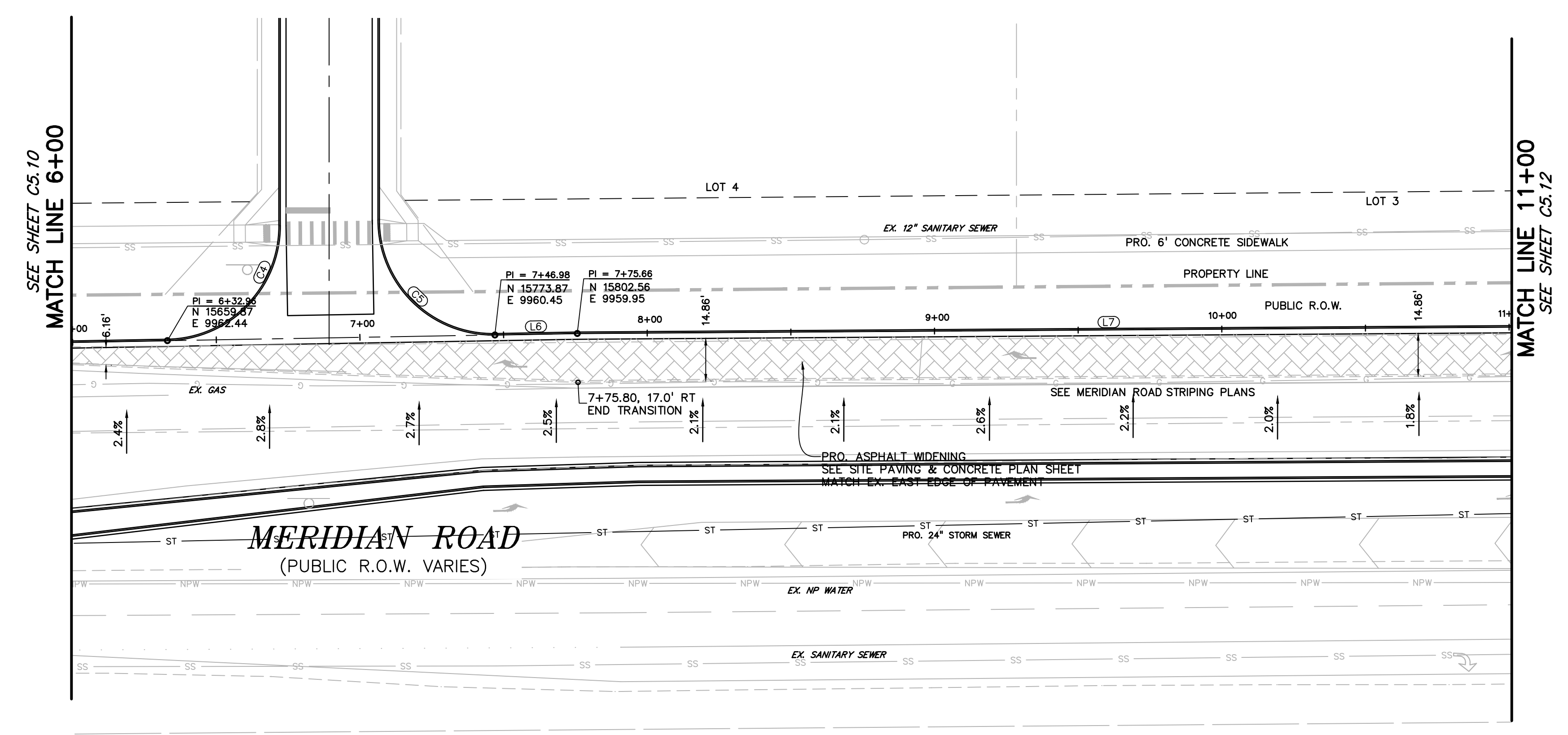
CURVE #	LENGTH	RADIUS	DELTA
C1	31.22'	50.00'	35°46'18"
C2	3.04'	1.09'	159°34'21"
C3	9.53'	7.84'	69°39'46"
C4	62.13'	40.00'	86°59'54"
C5	63.53'	40.00'	91°00'06"
C6	62.56'	40.00'	89°36'22"
C7	22.57'	85.00'	15°13'01"
C8	42.45'	40.00'	60°48'34"





LEGEND

PROPERTY LINE
 LOT LINE
 EASEMENT
 CURB & GUTTER
 SIDEWALK

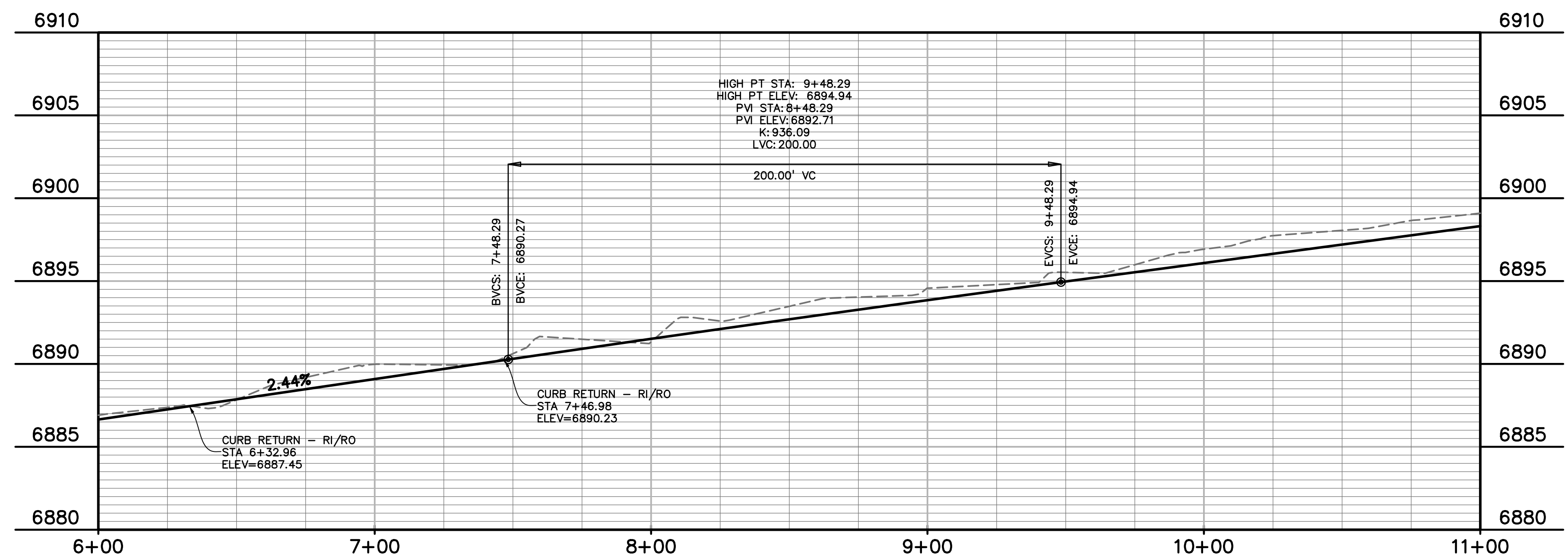


FLOWLINE TABLE

LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
L3	112.80'	N0°14'20"W
L4	234.33'	N0°14'20"W
L5	126.39'	N1°00'06"W
L6	28.69'	N1°00'06"W
L7	369.98'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	253.87'	N0°26'35"W
L18	220.59'	N3°44'37"E

FLOWLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	31.22'	50.00'	35°46'18"
C2	3.04'	1.09'	159°34'21"
C3	9.53'	7.84'	69°39'46"
C4	62.13'	40.00'	88°59'54"
C5	63.53'	40.00'	91°00'06"
C6	62.56'	40.00'	89°36'22"
C7	22.57'	85.00'	15°13'01"
C8	42.45'	40.00'	60°48'34"



PREPARED BY:

 DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
 LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

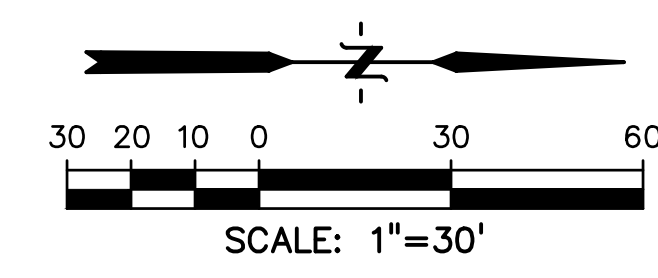
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

MERIDIAN ROAD PLAN & PROFILE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.12
 SHEET: 28 OF 48



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

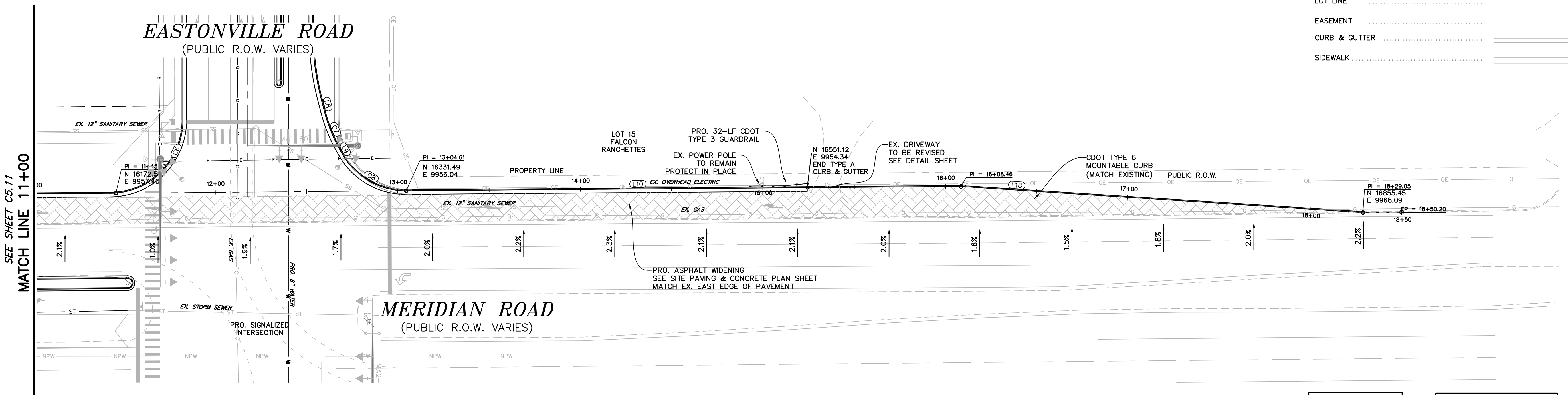
DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

**MERIDIAN ROAD
 PLAN &
 PROFILE**

PROJECT NO. 20988-00CSCV
 DRAWING NO.

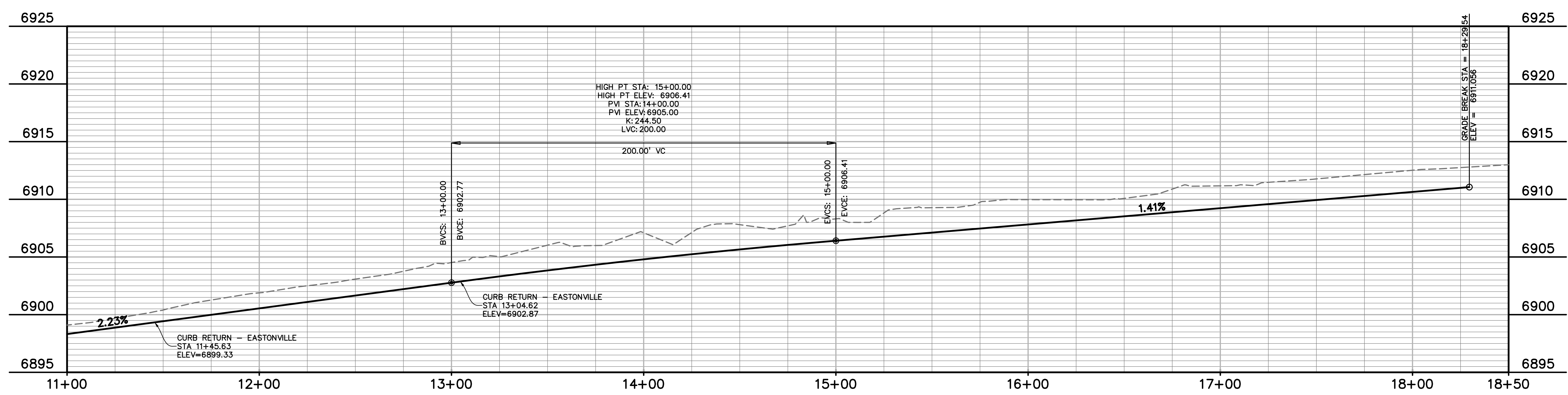
C5.13

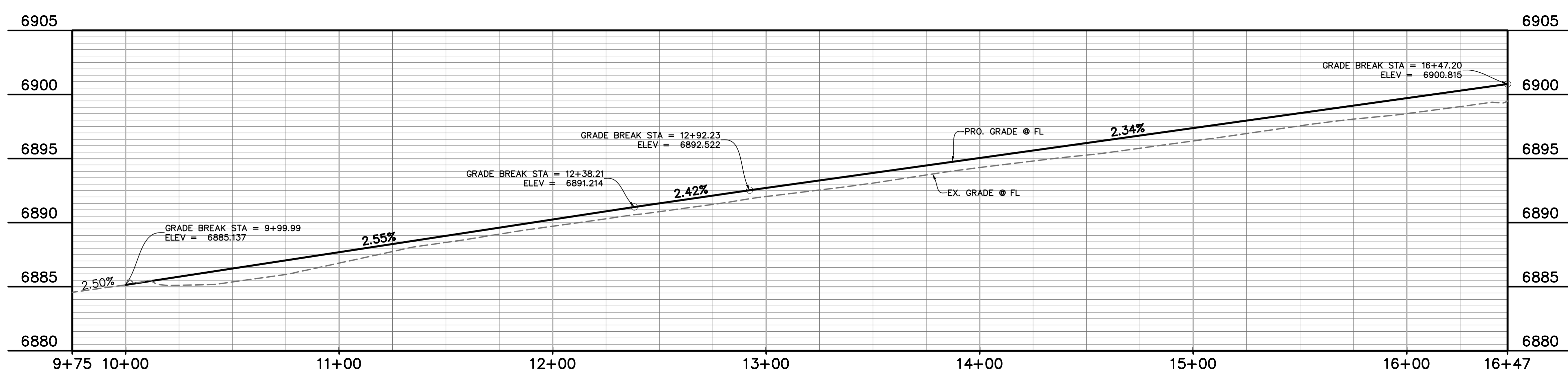
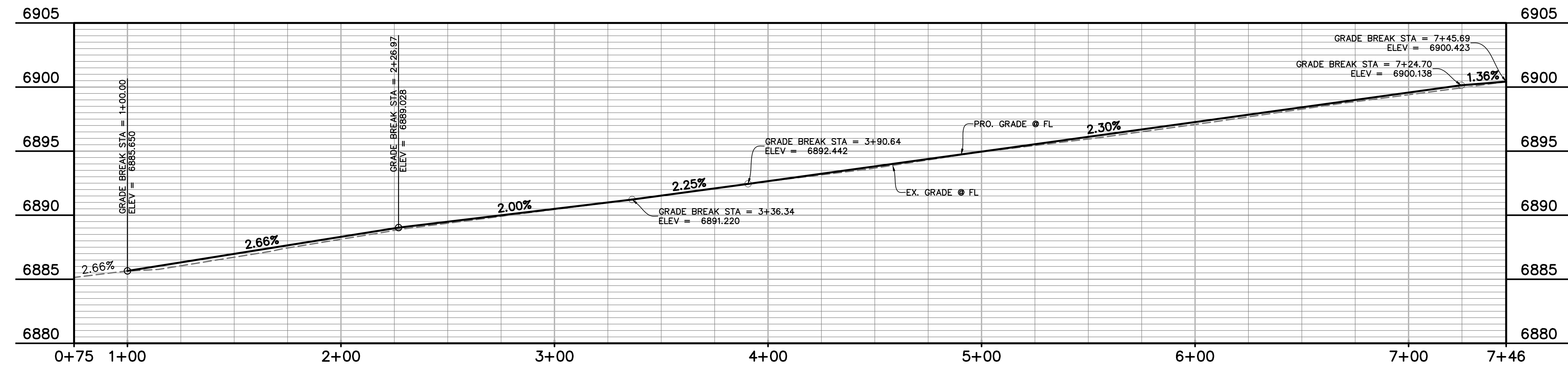
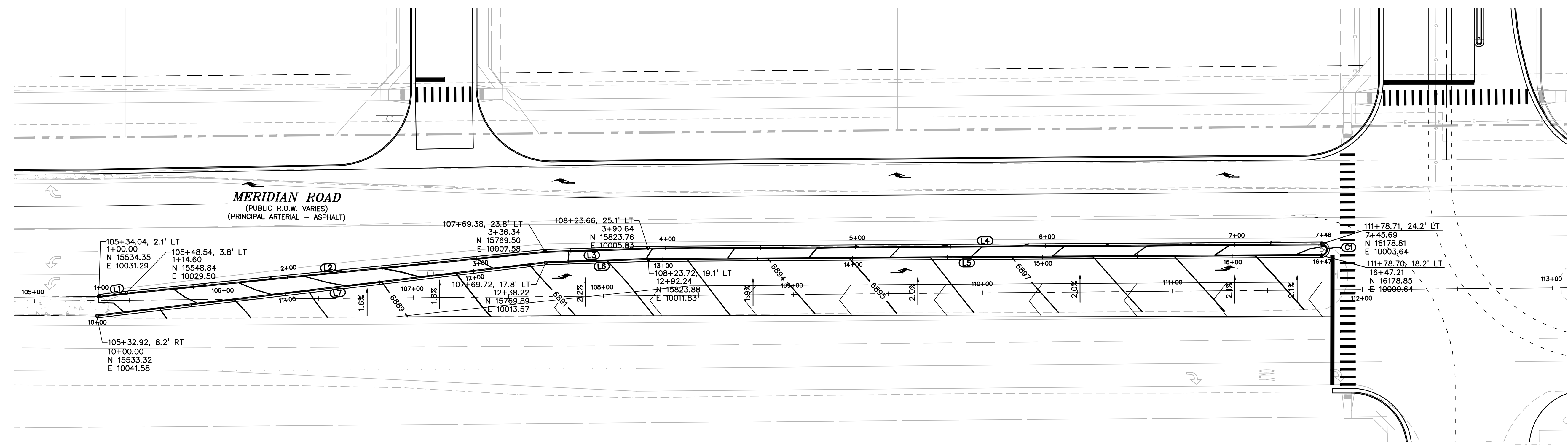
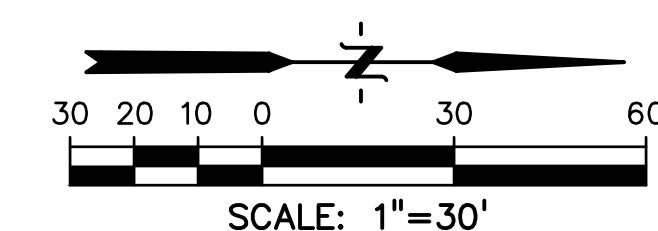
SHEET: 29 OF 48



LINE #	LENGTH	BEARING
L1	11.68'	N35°31'58"E
L2	112.80'	N0°14'20"W
L3	112.80'	N0°14'20"W
L4	234.33'	N0°14'20"W
L5	126.39'	N1°00'08"W
L6	28.69'	N1°00'08"W
L7	369.86'	N0°23'38"W
L8	7.10'	N75°35'01"E
L9	2.52'	N60°21'59"E
L10	253.87'	N0°26'35"W
L18	220.59'	N3°44'37"E

CURVE #	LENGTH	RADIUS	DELTA
C1	31.22'	50.00'	35°46'18"
C2	3.04'	1.09'	159°34'21"
C3	9.53'	7.84'	69°39'46"
C4	62.13'	40.00'	88°59'54"
C5	63.53'	40.00'	91°00'06"
C6	62.56'	40.00'	89°36'22"
C7	22.57'	85.00'	15°13'01"
C8	42.45'	40.00'	60°48'34"





LEGEND

PROPERTY LINE	-----
LOT LINE	.....
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. RAW WATER	RW
EX. WATER	W
EX. STORM SEWER	ST

LINE TABLE

LINE #	LENGTH	DIRECTION
L6	54.02'	N1°50'57"W
L5	354.97'	N0°21'12"W
L1	14.60'	N7°03'21"W
L2	221.75'	N5°40'23"W
L3	54.30'	N1°50'57"W
L4	355.05'	N0°21'12"W
L7	238.22'	N6°45'05"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	9.42'	3.00'	180°00'00"	S89°38'48"W	6.00'

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

**MERIDIAN ROAD
 MEDIAN PLAN
 & PROFILE**
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.14
 SHEET: 30 OF 48

PREPARED BY:



CLIENT:

LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: N/A

MERIDIAN ROAD STRIPING PLAN

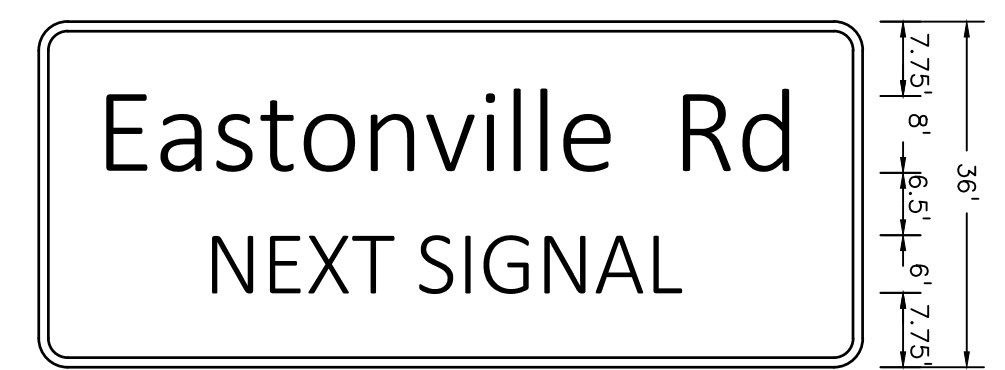
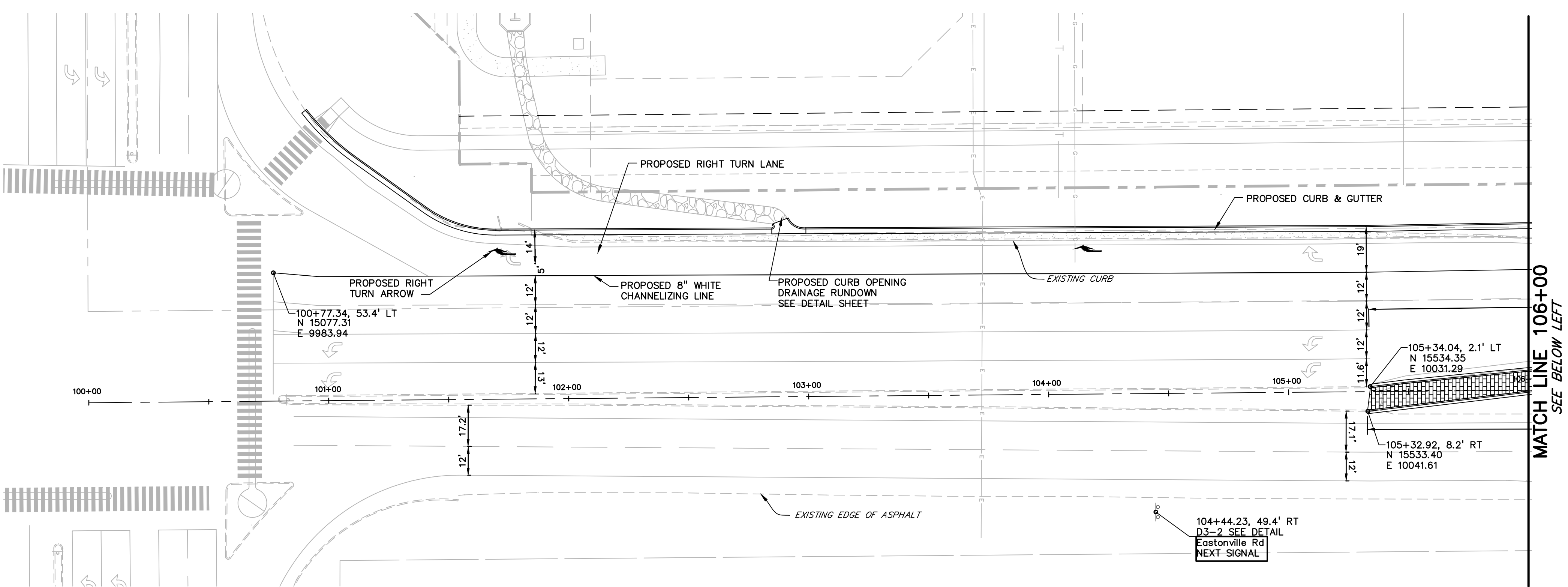
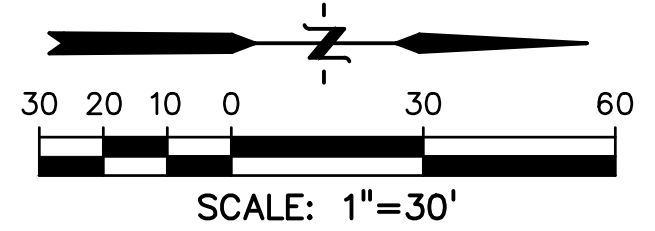
PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.15

SHEET: 31 OF 48

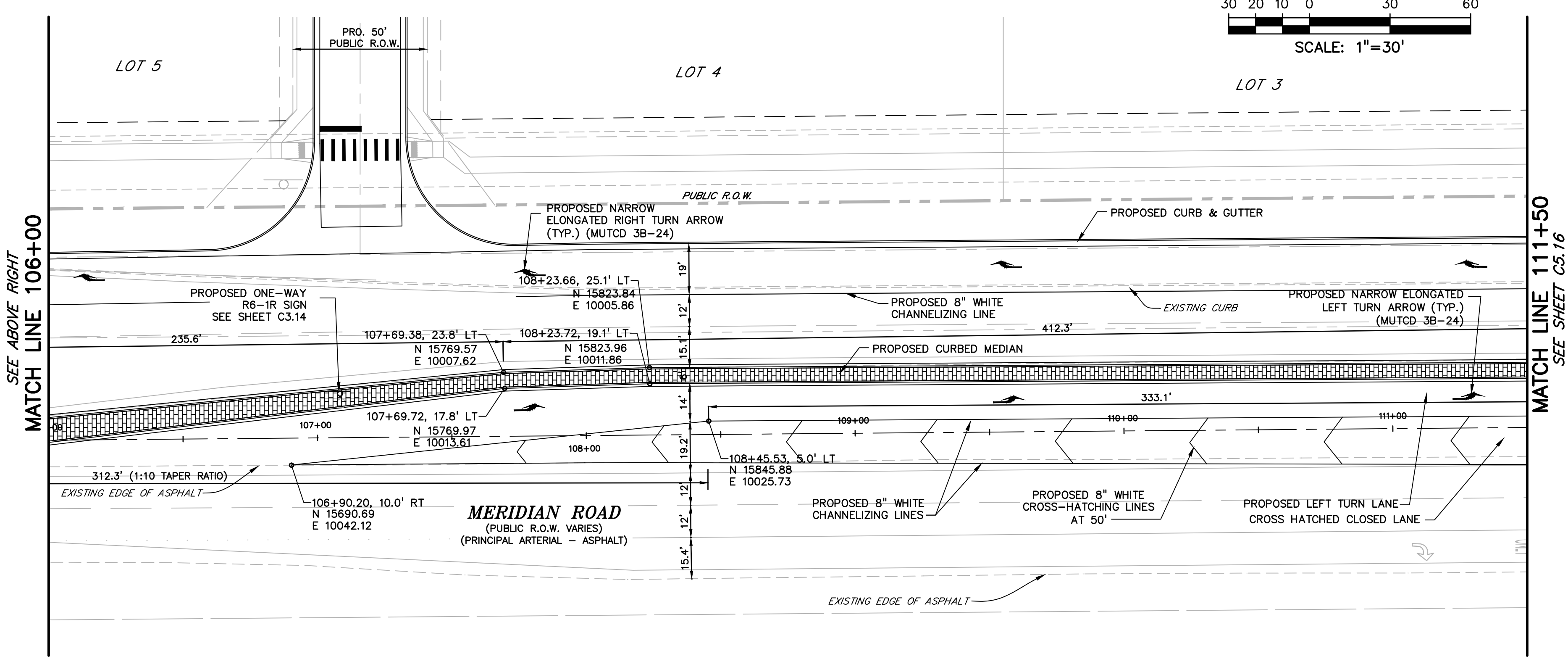
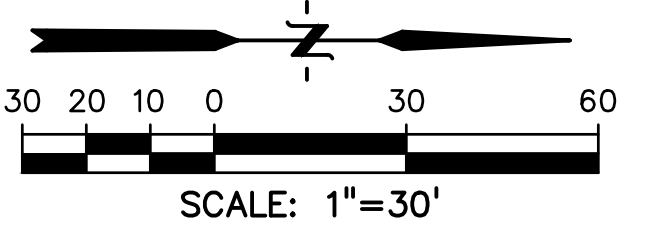
LEGEND

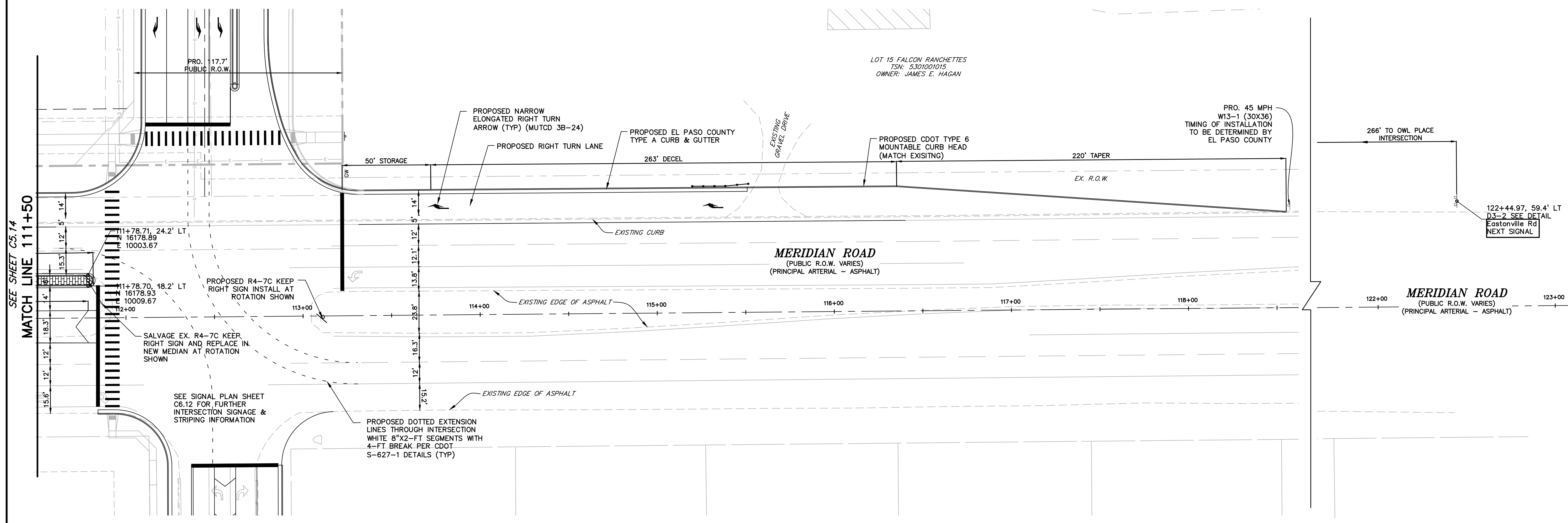
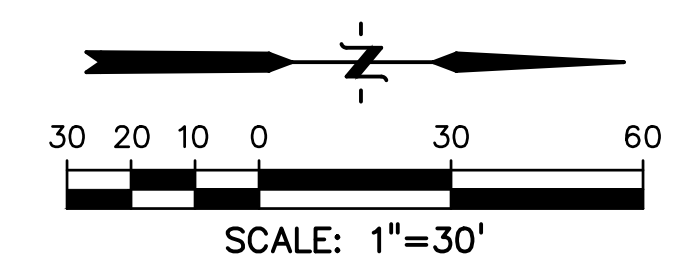
- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK
- PRO. WATER LINE
- PRO. FIRE HYDRANT
- PRO. RAW WATER
- PRO. SANITARY SEWER
- PRO. STORM SEWER
- EX. OVERHEAD ELECTRIC.....
- EX. SANITARY SEWER.....
- EX. PETROLEUM
- EX. GAS
- EX. RAW WATER
- EX. WATER
- EX. STORM SEWER



D3-2 ADVANCE STREET NAME (2 LINES)
 3.00" RADIUS, 1.00" BORDER, WHITE ON GREEN
 [Eastonville Rd] 8D, [NEXT SIGNAL] 6D

COORDINATE PLACEMENT WITH EL PASO COUNTY DOT AND REFERENCE CDOT STANDARD PLANS S-614-1, S-614-3 & S-614-5 FOR SIGN SUPPORT POSTS AND BREAKAWAY DETAILS

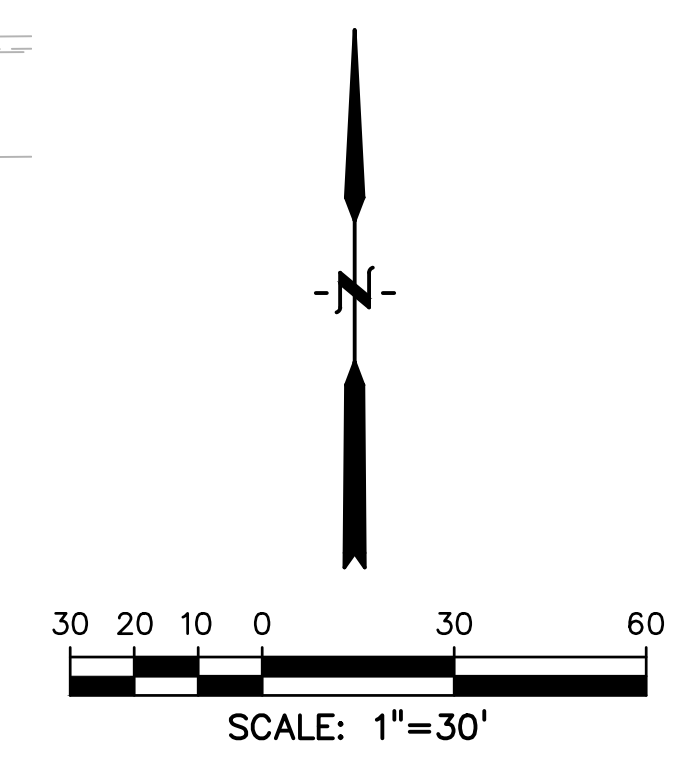
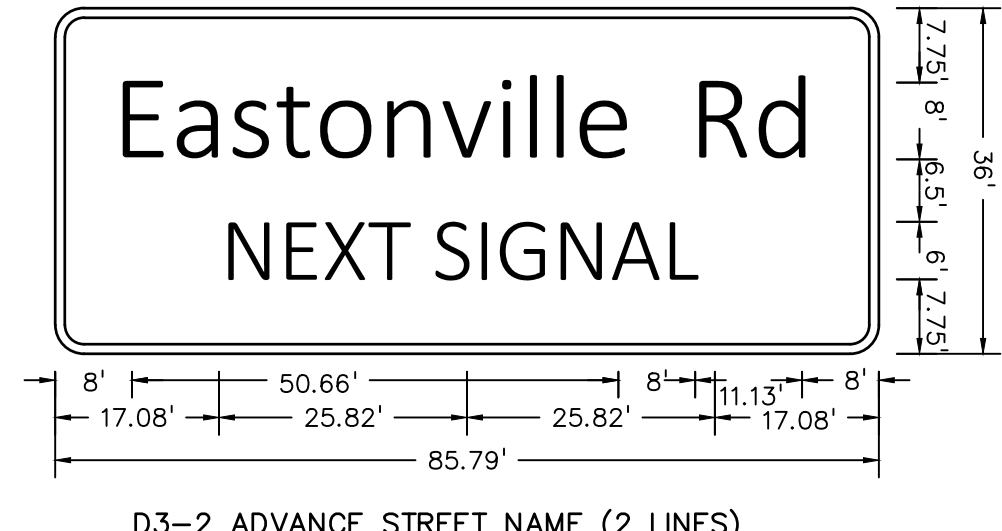
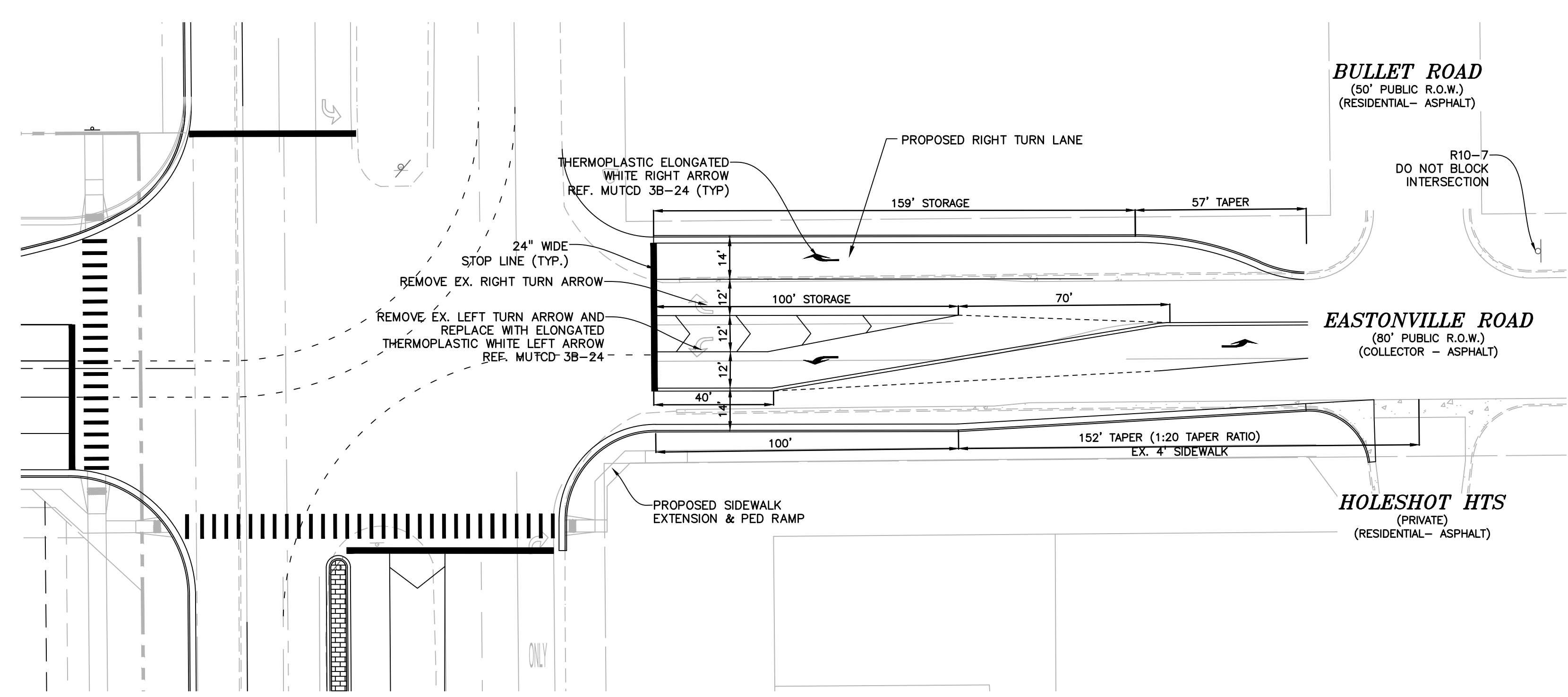




SEE SHEET C5.14
MATCH LINE 111+50

LEGEND

PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. RAW WATER	-----
EX. WATER	-----
EX. STORM SEWER	-----



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

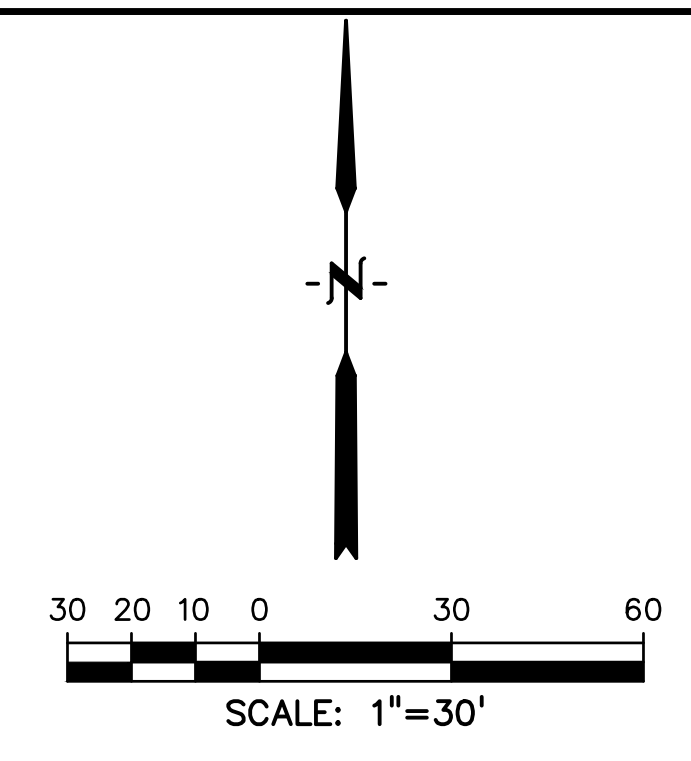
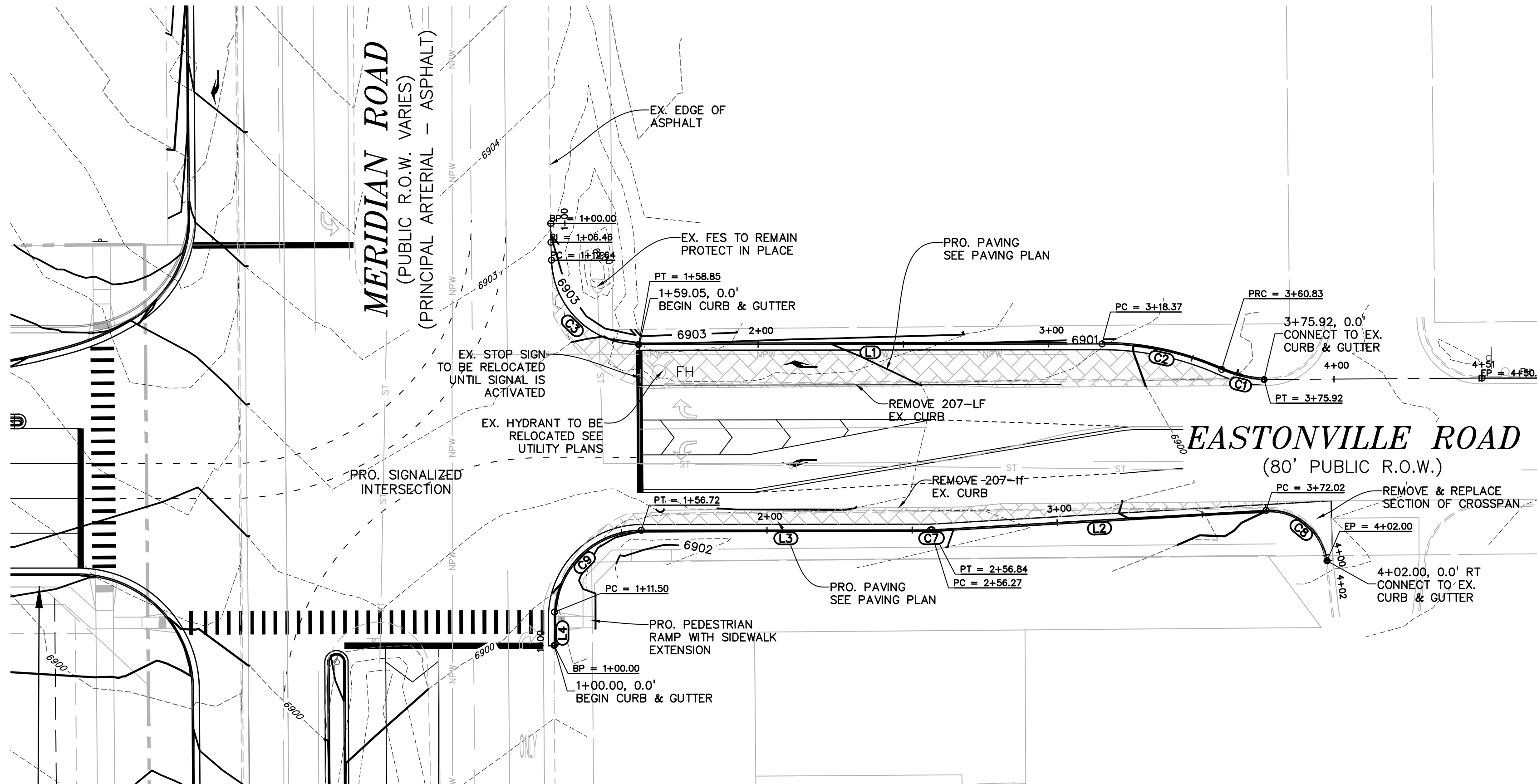
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

MERIDIAN RD & EASTONVILLE RD STRIPING PLAN
PROJECT NO. 20988-00CSCV
DRAWING NO.

C5.16
SHEET: 32 OF 48



LEGEND

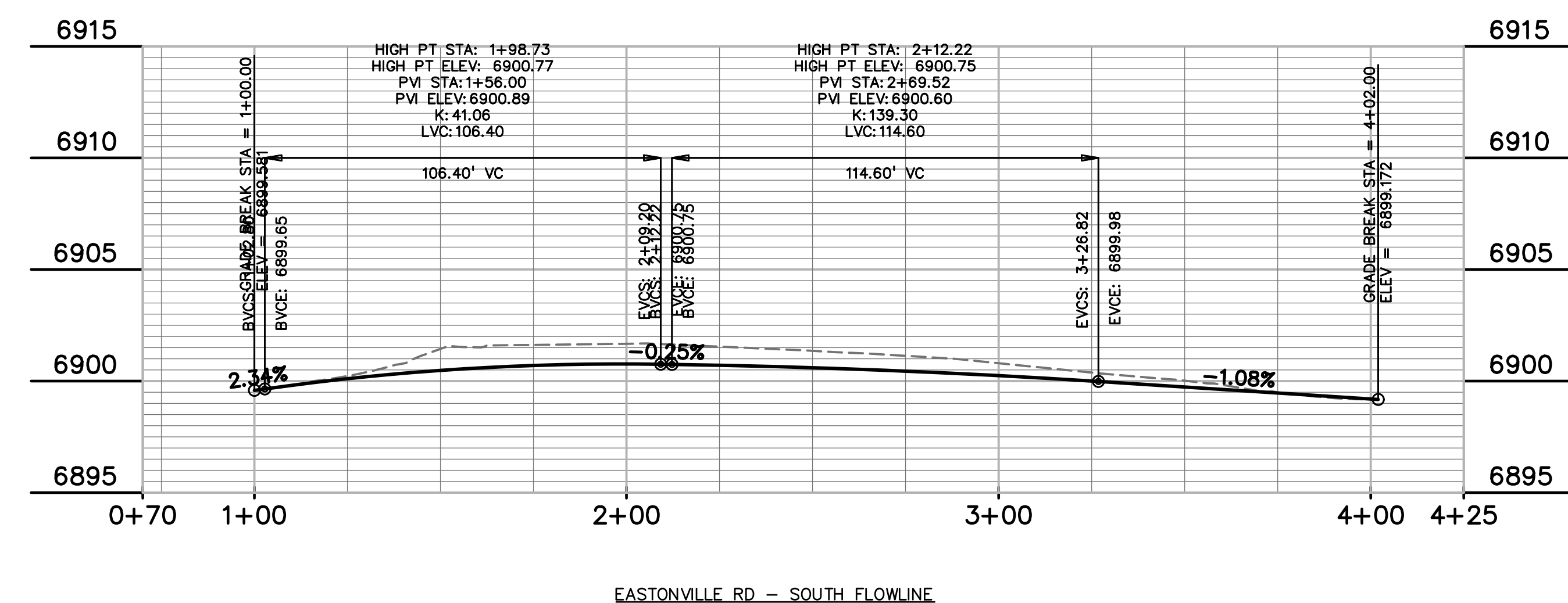
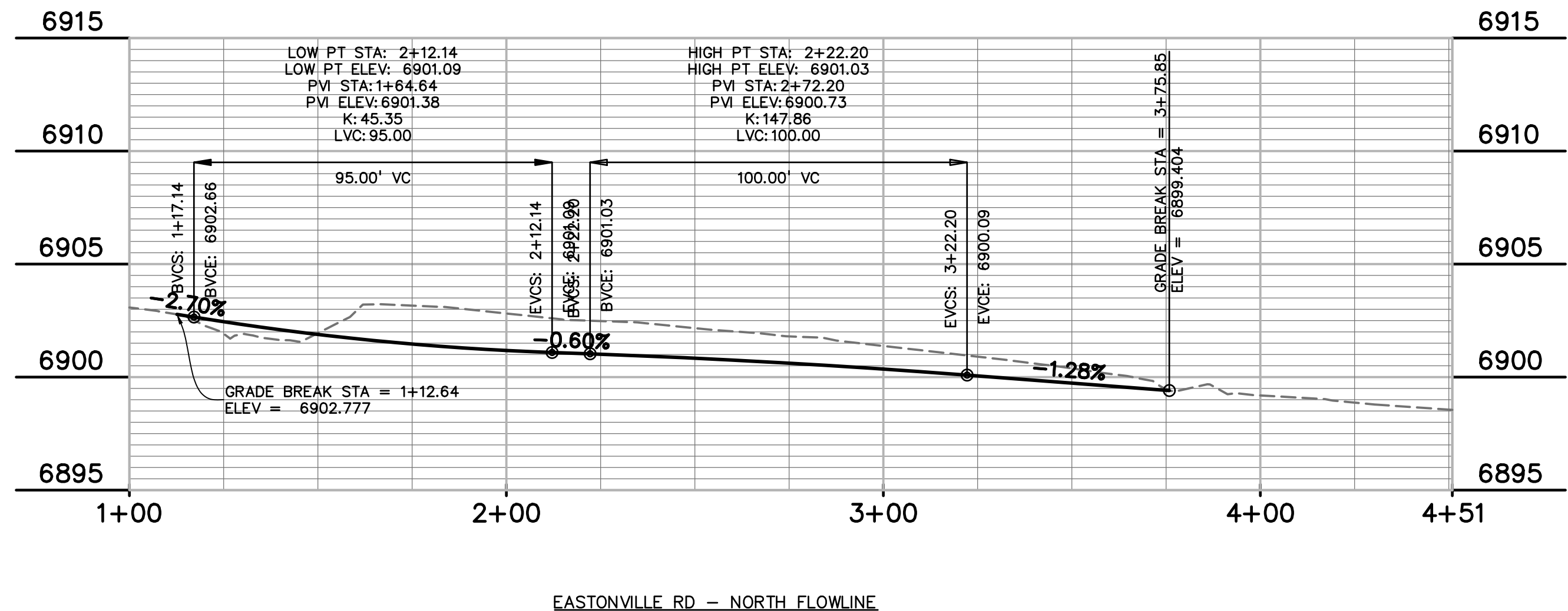
- PROPERTY LINE
- LOT LINE
- EASEMENT
- CURB & GUTTER
- SIDEWALK

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	159.52'	S89°59'20"W
L2	115.18'	S88°39'16"W
L3	99.55'	S89°55'20"W
L4	8.78'	S0°04'25"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.10'	39.85'	21°42'27"	N76°36'19"W	15.01'
C2	42.46'	100.00'	24°19'34"	N77°54'53"W	42.14'
C3	46.20'	30.00'	88°14'21"	N45°57'30"W	41.77'
C7	0.57'	10.00'	3°16'03"	S88°17'16"W	0.57'
C8	30.01'	20.16'	85°17'44"	N50°31'21"W	27.31'
C9	48.05'	30.03'	91°41'05"	S44°03'31"W	43.08'



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
 DRAWN BY: GES
 CHECKED BY: TDM
 FILE NAME:



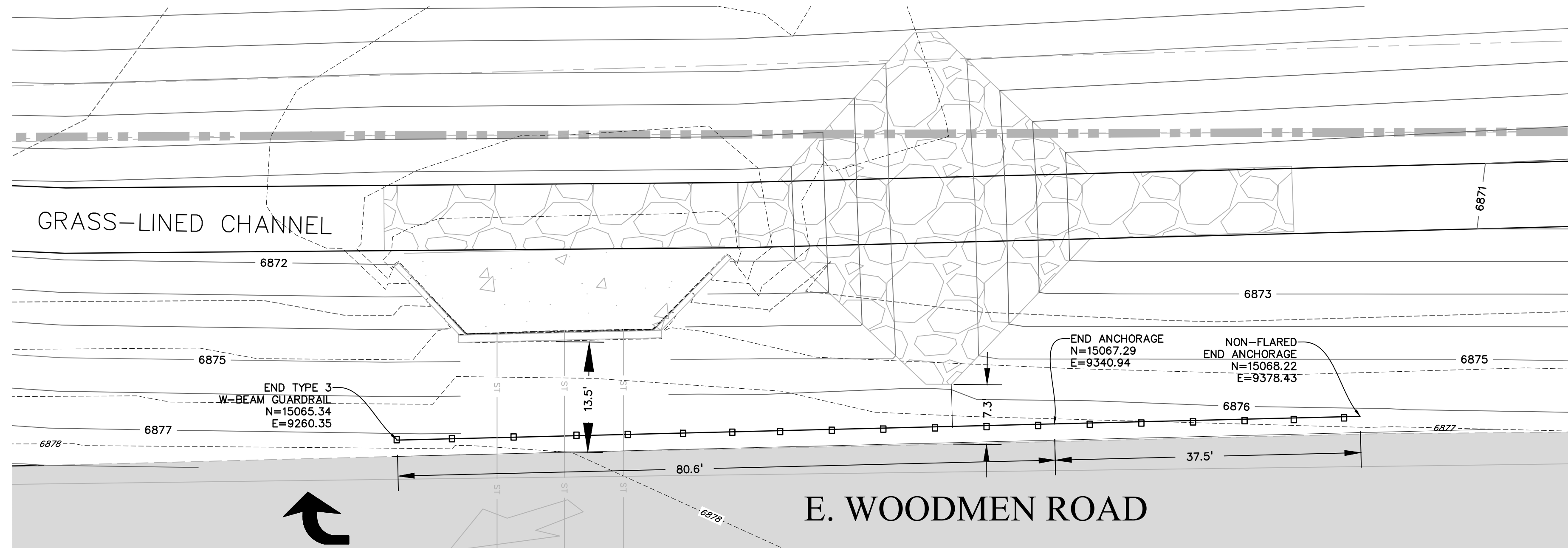
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=5'

EASTONVILLE RD TURN LANE PLAN & PROFILE

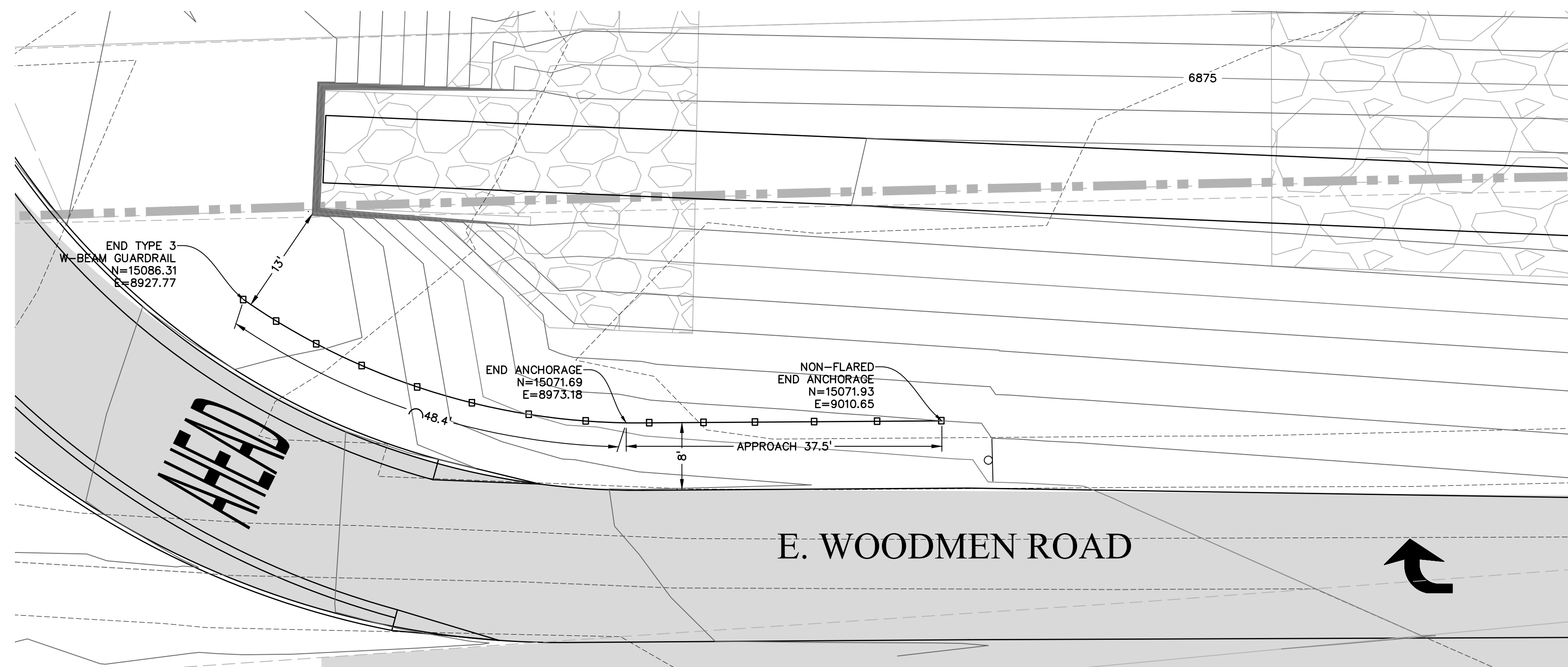
PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.17

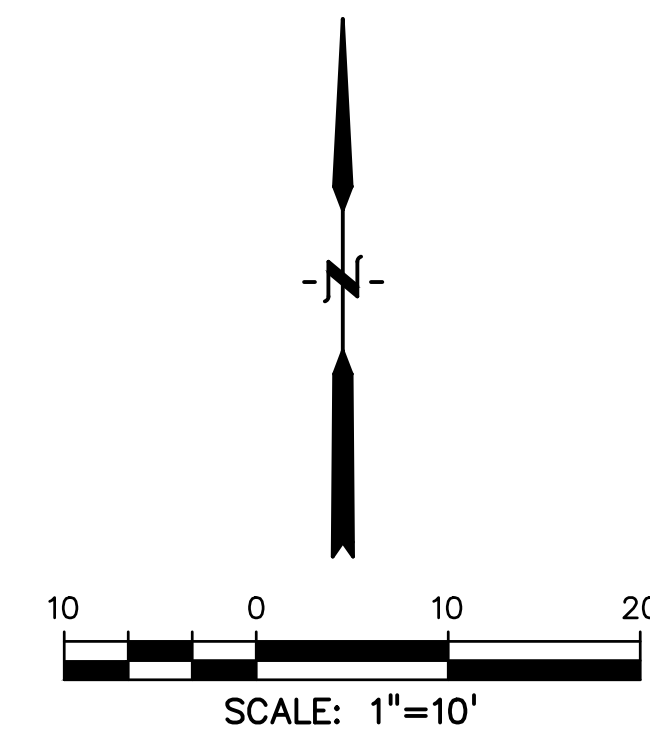
SHEET: 33 OF 48



GUARDRAIL - E. WOODMEN ROAD

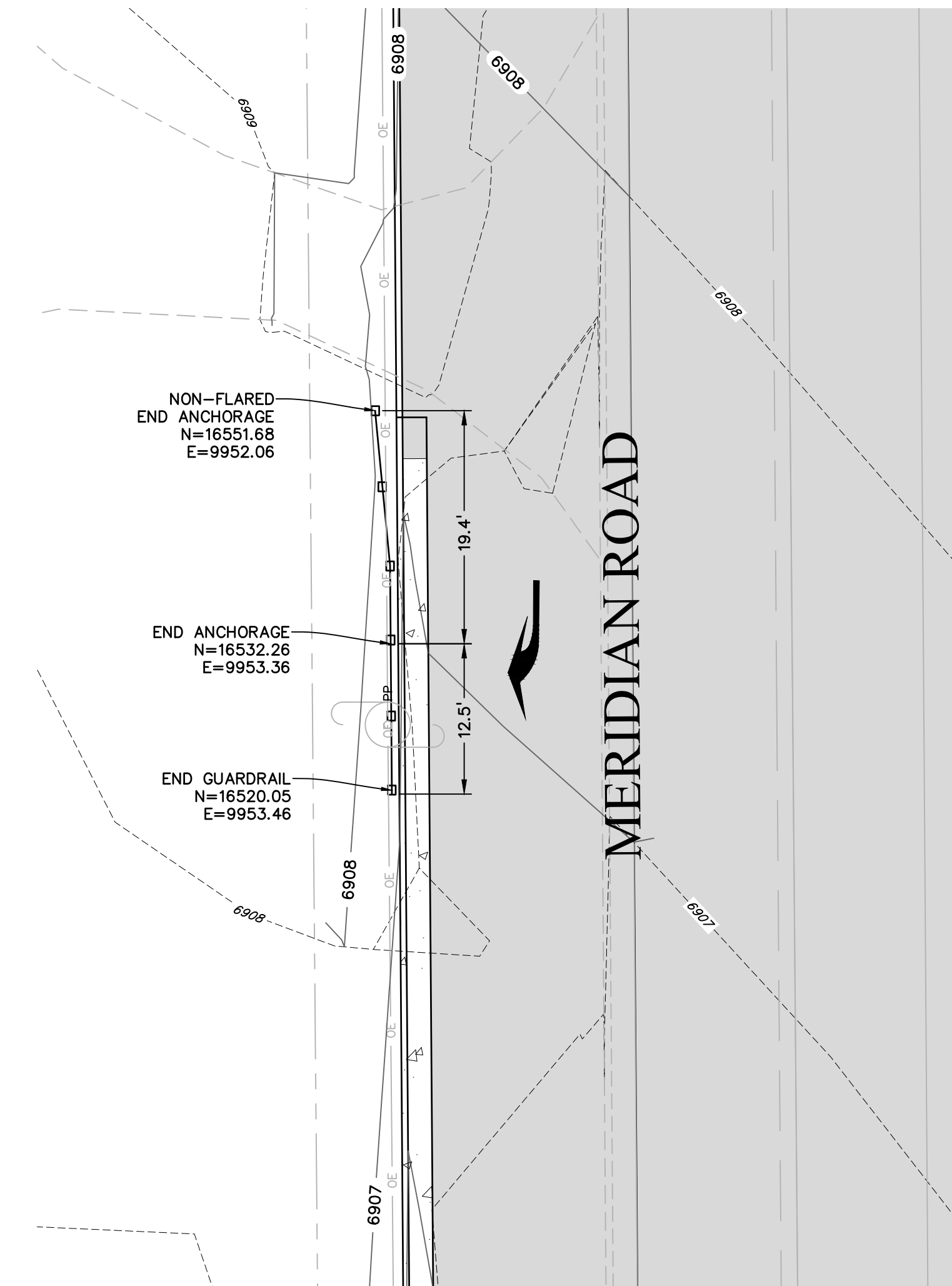


GUARDRAIL - E. WOODMEN ROAD AT FALCON MARKET PLACE



LEGEND

PROPERTY LINE	.....	-----
LOT LINE	.....	-----
EASEMENT	.....	-----
CURB & GUTTER	.....	=====
SIDEWALK	.....	=====
GUARDRAIL	.....	□ □ □ □



GUARDRAIL - MERIDIAN ROAD

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

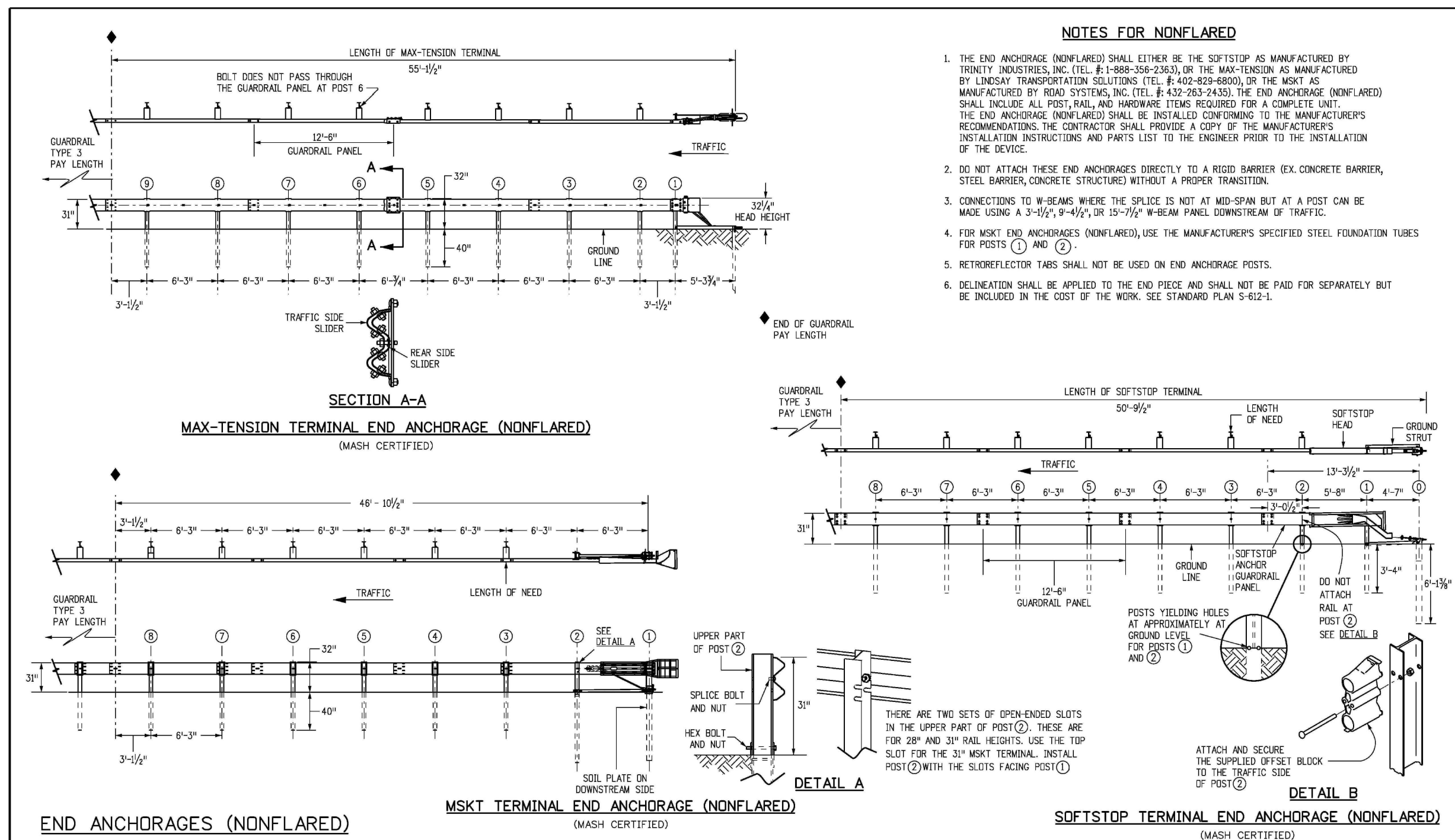
DRAWING SCALE:
 HORIZONTAL: 1"=10'
 VERTICAL: N/A

GUARDRAIL PLAN

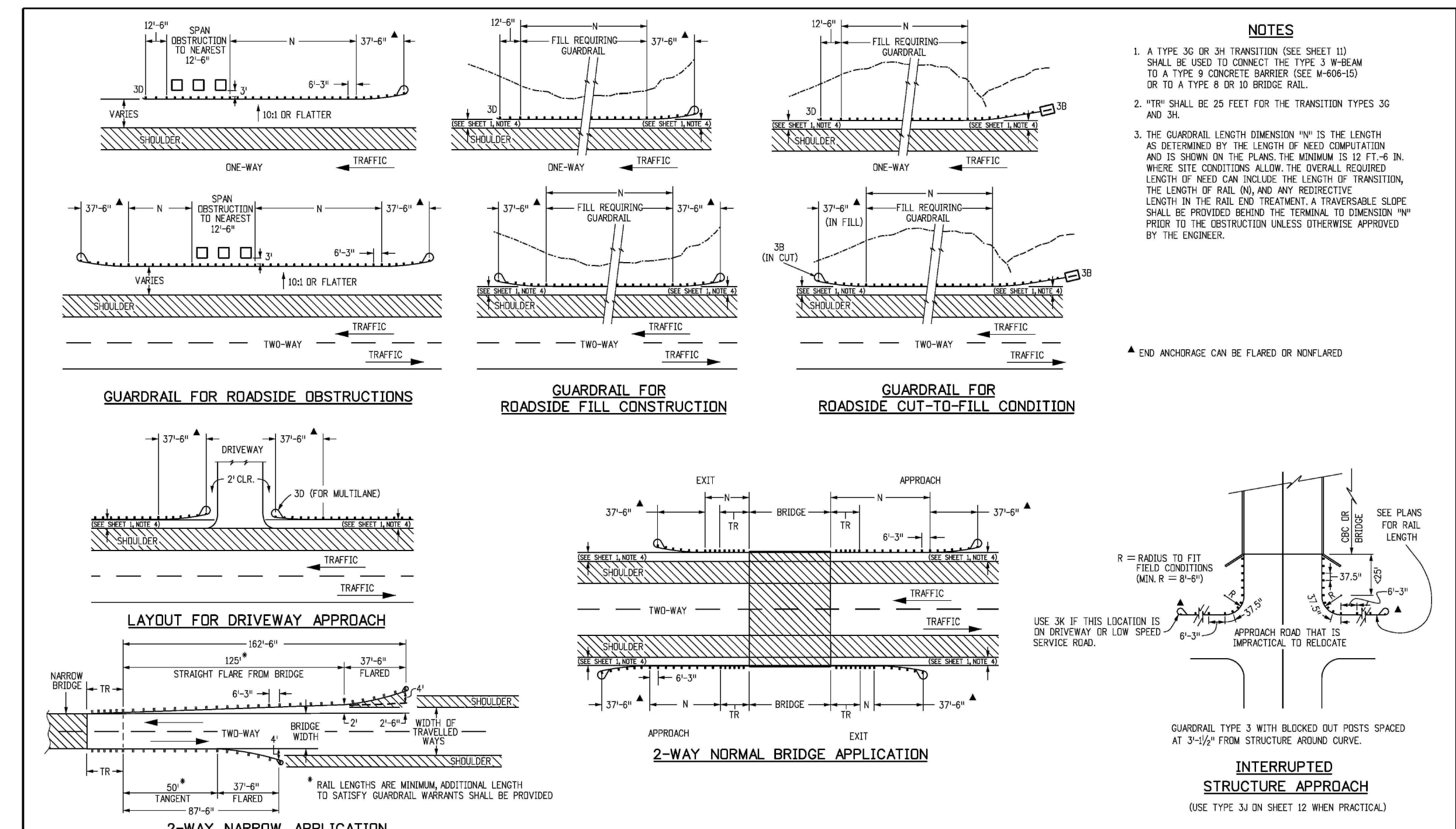
PROJECT NO. 20988-00CSCV
 DRAWING NO.

C5.18

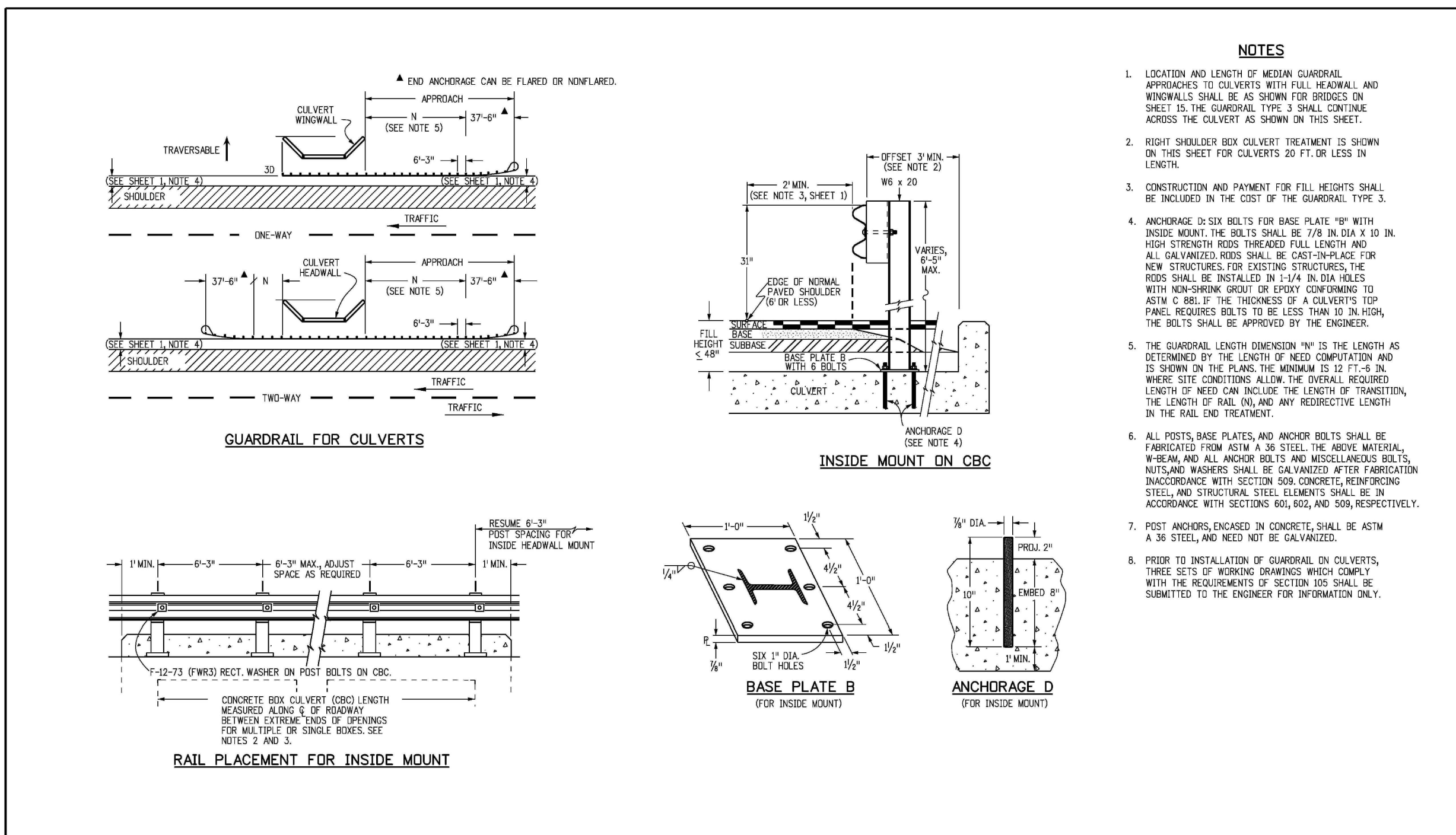
SHEET: 34 OF 48



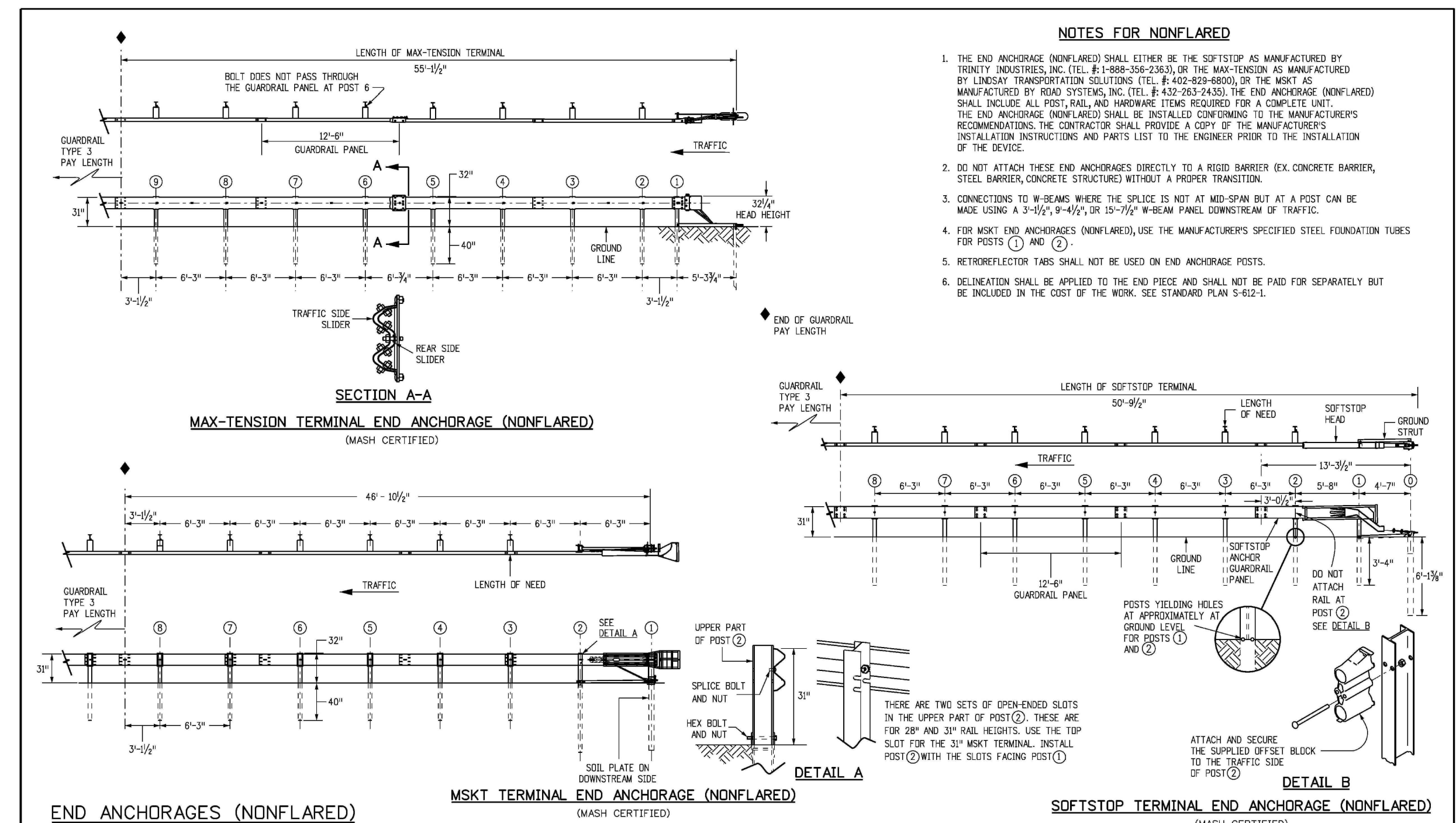
Computer File Information	Sheet Revisions	Colorado Department of Transportation	MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES	STANDARD PLAN NO. M-606-1
Creation Date: 07/31/19 Designer Initials: JJK Last Modification Date: 03/05/20 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____	2829 West Howard Place COOT 10, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 8 of 19 Project Sheet Number:



Computer File Information	Sheet Revisions	Colorado Department of Transportation	MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES	STANDARD PLAN NO. M-606-1
Creation Date: 07/31/19 Designer Initials: JJK Last Modification Date: 03/05/20 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____	2829 West Howard Place COOT 10, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 17 of 19 Project Sheet Number:



Computer File Information	Sheet Revisions	Colorado Department of Transportation	MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES	STANDARD PLAN NO. M-606-1
Creation Date: 07/31/19 Designer Initials: JJK Last Modification Date: 03/05/20 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____	2829 West Howard Place COOT 10, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 19 of 19 Project Sheet Number:



Computer File Information	Sheet Revisions	Colorado Department of Transportation	MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES	STANDARD PLAN NO. M-606-1
Creation Date: 07/31/19 Designer Initials: JJK Last Modification Date: 03/05/20 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Date: _____ Comments: _____	2829 West Howard Place COOT 10, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 8 of 19 Project Sheet Number:

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

GUARDRAIL PLAN

PROJECT NO. 20988-00CSV
DRAWING NO.

C5.19

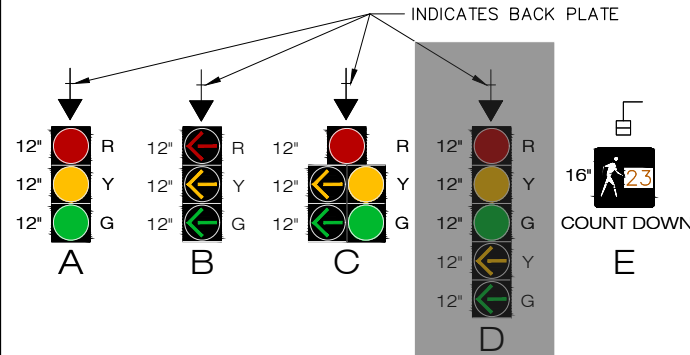
SHEET: 35 OF 48

SIGNAL ITEM INSTALL (LOCATE) SCHEDULE

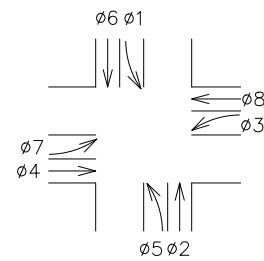
ITEM	TYPE	LOCATION	COMMENT
MA1-60'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	NORTHWEST CORNER	48" CAISSON, 20.5-FOOT DEEP
MA2-75'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	NORTHEAST CORNER	54" CAISSON, 20.5-FOOT DEEP
MA3-40'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	SOUTHEAST CORNER	36" CAISSON, 14.5-FOOT DEEP
PP-1	TRAFFIC SIGNAL PEDESTAL POLE STEEL	SOUTHEAST CORNER	18" CAISSON, 4-FOOT DEEP
MA4-70'	EL PASO COUNTY SIGNAL POLE W/MAST ARM	SOUTHWEST CORNER	54" CAISSON, 20.5-FOOT DEEP
PP-2	TRAFFIC SIGNAL PEDESTAL POLE STEEL	SOUTHWEST CORNER	18" CAISSON, 4-FOOT DEEP

* CAISSON DESIGN SHALL BE MODIFIED IF COHESIVE SOIL IS ENCOUNTERED

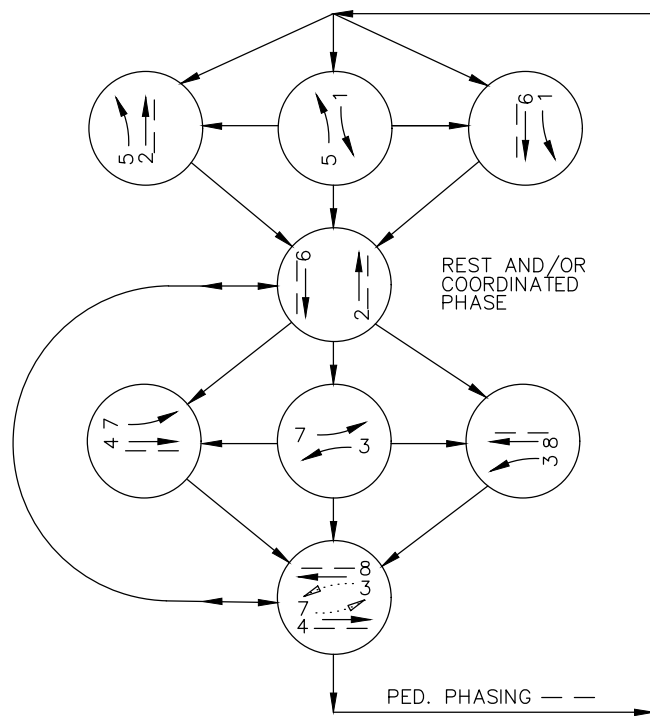
PROPOSED SIGNAL FACE DETAILS
SIGNAL FACES (R/Y/G) INCLUDING ARROWS AND PEDESTRIAN SHALL BE LED APPROVED BY EL PASO COUNTY.



PROPOSED PHASING LAYOUT

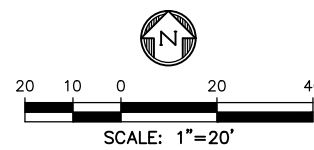
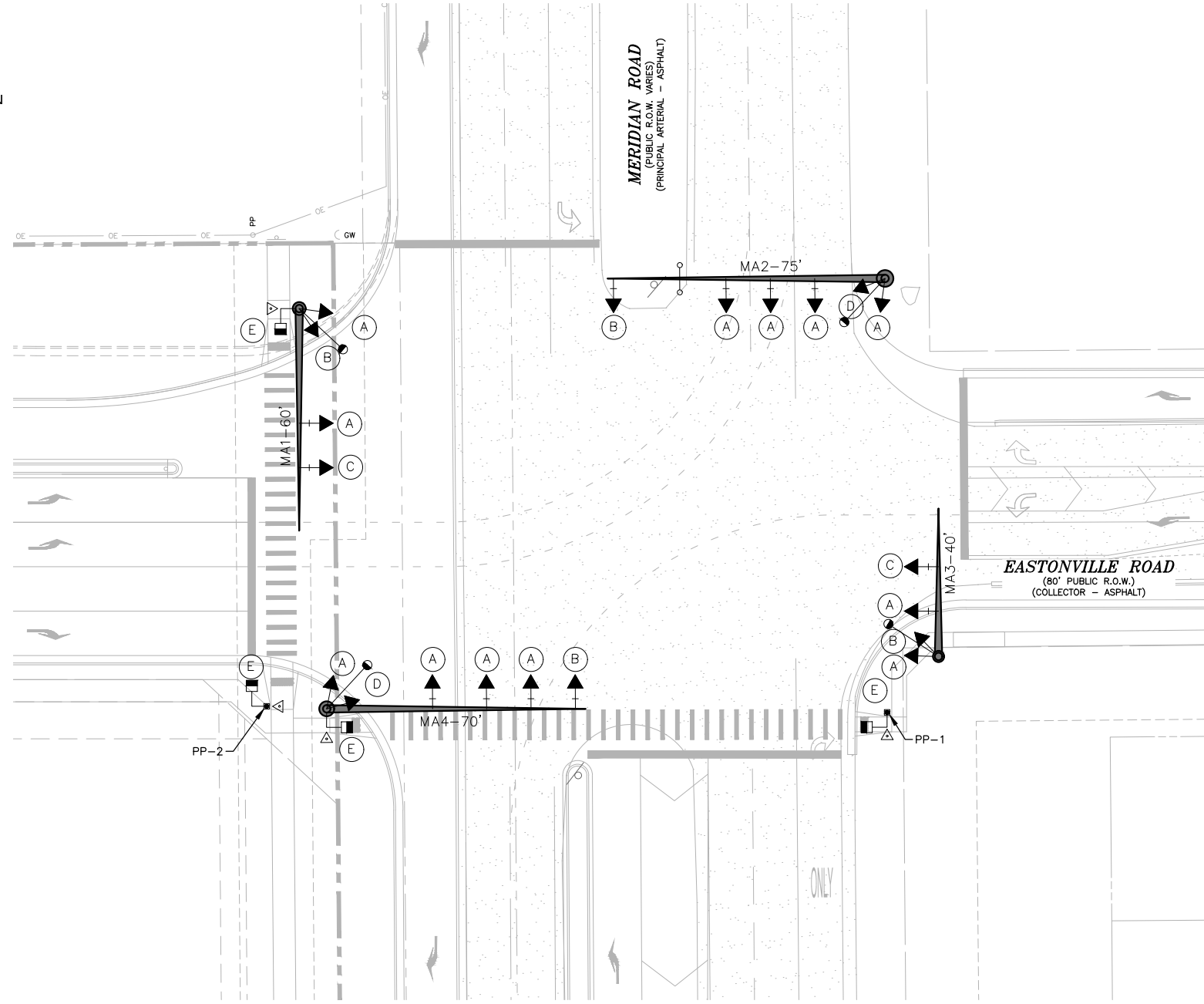


PROPOSED PHASING DIAGRAM SEQUENCE



SIGNAL EQUIPMENT LEGEND

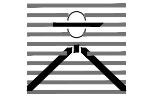
- PROP. SIGNAL POLE W/ MAST ARM
- PROP. PEDESTRIAN SIGNAL HEAD
- PROP./EXIST. TRAFFIC SIGNAL HEAD
- PROP. LUMINAIRE
- PROP. PEDESTAL POLE
- PROP. PULL BOX (CDOT TYPE 3 - 16"x24"x12")
- PROP. PULL BOX (CDOT TYPE 4 - 24"x36"x24")
- PROP. CONDUIT
- PROP. CONTROLLER CABINET
- PROP. PEDESTRIAN PUSH BUTTON AND SIGN
- PROP. POWER SOURCE
- PROP. ELECTRIC METER
- PROP. MAST ARM SIGN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING TREE
- EXISTING GROUND SIGN
- EXISTING ROW LINE
- EXISTING EASEMENT LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING IRRIGATION LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING CONDUIT



Conditions (part 2):
A. It has been decided not to exercise the flashing yellow option at this time for several reasons; the signal heads "D" will need to be revised accordingly.
B. Material List item - "Clary UPS System 1250LX with the Bypass module 302C, and needs to include the option item of "SNMP Adaptor for TCIP/IP Protocol"

EPC 10/20/2020

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPRGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20

DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	DFS
FILE NAME:	20988-CD-SIG1

DESIGNED BY: PDM

DRAWN BY: KRC

CHECKED BY: DFS

FILE NAME: 20988-CD-SIG1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:

HORIZONTAL: 1" = 20'

VERTICAL: N/A

TRAFFIC SIGNAL PLAN

PROJECT NO. 20988-00CSV
DRAWING NO.

C6.10

SHEET: 36 OF 48

EL PASO COUNTY FILE # SF-19-001

GENERAL NOTES

- THE OWNER / DEVELOPER / DISTRICT SHALL CONTRACT WITH A QUALIFIED PROFESSIONAL ENGINEERING CONSULTANT FOR THE DESIGN, DEVELOPMENT, AND PROGRAMMING OF ALL TRAFFIC SIGNAL TIMING AND CONTROLLER OPERATIONAL PARAMETERS, SETTINGS, ADJUSTMENTS, AND EQUIPMENT THAT WILL ACHIEVE SATISFACTORY TRAFFIC SIGNAL OPERATION, INCLUDING ISOLATED, INDEPENDENT, FULLY-ACTUATED SIGNAL OPERATION AND SIGNAL SYSTEM COORDINATION TIMING PLANS OPERATION WITH EXISTING ADJACENT SIGNALIZED INTERSECTIONS, WHERE DOCUMENTED TO BE NECESSARY DURING VARIOUS TIMES OF THE DAY.
- TRAFFIC SIGNAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE SPECIFICATIONS FOR THIS PROJECT, THE PROJECT SPECIAL PROVISIONS, "STATE OF COLORADO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", "COLORADO STANDARD PLANS", "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "THE NATIONAL ELECTRIC CODE", AND ALL LOCAL ORDINANCES AND REGULATIONS.
- THE COLORADO DEPARTMENT OF TRANSPORTATION (COOT) STANDARD PLAN SHEET S-614-40 "TYPICAL TRAFFIC SIGNAL INSTALLATION DETAILS" ARE TO BE USED TO CONSTRUCT THIS PROJECT, EXCEPT THAT ALL POLES, MAST ARMS, AND EQUIPMENT SHALL BE PAINTED BLACK.
- ALL SUBMITTALS SHALL BE MADE TO EL PASO COUNTY FOR APPROVAL. OBTAIN ALL REQUIRED PERMITS FOR THE WORK. PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN FOR THE WORK. CONTACT EL PASO COUNTY 96 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION.
- LOCATIONS OF ALL CONDUIT RUNS, DETECTORS, POLES, CONTROLLER CABINETS, PULL BOXES, AND FOUNDATIONS SHALL BE FIELD APPROVED BY EL PASO COUNTY. THE CONTRACTOR SHALL VERIFY POLE FOUNDATION AND ANCHOR BOLT ELEVATIONS WITH RESPECT TO TOP OF EXISTING OR FUTURE CURB AND SLOPE OF SIDEWALK PRIOR TO INSTALLATION OF ANY EQUIPMENT.
- ALL PAVING, SIDEWALK, LANDSCAPING AND LAWN IRRIGATION SYSTEMS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED IN KIND, EQUAL TO OR EXCEEDING ORIGINAL CONDITIONS OR AS DIRECTED BY THE OWNER.
- PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY. REFER TO STRIPING PLANS FOR DETAILS.
- CONTRACTOR TO VERIFY POWER SOURCE AND COORDINATE HOOK-UP WITH ELECTRIC UTILITY PROVIDER.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

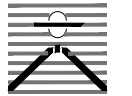
TRAFFIC SIGNAL NOTES

- THE CONTRACTOR SHALL PROVIDE, FOR REVIEW, BY THE ENGINEER, A COMPLETE TRAFFIC SIGNAL MATERIAL SUBMITTAL PACKAGE THAT CONTAINS, ALL OF THE PROPOSED TRAFFIC SIGNAL EQUIPMENT, INCLUDING MATERIAL SPECIFICATIONS AND DESCRIPTIONS THAT WILL BE NECESSARY TO COMPLETE THE TRAFFIC SIGNAL WORK. THE CONTRACTOR SHALL ALLOW FOR A MINIMUM THREE WEEK SUBMITTAL REVIEW PERIOD AND SHALL NOT ORDER ANY SIGNAL EQUIPMENT UNTIL AFTER A REVIEW OF ALL SUBMITTALS HAVE BEEN COMPLETED BY THE ENGINEER AND VERIFIED BY THE CONTRACTOR.
- FUNCTIONAL AND OPERATIONAL RESPONSIBILITY FOR ALL NEWLY INSTALLED AND EXISTING TRAFFIC SIGNAL EQUIPMENT WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL CONSIDER THIS WORK INCIDENTAL TO THE OVERALL WORK BEING PERFORMED AND SHALL BE INCLUDED AS PART OF THE PROJECT.
- SEE COLORADO DEPARTMENT OF TRANSPORTATION SIGNAL DETAILS FOR CONSTRUCTION/INSTALLATION DETAILS NOT SHOWN ON THESE PLANS.
- ALL SIGNAL EQUIPMENT REMOVED BY THE CONTRACTOR SHALL BE SALVAGED AND BECOME THE PROPERTY OF EL PASO COUNTY. THE SALVAGED EQUIPMENT SHALL BE DELIVERED AS DIRECTED BY THE ENGINEER. DELIVERY OF SIGNAL EQUIPMENT WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE INCLUDED IN THE WORK FOR REMOVAL OF TRAFFIC SIGNAL EQUIPMENT.
- OVERHEAD STREET NAME SIGN DESIGN AND LAYOUT INFORMATION SHALL BE PER THE STREET NAME SIGN DETAIL CONTAINED IN THE PROJECT PLANS.
- TRAFFIC SIGNS MOUNTED ON SIGNAL POLES, MAST ARMS, AND PEDESTALS SHALL BE MOUNTED USING BANDING, ALUMINUM CHANNELS, AND BACKING ZEES PER APPLICABLE CDOT STANDARD PLANS, OR SIMILAR RIGID SIGN BRACING MOUNTING ASSEMBLY.
- ONCE THE PROFESSIONAL ENGINEERING CONSULTANT HAS COMPLETED ALL TRAFFIC SIGNAL CONTROLLER TIMING DEVELOPMENT AND CONTROLLER PROGRAMMING, THE CONTRACTOR WILL COORDINATE THE DELIVERY DATE OF THE PROGRAMMED TRAFFIC SIGNAL CONTROLLER FOR REVIEW BY THE EPC DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION SIGNAL SHOP AND SHALL ALLOW FOR A MINIMUM TWO WEEK REVIEW PERIOD, AFTER WHICH TIME THE CONTRACTOR MAY MAKE ARRANGEMENTS FOR PICKING UP THE SIGNAL CONTROLLER.
- CONTROLLER CABINET SHALL BE FURNISHED WITH A "BEST" DOOR LOCK KIT LOCK AND CORE IS "BEST": 5L6R LEFT AND RIGHT.
- CONDUIT IS TO BE REPLACED IN THE EVENT THAT EXISTING CONDUIT IS DAMAGED AND AS DIRECTED BY THE ENGINEER.
- ELECTRICAL SERVICE DISCONNECT BOXES SHALL BE LOCKABLE AND WEATHER PROOF WITH THE NEMA TYPE CIRCUIT BREAKER. ENCLOSURES SHALL BE PROVIDED AT THE CONNECTION POINT OF EACH POWER SOURCE OR POINT OF SERVICE AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING REQUIRED TO COMPLETE THE INSTALLATION AND ESTABLISH THE FUNCTIONALITY OF ALL TRAFFIC SIGNAL EQUIPMENT.
- ALL INCIDENTAL ITEMS NOT SHOWN IN THE SUMMARY OF APPROXIMATE QUANTITIES OR TABULATION OF SIGNAL EQUIPMENT SHALL BE CONSIDERED TO BE INCLUDED AS PART OF THE TRAFFIC SIGNAL INSTALLATION AND WILL NOT BE MEASURED AND PAID FOR SEPARATELY. ALL QUANTITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THESE PLANS.
- THE SIGNAL SHALL NOT BE TURNED ON OR STARTED UNTIL DIRECTED BY THE ENGINEER. PRIOR TO SIGNAL ACTIVATION, THE ENGINEER SHALL CONFIRM THAT THE APPROPRIATE PAVEMENT MARKINGS AND SIGNING ARE IN PLACE AND THAT ALL WORK NECESSARY FOR PROPER SIGNAL OPERATION HAS BEEN COMPLETED.
- THE SIGNAL CONTROLLER SHALL BE A MCCAIN 2070 FLEX ATC CONTROLLER AND THE CONFLICT MONITOR SHALL BE A MODEL 2010 ECLIP W/ETHERNET PORT (ED). THE CONTROLLER CABINET SHALL BE A CDOT SPECIFICATION MODEL 332D WITH BATTERY BACKUP AND AUX RACK [REDACTED] AND SHALL CONTAIN ANTI-GRAFFITI SILVER FINISH COATING. THE CABINET SHALL BE MOUNTED ON A CAST-IN-PLACE CONCRETE FOUNDATION PER APPLICABLE CDOT'S STANDARDS STANDARD PLAN AND THE CABINET SHALL BE POSITIONED SUCH THAT, WITH THE FRONT DOOR OPEN, BOTH THE CONTROLLER DISPLAY AND THE SIGNAL INSTALLATION WILL BE VISIBLE.
- LUMINAIRES SHALL CONSIST OF AN ASSEMBLY THAT UTILIZES LEDS AS THE LIGHT SOURCE. IN ADDITION, A COMPLETE LUMINAIRE SHALL CONSIST OF A HOUSING, LED ARRAY, AND ELECTRONIC DRIVER (POWER SUPPLY). ALL LUMINAIRES SHALL BE WIRED 120 VOLTS AC WITH MULTI-TAP HEADS. THE LED FIXTURE MUST HAVE A COLOR TEMPERATURE OF 4100K (+/- 500K), MUST BE DESIGNED TO OPERATE AT A TEMPERATURE RANGE OF -40°F TO 105°F (-40°C TO 40°C), AND PROVIDE A MINIMUM OF 70,000 HOURS OF OPERATION. LUMINAIRES SHALL BE E-LIGHT-STAR LED STREET LIGHT, OR APPROVED EQUAL. THE CONTRACTOR SHALL PROVIDE A RECOMMENDATION FOR THE TYPE OF STREET LIGHT BASED ON THE CONSTRUCTION PLANS AND MANUFACTURER'S SPECIFICATIONS, TO BE APPROVED BY THE ENGINEER. THE FIXTURE MUST BE CAST ALUMINUM, PROVIDED WITH FUSING, SURGE SUPPRESSION AND MUST BE UL LISTED FOR WET LOCATIONS. THE FIXTURE MUST HAVE AN INTERNAL, WEATHER-TIGHT LED DRIVE. NO ACTIVE COOLING FEATURES (FANS, ETC.) WILL BE ALLOWED. THE FINISH SHALL MATCH THE EXTENSION ARM SHAFTS. THE LUMINAIRES WILL BE INSTALLED ON 15 FOOT EXTENSION ARM SHAFTS AT A NOMINAL HEIGHT OF 40 FEET AND SHALL BE WELDED TO THE SIGNAL POLE PER CDOT TYPICAL TRAFFIC SIGNAL INSTALLATION DETAILS STANDARD PLAN S-614-40. LUMINAIRE ARM SHAFT PLACEMENT AND ORIENTATION SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS.
- THE INTERSECTION DETECTION SYSTEM (MICROWAVE RADAR) CONTRACT ITEM INCLUDES DEVICE INSTALLATION (I.E., DETECTOR UNIT, HARDWARE, WIRING, PROCESSOR MODULE, ETC.), AND VERIFICATION OF SUCCESSFUL IN-FIELD DETECTION ZONE OPERATION BASED ON SEVERAL VEHICLE ACTUATIONS IN ALL DETECTION ZONES.
- THE CONTRACTOR SHALL COORDINATE THE SCHEDULES OF THE CONTRACTED PROFESSIONAL ENGINEERING CONSULTANT AND THE EPC DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION TRAFFIC SIGNAL STAFF FOR SCHEDULING THE ON-SITE FIELD IMPLEMENTATION OF ALL TRAFFIC SIGNAL TIMING AND OPERATIONAL PROGRAMMING, VEHICLE DETECTION ZONE PLACEMENT, AND DETECTION EQUIPMENT POSITIONING. THIS WORK SHALL BE SCHEDULED NEAR THE END OF THE PROJECT, PRIOR TO PROJECT ACCEPTANCE, AND ONLY AFTER ALL FINAL PAVEMENT MARKINGS, SIGNING, AND TRAFFIC SIGNAL WORK HAS BEEN COMPLETED.
- THE MICROWAVE RADAR DETECTION SYSTEM SHALL UTILIZE MS SEDCO INTERSECTOR TC-CK1-SBE WITH INTERFACE BOARD.
- PEDESTRIAN SIGNAL HEAD INSTALLATION SHALL INCLUDE ALUMINUM AND POWDER COATED GLOSS BLACK SIGNAL HEAD WITH APPROVED LED COUNTDOWN DISPLAY, ALUMINUM OPEN VISOR WITH THE OUTSIDE POWDER COATED GLOSS BLACK, PUSHBUTTON, AND INSTRUCTIONAL R10-3E COUNTDOWN PEDESTRIAN ACTUATION SIGN. PUSHBUTTONS SHALL BE POLERA NAVIGATOR S 2-WIRE PUSH BUTTONS, SPECIFIED AS INS2 5 U N 1-B-BD-ES, OR APPROVED EQUIVALENT. CUSTOM MESSAGING SHALL NOT INTERFERE TRADITIONAL NON-VISUAL FORMATS SPECIFIED IN 4E OF THE MUTCD AND SHALL ONLY PROVIDE ADDITIONAL INFORMATION AS DIRECTED BY THE ENGINEER.
- ALL TRAFFIC SIGNAL POLES, MAST ARMS, PEDESTALS, AND LUMINAIRE ARMS SHALL HAVE A GLOSS BLACK COAT FINISH OVER HOT DIP GALVANIZED BASE COAT, INSTALLED IN ACCORDANCE WITH THE PAINT MANUFACTURER'S INSTRUCTIONS.

TRAFFIC SIGNAL NOTES (CONTINUED)

- ALL SIGNAL POLE AND CONTROLLER LOCATIONS SHOWN ARE APPROXIMATE ONLY. MAST ARMS SHALL BE OF SUFFICIENT LENGTH AND DESIGN TO ALLOW PROPER PLACEMENT OF SIGNAL HEADS AND OVERHEAD SIGNING PER THE PLANS. ACTUAL LOCATIONS SHALL BE STAKED IN THE FIELD AND FIELD VERIFIED BY THE ENGINEER PRIOR TO DRILLING, EXCAVATION, AND ORDERING THE SIGNAL EQUIPMENT AND MAST ARMS. THE LOCATION OF EACH SIGNAL POLE FOUNDATION SHALL BE POTHOLED PRIOR TO DRILLING TO CONFIRM WHETHER OR NOT ANY UTILITY CONFLICTS EXIST.
- LATERAL OFFSETS FROM THE NEAR EDGE OF TRAFFIC SIGNAL POLES, PEDESTALS, AND CABINETS TO THE FACE OF CURB OR THE EDGE OF A PAVED SHOULDER SHOULD BE AT LEAST SIX FEET, HOWEVER, A MINIMUM LATERAL OFFSET OF AT LEAST FOUR FEET MAY BE PROVIDED FOR CURB OFFSETS. IF NO PAVED SHOULDER EXISTS, A MINIMUM LATERAL OFFSET OF AT LEAST EIGHT FEET SHOULD BE PROVIDED FROM THE EDGE OF PAVEMENT FOR AN AUXILIARY LANE AND A MINIMUM LATERAL OFFSET OF AT LEAST TWELVE FEET SHOULD BE PROVIDED FROM THE EDGE OF PAVEMENT FOR A THROUGH LANE.
- SHOULD THE CONTRACTOR ENCOUNTER WATER IN THE CAISSON, ANY DE-WATERING METHODS AND NECESSARY PERMITS SHALL BE INCLUDED IN THE COST OF THE CAISSON AND WILL BE CONSIDERED INCIDENTAL TO THE WORK.
- ALL TRAFFIC SIGNAL COMPONENT PULL BOXES SHALL BE PRE CAST HIGH DENSITY POLYMER CONCRETE (HDPC) MATERIAL WITH THE FOLLOWING SIZES: 36 INCH X 48 INCH X 18 INCH FOR THE PULL BOX ADJACENT TO THE CONTROLLER CABINET FOUNDATION AND 24 INCH X 36 INCH X 18 INCH FOR THE REMAINING PULL BOXES.
- TRAFFIC PULL BOX LOCATIONS SHOWN IN THE PROJECT PLANS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE ENGINEER. PULL BOXES SHALL BE FLUSH WITH THE FINISHED GROUND SURFACE AND SHALL NOT BE PLACED IN AREAS THAT ARE SUSCEPTIBLE TO WATER RUN OFF OR STANDING WATER. CONDUIT RUNS BETWEEN PULL BOXES SHALL NOT EXCEED APPROXIMATELY 200 FEET AND PULL BOXES SHALL NOT BE LOCATED IN HANDICAP RAMPS, PEDESTRIAN LANDING AREAS, SIDEWALKS, PRIMARY SIDEWALK PATHS, OR ROADWAY PAVEMENT AREAS.
- THE CONDUIT NUMBERS AND SIZES FOR TYPICAL CONDUIT RUNS INCLUDE THE FOLLOWING FOR A PERMANENT, MAST ARM SIGNAL INSTALLATION: A. BETWEEN THE SIGNAL POLE FOUNDATION AND ADJACENT SIGNAL POLE PULL BOX: TWO (2) 2 INCH AND ONE (1) - 3 INCH; B.) BETWEEN SIGNAL POLE PULL BOXES: TWO (2) - 2 INCH AND THREE (3) - 3 INCH; C.) BETWEEN THE CONTROLLER CABINET FOUNDATION AND ADJACENT PULL BOX: THREE (3) - 2 INCH AND FOUR (4) 3 INCH D.) BETWEEN THE SECONDARY SERVICE PEDESTAL METER FOUNDATION AND THE CONTROLLER CABINET FOUNDATION: ONE (1) - 2 INCH FOR THE ELECTRICAL SERVICE FEED.
- ALL CONDUIT AND FITTINGS SHALL BE SCHEDULE 80 PVC AND ALL CONDUIT SHALL HAVE A PULL ROPE LEFT IN THEM WHEN CONSTRUCTION IS COMPLETED. ALL CONDUIT ENTERING THE CABINET FOUNDATION AND PULL BOXES SHALL HAVE BELL END STYLE COUPLINGS ON ALL CONDUIT ENDS.
- ALL CONDUIT THAT IS DIRECTIONALLY BORED SHALL BE A MINIMUM OF THREE FEET BELOW THE EXISTING PAVEMENT. THIS WORK SHALL AVOID DISTURBING OR DAMAGING EXISTING FACILITIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROMPT RECONSTRUCTION, ALTERATION, REPAIR, OR MAINTENANCE OF HIGHWAY PROPERLY, AS NECESSARY, TO REPAIR ANY DAMAGE CAUSED BY THE ACCOMMODATION OF THE UTILITY, AND TO RESTORE THE HIGHWAY TO PRE-EXISTING OR BETTER CONDITIONS.
- ALL SIGNAL CABLE SHALL BE CONTINUOUS FROM CONNECTIONS MADE IN THE HAND HOLE COMPARTMENT OF THE SIGNAL POLE BASE TO THE TERMINAL COMPARTMENT IN THE CONTROLLER CABINET AND SHALL CONTAIN NO SPLICES. EACH SIGNAL HEAD SHALL CONTAIN SEPARATE AND CONTINUOUS SIGNAL CABLE FROM THE SIGNAL HEAD TO THE ABOVE GROUND HAND HOLE AT THE BASE OF THE SIGNAL POLE AND SHALL CONTAIN NO SPLICES.
- A SEPARATE AND CONTINUOUS 21 CONDUCTOR CABLE SHALL RUN FROM THE CONTROLLER CABINET TO THE HAND HOLE AT EACH SIGNAL POLE AND SHALL CONTAIN NO SPLICES.
- ALL SIGNS MOUNTED ON SIGNAL POLES, MAST ARMS, AND PEDESTALS SHALL BE MOUNTED USING BANDING ALUMINUM CHANNELS, AND BACKING ZEES PER CDOT TYPICAL POLE MOUNT SIGN INSTALLATIONS STANDARD PLAN S-614-20, OR SIMILAR RIGID SIGN BRACING MOUNTING ASSEMBLY, AS DIRECTED BY THE ENGINEER. MAST ARM SIGNS THAT REQUIRE Z-BRACKETS SHALL BE MOUNTED ON ASTRO-STYLE BRACKETS AND RISERS. THE COST OF ALL HARDWARE, FITTINGS, TOOLS, AND EQUIPMENT NECESSARY FOR A COMPLETE INSTALLATION OF MAST ARM SIGNS WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
- ALL CONDUCTORS AND CABINET WIRING SHALL BE COLOR CODED AND PERMANENTLY TAGGED PER ENGINEER DIRECTION AND IN ACCORDANCE WITH THE SIGNAL PHASE NUMBERING AND DETECTION ZONE PHASE NUMBERING INFORMATION CONTAINED IN THE PROJECT PLANS.
- ALL VEHICLE SIGNAL HEADS SHALL HAVE APPROVED 12 INCH LED INDICATIONS AND SHALL BE ALUMINUM WITH POWDER COATED GLOSS BLACK FINISH AND SHALL CONTAIN 12 INCH ALUMINUM TUNNEL VISORS WITH THE OUTSIDE POWDER COATED GLOSS BLACK. ALL VEHICLE SIGNAL HEADS SHALL HAVE ALUMINUM LOUVERED BACK PLATES WITH POWDER COATED GLOSS BLACK FINISH AND YELLOW RETRO REFLECTIVE BORDER. MAST ARM SIGNAL HEADS SHALL USE ASTRO-TYPE MOUNTING ASSEMBLIES AND SHALL BE INSTALLED APPROXIMATELY LEVEL WITH ONE ANOTHER AT A 17 TO 19 FOOT VERTICAL CLEARANCE ABOVE THE HIGH POINT OF THE PAVEMENT GRADE.
- FINAL VEHICLE DETECTION ZONE PLACEMENT AND DIMENSIONS, IN ACCORDANCE WITH THE PROJECT PLANS, AND FINAL SIGNAL PROGRAMMING SHALL BE COMPLETED IN THE FIELD AND THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR COORDINATING AND SCHEDULING THIS WORK.
- ALL VEHICLE AND PEDESTRIAN SIGNAL HEADS THAT HAVE NOT BEEN PLACED IN SERVICE SHALL BE COVERED WITH A PREFABRICATED WEATHER RESISTANT NYLON FORM FITTING SIGNAL FACE COVER MATERIAL. THE SIGNAL FACE SHALL REMAIN COMPLETELY COVERED UNTIL THE SIGNAL HEAD IS PLACED IN SERVICE AND IS FULLY FUNCTIONAL AND OPERATIONAL.
- ALL DETECTION EQUIPMENT, DETECTION ZONES, AND SIGNAL TIMING OPERATION SHALL BE CONFIRMED IN THE FIELD BY THE PROFESSIONAL ENGINEERING CONSULTANT TO BE ACHIEVING SATISFACTORY TRAFFIC SIGNAL OPERATION.
- COMMUNICATION SYSTEM SHALL BE A DYMEC ETHERNET SWITCH KY-3170EMX AND CELLULAR MODEM MICROHARD BULLET LTE, WITH CITEL SURGE SUPPRESSION ON ALL THESE COMPONENTS.
- THE CONTRACTED PROFESSIONAL ENGINEERING TRAFFIC SIGNAL TIMING, CONTROLLER PROGRAMMING AND OPERATION, AND OVERALL TRAFFIC SIGNAL OPERATIONAL CONSULTANT SERVICES THAT ARE TO BE RETAINED BY THE OWNER / DEVELOPER / DISTRICT SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - DEVELOPING ALL TRAFFIC SIGNAL TIMING AND OPERATIONAL PARAMETERS FOR ACHIEVING ISOLATED, FULL-ACTUATED VEHICLE AND PEDESTRIAN INTERSECTION OPERATION AND, WHEN DOCUMENTED TO BE NECESSARY, COORDINATED SIGNAL SYSTEM TIMING PLAN OPERATION DURING VARIOUS TIMES OF THE DAY,
 - PROGRAMMING ALL SIGNAL TIMING PARAMETERS INTO THE TRAFFIC SIGNAL CONTROLLER,
 - FIELD IMPLEMENTING AND FINE-TUNING / ADJUSTING ALL TRAFFIC SIGNAL TIMING PARAMETERS, INCLUDING FOLLOW-UP FIELD REVIEWS AS MAY BE NECESSARY,
 - DEVELOPING, PROGRAMMING, FIELD IMPLEMENTING, AND FINE-TUNING ALL VEHICLE DETECTION ZONE DIMENSIONS, ZONE LOCATIONS, AND OPERATIONAL PARAMETERS.
 ALL OF THE AFOREMENTIONED CONTRACTED PROFESSIONAL ENGINEERING TRAFFIC SIGNAL OPERATIONAL CONSULTANT SERVICES DELIVERABLES SHALL BE CONSISTENT WITH NATIONAL PUBLICATIONS, INCLUDING, BUT NOT LIMITED TO: MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION / REVISION, FHWA-HOP-08-024 "TRAFFIC SIGNAL TIMING MANUAL" (JUNE 2008), FHWA-HRT-04-091 "SIGNALIZED INTERSECTIONS: INFORMATIONAL GUIDE" (AUGUST 2004), FHWA-HOP-06-006 "TRAFFIC CONTROL SYSTEMS HANDBOOK" (OCTOBER 2005), FHWA-DTFH61-01-C-00183 "SIGNAL TIMING PROCESS FINAL REPORT" (DECEMBER 2003), NCHRP REPORT 731 "GUIDELINES FOR TIMING YELLOW AND ALL-RED INTERVALS AT SIGNALIZED INTERSECTIONS" (2012), NCHRP REPORT 812 "SIGNAL TIMING MANUAL SECOND EDITION" (2015)

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	DFS
FILE NAME:	20988-CD-SIG1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

TRAFFIC SIGNAL PLAN

PROJECT NO. 20988-00CSV
DRAWING NO.

C6.11

SHEET: 37 OF 48

EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001

H:\20988-00CSV\Plans\Sheets\Construction Drawings\20988-CD-SIG1.dwg, 9/25/2020 12:04:08 PM

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	7-24-20
DESIGNED BY:	PDM
DRAWN BY:	KRC
CHECKED BY:	PDM
FILE NAME:	20988-CD-SIG2

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

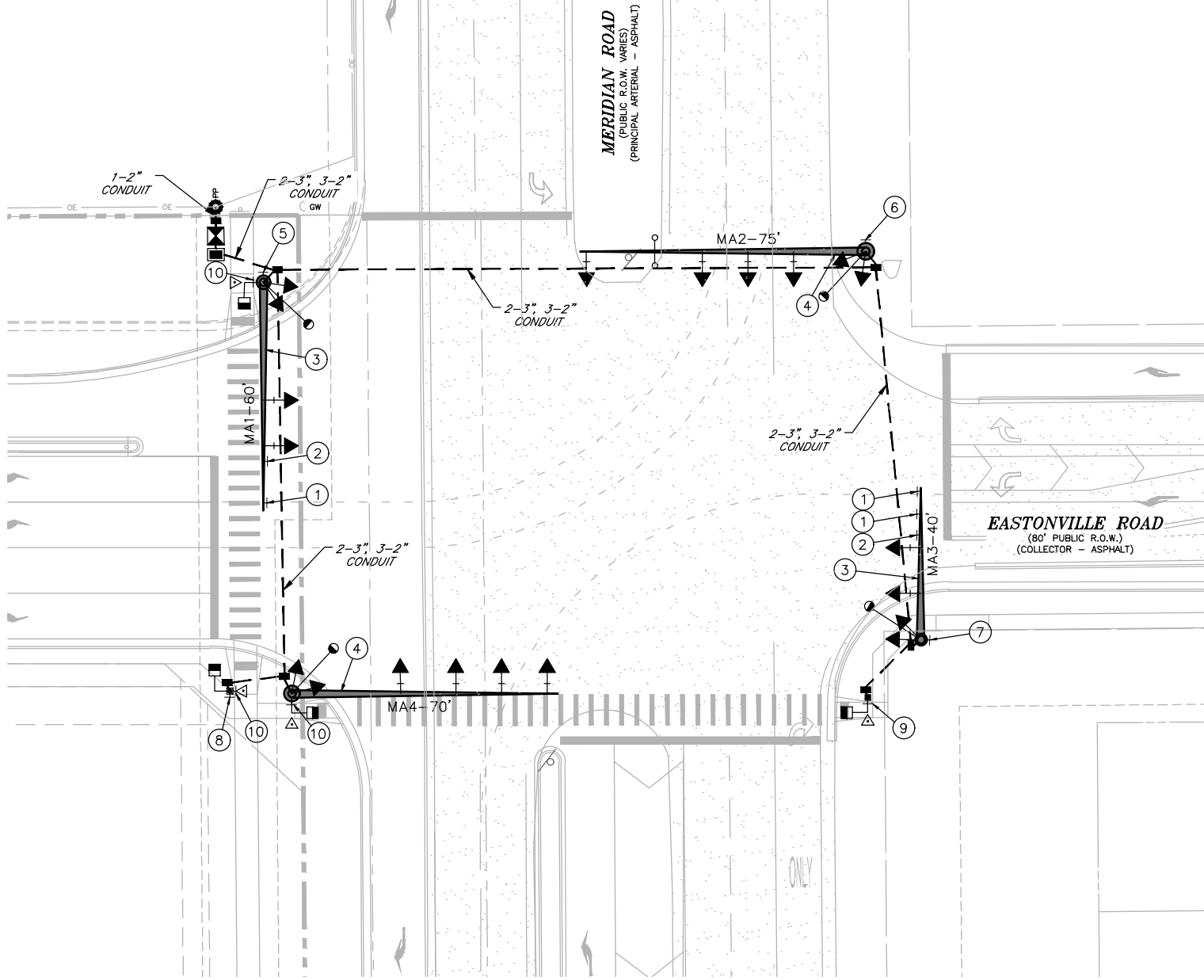
DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A

TRAFFIC SIGNAL PLAN

PROJECT NO. 20988-00CSV
DRAWING NO.

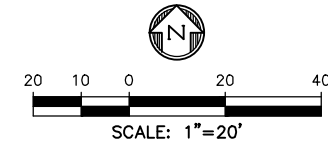
C6.12

SHEET: 38 OF 48



NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (COLORADO DEPARTMENT OF TRANSPORTATION, 2019), STANDARD PLANS M&S STANDARDS (COLORADO DEPARTMENT OF TRANSPORTATION, JULY 31, 2019) INCLUDING ALL REVISIONS, AND EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ADOPTED DECEMBER 23, 2004 - REVISED DECEMBER 13, 2016 - REVISION 6).
- POTHOLING SHALL BE COMPLETED AT THE FOUR SIGNAL POLE LOCATIONS TO VERIFY THERE ARE NO UTILITY CONFLICTS. TWO HOURS FOR EACH POLE LOCATION HAS BEEN ASSUMED.
- ALL TRAFFIC SIGNAL HEADS SHALL BE ALIGNED AS SHOWN ON THE PLANS BUT NOT CLOSER THAN 6-INCHES FROM THE END OF THE MAST FOR THE LEFT TURN SIGNAL. ALL SIGNAL HEAD LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
- ALL SIGNAL EQUIPMENT, CONDUIT, AND PULL BOXES SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL SUPPLY SHOP DRAWINGS OF ALL SIGNAL EQUIPMENT TO THE ENGINEER AND OBTAIN APPROVAL PRIOR TO ORDERING.
- THE EXACT PLACEMENT OF ALL TRAFFIC SIGNAL EQUIPMENT, SIGNING, AND STRIPING SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- THE CAISSONS SHALL BE INSTALLED ACCORDING TO CDOT STANDARDS (S-614-40).
- THE CONDUIT NUMBERS AND SIZES FOR TYPICAL CONDUIT RUNS INCLUDE THE FOLLOWING FOR A PERMANENT, MAST ARM SIGNAL INSTALLATION:
 - BETWEEN THE SIGNAL POLE FOUNDATION AND ADJACENT SIGNAL POLE PULL BOX: TWO (2) 2 INCH AND ONE (1) - 3 INCH;
 - BETWEEN SIGNAL POLE PULL BOXES: TWO (2) - 2 INCH AND THREE (3) - 3 INCH;
 - BETWEEN THE CONTROLLER CABINET FOUNDATION AND ADJACENT PULL BOX: THREE (3) - 2 INCH AND FOUR (4) 3 INCH
 - BETWEEN THE SECONDARY SERVICE PEDESTAL METER FOUNDATION AND THE CONTROLLER CABINET FOUNDATION: ONE (1) - 2 INCH FOR THE ELECTRICAL SERVICE FEED.
- PEDESTRIAN PUSH BUTTONS SHALL BE PIZO MODEL SE-2005-08 (ADA PEDESTRIAN PUSH BUTTON), OR ENGINEER APPROVED EQUAL. THE BUTTON HOUSING SHALL BE BLACK IN COLOR. THE PEDESTRIAN PUSH BUTTON SIGN SHALL BE R10-3E AS DESCRIBED IN THE MUTCD.
- THE PEDESTRIAN SIGNALS SHALL BE LED COUNTDOWN. ALL VEHICLE SIGNAL INDICATIONS SHALL BE 12 INCH LED.
- THE CONTRACTOR SHALL COORDINATE WITH MVEA ENERGY TO PROVIDE POWER TO THE SIGNAL AND LUMINAIRES. POWER TO THE SIGNAL WILL BE METERED AND SEPARATE FROM THE LUMINAIRE POWER.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING TO CONFIRM THE RIGHT-OF-WAY AND ESTABLISH SIGNAL POLE LOCATIONS. THE CONTRACTOR SHALL REPLACE SURVEY MONUMENTS THAT ARE DISTURBED DURING CONSTRUCTION.
- THE CONDUIT NUMBERS AND SIZES FOR TYPICAL CONDUIT RUNS INCLUDE THE FOLLOWING FOR A PERMANENT, MAST ARM SIGNAL INSTALLATION:
 - BETWEEN THE SIGNAL POLE FOUNDATION AND ADJACENT SIGNAL POLE PULL BOX: TWO (2) 2 INCH AND ONE (1) - 3 INCH; B.) BETWEEN SIGNAL POLE PULL BOXES: TWO (2) - 2 INCH AND THREE (3) - 3 INCH; C.) BETWEEN THE CONTROLLER CABINET FOUNDATION AND ADJACENT PULL BOX: THREE (3) - 2 INCH AND FOUR (4) 3 INCH D.) BETWEEN THE SECONDARY SERVICE PEDESTAL METER FOUNDATION AND THE CONTROLLER CABINET FOUNDATION: ONE (1) - 2 INCH FOR THE ELECTRICAL SERVICE FEED.



R3-5L
30"x36"
①



R3-5L
24"x30"
②



D3-1
98"x24"
③



D3-1
115"x24"
④

LETTER HEIGHT:
12" UPPERCASE
9" LOWERCASE



R9-3a
18"x12"
M6-1 (L)
9"x12"
⑤



R9-3a
18"x12"
M6-1 (R)
9"x12"
⑥



R9-3bP (L)
18"x12"
W16-8P
18"x6"
⑦



R9-3bP (R)
18"x12"
W16-8P
18"x6"
⑧



R10-3e (L)
9"x15"
⑨



R10-3e (R)
9"x15"
⑩

TABULATION OF TRAFFIC SIGNALS

LOCATION	DRILLED CAISSON (18 INCH)	DRILLED CAISSON (36 INCH)	DRILLED CAISSON 48 INCH)	DRILLED CAISSON 54 INCH)	2 INCH ELECTRICAL CONDUIT (PLASTIC)	3 INCH ELECTRICAL CONDUIT (PLASTIC)	TYPE THREE PULL BOX	TYPE FOUR PULL BOX	WIRING	PEDESTRIAN SIGNAL FACE (16) COUNTDOWN	TRAFFIC SIGNAL FACE (12-12-12)	TRAFFIC SIGNAL FACE (12-12-12) (LEFT TURN ONLY)	TRAFFIC SIGNAL FACE (12-12-12-12) (DOG HOUSE)	TRAFFIC SIGNAL FACE (12-12-12-12)	TRAFFIC CONTROLLER CABINET	PEDESTRIAN PUSH BUTTON	FIRE PREEMPTION UNIT AND TIMER	INTERSECTION DETECTION SYSTEM (RADAR)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-40 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-60 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-70 FOOT MAST ARM)	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-75 FOOT MAST ARM)	TRAFFIC SIGNAL PEDESTAL POLE STEEL	FURNISH AND INSTALL ELECTRICAL SERVICE
CDOT ITEM NO.	503-00018	503-00036	503-00048	503-00054	613-01200	613-01300	613-07003	613-07004	613-10000	614-70150	614-70336	614-70336	614-70560	614-70560	614-72854	614-72860	614-72866	614-72886	614-81140	614-81160	614-81170	614-81175	614-84000	700-70082
	LF	LF	LF	LF	LF	LF	EA	EA	LS	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA
MA1 (NW)			20.5		514.5	346.3	2.0	1.0		1.0	2.0	1.0	1.0		1.0	1.0		1.0					1.0	1.0
MA2 (NE)				20.5	297.8	200.0	1.0			1.0	4.0	1.0	1.0	1.0			1.0					1.0		
MA3 (SE)	4.0	14.5			19.2	19.2	2.0			1.0	2.0	1.0	1.0			1.0		1.0					1.0	
MA4 (SW)	4.0			20.5	334.8	229.4	2.0			2.0	4.0	1.0	1.0			2.0		1.0			1.0		1.0	
All									1.0															
TOTAL	8	15	21	41	1167	795	7	1	1	4	12	4	2	2	1	4	1	4	1	1	1	1	2	1

EPC 10/20/2020
EL PASO COUNTY FILE # SF-19-001

LEGEND

PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. RAW WATER	-----
EX. WATER	-----
EX. STORM SEWER	-----

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
REVISED	12-16-19

DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

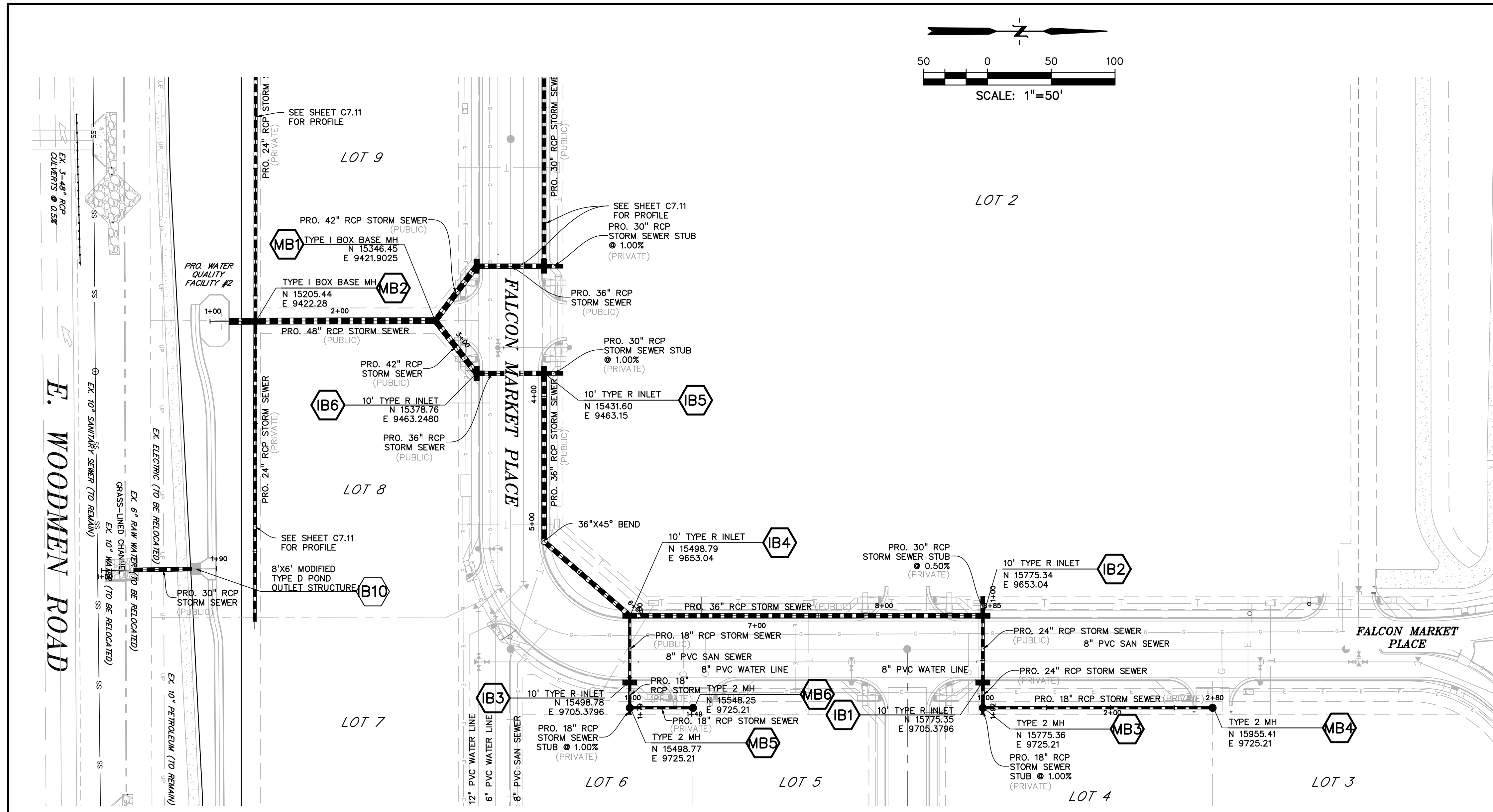
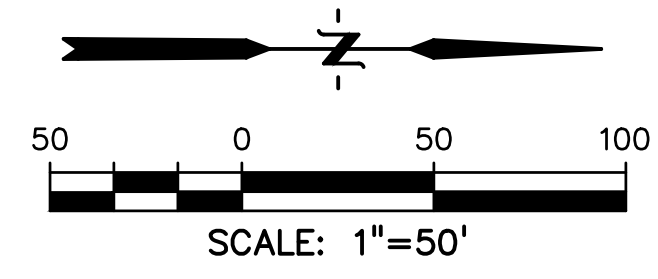
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

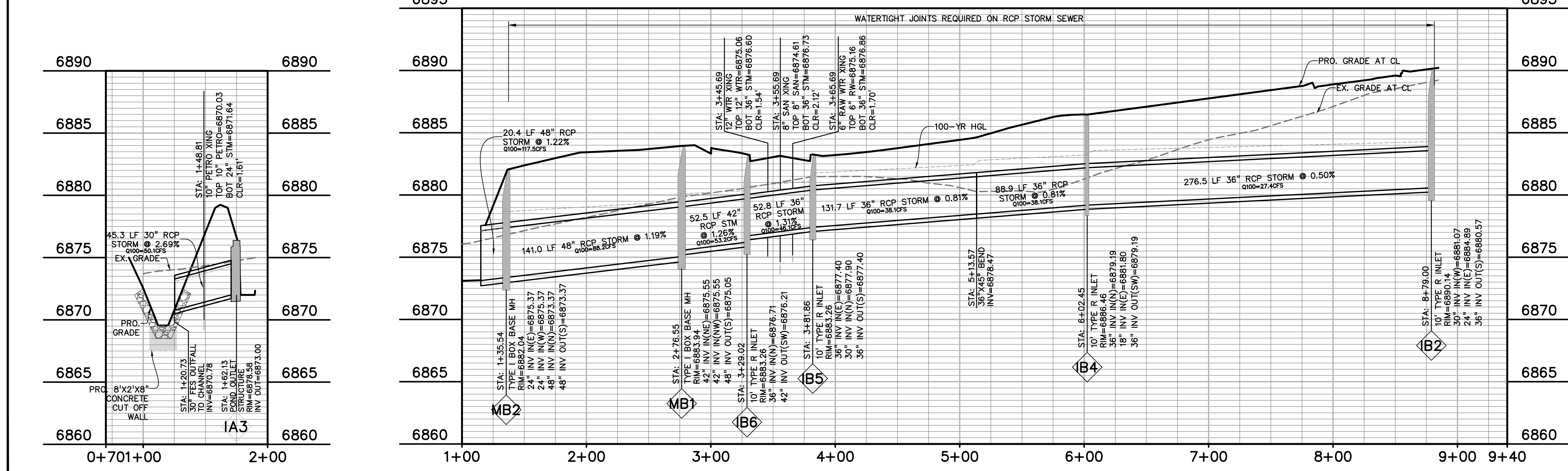
PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.10

SHEET: 39 OF 48

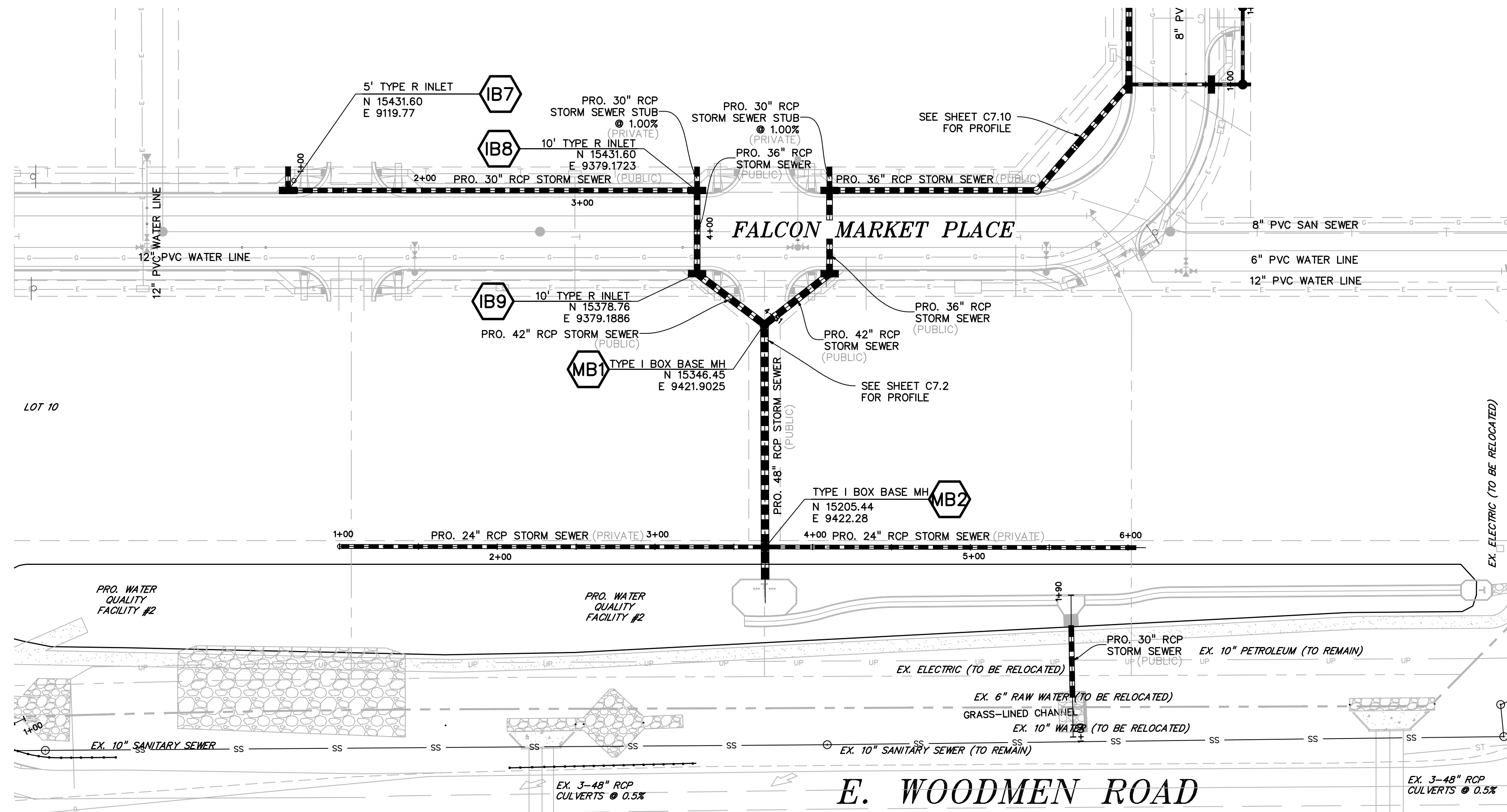


EAST STORM SYSTEM - FALCON MARKET PLACE TO POND #2



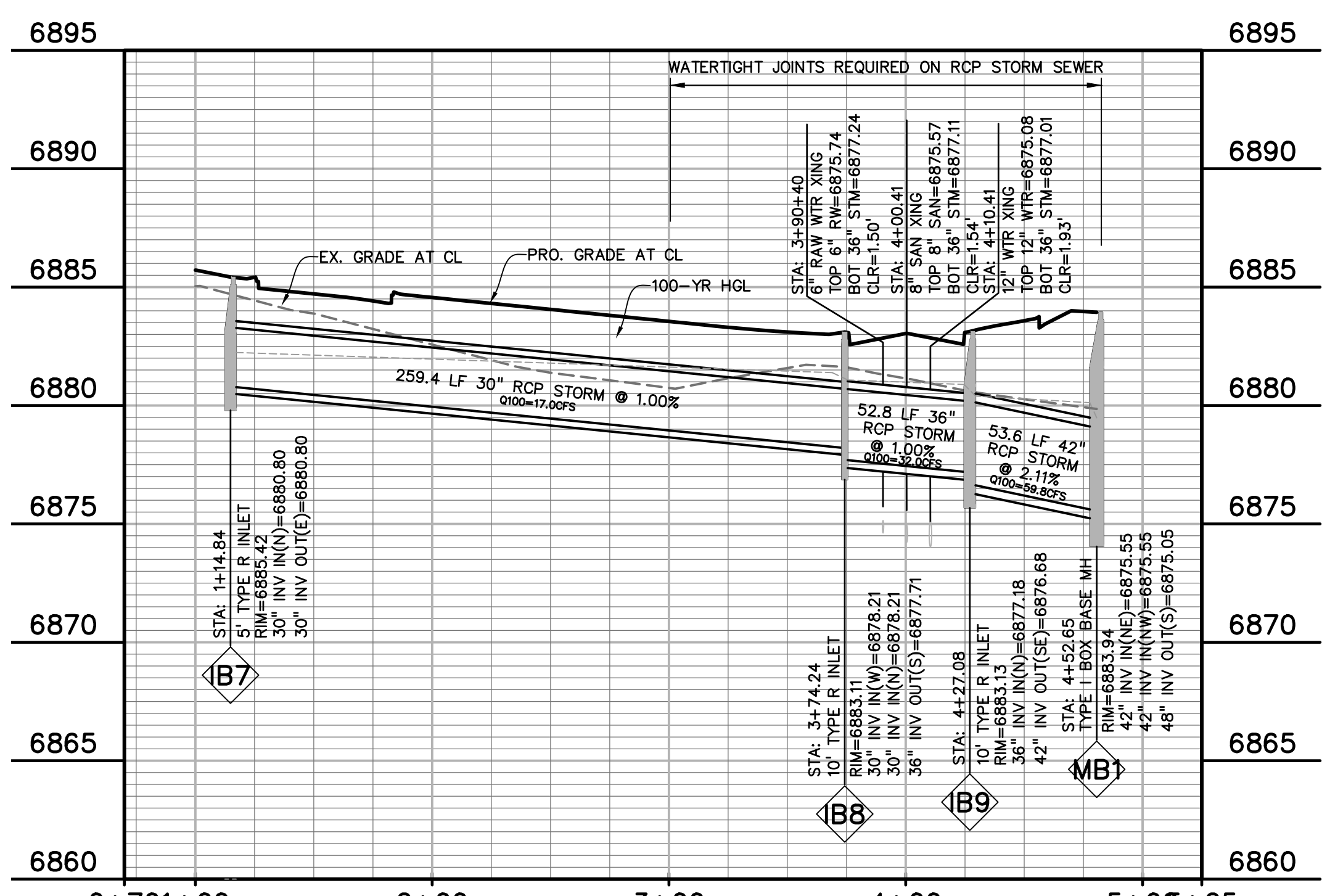
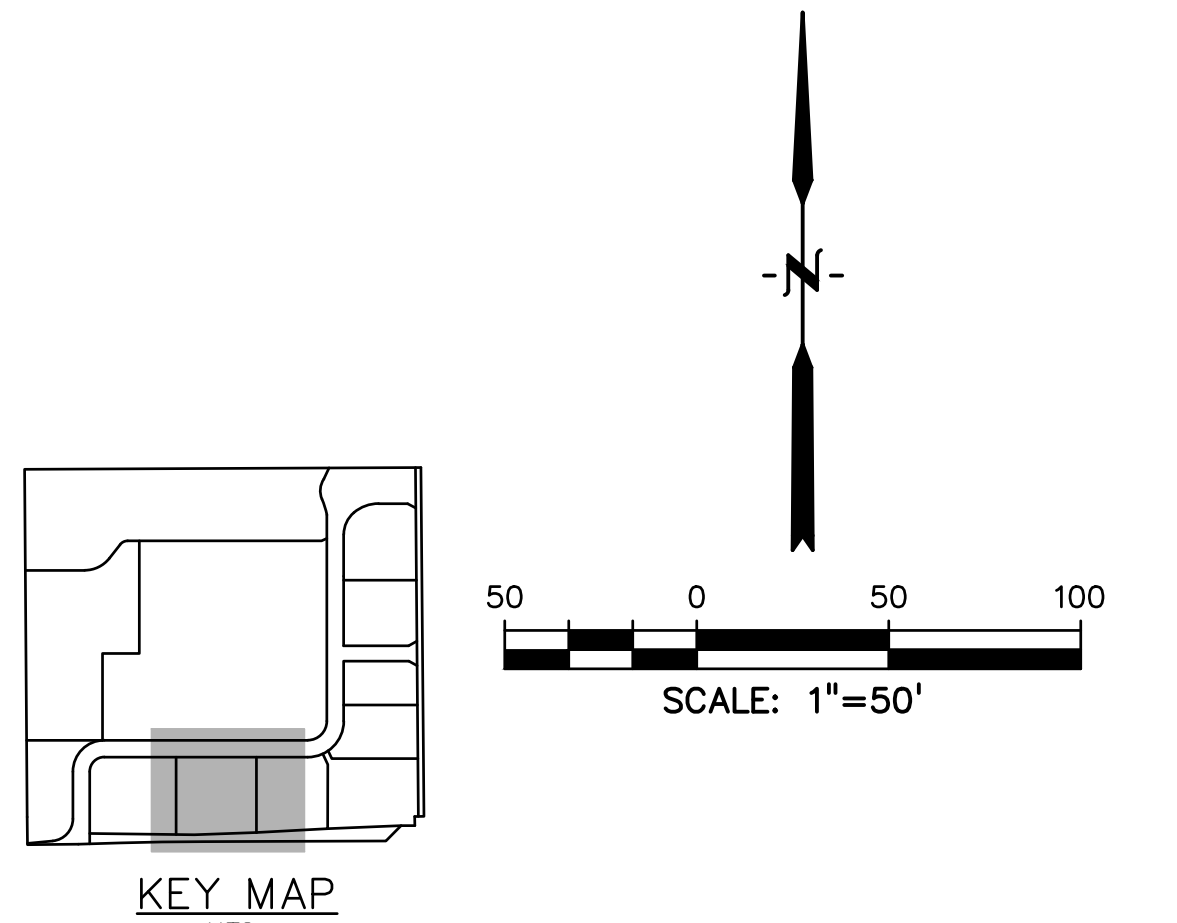
EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001

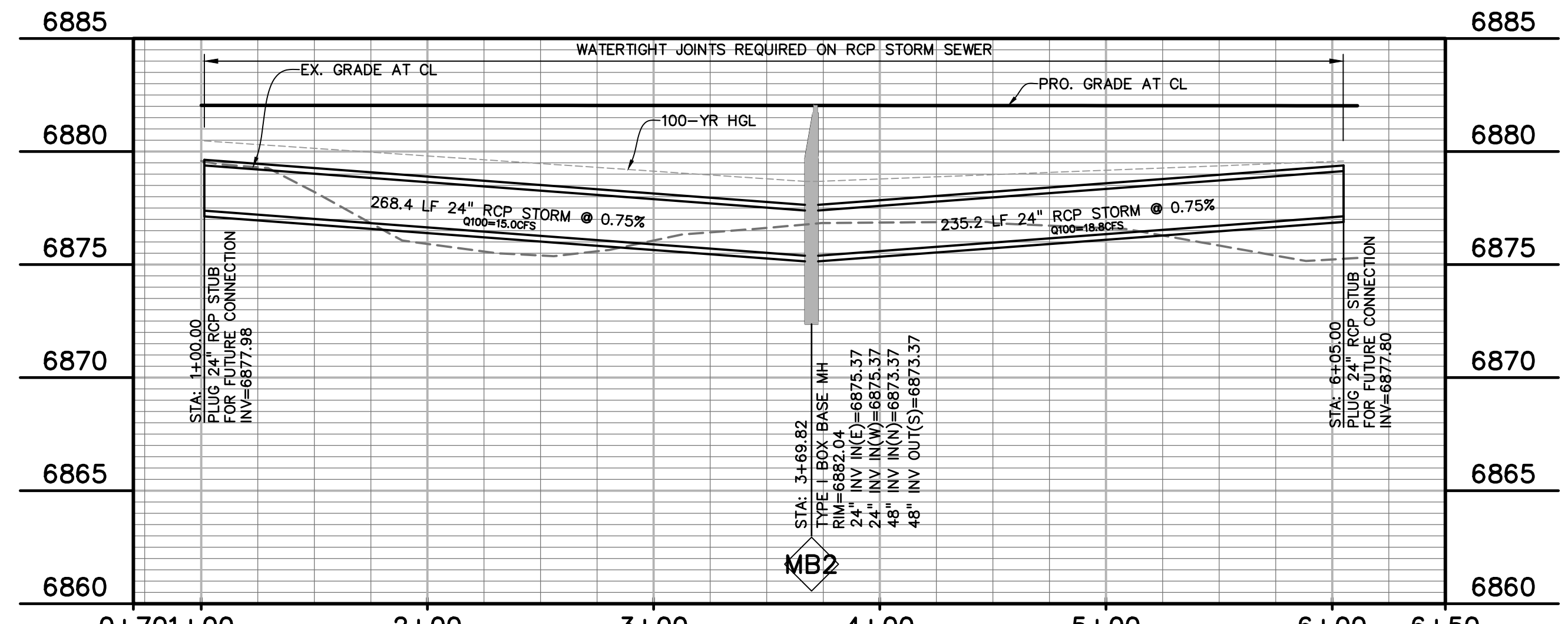


LEGEND

PROPERTY LINE	---
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	====
SIDEWALK	-----
PRO. WATER LINE	———
PRO. FIRE HYDRANT	—+—
PRO. RAW WATER	———
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-OE-
EX. SANITARY SEWER	-SS-
EX. PETROLEUM	-UP-
EX. GAS	-G-
EX. RAW WATER	-RW-
EX. WATER	-W-
EX. STORM SEWER	-ST-



WEST STORM SYSTEM



STUB FOR FUTURE CONNECTION AT LOTS 7 & 10

PREPARED BY:

 DREXEL, BARRELL & CO.
 Engineers-Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

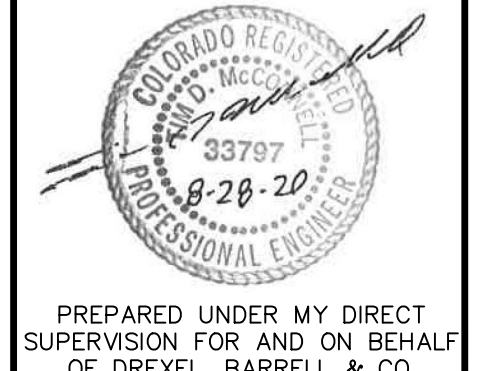
CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR

FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
 DRAWING NO.

PREPARED BY:


DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

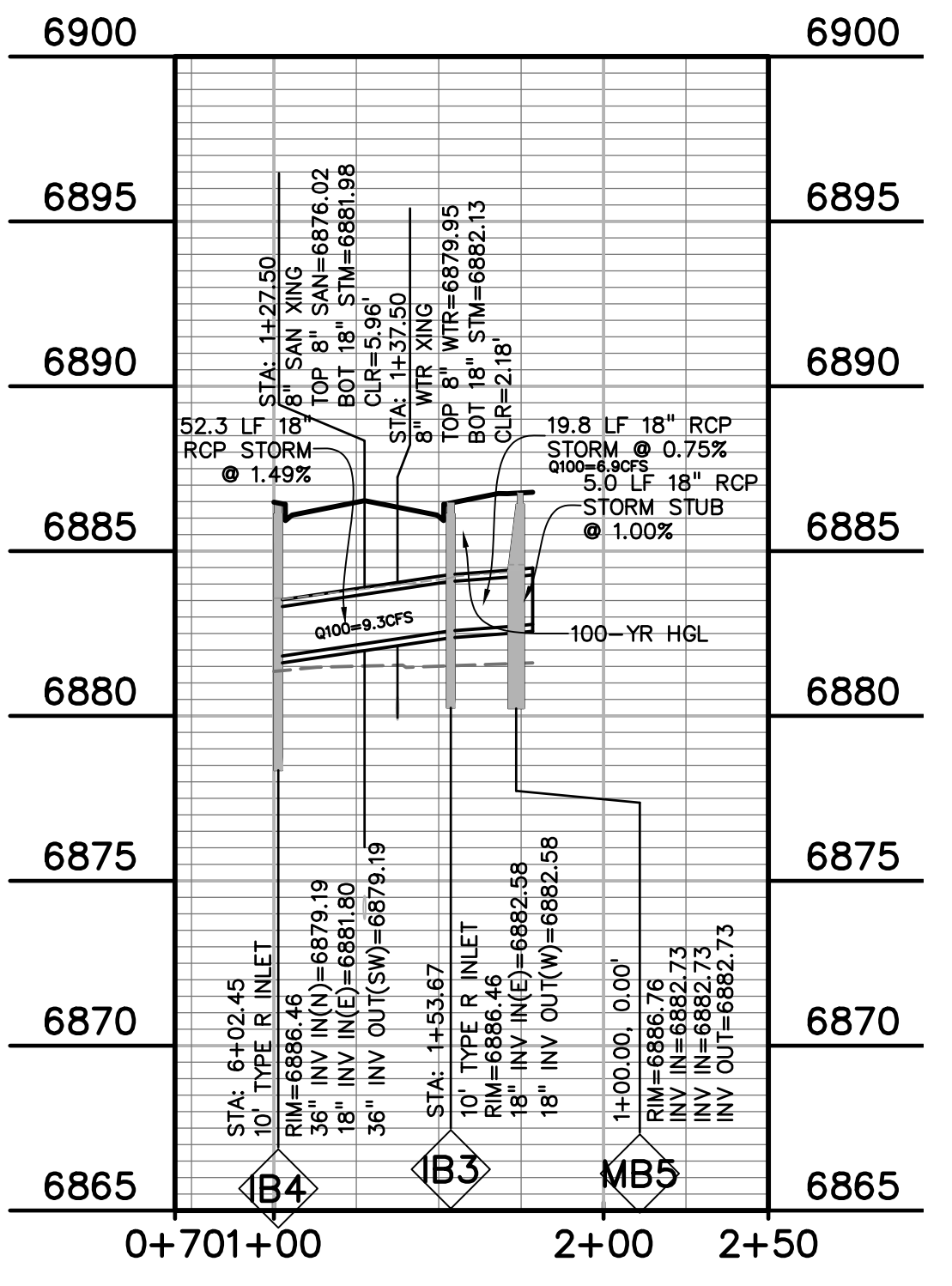
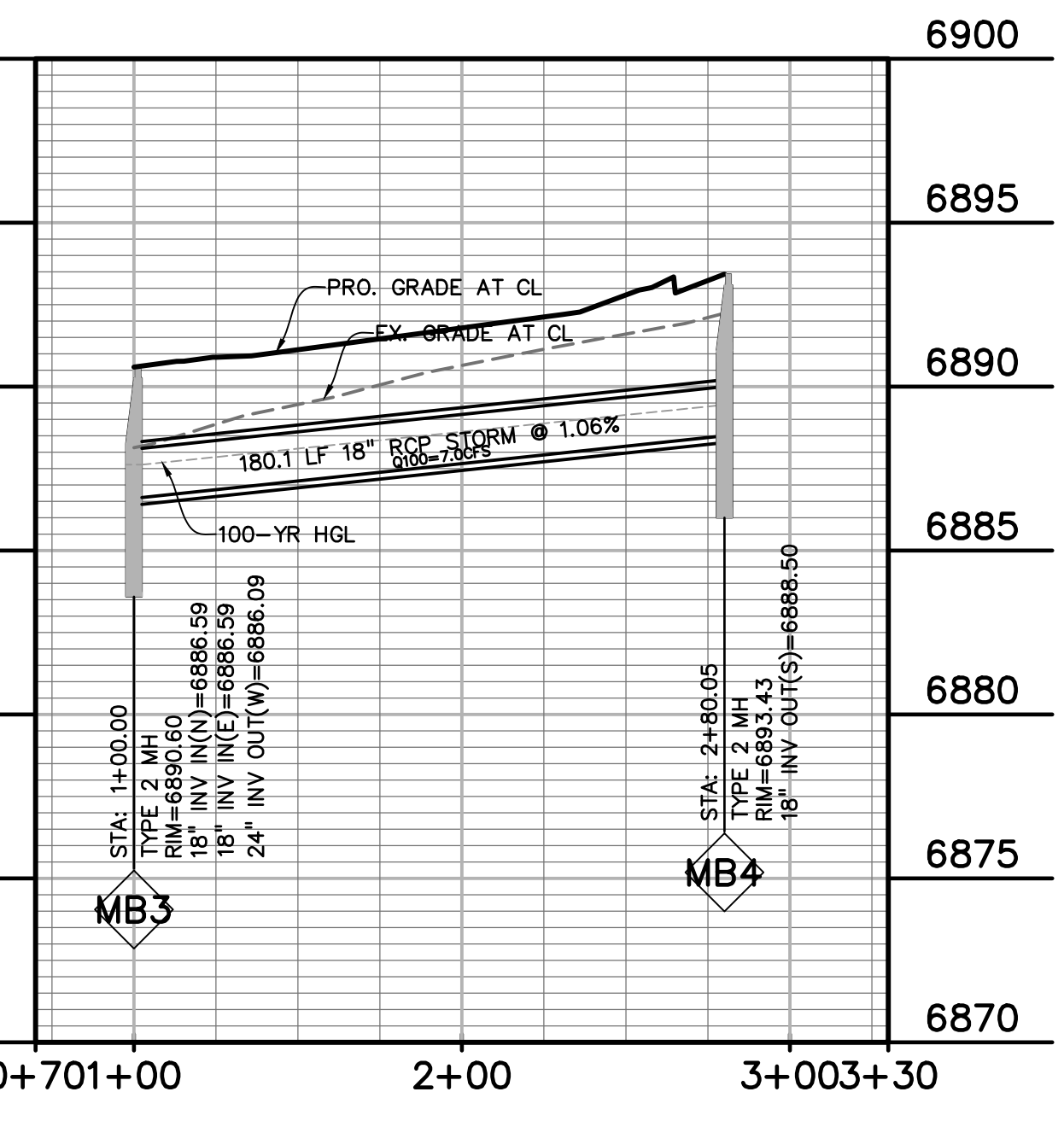
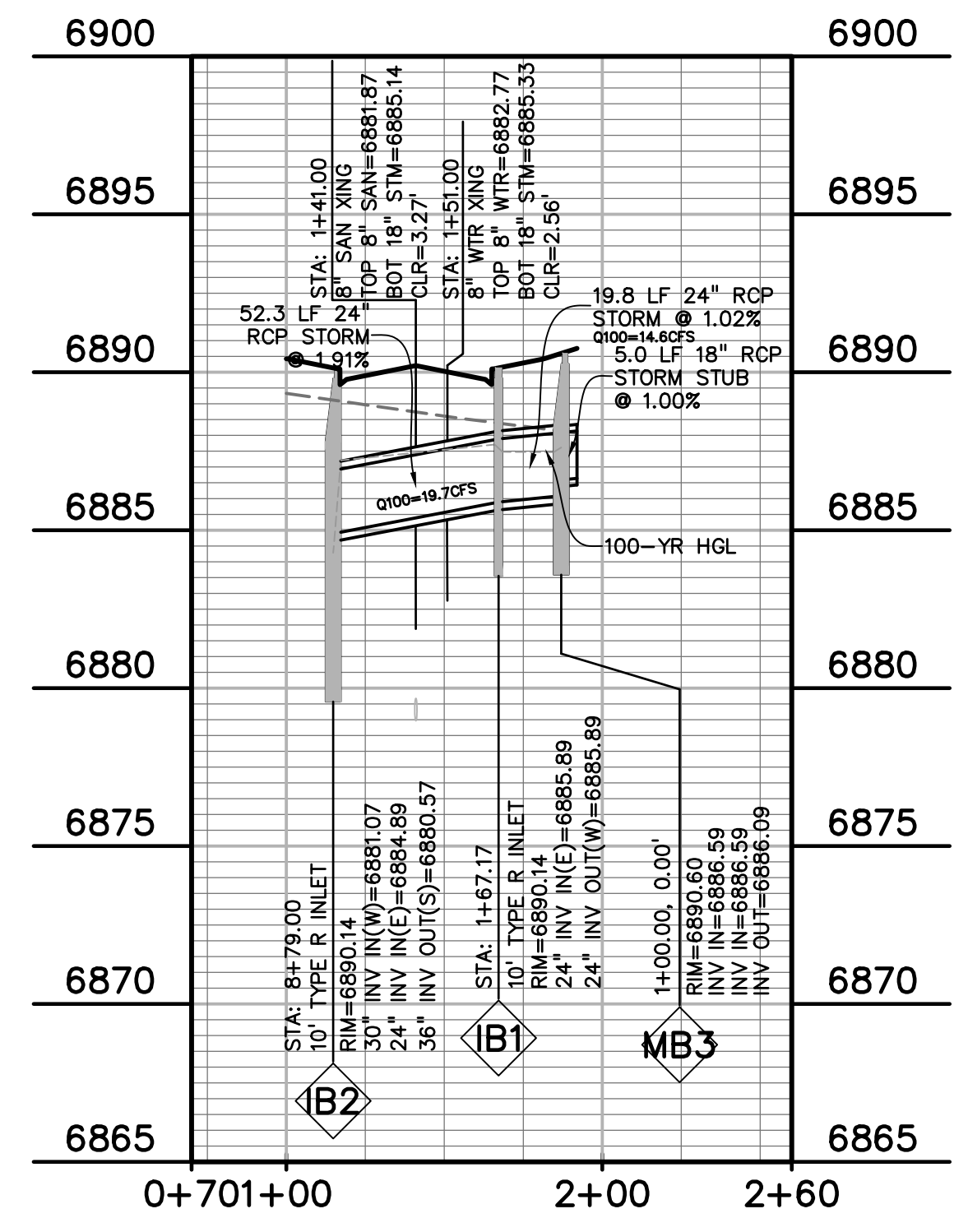
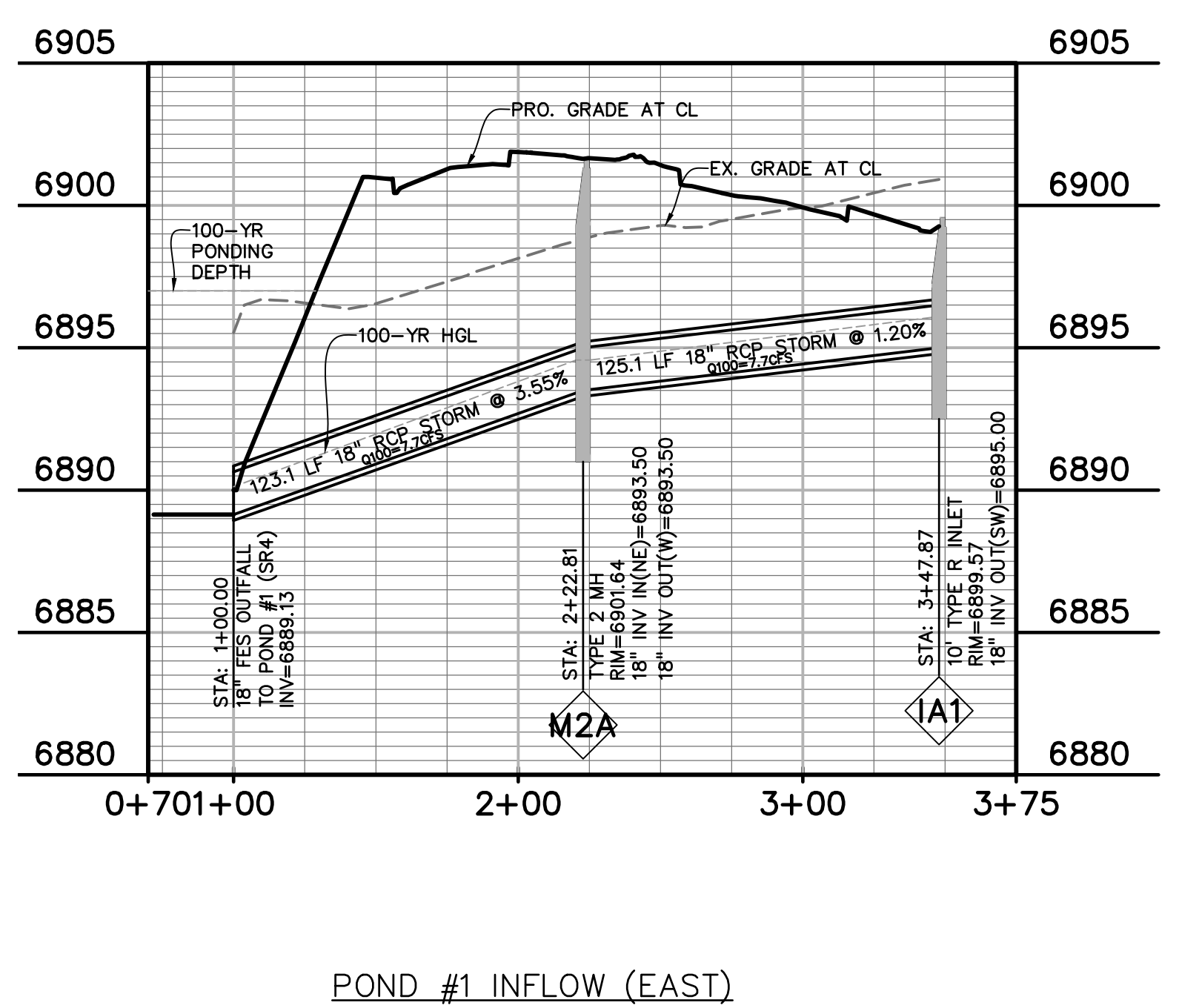
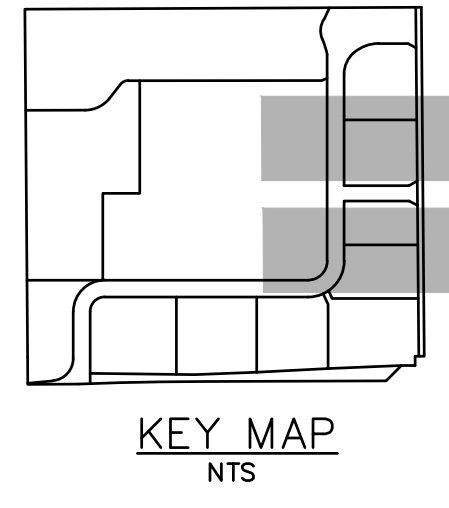
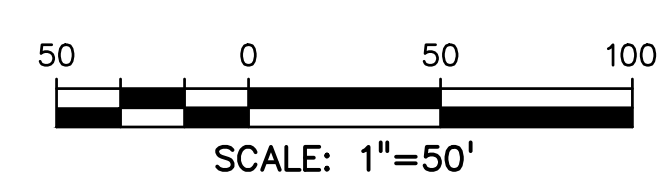
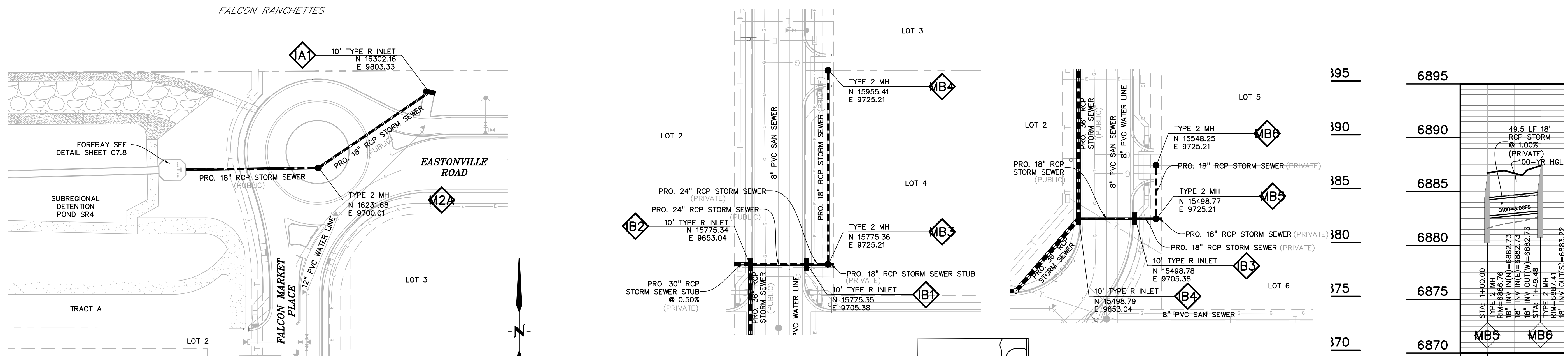
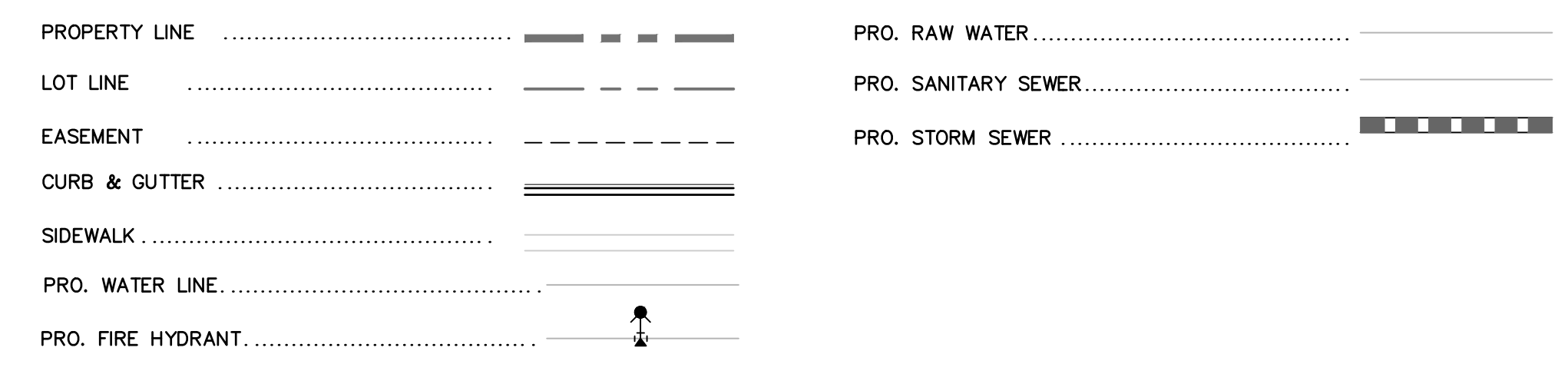
ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:

PROFESSIONAL ENGINEER

 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

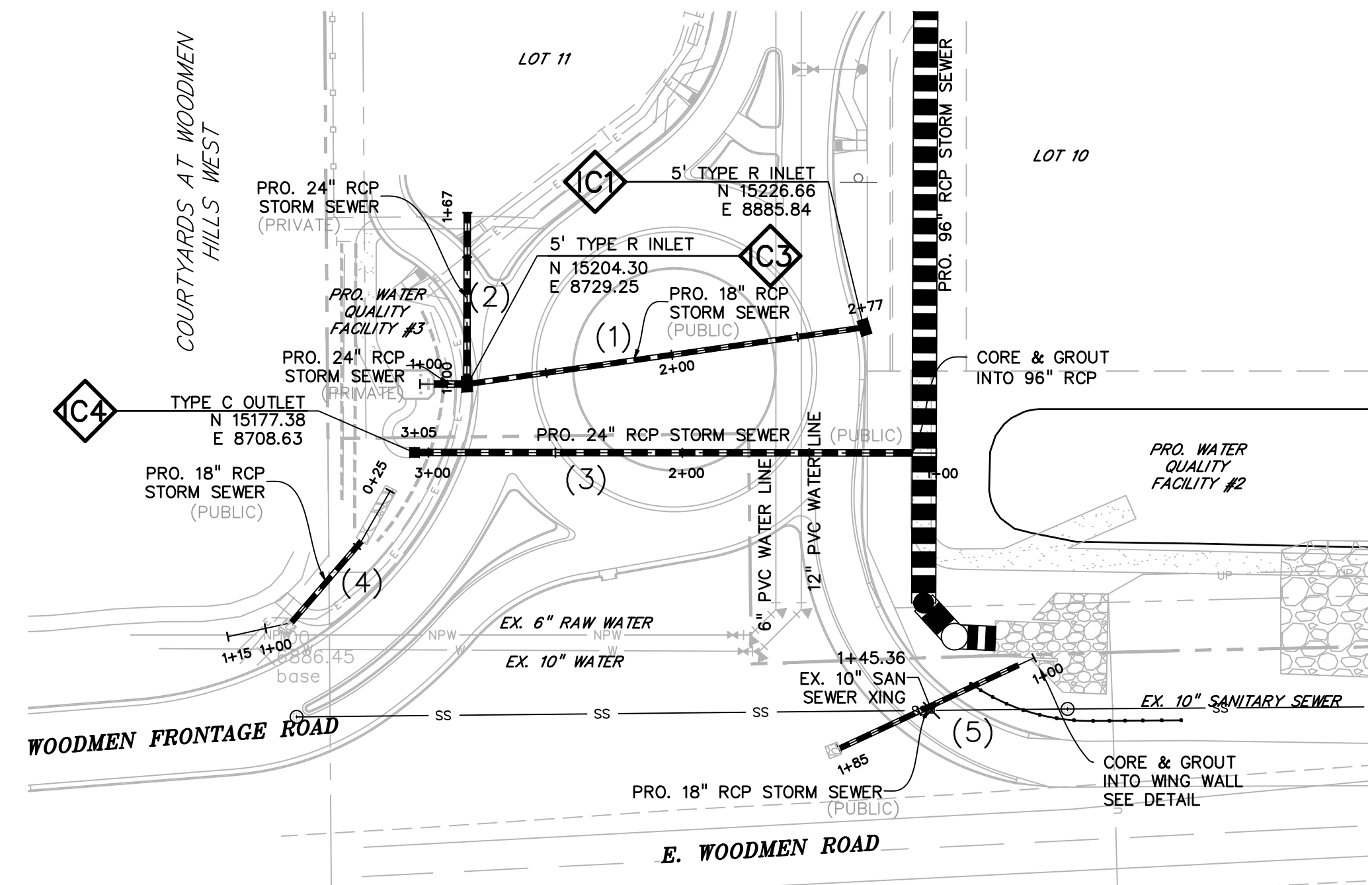
PROJECT NO. 20988-00CSCV
 DRAWING NO.
C7.12
 SHEET: 41 OF 48

LEGEND



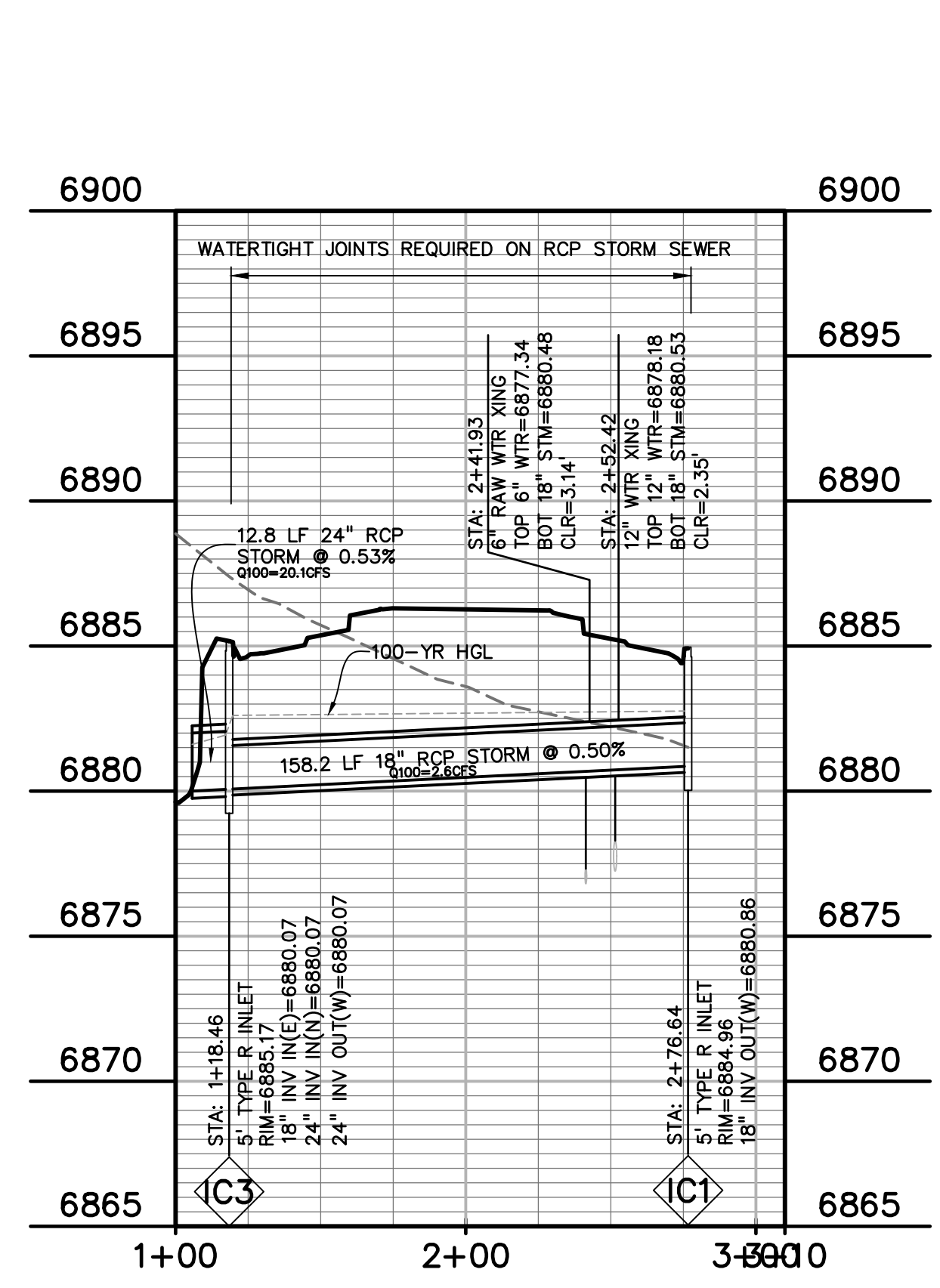
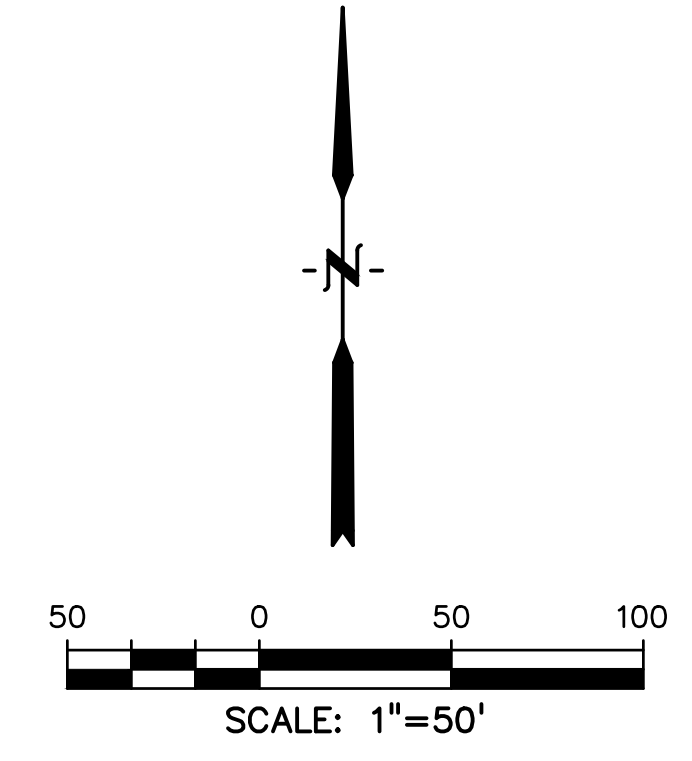
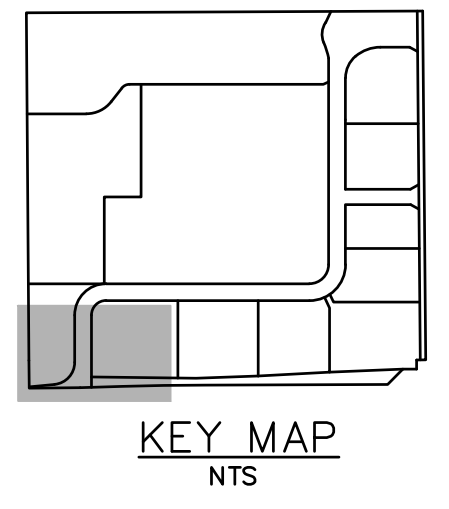
EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001

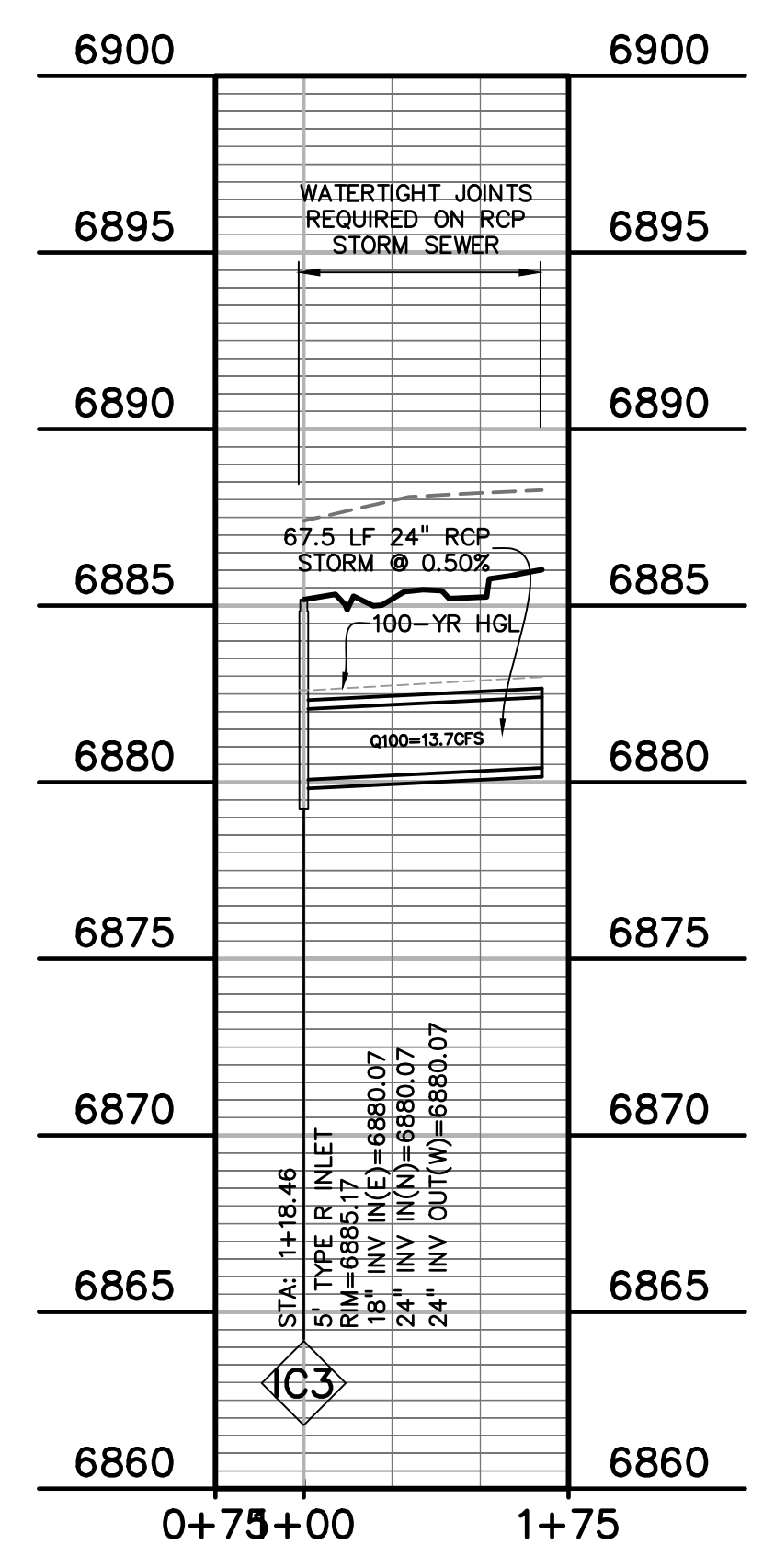


LEGEND

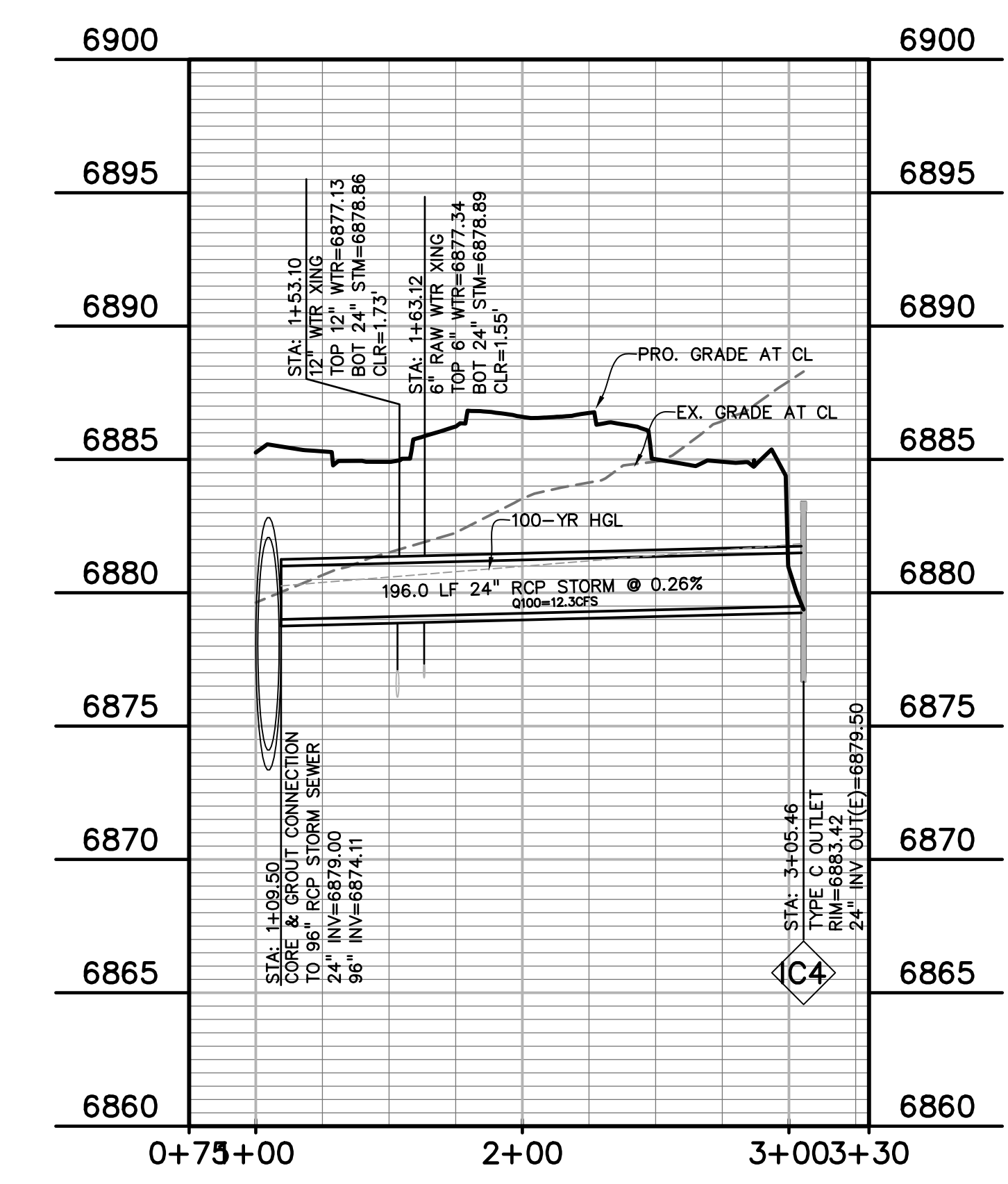
PROPERTY LINE	-----
LOT LINE	.....
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. RAW WATER	-----
EX. WATER	-----
EX. STORM SEWER	-----



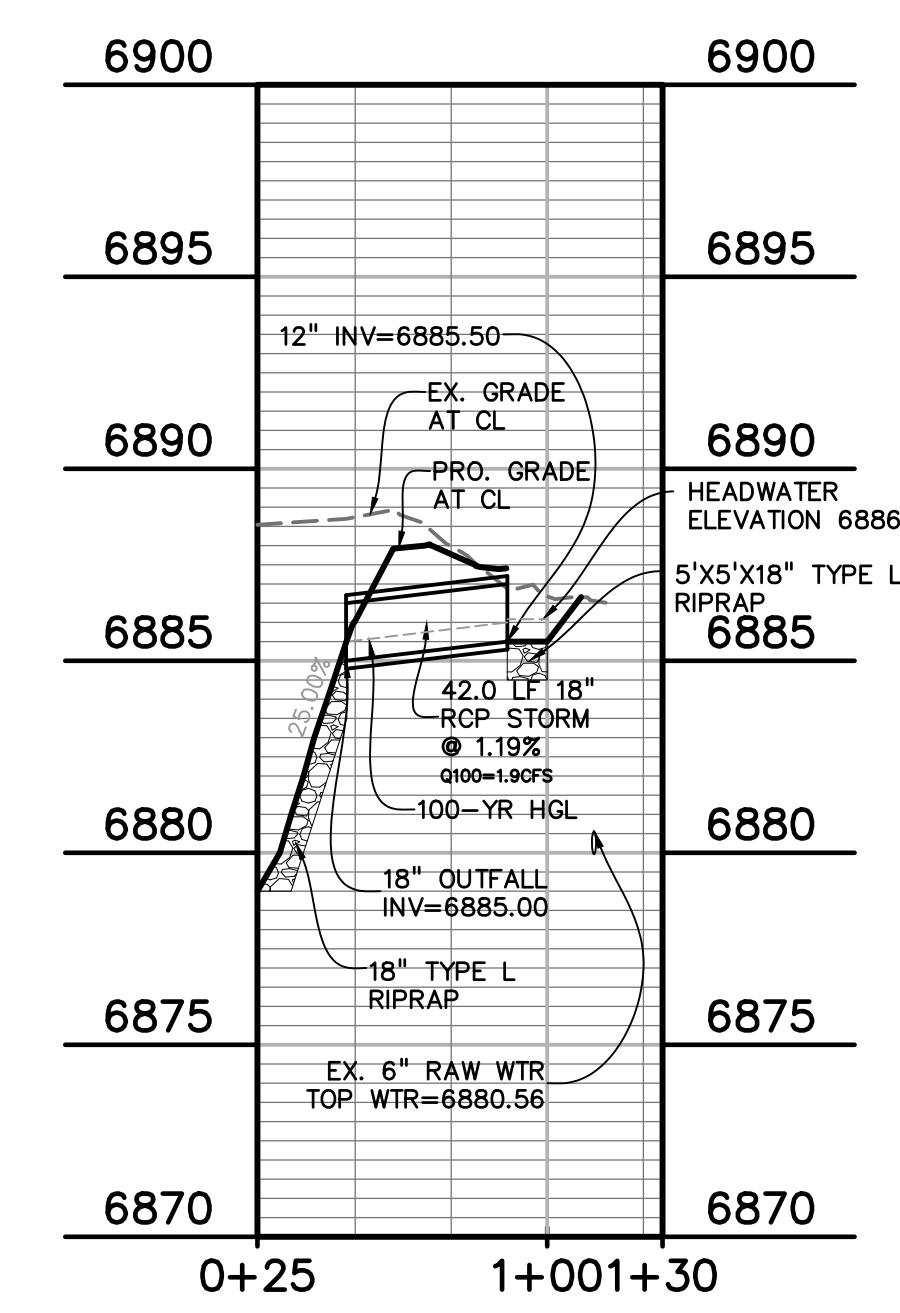
(1) POND #3 INFLOW AND OUTFLOW



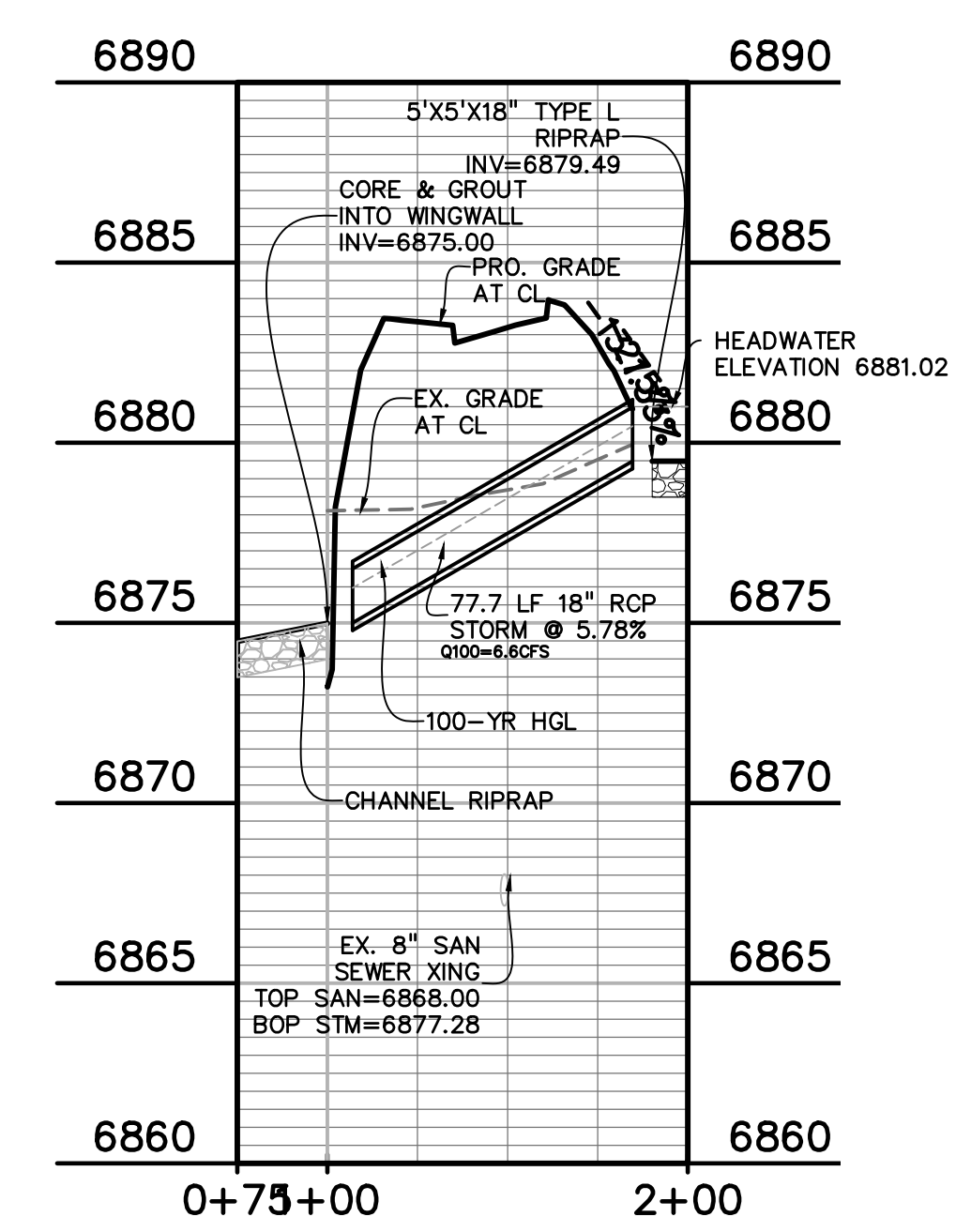
(2) STUB TO LOT 11



(3) POND #3 OUTFALL TO 96"



(4) POND #3 INFLOW (SW)



(5) CULVERT - E. WOODMEN RD RI

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

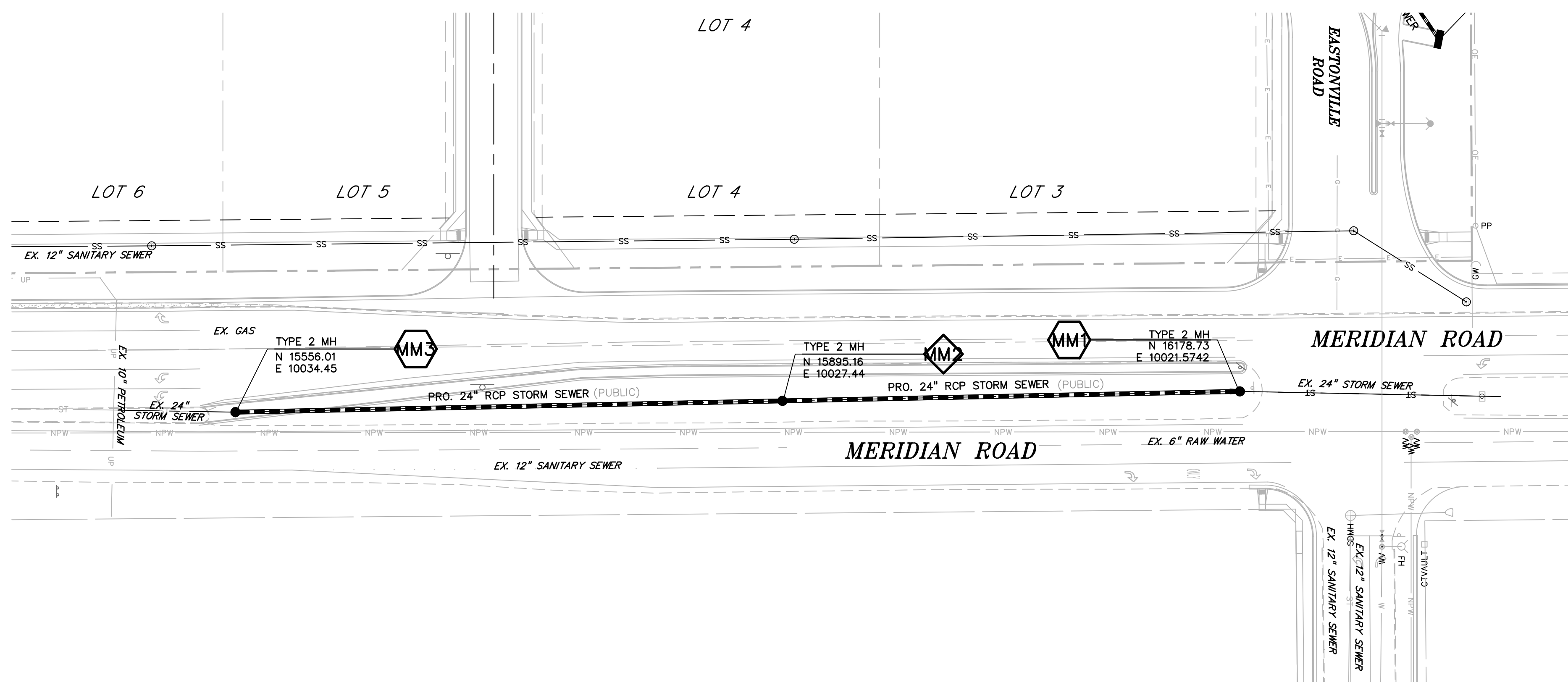
DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE

PROJECT NO. 20988-00CSCV
 DRAWING NO.

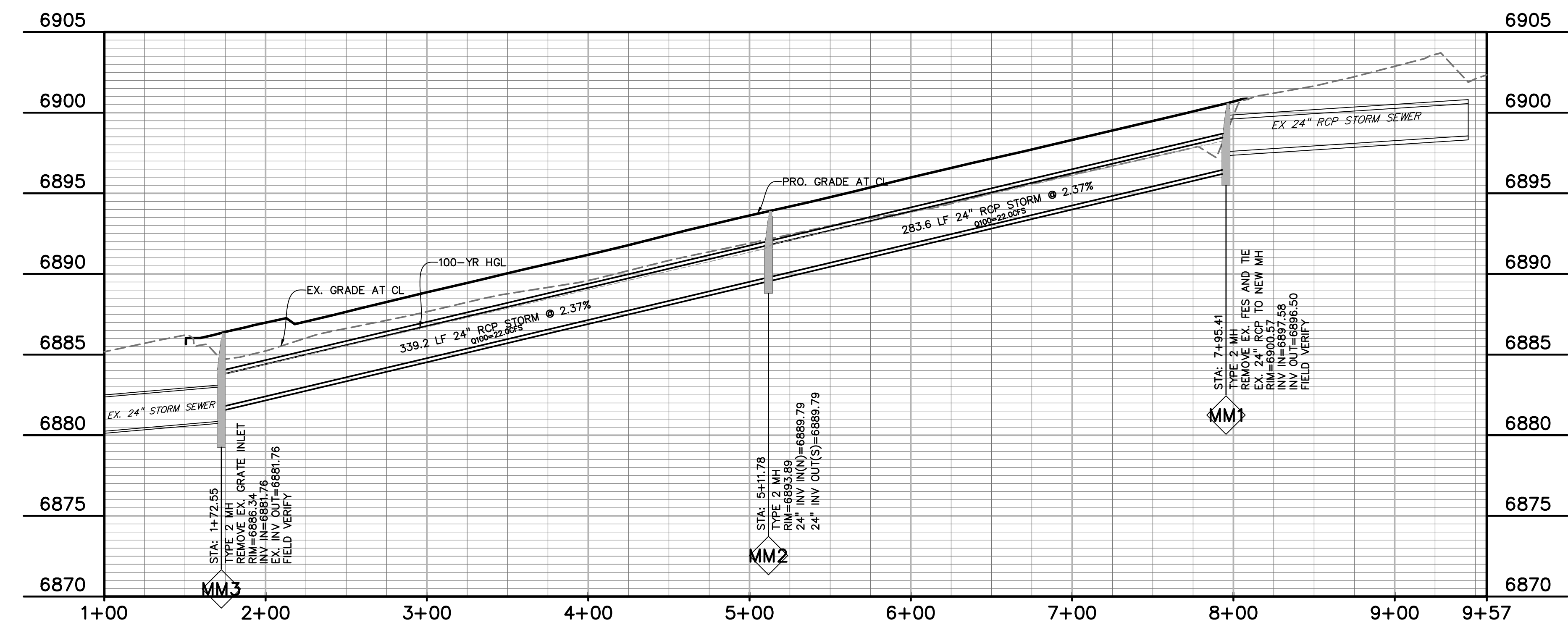
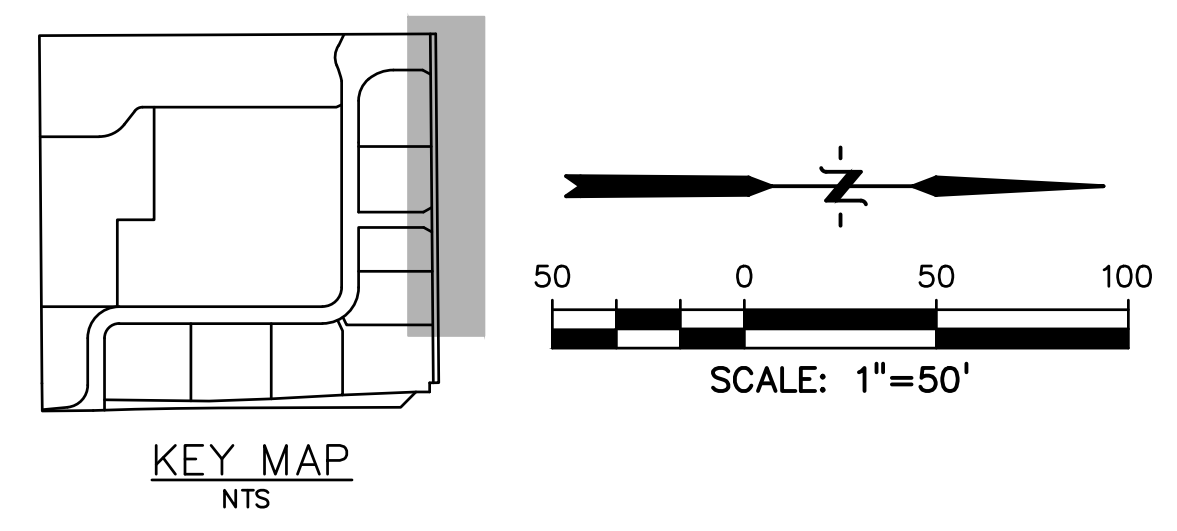
C7.13

SHEET: 42 OF 48



LEGEND

PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	-----
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. RAW WATER	-----
EX. WATER	-----
EX. STORM SEWER	-----



PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

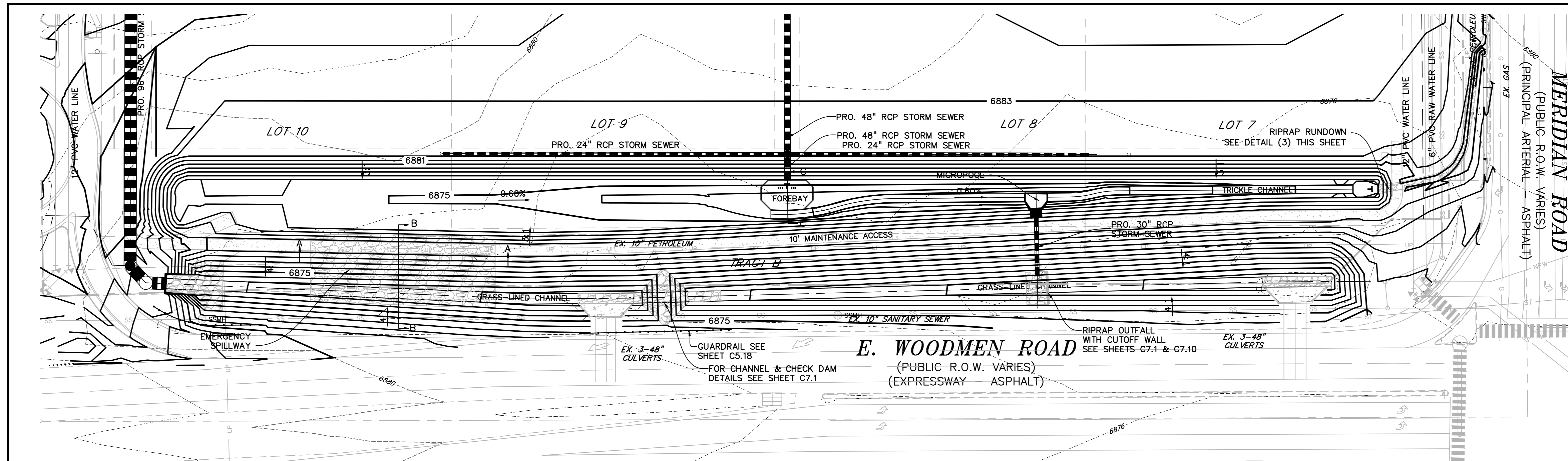
CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.
 DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

STORM SEWER PLAN & PROFILE
 PROJECT NO. 20988-00CSCV
 DRAWING NO.

C7.14
 SHEET: 43 OF 48



LEGEND

PROPERTY LINE	---
LOT LINE	.....
EASEMENT	- - - - -
CURB & GUTTER	=====
SIDEWALK	.....
PRO. WATER LINE	.....
PRO. FIRE HYDRANT	.....
PRO. RAW WATER	.....
PRO. SANITARY SEWER	.....
PRO. STORM SEWER	.....
EX. OVERHEAD ELECTRIC	OE
EX. SANITARY SEWER	SS
EX. PETROLEUM	UP
EX. GAS	G
EX. RAW WATER	RW
EX. WATER	W
EX. STORM SEWER	ST

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
REVISED	3-6-20

DESIGNED BY: TDM
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

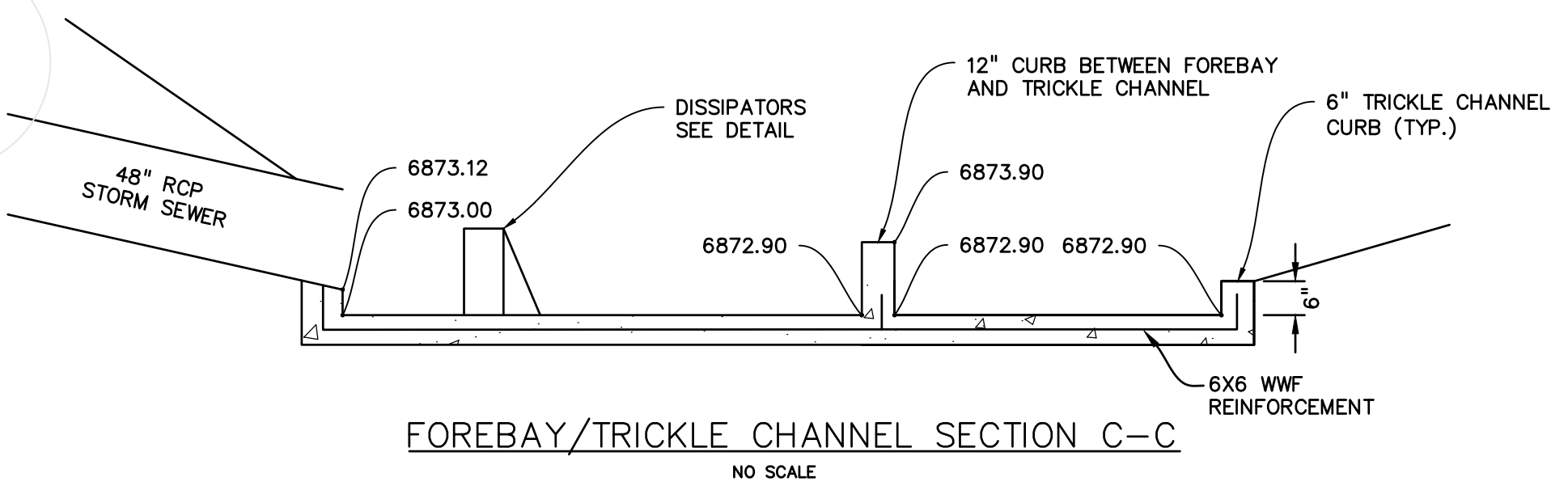
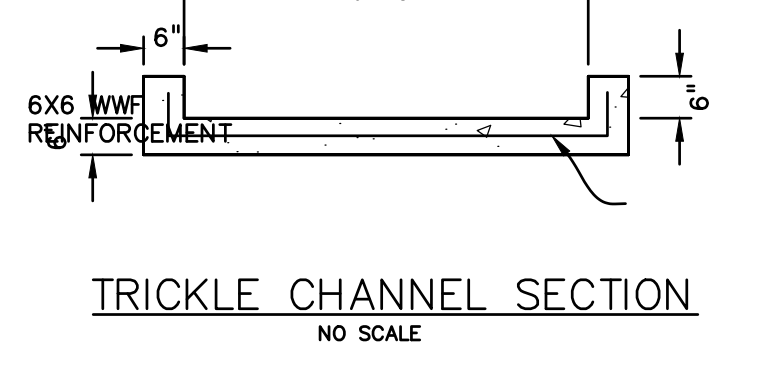
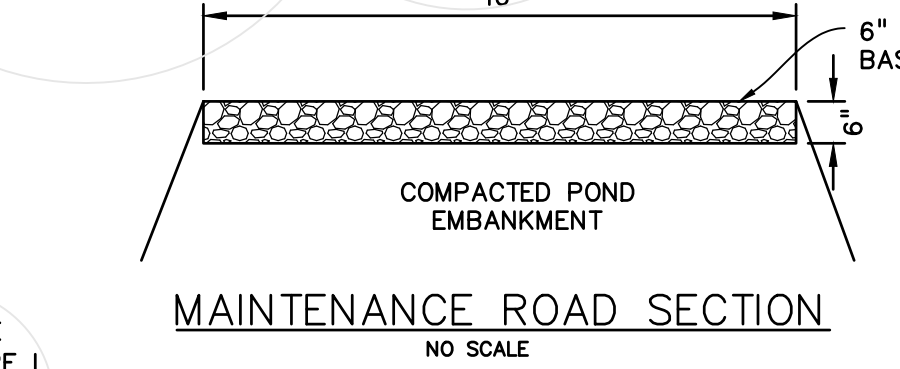
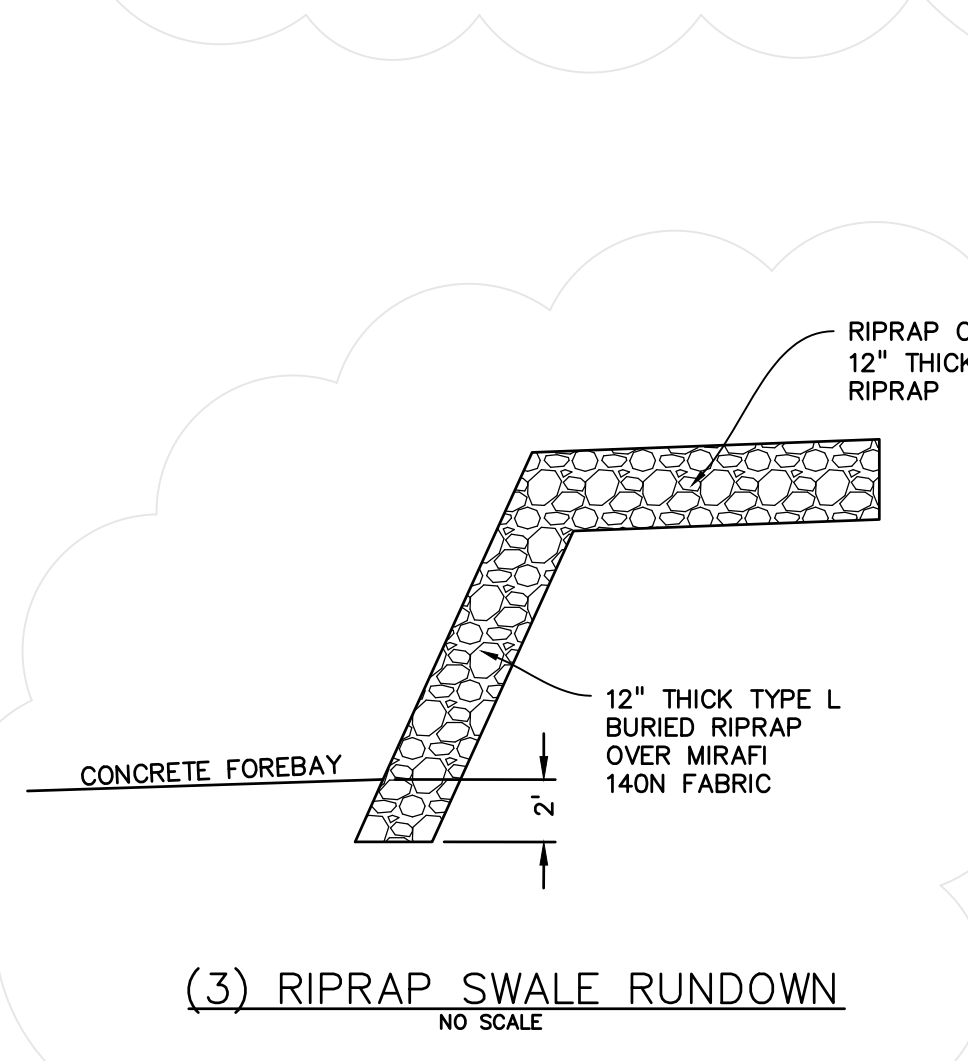
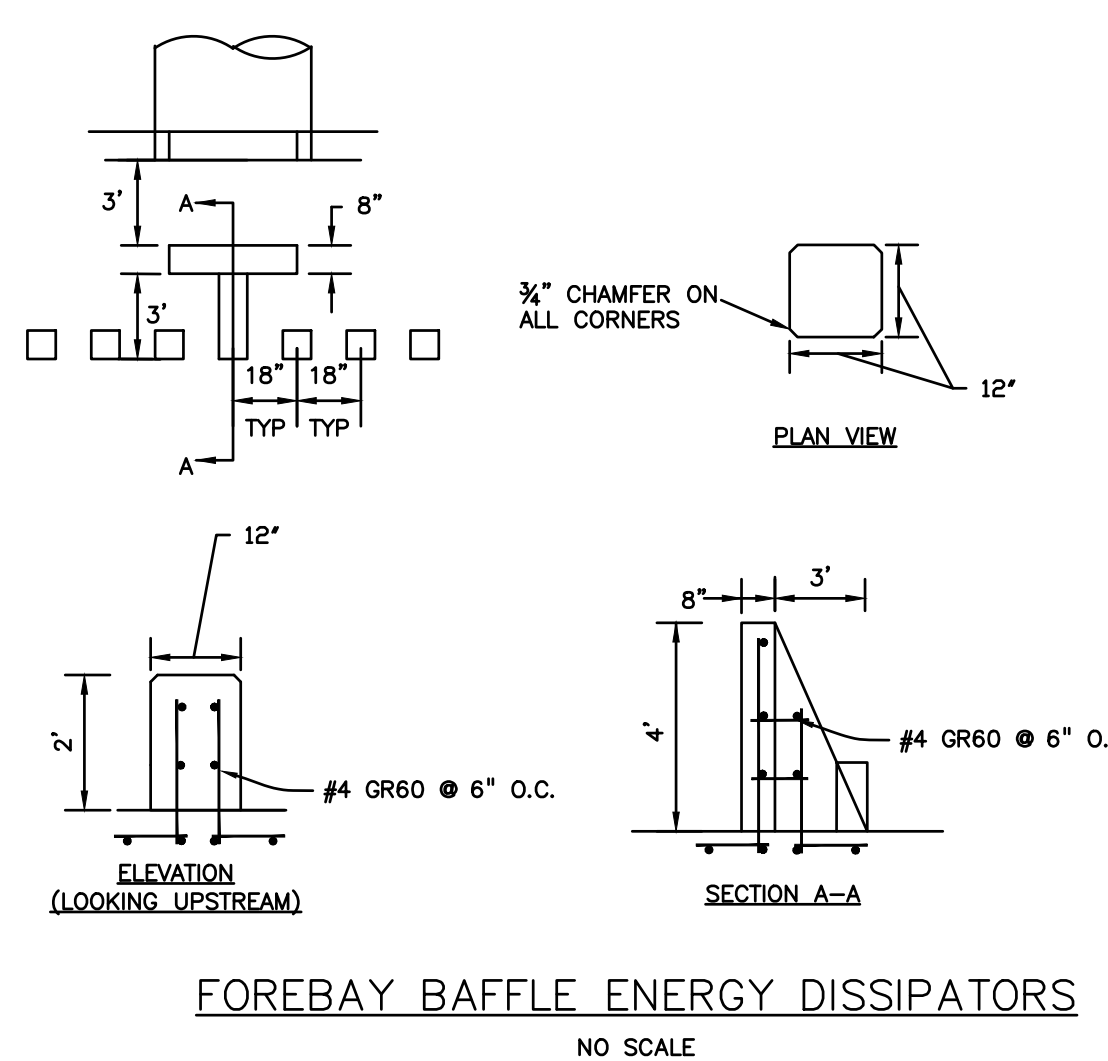
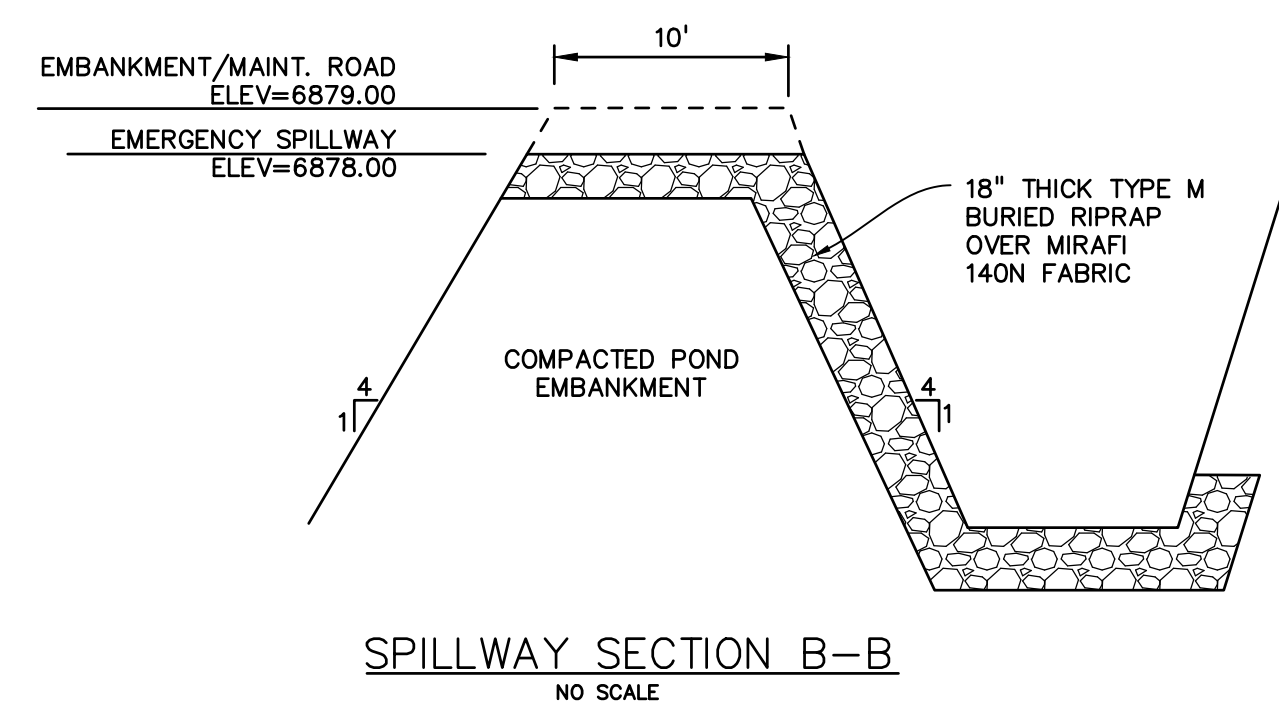
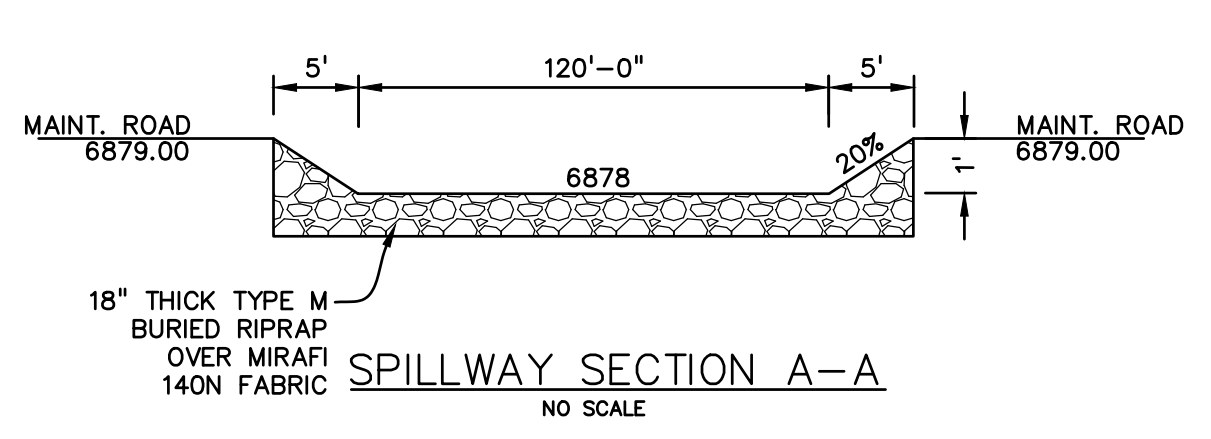
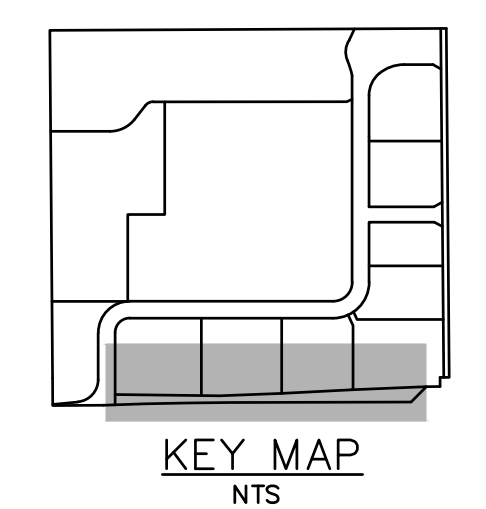
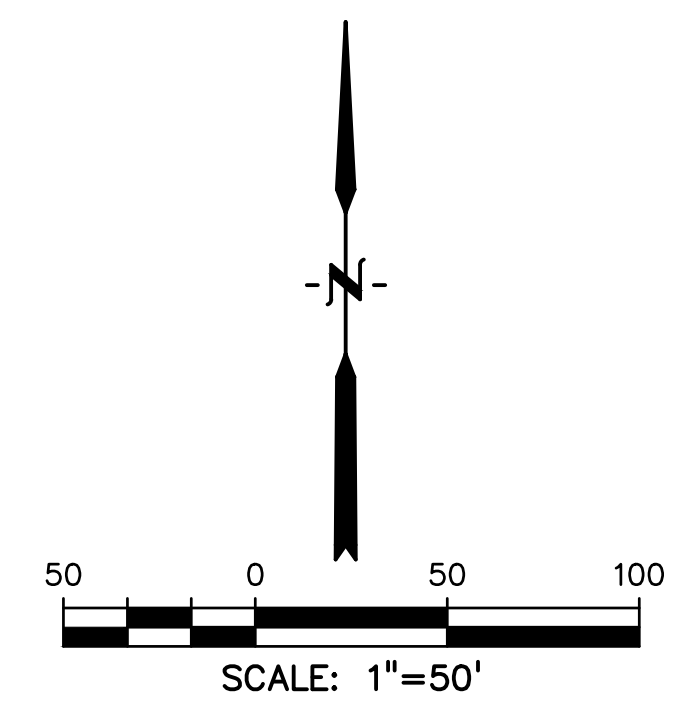
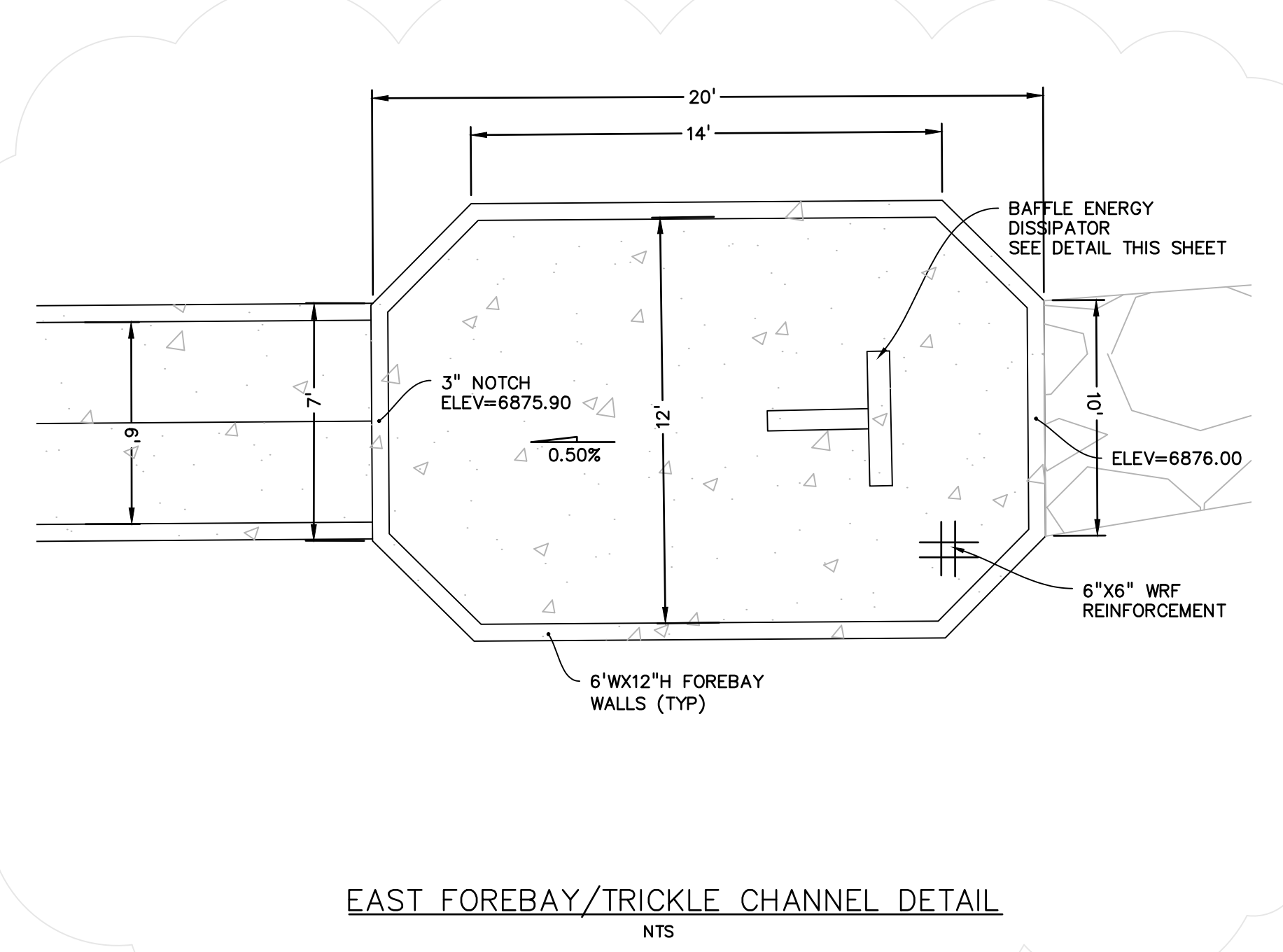
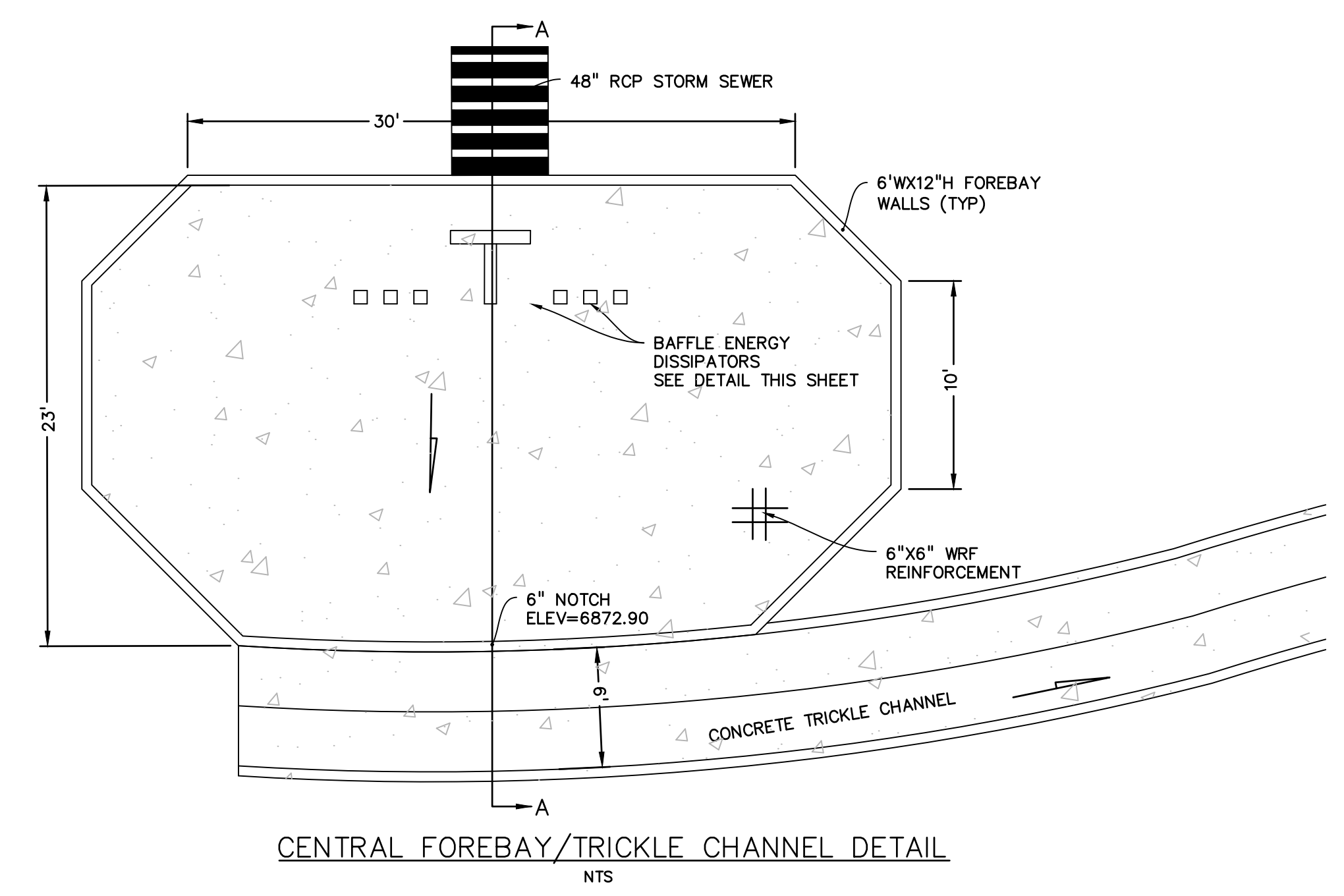
DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: N/A

POND #2

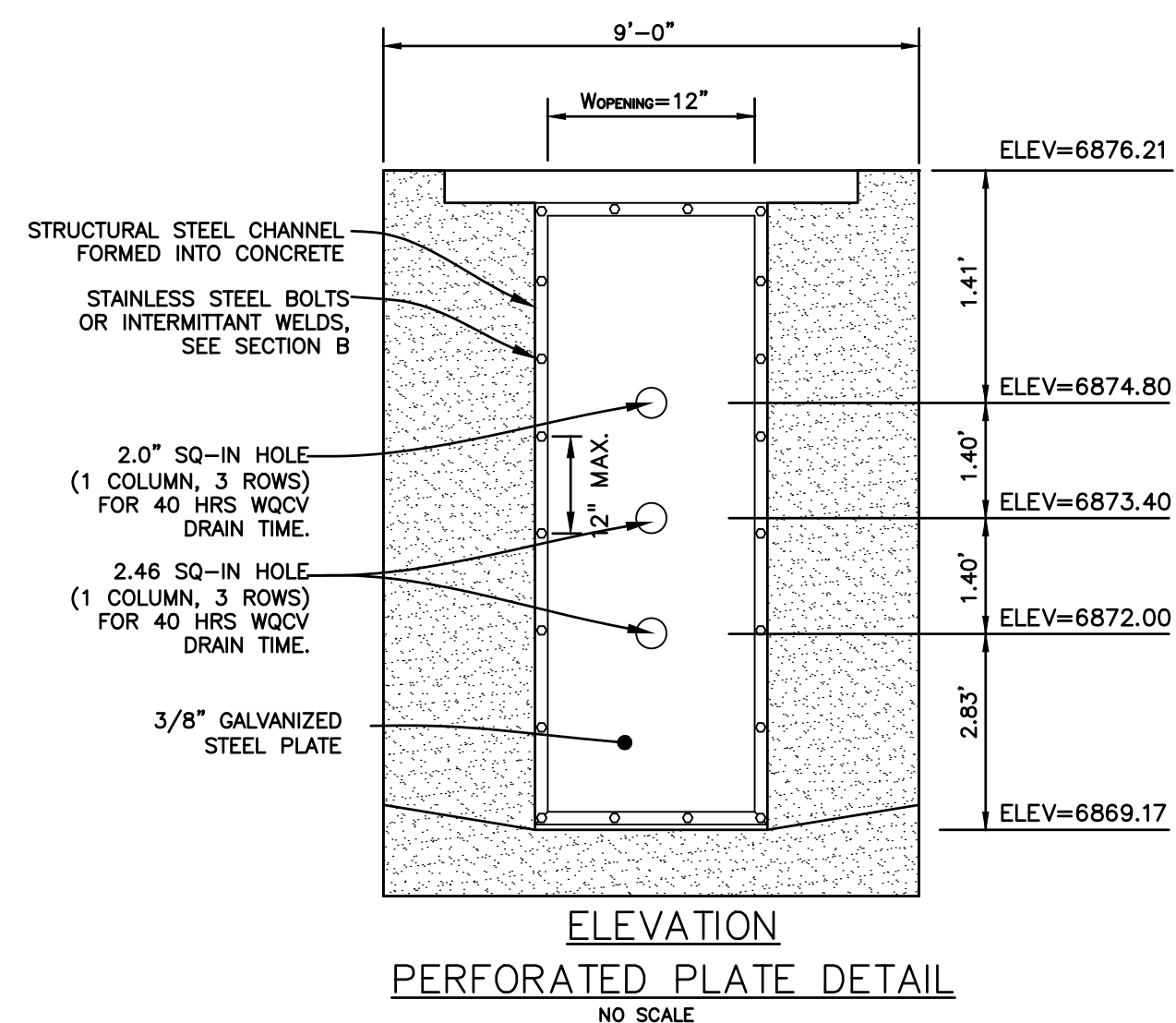
PROJECT NO. 20988-00CSCV
 DRAWING NO.

C7.15

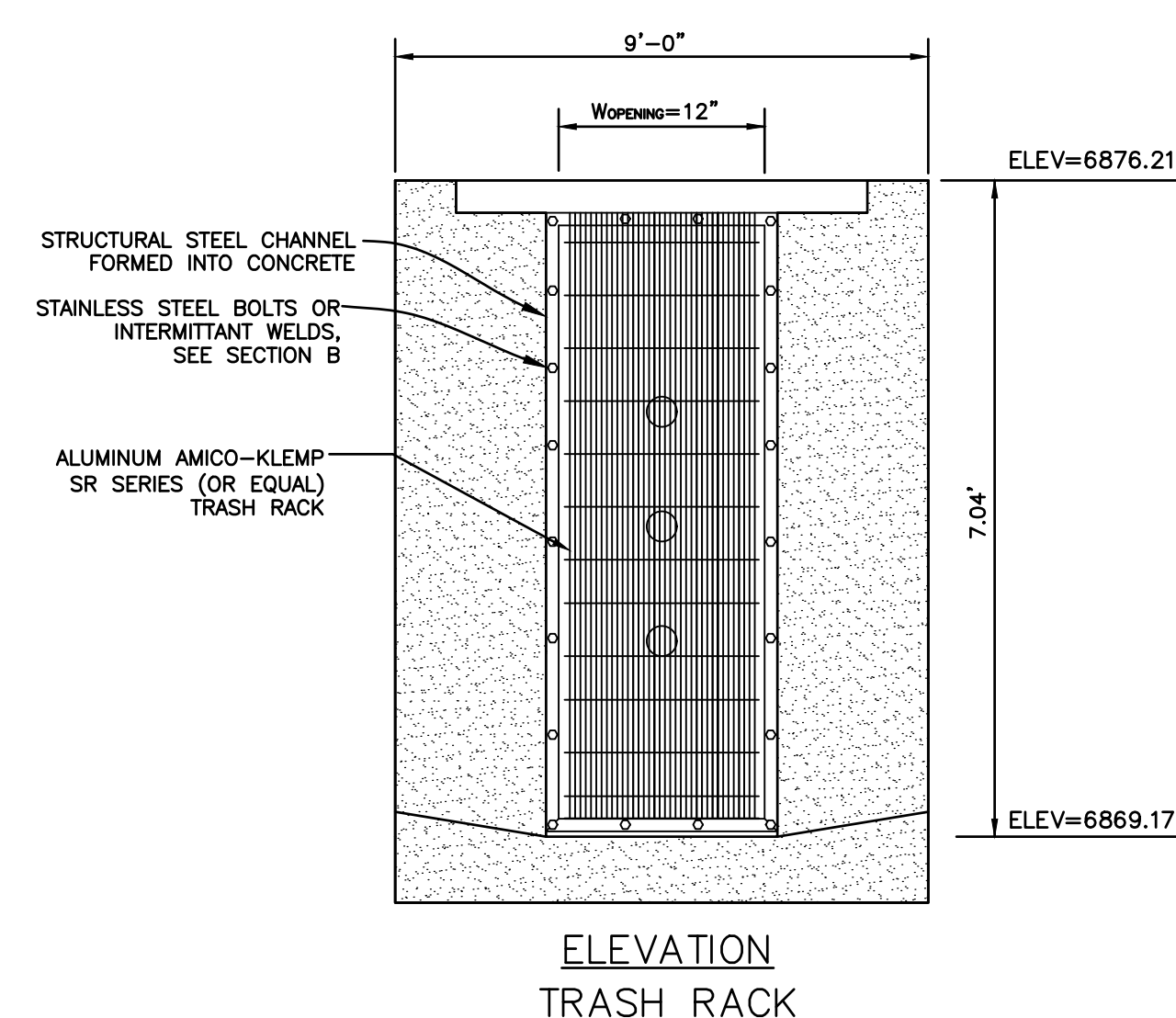
SHEET: 44 OF 48



EPC 10/20/2020
 EL PASO COUNTY FILE # SF-19-001



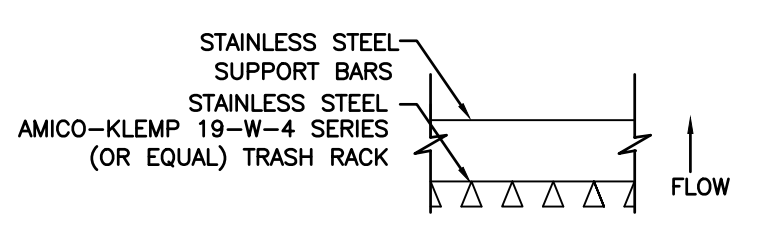
ELEVATION
PERFORATED PLATE DETAIL
NO SCALE



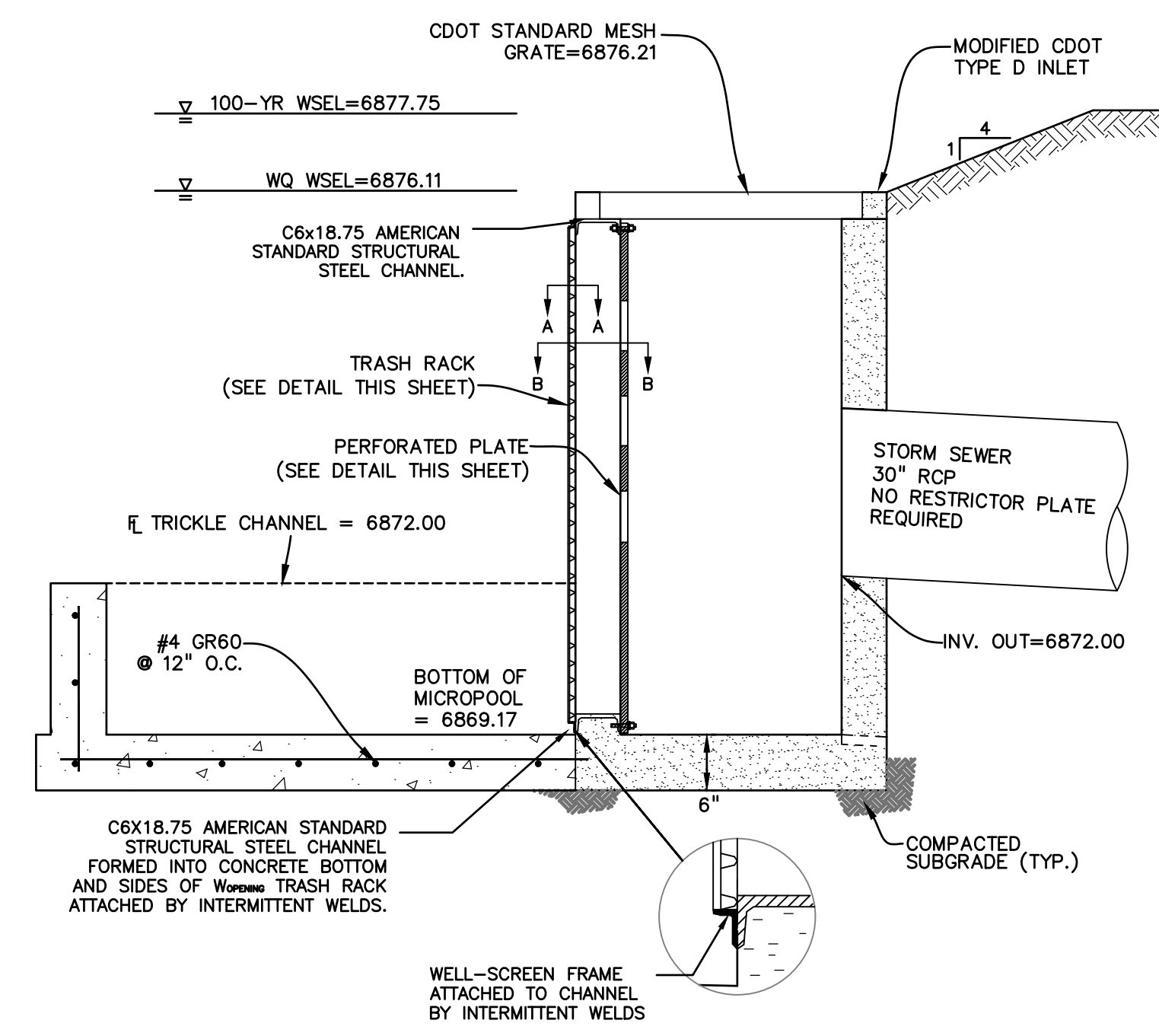
ELEVATION
TRASH RACK
NO SCALE

- PERFORATED PLATE NOTES:
1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE @ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
 3. ALL METAL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.

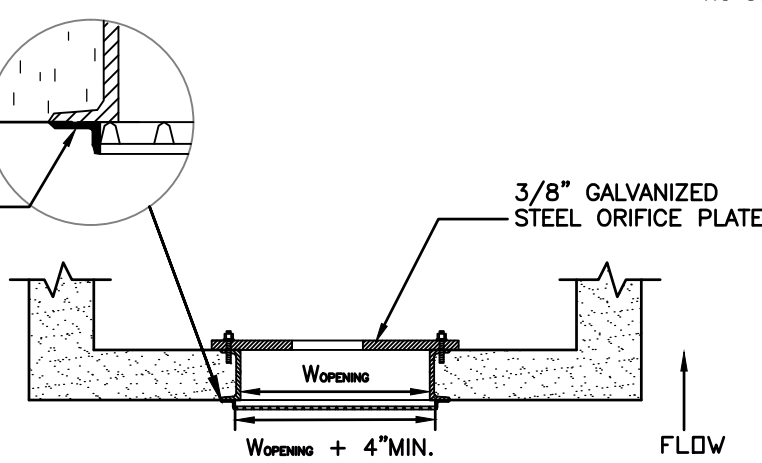
- GENERAL NOTES:
1. ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED



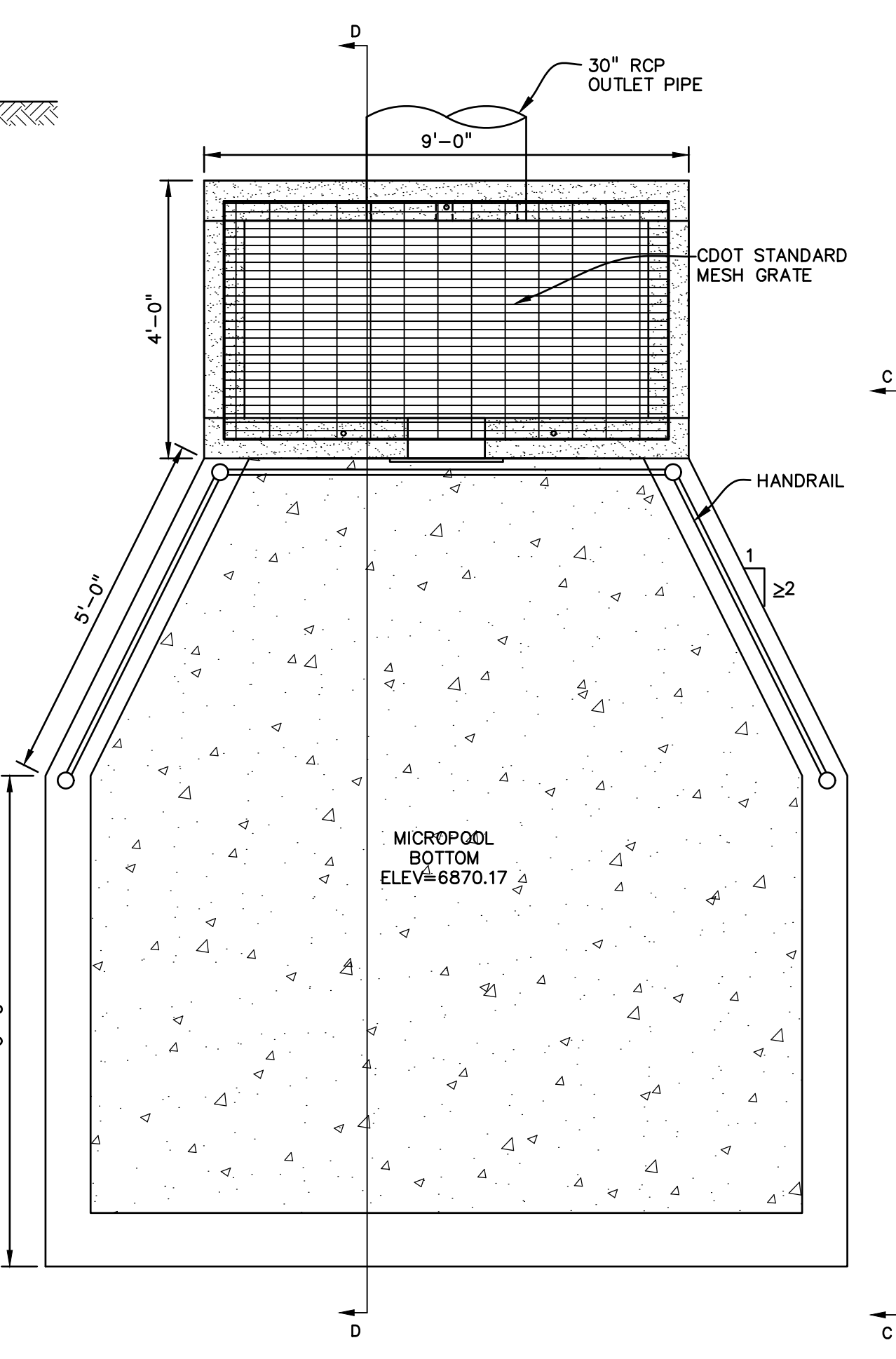
SECTION A-A
NO SCALE



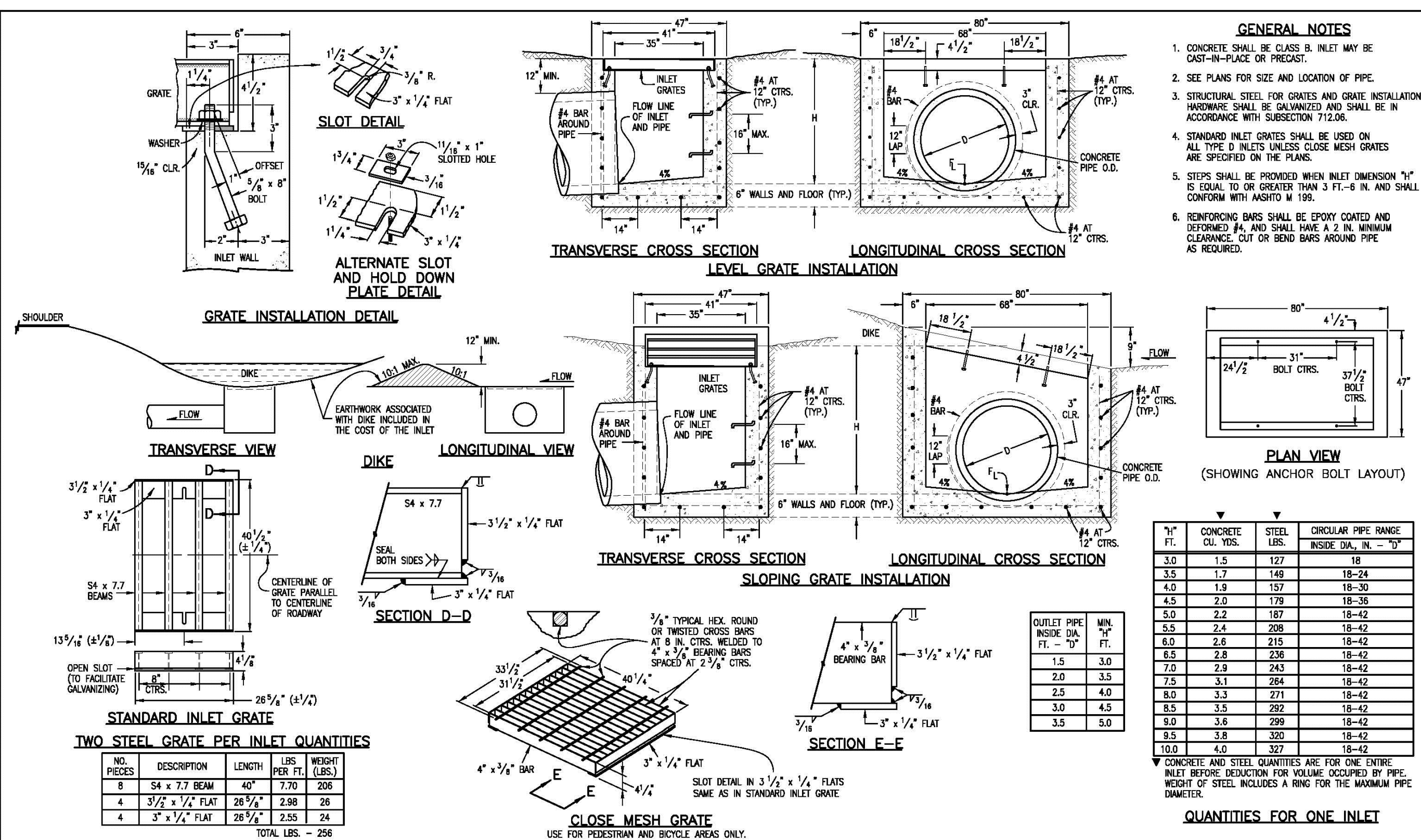
POND OUTLET PROFILE SECTION D-D
NO SCALE



SECTION B-B
NO SCALE



POND OUTLET
NO SCALE



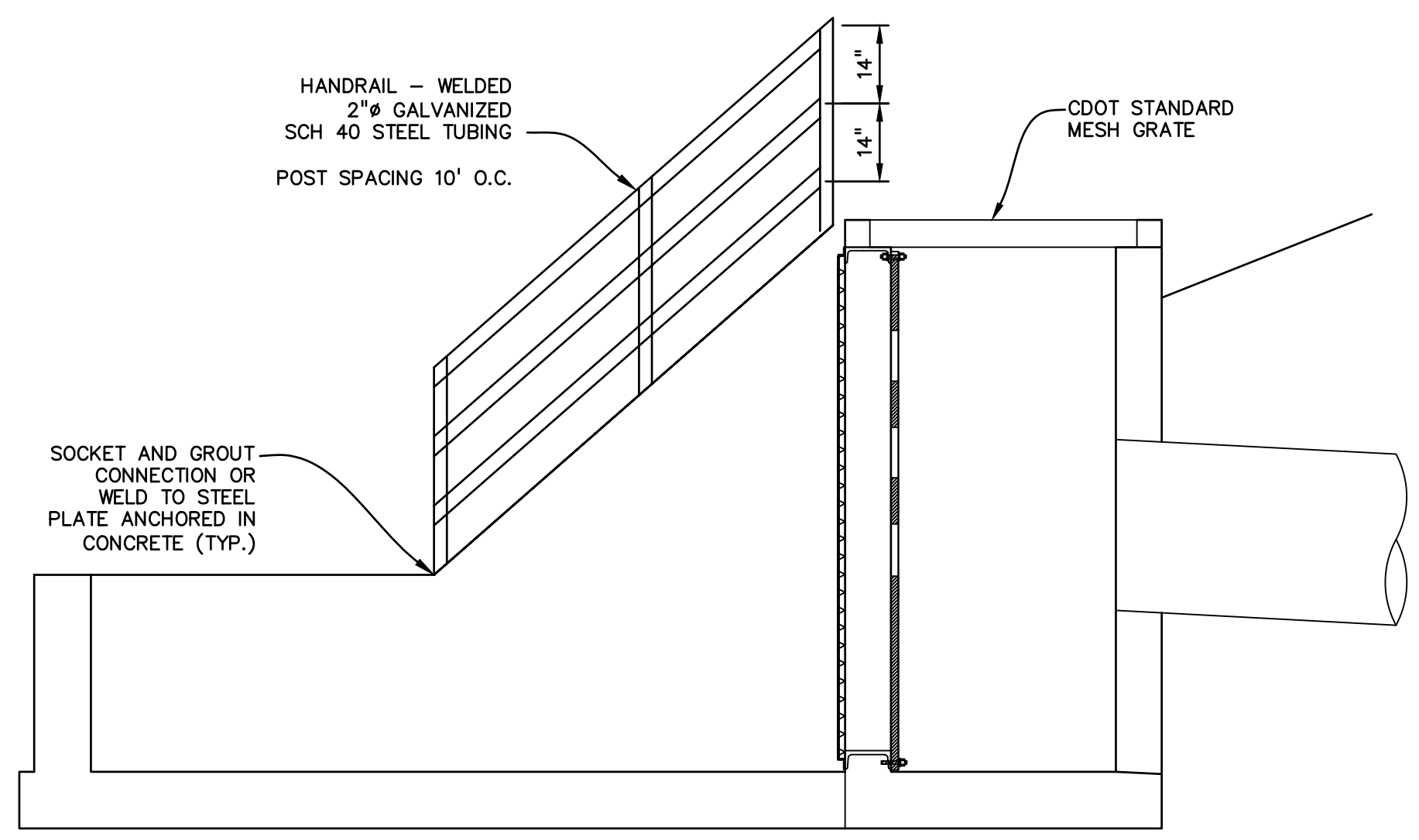
GENERAL NOTES

1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. SEE PLANS FOR SIZE AND LOCATION OF PIPE.
3. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
4. STANDARD INLET GRATES SHALL BE USED ON ALL TYPE B INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM WITH AASHTO M 129.
6. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE CUT OR BEND BARS AROUND PIPE AS REQUIRED.

INLET FT.	CONCRETE CU. YDS.	STEEL LBS.	CIRCULAR PIPE RANGE INSIDE DIA., IN. - FT.
3.0	1.5	127	18
3.5	1.7	140	18-24
4.0	1.9	157	18-30
4.5	2.0	179	18-36
5.0	2.2	187	18-42
5.5	2.4	208	18-42
6.0	2.6	215	18-42
6.5	2.8	236	18-42
7.0	2.9	243	18-42
7.5	3.1	264	18-42
8.0	3.3	271	18-42
8.5	3.5	292	18-42
9.0	3.6	299	18-42
9.5	3.8	320	18-42
10.0	4.0	327	18-42

QUANTITIES FOR ONE INLET

CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.



SECTION C-C
NO SCALE

Computer File Information

Creation Date: 07/04/06 Initials: SJR
Last Modification Date: 07/04/06 Initials: LTA
Full Path: www.dot.state.co.us/DesignSupport/
Drawing File Name: 60401101.dwg
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

Date:	Comments:

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9683
Fax: (303) 757-9820
Project Development Branch SRJ/LTA

INLET, TYPE D
STANDARD PLAN NO. M-604-11
Sheet No. 1 of 1

EPC 10/20/2020

EL PASO COUNTY FILE # SF-19-001

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
DESIGNED BY:	TDM
DRAWN BY:	KGW
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

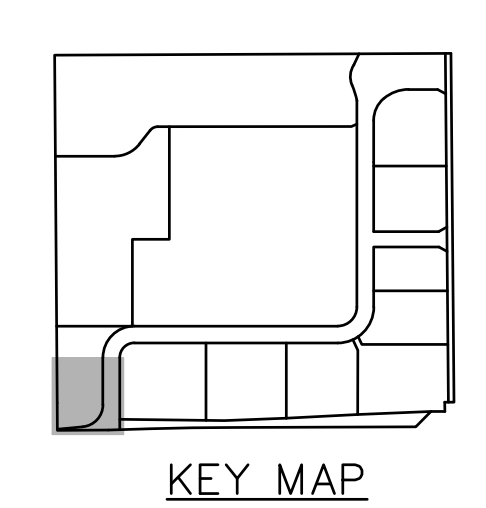
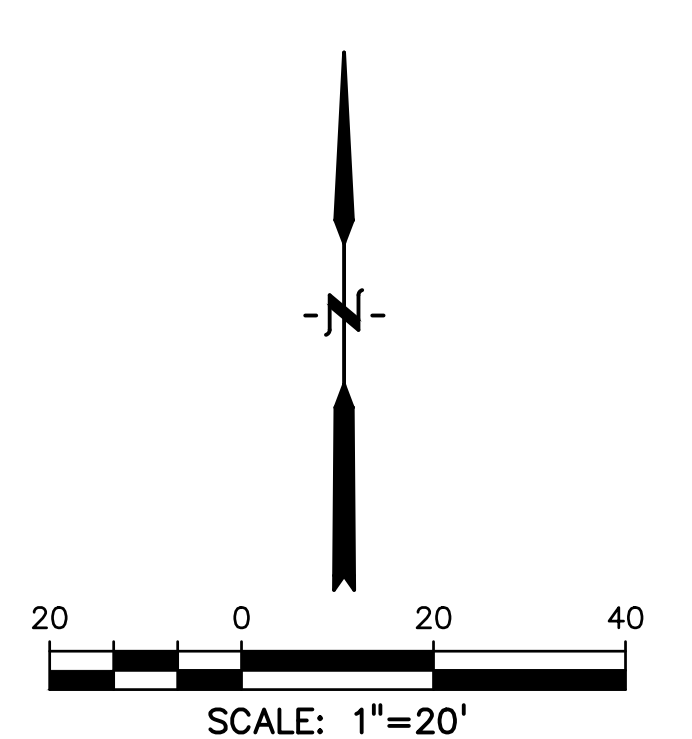
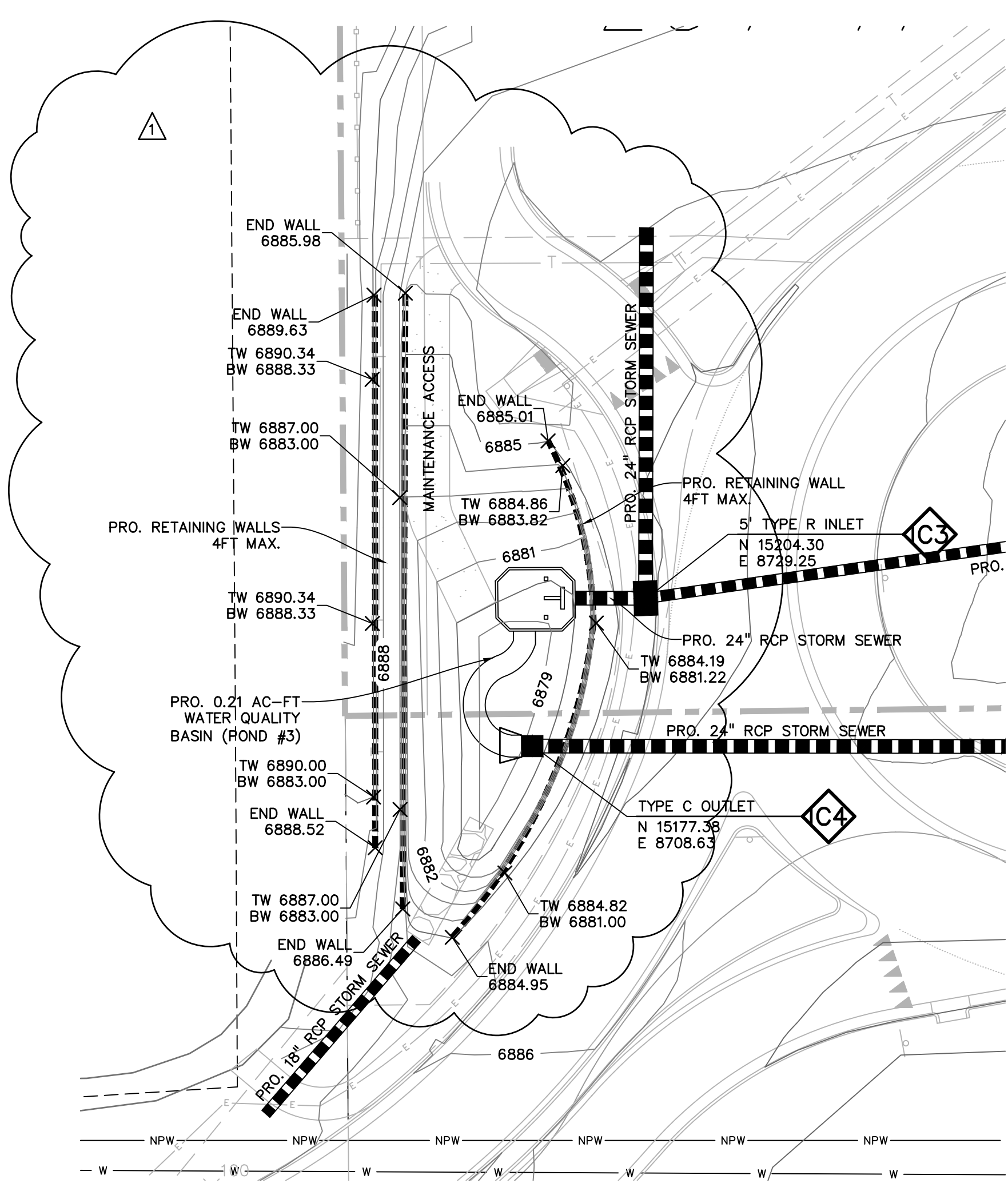
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

POND #2 DETAILS

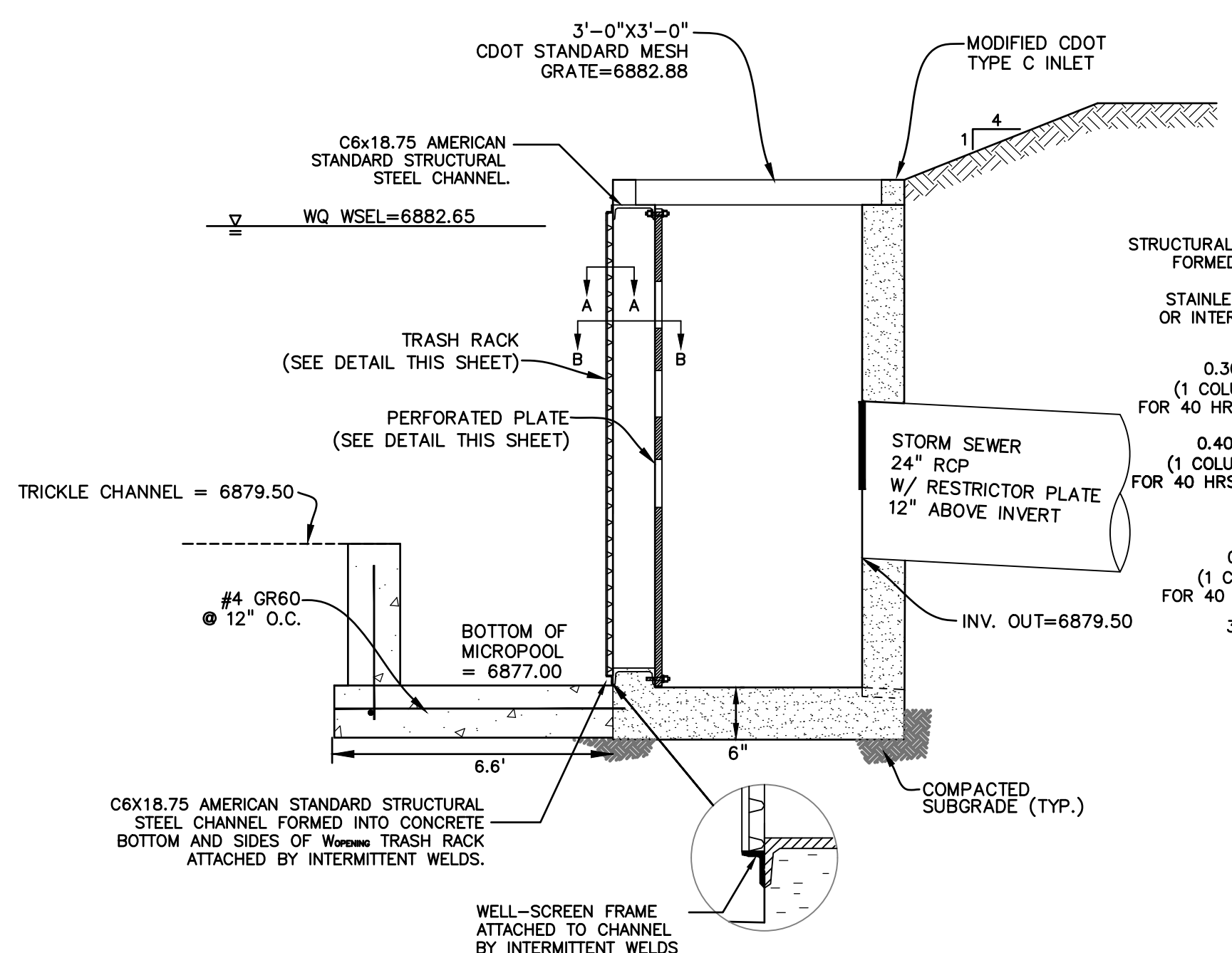
PROJECT NO. 20988-00CSCV
DRAWING NO.

C7.16

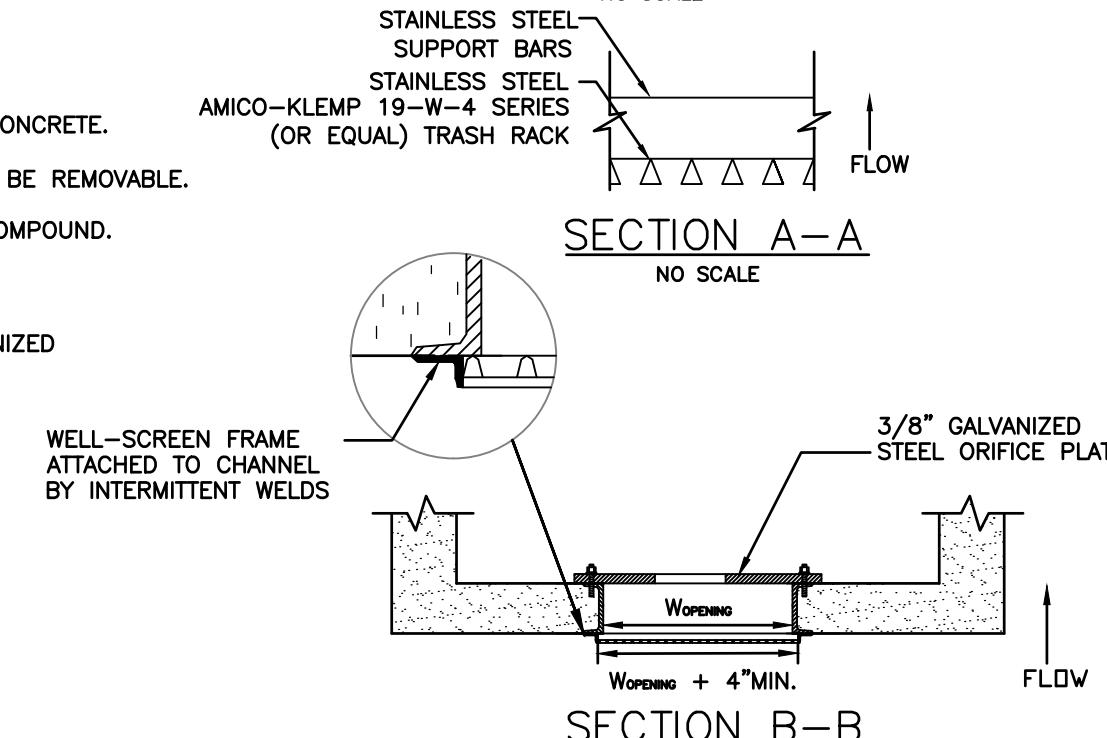
SHEET: 45 OF 48



- PERFORATED PLATE NOTES:**
1. PROVIDE GASKET MATERIAL OR GROUT BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE ϕ 12" MAX. ON CENTER. ORIFICE PLATE IS TO BE REMOVABLE.
 3. ALL METAL SURFACES ARE TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND.
- GENERAL NOTES:**
1. ALL EXTERIOR STEEL SHALL BE EITHER STAINLESS OR HOT DIPPED GALVANIZED

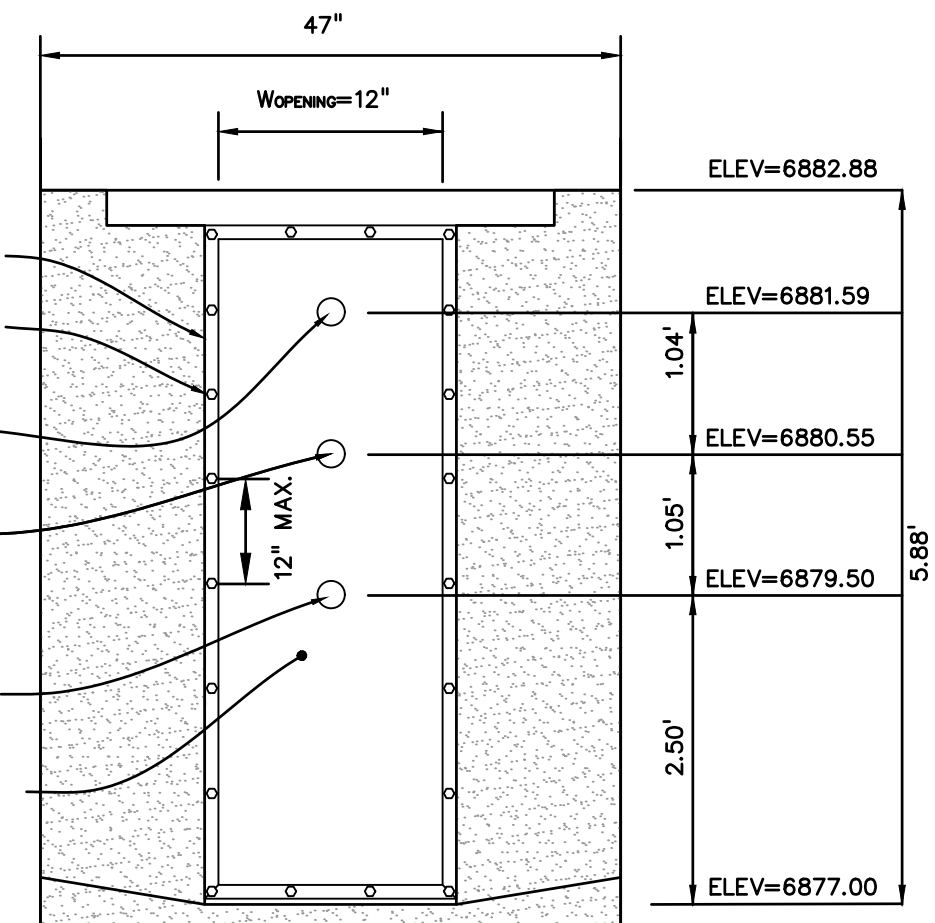


POND OUTLET PROFILE SECTION D-D
NO SCALE

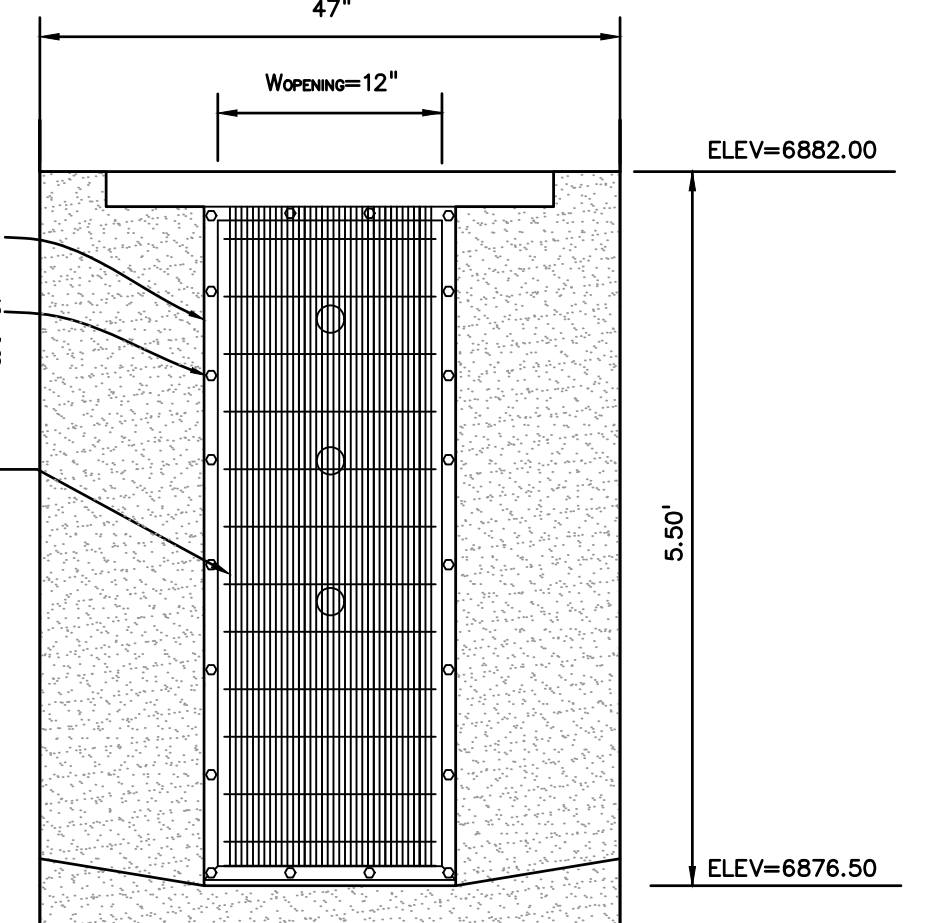


SECTION A-A
NO SCALE

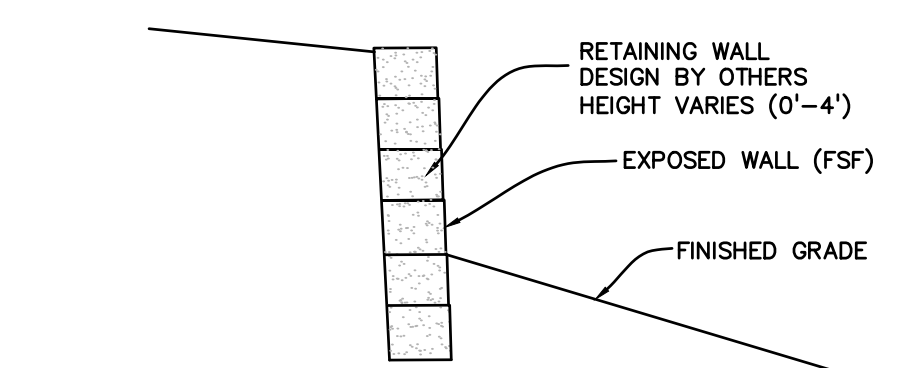
SECTION B-B
NO SCALE



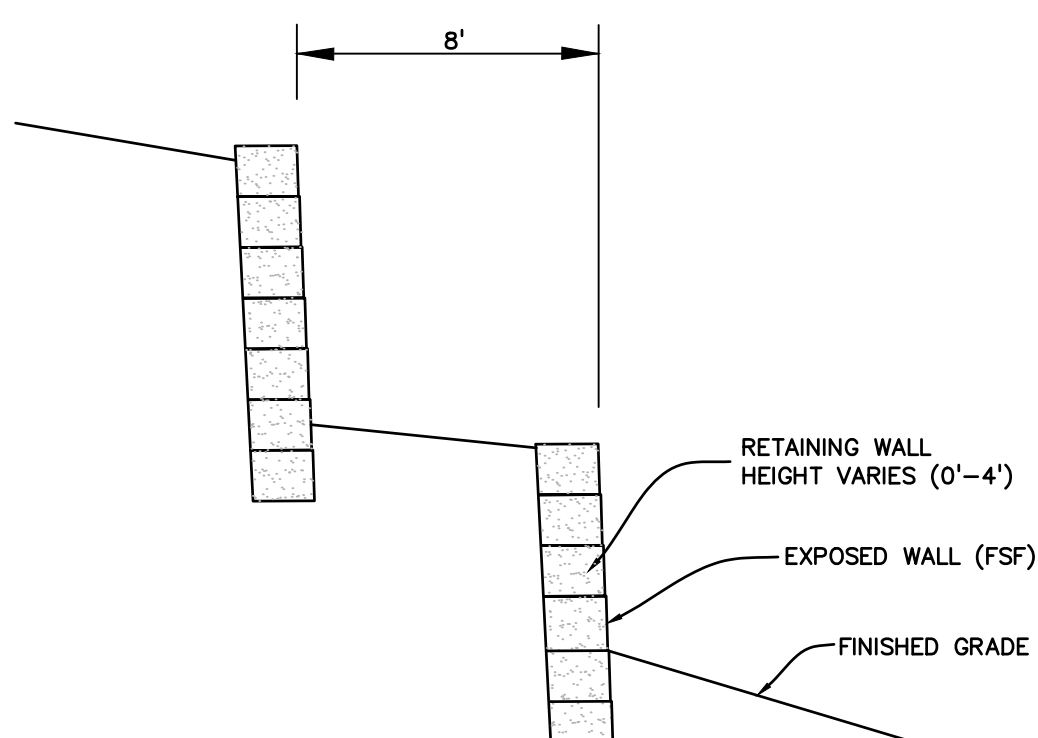
ELEVATION PERFORATED PLATE DETAIL
NO SCALE



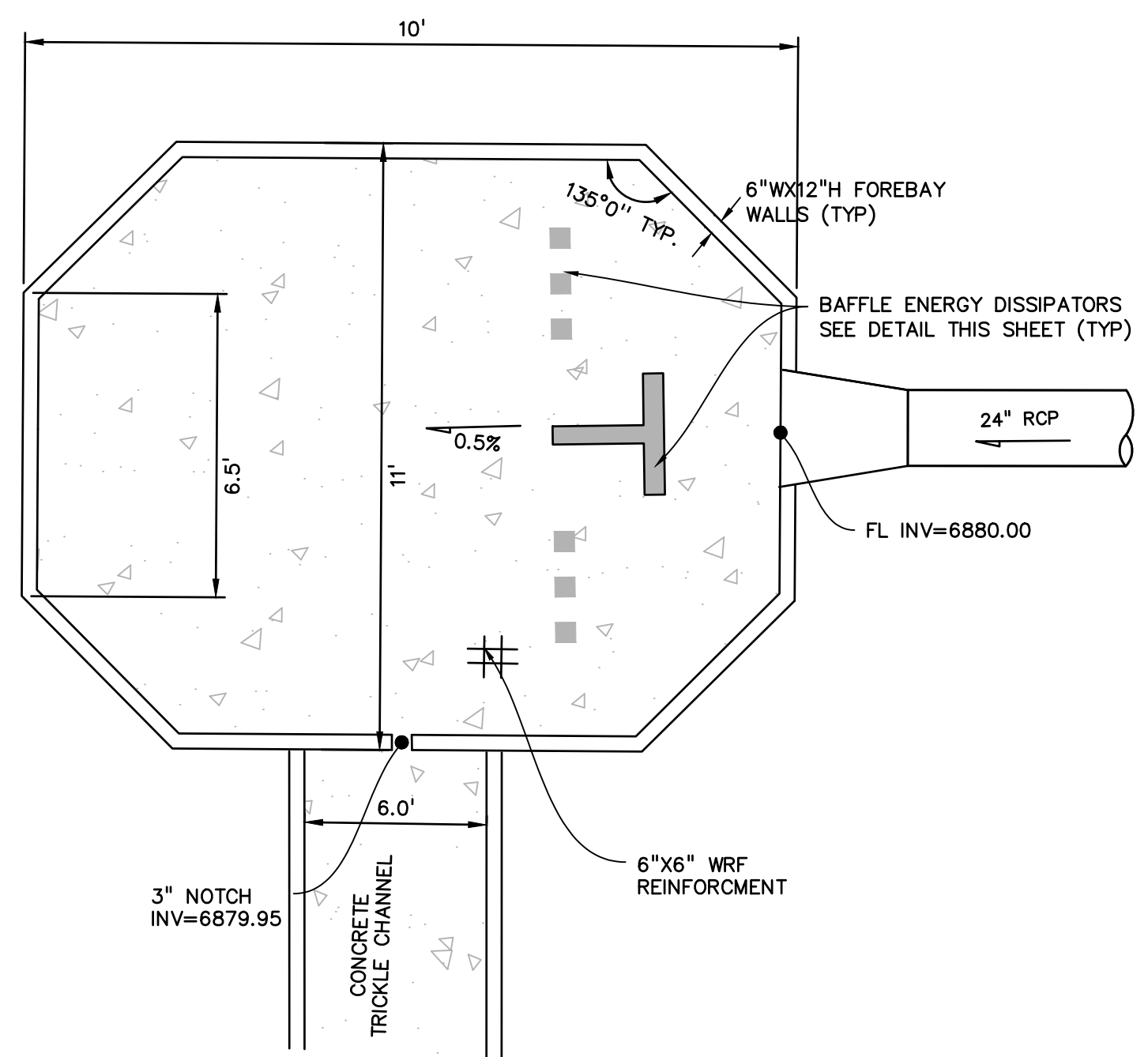
ELEVATION TRASH RACK
NO SCALE



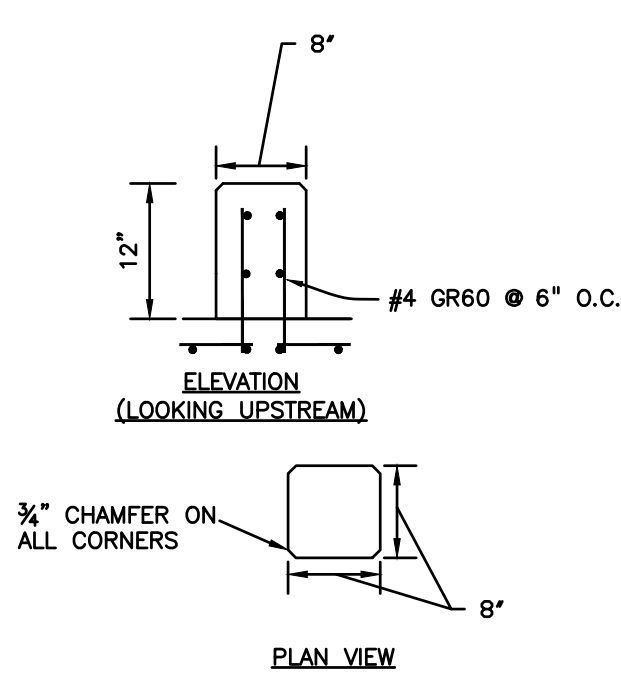
RETAINING WALL DETAIL
NO SCALE



RETAINING WALLS DETAIL
NO SCALE

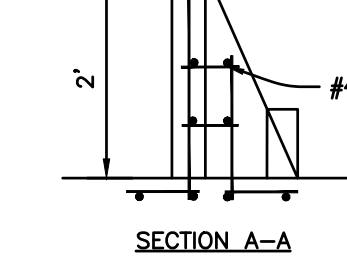


FOREBAY
NO SCALE



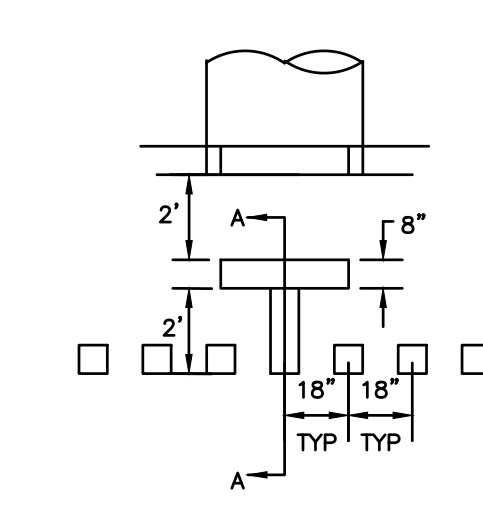
ELEVATION (LOOKING UPSTREAM)

PLAN VIEW

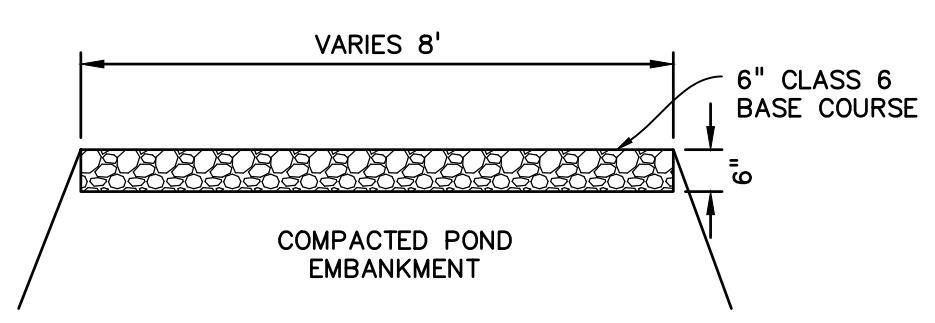


SECTION A-A
NO SCALE

FOREBAY BAFFLE ENERGY DISSIPATORS
NO SCALE



CONCRETE TRICKLE CHANNEL SECTION
NO SCALE



MAINTENANCE ROAD SECTION
NO SCALE

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:
LG HI FALCON, LLC
3953 MAPLE AVE., #290
DALLAS, TEXAS 75219
(214) 416-9820

CONSTRUCTION DRAWINGS FOR
FALCON MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20
ADDENDUM 1	9-16-20

DESIGNED BY: TDM
DRAWN BY: KGV
CHECKED BY: TDM
FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

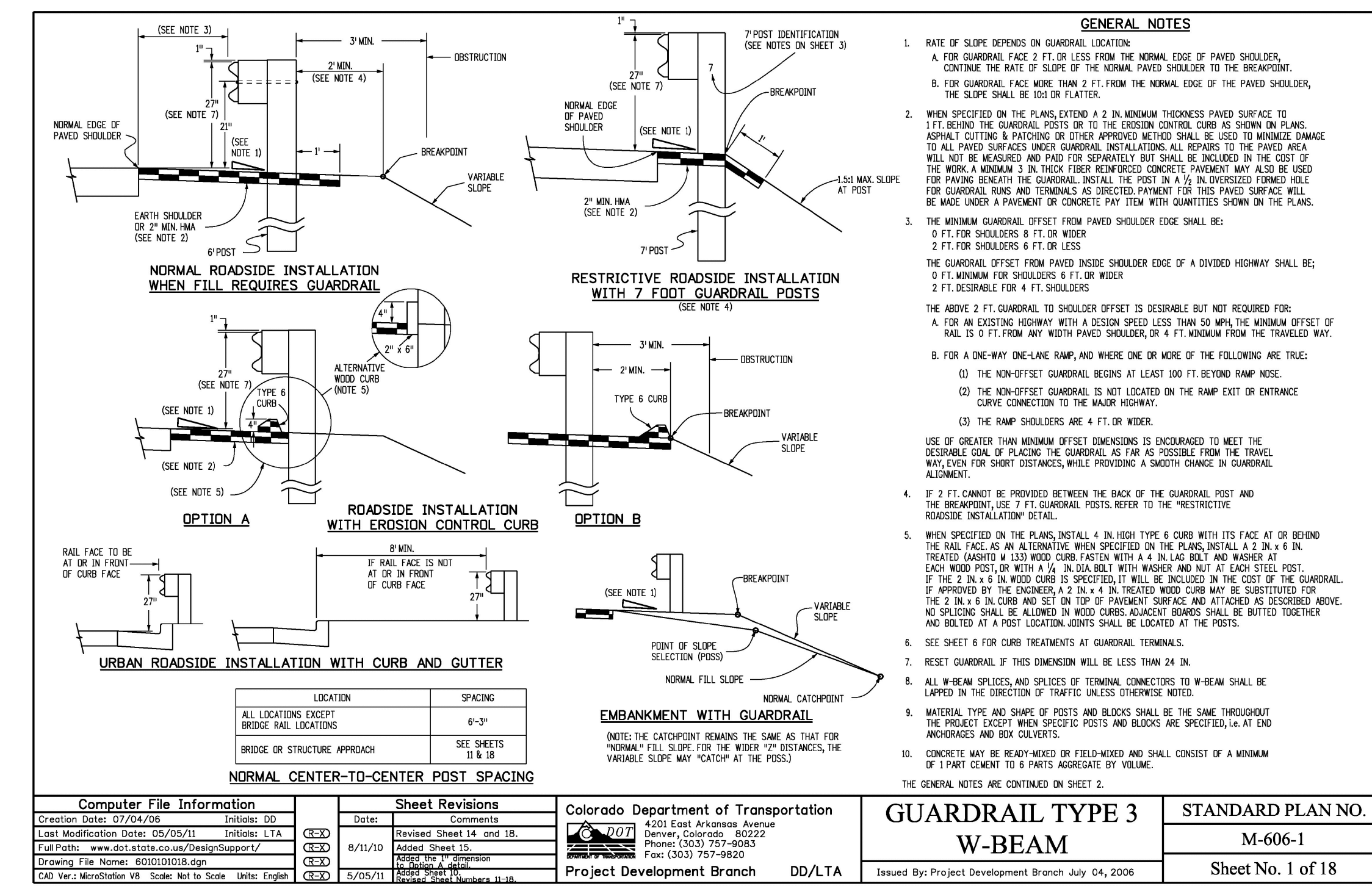
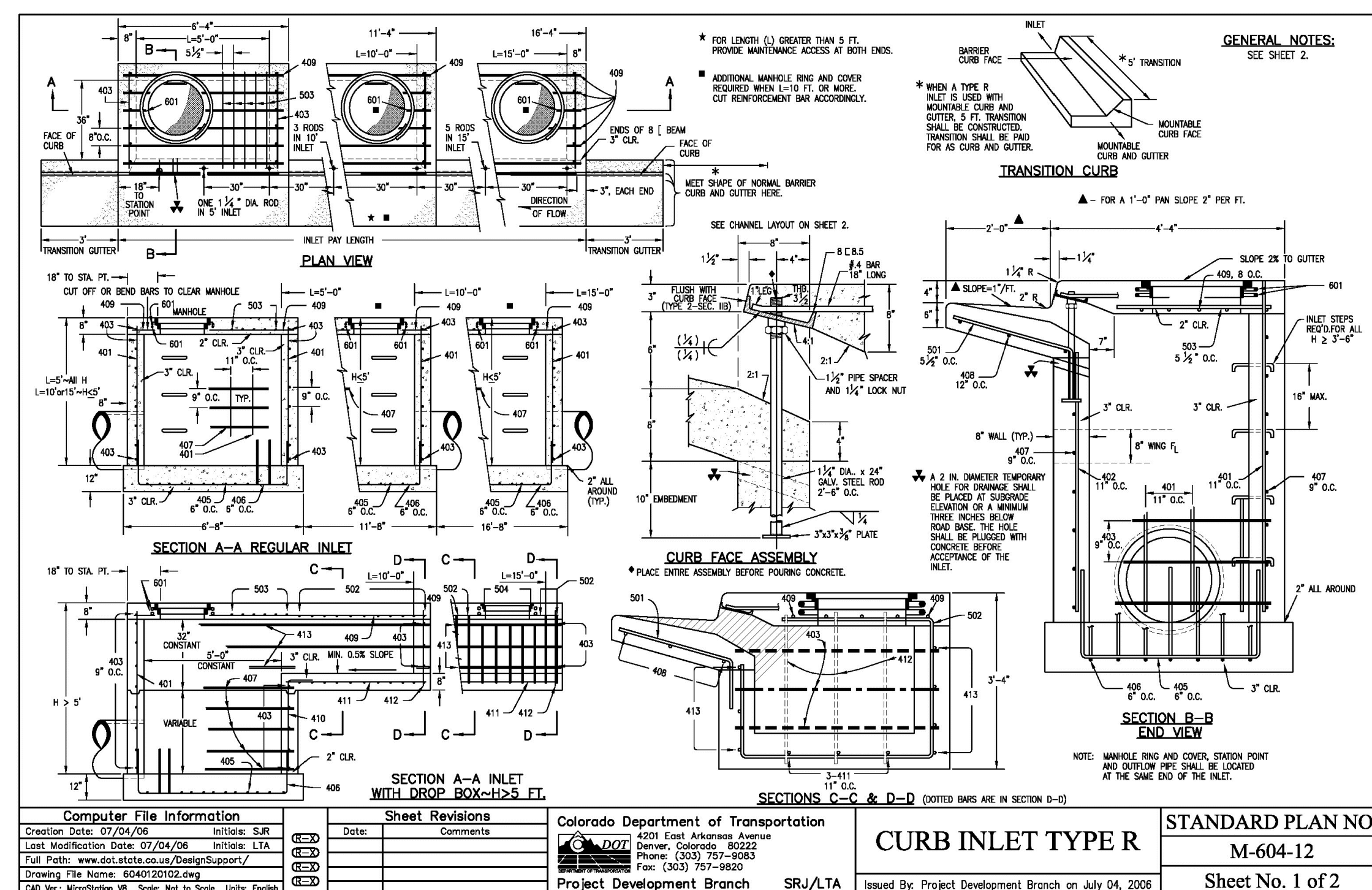
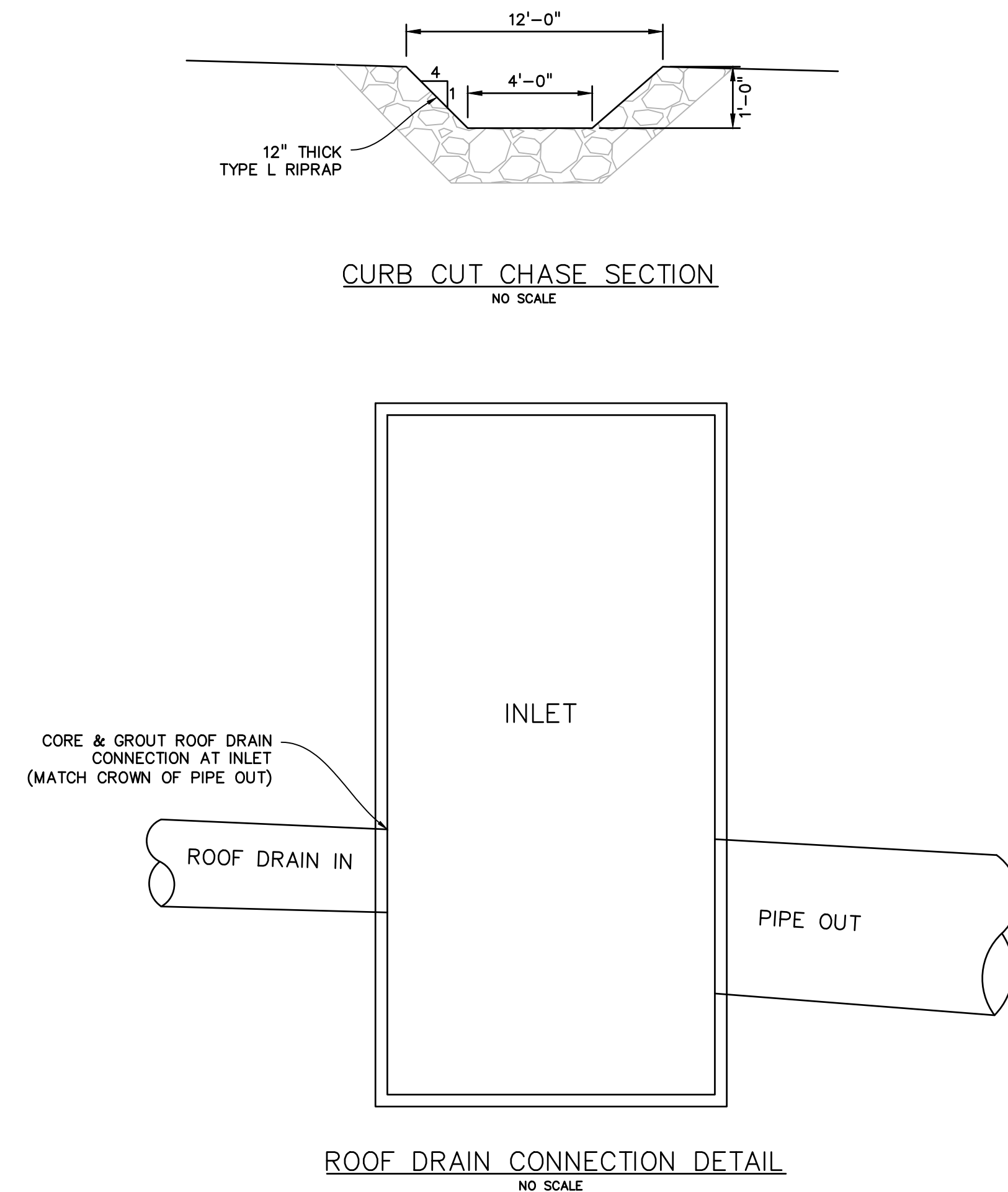
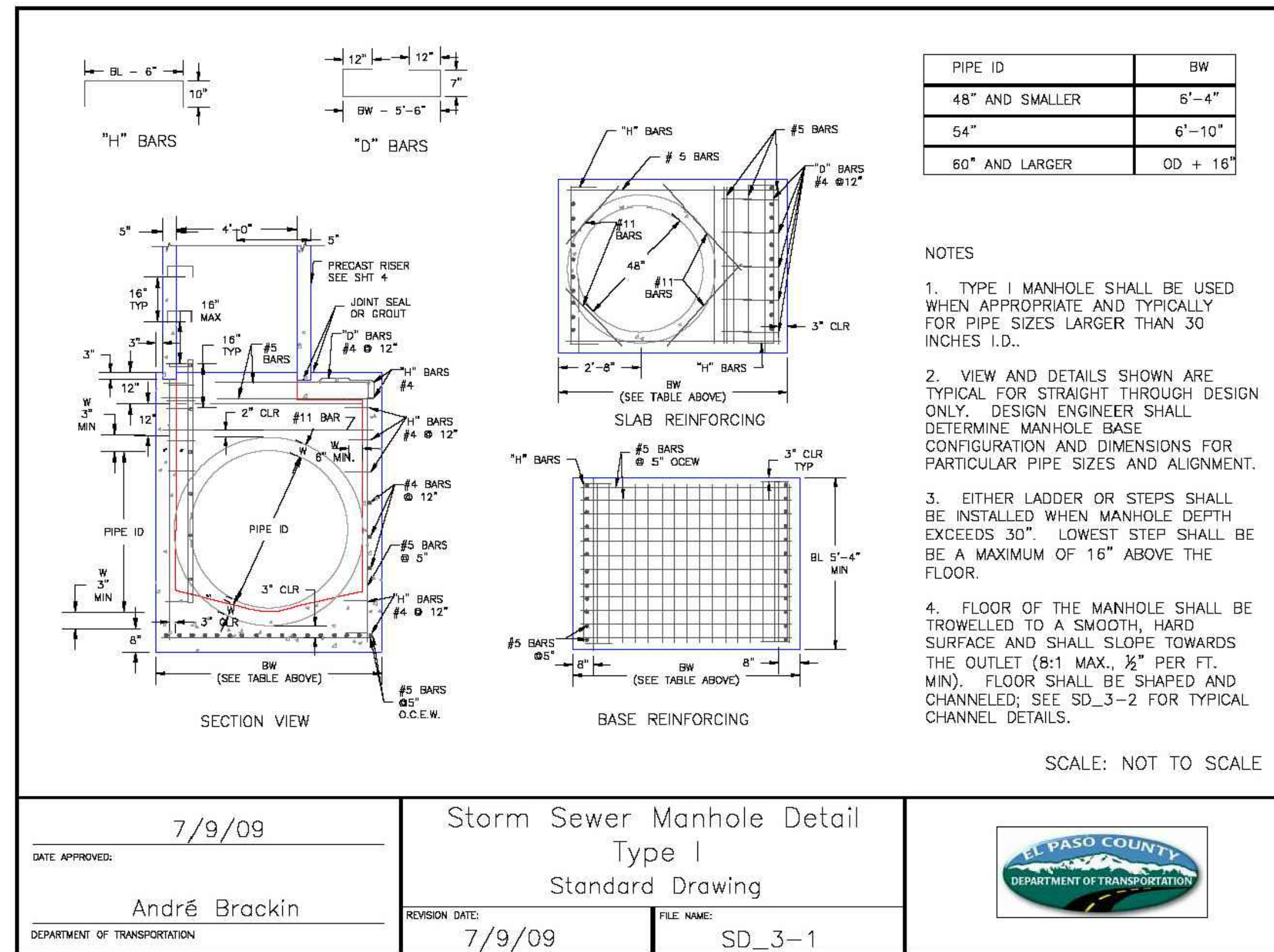
DRAWING SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

POND #3 & DETAILS

PROJECT NO. 20988-00SCV
DRAWING NO.

C7.17

SHEET: 46 OF 48



PREPARED BY:

 DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. McCONNELL, P.E.
 (719)260-0887
 BOULDER • COLORADO SPRINGS

CLIENT:
 LG HI FALCON, LLC
 3953 MAPLE AVE., #290
 DALLAS, TEXAS 75219
 (214) 416-9820

CONSTRUCTION DRAWINGS FOR
 FALCON
 MARKETPLACE
 FALCON, COLORADO

ISSUE	DATE
90% SUBMITTAL	5-6-19
REVISED	9-23-20

DESIGNED BY: TDM
 DRAWN BY: KGV
 CHECKED BY: TDM
 FILE NAME:



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

STORM SEWER DETAILS

PROJECT NO. 20988-00CSCV
 DRAWING NO.

C7.18
 SHEET: 47 OF 48

FREDDY'S

FROZEN CUSTARD

7575 FALCON MARKET PL

FALCON, CO 80831

ARCHITECT: **RODGER BAKER ARCHITECT**
1024 E. FIRST WICHITA, KS. 67214 - (316)267-7142

MECHANICAL ENGINEER: **B.C. ENGINEERS**
PLUMBING ENGINEER: **B.C. ENGINEERS**
ELECTRICAL ENGINEER: **B.C. ENGINEERS**
5720 REEDER, SHAWNEE, KS. 66203 - (913)262-1772

STRUCTURAL ENGINEER: **M.K.E.C. ENGINEERING CONSULTANTS, INC.**
411 NORTH WEBB ROAD, WICHITA, KANSAS. 67206
(316) 684 - 9600 FAX (316) 618-8083

GEOTECH ENGINEERING: **CTL | THOMPSON, INC.**
5170 MARK DABLING BLVD., COLORADO SPRINGS, COLORADO 80918
(719) 528-8300

CIVIL: **DREXEL, BARREL & CO.**
3 S. 7TH STREET, COLORADO SPRINGS, COLORADO 80905
(719) 260-0887

KITCHEN EQUIPMENT: **TRIMARK HOCKENBERGS**
14603 WEST 112th, LENEXA, KS. 66215 - (913)491-4999

CODE SUMMARY

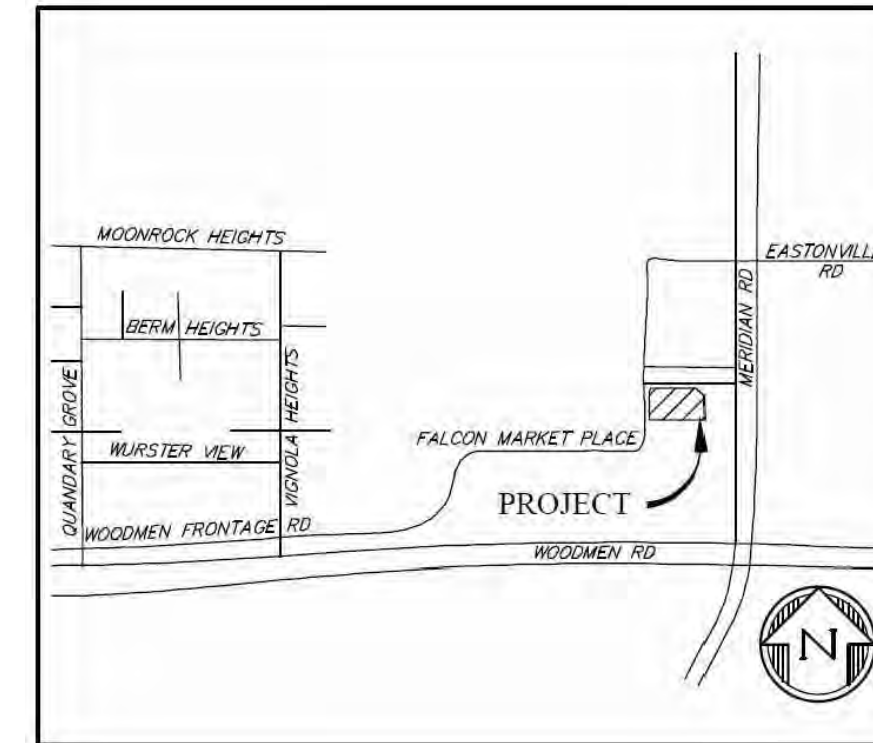
BUILDING CODE: 2017 PIKES PEAK REGIONAL BUILDING CODE (2015 IBC)
PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE
MECH. CODE: 2015 INTERNATIONAL MECHANICAL CODE
ELECT. CODE: 2020 NATIONAL ELECTRICAL CODE
FUEL CODE: 2015 INTERNATIONAL FUEL GAS CODE
FIRE CODE: 2015 INTERNATIONAL FIRE CODE
ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE
ADA: 2009 ICC/ANSI A117.1

BUILDING SUMMARY

NUMBER OF STORIES: 1
BUILDING HEIGHT: 25'-0"
BUILDING AREA: 3,027 SQ. FT.
BUILDING TYPE: V-B
USE GROUP: A-2
OCCUPANT LOAD: 80
SPRINKLER SYSTEM: NO
EMERGENCY LIGHTING: YES
NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 3
MAXIMUM TRAVEL DISTANCE: 200'-0"

PLAN NOTES:

- DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENT.
- IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY ARCHITECT IMMEDIATELY.
- THE ARCHITECT WILL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.
- ALL WOOD IN CONTACT WITH CONCRETE AND AT EXTERIOR LOCATIONS MUST BE PRESSURE TREATED MOISTURE RESISTANT WOOD.
- ALL WALL CONSTRUCTION FACING PLUMBING FIXTURE AREA MUST UTILIZE MOISTURE RESISTANT GYPSUM BOARD UNLESS OTHERWISE NOTED.
- ALL DOORS TO BE KEYLESS IN DIRECTION OF EGRESS.
- ALL MEANS OF EGRESS DOOR OPENING HARDWARE SHALL BE OPERATED BY A SINGLE HAND WITHOUT MEANS OF TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. ALL DOORS EQUIPPED WITH PANIC HARDWARE MUST MAINTAIN A 32" CLEAR WIDTH. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED:
 - A. 8.5 L.B.F. (37.7N) FOR EXTERIOR DOORS.
 - B. 5.0 L.B.F. (22.2N) FOR INTERIOR DOORS.
- DOORS SHALL SET IN MOTION WHEN SUBJECTED TO A 30 POUND FORCE & SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.
- DOORS INDICATED AS PART OF THE REQUIRED MEANS OF EGRESS SHALL HAVE HARDWARE WHICH IS READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED PER APPLICABLE CODES AND COORDINATE EXACT LOCATION WITH FIRE MARSHAL.
- PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.
- ALL LIGHT SWITCHES, THERMOSTATS, SECURITY ALARMS, ELECTRICAL OUTLETS, ETC. MUST BE MOUNTED TO MEET ALL GOVERNING ACCESSIBILITY REQUIREMENTS FOR FLOOR & HEIGHT CLEARANCES AND ONE HAND GRASPING OPERATION.
- CONTROLS SUCH AS LIGHT SWITCHES, HEATING/AIR CONDITIONING CONTROLS, FIRE ALARM PULLS AND ELECTRICAL OUTLETS ARE WITHIN SPECIFIED REACH RANGES AND HAVE ADEQUATE CLEAR FLOOR SPACE FOR ACCESS. OPERABLE PARTS MUST BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT PINCHING OR GRASPING.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- REINFORCING STEEL OR STRUCTURAL FRAMEWORK OF ANY PART OF ANY BUILDING OR STRUCTURE SHALL NOT BE COVERED OR CONCEALED WITHOUT RECEIVING INSPECTION APPROVAL BY THE LOCAL JURISDICTIONS BUILDING INSPECTOR. IN ADDITION TO REQUIRED ELECTRICAL, MECHANICAL AND PLUMBING INSPECTIONS, THE BUILDING PERMIT HOLDER OR HIS AGENT SHALL REQUEST THE LOCAL JURISDICTIONS BUILDING INSPECTOR TO MAKE THE FOLLOWING CALLED BUILDING CONSTRUCTION INSPECTIONS:
 - a. FOUNDATION INSPECTION PRIOR TO THE POURING OF CONCRETE.
 - b. FRAME INSPECTION AFTER PIPES, CHIMNEYS AND VENTS ARE INSTALLED BUT PRIOR TO CONCEALING THE FRAMEWORK.
 - c. INSULATION AND WALL BOARD INSPECTION.
 - d. FINAL INSPECTION PRIOR TO OCCUPANCY OF THE BUILDING.
- A SET OF BUILDING PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL JURISDICTIONS BUILDING INSPECTOR AND MARKED "FIELD COPY" SHALL BE KEPT ON THE PROJECT DURING CONSTRUCTION UNTIL FINAL INSPECTION APPROVAL HAS BEEN MADE.
- CHANGES MADE DURING CONSTRUCTION OF A PROJECT, THAT AFFECT EXITING, WALL CONFIGURATION AND STRUCTURAL ELEMENTS THAT ARE NOT JUST "COSMETIC" REQUIRE REVISED PLANS TO BE SUBMITTED TO THE OFFICE OF LOCAL JURISDICTIONS BUILDING INSPECTOR FOR REVIEW AND APPROVAL. IF A LICENSED ARCHITECT OR ENGINEER SEALED THE ORIGINAL PLANS, THE REVISED PLANS MUST ALSO BE SEALED.
- THE TYPE 1 HOOD AND EXTINGUISHING SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR. THE SYSTEM SHALL BE TESTED AND WITNESSED BY THE LOCAL FIRE PREVENTION DEPARTMENT.



VICINITY MAP (NO SCALE)

AREA CALCULATIONS (NET)	
VESTIBULE	48 SQ. FT.
DINING	1059 SQ. FT.
CUSTARD	187 SQ. FT.
COOKLINE	375 SQ. FT.
DISHWARE/STORAGE	301 SQ. FT.
STORAGE	70 SQ. FT.
MECHANICAL	160 SQ. FT.
OFFICE	50 SQ. FT.
RESTROOMS	155 SQ. FT.
HALL	37 SQ. FT.
COOLER/FREEZER	220 SQ. FT.
1st DRIVE THRU WINDOW	42 SQ. FT.
FREDDY'S AREA (NET)	2,704 SQ. FT.
FREDDY'S AREA (GROSS)	3,027 SQ. FT.

SEATING CALCULATIONS	
IN STORE	
9 4 SEAT BOOTHS	36
11 4 SEAT TABLES	44
TOTAL IN STORE DINING	80
PATIO	
4 4 SEAT TABLES	16
2 2 SEAT TABLES	4
TOTAL PATIO SEATING	20
TOTAL SEATING	100

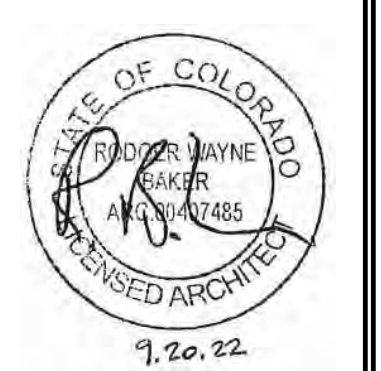
OCCUPANCY LOAD CALCULATION			
PER 2015 IBC table 1004.1.2			
UNOCCUPIED (COOLER/FREEZER)	220 sq.ft.	---	0
DINING AREA	1,059 sq.ft.	1/15 sq.ft.	71
OFFICE / RESTRMS / HALL	313 sq.ft.	1/100 sq.ft.	3
COOKLINE / CUSTARD / DISHWARE	902 sq.ft.	1/200 sq.ft.	5
STORAGE / MECHNL.	166 sq.ft.	1/300 sq.ft.	1
TOTAL OCCUPANCY LOAD			80

PLUMBING FIXTURE DATA				
RESTAURANT USE FUNCTIONS - A2 OCCUPANCY PER 2015 IBC table 2902.1				
OCCUPANT LOAD		80		
OUTDOOR SEATING		20		
TOTAL		100		
TOTAL	DESIGNATION	FIXTURES REQUIRED	TYPE	FIXTURES PROVIDED
100	MEN	1	WATER CLOSETS (1/75)	1
		0	URNAL (0)	0
		1	LAVATORIES (1/200)	1
	WOMEN	1	WATER CLOSETS (1/75)	1
	1	LAVATORIES (1/200)	2	
	UNSEX	0	WATER CLOSETS (1/75)	x
		0	LAVATORIES (1/200)	x

DRAWINGS INDEX			
SHEET	TITLE	DATE	REV. DATE
C1	COVER SHEET & INDEX	05/23/2022	09/20/2022
RMI	RESPONSIBILITIES / ADA / NOTES	05/23/2022	08/08/2022
MB	MATERIALS BOARD	05/23/2022	08/08/2022
LS1	LIFE SAFETY PLAN	05/23/2022	08/08/2022
CV	COVER SHEET		
GP	GRADING PLAN		
USP	UTILITY & SITE PLAN		
LS	LANDSCAPE PLAN		
A-0	ARCH SITE PLAN		
A-1	COLORLED ELEVATIONS		
A-1.1	RENDERINGS		
A-1.2	BW ELEVATIONS		
A-2	FLOOR PLAN		
E-3	SITE PHOTOMETRIC		
SR1	SOILS REPORT SHEETS PER SOIL REPORT	05/23/2022	08/08/2022
SR2	SOILS REPORT SHEETS PER SOIL REPORT	05/23/2022	08/08/2022
SR3	SOILS REPORT SHEETS PER SOIL REPORT	05/23/2022	08/08/2022
SA1	ARCHITECTURAL SITE PLAN	05/23/2022	08/08/2022
SA2	ARCHITECTURAL SITE DETAILS	05/23/2022	08/08/2022
SA3	TRASH ENCLOSURE PLAN & DETAILS	05/23/2022	08/08/2022
S-0	STRUCTURAL SCHEDULES & DETAILS	01/31/2022	08/03/2022
S-1	STRUCTURAL GENERAL NOTES	01/31/2022	08/03/2022
S-2	FOOTING & FOUNDATION PLAN	01/31/2022	08/03/2022
S-2S	SLAB PLAN	01/31/2022	08/03/2022
S-3	ROOF FRAMING PLAN	01/31/2022	08/03/2022
S-4	FOOTING & FOUNDATION SECTIONS	01/31/2022	08/03/2022
S-5	ROOF FRAMING SECTIONS	01/31/2022	08/03/2022
A0	FLOOR DRAIN LAYOUT PLAN	05/23/2022	08/08/2022
A0.1	UTILITY ENTRY PLAN	05/23/2022	08/08/2022
A1.0	STUD WALL LAYOUT PLAN	05/23/2022	08/08/2022
A1.1	ARCHITECTURAL FLOOR PLAN	05/23/2022	08/08/2022
A1.2	DOOR AND FINISHES SCHEDULES	05/23/2022	08/08/2022
A1.3	FLOOR FINISHES PLAN	05/23/2022	08/08/2022
A1.3.1	FLOOR FINISHES DETAILS	05/23/2022	08/08/2022
A2	REFLECTED CEILING PLAN	05/23/2022	08/08/2022
A2.1	REFLECTED CEILING DETAILS	05/23/2022	08/08/2022
A3	EXTERIOR ELEVATIONS	05/23/2022	08/08/2022
A4	EXTERIOR ELEVATIONS	05/23/2022	08/08/2022
A5	ROOF PLAN & SECTIONS	05/23/2022	08/08/2022
A6.0	WALL SECTIONS	05/23/2022	08/08/2022
A6.1	WALL SECTIONS	05/23/2022	08/08/2022
A6.2	WALL SECTIONS	05/23/2022	08/08/2022
A6.3	WALL SECTIONS	05/23/2022	08/08/2022
A6.4	WALL SECTIONS	05/23/2022	08/08/2022
A6.5	WALL SECTIONS	05/23/2022	08/08/2022
A7	INTERIOR ELEVATIONS & DETAILS	05/23/2022	08/08/2022
A7.1	INTERIOR ELEVATIONS & DETAILS	05/23/2022	08/08/2022
A7.2	RESTROOM ELEVATIONS & DETAILS	05/23/2022	08/08/2022
A8	KITCHEN ELEVATIONS	05/23/2022	08/29/2022
A9	CABINET SECTIONS	05/23/2022	08/08/2022
A10	CABINET COUNTER DETAILS	05/23/2022	08/08/2022
A11	WALL PARTITIONS TYPES	05/23/2022	08/08/2022
QF100	EQUIPMENT LAYOUT PLAN	01/18/2022	08/03/2022
QF200	BUILDING WORKS AND HOOD LOCATIONS	01/18/2022	08/03/2022
QF300	LOAD CENTER DETAILS	01/18/2022	08/03/2022
QF400	WALK-IN COOLER/FREEZER SPECIFICATIONS	01/18/2022	08/03/2022
QF500	PLUMBING REQUIREMENTS PLAN		08/03/2022
MP0	MECHANICAL & PLUMBING SPECIFICATIONS	05/24/2022	08/02/2022
M1	MECHANICAL PLAN	05/24/2022	09/20/2022
M1.1	MECHANICAL EQUIPMENT ROOF PLAN	05/24/2022	09/20/2022
M1.2	MECHANICAL GAS & CONDENSATE FLR. PLAN	05/24/2022	09/20/2022
M2	MECHANICAL SCHEDULES & DETAILS	05/24/2022	09/20/2022
M2.1	REMOTE TEMP. & HUMIDITY SENSOR DETAILS	05/24/2022	08/02/2022
M3	MECHANICAL HOOD DETAILS	05/24/2022	08/02/2022
M4	MECHANICAL HOOD DETAILS	05/24/2022	08/02/2022
M5	MECHANICAL HOOD DETAILS	05/24/2022	08/02/2022
M6	MECHANICAL HOOD DETAILS	05/24/2022	08/02/2022
P1	WASTE & VENT FLOOR PLAN	05/24/2022	08/29/2022
P2	WATER & GAS FLOOR PLAN	05/24/2022	08/29/2022
P3	PLUMBING SCHEDULE & RISERS	05/24/2022	08/29/2022
E0	ELECTRICAL SPECIFICATIONS	05/24/2022	08/02/2022
E1	ELECTRICAL POWER PLAN	05/24/2022	08/29/2022
E1.1	ELECTRICAL DETAILS	05/24/2022	08/02/2022
E1.2	ELECTRICAL ROOF POWER PLAN	05/24/2022	08/29/2022
E2	ELECTRICAL LIGHTING PLAN	05/24/2022	08/02/2022
E2.1	LIGHTING DETAILS	05/24/2022	08/02/2022
E3	ELECTRICAL LOW VOLTAGE PLAN	05/24/2022	08/02/2022
E4	ELECTRICAL RISER & PANEL SCHEDULES	05/24/2022	09/20/2022
E5	ELECTRICAL SITE PLAN	05/24/2022	08/02/2022
E6	KITCHEN ELECTRICAL REQUIREMENTS	05/24/2022	08/02/2022



FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO

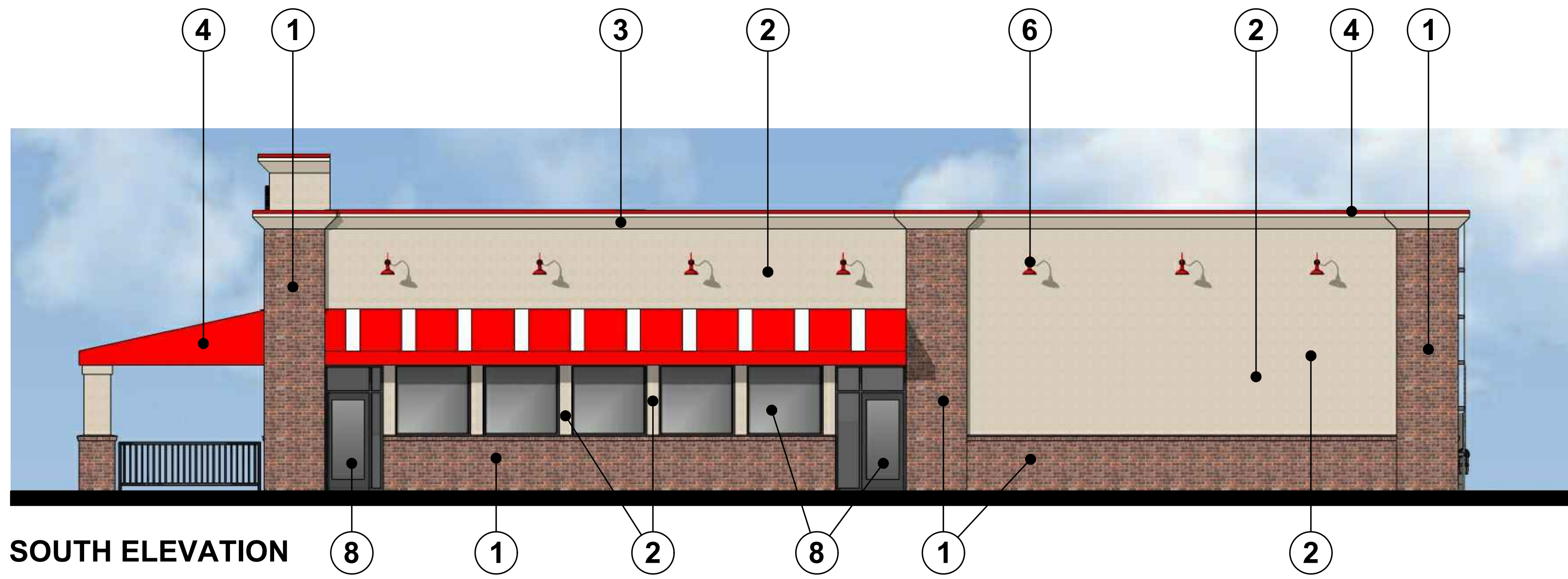


THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

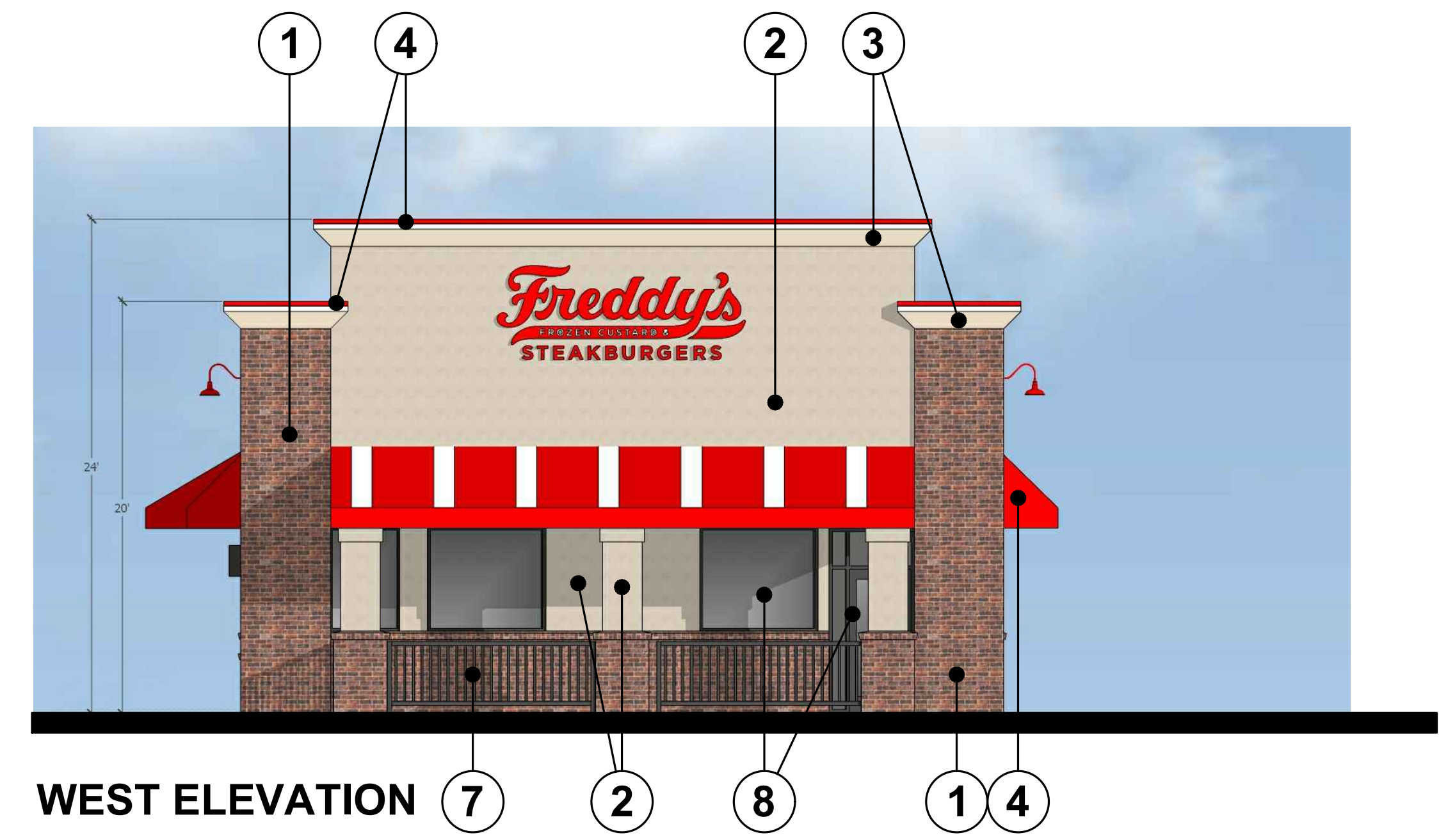
COVER SHEET

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1
8/19/2022 REVISION #2
Released for Permit
09/22/2022 8:56:24 AM #3
Michaela Construction

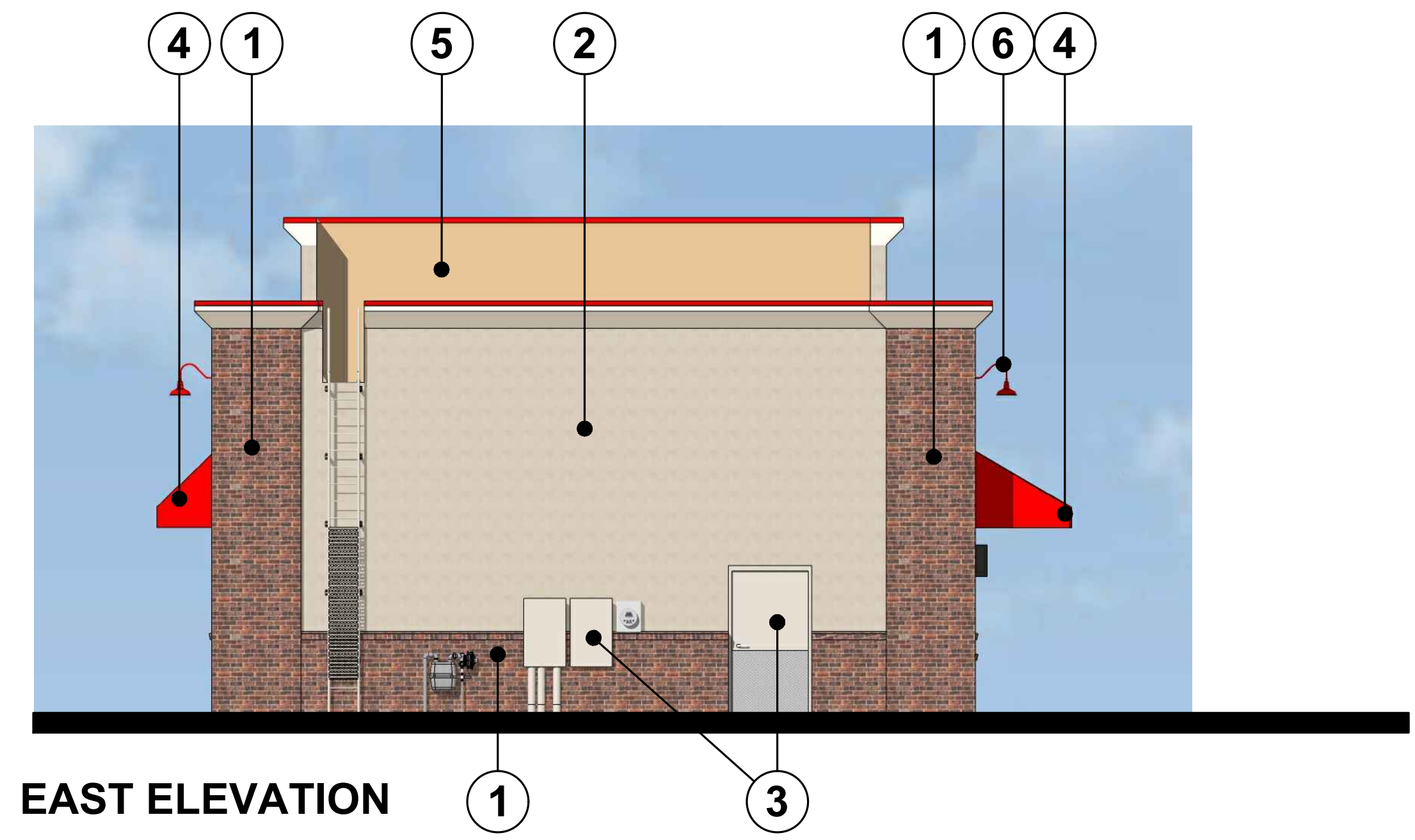
DRAWN BY: HM
CHECKED BY: RB
SHEET NO. C1



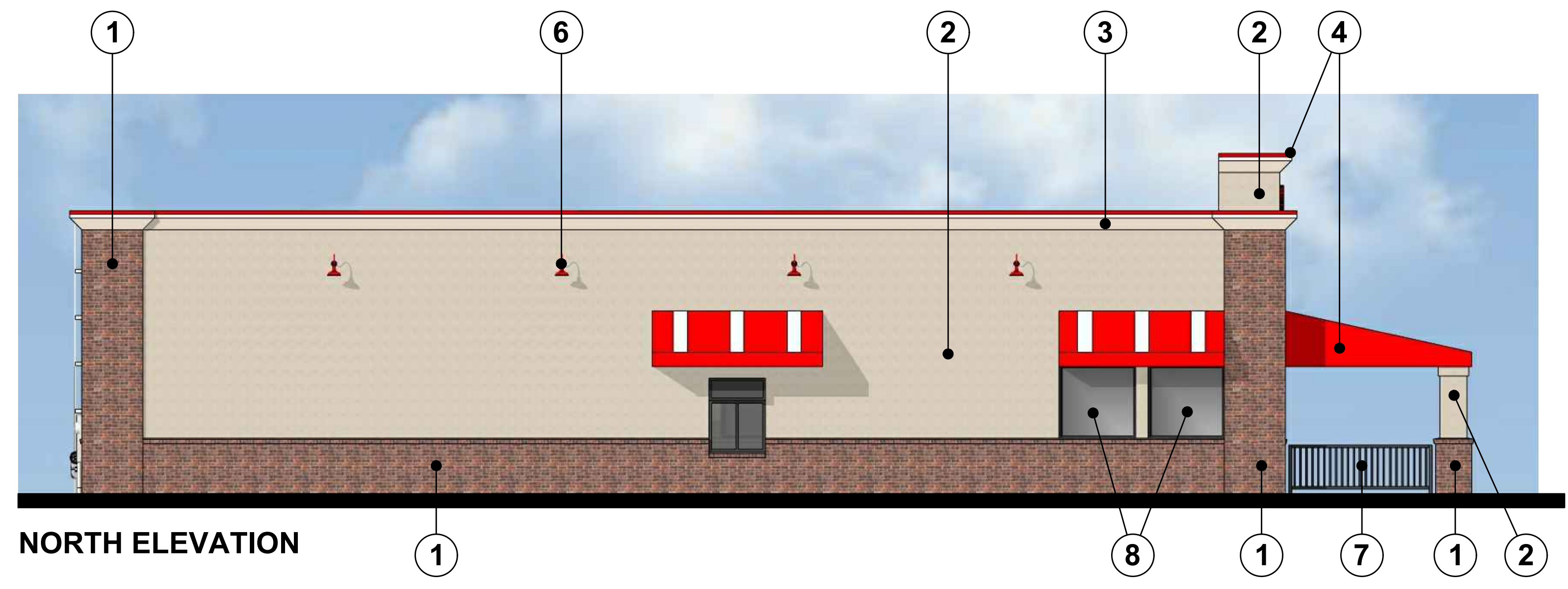
SOUTH ELEVATION



WEST ELEVATION

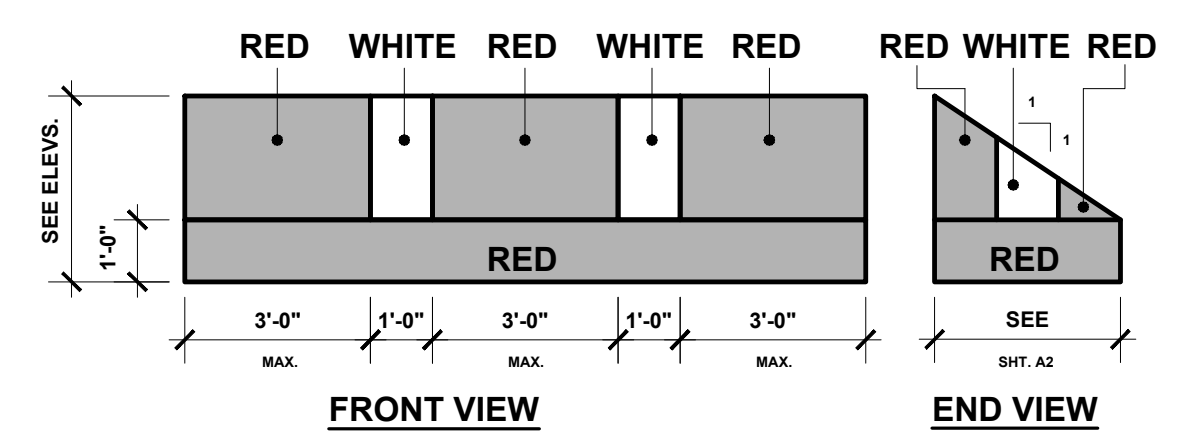


EAST ELEVATION



NORTH ELEVATION

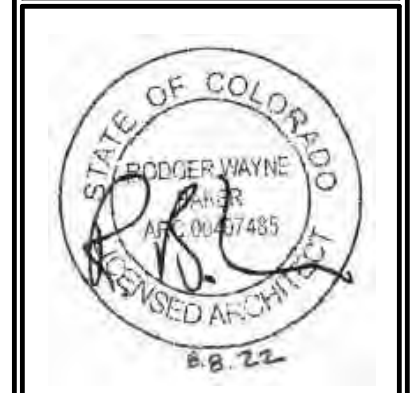
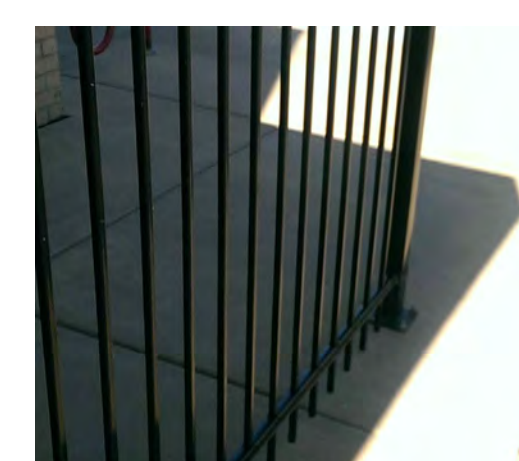
AWNING "COLOR KEY"



- 1 "WAVERLY MILLS" BY MERIDIAN BRICK
- 2 "KHAKI SHADE" #7533 BY SHERWIN WILLIAMS
- 3 "NAVAHO WHITE" SW 6126 BY SHERWIN WILLIAMS
- 4 "FREDDY'S RED" SW 17-572
- 5 "TAWNY BISQUE" #1110 BY BENJAMIN MOORE
- 6 "FREDDY'S RED" GOOSENECK LIGHT FIXTURE

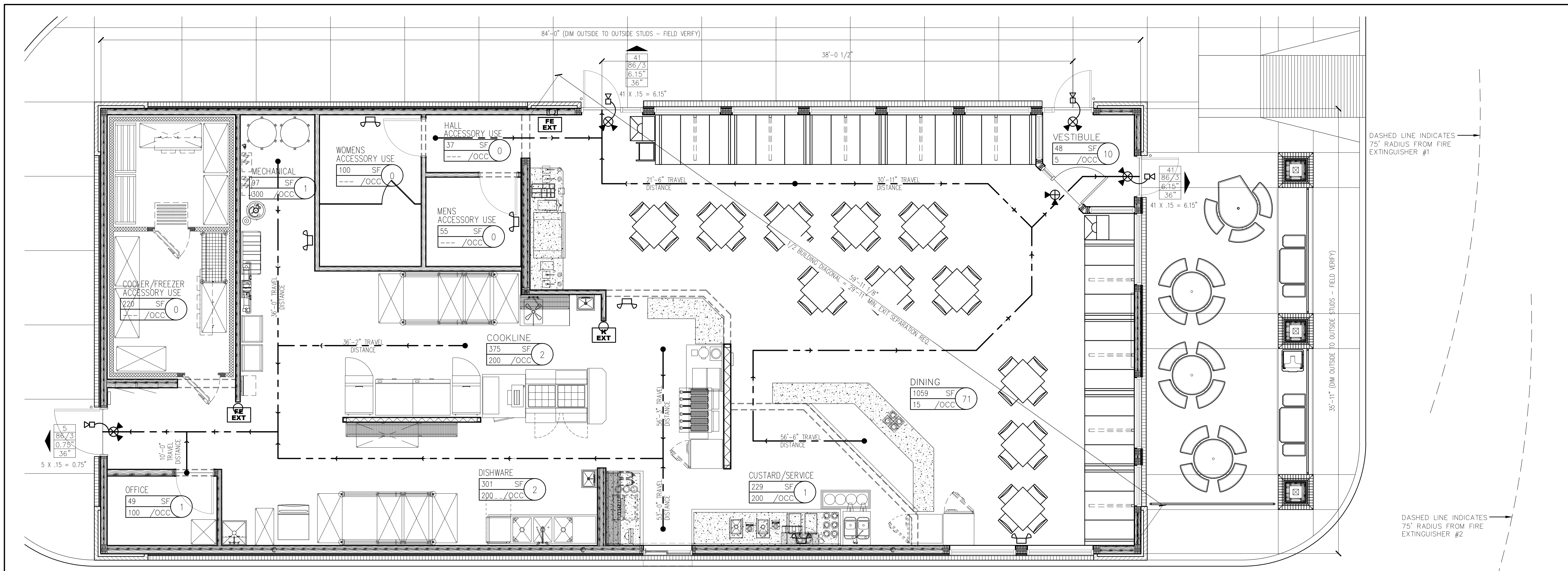


- 7 "CLEAR ANODIZED" ALUMINUM STOREFRONT DOORS & WINDOWS
- 8 "DARK BRONZE" ANODIZED ALUMINUM STOREFRONT DOORS & WINDOWS



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

MATERIAL BOARD	
DATE	5/23/2022 PERMIT SET
	8/8/2022 REVISION #1
Released for Permit	09/22/2022 8:56:24 AM
DRAWN BY:	RB
CHECKED BY:	
SHEET NO.	
MB	



BUILDING(S) SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL HAVE CONTRACT WITH THEIR BACKGROUND, NUMBERS SHALL BE NOT LESS THAN SIX INCHES IN HEIGHT FOR BUILDINGS, STRUCTURES, OR PORTIONS THEREOF.

(A) LIFE SAFETY PLAN
1/4" = 1'-0"
NORTH

LEGEND

- EXIT SIGN AND LIGHTING IN ACCORDANCE WITH NFPA 101
- EMERGENCY LIGHTING IN ACCORDANCE WITH NFPA 101
- MIN. (2) TYPE 2A 10BC WALL MOUNT FIRE EXTINGUISHER PROVIDED BY VENDOR AND INSTALLED BY GC. T.O. 60" A.F.F. MAX. PROTRUSION INTO PATH OF CIRCULATION 4" MAX.
- NEW TYPE K WALL MOUNT FIRE EXTINGUISHER PROVIDED BY VENDOR AND INSTALLED BY GC. T.O. 60" A.F.F. MAX. PROTRUSION INTO PATH OF CIRCULATION 4" MAX.
- PATH OF EGRESS (TRAVEL DISTANCE)

NO. OF OCC. / NO. OF EXITS	NO. OF OCC. EXITING
0.49	0.49
ACTUAL EXIT WIDTH	REQ'D EXIT WIDTH
34"	34"

FRAMING LEGEND:

- 2x WOOD STUDS @ 16" o.c. SEE STUD LAYOUT PLAN A1.0 & WALL PARTITIONS A11 FOR WALL WIDTHS AND NOTES
- NEW METAL STUDS SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
- NEW COOLER WALLS
- BRICK - SEE EXTERIOR FINISH SCHEDULE SHEET A3.0

NEW HOOD SYSTEM REQUIREMENTS
This is a separate permit and plan submission.

The hood system plan must include:

- A man interior manual gas shut off valve with appropriate signage for the hood suppression system is required.
- The hood and extinguishing system shall be provided in strict accordance with all provisions of N.F.P.A. 96 and N.F.P.A. 17-A.
- The hood suppression system shall cause an interior audible alarm to sound.
- The upblast exhaust fan shall be hinged and supplied with flexible weatherproof electrical cable and a service hold-open retainer.
- A "K" style fire extinguisher shall be provided in accordance with NFPA 10.
- The upblast grease drain shall have a grease collector.
- A placard identifying the use of the fire extinguisher as a secondary means to the automatic suppression system shall be conspicuously placed near each portable fire extinguisher in the cooking area.
- All deep fat fryers shall be installed with at least a 16 inch space between the fryer surface and surface flames from adjacent cooking equipment, NFPA 96 12.1.2.4

STRUCTURAL FIRE PROTECTION

BUILDING ELEMENT	TYPE V-B
BEARING WALL - EXTERIOR	0 HR > 10FT
NONBEARING WALLS - EXTERIOR	SAME AS BEARING WALL
EXTERIOR DOORS AND WINDOWS	NOT RATED
BEARING WALLS - INTERIOR	NOT RATED
STRUCTURAL FRAME	NOT RATED
PARTITIONS - PERMANENT	NOT RATED
SHAFT ENCLOSURES	NOT RATED
ROOF & ROOF - CEILINGS	NOT RATED
STAIRWAY CONSTRUCTION	N / A
AREA SEPERATION WALL	NONE
SPRINKLER SYSTEM	NO

Building(s) shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Address numbers shall be not less than four inches in height and in contrasting color to the background.

FIRE EXTINGUISHER
G.C. TO PROVIDE MIN. OF (2) FIRE EXTINGUISHERS, G.C. TO VERIFY & COORDINATE LOCATIONS AND QUANTITIES WITH LOCAL FIRE MARSHAL.

PER IFC, THE MINIMUM IS A 2A10BC EXTINGUISHER WITHIN 75' OF TRAVEL DISTANCE OF ALL AREAS AND A MINIMUM RATED 40B FIRE EXTINGUISHER WITHIN 30' OF COMMERCIAL COOKING EQUIPMENT.

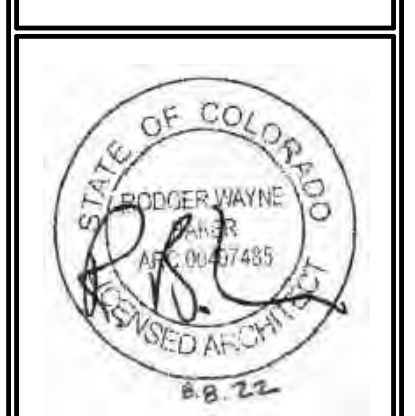
PROJECT CERTIFICATION

- ARCHITECT - DAN WINTER ARCHITECT
1024 E. 1ST ST., WICHITA, KS.
- CERTIFY THAT THE SUBMITTED PLANS FOR THE PLANS REFERENCED ABOVE COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:
 - BUILDING CODE: 2017 Pikes Peak Regional Building Code (2015 IBC)
 - PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE
 - MECH. CODE: 2015 INTERNATIONAL MECHANICAL CODE
 - ELECT. CODE: 2020 NATIONAL ELECTRICAL CODE
 - FUEL CODE: 2015 INTERNATIONAL FUEL GAS CODE
 - FIRE CODE: 2015 INTERNATIONAL FIRE CODE
 - ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - ADA: 2009 ICC/ANSI A117.1

BUILDING / LEASE SPACE DATA

- BUILDING CONSTRUCTION:**
- EXTERIOR WALLS: NEW BRICK VENEER OR E.I.F.S. OVER SHEATHING BOARD OVER WOOD STUDS W/ BATT INSUL AND INTERIOR GYP. BOARD
 - INTERIOR WALLS: WOOD STUDS W/ 1-LAYER 5/8" GYP. BD. EA. FACE
- BUILDING CODE:** 2017 Pikes Peak Regional Building Code
- "FREDDY'S" LEASE AREA:**
- GROSS AREA: 3,027± SQ. FT.
 - NET FLOOR AREA (INSIDE OF EXTERIOR WALLS): 2,714± SQ. FT.
- OCCUPANCY TYPE:** A-2
- CONSTRUCTION TYPE:** TYPE V-B
- ALLOWABLE AREA:** A-2 - 6,000 SQ. FT.
- ALLOWABLE STORIES:** 1
- ALLOWABLE HEIGHT:** 40'-0"
- ACTUAL STORIES:** 1
- ACTUAL HEIGHT:** 25'-0"
- FOOD HANDLING:** SERVING KITCHEN
- HANDICAP PROVISIONS:** WALKS, INGRESS, AND TOILETS
- WATER SUPPLY:** CITY OF FALCON
- SEWAGE TREATMENT:** CITY OF FALCON
- SPRINKLER SYSTEM:** N/A
- FIRE ALARM SYSTEM:** N/A
- HVAC SYSTEM:** FORCED AIR
- FUEL:** NATURAL GAS
- ACTIVE FIRE SAFETY:** FIRE EXTINGUISHERS, EXIT LIGHTS BATTERY BACKED UP, EMERGENCY LIGHTS BATTERY BACKED UP, SMOKE DETECTION THROUGHOUT BATTERY BACKED UP, KITCHEN HOOD SUPPRESSION SYSTEM
- LOCAL FIRE DEPARTMENT:** FALCON FIRE PROTECTION DISTRICT
- FIRE SUPPRESSION SOURCE:** ANSUL FIRE SUPPRESSION SYSTEM ON HOVLS & FIRE TRUCKS
- DISTANCE FROM BUILDING TO NEAREST FIRE HYDRANT:** 82'-6"±

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

LIFE SAFETY PLAN

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:24 AM
michaela
CONSTRUCTION
HM

DRAWN BY:
RB
CHECKED BY:

SHEET NO.
LS1



**GEOTECHNICAL INVESTIGATION
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
LOT 5 FALCON MARKETPLACE
NORTHWEST OF MERIDIAN ROAD AND
WOODMEN ROAD
FALCON, COLORADO**

Prepared for:

TRIPOD VENTURES, LLC
6050 Stetson Hills Boulevard, Suite 295
Colorado Springs, Colorado

Attention: Ms. Paula Amsden

Project No. CS19473-125

November 23, 2021

5170 Mark Dabling Blvd | Colorado Springs, Colorado 80918 | Telephone: 719-528-8300 Fax: 719-528-5362

TABLE OF CONTENTS

SCOPE 1
SUMMARY OF CONCLUSIONS 2
PROPOSED CONSTRUCTION 2
SITE CONDITIONS 3
PREVIOUS INVESTIGATION 3
SUBSURFACE INVESTIGATION 3
SUBSURFACE CONDITIONS 4
 Seismicity 6
SITE DEVELOPMENT 6
 Existing Fill 6
 Excavation 7
 Fill Placement 7
FOUNDATIONS 8
FLOOR SYSTEMS 9
 Exterior Flatwork 11
BELOW-GRADE CONSTRUCTION 12
PAVEMENTS 12
CONCRETE 13
SURFACE DRAINAGE 14
CONSTRUCTION OBSERVATIONS 15
GEOTECHNICAL RISK 15
LIMITATIONS 16

FIG. 1 – LOCATION OF EXPLORATORY BORINGS
FIG. 2 – SUMMARY LOGS OF EXPLORATORY BORINGS
FIGS. 3 AND 4 – GRADATION TEST RESULTS
TABLE 1 – SUMMARY OF LABORATORY TESTING

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

SCOPE

This report presents the results of our Geotechnical Investigation for a proposed Freddy's Frozen Custard and Steak Burgers restaurant to be constructed on Lot 5 of the Falcon Marketplace commercial development located northwest of the intersection of Meridian Road and Woodmen Road in Falcon, Colorado. The purpose of our investigation was to evaluate subsurface conditions at the site in order to develop geotechnical design criteria for the proposed restaurant building and site improvements. This report summarizes the results of our field and laboratory investigations, and presents our design and construction recommendations for foundations, floor systems, and pavement section alternatives, as well as other details influenced by subsurface conditions. We believe the investigation was completed in accordance with our proposal (CTL/T Proposal No. CS-20-0150) dated September 17, 2021. Evaluation of the property for the possible presence of potentially hazardous materials (environmental site assessment) was performed by CTL/T under a separate cover.

The report was prepared based on conditions disclosed by our exploratory borings, results of laboratory tests, engineering analyses, and our experience. The design criteria presented in the report were based on our understanding of the planned construction. The following section summarizes the report. More detailed descriptions of subsurface conditions, as well as our design and construction recommendations, are presented in the report.

SUMMARY OF CONCLUSIONS

1. Subsurface conditions encountered in the two exploratory borings drilled at the site consist of 6 to 7 feet of clayey to very clayey sand fill material underlain by natural sand soils and sandstone bedrock. Sandstone bedrock extends to the maximum depth explored of 30 feet.

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

2. At the time of drilling, groundwater was encountered in the exploratory borings at depths of 17 and 23 feet. Groundwater elevations will vary with seasonal precipitation and landscaping irrigation.

3. We believe the proposed building can be constructed on a spread footing foundation system underlain by properly moisture conditioned and densely compacted fill.

4. We judge the risk of poor slab-on-grade performance to be low for slabs constructed on properly moisture conditioned and densely compacted fill.

5. The parking lots can be paved with 3 inches of asphalt concrete over 6 inches of aggregate base course. Alternative pavement recommendations are discussed in the report.

6. Overall surface drainage should provide for the rapid removal of runoff away from the proposed building and off of the pavement areas.

PROPOSED CONSTRUCTION

We understand the proposed Freddy's Frozen Custard and Steak Burgers building will be a 2,800 square-foot, single-story, structure with a slab-on-grade floor. No below grade levels are planned. Exterior improvements will include areas of concrete flatwork, asphalt paved parking and drive aisles, and underground utilities. We understand the building will be constructed using steel framing with steel joists and decking for the roof. Stucco exterior finishes are planned. Structural loading is expected to light to moderate considering the type of construction. Detailed grading plans and finish floor elevations were not available at the time of this report. Based on the existing gently sloping grades of the site and the adjacent rough grades of the adjacent roadways, we expect maximum cuts and fills will be less than 3 feet to achieve final grades.

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

SITE CONDITIONS

The project site is located at Lot 5 of the Falcon Marketplace, northwest of the intersection of Meridian Road and Woodmen Road in Falcon, Colorado. The general vicinity of the property is presented in Fig. 1.

At the time of our investigation, the Falcon Marketplace development had been site graded and utility installation was complete. Roadways were rough graded and curb and gutter installation was present. Aerial photography and previous experience on the overall site indicate grading and construction has generally been ongoing during the years of 2020 and 2021. Lot No. 5 is located in the eastern portion of the development adjacent to Meridian Road, about 500 feet north of East Woodmen Road. The site is about 0.80-acres in size and is bordered on the north and west by Falcon Market Place Road, to the east by Meridian Road and to the south by rough graded commercial lots. The site exhibits a gently sloping ground surface descending at an approximate gradient of less than about 2 percent to the south. The lot is devoid of vegetation due to recent grading.

PREVIOUS INVESTIGATION

CTL|Thompson, Inc. prepared a preliminary geotechnical investigation for the Woodmen Crossing Subdivision (CTL/T Project No. CS15833-115, report dated January 30, 2006), which included this lot. We also performed a geotechnical investigation for Lot 4 of the Falcon Market Place (CTL/T Project No. CS19362-125, report dated February 3, 2021). These reports were reviewed during the preparation of this report.

SUBSURFACE INVESTIGATION

Subsurface conditions at the site were investigated by drilling two exploratory borings at the approximate locations shown on Fig. 1. The borings were located at opposing corners of the proposed building, based on a preliminary site plan provided

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

by the client. The holes were advanced to depths of 20 to 30 feet using a 4-inch diameter, continuous-flight auger, and a truck-mounted drill rig.

Samples of the soils were obtained at 5 to 10-foot intervals using a 2.5-inch diameter (O.D.) modified California barrel sampler driven by blows from a 140-pound hammer falling 30 inches. Bulk samples were obtained from the upper 4 feet of the borings. A representative of CTL | Thompson, Inc. was present during drilling to observe drilling operations, log the subsurface conditions encountered in the borings, and obtain samples for laboratory tests.

Samples were returned to our laboratory where they were examined by the geotechnical engineer for this project, and laboratory tests were assigned. Laboratory tests included dry density, moisture content, Atterberg limits, sieve analysis, and water-soluble sulfate content. Graphical logs of the conditions found in our exploratory borings, the results of field penetration resistance tests, and a portion of laboratory test data are presented in Figure 2. Gradation test results are presented in Figs 3 and 4. Laboratory test data are summarized in Table 1.

SUBSURFACE CONDITIONS

Subsurface conditions found within the borings consisted of a layer of surficial fill underlain by natural sand. The soils were underlain by sandstone bedrock to the maximum depths explored. The following paragraphs provide additional information about the materials encountered.

The fill is about 6 to 7 feet in thickness. We expect the fill consists of onsite material resulting from site grading and development that has occurred within the overall Falcon Marketplace development. The fill consists of clayey to very clayey sand and is suitable for reuse as site grading fill. Records of the fill have not been made available for review at the time of our investigation; therefore, the existing fill must be considered of suspect quality and is not suitable to underlie new foundations

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

in its current condition. We expect records of the fill placement do exist, based on the nature of the development. If records associated with fill placement such as density tests and observation reports become available, we can review the records and determine if the fill is suitable for construction in the current condition, otherwise, the existing fill must be excavated, moisture conditioned, and densely compacted as new fill.

The fill encountered at the site classifies as clayey to very clayey sand and is judged to be medium dense to very dense based on field penetration resistance testing. Samples of the fill were subjected to laboratory testing. Three samples of the fill contained 24 to 35 percent fines (materials passing the No. 200 sieve). The fill is judged to be non-expansive or exhibit slight expansion when wetted under estimated overburden pressures.

Natural clayey to very clayey sand was encountered below the fill in our borings at depths of 6 to 7 feet and extended to a depth of about 14 feet. The sand is judged to be medium dense to very dense, based on field penetration resistance testing. Two samples of the natural clay sand contained 13 to 21 percent silt and clay-sized particles (passing the No. 200 sieve). The natural sands are not considered to be expansive, based on our experience.

Sandstone bedrock was encountered underlying the natural soils at a depth of about 14 feet below the existing ground surface. The sandstone was silty to clayey. Field penetration resistance test results indicated the bedrock was hard to very hard. Our experience indicates the sandstone bedrock exhibits non-expansive to slightly expansive swell potential. A previous investigation revealed highly expansive claystone is present within the sandstone in the vicinity of the site.

At the time of drilling, groundwater was encountered in the exploratory borings at depths of 17 and 23 feet below the existing ground surface. Groundwater elevations will vary with seasonal precipitation and landscaping irrigation.

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

Seismicity

The soil is not expected to respond unusually to seismic activity. According to the 2015 International Building Code (IBC), we judge the site classifies as Site Class C (very dense soil and soft rock).

SITE DEVELOPMENT

We anticipate footing foundations are the preferred foundation alternative for the proposed commercial building. Grading plans have not been provided; however, we expect the roughly graded site is near proposed finished grade elevations. The most significant geotechnical constraint is the presence existing fills of unknown quality. The following sections discuss our recommendations for design and construction of the commercial building.

Existing Fill

Based on our exploratory borings, we identified up to 7 feet of fill at the site. Documentation regarding the placement of fill at the site is not available, therefore, the fill present at the site is considered to be of suspect quality and cannot be relied upon for new construction. If appropriate records of fill placement are not available for review, the suspect quality fill must be excavated from within the proposed building footprint and reconstructed as new, moisture conditioned and densely compacted fill.

The excavation should extend to a depth that exposes the natural underlying soils. The excavation should extend laterally at least 5 feet beyond the outer edges of the footings. The excavated soils can be reused as new, moisture conditioned, and densely compacted fill. Fill should be placed in accordance with the criteria outline in the Fill Placement section of this report. If records of the fill placement are found, we should review them to determine if the materials can remain in place.

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125



FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

GEOTECHNICAL REPORT

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:25 AM
michaela
CONSTRUCTION
HM

DRAWN BY:
RB
CHECKED BY:

SHEET NO.
SR1

<p>Excavation</p> <p>We believe shallow cuts into the near-surface materials for foundations and of utilities can be excavated with conventional, heavy-duty excavation equipment. Based on our investigation and Occupational Safety and Health Administration (OSHA) standards, we believe the surficial clayey sand soils classify as Type C. Type C soil requires a maximum slope inclination of 1.5:1 (horizontal to vertical) for dry conditions. Excavation slopes specified by OSHA are dependent on the types of soil and groundwater conditions encountered. The contractor's "competent person" should identify the soils encountered in the excavations and refer to OSHA standards to determine appropriate slopes. Stockpiles of soils and equipment should not be placed within a horizontal distance equal to one-half the excavation depth, from the edge of the excavation.</p> <p>Fill Placement</p> <p>The on-site soils are suitable for use as site grading fill, provided they are free of debris, vegetation/organics, and other deleterious materials. Soil particles larger than 2 inches in diameter should not be used for fill. Imported fill should ideally consist of soil having a maximum particle size of 2 inches and less than 30 percent passing the No. 200 sieve. The import material should exhibit a Liquid Limit of less than 30 and a Plasticity Index of less than 15. A sample of any potential imported fill material should be submitted to our office for testing prior to its use at the site.</p> <p>Organic soils should be removed and excluded from the new fill materials. Areas to receive fill should be scarified to a depth of 8 inches, moisture conditioned to near optimum moisture content, and compacted to provide a firm subgrade surface prior to fill placement. New fill should be placed in thin (8 inches or less), loose lifts that have been moisture conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557). Placement and compaction of the fill should be observed and tested by a representative of our firm during construction.</p> <p>TRIPPO VENTURES, LLC FREDDY'S FROZEN CUSTARD AND STEAK BURGERS CTLIT PROJECT NO. CS19473-125</p> <p>7</p>	<p>Water and sewer lines are often constructed beneath slabs and pavements. Compaction of utility trench backfill can have a significant effect on the life and serviceability of floor slabs, pavements, and exterior flatwork. We recommend utility trench backfill be moisture conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557). We recommend utility pipes be adequately bedded to reduce the risk of stress concentrations along the bottom of the pipe. Our experience indicates the use of a self-propelled compactor results in more reliable performance compared to trench backfill compacted by a sheepsfoot wheel attachment on a backhoe or trackhoe. The upper portion of the trenches should be widened to allow the use of a self-propelled compactor. The placement and compaction of utility trench backfill should be observed and tested by a representative of our firm during construction.</p> <p>Permanent cut and fill slopes should be stable at a slope ratio of 3:1 (horizontal to vertical) or flatter. Use of flatter slopes (4:1) is preferable to control erosion from run-off and sheet-flow. Seeding and re-vegetation can also be used to reduce erosion.</p> <p>FOUNDATIONS</p> <p>Based on our exploratory borings and understanding of the proposed construction, we anticipate suspect quality fill materials consisting of clayey to very clayey sand fill materials are present at elevations that will influence the performance of a spread footing foundation. In our opinion, a footing foundation is appropriate, provided the existing fill is removed and the foundation is constructed on a layer of new fill, or the existing fill is determined to be suitable through review of placement records and density testing, as outlined in the site development section of this report. Design and construction criteria for the footing foundation are presented below.</p> <p>TRIPPO VENTURES, LLC FREDDY'S FROZEN CUSTARD AND STEAK BURGERS CTLIT PROJECT NO. CS19473-125</p> <p>8</p>	<p>1. Spread footings constructed on properly compacted and documented fill, as previously discussed, can be designed for a maximum allowable soil pressure of 3,000 psf.</p> <p>2. We recommend footings beneath continuous foundation walls be at least 16 inches wide. Footings beneath isolated column pads should be at least 24 inches square. Larger footing sizes may be required to accommodate the anticipated foundation loads.</p> <p>3. Foundation walls should be well-reinforced. We recommend reinforcement sufficient to span an unsupported distance of at least 10 feet.</p> <p>4. We recommend designs consider total movement of 1-inch and differential movement of 1/2-inch.</p> <p>5. Exterior footings must be protected from frost action. Normally, 30 inches of frost cover is assumed in the area.</p> <p>6. A representative of our firm should observe the completed foundation excavation to confirm the exposed conditions are similar to those encountered in our exploratory borings. The placement and compaction of below-footing fill and footing subgrade preparation should be observed and tested by a representative of our firm during construction.</p> <p>7. Excessive wetting of foundation soils during and after construction can cause heave or softening and settlement of foundation soils and result in footing and slab movements. Proper surface drainage around the building is critical to control wetting.</p> <p>FLOOR SYSTEMS</p> <p>We understand a slab-on-grade floor is considered the preferred floor system alternative for the proposed building. We believe a low risk of poor slab performance (movement and damage) will exist for a floor slab underlain by a layer of properly compacted documented fill, as previously discussed. Our representative should observe and test the placement and compaction of below-slab fill during construction. We estimate about 1-inch of differential movement is possible between a lightly loaded slab-on-grade floor and the more heavily loaded foundations. Movement is expected due to settlement of foundations and is generally expected to occur relatively quickly as building loads are applied to the granular soils during construction. If</p> <p>TRIPPO VENTURES, LLC FREDDY'S FROZEN CUSTARD AND STEAK BURGERS CTLIT PROJECT NO. CS19473-125</p> <p>9</p>	<p>differential movement cannot be tolerated, a structurally supported floor should be considered.</p> <p>If the owner elects to use slab-on-grade construction and accepts the risk of movement and associated damage, we recommend the following precautions for slab-on-grade construction at this site. These recommendations will not prevent movement. Rather, they tend to reduce damage if movement occurs.</p> <p>1. The slab should be separated from exterior walls and interior bearing members with slip joints that allow free vertical movement of the slab. This detail can reduce cracking if movement of the slab occurs.</p> <p>2. Slab-bearing partitions should be designed and constructed to allow for slab movement. The slip joint should accommodate at least 1.5 inches of apparent slab movement. If the "float" is provided at the tops of partitions, the connection between interior, slab-supported partitions and exterior, foundation-supported walls should be detailed to allow differential movement. These architectural connections are critical to help reduce cosmetic damage when foundations and floor slabs move relative to each other. We have seen instances where these architectural connections were not designed and constructed properly and resulted in moderate cosmetic damage, even though the movement experienced was well within the anticipated range. The architect should pay special attention to these issues and detail the connections accordingly.</p> <p>3. While, in our opinion, there is no need from a geotechnical standpoint for a vapor retarder at this site, the 2015 International Building Code (IBC) requires a vapor retarder be placed between a base course layer or the subgrade soils and a concrete slab-on-grade floor, unless the designer of the floor waives this requirement. The merits of installing a vapor retarder below the floor slab depend on the sensitivity of floor coverings and building use to moisture. A properly installed vapor retarder (10 mil minimum) is more beneficial below concrete slab-on-grade floors where floor coverings, painted floor surfaces or products stored on the floor will be sensitive to moisture. The vapor retarder is most effective when concrete is placed directly on top of it, rather than placing a sand or gravel leveling course between the vapor retarder and the floor slab. We typically do not recommend a sand or gravel leveling course be placed between the vapor retarder and the floor slab as this layer will provide a permeable zone through which a point water source can move beneath the entire floor slab. The placement of concrete on the vapor retarder may increase the risk of shrinkage cracking and curling. Use of concrete with reduced shrinkage characteristics including</p> <p>TRIPPO VENTURES, LLC FREDDY'S FROZEN CUSTARD AND STEAK BURGERS CTLIT PROJECT NO. CS19473-125</p> <p>10</p>
<p>minimized water content, maximized coarse aggregate content, and reasonably low slump will reduce the risk of shrinkage cracking and curling. Considerations and recommendations for the installation of vapor retarders below concrete slabs are outlined in Section 3.2.3 of the 2006 report of the American Concrete Institute (ACI) Committee 302, "Guide for Concrete Floor and Slab Construction (ACI 302.R-96)"</p> <p>4. Masonry partition walls (load bearing or not) should be placed on their own foundations and not on a thickened slab.</p> <p>5. Underslab plumbing should be eliminated where feasible. Where such plumbing is unavoidable it should be thoroughly pressure tested for leaks prior to slab construction and be provided with flexible couplings. Pressurized water supply lines should be brought above the floor as quickly as possible.</p> <p>6. Plumbing and utilities that pass through the slab should be isolated from the slab and constructed with flexible couplings. Utilities, as well as electrical and mechanical equipment should be constructed with sufficient flexibility to allow for movement.</p> <p>7. HVAC systems supported by the slab (if any) should be provided with flexible connections capable of withstanding at least 1 inch of movement.</p> <p>8. The American Concrete Institute (ACI) recommends frequent control joints be provided in slabs to reduce problems associated with shrinkage cracking and curling. To reduce curling, the concrete mix should have a high aggregate content and a low slump. If desired, a shrinkage compensating admixture could be added to the concrete to reduce the risk of shrinkage cracking. We can perform a mix design or assist the design team in selecting a pre-existing mix.</p> <p>Exterior Flatwork</p> <p>We recommend exterior flatwork and sidewalks be isolated from the foundation to reduce the risk of transferring heave, settlement, or freeze-thaw movement to the structure. One alternative would be to construct the inner edges of the flatwork on haunches or steel angles bolted to the foundation walls and detail the connections such that movement will cause less distress to the building, rather than tying the slabs directly into the building foundation. Construction on haunches or steel angles and reinforcing the sidewalks and other exterior flatwork will reduce the potential for</p> <p>TRIPPO VENTURES, LLC FREDDY'S FROZEN CUSTARD AND STEAK BURGERS CTLIT PROJECT NO. CS19473-125</p> <p>11</p>	<p>differential settlement and better allow them to span across wall backfill. Frequent control joints should be provided to reduce problems associated with shrinkage cracking. Panels that are approximately square perform better than rectangular areas.</p> <p>BELOW-GRADE CONSTRUCTION</p> <p>It is our understanding that no habitable, below-grade construction is planned for the proposed building. If plans change and below-grade areas such as a basement level will be included in the structure, our office should be contacted to provide design criteria for lateral earth pressures and subsurface drain systems.</p> <p>PAVEMENTS</p> <p>Paved access driveways, a drive thru, and automobile parking areas will surround the proposed restaurant building. Our exploratory borings and understanding of the proposed construction suggest the subgrade soils within the planned pavement areas will consist predominantly of clayey to very clayey sand fill. A sample was tested to classify the pavement subgrade materials and evaluate index properties for the soils that will influence pavement design. The sample contained 35 percent silt and clay-sized particles (passing the No. 200 sieve) and exhibited a Liquid Limit of 30 and Plasticity Index of 15. The pavement subgrade sample classified as SC soils using the Unified Soil Classification System (USCS) and A-2-6 material according to the American Association of State Highway Transportation Officials (AASHTO) classification system. This type of material generally exhibits good to excellent pavement support characteristics. Based on our laboratory classification testing (Atterberg Limits and sieve analysis), a Hveem Stabilometer ("R") value of 40 was assigned to the subgrade materials for design purposes.</p> <p>We anticipate the access driveways will be subjected to occasional heavy vehicle loads such as trash and delivery trucks. We considered daily traffic numbers</p> <p>TRIPPO VENTURES, LLC FREDDY'S FROZEN CUSTARD AND STEAK BURGERS CTLIT PROJECT NO. CS19473-125</p> <p>12</p>	<p>(DTN) of 5 for the automobile parking stalls and 10 for the access driveways, which correspond to 18-kip Equivalent Single-Axle Loads (ESAL) of 36,500 and 73,000, respectively, for a 20-year pavement design life. We believe the automobile parking stalls and drive lanes can be paved with 4 inches of asphalt concrete or 3 inches of asphalt concrete over 6 inches of aggregate base course. As an alternative to an asphalt paving system, the proposed access drives and parking lots can be paved with 6 inches of plain portland cement concrete placed on a prepared subgrade.</p> <p>We recommend a concrete pad be provided at the trash dumpster site. The pad should be at least 8 inches thick and long enough to support the entire length of the trash truck and dumpster. Joints between concrete and asphalt pavements should be sealed with a flexible compound.</p> <p>Our design considers pavement construction will be completed in accordance with the City of Colorado Springs "Standard Specifications" and the Pikes Peak Region Asphalt Paving Specifications. The specifications contain requirements for the pavement materials (asphalt, base course, and concrete) as well as the construction practices used (compaction, materials sampling, and proof-rolling). Of particular importance are those recommendations directed toward subgrade and base course compaction and proof-rolling. During proof-rolling, attention should be directed toward the areas of confined backfill compaction such as utility trenches. Soft or loose subgrade or areas that pump excessively should be stabilized prior to pavement construction. Subgrade areas that pass the proof-roll should be stable enough to pave. A representative of our office should be present at the site during placement of fill and construction of pavements to perform density testing.</p> <p>CONCRETE</p> <p>Concrete in contact with soils can be subject to sulfate attack. We measured the water-soluble sulfate concentration in one sample from the site at less than 0.1 percent. Sulfate concentrations of less than 0.1 percent indicate Class 0 exposure to</p> <p>TRIPPO VENTURES, LLC FREDDY'S FROZEN CUSTARD AND STEAK BURGERS CTLIT PROJECT NO. CS19473-125</p> <p>13</p>	<p>sulfate attack for concrete in contact with the subsoils, according to ACI 201.2R-01, as published in the 2008 American Concrete Institute (ACI) <i>Manual of Concrete Practice</i>. For this level of sulfate concentration, the ACI indicates Type I cement can be used for concrete in contact with the subsoils. Superficial damage may occur to the exposed surfaces of highly permeable concrete, even though sulfate levels are relatively low. To control this risk and to resist freeze-thaw deterioration, the water-to-cementitious material ratio should not exceed 0.50 for concrete in contact with soils that are likely to stay moist due to surface drainage or high water tables. Concrete subjected to freeze-thaw cycles should be air entrained.</p> <p>SURFACE DRAINAGE</p> <p>Performance of the foundation system, floor slabs, pavements, and concrete flatwork to be constructed at this site will be influenced by the moisture conditions existing within the near-surface soils. Overall surface drainage patterns must be planned to provide for the rapid removal of storm runoff. Water should not be allowed to pond adjacent to foundations or over pavements or concrete flatwork. We recommend the following precautions be observed during construction and maintained at all times after the building is completed.</p> <p>1. Excessive wetting or drying of the open foundation excavation should be avoided.</p> <p>2. Foundation wall backfill should be graded to provide for the rapid removal of runoff. We recommend a slope equivalent to at least 6 inches in the first 10 feet. In flatwork areas adjacent to the structure, the slope may be reduced to comply with ADA requirements.</p> <p>3. Backfill around foundations should be moistened and compacted according to criteria presented in <i>Fill Placement</i>.</p> <p>4. Roof downspouts and drains should discharge well away from the building. Downspout extensions and/or splash blocks should be provided to help reduce infiltration into the backfill adjacent to the structure.</p> <p>TRIPPO VENTURES, LLC FREDDY'S FROZEN CUSTARD AND STEAK BURGERS CTLIT PROJECT NO. CS19473-125</p> <p>14</p>

BDS
BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1024 E. First Street North, Wichita, KS 67214 316.267.7442
rod@bakerdesigngroup.com

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

GEOTECHNICAL REPORT

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:25 AM

CONSTRUCTION
michaela
HM

DRAWN BY:
RB

CHECKED BY:

SHEET NO.
SR2

- Landscaping concepts should concentrate on use of plantings that require little or no supplemental irrigation after the vegetation is established. Irrigated sod, if it is included in the landscaping plan, should not be located within 6 feet of the foundation walls. Irrigation should be limited to the minimum amount sufficient to maintain vegetation. Application of more water will increase likelihood of slab and foundation movements.
- Backfill around foundations should be moistened and compacted according to criteria presented in Fill Placement.

CONSTRUCTION OBSERVATIONS

We recommend that CTL | Thompson, Inc. provide construction observation services to allow us the opportunity to confirm subsurface conditions are consistent with those found during this investigation. If others perform these observations, they must accept responsibility to judge whether the recommendations in this report remain appropriate.

GEOTECHNICAL RISK

The concept of risk is an important aspect with any geotechnical evaluation primarily because the methods used to develop geotechnical recommendations do not comprise an exact science. We never have complete knowledge of subsurface conditions. Our analysis must be tempered with engineering judgment and experience. Therefore, the recommendations presented in any geotechnical evaluation should not be considered risk-free. Our recommendations represent our judgment of those measures that are necessary to increase the chances that the structures will perform satisfactorily. It is critical that all recommendations in this report are followed during construction. The owner must assume responsibility for maintaining the structure and use appropriate practices regarding drainage.

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

15

LIMITATIONS

This report has been prepared for the exclusive use of Tripod Ventures, LLC for the purpose of providing geotechnical design and construction criteria for the proposed Freddy's Frozen Custard and Steak Burgers. The information, conclusions, and recommendations presented herein are based upon consideration of many factors including, but not limited to, the type of structure proposed, the geologic setting, and the subsurface conditions encountered. The conclusions and recommendations contained in the report are not valid for use by others. Standards of practice continuously evolve in the area of geotechnical engineering. The recommendations provided are appropriate for about three years. If the project is not constructed within about three years, we should be contacted to determine if we should update this report.

Our borings were spaced to obtain a reasonably accurate picture of foundation conditions below the proposed building area. Locations were limited by the existing structure. The data are representative of conditions encountered only at the exact boring locations. Variations in the subsurface conditions not indicated by our borings are possible. Representatives of our firm should periodically visit the site during construction to perform observation and testing services.

We believe this investigation was conducted in a manner consistent with that level of skill and care normally used by geotechnical engineers practicing in this area at this time. No warranty, express or implied, is made.

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

16

If we can be of further service in discussing the contents of this report or in the analysis of the influence of the subsol conditions on design of the building, please call.

CTL | THOMPSON, INC.

Patrick Foley, E.I.
Staff Engineer

PF:TAM:cw
(2 copies)

Via e-mail: pamsden@tripodusa.com

Reviewed by
Timothy A. Mitchell, P.E.
Principal Engineer

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

17

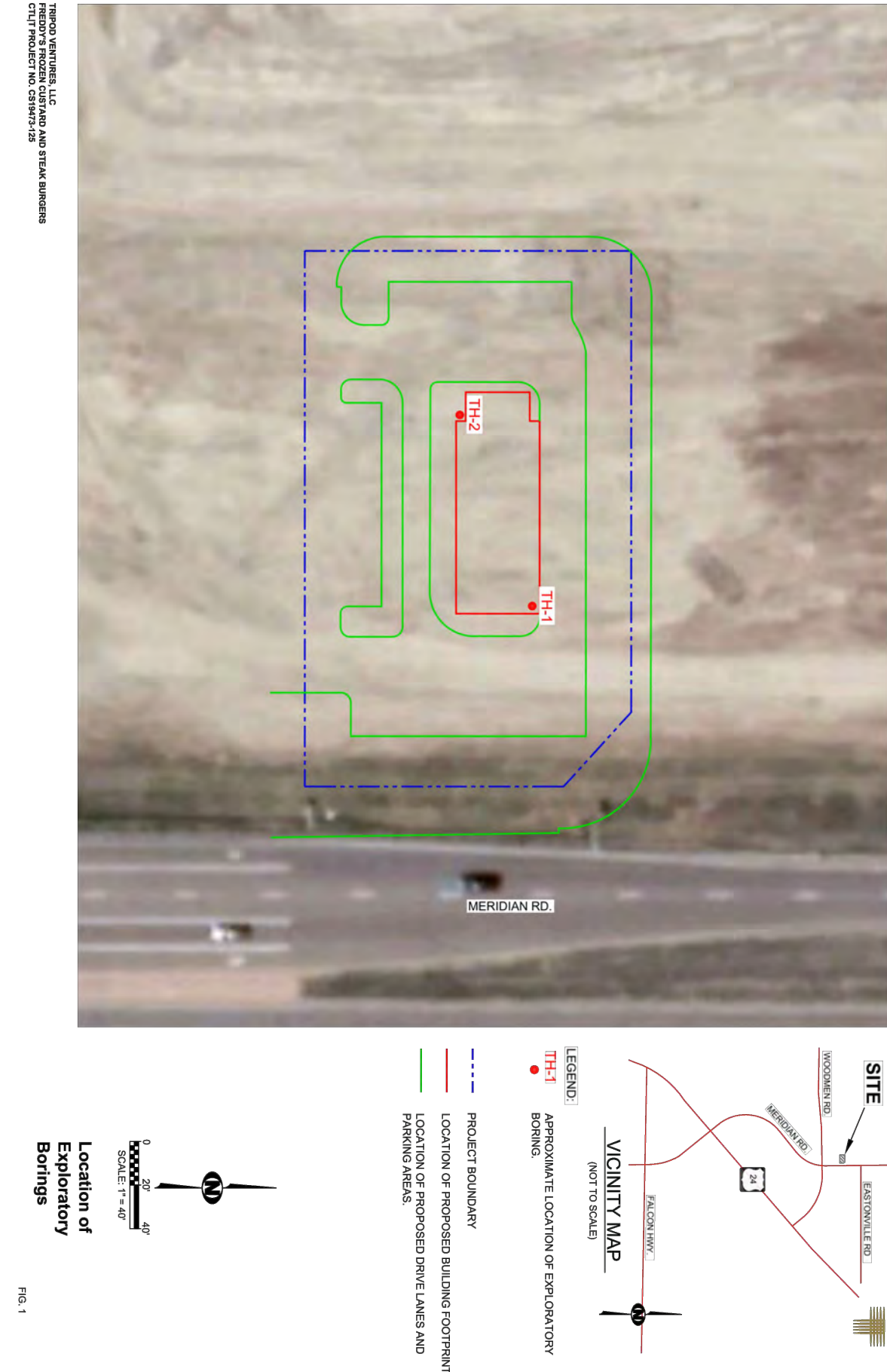
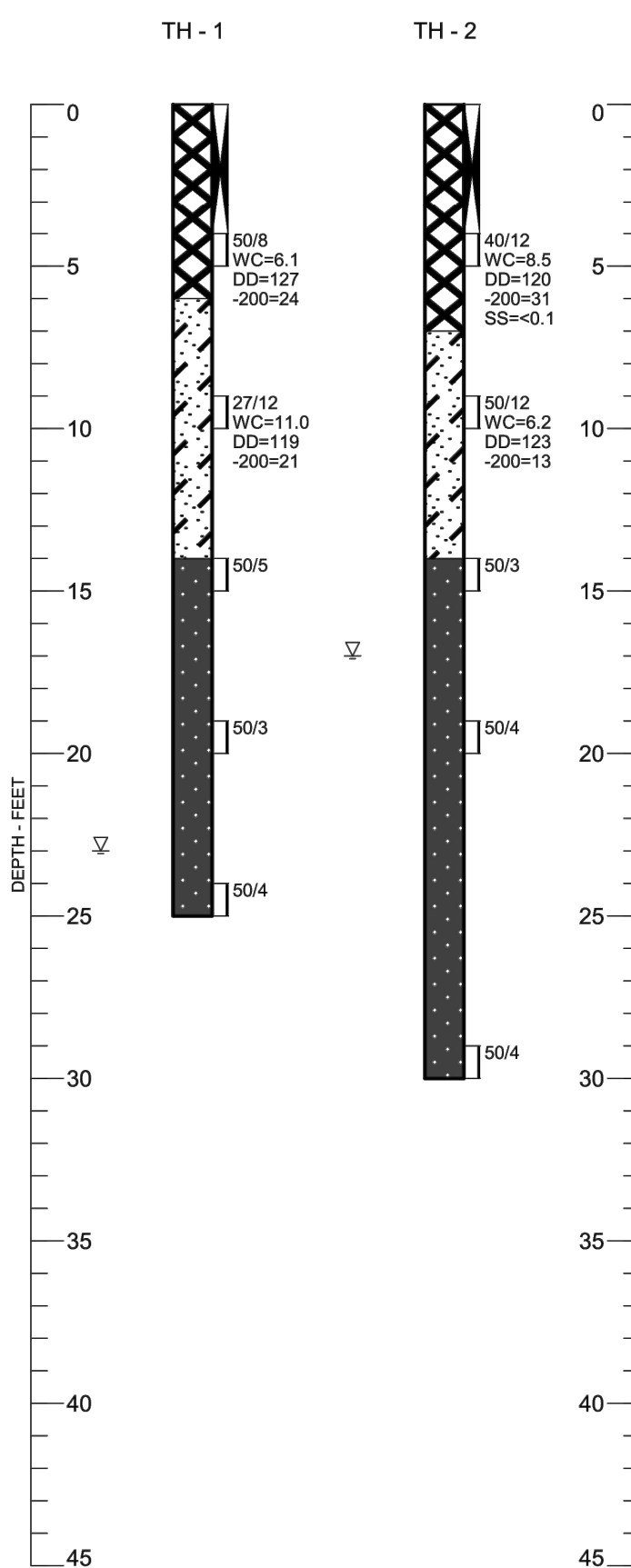


FIG. 1



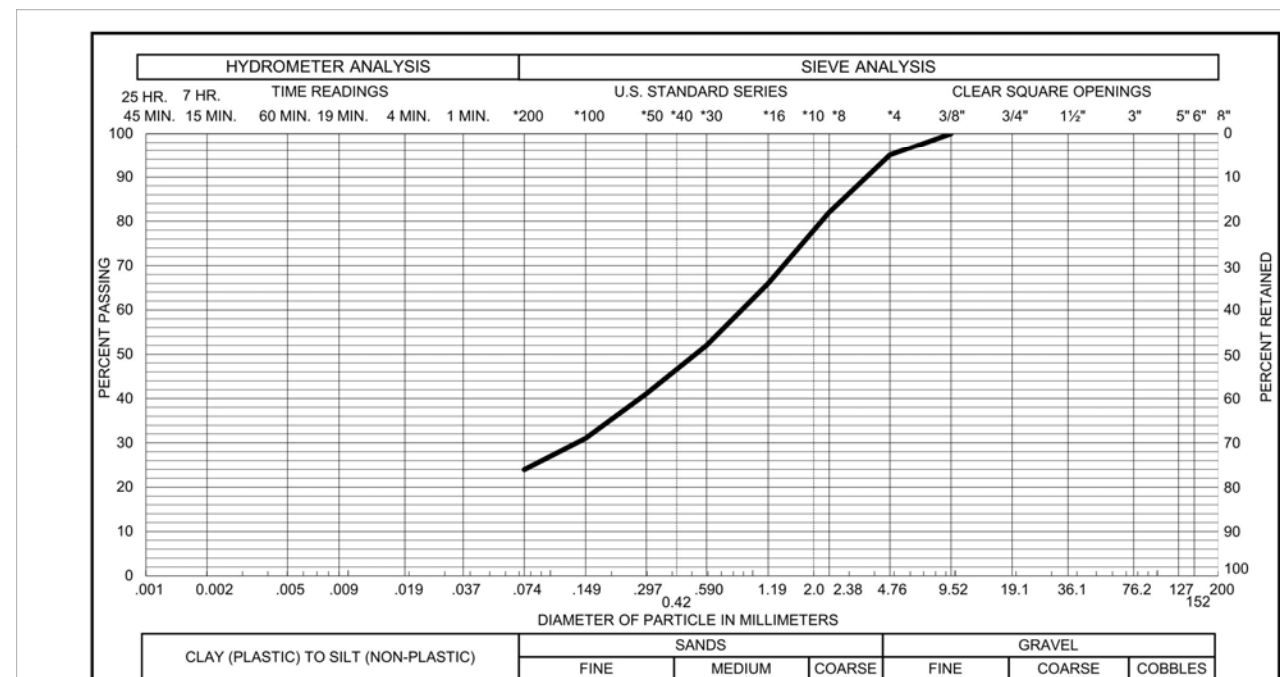
- LEGEND:**
- FILL SAND, CLAYEY TO VERY CLAYEY, DENSE TO VERY DENSE, MOIST, BROWN TO DARK BROWN.
 - SAND, CLAYEY, MEDIUM DENSE TO VERY DENSE, MOIST, LIGHT BROWN TO BROWN (SC).
 - BEDROCK, SANDSTONE, SILTY TO CLAYEY, VERY HARD, MOIST, BROWN TO GRAY BROWN.
 - DRIVE SAMPLE, THE SYMBOL 50B INDICATES 50 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2.5-INCH O.D. SAMPLER 8 INCHES.
 - INDICATES BULK SAMPLE OBTAINED FROM AUGER CUTTINGS.
 - GROUNDWATER LEVEL MEASURED AT TIME OF DRILLING.

- NOTES:**
- THE BORINGS WERE DRILLED OCTOBER 8, 2021 USING A 4-INCH DIAMETER, CONTINUOUS-FLIGHT AUGER AND A CME-45, TRUCK-MOUNTED DRILL RIG.
 - THESE LOGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS, AND CONCLUSIONS AS CONTAINED IN THIS REPORT.
 - WC - INDICATES MOISTURE CONTENT. (%)
DD - INDICATES DRY DENSITY. (PCF)
-200 - INDICATES PASSING NO. 200 SIEVE. (%)
SS - INDICATES WATER-SOLUBLE SULFATE CONTENT. (%)

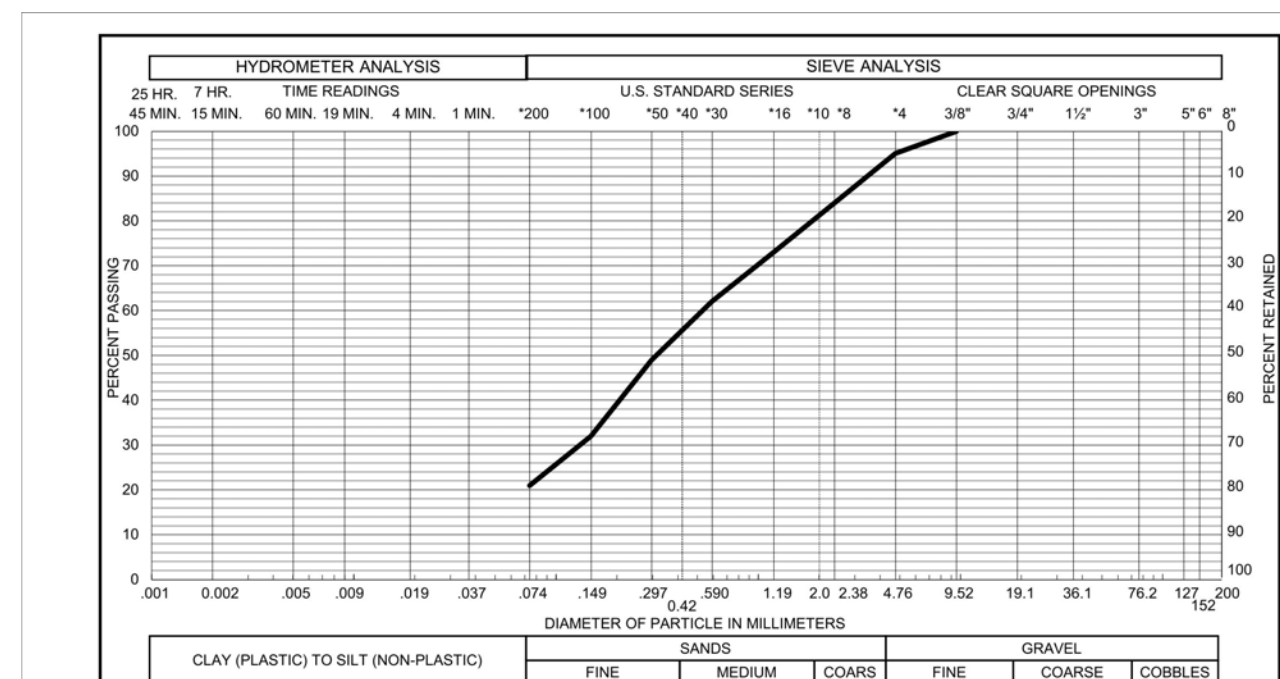
Summary Logs of Exploratory Borings

FIG. 2

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125



Sample of **FILL, SAND, CLAYEY**
From **TH - 1 AT 4 FEET**
GRAVEL 5% SAND 71%
SILT & CLAY 24% LIQUID LIMIT
PLASTICITY INDEX

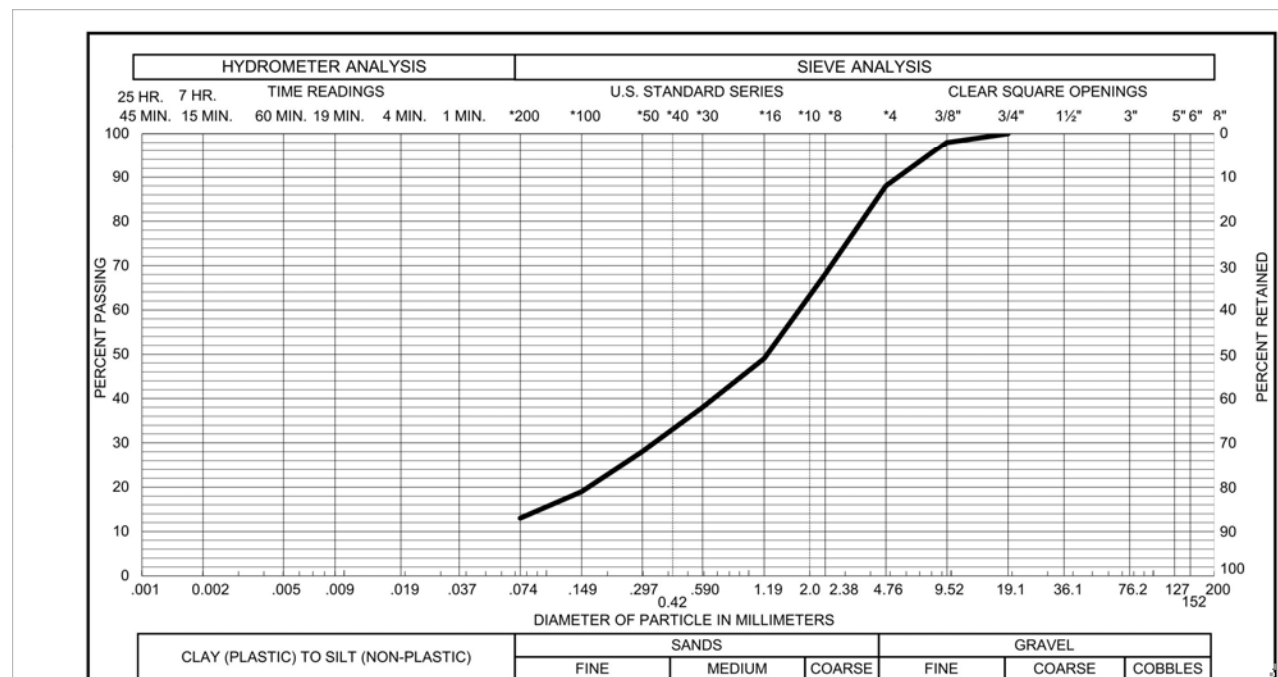


Sample of **SAND, CLAYEY (SC)**
From **TH - 1 AT 9 FEET**
GRAVEL 5% SAND 74%
SILT & CLAY 21% LIQUID LIMIT
PLASTICITY INDEX

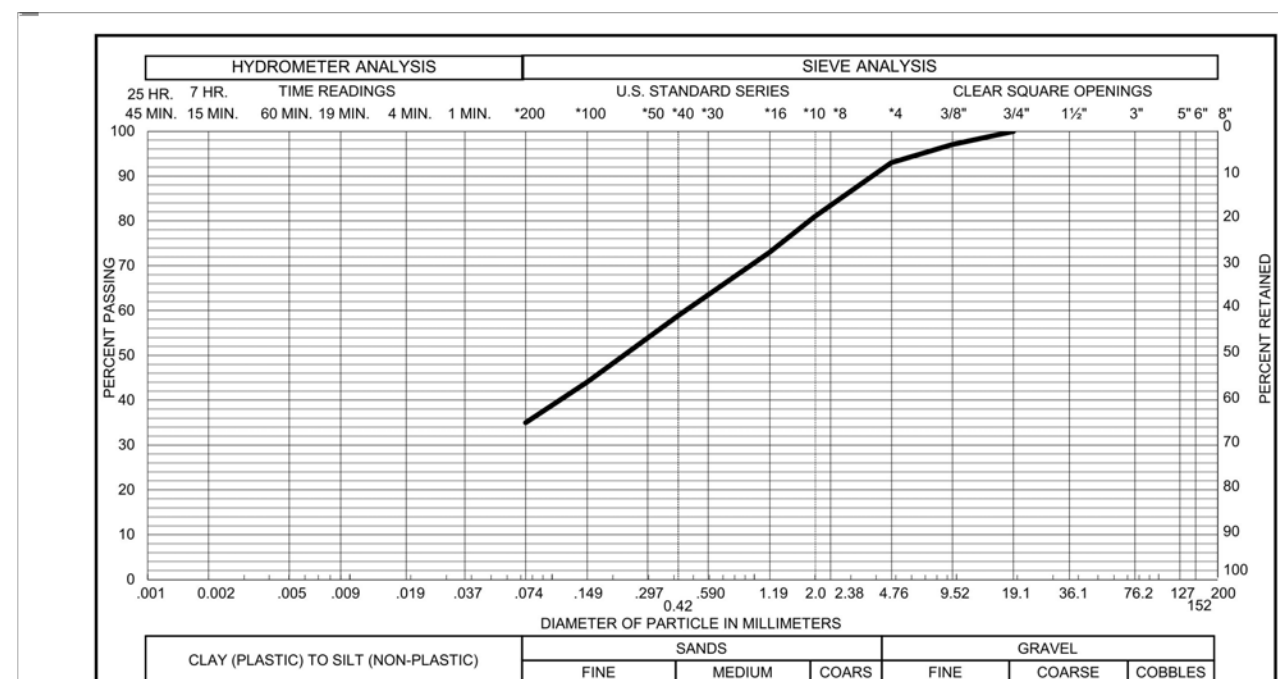
Gradation Test Results

FIG. 3

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125



Sample of **SAND, CLAYEY (SC)**
From **TH - 2 AT 2 FEET**
GRAVEL 12% SAND 75%
SILT & CLAY 13% LIQUID LIMIT
PLASTICITY INDEX



Sample of **FILL, SAND, VERY CLAYEY**
From **S - 1 AT 0-4 FEET**
GRAVEL 7% SAND 58%
SILT & CLAY 35% LIQUID LIMIT
PLASTICITY INDEX

Gradation Test Results

FIG. 4

TRIPOD VENTURES, LLC
FREDDY'S FROZEN CUSTARD AND STEAK BURGERS
CTL/T PROJECT NO. CS19473-125

TABLE 1
SUMMARY OF LABORATORY TESTING
CTL/T PROJECT NO. CS19473-125

BORING	DEPTH (FEET)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	SWELL INDEX (%)	SWELL PRESSURE (PSF)	PASSING NO. 200 SIEVE (%)	WATER SOLUBLE SULFATES (%)	DESCRIPTION
TH-1	4	6.1	127	24	24			24		FILL SAND, CLAYEY
TH-1	8	8.5	120	31	31			31		FILL SAND, CLAYEY
TH-2	4	6.2	123	13	13			13		FILL SAND, CLAYEY (SC)
TH-2	9	6.2	123	13	13			13		FILL SAND, CLAYEY (SC)
S-1	0-4	9.1	30	15	15			35		FILL SAND, VERY CLAYEY

* SWELL MEASURED UNDER ESTIMATED INSITU OVERBURDEN PRESSURE. NEGATIVE VALUE INDICATES COMPRESSION.

Page 1 of 1

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

GEOTECHNICAL REPORT

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:25 AM
michaela
CONSTRUCTION

DRAWN BY:
RB
CHECKED BY:

SHEET NO.
SR3



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

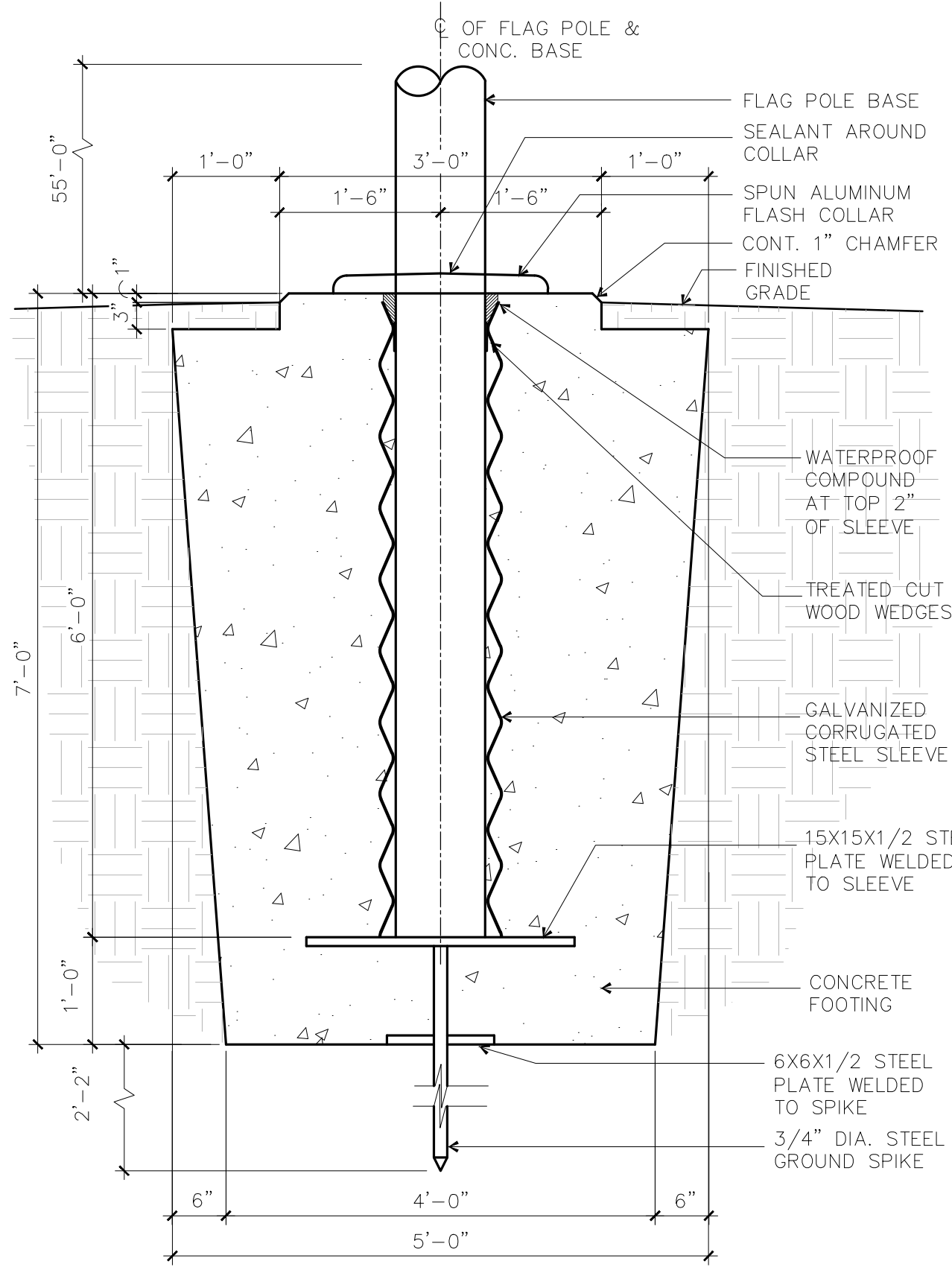
ARCHITECTURAL SITE PLAN

DATE
 5/23/2022 PERMIT SET
 8/8/2022 REVISION #1

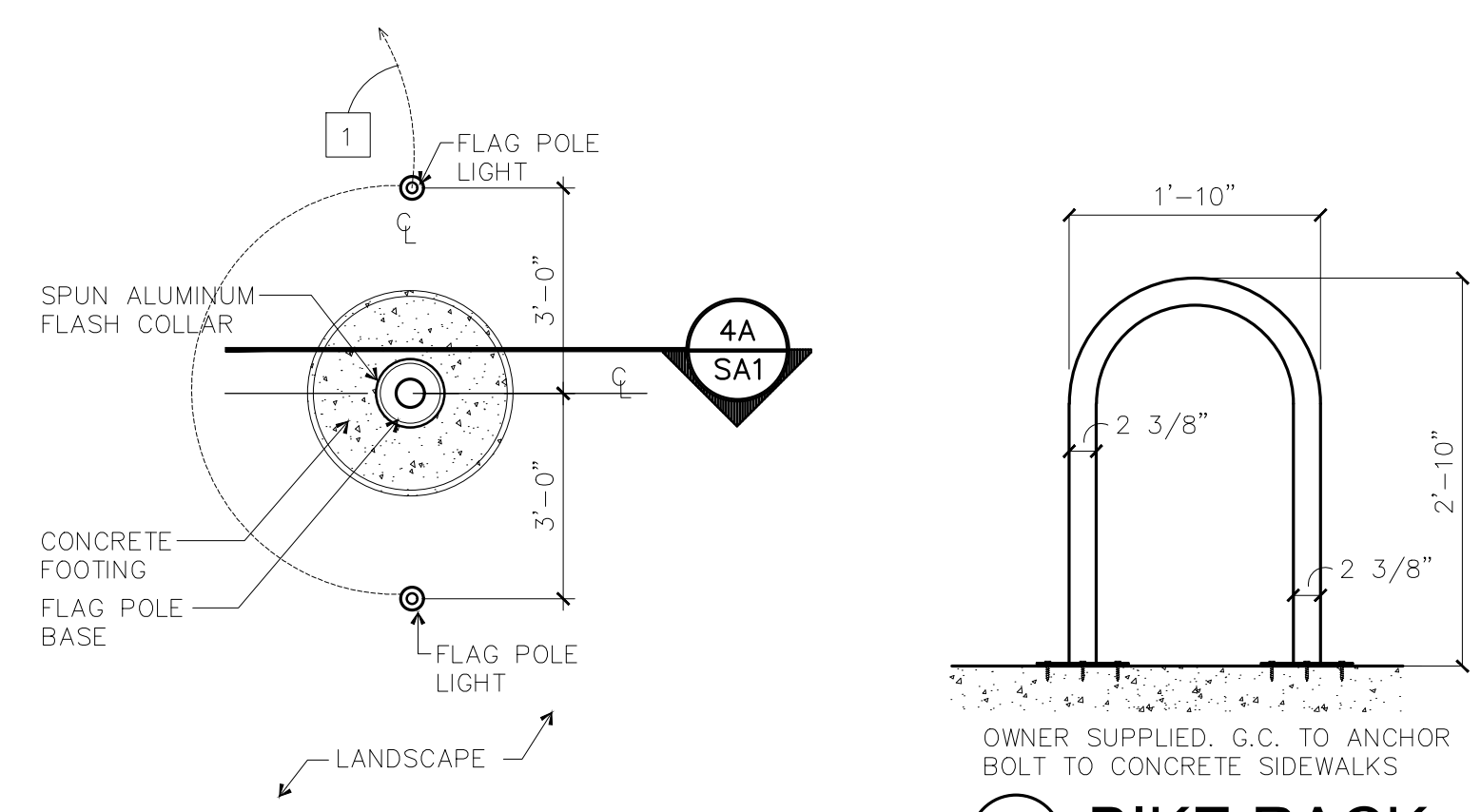
Released for Permit
 09/22/2022 8:56:25 AM
 michaela
 CONSTRUCTION
 HM
 DRAWN BY:
 RB
 CHECKED BY:
 SHEET NO.
SA1

CONCORD INDUSTRIES FLAG POLE SPECIFICATIONS

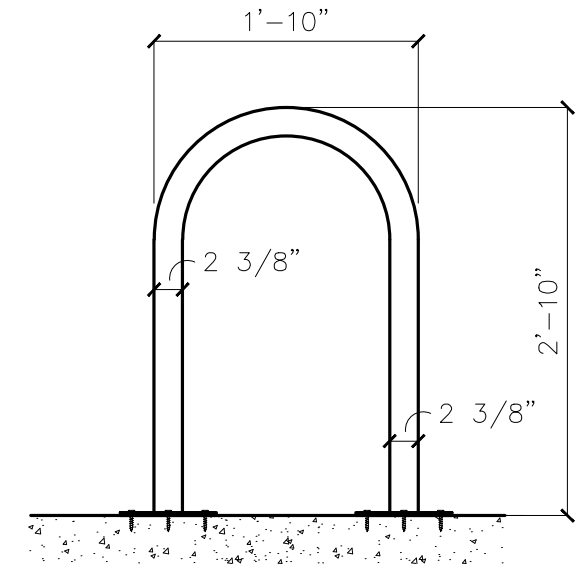
EXPOSED HEIGHT (feet)	SHAFT DIAMETER (inch)	MAXIMUM WALL THICKNESS (inch)	MAXIMUM UNFLAGGED WINDSPEED (mph)	RECOMMENDED FLAG SIZE (feet)	FLAGGED WINDSPEED (mph)	CONCORD CONTINENTAL CATALOG PART NUMBER
35'-0"	7	.156	165	6X10	110	ESR35C75-ACL



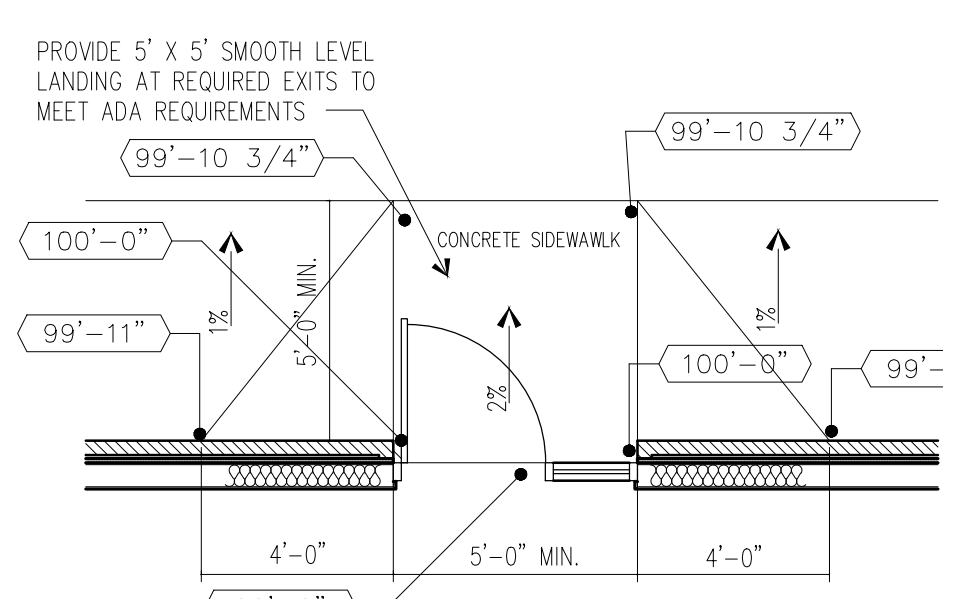
4A FLAG POLE BASE DETAIL
 3/4" = 1'-0"



4 FLAG POLE PLAN VIEW
 3/8" = 1'-0"
 1 ROUTE CIRCUIT TO PANEL INDICATED VIA 120V PHOTCELL. LOCATE PHOTCELL ON ROOF OF BUILDING FACING NORTH.



5 BIKE RACK
 3/4" = 1'-0"

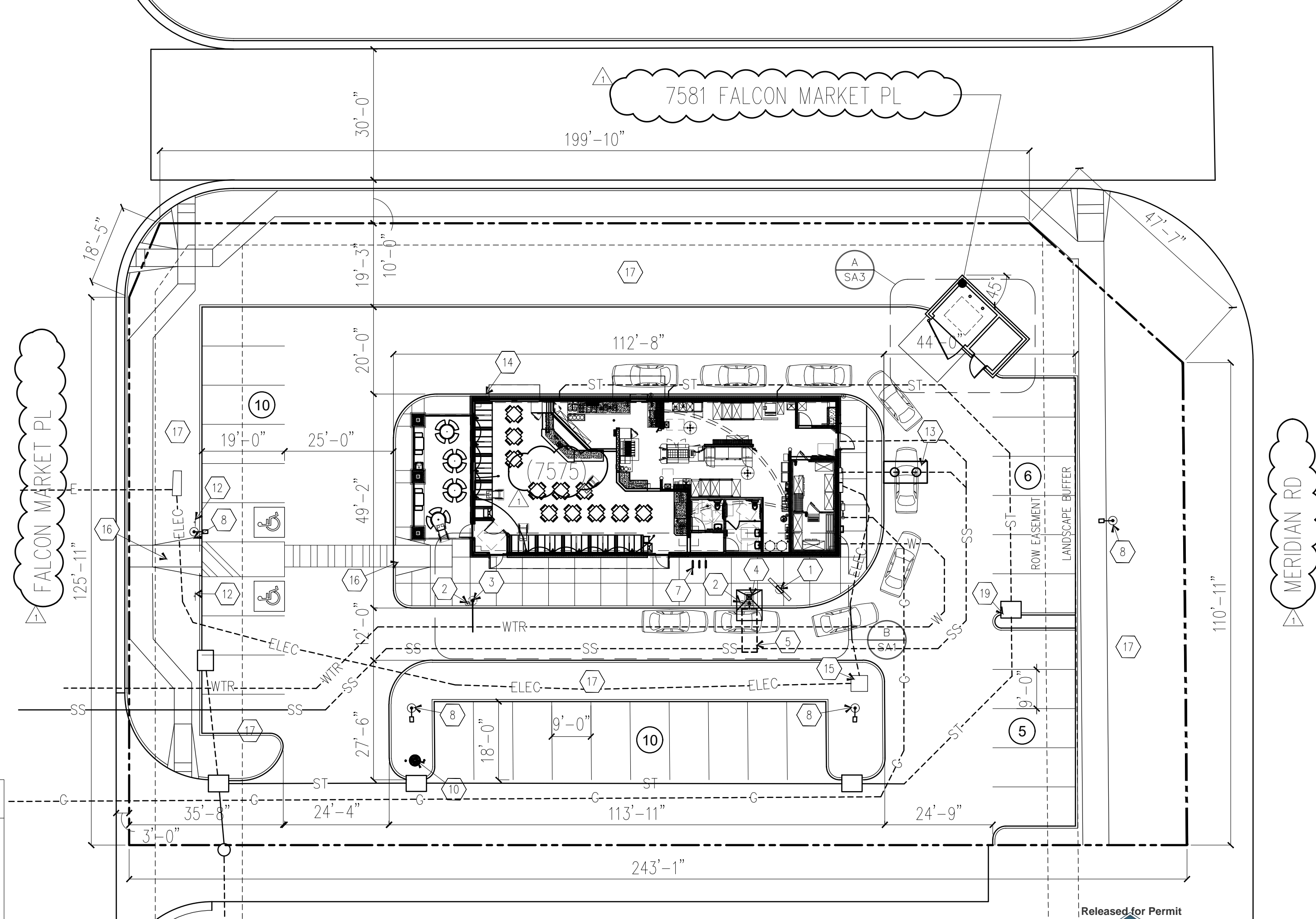


3 GRADES AT DOORS
 NO SCALE

- ADA SIDEWALK AND RAMP NOTES**
- THE CROSS SLOPE OF A SIDEWALK SHALL BE 2% (1/4" / PER 12') MAX. AND 1% (1/8" / PER 12') MIN. THE SLOPE CAN BE TOWARD THE PAVEMENT OR AWAY FROM THE PAVEMENT AS LONG AS POSITIVE DRAINAGE IS MAINTAINED.
 - CURB RAMPS SHALL HAVE A MIN. WIDTH OF 48 INCHES. THE CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF (1" / PER 12')
 - A LANDING THE WIDTH (W) OF THE CURB RAMP AND FIVE FEET IN LENGTH SHALL BE CONSTRUCTED AT THE TOP OF CURB RAMPS. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - CARE SHALL BE TAKEN TO ENSURE A UNIFORM GRADE ON RAMPS, FREE OF SAGS AND SHORT GRADE CHANGES.
 - THE NORMAL GUTTER LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREAS OF RAMPS.
 - SIDEWALKS THAT ARE PART OF AN ADA ACCESSIBLE ROUTE AND ALL CURB AND ADA RAMPS SHALL BE CONSTRUCTED TO MEET ALL ADA REQUIREMENTS AND TOLERANCES.
 - SIDEWALKS ABUTTING ASPHALT SHALL HAVE A THICKENED EDGE.
 - PROVIDE CONTROL JOINTS AT INTERVALS EQUAL TO CONCRETE SIDEWALK WIDTH, BUT IN NO CASE GREATER THAN 10'-0".
 - CONTROL JOINTS MAY BE MADE WITH A GROOVING TOOL AT THE TIME OF FINISHING OR WITH A CONCRETE SAW AFTER CONCRETE HAS SUFFICIENTLY CURED.
 - CONTROL JOINTS SHALL BE 1" DEEP AND 1/4" WIDE.
 - PROVIDE EXPANSION JOINTS AT MAXIMUM OF 32'-0" INTERVALS AND AT EXISTING STRUCTURES OR CONCRETE.

SITE PLAN KEY NOTES

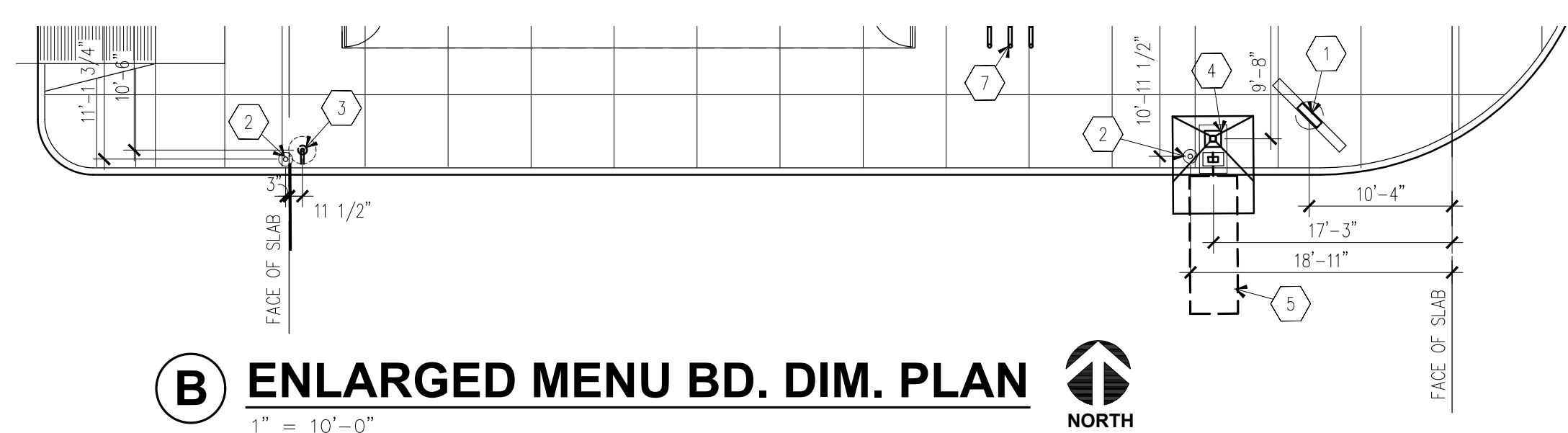
- NEW MENU BOARD. REF. 2/SA2 FOR FOUNDATION DETAIL'S
- NEW BOLLARD REF. 2/SA1
- NEW CLEARANCE BAR 5/SA2
- NEW ORDER CANOPY 4/SA2
- NEW DETECTOR LOOP
- NEW BOLLARD REF. 2/SA1
- BIKE RACK REF. 5/SA1
- LIGHT POLE REF. CIVIL DWGS.
- STOP SIGN. REF. CIVIL DWGS.
- FLAG POLE REF. 4/SA1 & 4A/SA1 FOR DETAILS
- NOT USED
- ADA SIGN REF. CIVIL DRAWINGS FOR DETAILS
- GREASE INTERCEPTOR REF. PLUMBING PLANS FOR DETAILS
- FREDDY'S PEDESTRIAN SIGN REF. 1A/SA1
- ELECTRICAL TRANSFORMER
- ACCESSIBLE RAMP REF. CIVIL FOR DETAIL
- LANDSCAPE AREA REF. CIVIL DWGS.
- CONCRETE WHEEL STOP. REF. CIVIL DWGS.
- STORM WATER STRUCTURE. REF. CIVIL DWGS.
- SANITARY SEWER STRUCTURE. REF. CIVIL DWGS.
- WATER METER. REF. CIVIL DWGS.
- FIRE HYDRANT - REF. CIVIL DWGS.



A ARCHITECTURAL SITE PLAN
 1" = 20'-0"

FREDDY'S FROZEN CUSTARD
 7575 FALCON MARKET PL., FALCON, CO.
 SITE AREA: 34,030 SQ. FT. - 0.78 ACRES
 BUILDING AREA: 3,027 SQ. FT.
 80 SEATS
 31 PARKING SPACES

- UTILITY LEGEND**
- NOTE: UTILITIES SHOWN ON THIS SITE PLAN ARE FOR REFERENCE ONLY. TENANTS' G.C. TO FIELD VERIFY ALL UTILITY LOCATIONS AND HAVE THEM FLAGGED/MARKED PRIOR TO BEGINNING CONSTRUCTION
- ST - STORM SEWER LINE
 - SS - SANITARY SEWER LINE
 - GW - SANITARY SEWER GREASE WASTE LINE
 - W - WATER SERVICE LINE & FIRE SPRINKLER LINE
 - TEL - TELEPHONE SERVICE LINE
 - E - ELECTRIC SERVICE LINE
 - G - GAS SERVICE LINE

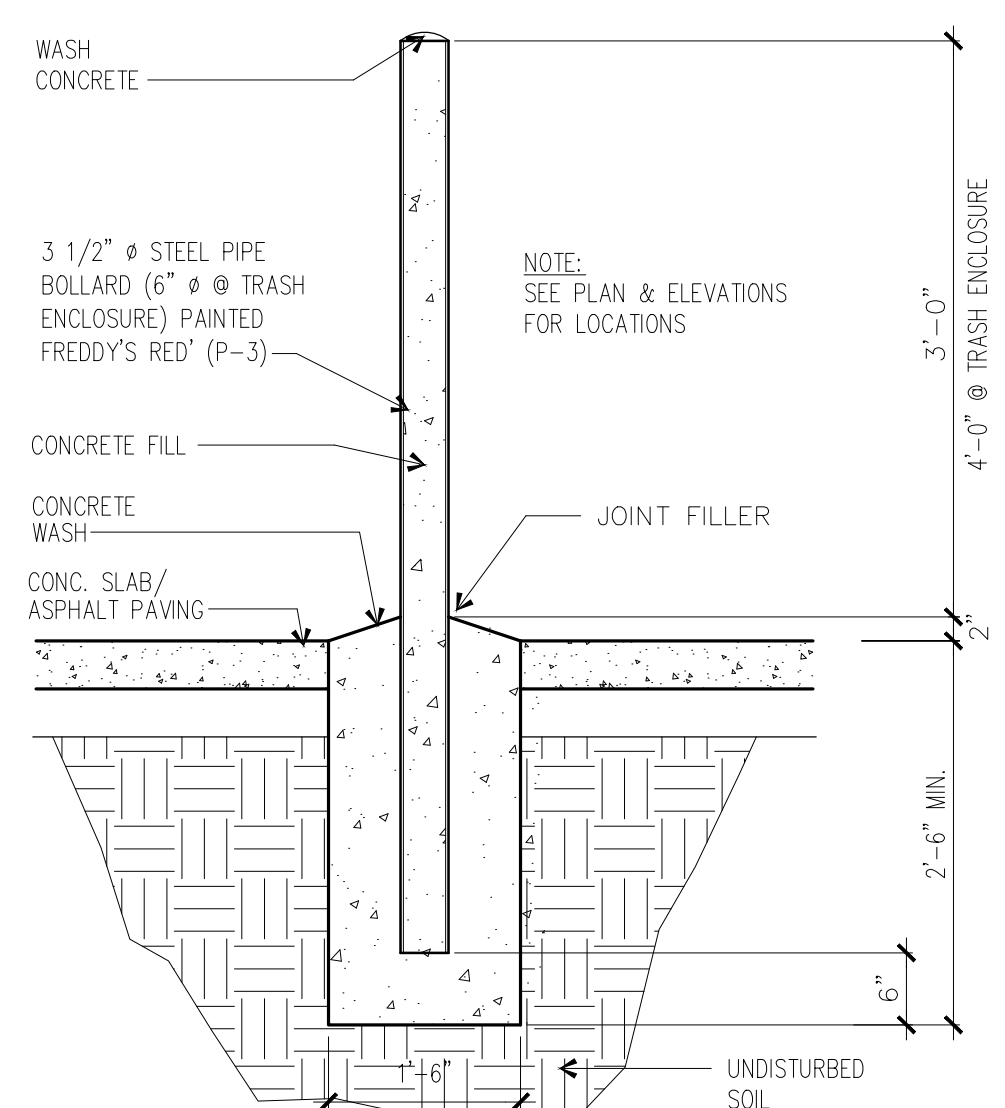


B ENLARGED MENU BD. DIM. PLAN
 1" = 10'-0"

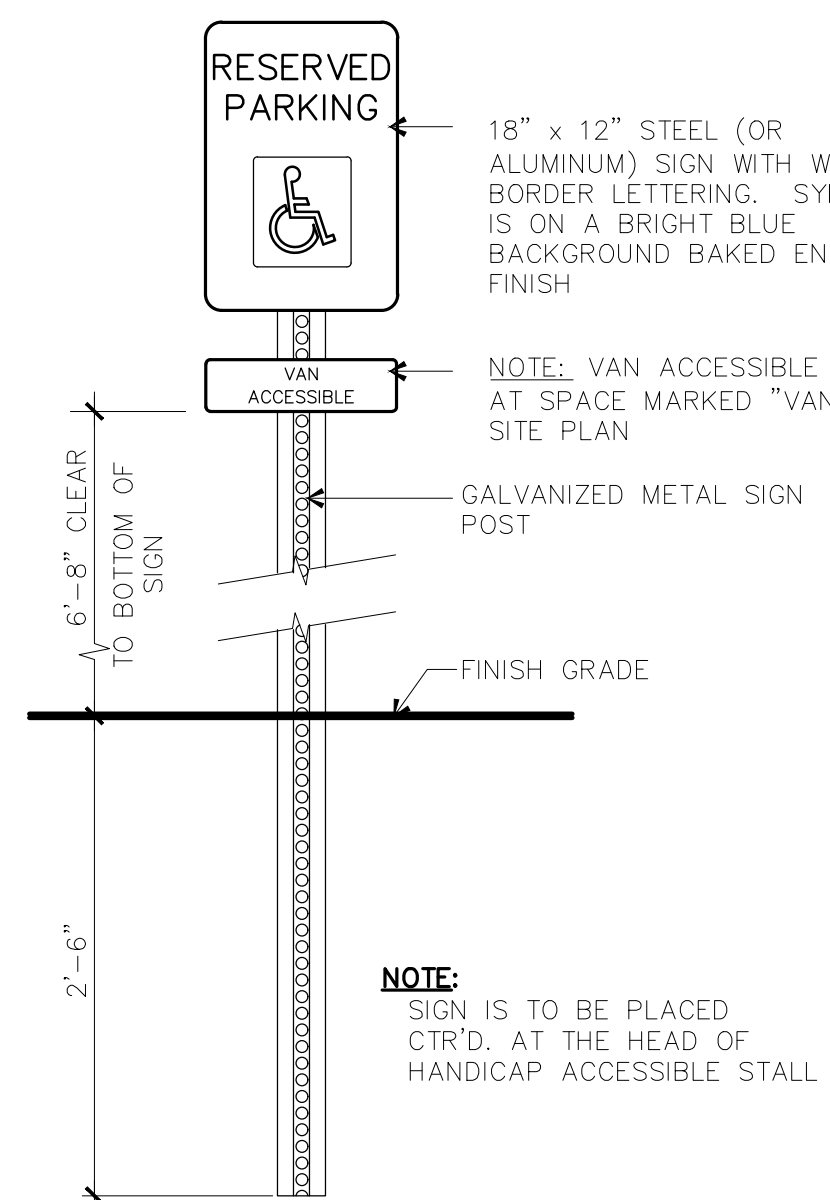
SITE PLAN GENERAL NOTES

- REFERENCE DETAILS SHEET SA2 FOR MAINSTREET MENU BOARD, MAINSTREET PRE-SELL BOARD & CLEARANCE BAR FOUNDATIONS. REFERENCE DETAIL "4" SHEET SA2 FOR ORDER CONFIRMATION BOARD & DRIVE THRU CANOPY FOUNDATION.
- REFERENCE MAINSTREET DOCUMENTS FOR MENU BOARD, PRE-SELL BOARD & CLEARANCE BAR INSTALLATION DETAILS.
- REFERENCE SHEET E1 & E5 FOR ELECTRICAL CONNECTIONS TO MAINSTREET MENU BOARD, MAINSTREET PRE-SELL BOARD, ORDER CONFIRMATION SYSTEM, LOOP DETECTOR, DRIVE THRU CANOPY AND DT TIMING SYSTEM LOOP DETECTOR.
- REFERENCE MENU BOARD MANUFACTURERS DOCUMENTS FOR INSTALLATION REQUIREMENTS. REFERENCE ELECTRICAL DRAWINGS FOR POWER AND COMM. SYSTEM REQUIREMENTS.
- SEE DETAILS SH. SA2 FOR MENU BOARD, CANOPY AND ORDER CONFIRMATION BOARD.
- ALL DIMENSIONS ARE FROM FACE OF FOUNDATION OR FACE OF CURB COORDINATE ACTUAL LOCATIONS WITH NEW CURBS

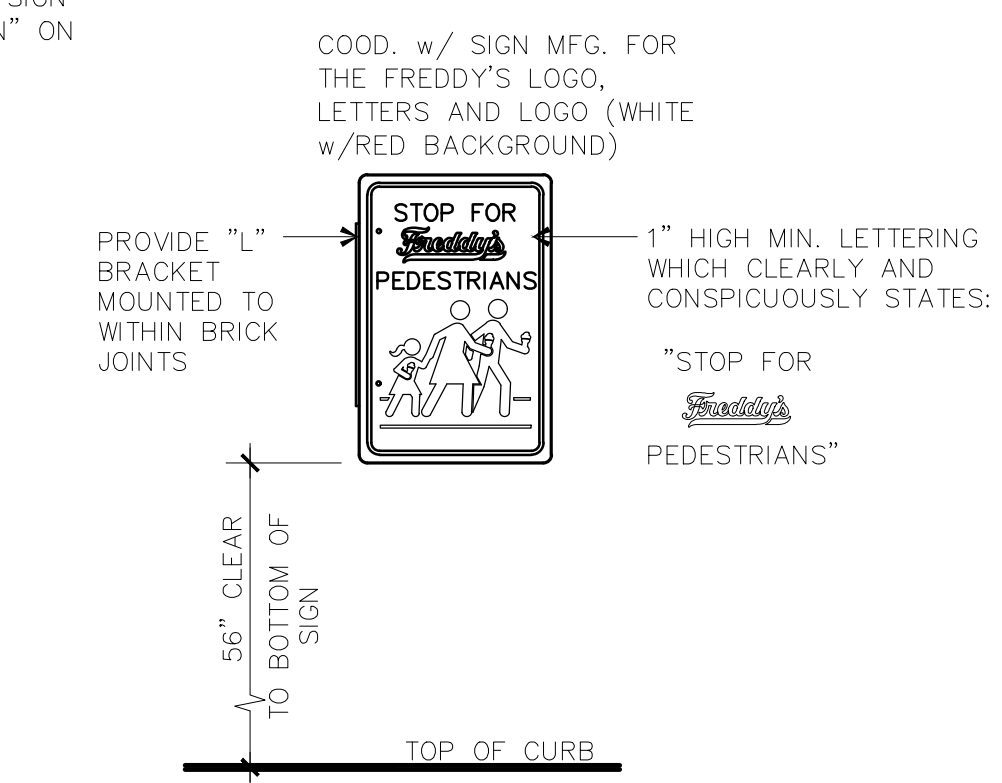
NOTE: ALL DIMENSIONS ARE FROM FACE OF BUILDING SLAB TO CENTERLINE OF SUPPORTS UNLESS NOTED ON PLAN. COORDINATE ACTUAL LOCATIONS WITH CURBS.
 NOTE: COORDINATE CONC. FDN. LOCATIONS & UNDERGROUND UTILITY SERVICES PRIOR TO BEGINNING CONSTRUCTION.



2 BOLLARD DETAIL
 3/4" = 1'-0"



1 ACCESSIBILITY PARKING SIGN
 SCALE: 1" = 1'-0"



1A STOP FOR PEDESTRIAN SIGN
 SCALE: 1" = 1'-0"



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

SITE PLAN DETAILS

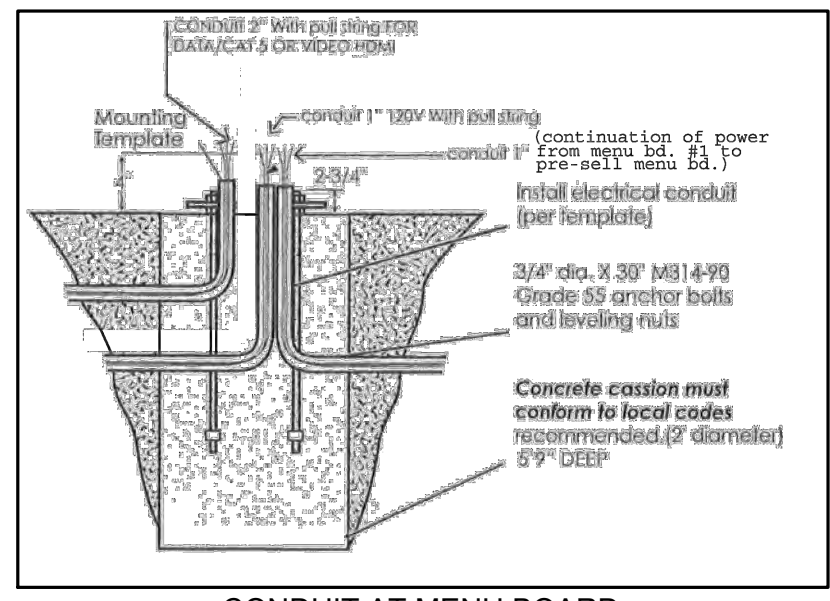
DATE
 5/23/2022 PERMIT SET
 8/8/2022 REVISION #1

Released for Permit
 09/22/2022 8:56:25 AM

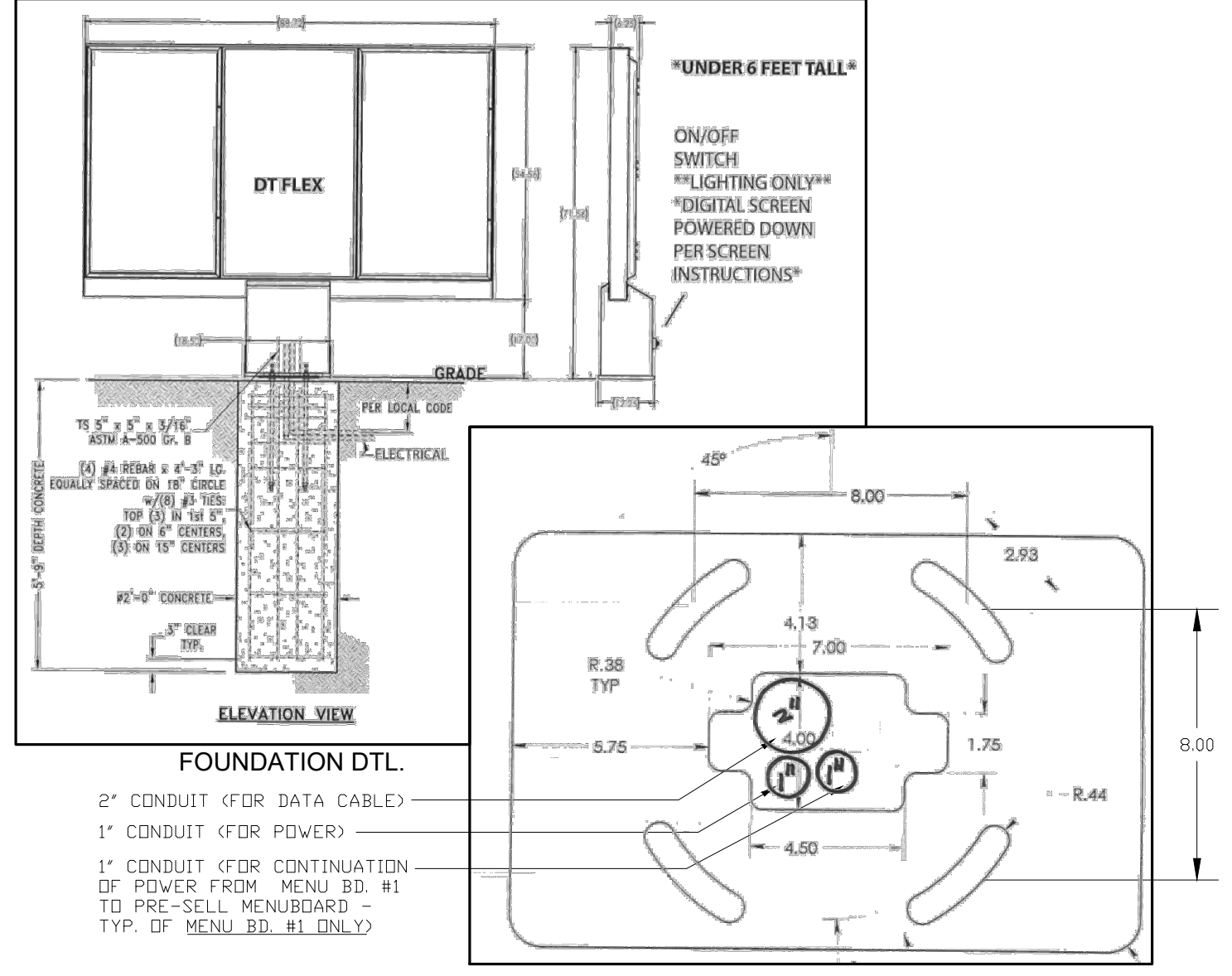
 michaela
 CONSTRUCTION

HIM
 DRAWN BY:
 RB
 CHECKED BY:

SHEET NO.
SA2



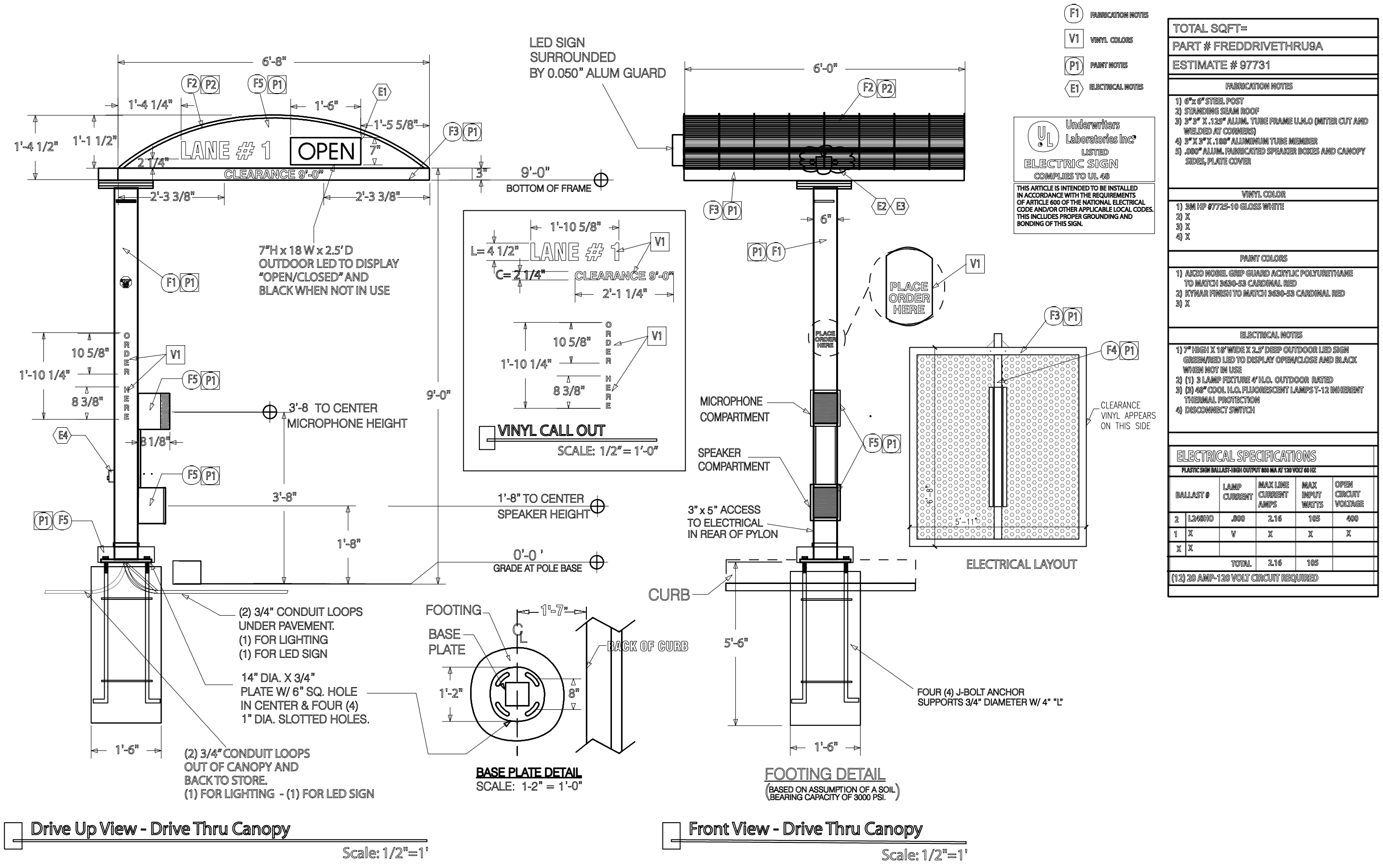
CONDUIT AT MENU BOARD



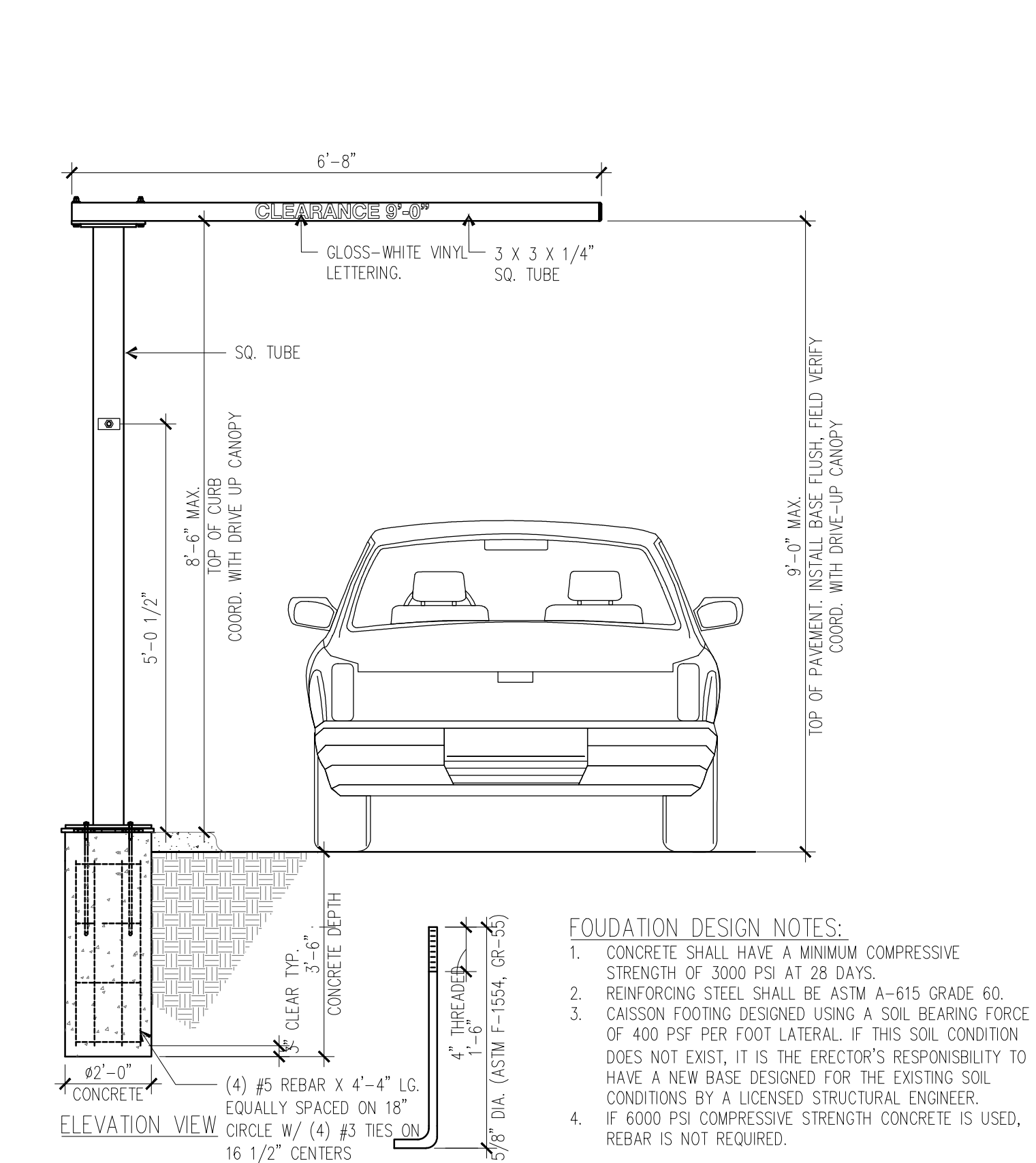
2 MENU BOARD DETAILS
 SCALE: N.D. SCALE

1 NOT USED

3 NOT USED



4 DRIVE-UP CANOPY DRAWINGS
 SCALE: 1/2\"/>



5 SINGLE ARM CLEARANCE BAR DETAILS
 N.T.S.

TOTAL SQFT=
PART # FREDDRIVETHRUBA
ESTIMATE # 97731

FINANCION NOTES			
1	6\"/>		
2	2\"/>		
3	2\"/>		
4	2\"/>		
5	2\"/>		
6	2\"/>		

VINYL COLORS			
1	3M 107 9773-19 GLOSS WHITE		
2	3M X		
3	3M X		
4	3M X		

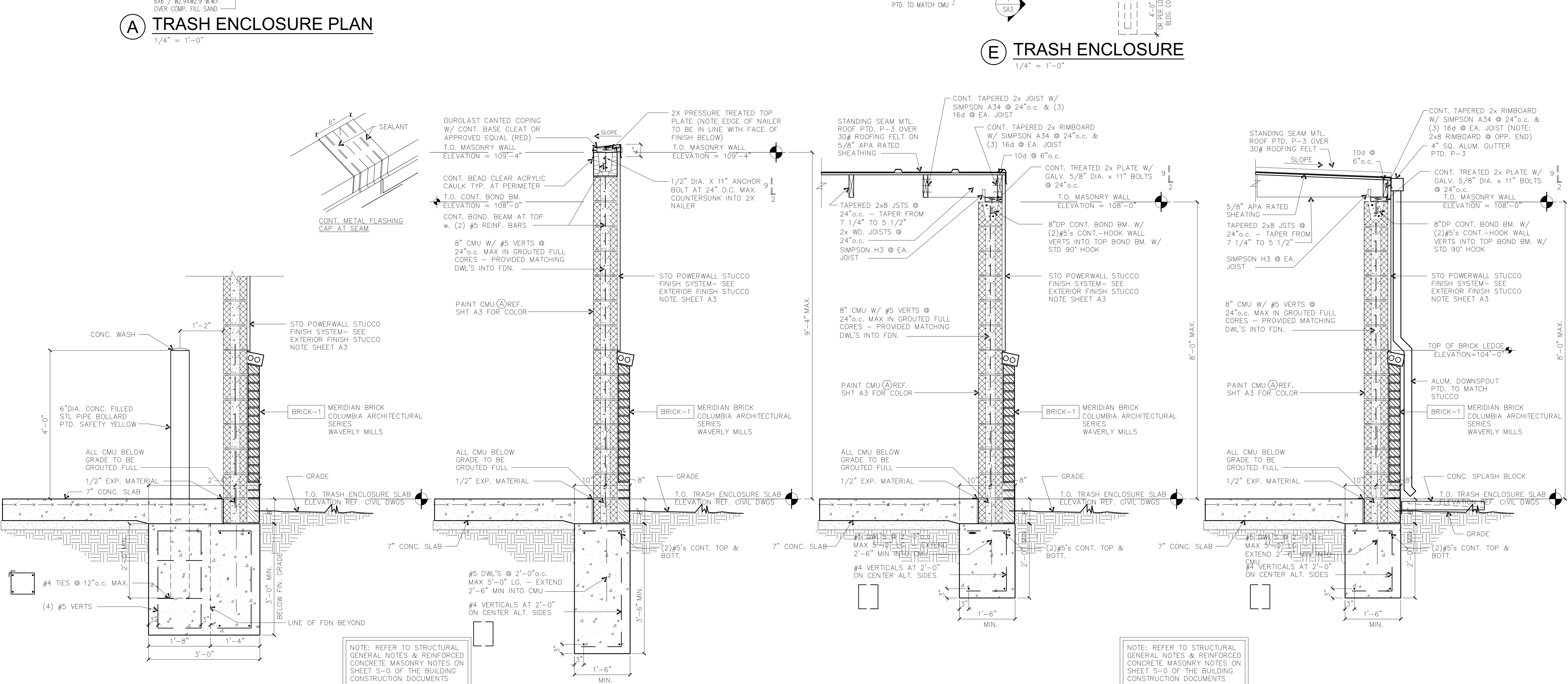
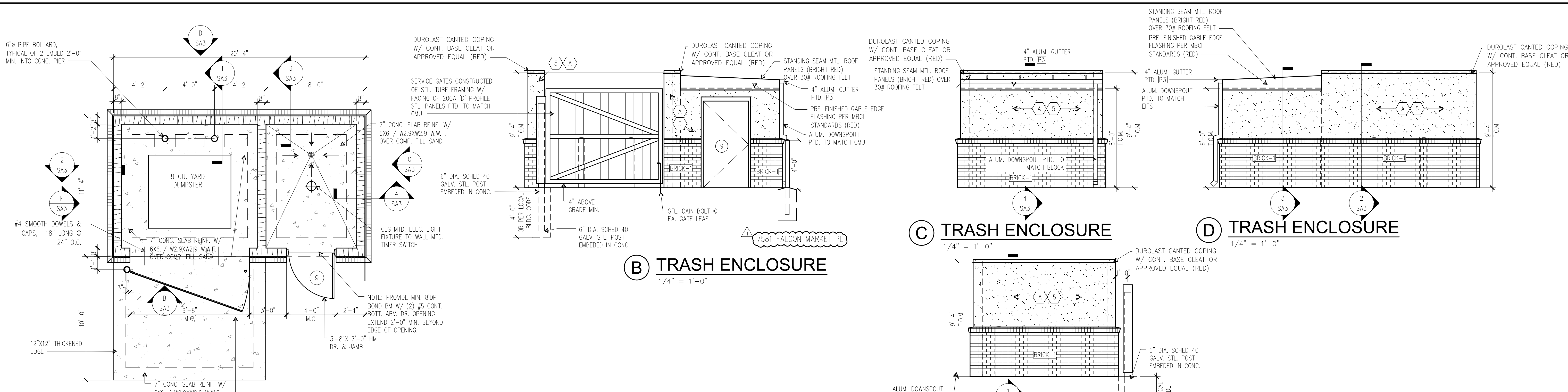
PAINT COLORS			
1	ALCO HOME, WSP, REAR, ACYCLIC POLYURETHANE		
2	RYAN PRIST, TO MATCO, SEM-SH CANONIAL RED		
3	3M X		

ELECTRICAL NOTES			
1	1\"/>		
2	1\"/>		
3	1\"/>		
4	1\"/>		

ELECTRICAL SPECIFICATIONS					
BALLAST #	LAMP CURRENT	MAX. LAMP CURRENT	MAX. INPUT WATTS	OPEN CIRCUIT VOLTAGE	
3	1500	1500	2,16	160	600
1	X	V	X	X	X
2	X	X	X	X	X
TOTAL			2,16	768	

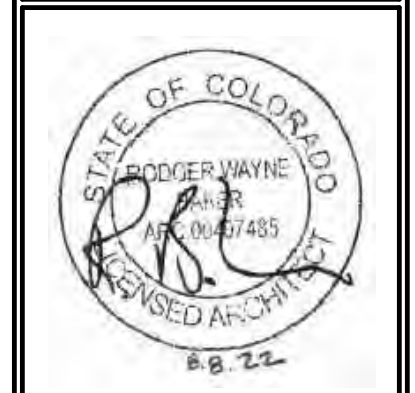
(1) 30 AMP-120 VOLT CIRCUIT REQUIRED

- FOUNDATION DESIGN NOTES:**
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 - REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60.
 - CAISSON FOOTING DESIGNED USING A SOIL BEARING FORCE OF 400 PSF PER FOOT LATERAL. IF THIS SOIL CONDITION DOES NOT EXIST, IT IS THE ERECTOR'S RESPONSIBILITY TO HAVE A NEW BASE DESIGNED FOR THE EXISTING SOIL CONDITIONS BY A LICENSED STRUCTURAL ENGINEER.
 - IF 8000 PSI COMPRESSIVE STRENGTH CONCRETE IS USED, REBAR IS NOT REQUIRED.



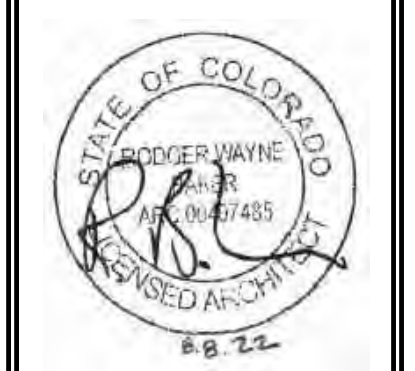
NOTE: REFER TO STRUCTURAL GENERAL NOTES & REINFORCED CONCRETE MASONRY NOTES ON SHEET S-0 OF THE BUILDING CONSTRUCTION DOCUMENTS

NOTE: REFER TO STRUCTURAL GENERAL NOTES & REINFORCED CONCRETE MASONRY NOTES ON SHEET S-0 OF THE BUILDING CONSTRUCTION DOCUMENTS



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

TRASH ENCLOSURE PLAN & DETAILS
DATE 5/23/2022 PERMIT SET 8/8/2022 REVISION #1
Released for Permit 09/22/2022 8:56:25 AM michaela CONSTRUCTION FHM
DRAWN BY: RB
CHECKED BY:
SHEET NO. SA3



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

FLOOR DRAIN LAYOUT PLAN

DATE
 5/23/2022 PERMIT SET
 8/8/2022 REVISION #1

Released for Permit
 09/22/2022 8:56:26 AM

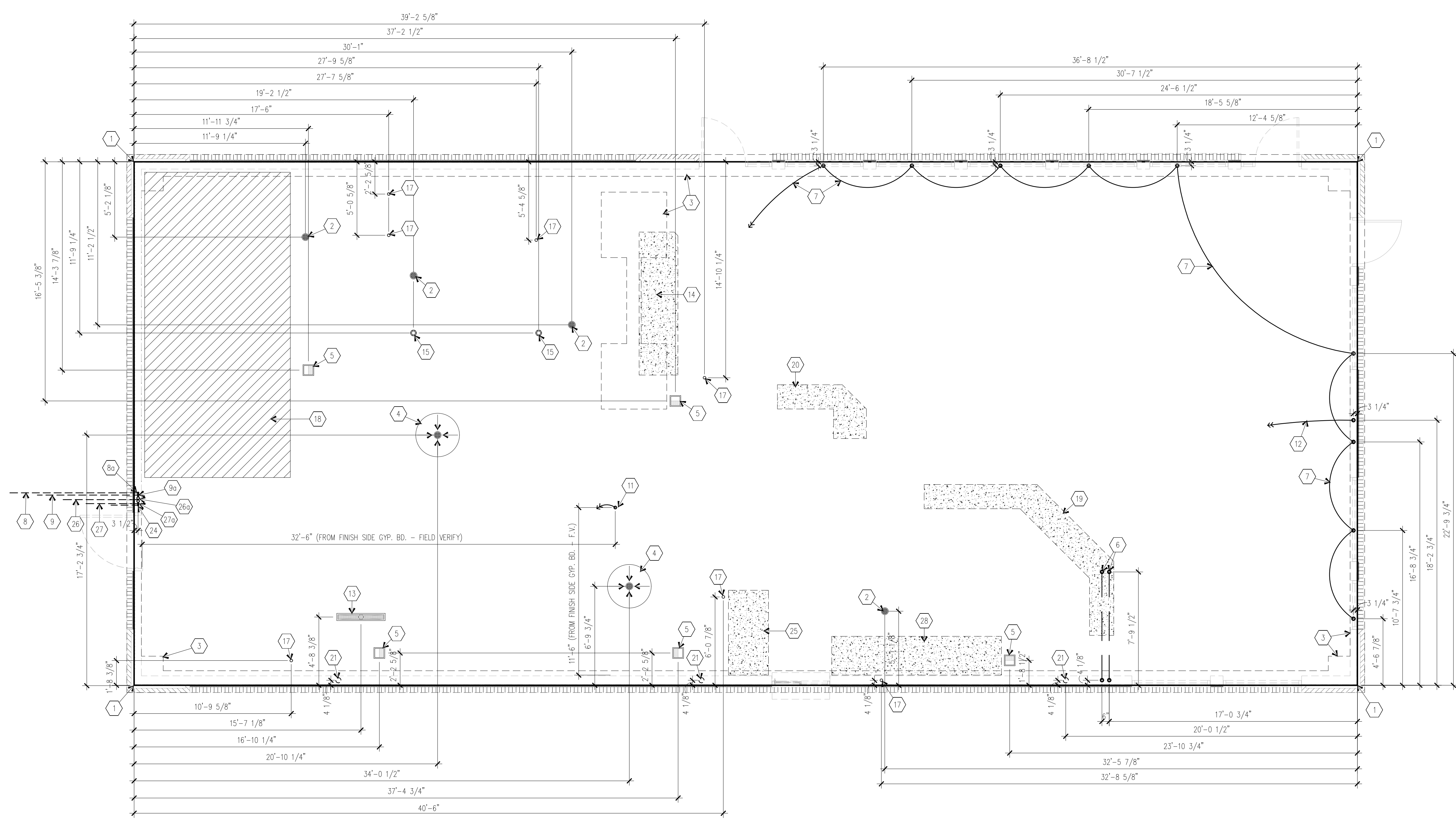
 michaela
 CONSTRUCTION
 HM

DRAWN BY:
 DW, RB
 CHECKED BY:

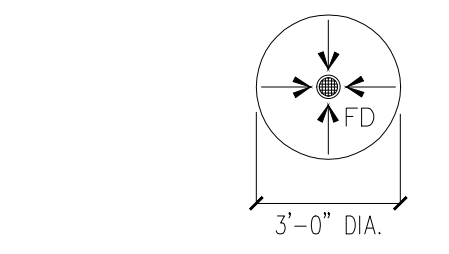
SHEET NO.
A0

PLAN KEY NOTES

- 1 DIMENSIONS ARE FROM OUTSIDE FACE OF CONCRETE SLAB UNLESS OTHERWISE NOTED
- 2 FLOOR DRAIN - NOTE: THIS FLOOR DRAIN TO BE FLUSH WITH FINISH FLOOR. (NO TAPERED SLOPE AROUND FLOOR DRAIN)
- 3 REFER TO STRUCTURAL FOR FOUNDATION SIZES, REINFORCEMENT, AND LOCATIONS.
- 4 SLOPED FLOOR DRAIN. REF. DETAIL 1/A0
- 5 FLOOR SINK.
- 6 PROVIDE UNDER SLAB CONDUIT FOR LOW-VOLTAGE & CASE WORK. POWER COORDINATE WITH ELECTRICAL SHEET E-1.
- 7 PROVIDE UNDER SLAB CONDUIT FOR WALL OUTLETS
- 8 CONTINUATION OF (1) 1" UNDERGROUND ELECTRICAL CONDUIT TO DRIVE THRU FOR POWER.
- 8a CONTINUATION OF (1) 1" PVC ELECTRICAL CONDUIT TO ABOVE CEILING.
- 9 CONTINUATION OF UNDERGROUND ELECTRICAL CONDUIT TO DRIVE THRU FOR DATA. USE (1) 1" PVC FOR SINGLE DRIVE THRU.
- 9a CONTINUATION OF (1) 1" PVC FOR SINGLE DRIVE THRU ELECTRICAL CONDUIT TO ABOVE CEILING.
- 10 NOT USED
- 11 ELECTRICAL STUB UP FROM UNDER SLAB FOR LOAD TABLE ON THE COOK-LINE E.C. TO VERIFY EXACT LOCATION
- 12 PROVIDE UNDER SLAB CONDUIT FOR FREDDY'S SIGN TO SWITCH WALL
- 13 TRENCH DRAIN
- 14 DRINK COUNTER RAISED 6" SLAB. REF. SHEET A1.
- 15 4" BELOW SLAB FOR WATER CLOSET WASTE LINES
- 16 NOT USED
- 17 2" BELOW SLAB FOR LAVATORY, HAND SINKS, & MOP SINK WASTE LINES
- 18 HATCHED AREA MUST BE LEVEL WITHIN 1/4" FOR NEW COOLER-FREEZER. REF. KITCHEN PLANS
- 19 SERVICE COUNTER RAISED 6" SLAB. REF. SHEET A1.
- 20 PICK-UP COUNTER RAISED 6" SLAB. REF. SHEET A1
- 21 4" ROOF DRAIN LEADER
- 22 NOT USED
- 23 NOT USED
- 24 1" PVC ELECTRICAL CONDUIT FOR IRRIGATION SYSTEM
- 25 DRIVE-THRU COUNTER RAISED 6" SLAB. REF. SHEET A1
- 26 CONTINUATION OF UNDERGROUND ELECTRICAL CONDUIT TO DRIVE THRU MENUBOARDS FOR HDMI CONNECTOR. INSTALL (1) 2" PVC FOR SINGLE DRIVE THRU.
- 26a CONTINUATION OF (1) 2" PVC FOR SINGLE DRIVE THRU ELECTRICAL CONDUIT TO ABOVE CEILING.
- 27 CONTINUATION OF (1) 1" UNDERGROUND ELECTRICAL CONDUIT TO DRIVE THRU FOR AUDIO.
- 27a CONTINUATION OF (1) 1" PVC ELECTRICAL CONDUIT TO ABOVE CEILING.
- 28 CUSTARD COUNTER RAISED 6" SLAB, REF. DTL. 3/A9
- 29 NOT USED
- 30 NOT USED

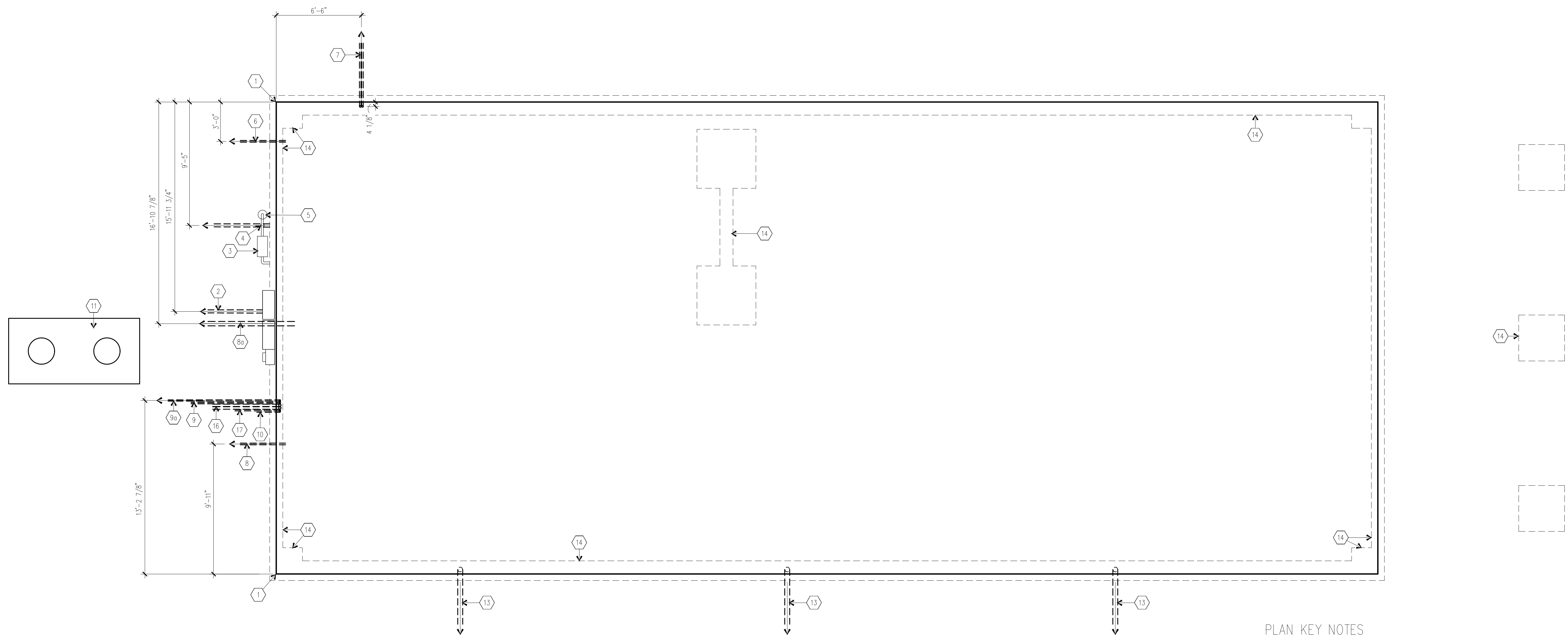


A FLOOR DRAIN LOCATION PLAN
 1/4" = 1'-0"
 NORTH



1 TYP. SLOPED FLOOR DRAIN
 1/4" = 1'-0"

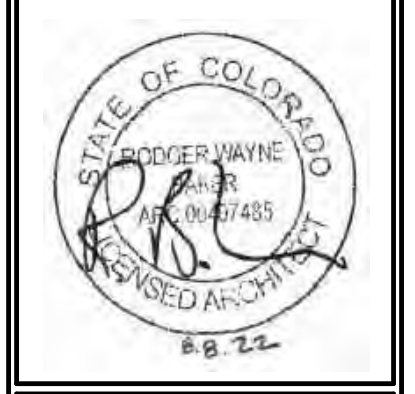
NOTE:
 DROP TOP OF DRAIN
 5/8" BELOW TOP OF
 CONCRETE SLAB



A UTILITIES ENTRY LOCATION PLAN
 1/4" = 1'-0"
 NORTH

- PLAN KEY NOTES**
- 1 DIMENSIONS ARE FROM OUTSIDE FACE OF CONCRETE SLAB UNLESS OTHERWISE NOTED
 - 2 ELECTRICAL SERVICE
 - 3 GAS METER
 - 4 GAS REGULATOR
 - 5 STRAINER
 - 6 1 1/2" WATER SUPPLY
 - 7 (2) 2" PHONE CONDUITS UP IN WALL
 - 8 4" WASTE LINE
 - 8a 4" WASTE GREASE LINE TO GREASE INTERCEPTOR
 - 9 CONTINUATION OF UNDERGROUND ELECTRICAL CONDUIT TO DRIVE THRU FOR DATA. (1) 1" PVC FOR SINGLE DRIVE THRU.
 - 9a CONTINUATION OF (1) 1" UNDERGROUND ELECTRICAL CONDUIT TO DRIVE THRU FOR POWER.
 - 10 1" IRRIGATION ELECTRICAL CONDUIT EXTEND TO NEAREST LANDSCAPE ISLAND
 - 11 PROPOSED GREASE INTERCEPTOR
 - 13 4" ROOF DRAIN LEADER CONNECTED TO STORM SEWER LINES
 - 14 FOOTING REF. STRUCT.
 - 15 NOT USED
 - 16 CONTINUATION OF UNDERGROUND ELECTRICAL CONDUIT TO DRIVE THRU MENUBOARDS FOR HDMI CONNECTOR. INSTALL (1) 2" PVC FOR SINGLE DRIVE THRU.
 - 17 CONTINUATION OF (1) 1" UNDERGROUND ELECTRICAL CONDUIT TO DRIVE THRU FOR AUDIO.

FREDDY'S FROZEN CUSTARD
 7575 FALCON MARKET PL.
 FALCON, COLORADO



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

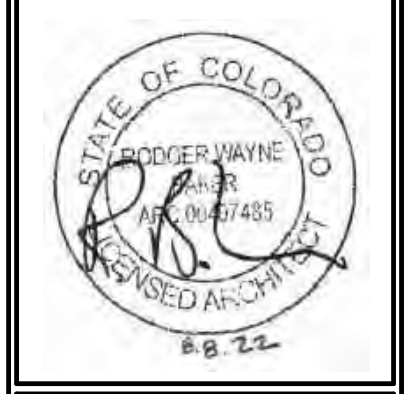
UTILITIES ENTRY PLAN

DATE
 5/23/2022 PERMIT SET
 8/8/2022 REVISION #1

Released for Permit
 09/22/2022 8:56:26 AM
 michaela
 CONSTRUCTION
 HM

DRAWN BY:
 RB
 CHECKED BY:

SHEET NO.
A0.1



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

STUD WALL LAYOUT

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:26 AM
michaela
CONSTRUCTION
HM

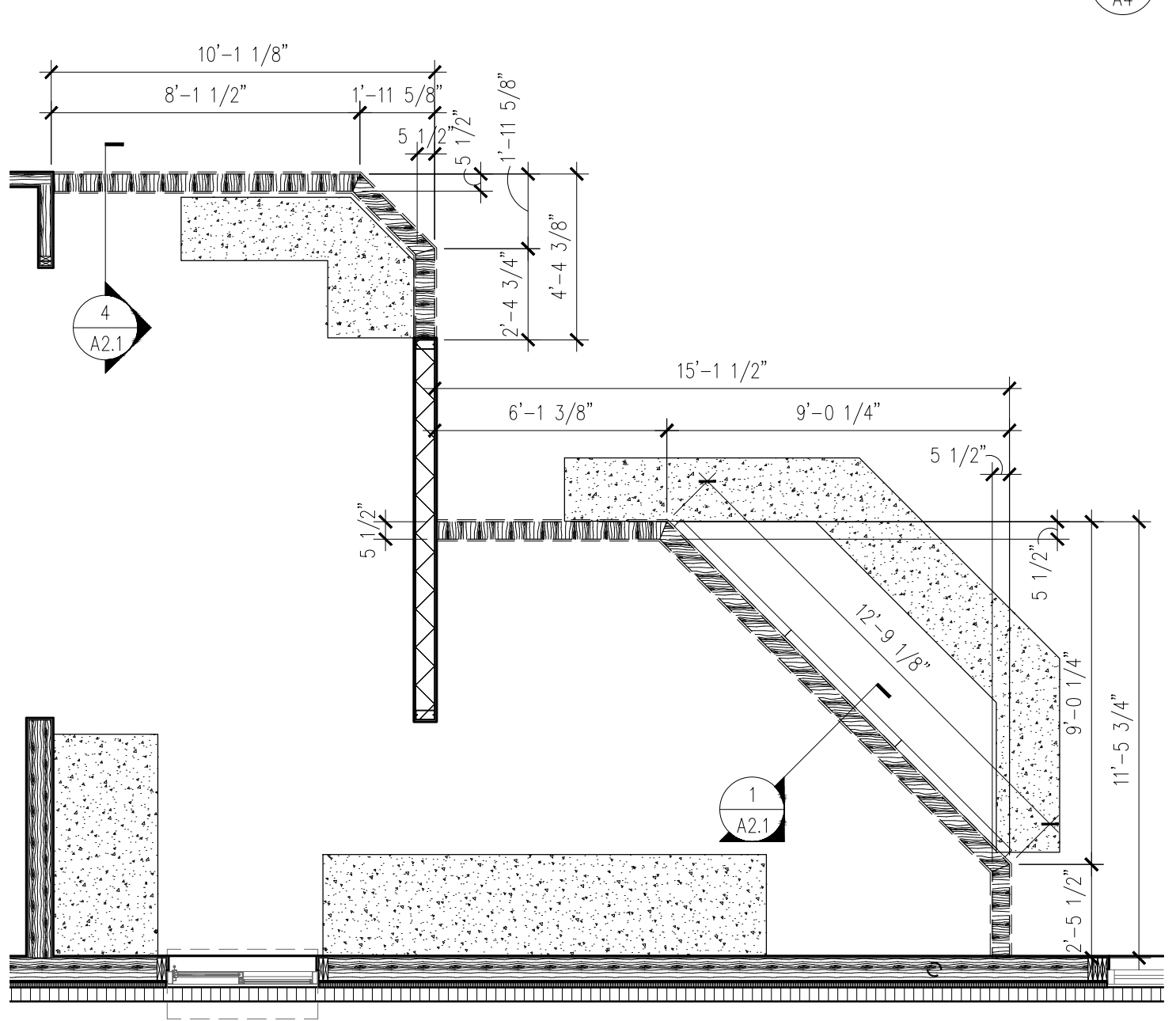
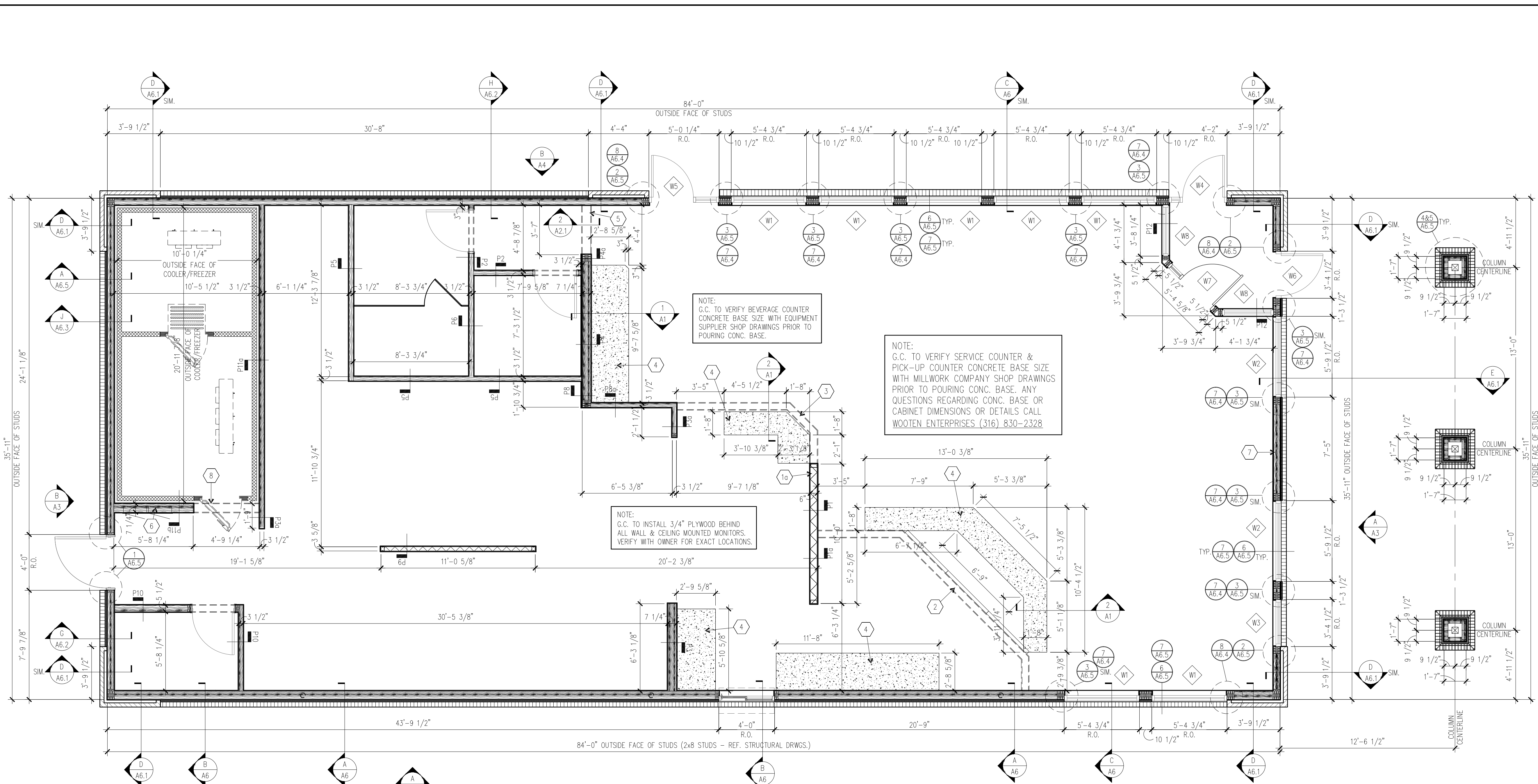
DRAWN BY:
RB
CHECKED BY:

SHEET NO.
A1.0

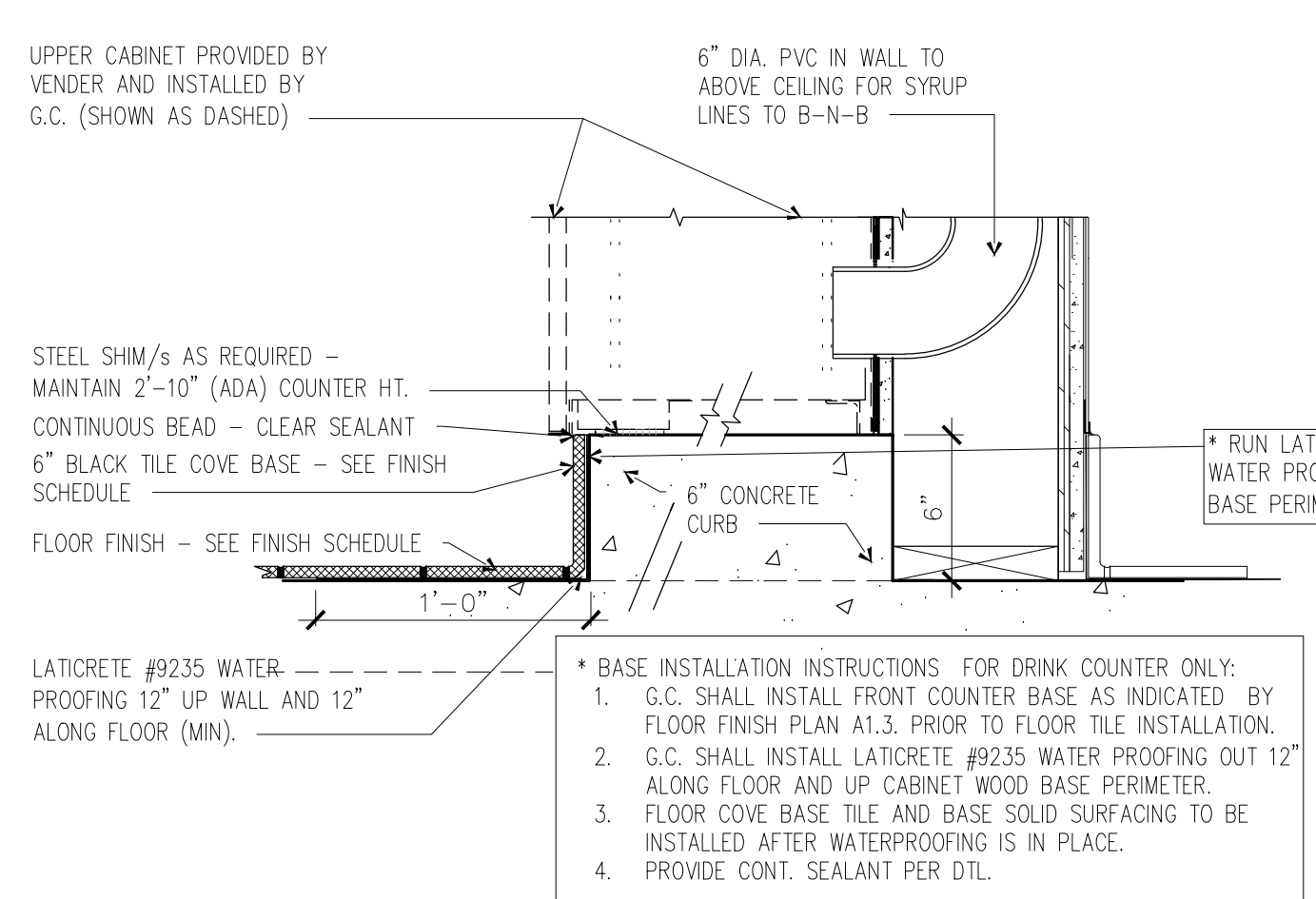
- GENERAL PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE ON PLAN
 - REFER TO SHEET A11 FOR WALL PARTITIONS
 - REFER TO SHEET A7 THRU A8 (INTERIOR WALL ELEVATIONS) FOR BLOCKING REQUIREMENTS.
 - G.C. TO VERIFY OPENING LOCATION WITH COOLER MFR.

- PLAN KEYNOTES:**
- NOT USED
 - PROVIDE 3/4" PLYWOOD BACKING FOR WALL MOUNTED MONITOR @ 5'-0" TO 6'-6" A.F.F. & MIN. OF 24" FROM CORNER. PLYWOOD BACKING TO BE RECESSED 5/8" FROM FINISH FACE OF WALL.
 - UPPER SOFFIT WALL FRAMING ABOVE SERVICE COUNTER. SEE BULKHEAD FRAMING DIMENSIONS THIS SHEET.
 - UPPER SOFFIT WALL FRAMING ABOVE PICKUP COUNTER. SEE BULKHEAD FRAMING DIMENSIONS THIS SHEET.
 - 6" RAISED CONC. SLAB. G.C. TO VERIFY SIZE WITH VENDOR SUPPLIED DRAWINGS.
 - UPPER SOFFIT WALL FRAMING ABOVE ENTRY TO HALL
 - REF. DETAIL B/A1.0 FOR FRAMING AT ELECTRICAL PANELS
 - PROVIDE SOLID BACKING BEHIND AREA OF "FREDDY'S" SIGN. SOLID BACKING TO CONSIST OF 1/2" PLYWOOD (BTWN STUDS) W/ 2X BLK'G CUT TIGHT TO FIT AND TOE NAILED BTWN STUDS TO SUPPORT PLYWOOD. FACE OF PLYWOOD TO BE FLUSH WITH FACE OF STUD FRAMING. REF. SHT. A/A7
 - ACCESS PANEL IN HEADER ABOVE WALK-IN COOLER - REFERENCE REFL. CLG. PLAN & DTL. 7/A2.1

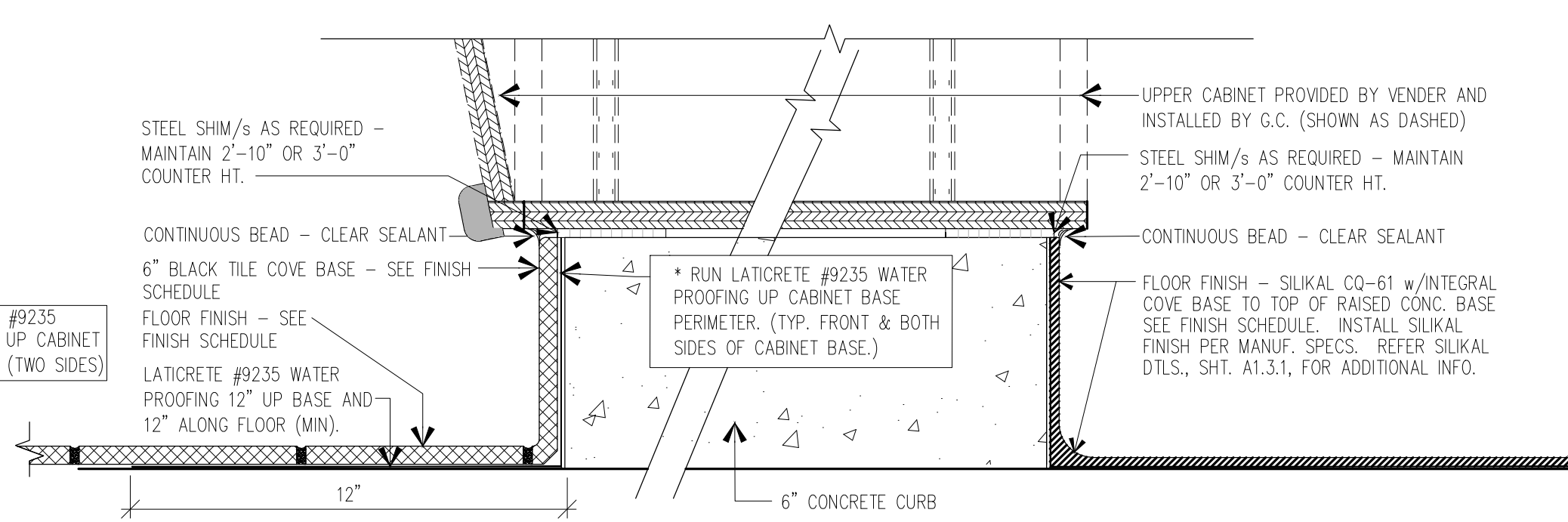
- FRAMING LEGEND:**
- 2x WOOD STUDS @ 16" O.C. SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
 - NEW METAL STUDS SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
 - NEW COOLER WALLS
 - BRICK - SEE EXTERIOR FINISH SCHEDULE SHEET A3.0



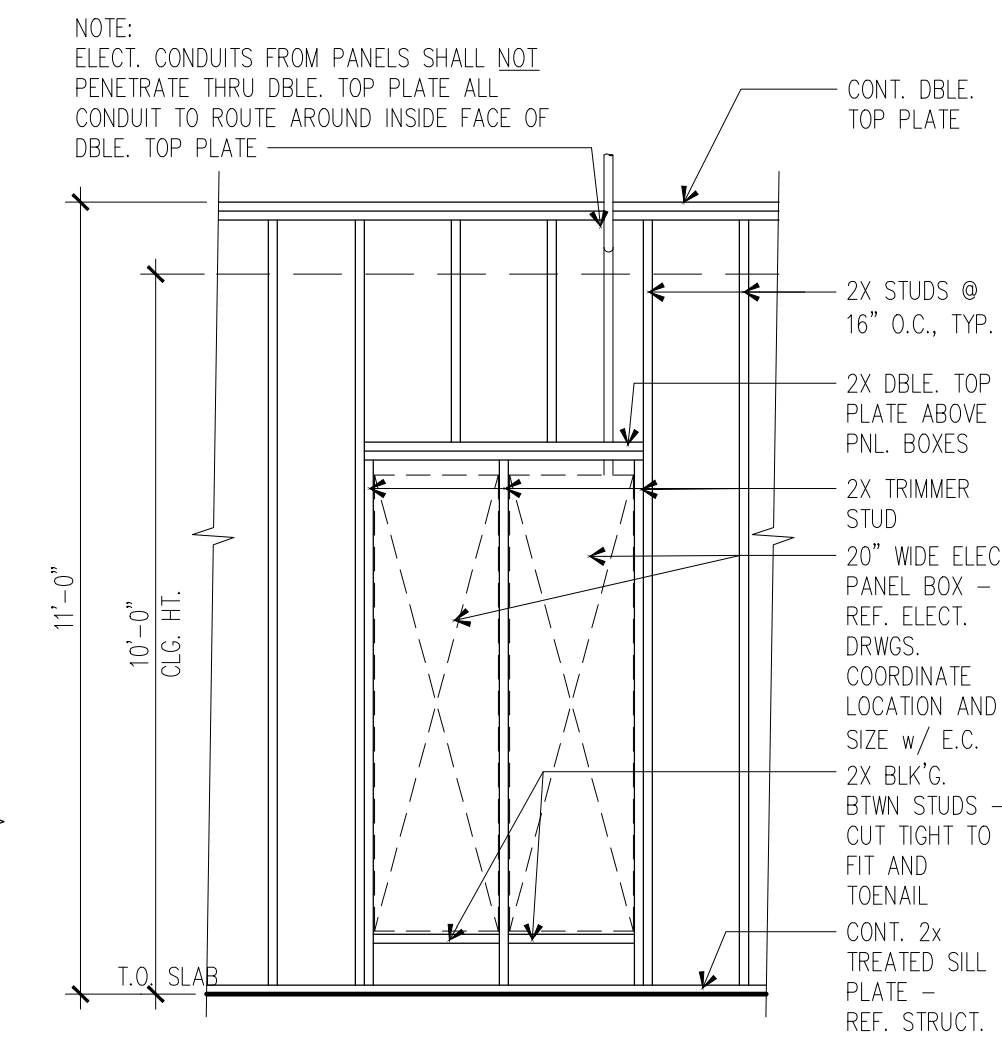
A STUD WALL LAYOUT PLAN
1/4" = 1'-0"
NORTH



1 DRINK COUNTER BASE DTL.
1 1/2" = 1'-0"
FOR DRINK COUNTER ONLY



2 FRONT COUNTER BASE DTL.
3" = 1'-0"
FOR FRONT COUNTER ONLY

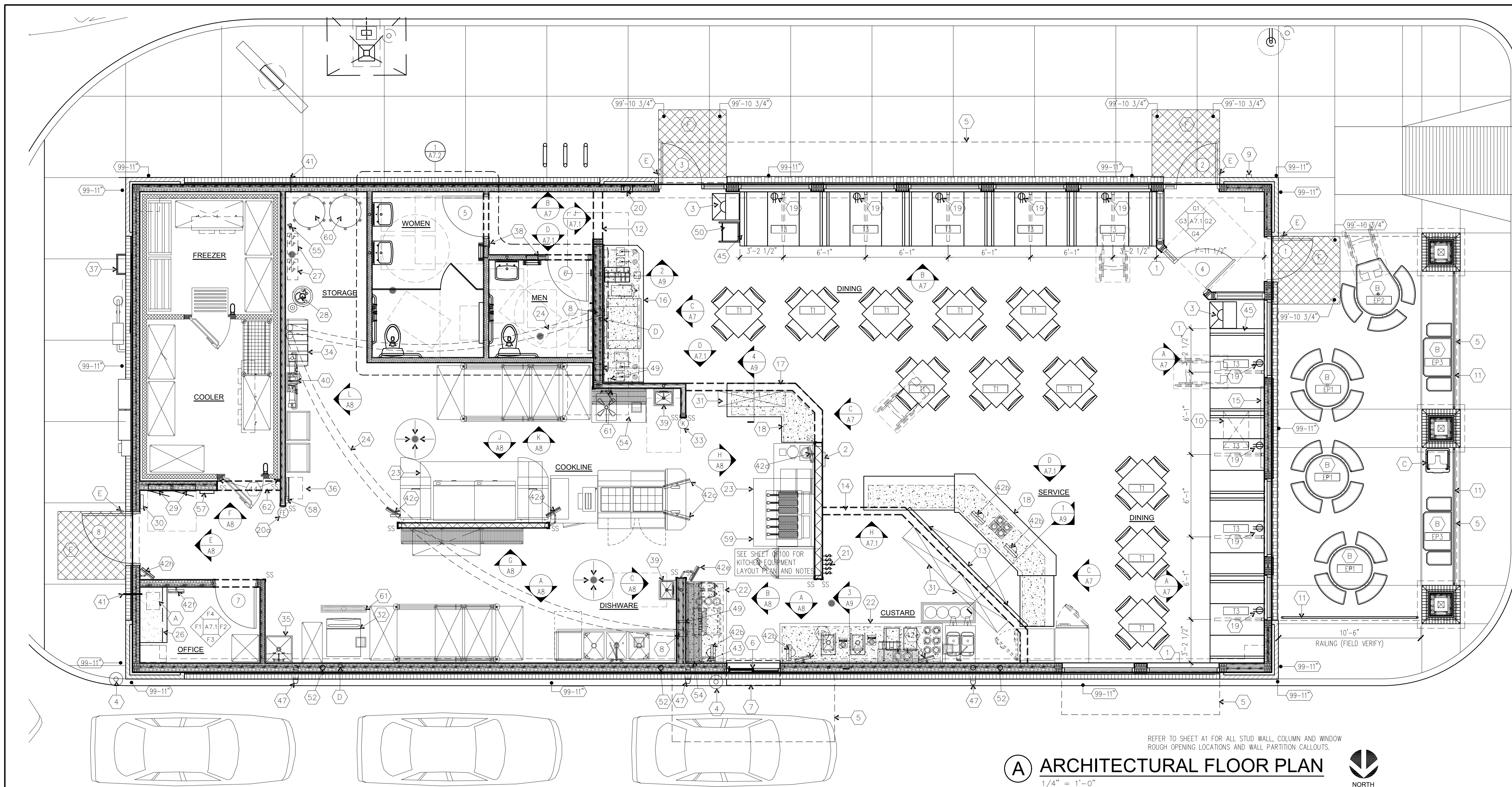


B ELECT. PNL. FRM'G. ELEV.
3/8" = 1'-0"
NOTE: REFER TO VENDORS LIST (SHT. RM1) & ELECT. DRWS FOR INFORMATION REGARDING ELECTRICAL PANELS, CONTACT INFO., ETC.

BULKHEAD FRAMING DIMENSIONS ABOVE SERVICE AND PICK UP COUNTERS
DIMENSIONS SHOWN ON PLAN FOR OVERHEAD BULKHEADS AT MENU BOARD AND PICK-UP COUNTERS ARE TO FACE OF STUDS UNLESS NOTED

- * BASE INSTALLATION INSTRUCTIONS FOR DRINK COUNTER ONLY:**
- G.C. SHALL INSTALL FRONT COUNTER BASE AS INDICATED BY FLOOR FINISH PLAN A1.3. PRIOR TO FLOOR TILE INSTALLATION.
 - G.C. SHALL INSTALL LATICRETE #9235 WATER PROOFING OUT 12" ALONG FLOOR AND UP CABINET WOOD BASE PERIMETER.
 - FLOOR COVE BASE TILE AND BASE SOLID SURFACING TO BE INSTALLED AFTER WATERPROOFING IS IN PLACE.
 - PROVIDE CONT. SEALANT PER DTL.

- * BASE INSTALLATION INSTRUCTIONS FOR FRONT COUNTER ONLY:**
- G.C. SHALL INSTALL FRONT COUNTER BASE AS INDICATED BY FLOOR FINISH PLAN A1.3. PRIOR TO FLOOR TILE INSTALLATION.
 - G.C. SHALL INSTALL LATICRETE #9235 WATER PROOFING OUT 12" ALONG FLOOR AND UP CABINET BASE PERIMETER.
 - FLOOR COVE BASE TILE AND BASE SOLID SURFACING TO BE INSTALLED AFTER WATERPROOFING IS IN PLACE.
 - PROVIDE CONT. SEALANT PER DTL.



A ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"

REFER TO SHEET A1 FOR ALL STUD WALL, COLUMN AND WINDOW
ROUGH OPENING LOCATIONS AND WALL PARTITION CALLOUTS.

AREA CALCULATIONS (NET)	
VESTIBULE	48 SQ. FT.
DINING	1059 SQ. FT.
CUSTARD	187 SQ. FT.
COOKLINE	375 SQ. FT.
DISHWARE/STORAGE	301 SQ. FT.
STORAGE	10 SQ. FT.
MECHANICAL	160 SQ. FT.
OFFICE	50 SQ. FT.
RESTROOMS	155 SQ. FT.
HALL	37 SQ. FT.
COOLER/FREEZER	220 SQ. FT.
TAXI DRIVE THRU WINDOW	42 SQ. FT.
FREDDY'S AREA (NET)	2,704 SQ. FT.
FREDDY'S AREA (GROSS)	3,027 SQ. FT.

SEATING CALCULATIONS	
IN STORE	
3 4 SEAT BOOTHS	36
11 4 SEAT TABLES	44
TOTAL IN STORE SEATING	80
PATIO	
4 4 SEAT TABLES	16
2 2 SEAT TABLES	4
TOTAL PATIO SEATING	20
TOTAL SEATING	100

- FRAMING LEGEND:**
- = 2x WOOD STUDS @ 16" O.C. SEE STUD LAYOUT PLAN A1.0 & WALL PARTITIONS A11 FOR WALL WIDTHS AND NOTES
 - = NEW METAL STUDS SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
 - = 2x WOOD STUDS @ 16" O.C. W/FULL BATT INSUL. SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
 - = NEW COOLER WALLS
 - = BRICK - SEE EXTERIOR FINISH SCHEDULE SHEET A3.0

GENERAL PLAN NOTES:

- (A) SAFE BY OWNER INSTALLED TO FLOOR BY G.C. (VERIFY)
- (B) WAUSAU TILE CEMENT TABLE (BY OWNER)
- (C) WAUSAU TILE CEMENT RECEPTACLE (BY OWNER)
- (D) 3" PVC ELBOW WHERE LIQUID REFRIG. LINES COME THRU WALL - REFER TO DETAIL BY KITCHEN EQUIP. SUPPLIER SHEET 2Q00
- (E) HEAVY DUTY FLOOR DOOR STOP
- (F) PROVIDE 5' X 5' SMOOTH LEVEL CONCRETE LANDING AT REQUIRED EXITS TO MEET ADA REQUIREMENTS
- (FE) NEW MIN. TYPE 2A 10BC WALL MOUNT FIRE EXTINGUISHER PROVIDED BY VENDOR AND INSTALLED BY GC. I.O. 60" A.F.F. MAX. PROTRUSION INTO PATH OF CIRCULATION 4" MAX. G.C. TO PROVIDE MIN. OF (2) FIRE EXTINGUISHERS. G.C. TO VERIFY & COORDINATE LOCATIONS AND QUANTITIES WITH LOCAL FIRE MARSHAL.
- (K) NEW TYPE K WALL MOUNT FIRE EXTINGUISHER PROVIDED BY VENDOR AND INSTALLED BY GC. I.O. 60" A.F.F. MAX. PROTRUSION INTO PATH OF CIRCULATION 4" MAX.
- SS STAINLESS STEEL CORNER GUARDS REFER TO SHEET A7.0 FOR CORNER EDGE DETAILS.

- PLAN KEYNOTES:**
- 1 DIMENSIONS ARE FROM OUTSIDE FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED
 - 2 CLOCK MTD. AT 8'-6" A.F.F.
 - 3 TRASH RECEPTACLE
 - 4 CONC. FILLED PIPE BOLLARD, REF. DET. 2/SA1
 - 5 BACKLIT AWNING ABOVE
 - 6 READY ACCESS MODEL 275/ SINGLE PANEL SLIDER, 48"W x 60" H R.D. (INCL. AIR CURTAIN ABOVE), MANUAL OPEN/ ELECTRONIC RELEASE, MOD. 275-R/L, OPENS ON SIDE THE CAR APPROACHES
 - 7 READY ACCESS MODEL AA300 - 275 PASS-THRU AIR CURTAIN SYSTEM
 - 8 6" PVC SYRUP LINE CHASE TO 6" ABOVE CLG. - NOTE: G.C. TO COORDINATE LOCATION IN WALL WITH KITCHEN EQUIP. CABINET SHOP DRAWINGS TO AVOID CONFLICT(S) WITH CABINET BRACING AND SUPPORTS
 - 9 RECESSED KNOX BOX OR @ LOC. DESIGNATED BY FIRE MARSHAL
 - 10 ACCESS HATCH (ABOVE)
 - 11 REF. TO DETAILS 5/A3 FOR GUARD RAIL DTLS.
 - 12 SOFFIT ABOVE SEE 2/A2.1
 - 13 DIGITAL MENU BOARD ABOVE
 - 14 MENU BD. SOFFIT ABOVE SEE BULKHEAD FRAMING A1.0 FOR DIMENSIONS; REF. 1/A2.1 FOR DETAILS
 - 15 FREDDY'S SIGN (ABOVE) BY OWNER INSTALLED BY SIGN MANUFACTURER
 - 16 SS DRINK COUNTER PROVIDED BY EQUIP. SUPPLIER REF. OF SHEETS
 - 17 PICKUP COUNTER SOFFIT ABOVE SEE BULKHEAD FRAMING A1.0 FOR DIM'S; REF. 4/A2.1 FOR DTLS.
 - 18 SEE SHT. A10 FOR COUNTER DETAILS AND DIMENSIONS
 - 19 OUTLET/USB ABOVE BOOTH AT 36" A.F.F. REF. A7.0
 - 20 2A10BC FIRE EXTINGUISHER (IN RECESSED WALL CABINET)
 - 21 2A10BC FIRE EXTINGUISHER (WALL MTD. W/ BRACKET)
 - 22 SWITCH BANK
 - 23 CUSTARD AND DRIVE THRU COUNTERS BY EQUIPMENT SUPPLIER REF. OF SHEETS
 - 24 EXHAUST HOOD ABOVE
 - 25 SYRUP LINES ABOVE CLG.
 - 26 NOT USED
 - 27 PLASTIC LAMINATE COUNTERTOP
 - 28 HOT WATER HEATER (TANKLESS)
 - 29 CO2 TANK & RESERVE BACK UP TANK
 - 30 20" WIDE ELECTRICAL PANEL BOXES
 - 31 IRRIGATION CONTROL BOX
 - 32 UPPER SHELVES BEHIND MENU BOARD AND ABOVE PICKUP COUNTER
 - 33 ICE MACHINE
 - 34 TYPE "K" FIRE EXTINGUISHER (WALL MTD. W/ BRACKET)
 - 35 BAG N BOX
 - 36 MOP SINK
 - 37 FREDUCATION STATION & CHAIR
 - 38 ROOF LADDER
 - 39 ADA TACTILE RR SIGN
 - 40 HAND SINK
 - 41 WATER FILTER - FIELD VERIFY EXACT LOCATION, REF. KITCHEN ELEVATION, SHT. A8
 - 42 3/4" PVC FOR VIDEO CAMERA. VERIFY EXACT LOC.
 - 42a WALL MOUNTED POS SCREEN
 - 42b DESK MOUNTED POS SCREEN
 - 42c POLE MOUNTED MENU SCREEN
 - 42d WALL MOUNTED MENU SCREEN
 - 42e WALL MOUNTED DRINK SCREEN
 - 42f WALL MOUNTED OFFICE SCREEN
 - 42g WALL MOUNTED DRIVE THRU CAMERA SCREEN
 - 42h WALL MOUNTED SECURITY SCREEN
 - 43 WALL MOUNTED HEADSET STATION @ 96"
 - 44 SS FILLER PANEL BY G.C. REF. DETAIL 5/A7
 - 45 FINISH [] BACK OF BOOTH. REF. FINISH SCHEDULE SHEET A1.2
 - 46 NOT USED
 - 47 ROOF DRAIN OVERFLOW W/LAMBS TONGUE
 - 48 GREASE INTERCEPTOR - F.VERIFY LOCATION, REF. PLUMB. AND CIVIL PLANS
 - 49 3" PVC THRU-WALL FOR SODA DRAIN LINE
 - 50 CHILD HIGH CHAIRS. PROVIDE BY OWNER
 - 51 NOT USED
 - 52 ROOF DRAIN LEADER
 - 53 NOT USED
 - 54 PREP. SINK
 - 55 1 1/2" WATER SUPPLY
 - 56 NOT USED
 - 57 NOT USED
 - 58 LIGHTING CONTROLS
 - 59 DOOR CHIME
 - 60 FIELD VERIFY & COORDINATE LOCATION OF EXHAUST HOOD WITH KITCHEN EQUIP. SUPPLIER TO AVOID CONFLICT OF HOOD PANEL W/ KITCHEN EQUIP. BELOW
 - 61 OIL RECOVERY TANKS
 - 62 TRENCH DRAIN
 - 63 SOFFIT ABOVE REF. DETAIL 3 & 7/A2.1

BDS
BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1004 E. First Street, Suite 100, Fort Collins, CO 80526
970.226.8888
rodger@bakermichael.com

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

ARCH FLOOR PLAN

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:26 AM
michaela
CONSTRUCTION
HM
DRAWN BY:
RB
CHECKED BY:

SHEET NO.
A1.1

HARDWARE SCHEDULE

Hardware Set H-1: ALL EXTERIOR STOREFRONT ENTRY DOORS. Table with columns: QUAN., DESCRIPTION, MANUF., NUMBER, REMARKS.

Hardware Set H-2: ALUM. STOREFRONT INNER VESTIBULE DOORS. Table with columns: QUAN., DESCRIPTION, MANUF., NUMBER, REMARKS.

Hardware Set H-3: BACK EXTERIOR DOOR. Table with columns: QUAN., DESCRIPTION, MANUF., NUMBER, REMARKS.

Hardware Set H-5: MENS & WOMENS (SINGLE USE RRM.). Table with columns: QUAN., DESCRIPTION, MANUF., NUMBER, REMARKS.

Hardware Set H-6: OFFICE DOOR. Table with columns: QUAN., DESCRIPTION, MANUF., NUMBER, REMARKS.

Hardware Set H-8: TRASH ENCLOSURE DOOR. Table with columns: QUAN., DESCRIPTION, MANUF., NUMBER, REMARKS.

NOTES: 1. ALL DOOR HARDWARE TO CONFORM TO FEDERAL A.D.A. ACCESSIBILITY GUIDELINES... 2. VERIFY HARDWARE FINISH (SATIN CHROMIUM US26D) WITH OWNER...

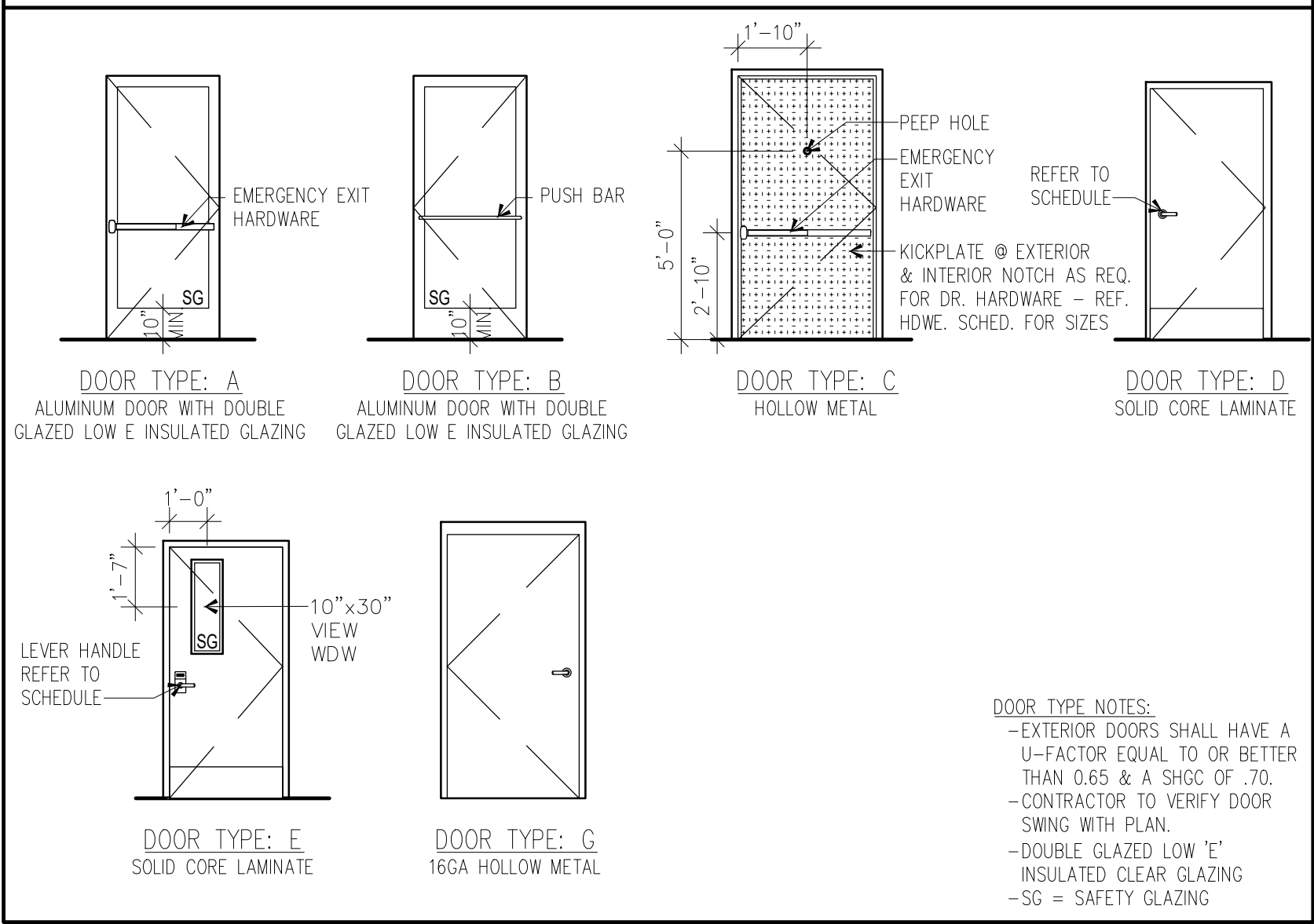
DOOR SCHEDULE

Table with columns: DOOR#, SIZE, DOOR TYPE, FRAME TYPE, HDWE. SET, COMMENTS.

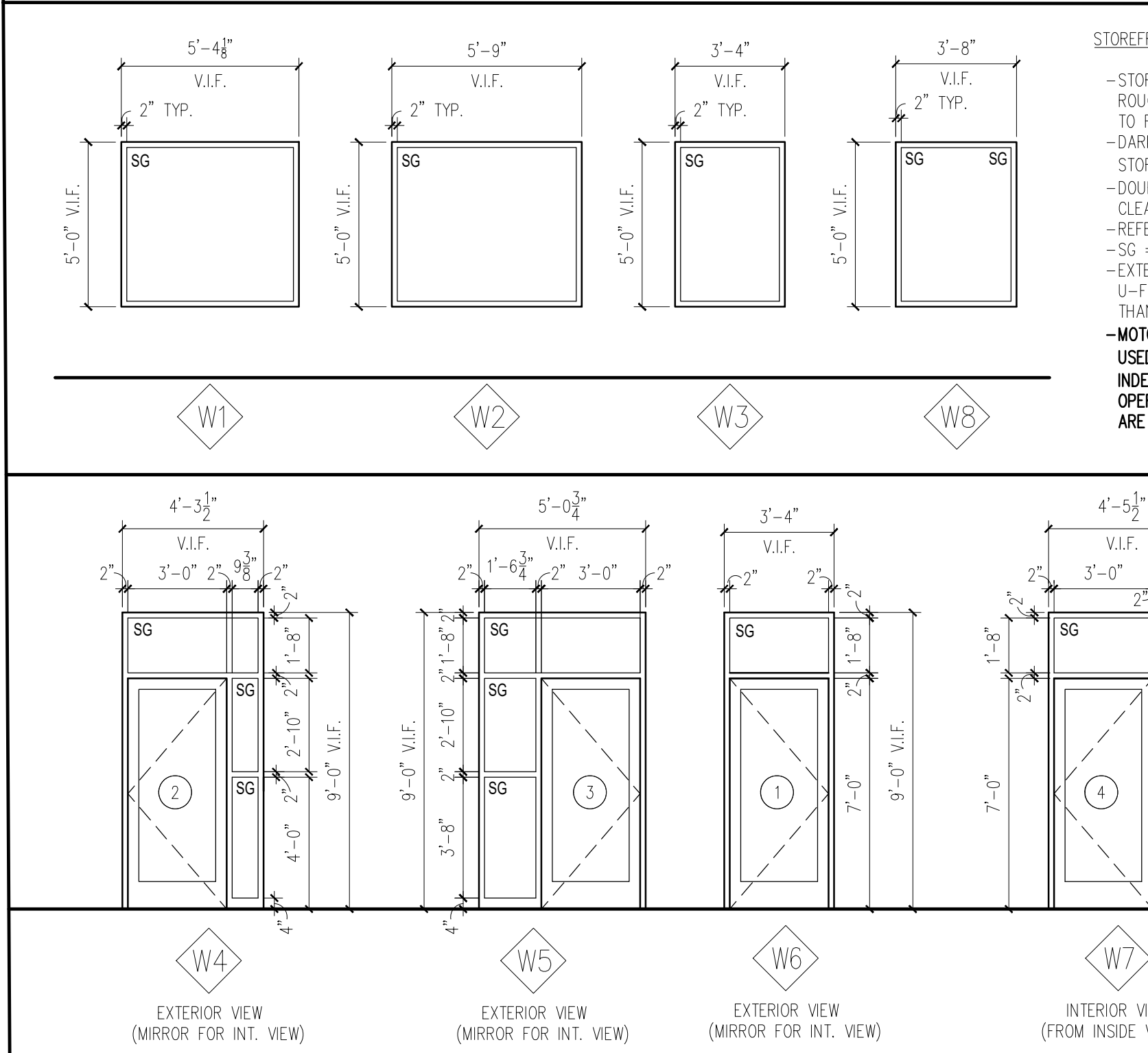
DOOR/FRAME FINISH SCHEDULE

Table with columns: DOOR#, FINISH, FRAME.

DOOR TYPES



WINDOW TYPES



CLEANING PROCEDURES AFTER DAL TILE (CT1) & (CT2) FLR. TILE IS INSTALLED. APPLY THE FOLLOWING PROCEDURES: FOLLOW PROPER TILE SETTING, GROUT APPLICATION AND DRYING PROCEDURES...

FURNITURE SCHEDULE

Furniture Schedule table with columns: ITEM #, QTY, FINISH #, DESCRIPTION. Includes Dining Tables, Dining Seating, and Exterior Patio.

FINISH SCHEDULE

Interior Paint (Sherwin Williams - Parent Number: BE37 Freddy's Frozen Custard). Table with columns: SURFACE, DESCRIPTION, FINISH NO., MANUFACTURER, COLOR, TYPE, REMARKS.

WALL COVERING

Wall Covering table with columns: SURFACE, DESCRIPTION, FINISH NO., MANUFACTURER, COLOR, TYPE, MORTAR, REMARKS.

FLOORING

Flooring table with columns: TILE, DESCRIPTION, FINISH NO., MANUFACTURER, COLOR, EPOXY GROUT COLOR, MORTAR, REMARKS.

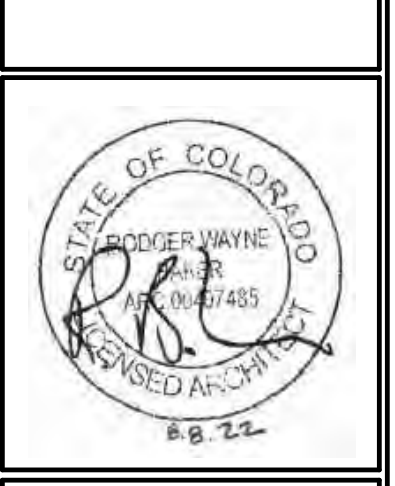
LAMINATES & COUNTERTOPS

Laminates & Countertops table with columns: SURFACE, DESCRIPTION, FINISH NO., MANUFACTURER, COLOR, TYPE, REMARKS.

GENERAL NOTE: 1. EPOXY GROUT USE CHEMICAL RESISTANT EPOXY MORTAR 100% SOLIDS. EPOXY MORTAR TO MEET ANSI A118.3 & EPOXY GROUT TO MEET ANSI A118.6...

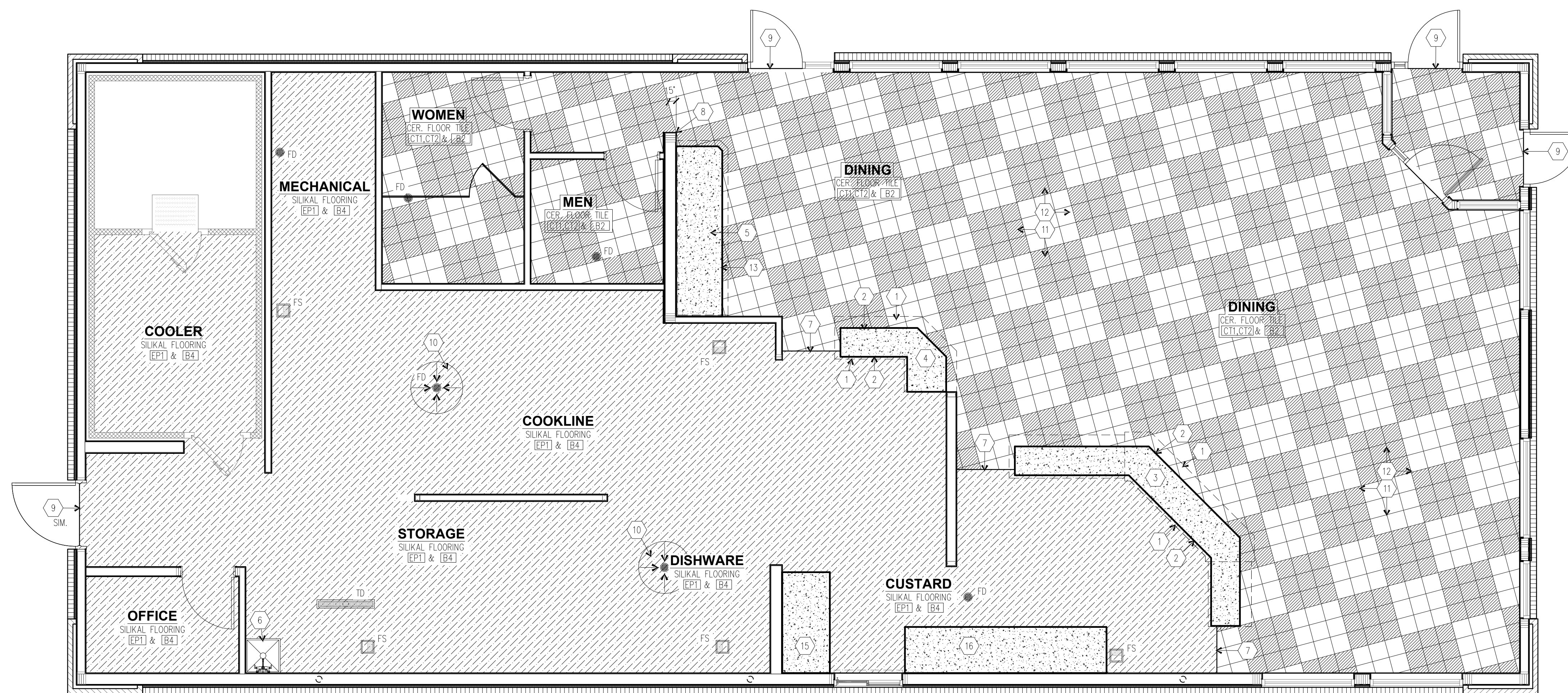
BDS Baker Design Group PA Baker Design Architect AIA NCARB. 1024 E First Street North, Wichita, KS 67204. 316.267.7142

FREDDY'S FROZEN CUSTARD 7575 FALCON MARKET PL. FALCON, COLORADO



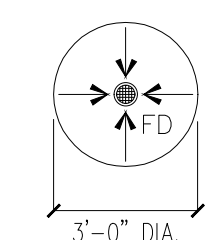
THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

DOOR & FINISH SCHEDULE. DATE: 5/23/2022 PERMIT SET. 8/8/2022 REVISION #1. Released for Permit 09/22/2022 8:56:26 AM. michaela construction. DRAWN BY: RB. CHECKED BY: SHEET NO. A1.2



PLAN KEY NOTES

- 1 OUTSIDE FACE OF COUNTER TOP ABOVE
- 2 OUTSIDE BASE OF FRONT COUNTER SEE DETAIL 2/A1.
- 3 SERVICE COUNTER CONC. BASE BY G.C. REF. SHEET A1.
- 4 PICKUP COUNTER CONC. BASE BY G.C. REF. SHEET A1.
- 5 DRINK COUNTER CONC. BASE BY G.C. REF. SHEETS A1 & QF200.
- 6 MOP SINK.
- 7 BASE TRANSITION.
- 8 REFERENCE POINT FOR CHECKERBOARD TILE PATTERN IN DINING ROOM.
- 9 DOOR THRESHOLD REF. DETAIL 2/A1.3.
- 10 SLOPED FLOOR DRAIN. REF. DETAIL 3/A1.3.
- 11 TILE BASE. REF. DETAIL 1/A1.3.
- 12 FLOOR TILE. REF. DETAIL 4/A1.3.
- 13 OUTSIDE BASE OF DRINK COUNTER SEE DETAIL 1/A1.
- 14 NOT USED
- 15 DRIVE-THRU COUNTER CONC. BASE BY G.C. REF. SHEET A1.
- 16 CUSTARD COUNTER CONC. BASE BY G.C. REF. SHEET A1.
- 17 NOT USED
- 18 NOT USED



NOTE: DROP TOP OF DRAIN 5/8" BELOW TOP OF CONCRETE SLAB

3 TYP. SLOPED FLOOR DRAIN

1/4" = 1'-0"

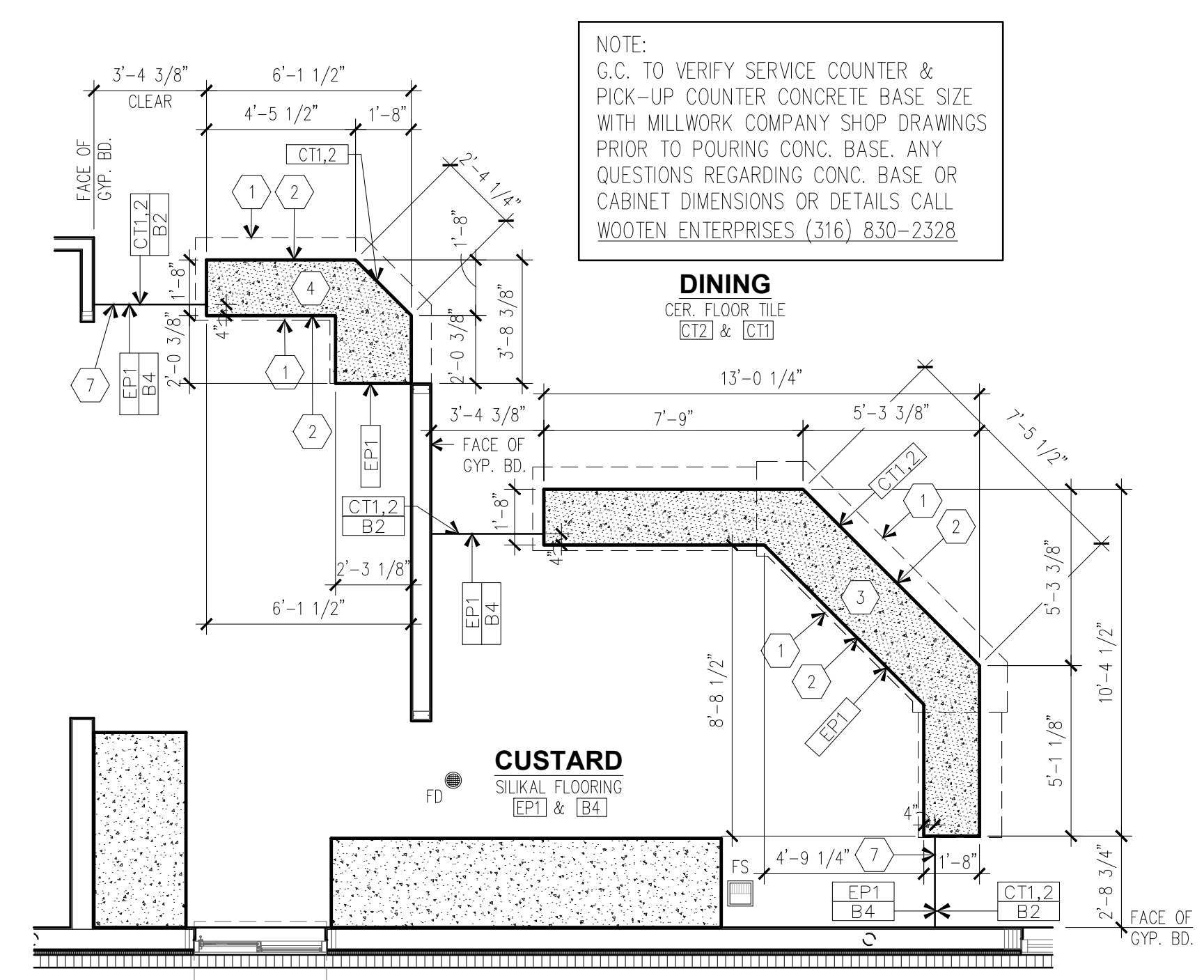
A ARCHITECTURAL FLOOR FINISH PLAN

1/4" = 1'-0"

REFER TO SHEET A1.0 FOR ALL STUD WALL, COLUMN AND WINDOW ROUGH OPENING LOCATIONS AND WALL PARTITION CALLOUTS.



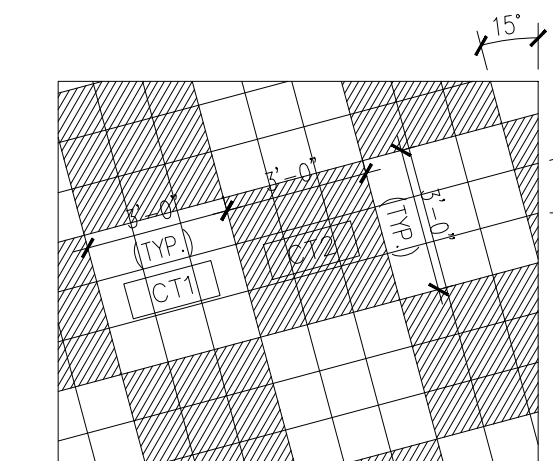
LATICRETE 9235 WATERPROOFING/ANTI-FRACTURE MEMBRANE REQUIRED AT ALL CRACK LOCATIONS. INSTALL PER ANSI A118.12 AND MANUFACTURER'S RECOMMENDATIONS.



NOTE: G.C. TO VERIFY SERVICE COUNTER & PICK-UP COUNTER CONCRETE BASE SIZE WITH MILLWORK COMPANY SHOP DRAWINGS PRIOR TO POURING CONC. BASE. ANY QUESTIONS REGARDING CONC. BASE OR CABINET DIMENSIONS OR DETAILS CALL WOOTEN ENTERPRISES (316) 830-2328

TILE TRANSITION DIMENSIONS BELOW SERVICE AND PICK UP COUNTERS

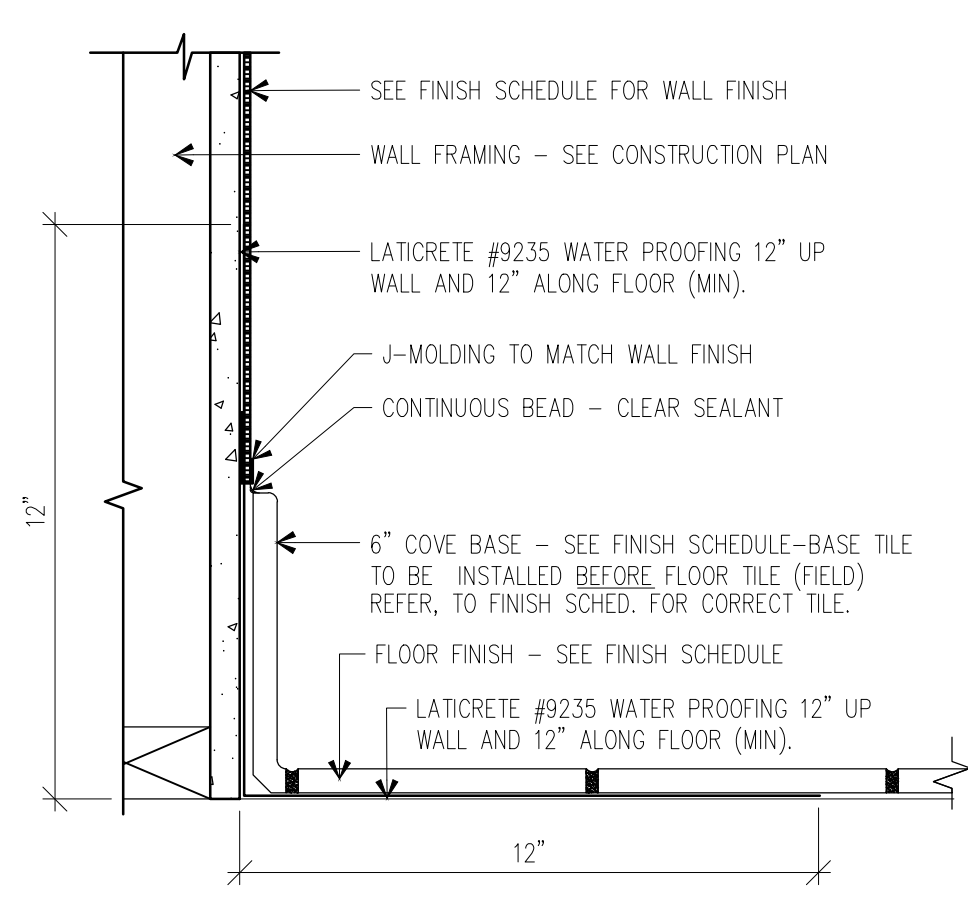
G.C. TO VERIFY TILE DIMENSIONS AND COORDINATE WITH COUNTER MFR. BEFORE ANY TILE IS INSTALLED. NOTE: TILE DIMENSIONS ARE FROM FACE OF FINISH UNLESS OTHERWISE NOTED



LATICRETE 9235 WATERPROOFING/ANTI-FRACTURE MEMBRANE REQUIRED AT ALL CRACK LOCATIONS. INSTALL PER ANSI A118.12 AND MANUFACTURER'S RECOMMENDATIONS.

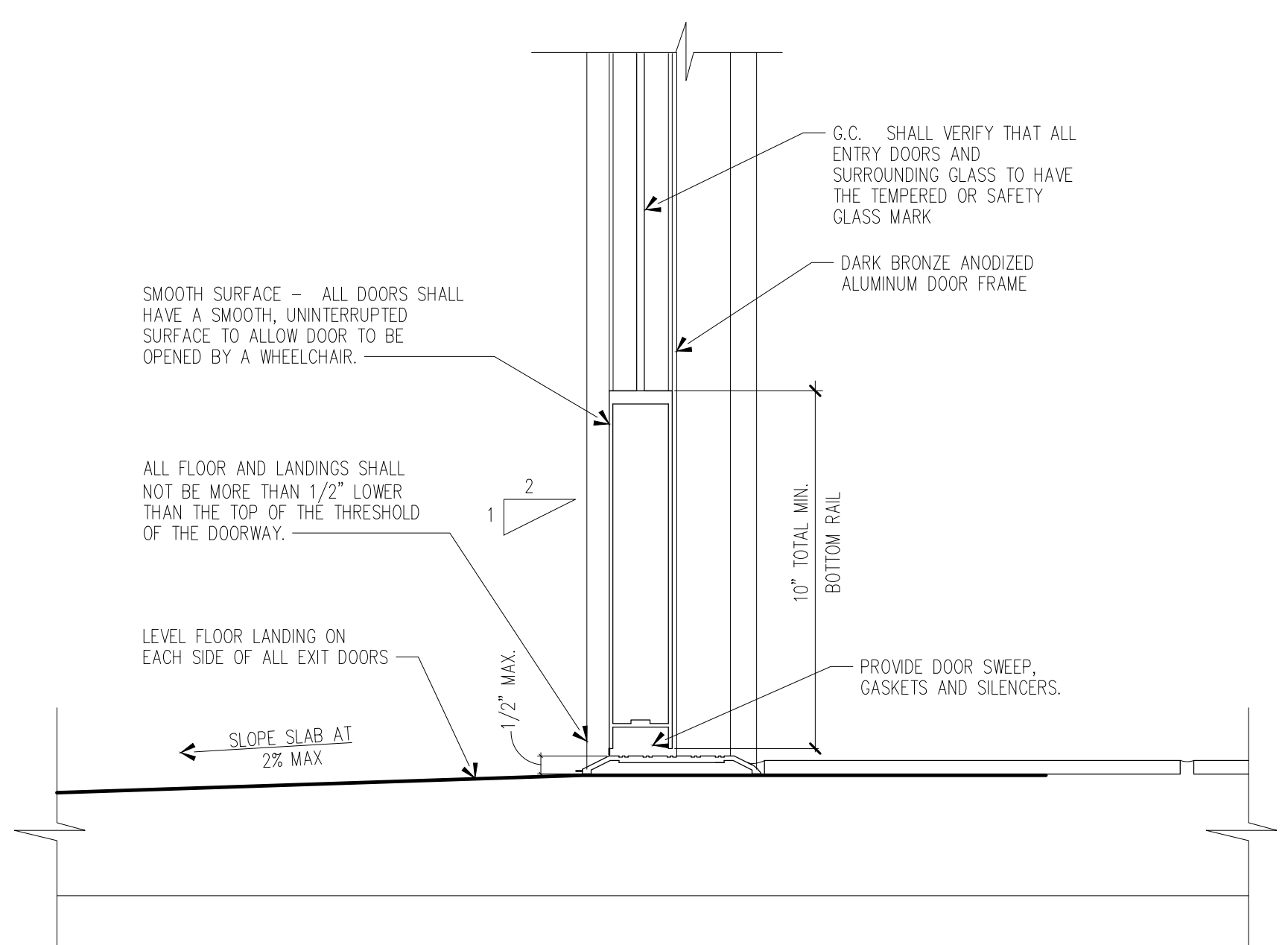
4 CHECKERBOARD TILE LAYOUT

1/4" = 1'-0"



1 TILE INSTALLATION DTL.

3" = 1'-0"

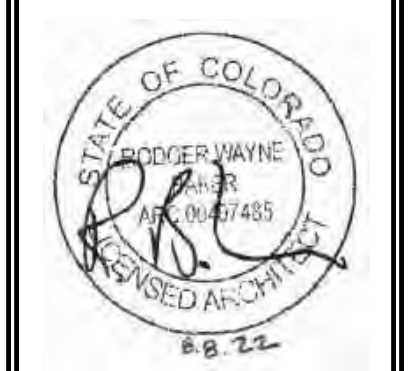


2 THRESHOLD @ DOOR

3" = 1'-0"



FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO



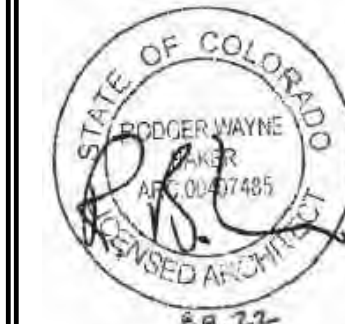
THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

FLOOR FINISH PLAN

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:26 AM
michaela
CONSTRUCTION
HM
DRAWN BY:
RB
CHECKED BY:

SHEET NO.
A1.3



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

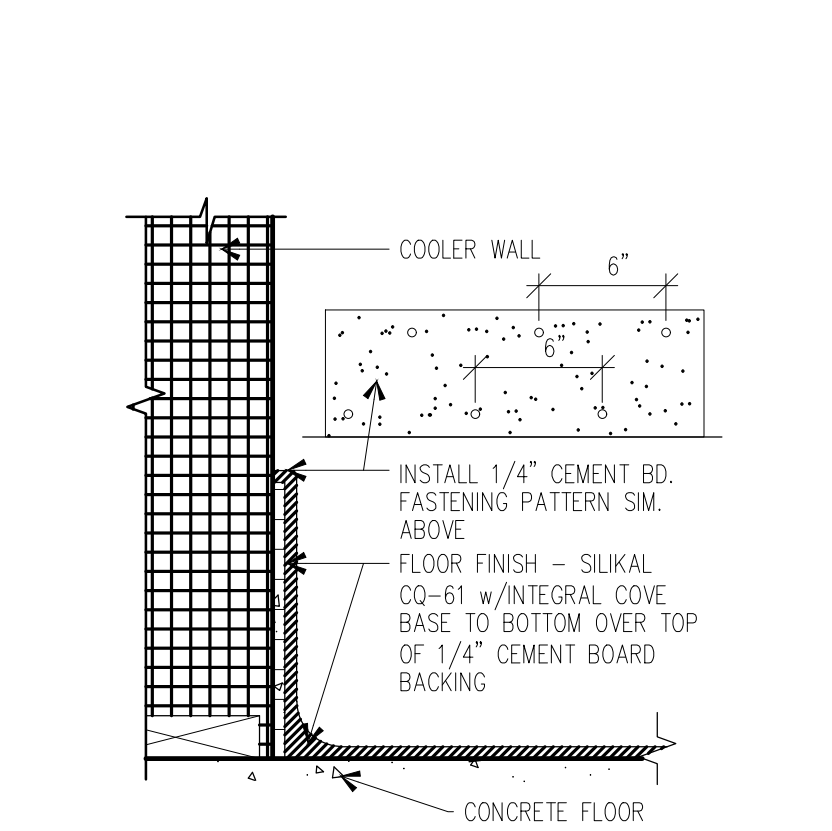
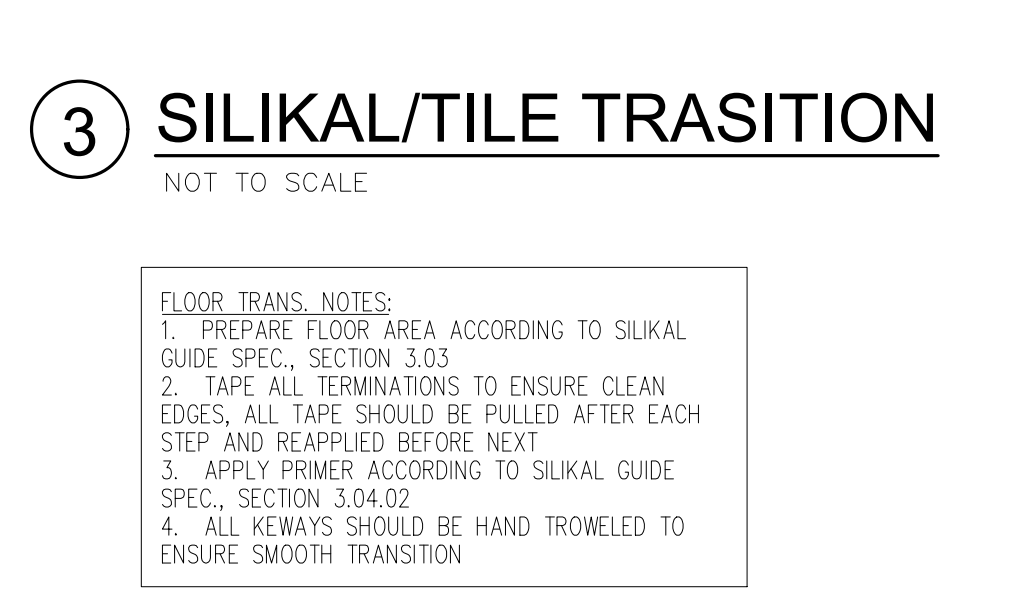
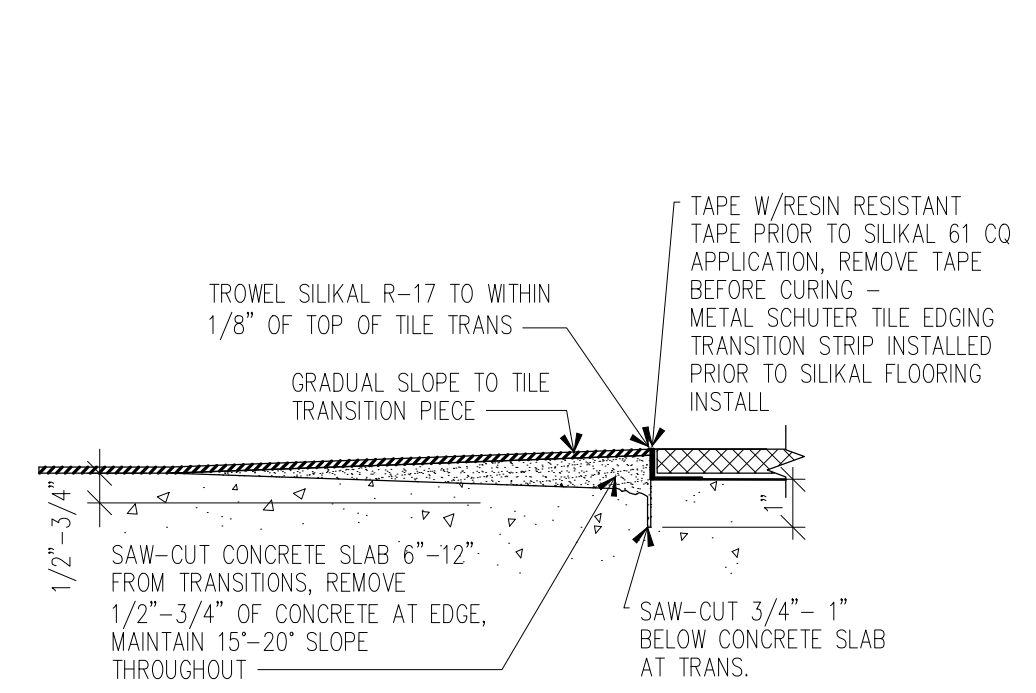
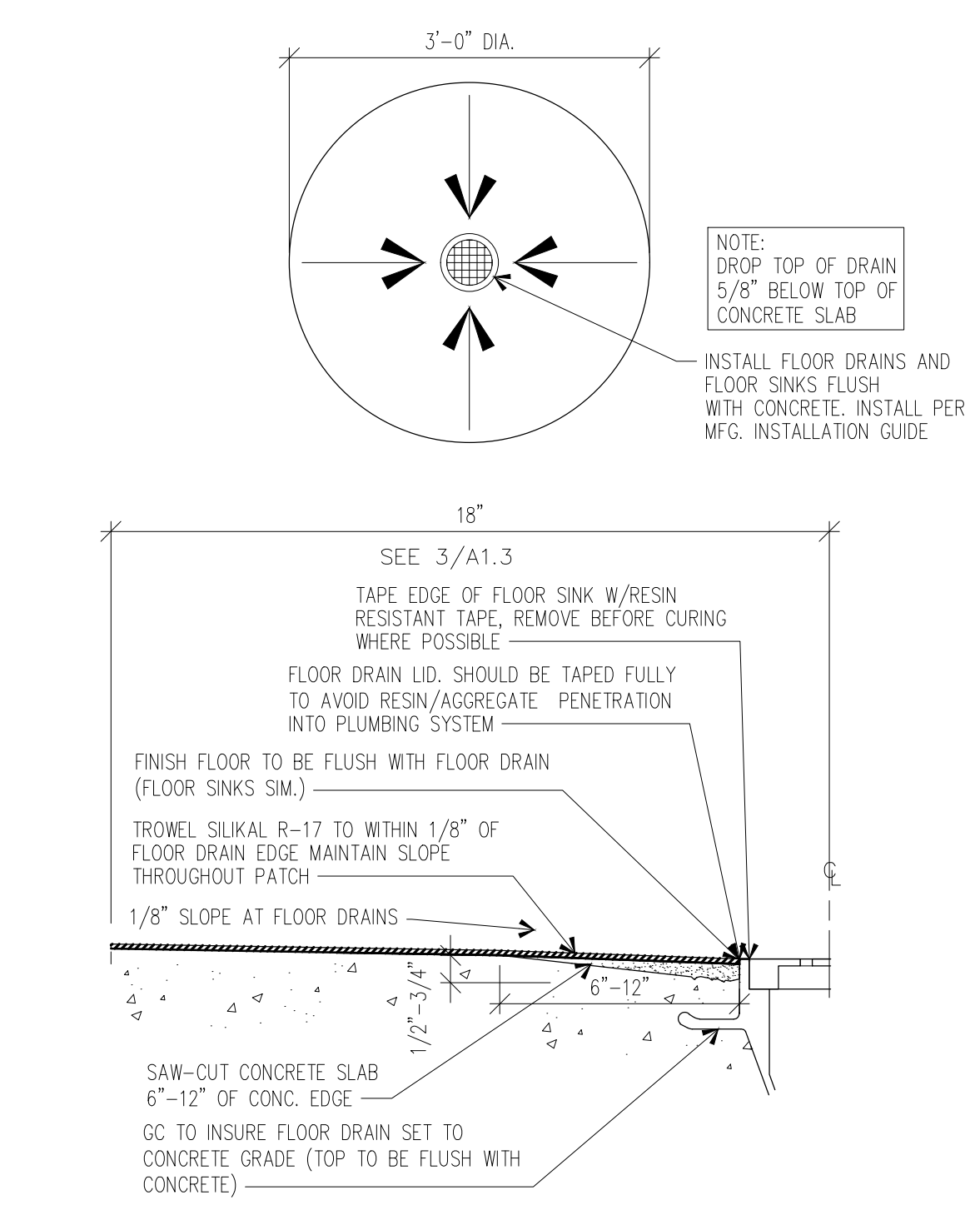
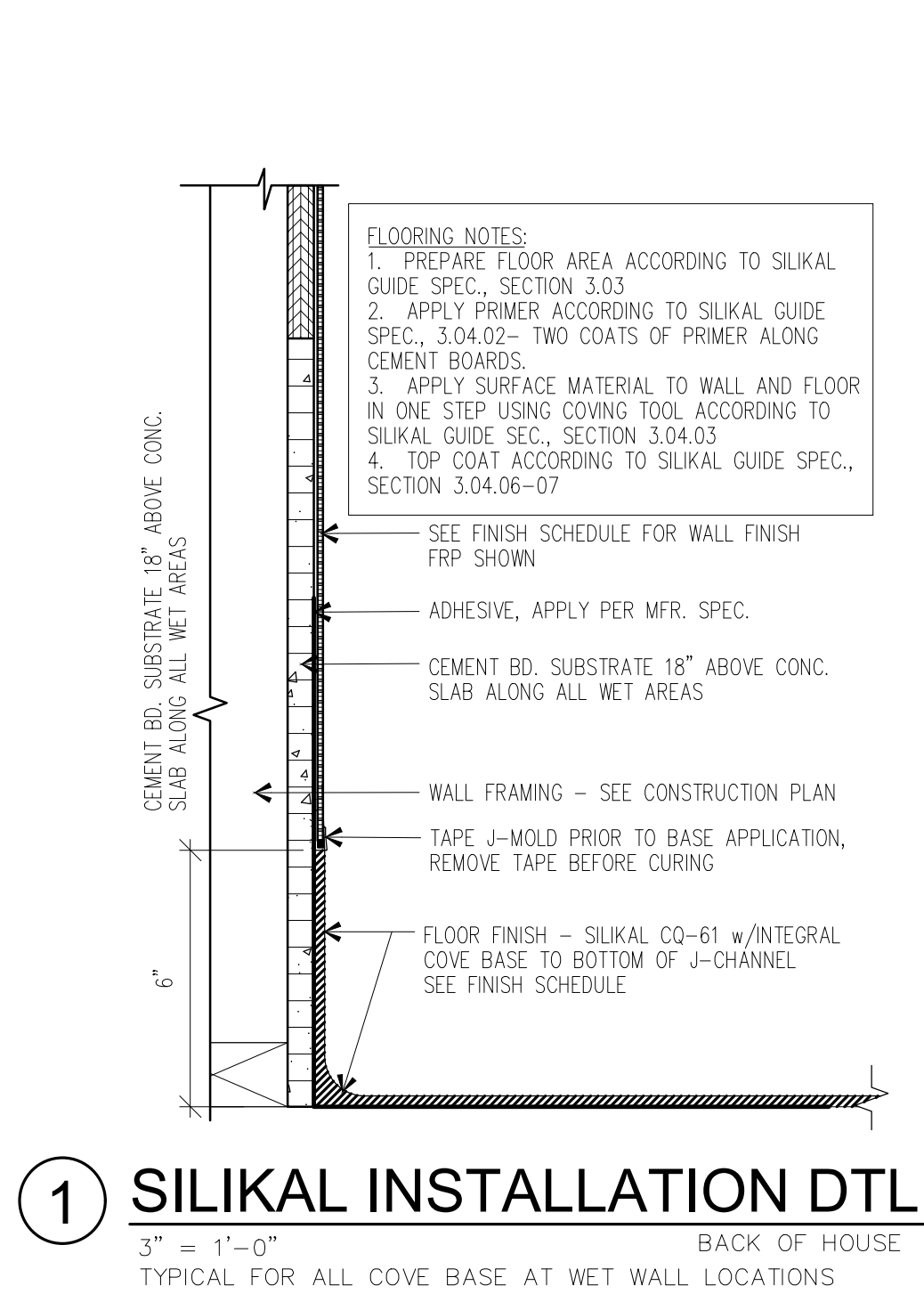
FLOOR FINISH DETAILS

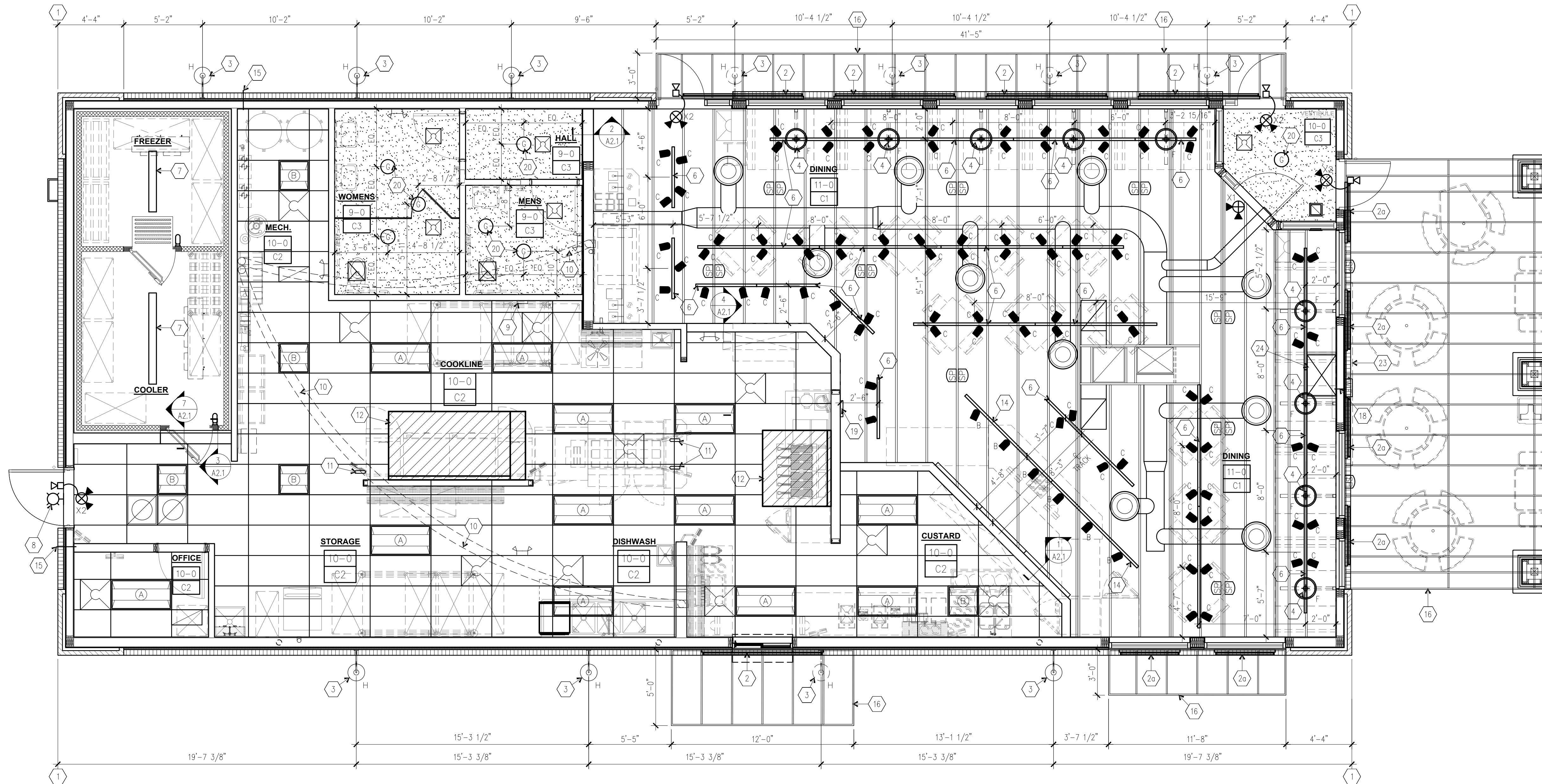
DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:26 AM
 michaela
 CONSTRUCTION

HM
 DRAWN BY:
 RB
 CHECKED BY:

SHEET NO.
A1.3.1

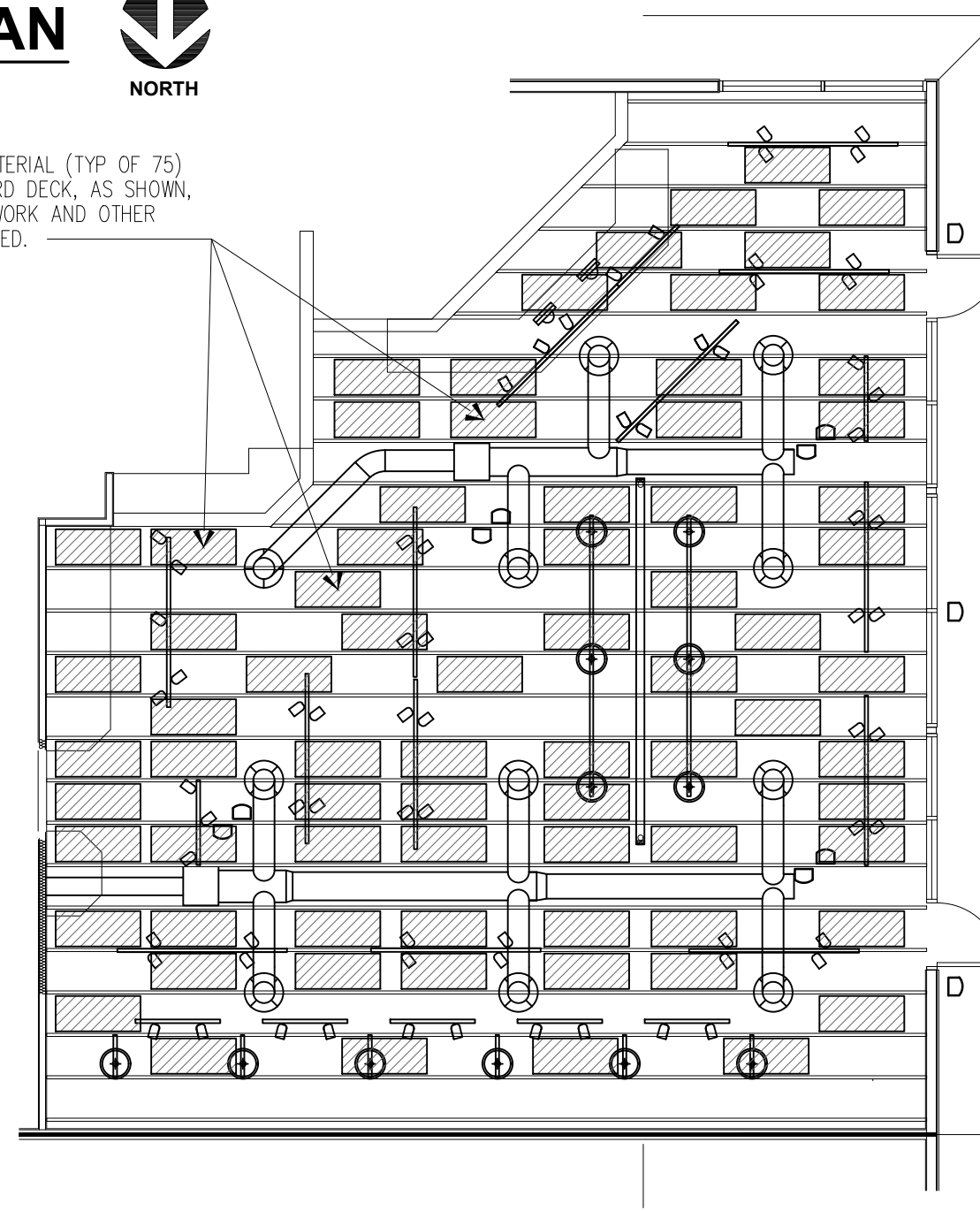




NOTE:
ALL KITCHEN DUCTWORK IS INTENDED TO BE ROUTED THROUGH OR BETWEEN ROOF TRUSSES. COORDINATE EXACT ROUTING WITH TRUSSES DURING INSTALLATION. REFER TO MECH. AND STRUCTURAL DRWS.

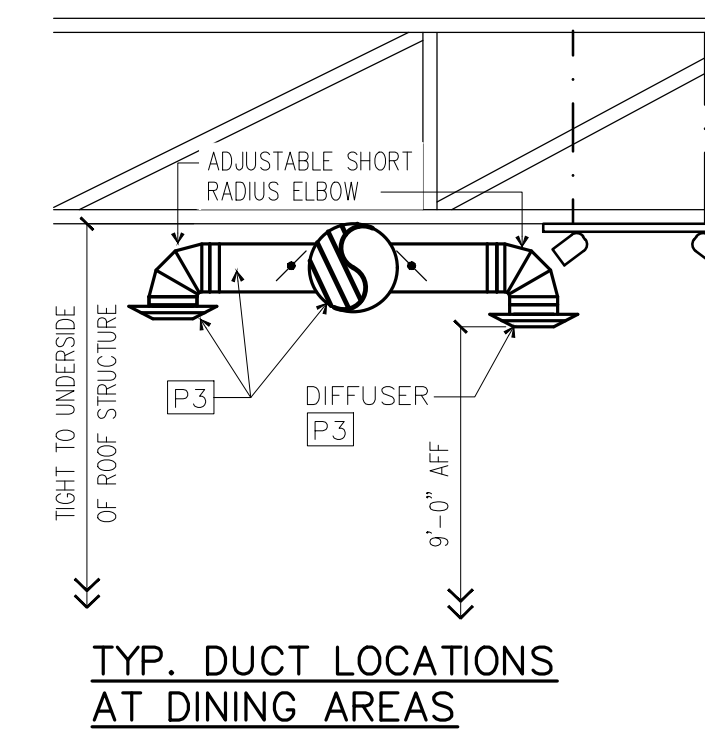
A REFLECTED CEILING PLAN
1/4" = 1'-0"

ACOUSTIC TREATMENT MATERIAL (TYP OF 75) 20 X 48, INSTALL TO HARD DECK, AS SHOWN. AVOID VENTILATION DUCTWORK AND OTHER OBSTRUCTIONS AS REQUIRED.



ACOUSTICAL PANELS MATERIAL DATA	
CORE	FIBERGLASS
DENSITY	3LB#
THICKNESS	2"
FINISH	PVC SILVER GREY
EDGES	HEAT-SEALED, NATURAL EDGE
FLAMMABILITY	CLASS "A" PER ASTM E84
SOUND ABSORPTION	NRC .90

B GENERIC ACOUSTIC PANEL LAYOUT
1/8" = 1'-0"
PLAN SHOWN IS FOR REFERENCE ONLY - G.C. TO CONTACT UMB ARCHITECTURAL SALES (SEE VENDORS SHEET RMT) FOR JOB SPECIFIC PANEL LAYOUT



TYP. DUCT LOCATIONS AT DINING AREAS

GENERAL NOTES:

- A. THE TRACK LIGHTING OVER THE DINING ROOM SERVICE COUNTERS AND THE CUSTARD COUNTER MUST BE SHIELDED OR HAVE SHATTERPROOF LIGHT BULBS
- B. GC TO VERIFY ALL DINING AREA LIGHTING LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- C. LIGHTING PACKAGE SUPPLIER: ACCENT LIGHTING, 10322 STONEGATE LANE, SUITE 100, WICHITA, KANSAS 67206 attn. PAUL GRAF (316) 636-1278
- D. ALL EXPOSED DIFFUSERS AT DINING AREA ONLY TO BE PAINTED, P3 REFER TO FIN. SCHEDULE SHEET A1.2
- E. DIMENSIONS SHOWN ON PLAN FOR OVERHEAD TRACK LIGHTING ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE
- F. PROVIDE ACOUSTICAL Baffles W/ PVC COVER - 2' X 4' (2") THICK. (COLOR: SILVER GREY) INSTALL PER MFG. SPECS AND DETAILS - SEE SHEET RMT FOR VENDOR INFORMATION. SPACE Baffles IN GENERAL CONFIGURATION SHOWN BULE OF THUMB 1 BAFFLE PER 20 SQ. FT. OF CEILING AREA
- G. THE TRACK LIGHTING TO BE HUNG FROM BOTTOM OF ROOF TRUSSES AT 11'-0". FIELD LOCATE TRACK SO IT DOES NOT INTERFERE WITH MECH. DUCT WORK. PLACE TRACK ON CLOSEST TRUSS ABOVE (CENTERLINE OF TABLES.) HANGING TRACK FROM STRUCTURE ABOVE WITH THE USE OF ALL THREAD WILL NOT BE ALLOWED.
- H. REFER TO VENDOR FOR SOUND BAFFLE LAYOUT.

PLAN KEY NOTES

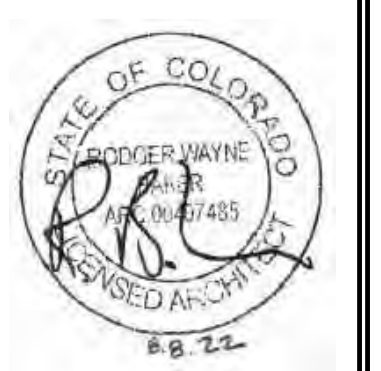
- 1 DIMENSION IS FROM FACE OF BRICK
- 2 8'-0" (2)-TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNING, TYP. SUPPLIED BY OWNER. WIRED & INSTALLED BY ELECTRICAL CONTRACTOR.
- 20 4'-0" (2)-TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNING, TYP. SUPPLIED BY OWNER. WIRED & INSTALLED BY ELECTRICAL CONTRACTOR.
- 3 GOOSENECK LIGHT FIXTURE ABOVE AWNING REF. EXTERIOR ELEVATIONS.
- 4 PENDANT LIGHT FIXTURES, CENTER OVER TABLE.
- 5 NOT USED
- 6 CAN FIXTURES THESE TRACKS TO HAVE LED BULBS.
- 7 LED LIGHTS PROVIDED W/ COOLER/FREEZER WIRED BY ELECTRICAL CONTRACTOR.
- 8 WALL PACK LIGHT FIXTURE REF. ELECTRICAL.
- 9 XFORMER ABOVE CEILING FOR R.R. FIXTURES
- 10 SYRUP LINES ABOVE CEILING.
- 11 CEILING/POLE MOUNTED MONITOR LOCATIONS - SHOWN IN ELEVATION ON SHEET AB.
- 12 EXHAUST HOOD, REF. DETAIL 5/A2.1 FOR HOOD SUPPORT. REFERENCE MECHANICAL PLANS FOR HOOD DETAILS.
- 13 NOT USED
- 14 CAN FIXTURES THIS TRACK REQUIRE 60 DEGREE DIFFUSION LIGHT BULBS.
- 15 CONDUIT FOR CAMERA TO BE ABOVE THE EFS BAND LOCATED AT 13'-4" A.F.F.
- 16 EXTERIOR VINYL COVERED AWNING & ALUMINUM FRAME (ABOVE) BY AWNING MANUFACTURER
- 17 NOT USED
- 18 1" CONDUIT FOR SPEAKER WIRE, MOBILE ACCESS POINT WIRE & SECURITY CAMERA CABLING AT PATIO. REFER TO DETAIL E/A6.1 AND ELEC. DRWS.
- 19 CLOCK MOUNTED @ 8'-6" A.F.F.
- 20 6" RECESSED DOWN LIGHT W/WHITE BAFFLE
- 21 NOT USED
- 22 NOT USED
- 23 FREDDY'S SIGN ABOVE - REF. EXT. ELEV'S.
- 24 22 X 31 ATTIC ACCESS OPENING. REFER TO DETAIL 6/A2.1 (F.VERIFY LOC.)

CEILING LEGEND

10'-0"	CEILING HEIGHT ABOVE SLAB
C2	CEILING MATERIAL
C1	EXPOSED DECK AND WOOD FRAMING, STIFF ELEC. CONDUIT, SODA LINES, HVAC DROPS ETC. TO BE PAINTED: P2
C2	2' X 4' X 1/2". GOLD BOND BRAND 'GRISTONE', FIRE-SHIELD G (1 1/2hr), DIRECTIONAL, WASHABLE LAY-IN VINYL FACED GYPSUM PANELS- PANEL COLOR: WHITE WITH PRE-FINISHED GRID TO MATCH
C3	GYPSUM BOARD CEILING TO BE PAINTED: P5
MS	MUSIC SPEAKER
MAP	MOBILE ACCESS POINT

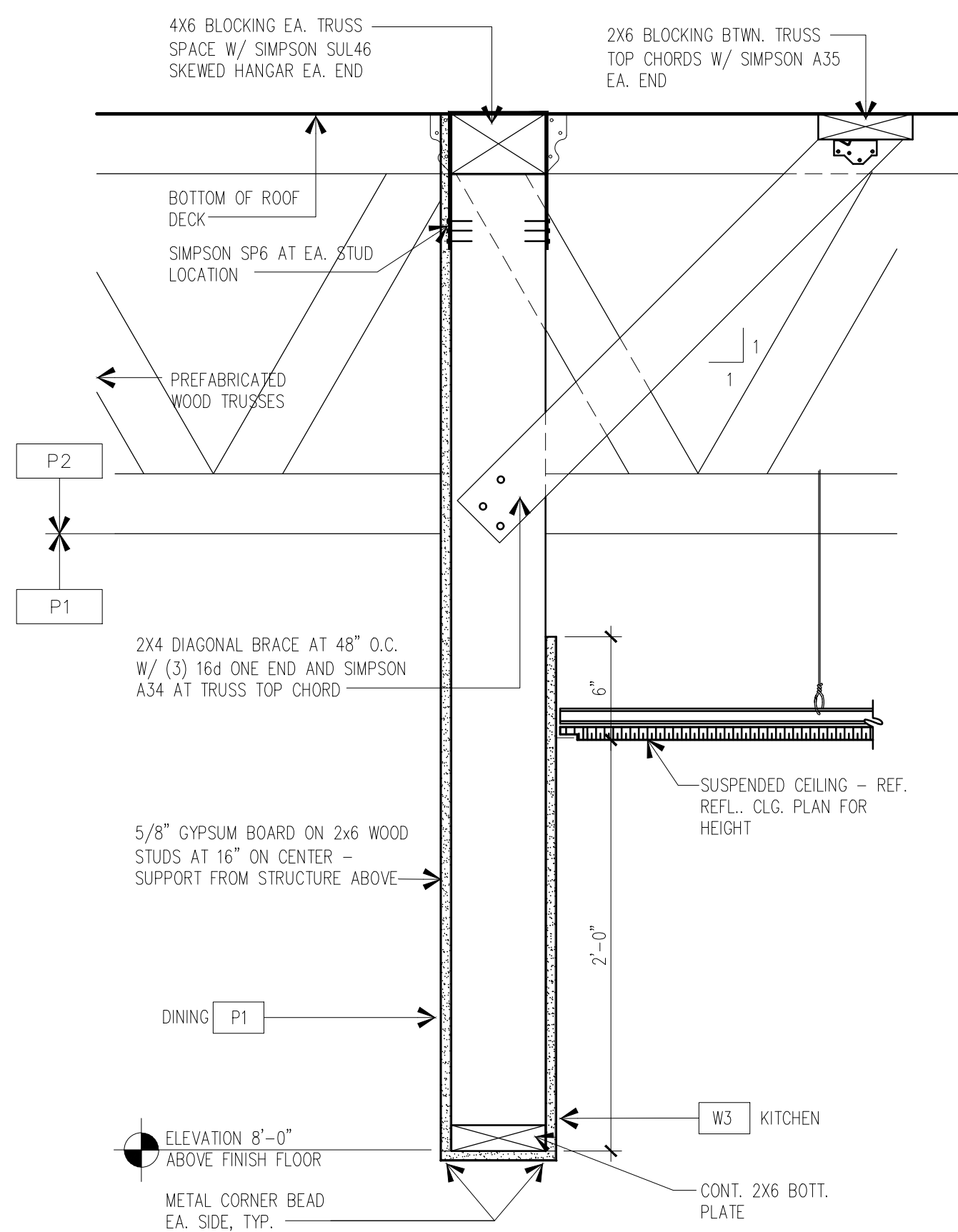


FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO

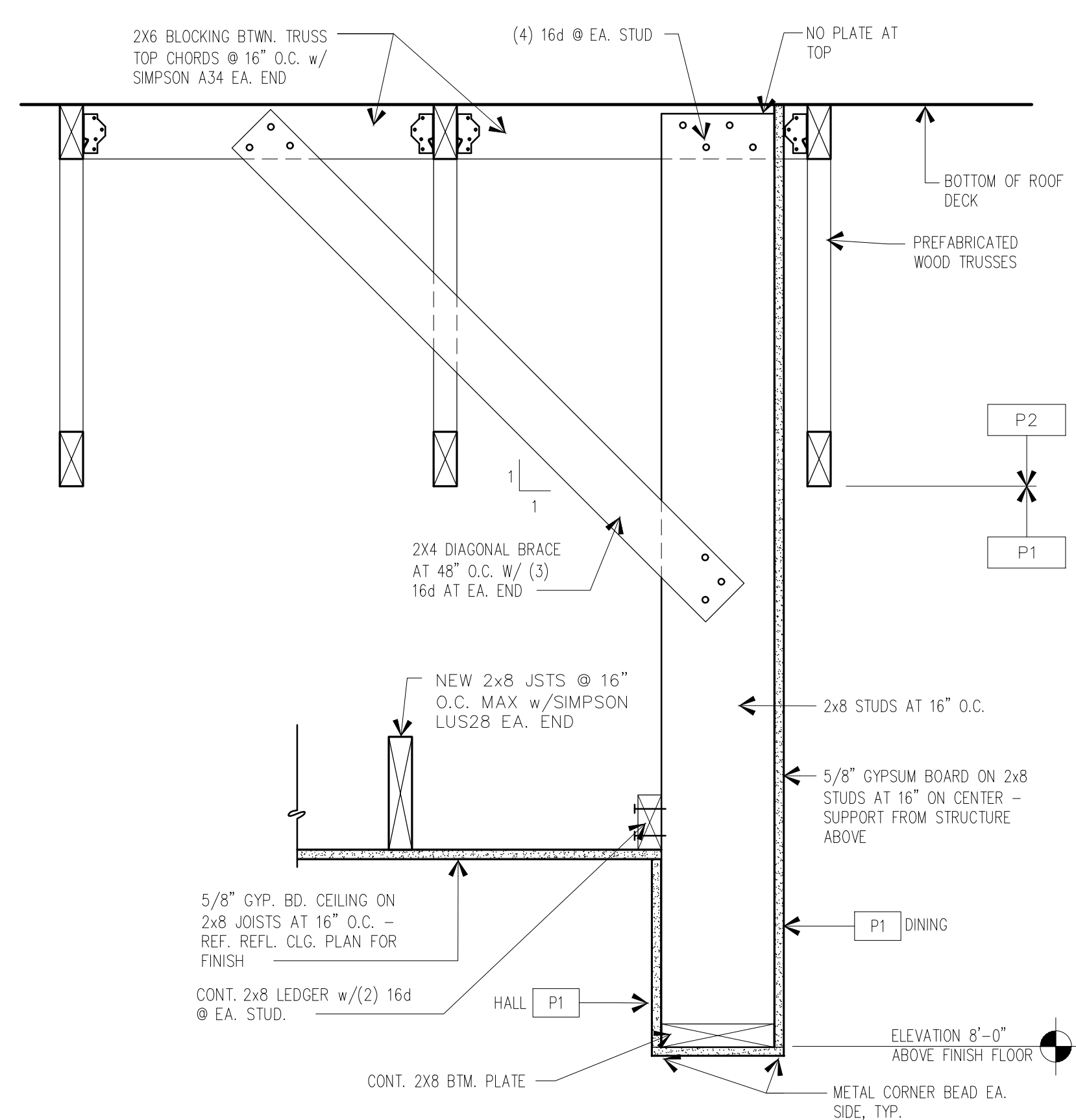


THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

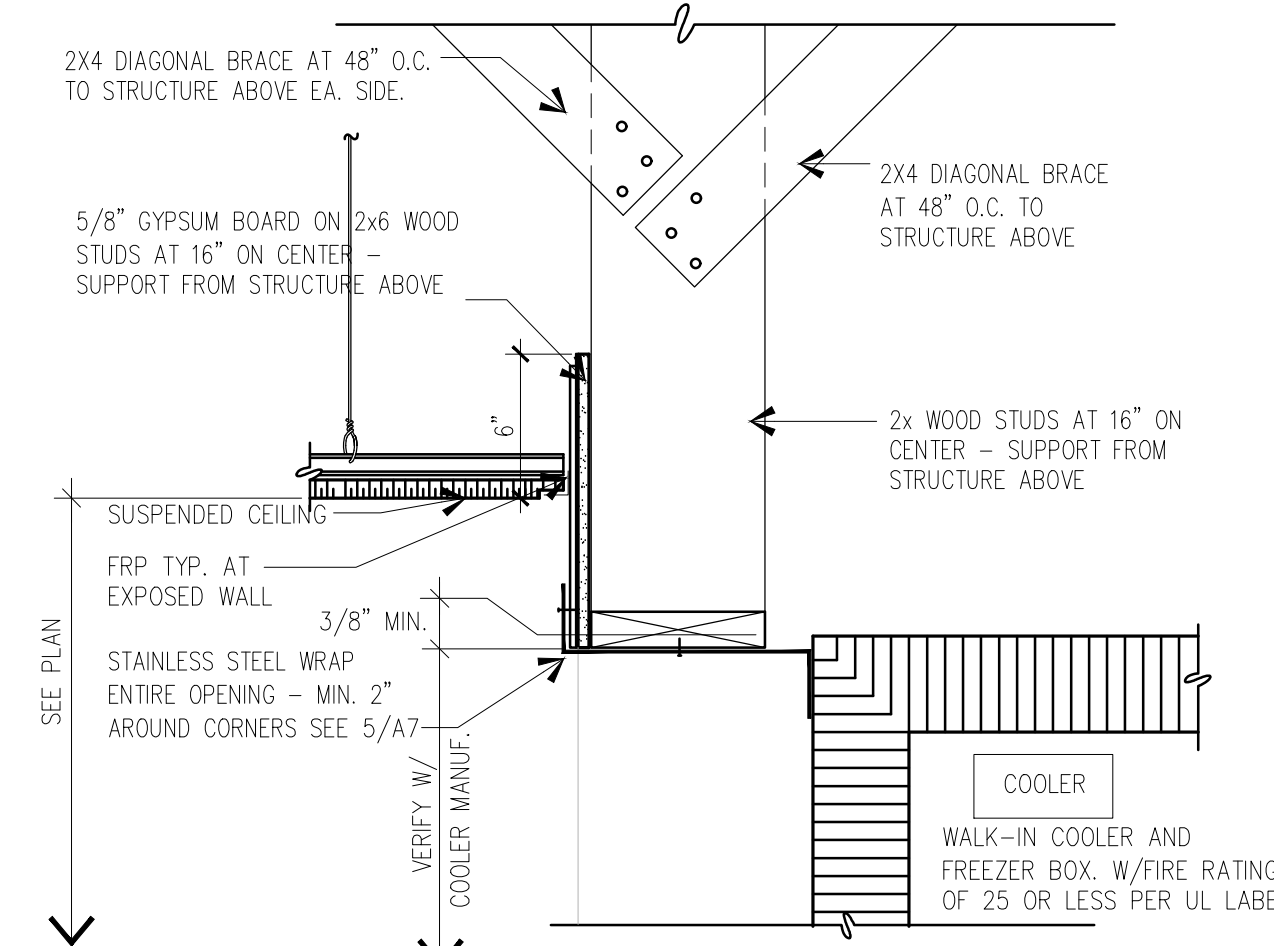
REFLECTIVE CEILING PLAN
DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1
Released for Permit 09/22/2022 8:56:27 AM
michaela construction
HM
DRAWN BY: RB
CHECKED BY:
SHEET NO. A2



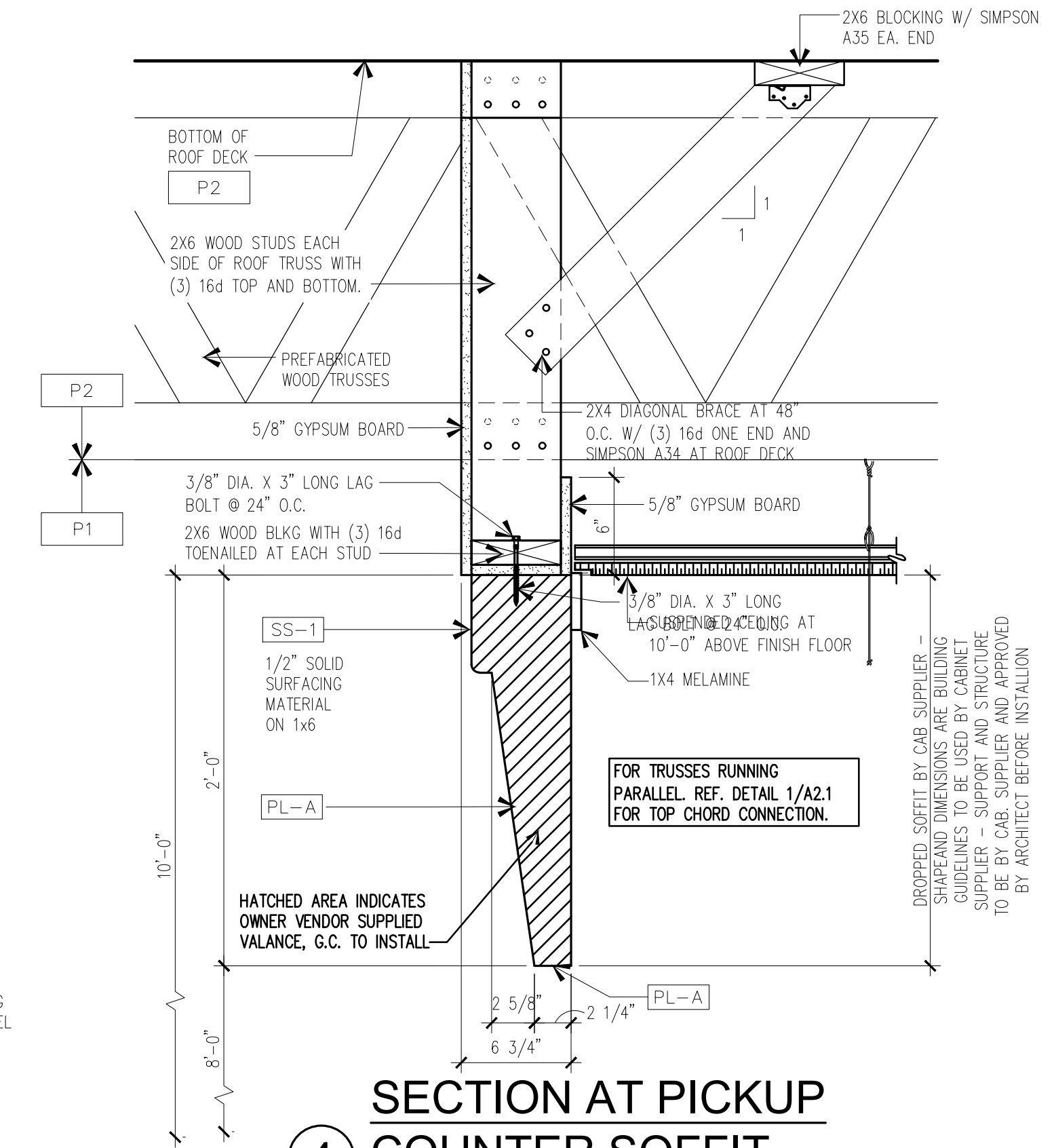
① SECTION AT MENU BD. SOFFIT
1 1/2" = 1'-0"



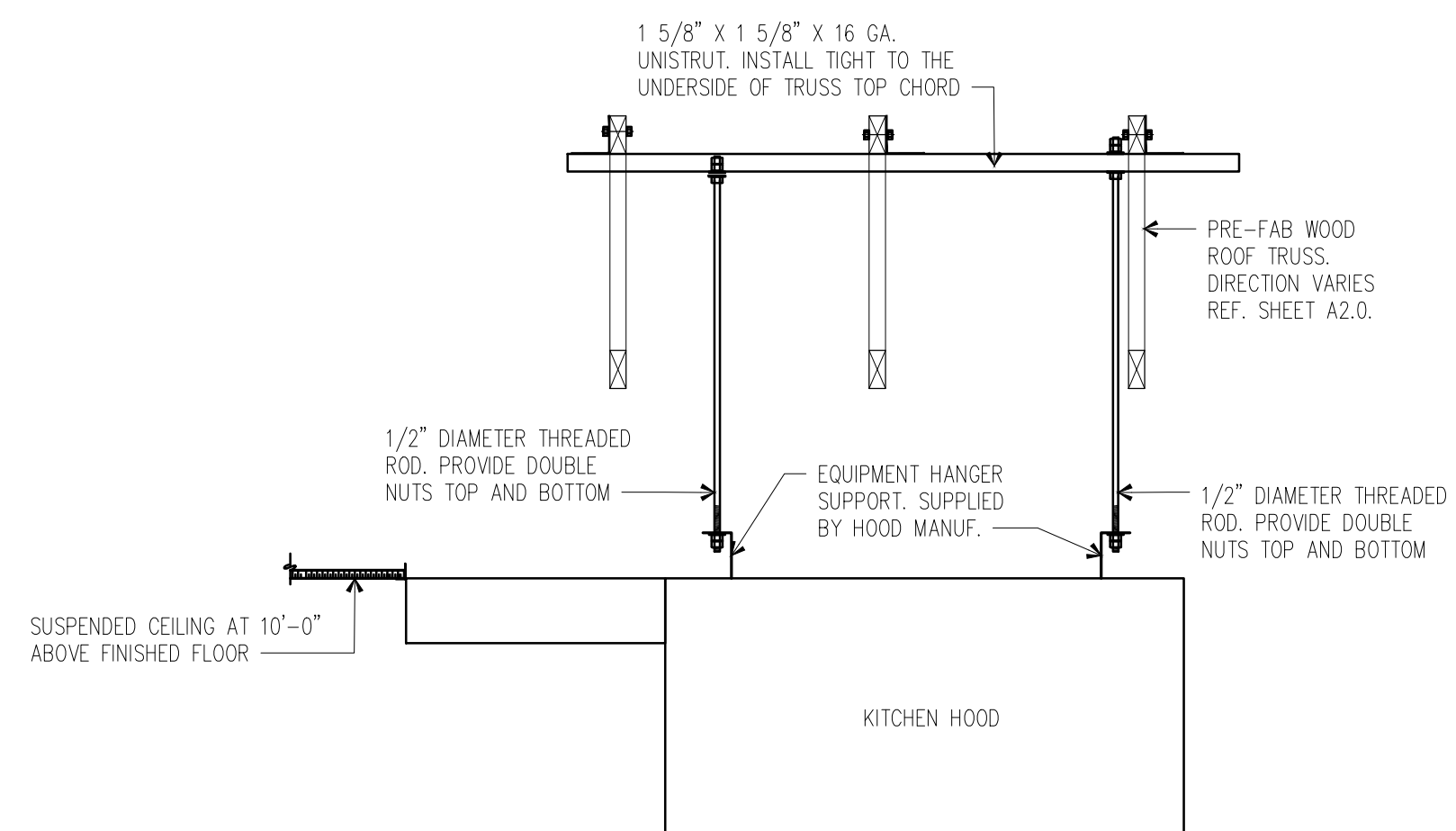
② SECTION AT HALL TRANSOM WALL
1 1/2" = 1'-0"



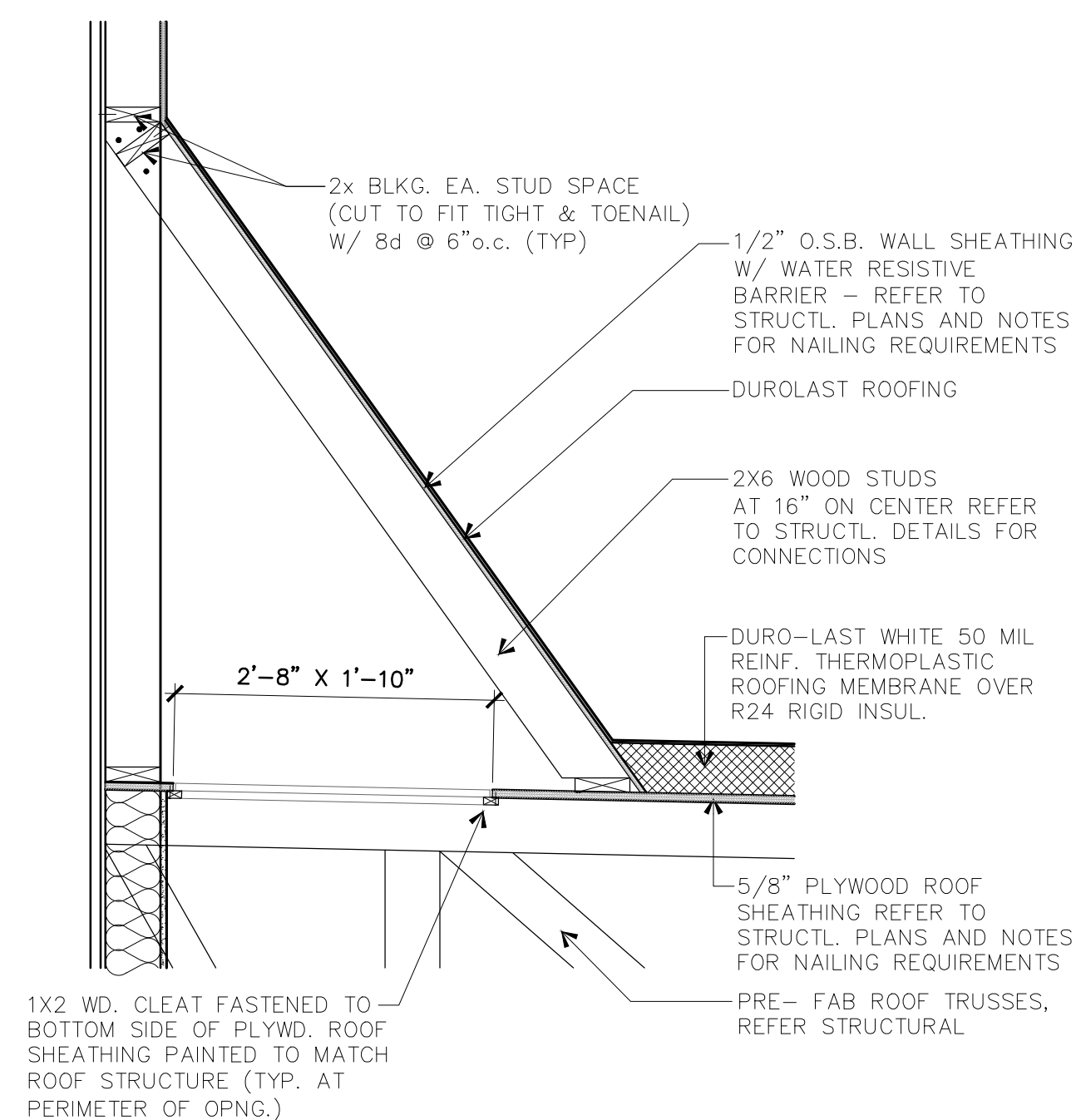
③ SECTION AT TRANSOM WALL ABOVE COOLER OPENING
1 1/2" = 1'-0"



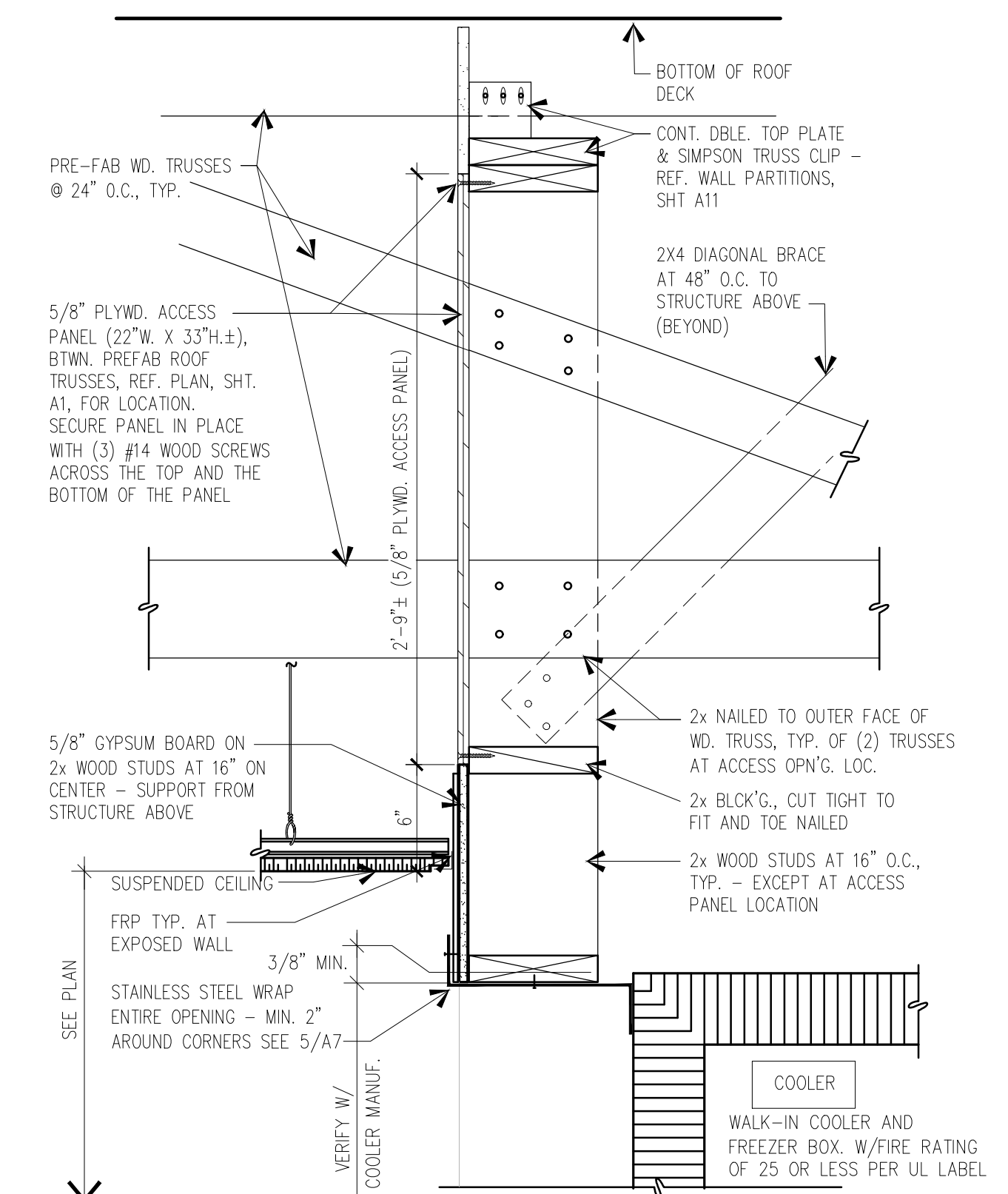
④ SECTION AT PICKUP COUNTER SOFFIT
1 1/2" = 1'-0"



⑤ HOOD SUPPORT (TYP)
3/4" = 1'-0"



⑥ ACCESS OPENING
3/4" = 1'-0"



⑦ ACCESS PANEL AT TRANSOM WALL ABOVE COOLER OPENING
1 1/2" = 1'-0"



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

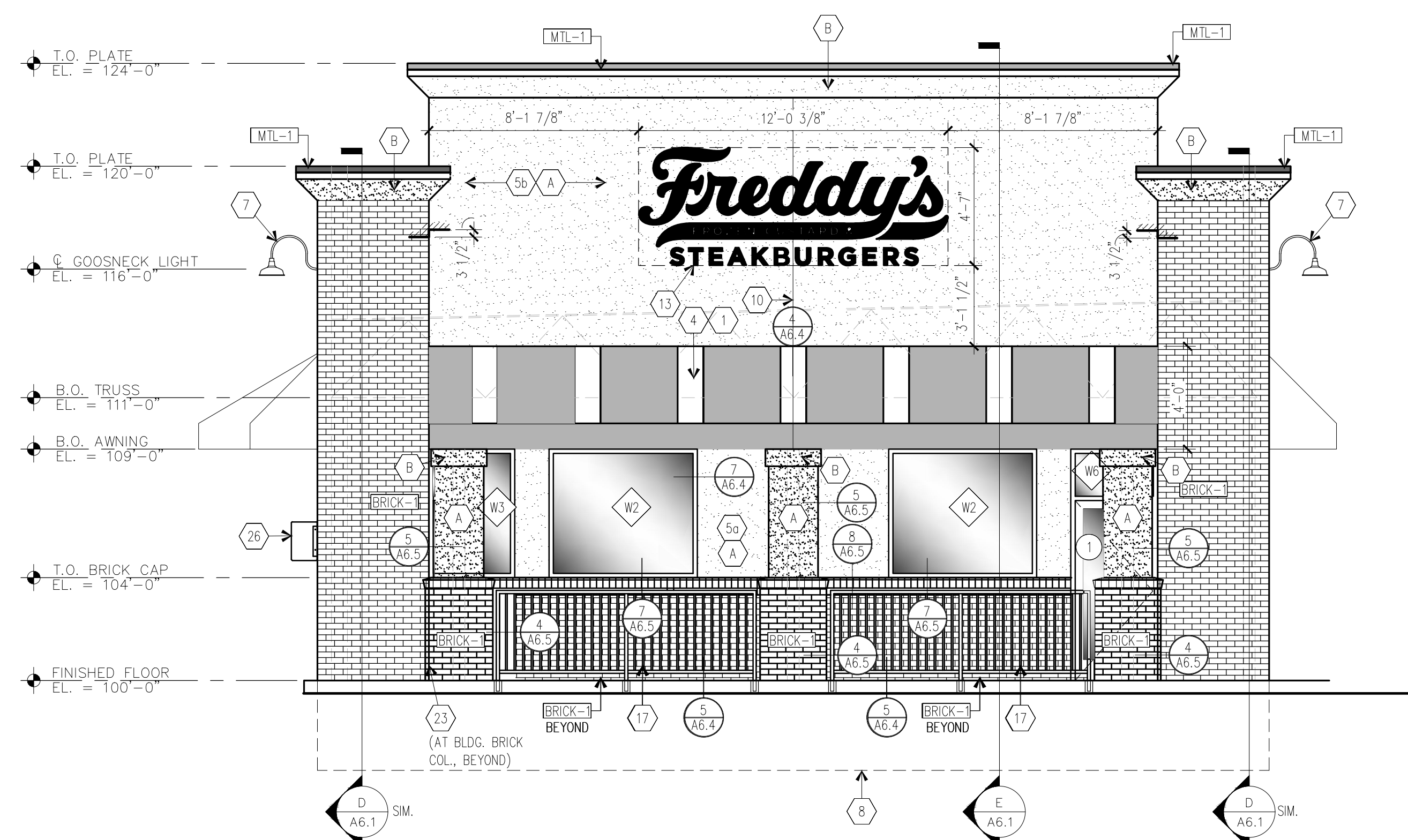
CEILING DETAILS

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:27 AM
michaela
CONSTRUCTION
FIMI

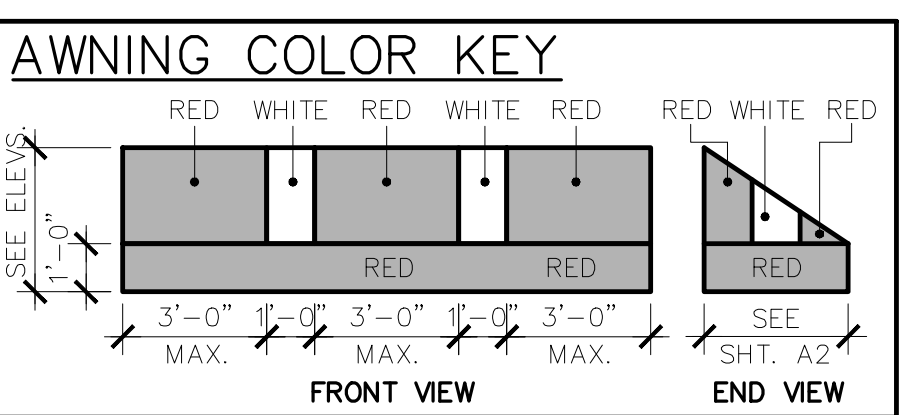
DRAWN BY:
D.W, R.B
CHECKED BY:

SHEET NO.
A2.1



(A) EAST ELEVATION
1/4" = 1'-0"

SIGNAGE AREA: EAST ELEVATION
FREDDY'S = 55 SQ.FT.
TOTAL = 55 SQ.FT.
EL PASO COUNTY, CO.
GENERAL DEVELOPMENT STANDARDS CHAPTER
6.2.10(E)(g)



NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER: AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

CAULKING COLOR NOTE:
- AT EIFS / BRICK - MATCH EIFS
- AT BRICK / BRICK - MATCH BRICK
- AT EIFS / EIFS - MATCH EIFS
- AT EIFS / STOREFRONT - MATCH DARK BRONZE FRAME

EXTERIOR FINISH SCHEDULE						
SHERWIN WILLIAMS - PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD						
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
BUILDING WALLS	PAINT *	(A)	SHERWIN WILLIAMS	#7533	KHAKI SHADE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BUILDING TRIM	PAINT *	(B)	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CONE	PAINT *	(C)	SHERWIN WILLIAMS	#17-143	BISCUIT FREDDY'S CONE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CUSTARD	PAINT *	(D)	SHERWIN WILLIAMS	#17-313	FREDDY'S ICE WHITE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BOLLARD	PAINT	(P3)	SHERWIN WILLIAMS	#17-572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	(P4)	SHERWIN WILLIAMS	#666300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)

* NOTE: ALL EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) IS PRE-MIXED WITH SHERWIN-WILLIAMS COLORS AS SPEC'D. ABOVE. NO PAINTING OF BUILDING E.I.F.S. (INCL. CONE) IS REQUIRED.

EXTERIOR BRICK	DESCRIPTION	FINISH NO.	MFGR.	COLOR & TEXTURE	REMARKS
BUILDING BRICK (OPT. #1)	BRICK MODULAR (OPT. #1)	(BRICK-1)	MERIDIAN BRICK	COLUMBIA ARCHITECTURAL SERIES	WAVERLY MILLS GROUT COLOR - GRAY
BUILDING BRICK (OPT. #2)	BRICK MODULAR (OPT. #2)	(BRICK-2)	SUMMIT BRICK COMPANY	WELLSHIRE	GROUT COLOR - GRAY MODULAR & TIN - MADE RUMBLER

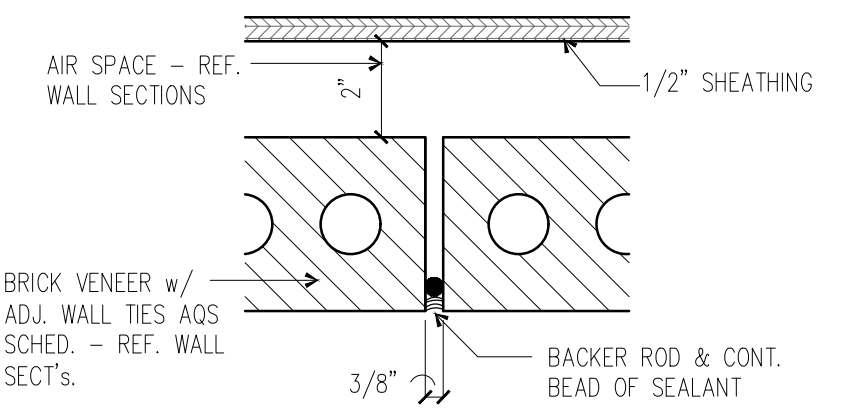
METAL COPING	DESCRIPTION	FINISH NO.	COLOR	REMARKS
BUILDING COPING	COPING	(MTL-1)	DUROLAST	BRITE RED 2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.

GENERAL NOTES:

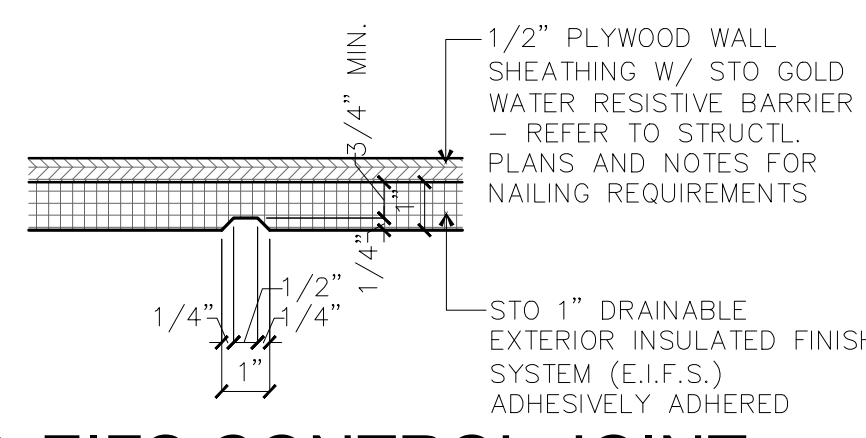
SIGNS SHOWN ON THESE ELEVATIONS ARE FOR CODE REVIEW PURPOSES ONLY. THESE SIGN ELEVATIONS ARE NOT TO BE USED AS OR CONSTRUED AS SHOP DRAWINGS FOR SIGN CONSTRUCTION. SIGN SHOP DRAWINGS ARE PRODUCED BY THE SIGN MANUFACTURER FOR REVIEW AND APPROVAL BY THE OWNER.
NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER: AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

ELEVATION KEY NOTES:

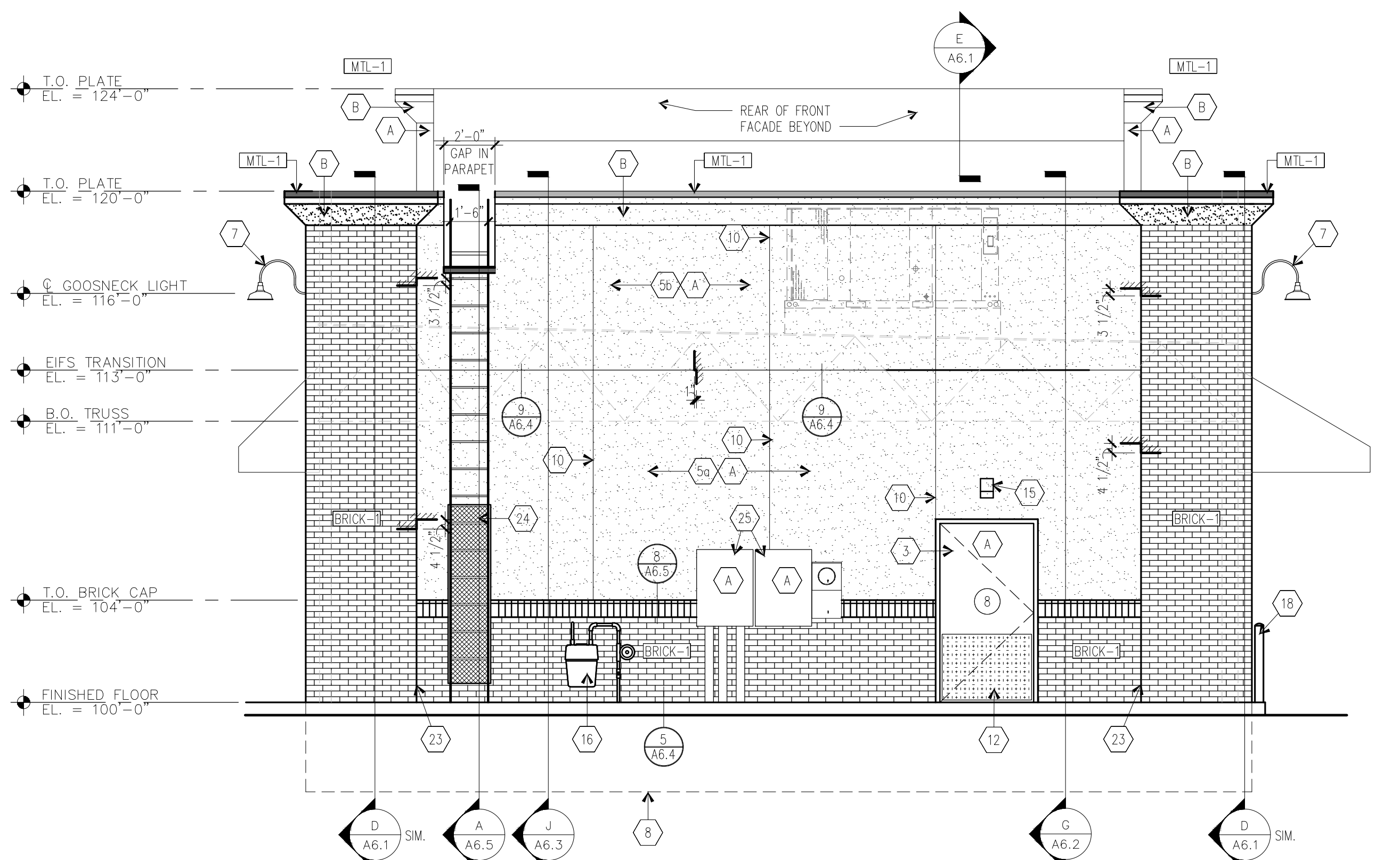
- 1 (2)-TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNINGS, TYP. SUPPLIED BY OWNER. WIRED & INSTALLED BY ELEC. CONTR.
- 2 OVERFLOW DRAIN WITH LAMBS TONGUE
- 3 HOLLOW METAL EXIT DR. REF. DOOR SCHED.
- 4 EXTERIOR VINYL AWNING & ALUM FRAME BY OWNER AND AWNING MANUF. TYP REF. AWNING COLOR KEY SHT'S A3 & A4
- 5a STO 1 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
- 5b STO 2 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
- 6 NOT USED
- 7 GOOSENECK LIGHT FIXTURE 'RED'
- 8 CONCRETE FOUNDATION REFER TO STRUCTL. PLANS FOR SIZE AND DETAILS
- 9 NOT USED
- 10 EIFS CONTROL JOINT REF. DETAIL 4/A3
- 11 NOT USED
- 12 42"x 30" DIAMOND TREAD PLATE
- 13 SIGNAGE BY OWNER - INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
- 14 NOT USED
- 15 WALL PACK LIGHT FIXTURE. ABOVE REAR DOOR - REF. ELEC. PLANS
- 16 GAS METER PTD. VERIFY LOC.
- 17 REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS. (IF REQUIRED, NOT SHOWN ON PROTOTYPE)
- 18 4" CONC. FILLED PIPE BOLLARD. FREDDY'S RED
- 19 NOT USED
- 20 READY ACCESS MODEL AA300 CURTAIN - 275 PASS-THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQ'TS. SEE MANUFACTURER FOR APPROPRIATE AIR CURTAIN CONFIGURATION BASED ON GEOGRAPHY.
- 21 READY ACCESS MODEL 275 WINDOW/ MANUAL SINGLE PANEL SLIDER, 48"W x 60" H. R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELECTRONIC RELEASE - OPENS ON SIDE THE CAR APPROACHES. BRONZE FINISH - PROVIDED BY & INSTALLED BY G.C.
- 22 RECESSED KNOX BOX
- 23 BRICK EXPANSION JOINT REF. DETAIL 3/A3
- 24 STEEL MESH HINGED GATE (W/LOCK) TO ENCLOSE BOTTOM OF ACCESS LADDER. (PAINT TO MATCH FIN.)
- 25 ELECTRICAL CT CABINET & DISCONNECT - PTD., VERIFY LOCATION
- 26 FREDDY'S PEDESTRIAN CROSSING SIGN. BOTTOM OF SIGN @ 56" A.F.F.
- 27 NOT USED



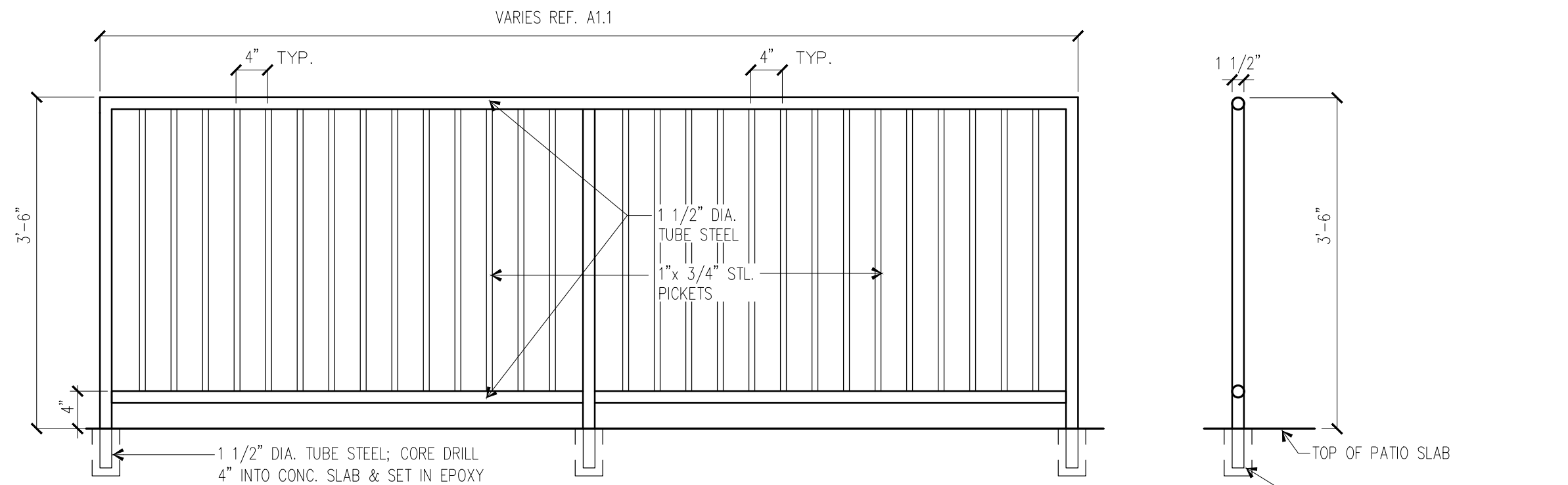
(3) BRICK CONTROL JOINT
3" = 1'-0"
MARKED CJ ON EXTERIOR ELEVATIONS SHEETS A3 & A4



(4) EIFS CONTROL JOINT
3" = 1'-0"
MARKED CJ ON EXTERIOR ELEVATIONS SHEETS A3 & A4



(B) WEST ELEVATION
1/4" = 1'-0"



(5) PATIO GUARD RAIL SECTION
3/4" = 1'-0"

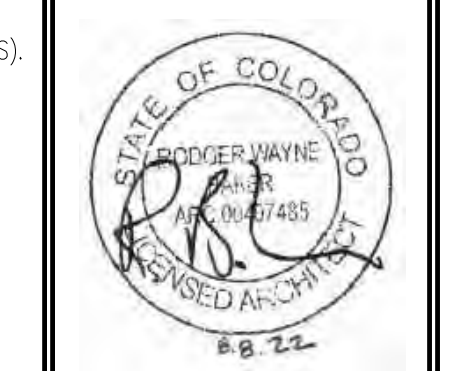
PAINT: ALL METAL RAILINGS TO BE PAINTED BLACK (P4 - DIRECT TO METAL PAINT) PER FINISH SCHED. ARCH. SHEET A1.2



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

EXTERIOR ELEVATIONS	
DATE	5/23/2022 PERMIT SET
8/8/2022 REVISION #1	
Released for Permit	09/22/2022 8:56:27 AM
CONSTRUCTION	KEB, FMI
DRAWN BY:	RB
CHECKED BY:	
SHEET NO.	A3

FREDDY'S FROZEN CUSTARD
 7575 FALCON MARKET PL.
 FALCON, COLORADO



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

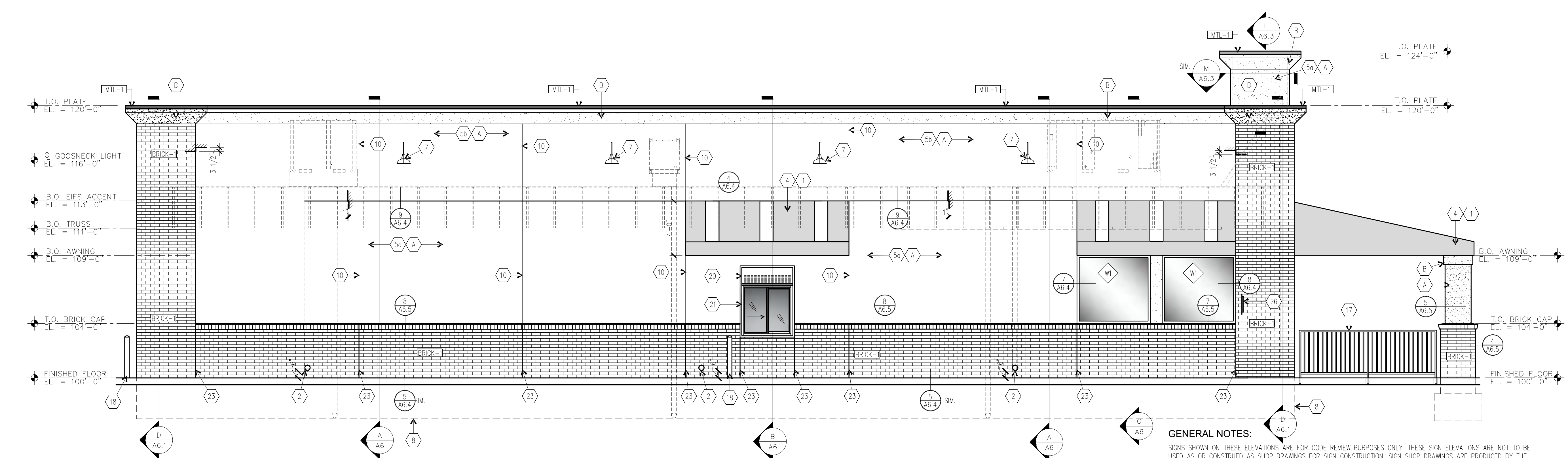
EXTERIOR ELEVATIONS

DATE
 5/23/2022 PERMIT SET
 8/8/2022 REVISION #1

Released for Permit
 09/22/2022 8:56:27 AM

 michaela
 CONSTRUCTION
 RB, HM
 DRAWN BY:
 RB
 CHECKED BY:

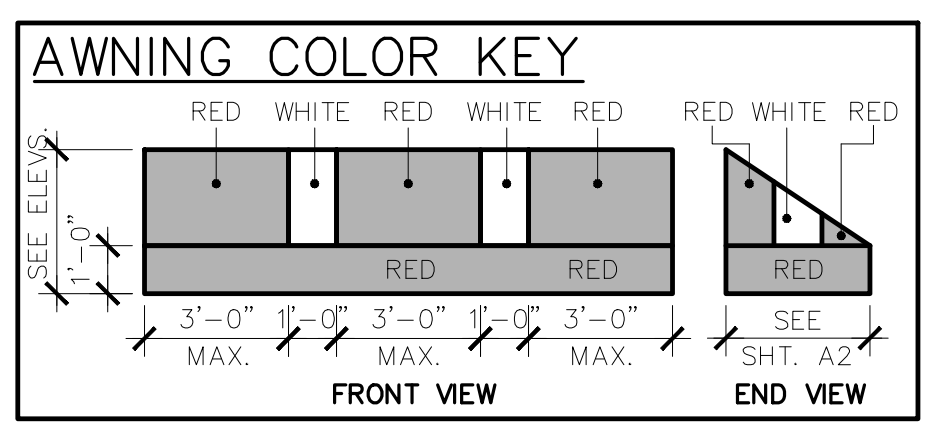
SHEET NO.
A4



(A) SOUTH ELEVATION
 1/4" = 1'-0"

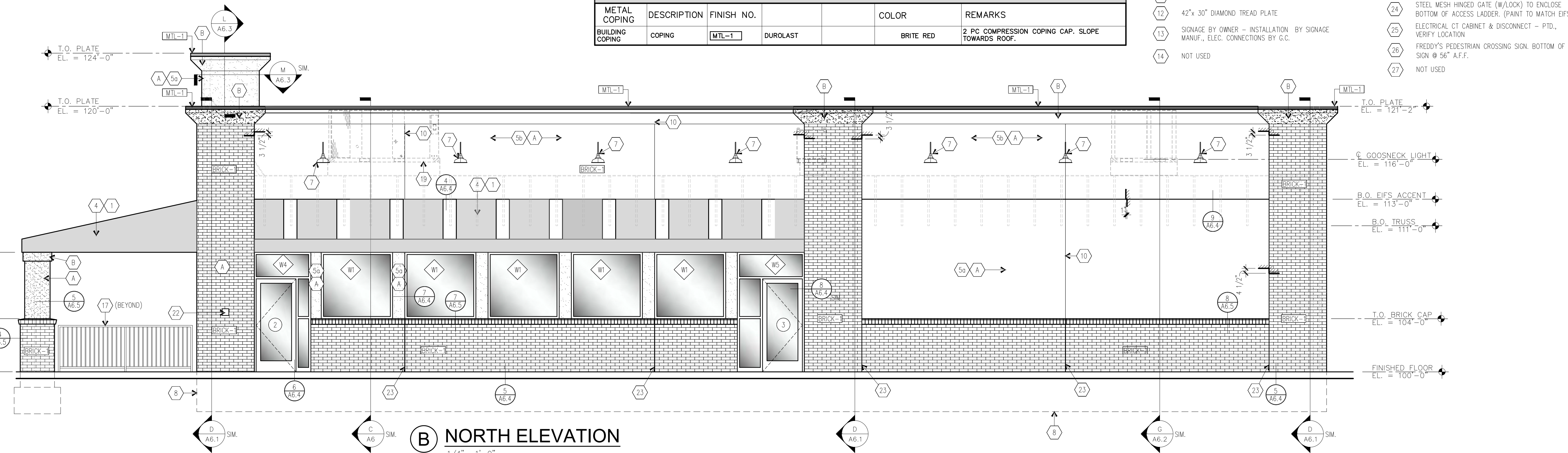
NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER: AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

CAULKING COLOR NOTE:
 - AT EIFS / BRICK - MATCH EIFS
 - AT EIFS / BRICK - MATCH BRICK
 - AT EIFS / EIFS - MATCH EIFS
 - AT EIFS / STOREFRONT - MATCH DARK BRONZE FRAME

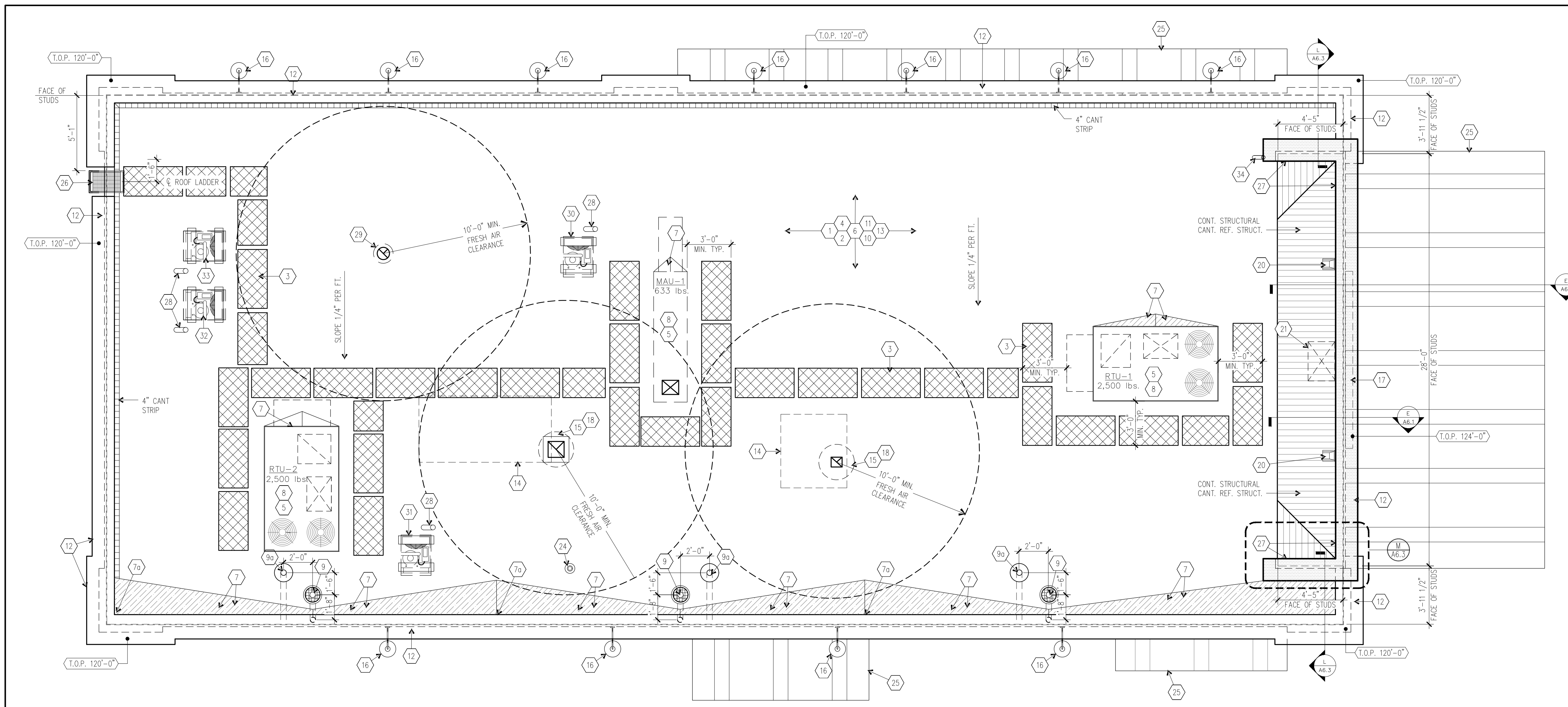


EXTERIOR FINISH SCHEDULE						
SHERWIN WILLIAMS - PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD						
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
BUILDING WALLS	PAINT *	(A)	SHERWIN WILLIAMS	#7533	KHAKI SHADE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BUILDING TRIM	PAINT *	(B)	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CONE	PAINT *	(C)	SHERWIN WILLIAMS	#17-143	BISCUIT FREDDY'S CONE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CUSTARD	PAINT *	(D)	SHERWIN WILLIAMS	#17-313	FREDDY'S ICE WHITE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BOLLARD	PAINT	(P3)	SHERWIN WILLIAMS	#17-572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	(P4)	SHERWIN WILLIAMS	#B66B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
* NOTE: ALL EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) IS PRE-MIXED WITH SHERWIN-WILLIAMS COLORS AS SPEC'D. ABOVE. NO PAINTING OF BUILDING E.I.F.S. (INCL. CONE) IS REQUIRED.						
EXTERIOR BRICK	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR & TEXTURE	REMARKS
BUILDING BRICK (OPT. #1)	BRICK MODULAR (OPT. #1)	(BRICK-1)	MERIDIAN BRICK	COLUMBIA ARCHITECTURAL SERIES	WAVERLY MILLS	GROUT COLOR - GRAY
BUILDING BRICK (OPT. #2)	BRICK MODULAR (OPT. #2)	(BRICK-2)	SUMMIT BRICK COMPANY	SUMMIT BRICK CO. P-719-542-8278	WELLSHIRE	GROUT COLOR - GRAY MODULAR & TIN - MADE RUMBLD
METAL COPING	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
BUILDING COPING	COPING	(MTL-1)	DUROLAST		BRITE RED	2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.

- GENERAL NOTES:**
 SIGNS SHOWN ON THESE ELEVATIONS ARE FOR CODE REVIEW PURPOSES ONLY. THESE SIGN ELEVATIONS ARE NOT TO BE USED AS OR CONSTRUED AS SHOP DRAWINGS FOR SIGN CONSTRUCTION. SIGN SHOP DRAWINGS ARE PRODUCED BY THE SIGN MANUFACTURER FOR REVIEW AND APPROVAL BY THE OWNER.
- NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER: AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.
- ELEVATION KEY NOTES:**
- (1) (2)-TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNINGS. TYP. SUPPLIED BY OWNER. WIRED & INSTALLED BY ELEC. CONTR.
 - (2) OVERFLOW DRAIN WITH LAMBS TONGUE
 - (3) HOLLOW METAL EXIT DR. REF. DOOR SCHED.
 - (4) EXTERIOR VINYL AWNING & ALUM FRAME BY OWNER AND AWNING MANUF. TYP. REF. AWNING COLOR KEY SHTS A3 & A4
 - (5a) STO 1 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
 - (5b) STO 2 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
 - (6) NOT USED
 - (7) GOOSENECK LIGHT FIXTURE 'RED'
 - (8) CONCRETE FOUNDATION REFER TO STRUCTL. PLANS FOR SIZE AND DETAILS
 - (9) NOT USED
 - (10) EIFS CONTROL JOINT REF. DETAIL 4/A3
 - (11) NOT USED
 - (12) 42"x 30" DIAMOND TREAD PLATE
 - (13) SIGNAGE BY OWNER - INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
 - (14) NOT USED
 - (15) WALL PACK LIGHT FIXTURE. ABOVE REAR DOOR - REF. ELEC. PLANS
 - (16) GAS METER PTD. VERIFY LOC.
 - (17) REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS. (IF REQUIRED. NOT SHOWN ON PROTOTYPE)
 - (18) 4" CONC. FILLED PIPE BOLLARD. FREDDY'S RED
 - (19) NOT USED
 - (20) READY ACCESS MODEL AA300 CURTAIN - 275 PASS-THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQ'TS. SEE MANUFACTURER FOR APPROPRIATE AIR CURTAIN CONFIGURATION BASED ON GEOGRAPHY.
 - (21) READY ACCESS MODEL 275 WINDOW/ MANUAL SINGLE PANEL SLIDER, 48"W x 60" H. R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELECTRONIC RELEASE - OPENS ON SIDE THE CAR APPROACHES. BRONZE FINISH - PROVIDED BY & INSTALLED BY G.C.
 - (22) RECESSED KNOX BOX
 - (23) BRICK EXPANSION JOINT REF. DETAIL 3/A3
 - (24) STEEL MESH HINGED GATE (W/LOCK) TO ENCLOSE BOTTOM OF ACCESS LADDER. (PAINT TO MATCH EIFS.)
 - (25) ELECTRICAL CT CABINET & DISCONNECT - PTD., VERIFY LOCATION
 - (26) FREDDY'S PEDESTRIAN CROSSING SIGN. BOTTOM OF SIGN @ 56" A.F.F.
 - (27) NOT USED



(B) NORTH ELEVATION
 1/4" = 1'-0"



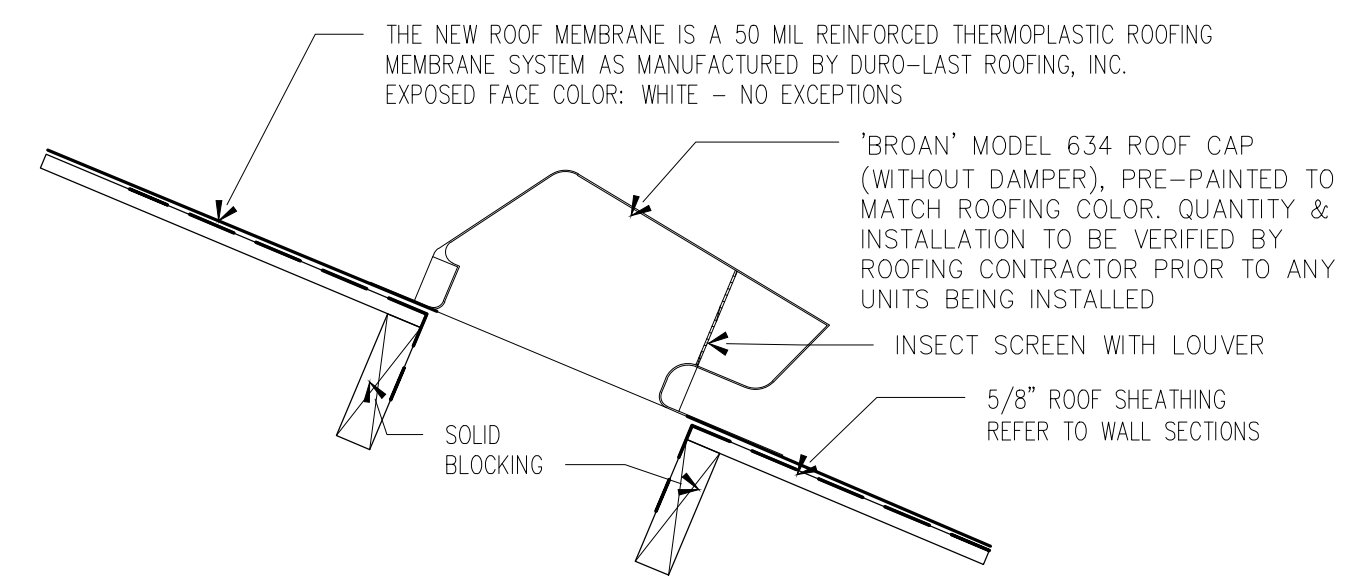
A ROOF PLAN
1/4" = 1'-0"
NORTH

GENERAL ROOF KEY NOTES:

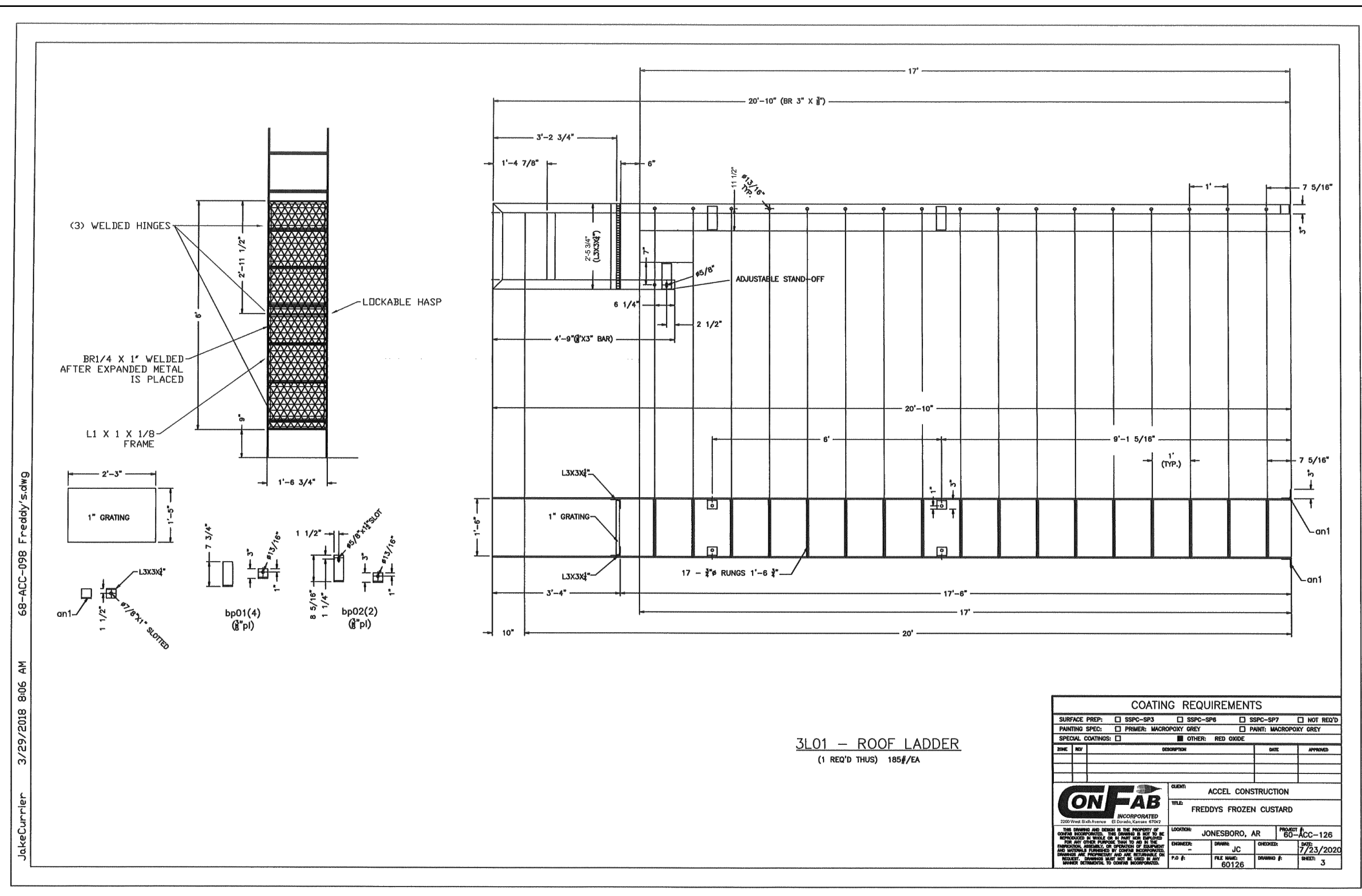
- THE NEW ROOF MEMBRANE IS A 50 MIL REINFORCED THERMOPLASTIC ROOFING MEMBRANE SYSTEM AS MANUFACTURED BY DURO-LAST ROOFING, INC. EXPOSED FACE COLOR: WHITE - NO EXCEPTIONS
- THE ROOF SYSTEM SHALL BE MECHANICALLY FASTENED AND FIELD SEAMS HEAT WELDED PER MANUFACTURER'S SPECIFICATIONS. PROVIDE AND INSTALL NEW FACTORY FORMED SLIP RESISTANT WALKWAY PADS MADE FROM ROOFING MEMBRANE MATERIAL ON ROOF FROM LADDER ACCESS AREA TO, BETWEEN AND AROUND ALL MECHANICAL AND ELECTRICAL EQUIPMENT. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, SOLIDLY SECURED TO ROOF.
- PROVIDE TEST ON ROOF. DAMP AREAS MUST BE CUT OUT, REMOVED, FILLED AND REROOFED.
- VERIFY ALL DIMENSIONS, EQUIPMENT CONFIGURATIONS AND LOCATIONS, EXISTING CONDITIONS AND ALL INFORMATION GIVEN OR NOT GIVEN ON DRAWINGS. CONTRACTOR SHALL VERIFY CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS AND EXISTING CONDITIONS RELATED TO THE WORK REQUIRED UNDER THIS CONTRACT. FAILURE TO DO SO WILL NOT BE CAUSE FOR ADDITIONAL FUNDS OR CHANGE ORDERS FOR ITEMS NOT INCLUDED IN CONTRACTORS BID.
- THE ROOF ASSEMBLY SHALL COMPLY WITH UL-1 90 AND FM CLASS "B" RATINGS INCLUDING BUT NOT LIMITED TO CORNINGS, FLASHING, PARAPET WALL COVERINGS, AND ENTIRE ROOF SURFACE. ALL ROOF CRICKETS ARE TO BE BUILT WITH TAPERED RIGID INSULATION & PROVIDE THE SLIP SHEET, PER MANUFACTURER'S RECOMMENDATIONS, ROOFING TO POSITIVE 1/4" PER FOOT (MIN.) SLOPE TO ROOF DRAIN UNLESS NOTED OTHERWISE. INSULATION SHALL BE APPROVED BY ROOFING MANUFACTURER AS COMPATIBLE WITH ROOFING ASSEMBLY.
- PEAK (BACK CORNER) OF BUILT UP CRICKET NEAR ROOF DRAINS TO EXTEND 6" H. ABOVE ROOF INSULATION & SLOPE TO ROOF DRAIN.
- ALL MECHANICAL EQUIPMENT OPENINGS TO BE COORDINATED WITH MECHANICAL AND/OR ALL OTHER RELATED DRAWINGS
- 4" ROOF DRAIN - INTO STORM SEWER LINE.
- 4" OVERFLOW DRAIN TO HAVE A LAMBS TONGUE AND TERMINATE OUTSIDE OF BUILDING @ 6" A.F.F. (TYP. 3 LOC.)
- ALL CURB AND EQUIPMENT FLASHING SHALL BE A PRODUCT OF DURO-LAST ROOFING INC. FLASHING & COPING CAP SHALL BE INSTALLED PER ROOFING MANUFACTURER'S CRITERIA TO PROVIDE FULL MANUFACTURER'S GUARANTEE OF COMPLETE ROOFING ASSEMBLY. THE ROOFING CONTRACTOR IS TO COORDINATE ALL ROOF PENETRATIONS WITH ALL OTHER TRADES TO PROVIDE PROPER FLASHING AND COMPLETE, WEATHER-TIGHT ROOF. ALSO INCLUDES PENETRATION FOR THE SIRIUS ANTENNA AND WIRE PROVIDED BY OWNER AND INSTALLED PER MFR. SPECS. BY ROOFING CONTRACTOR.
- PROVIDE A DURO-LAST MTL 2 PIECE COMPRESSION COPING CAP. REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS. ("DURO-LAST" COLOR: BRITTE RED)
- THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE TRUSS MANUFACTURER.
- EXHAUST HOOD BELOW
- EXHAUST FANS FURNISHED BY KITCHEN EQUIPMENT SUPPLIER. INSTALLED BY MECHANICAL CONTRACTOR. VERIFY EXACT SIZE OF EXHAUST DUCTWORK WITH KITCHEN HOOD OPENING. G.C. TO INSTALL OWNER PROVIDED WIND BAND EXTENSIONS.
- COOSNECK LIGHT FIXTURE (RED) PROVIDE BLOCKING FOR ATTACHMENT TYP.
- SIGNAGE BELOW BY OWNER - INSTALLATION BY SIGNAGE MANUF. ELEC. CONNECTIONS BY ELECTRICAL CONTRACTOR
- INSTALL CAPTIVE AIRE WBE WINDBAND EXTENSION. PROVIDED BY KITCHEN EQUIPMENT SUPPLIER.
- NOT USED
- ROOF VENT REFER TO DETAIL 1/A5.
- 22 X 31 ATTIC ACCESS OPNG. CUT PLYWD. DECKING BELOW AND RE-INSTALL TO ALLOW ACCESS TO STRUCT. CANT. REFER TO DETAIL 6/A2.1 (F.VERIFY LOC.)
- NOT USED
- NOT USED
- ROOF HYDRANT REFER TO PLUMBING SHEETS
- BACKLIT AWNING (BELOW)
- 18" ROOF ACCESS LADDER PROVIDE BLK'G AS REQ'D DETAIL THIS SHEET
- TALL PARAPET WALLS TO RECEIVE VERTICAL APPLICATION OF DUROLAST ROOFING (DARK TAN), EXTEND FROM TOP OF LOW PARAPET WALL TO TOP OF TALL PARAPET, SECURED TO PLYWOOD BACKER. NOTE: G.C. OPTION TO PAINT DUROLAST ROOF MEMBRANE TO MATCH E.I.F.S. COLOR (S.W. #7533, "KHAKI SHADE") IN LIEU OF DUROLAST DARK TAN COLORED ROOFING WHERE NOTED ABOVE. PREP & PAINT ROOFING MEMBRANE PER MANUFACTURER'S RECOMMENDATIONS. ROOFING INSTALLER TO PROVIDE MANUFACTURER'S GUARANTEE OF COMPLETE ROOFING SYSTEM, INCLUDING ALL FLASHING, COPINGS AND PARAPET ASSEMBLIES WHERE ROLL ROOFING IS USED. DIMENSIONS FROM OUTSIDE FACE OF CORNER STUDS BELOW TO OUTSIDE CORNER OF TALL PARAPET STUDS.
- PROVIDE SHEPHERDS CROOK FOR EACH OF THE CONDENSER ROOF TOP UNITS.
- RESTROOM EXHAUST FAN
- ICE CUBER CONDENSER FOR SODA MACHINE AT DRINK COUNTER
- ICE CUBE CONDENSER AT ICE MACHINE
- WALK IN COOLER CONDENSER
- WALK IN FREEZER CONDENSER
- PROVIDE SHEPHERDS CROOK FOR SECURITY CAMERA MOUNTED ON ROOF - FIELD VERIFY LOCATION OF CAMERA WITH OWNER

GENERAL ROOF NOTES:

- GENERAL CONTRACTOR TO VERIFY LOCATION OF RTU'S & ALL MECHANICAL EQUIPMENT OPENINGS TO BE COORDINATED WITH ALL OTHER TRADES.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
- PARAPET HEIGHT IS SUFFICIENT TO SCREEN ALL ROOF TOP EQUIPMENT.
- PROVIDE RIGID ROOF INSULATION COMPOSED OF EITHER A CLOSED CELL POLYISOCYANURATE OR EXPANDED POLYSTYRENE (EPS) FOAM CORE BONDED TO A MINIMUM 7/16" (11mm) APA RATED SHEATHING (OSB) ON ONE SIDE AND A FIBER REINFORCED GLASS OR FELT FIBER ON THE OTHER. MINIMUM R-VALUE OF 24.
- FASTENERS: FACTORY-COATED STEEL FASTENERS AND METAL PLATES SUBSTRATE AND ACCEPTABLE TO ROOFING SYSTEM MANUFACTURER.



1 ROOF VENT DETAIL
1 1/2" = 1'-0"

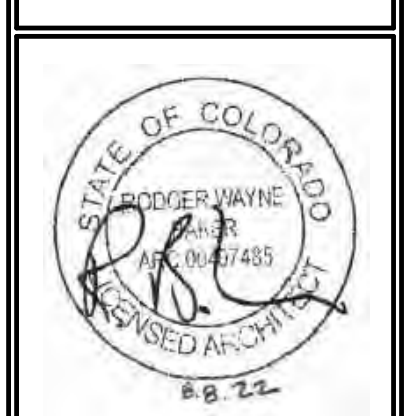


3L01 - ROOF LADDER
(1 REQ'D THIRD) 1854/KA

COATING REQUIREMENTS			
DIAPHRAGM	CEILING	FLOOR	WALL
ACCEL CONSTRUCTION	ACCEL CONSTRUCTION	ACCEL CONSTRUCTION	ACCEL CONSTRUCTION
ACCEL CONSTRUCTION	ACCEL CONSTRUCTION	ACCEL CONSTRUCTION	ACCEL CONSTRUCTION

BDS
BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1004 E. First Street, Suite 1000, Denver, CO 80202
303.733.8874
rodger@bakerdesigngroup.com

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

ROOF PLAN

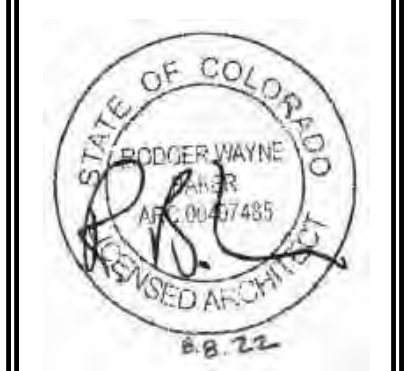
DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:27 AM

CONSTRUCTION
michaela
CONSTRUCTION
HM
DRAWN BY:
RB
CHECKED BY:

SHEET NO.
A5

FREDDY'S FROZEN CUSTARD
 7575 FALCON MARKET PL.
 FALCON, COLORADO



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

EXTERIOR WALL SECTIONS

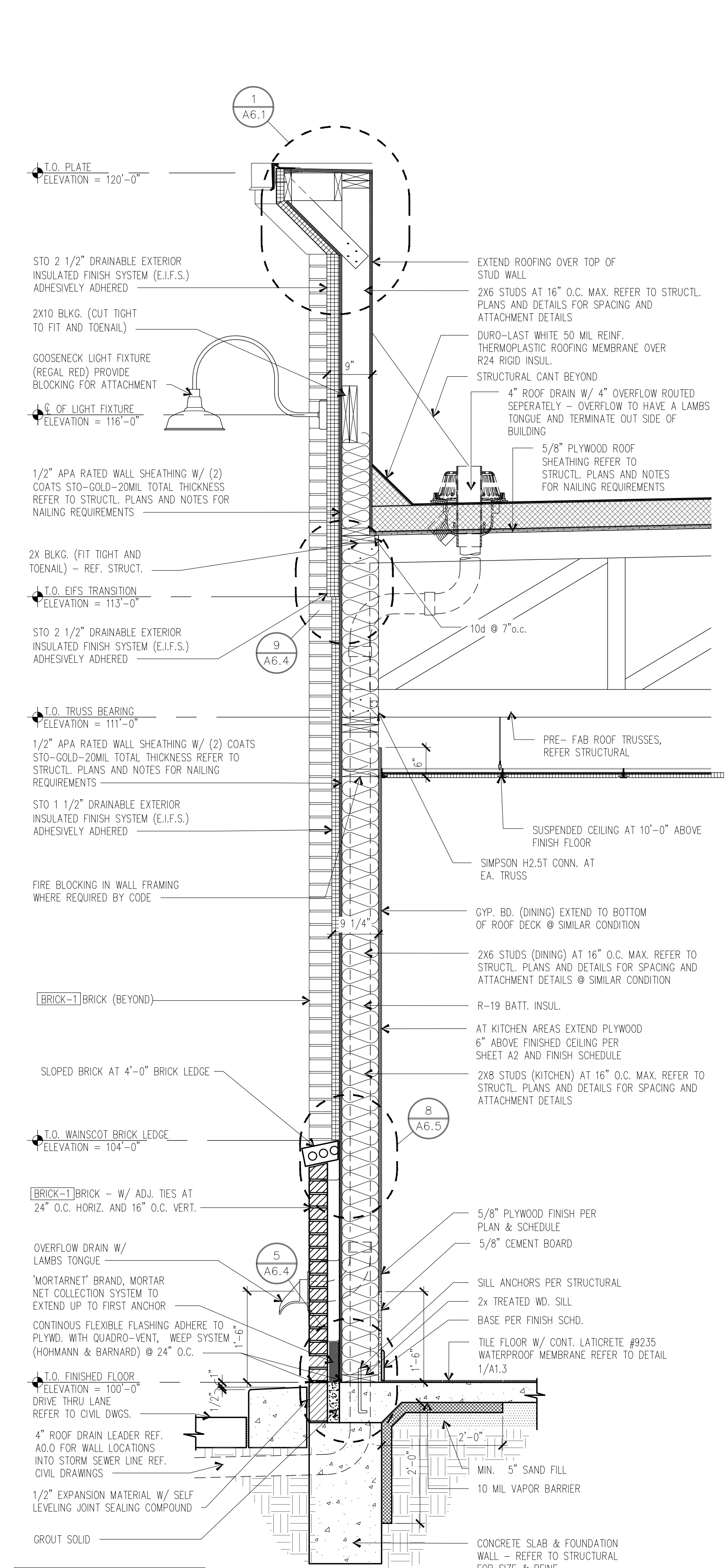
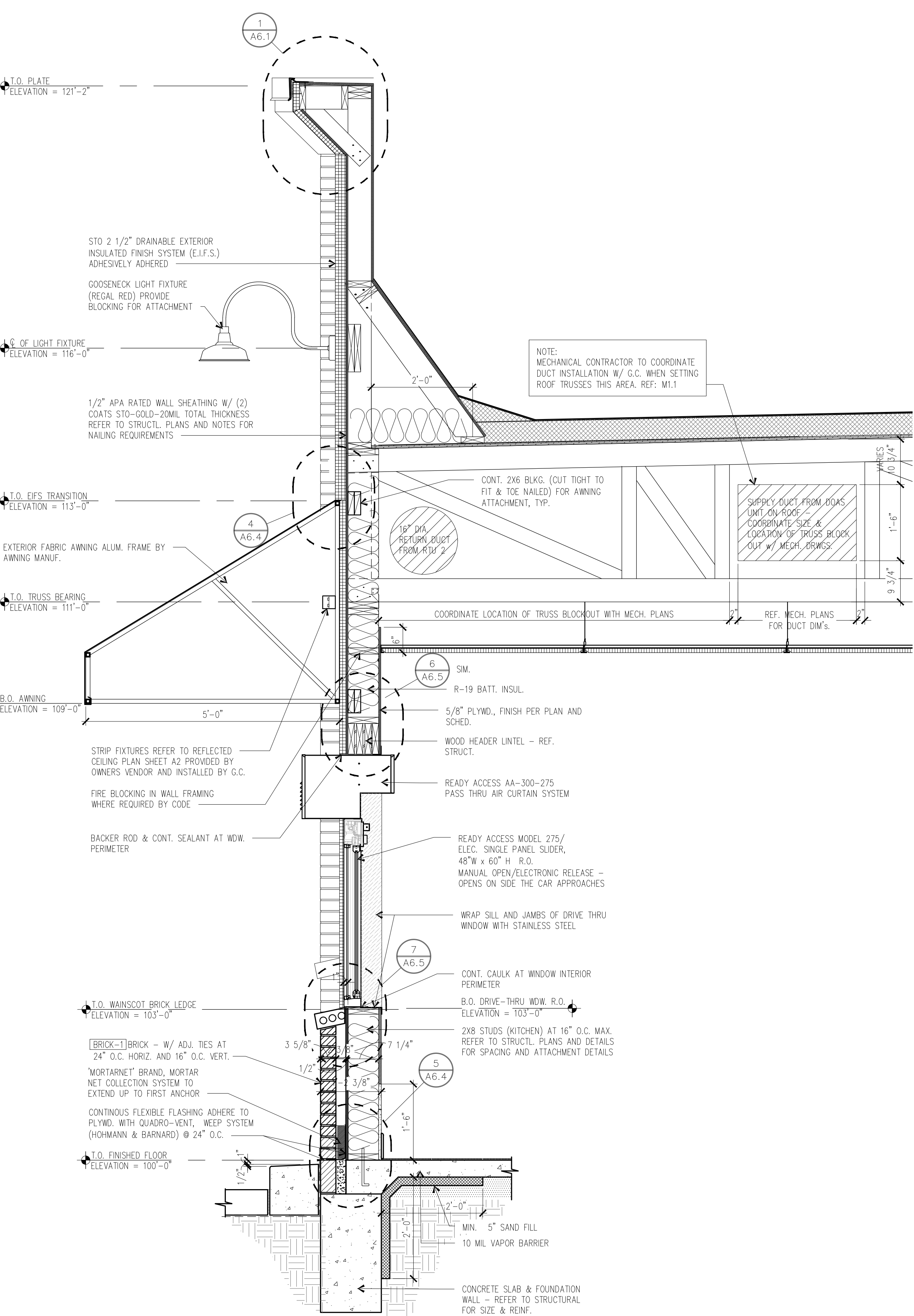
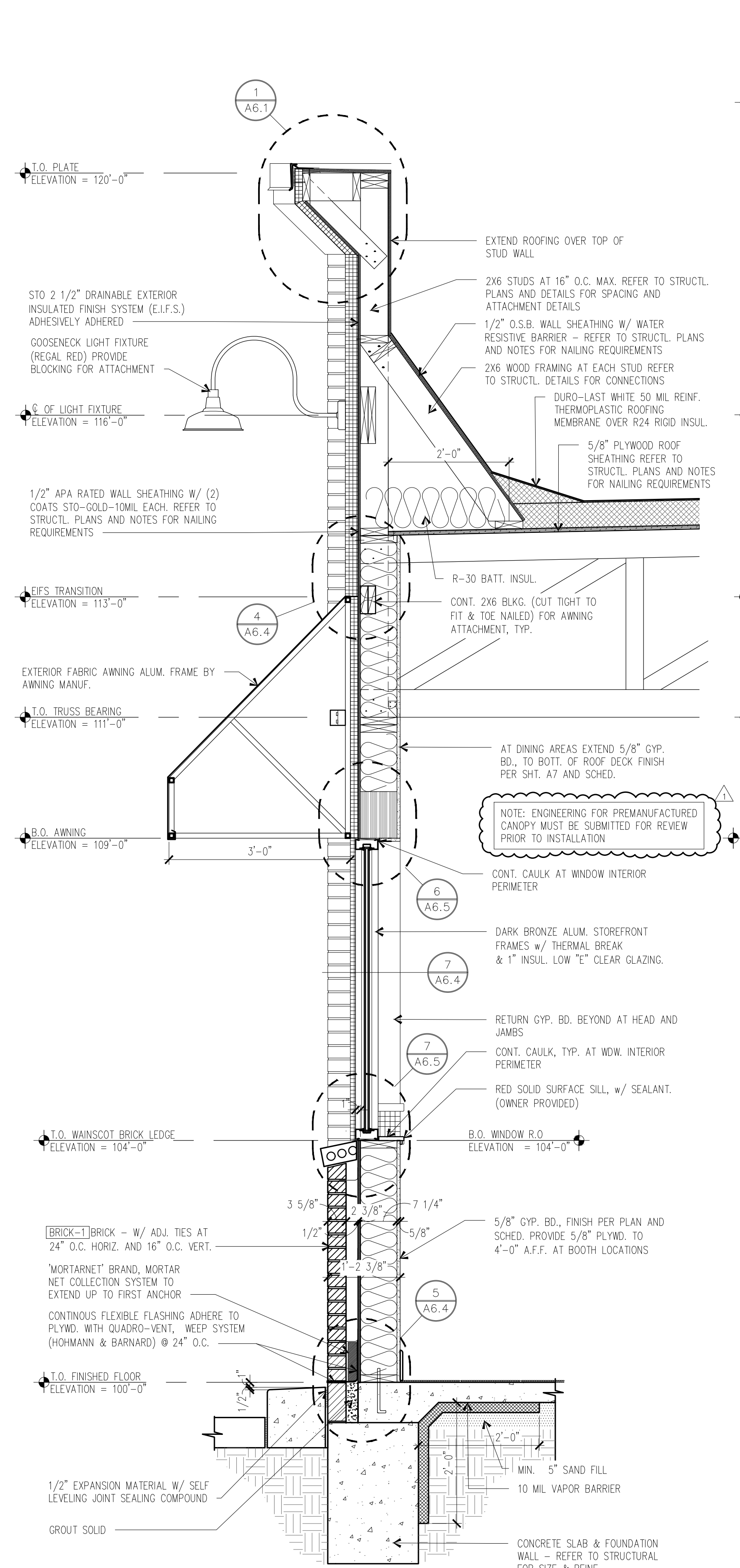
DATE
 5/23/2022 PERMIT SET
 8/8/2022 REVISION #1

Released for Permit
 09/22/2022 8:56:27 AM

 michaela
 CONSTRUCTION
 HM

DRAWN BY:
 RB
 CHECKED BY:

SHEET NO.
A6.0



WHERE DRIVE THRU LANE DOES NOT OCCUR REFER TO SECTION E/A6.1 FOR CONCRETE SIDEWALK DETAILS



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

EXTERIOR WALL SECTIONS

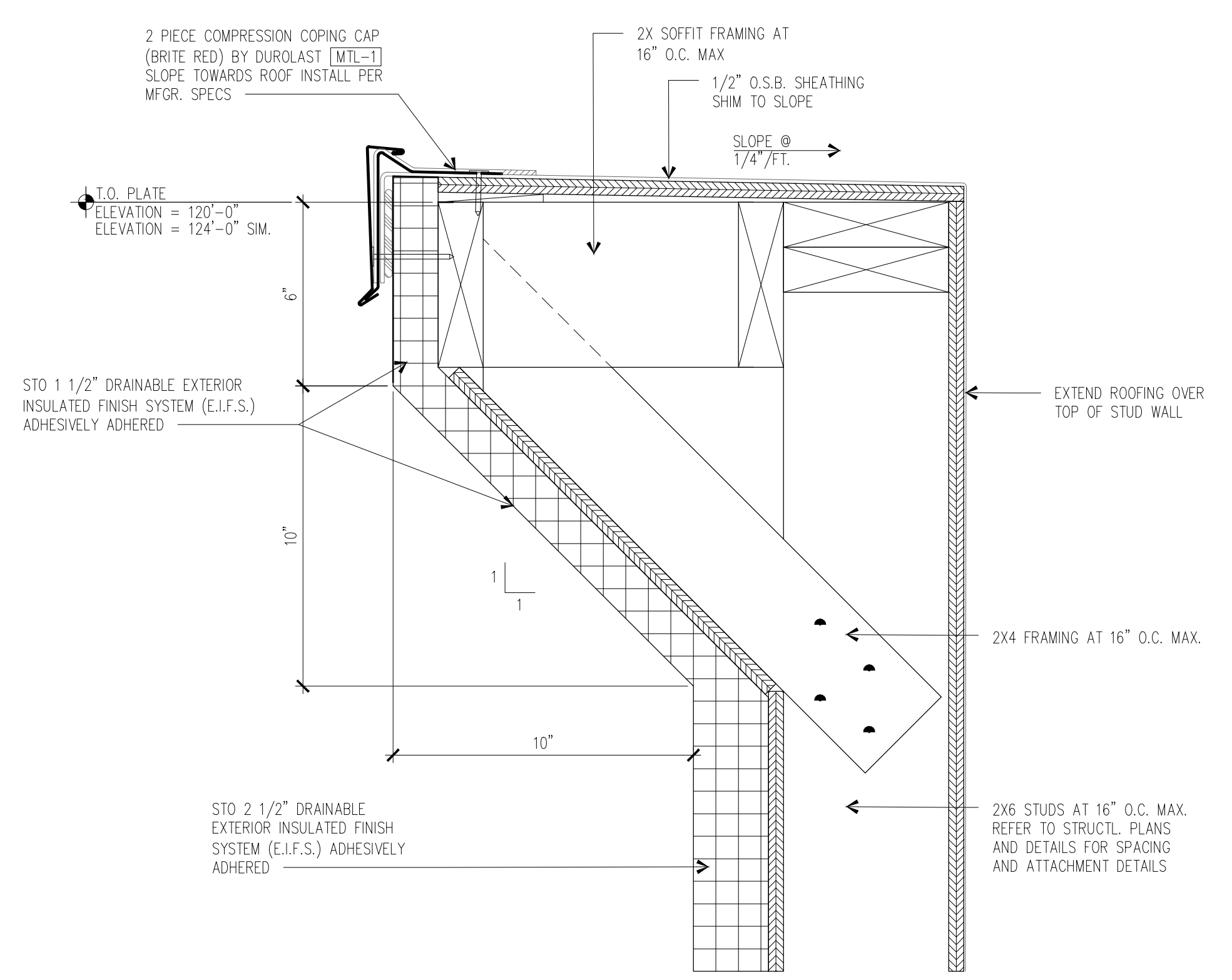
DATE
 5/23/2022 PERMIT SET
 8/8/2022 REVISION #1

Released for Permit
 09/22/2022 8:56:27 AM

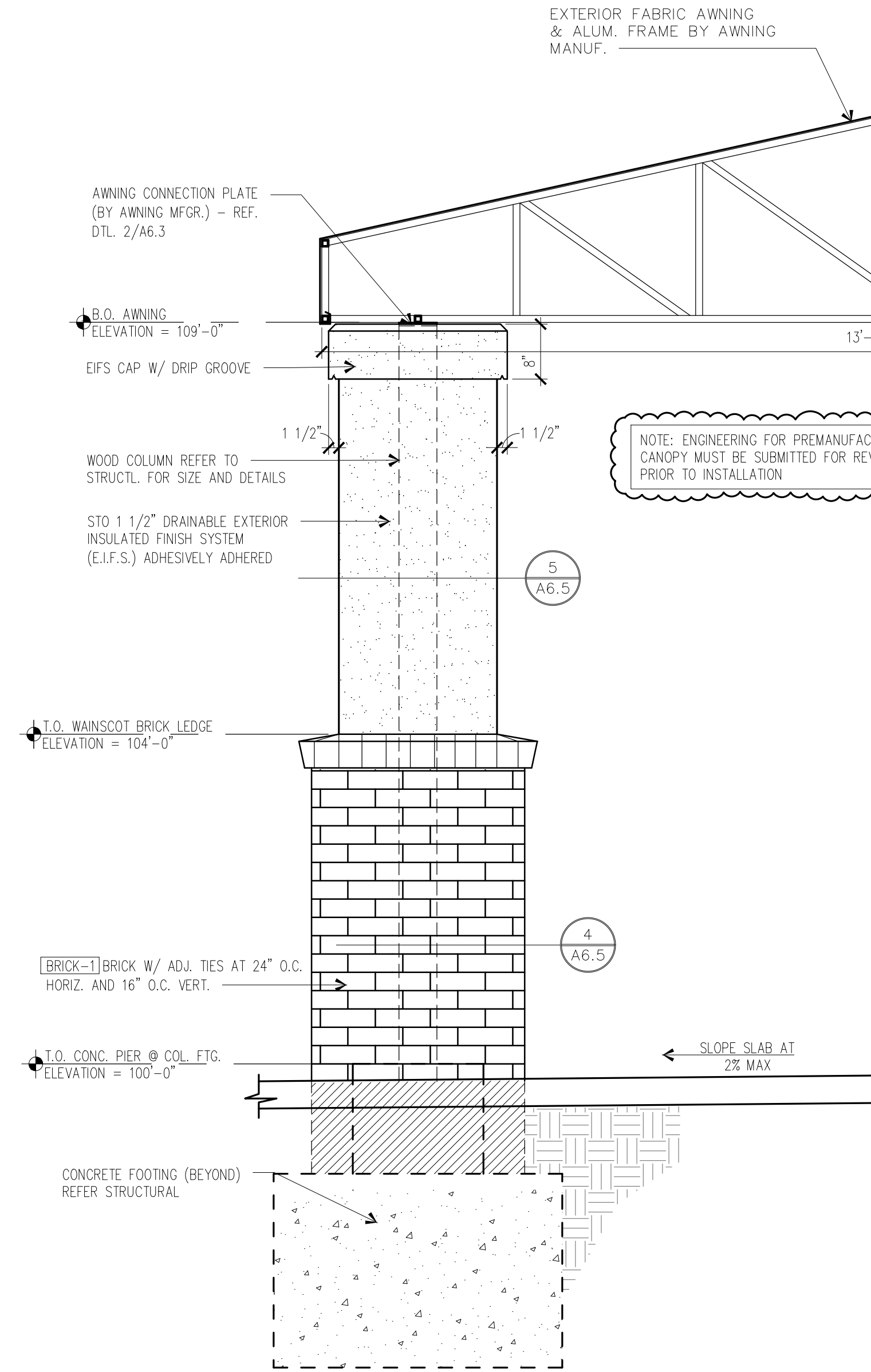
 michaela
 CONSTRUCTION
 P.M.

DRAWN BY:
 RB
 CHECKED BY:

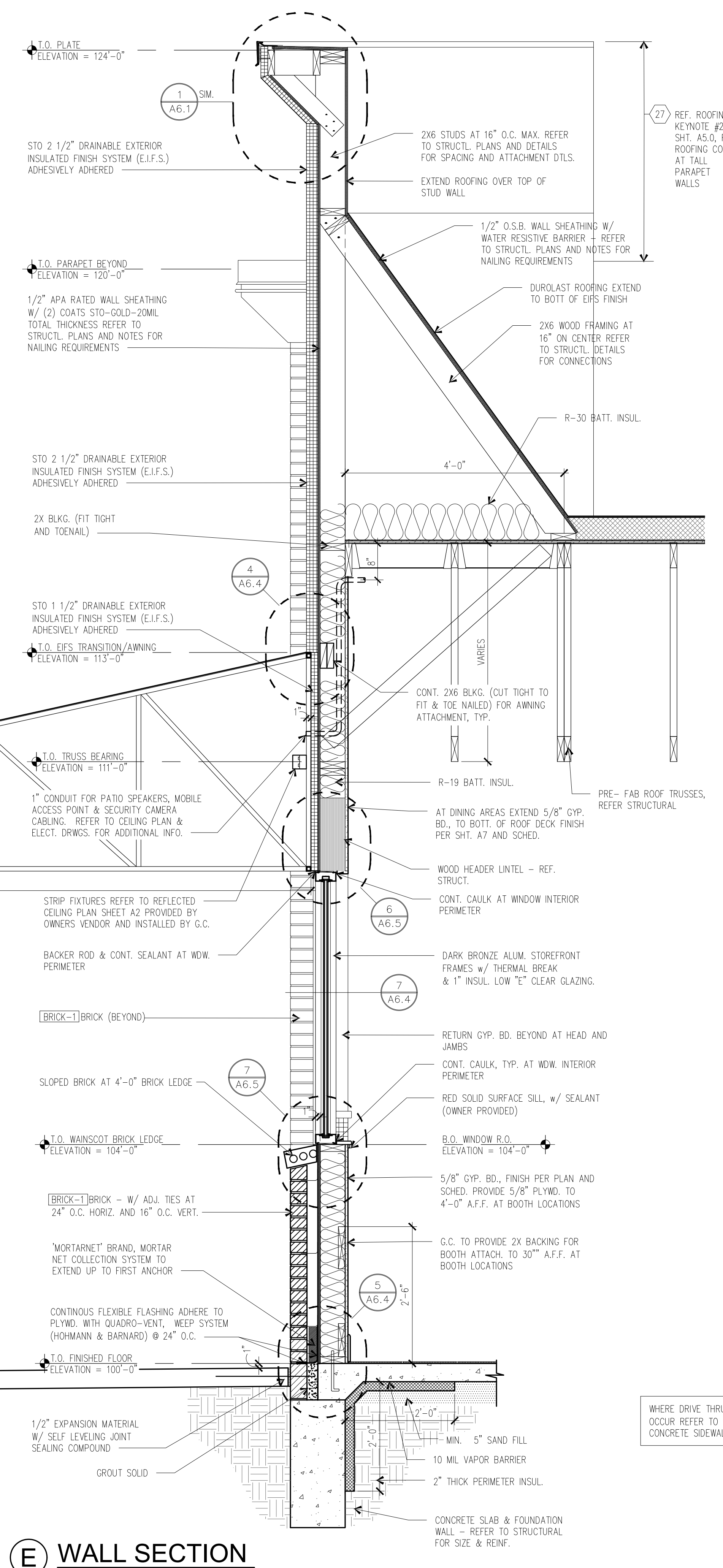
SHEET NO.
A6.1



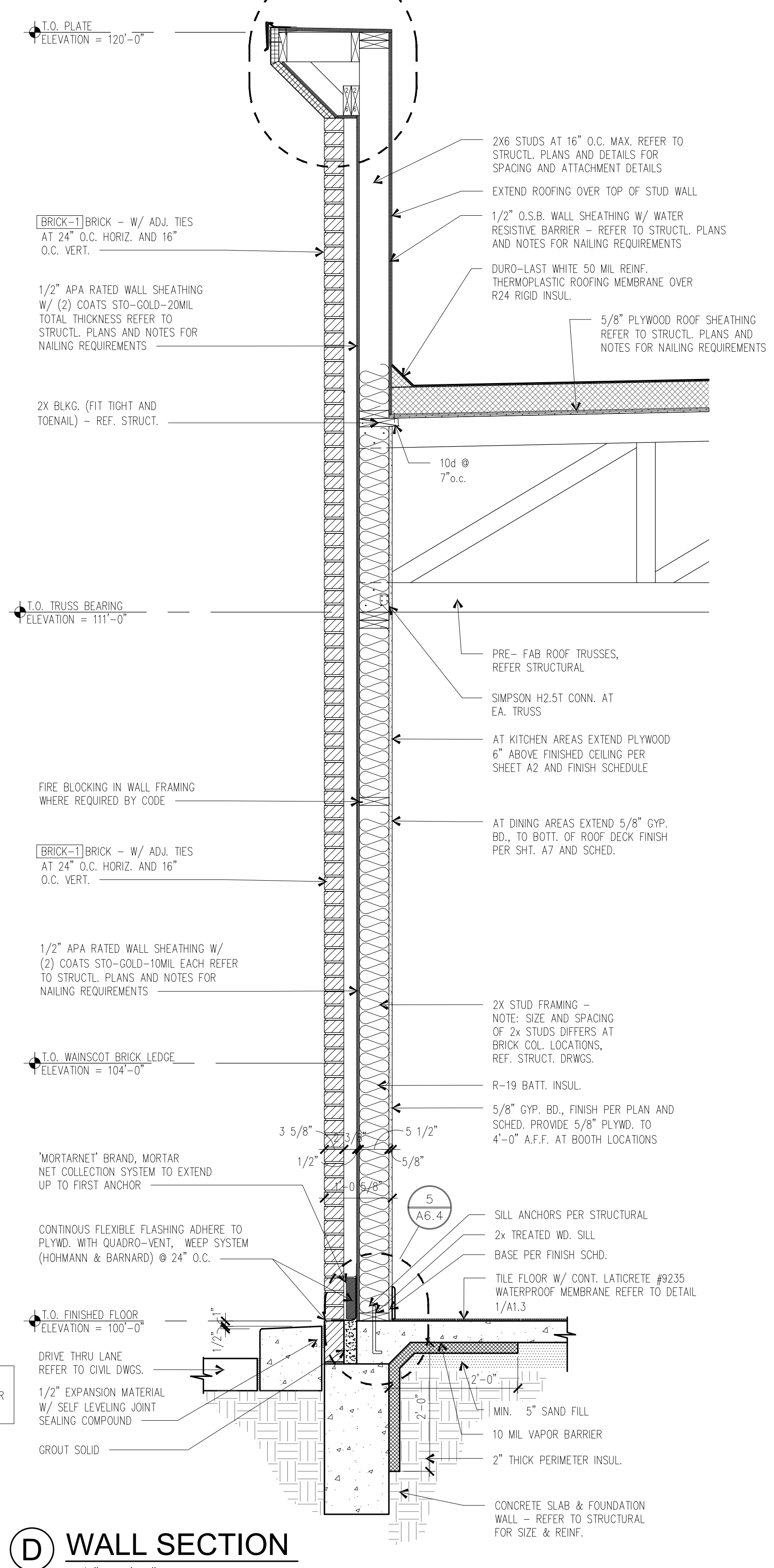
1 WALL DETAIL
 3" = 1'-0"



E WALL SECTION
 3/4" = 1'-0"



D WALL SECTION
 3/4" = 1'-0"



WHERE DRIVE THRU LANE DOES NOT OCCUR REFER TO SECTION E/A6.1 FOR CONCRETE SIDEWALK DETAILS

FREDDY'S FROZEN CUSTARD
 7575 FALCON MARKET PL.
 FALCON, COLORADO



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

EXTERIOR WALL SECTIONS

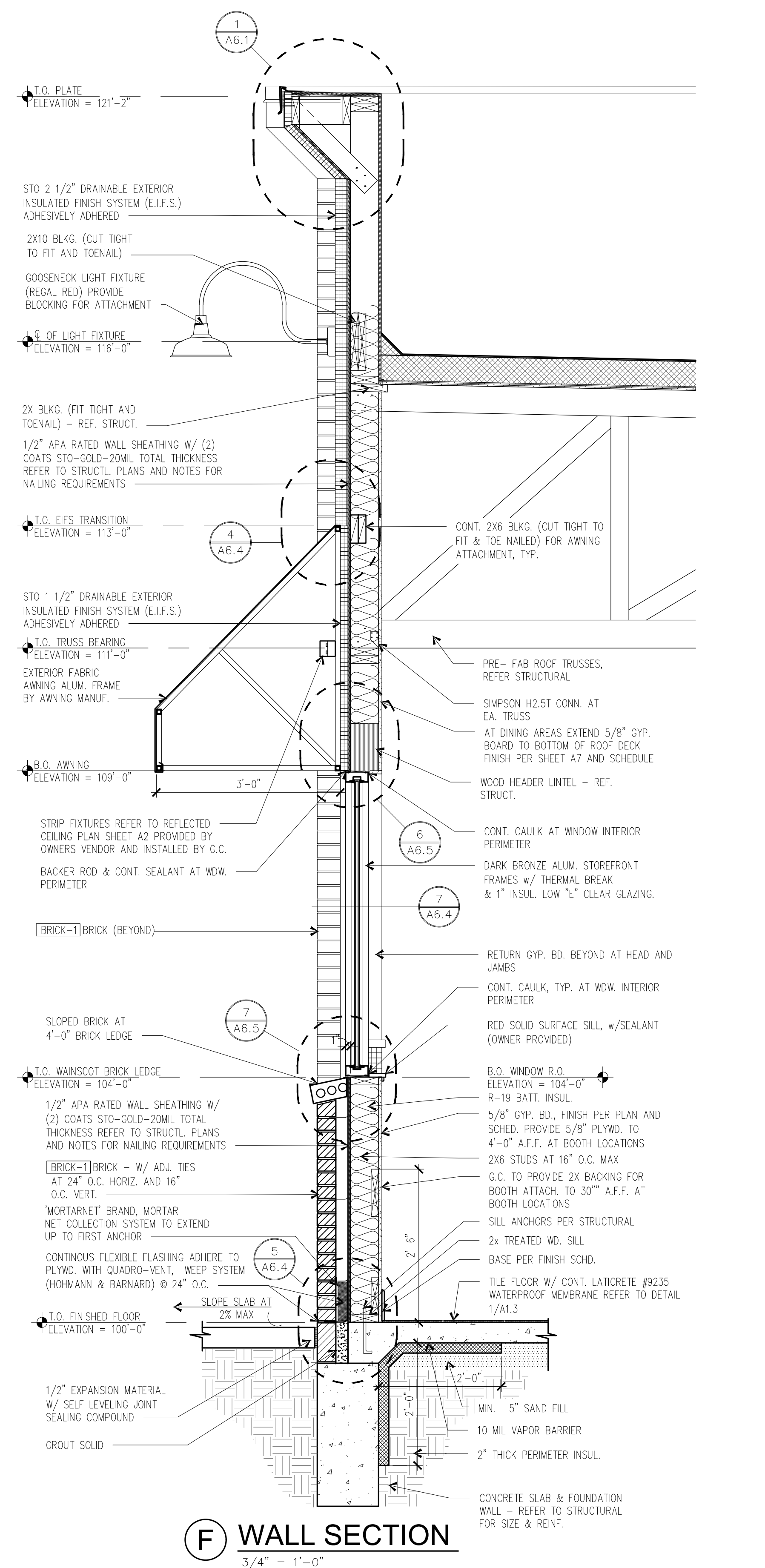
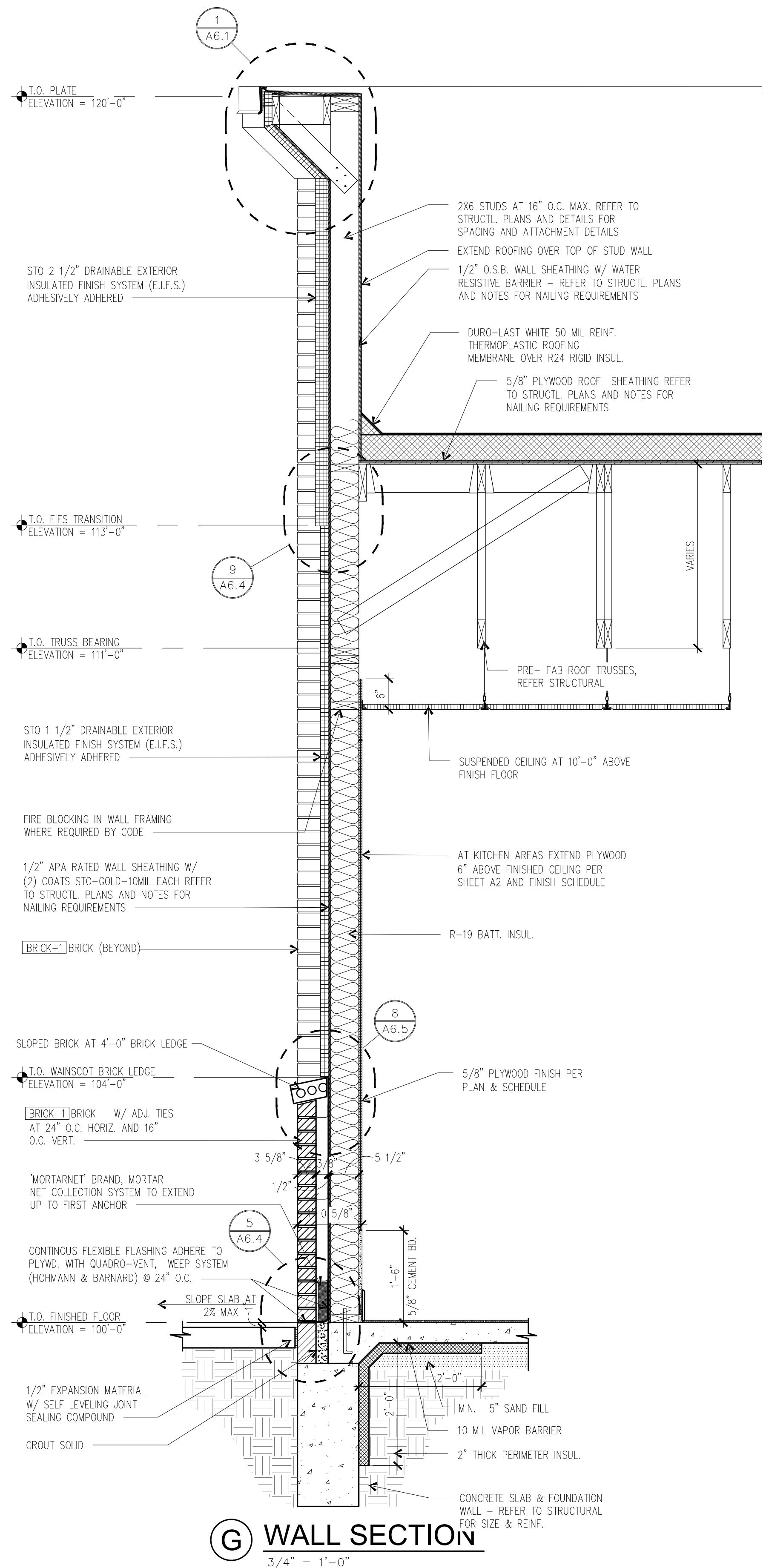
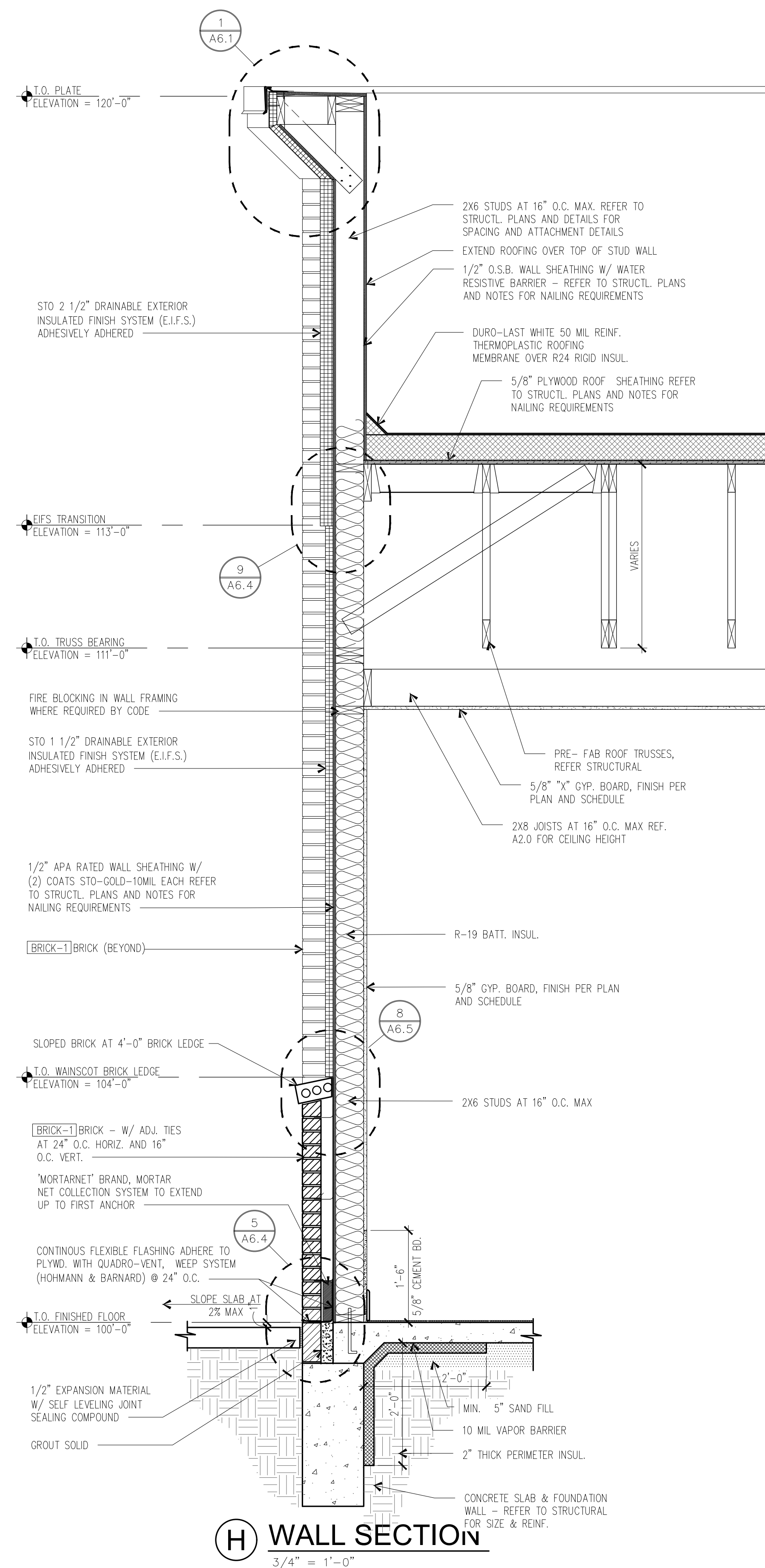
DATE
 5/23/2022 PERMIT SET
 8/8/2022 REVISION #1

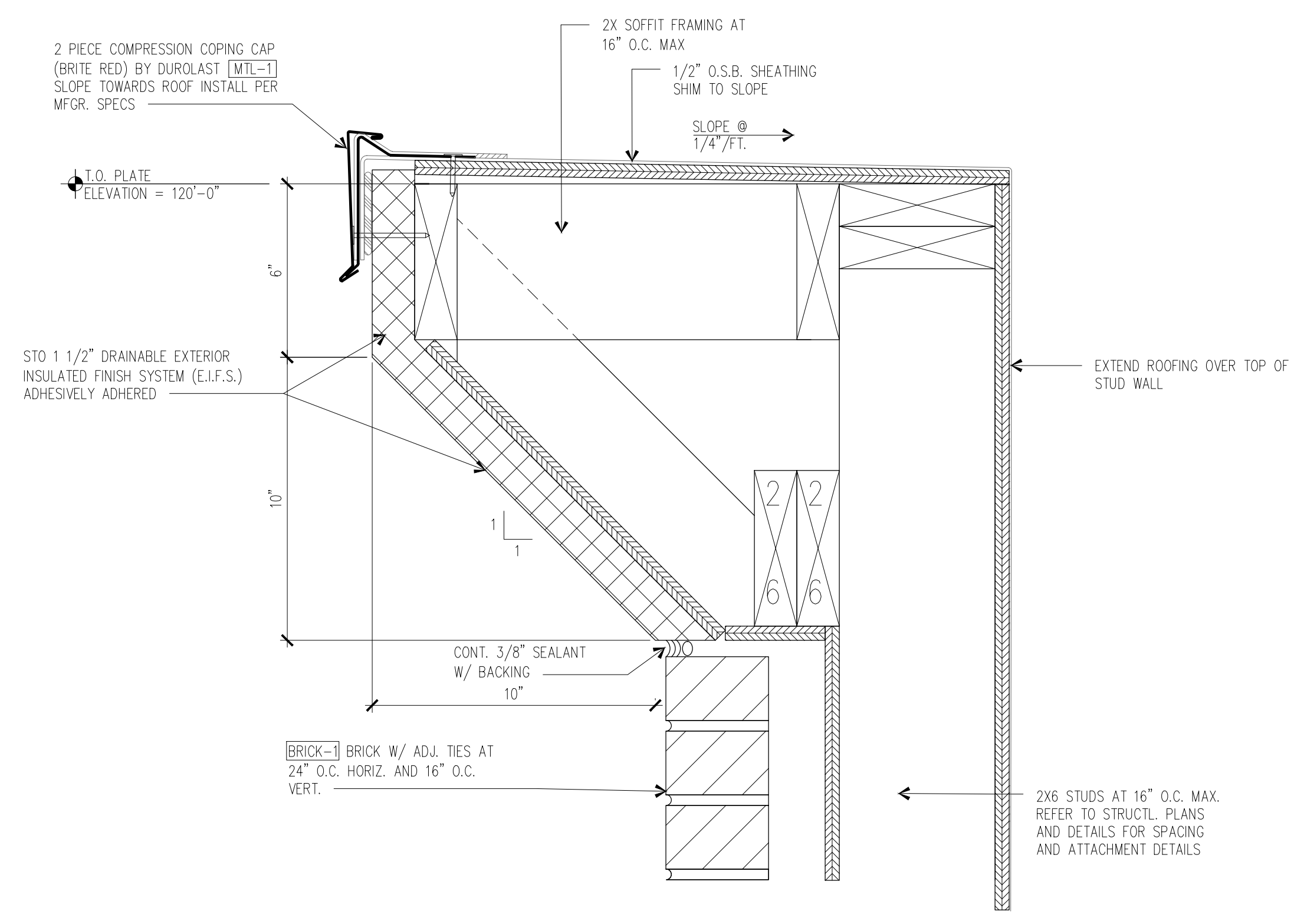
Released for Permit
 09/22/2022 8:56:27 AM

 michaela
 CONSTRUCTION

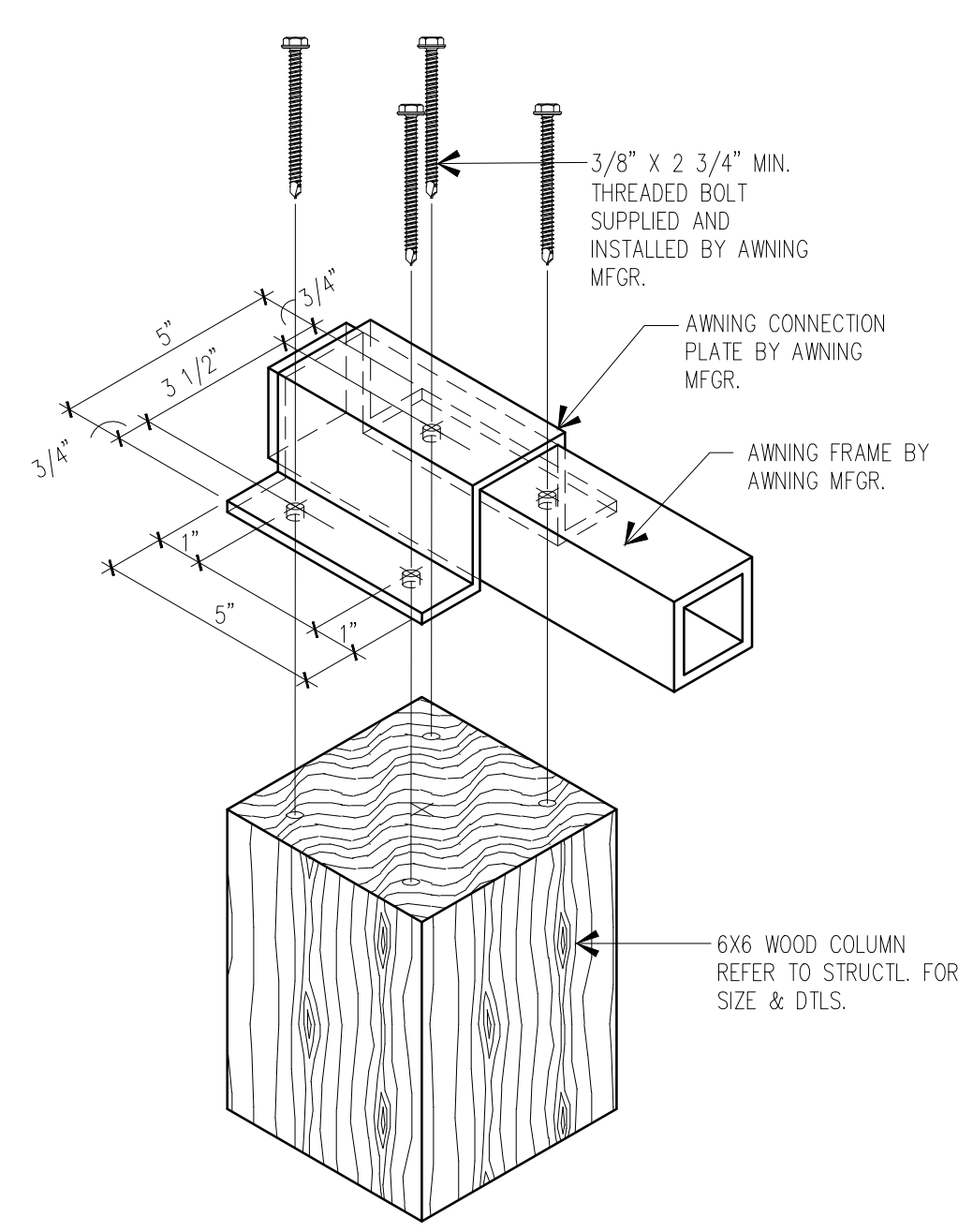
DRAWN BY:
 RB
 CHECKED BY:

SHEET NO.
A6.2

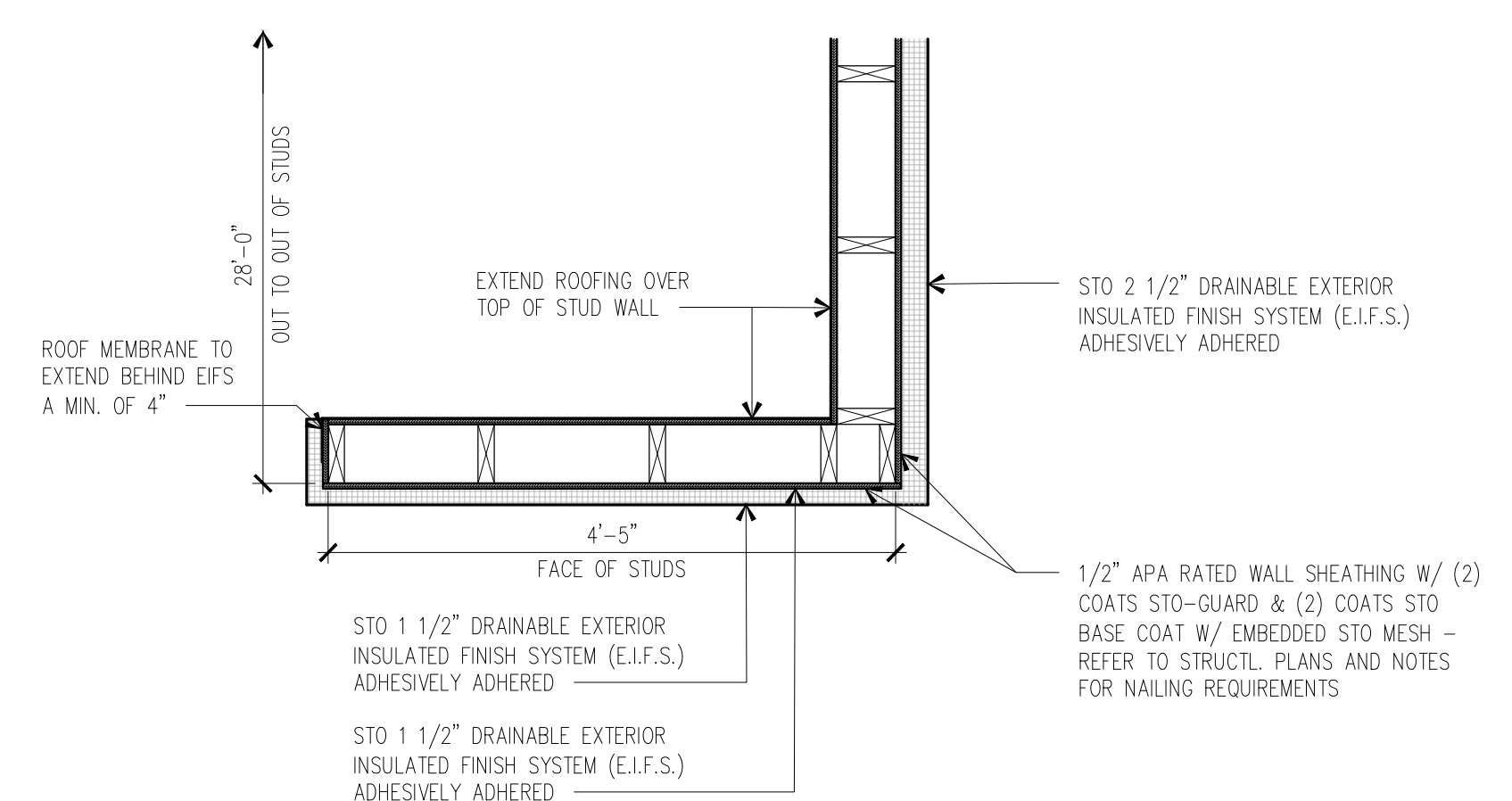




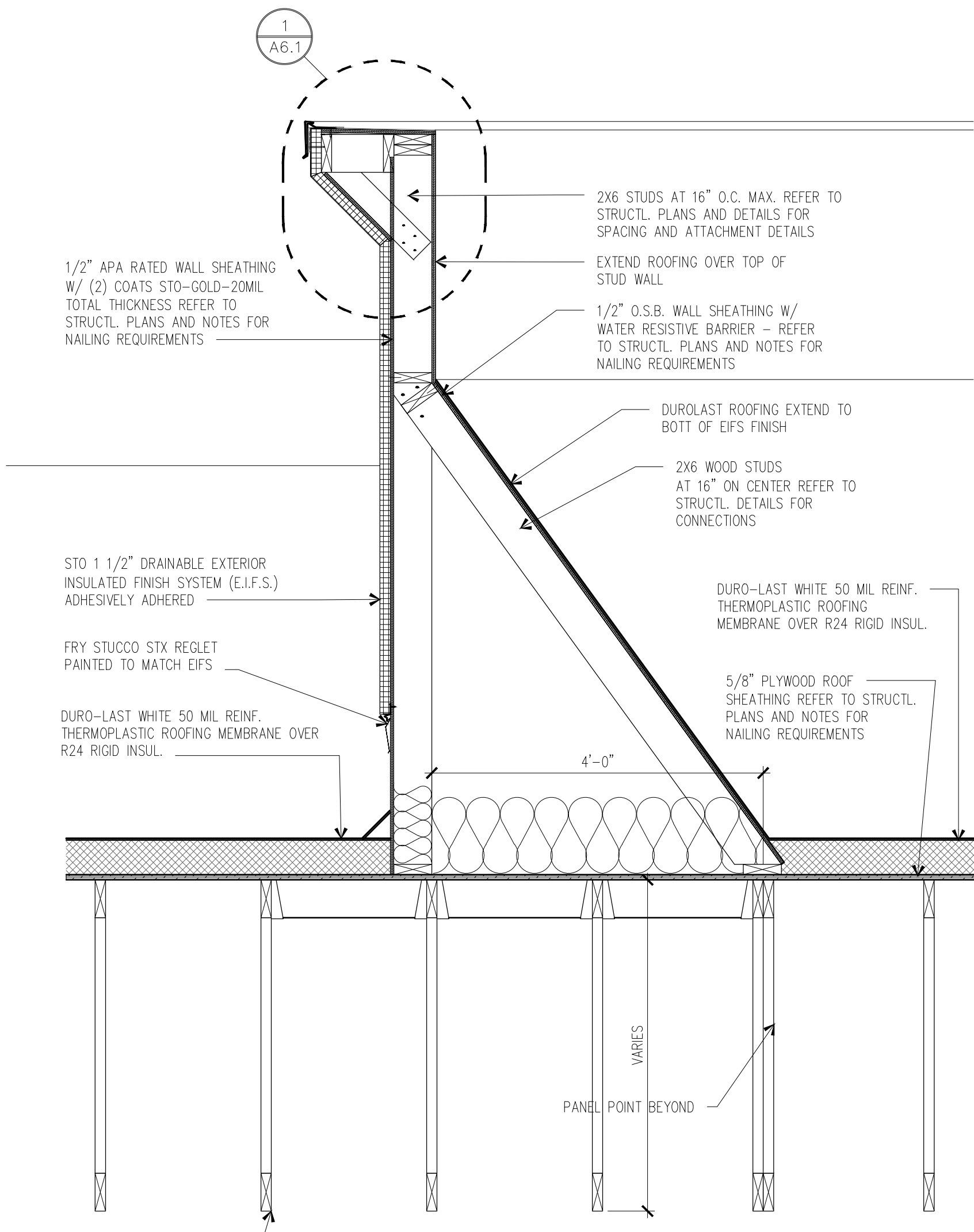
1 WALL DETAIL
3" = 1'-0"



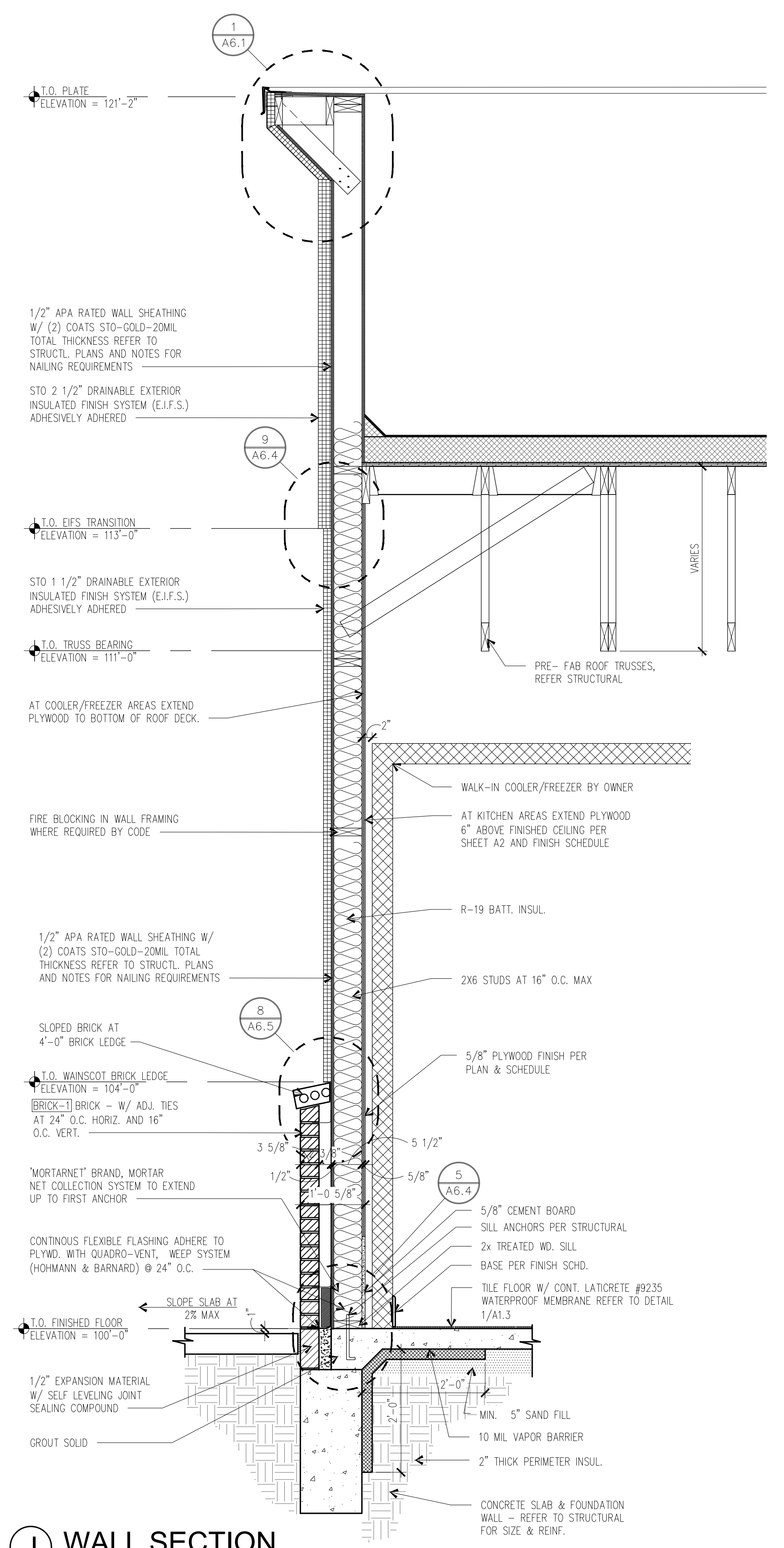
2 AWNING ATTACHMENT DTL.
3" = 1'-0"



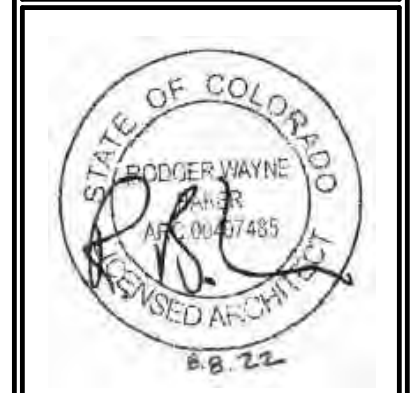
M CORNER DTL. AT UPPER PARAPET
3/4" = 1'-0"



L WALL SECTION
3/4" = 1'-0"

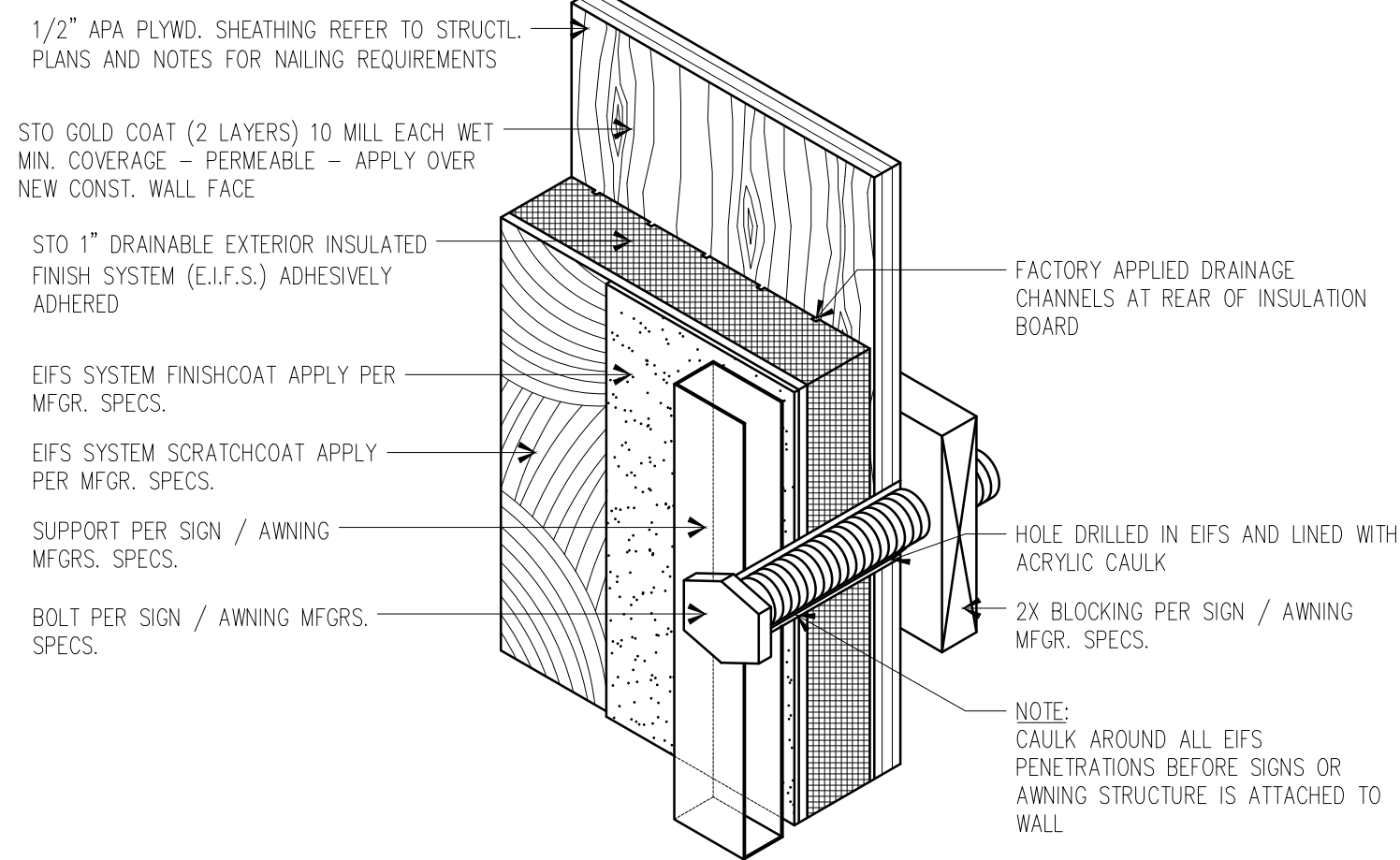


J WALL SECTION
3/4" = 1'-0"

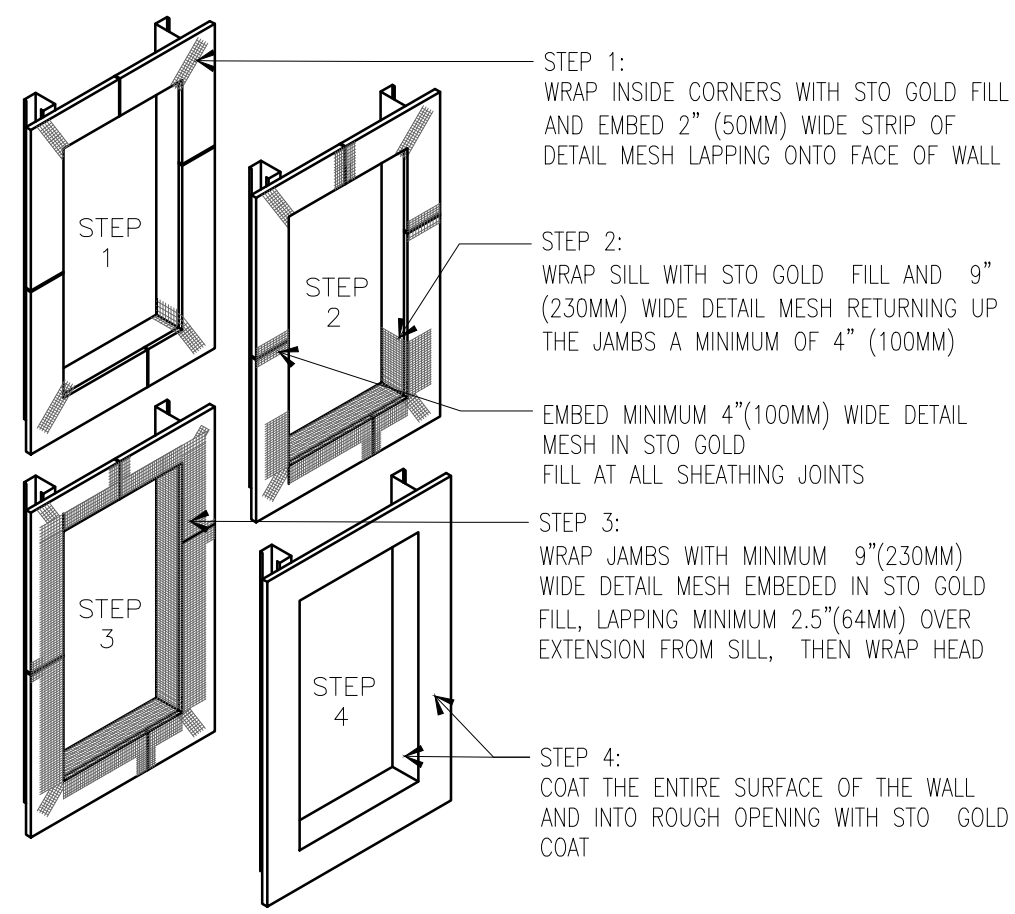


THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

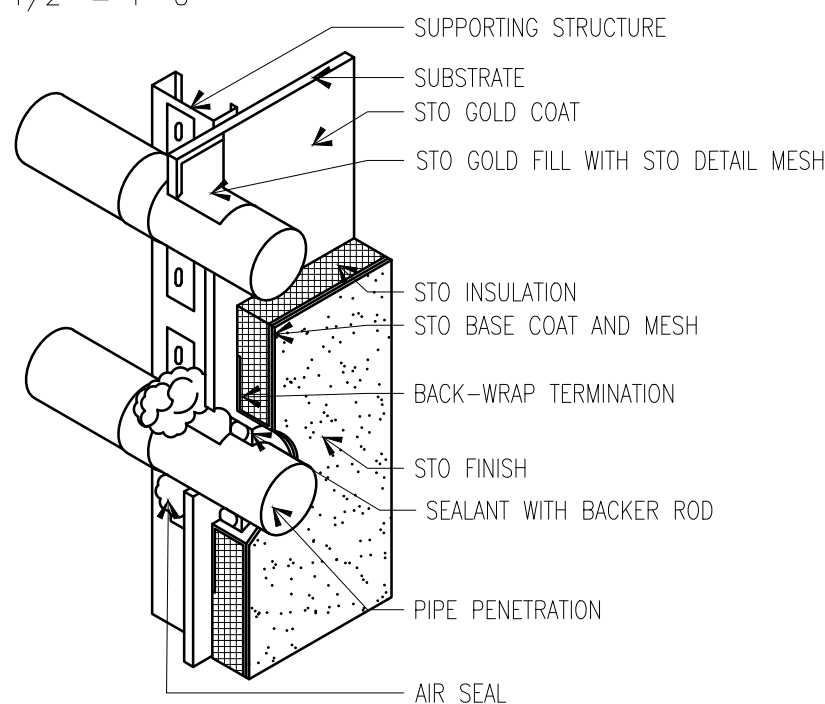
EXTERIOR WALL SECTIONS	
DATE	5/23/2022 PERMIT SET
	8/8/2022 REVISION #1
Released for Permit	09/22/2022 8:56:28 AM
DRAWN BY:	RB
CHECKED BY:	
SHEET NO.	A6.3



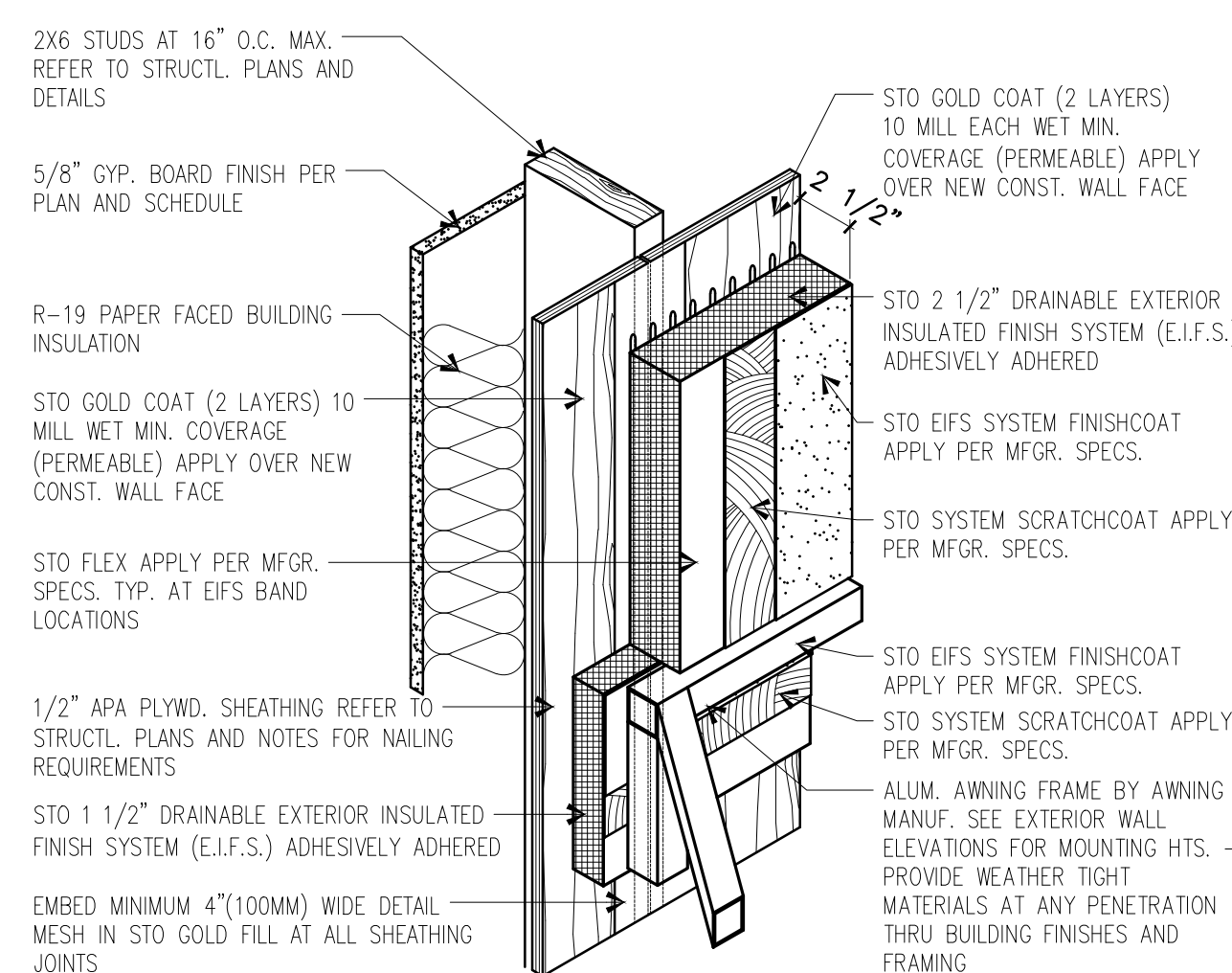
1 FLASHING. DTL. AT PENETRATIONS
1 1/2" = 1'-0"



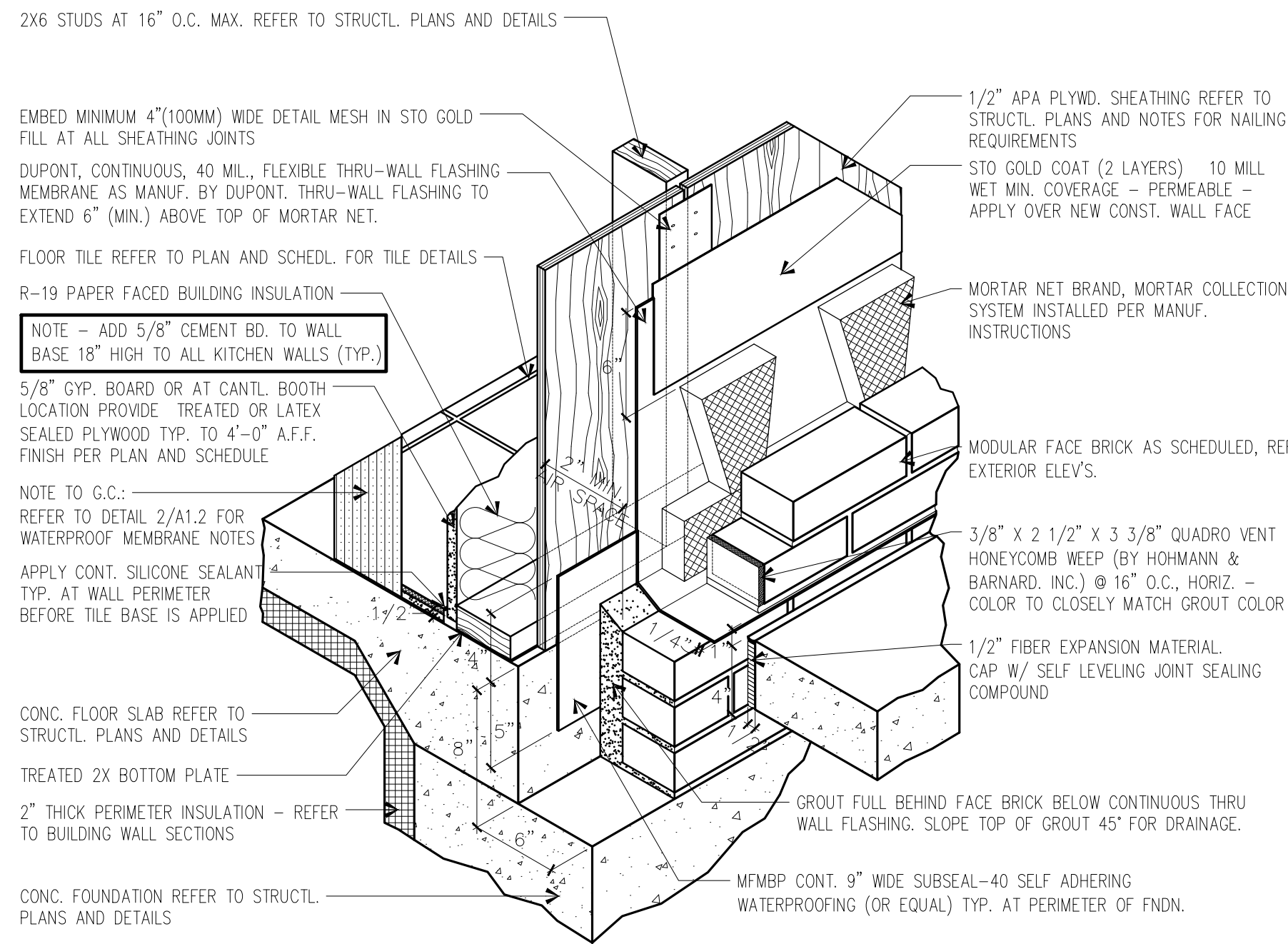
2 FLASHING DTL. AT ROUGH OPNG'S.
1 1/2" = 1'-0"



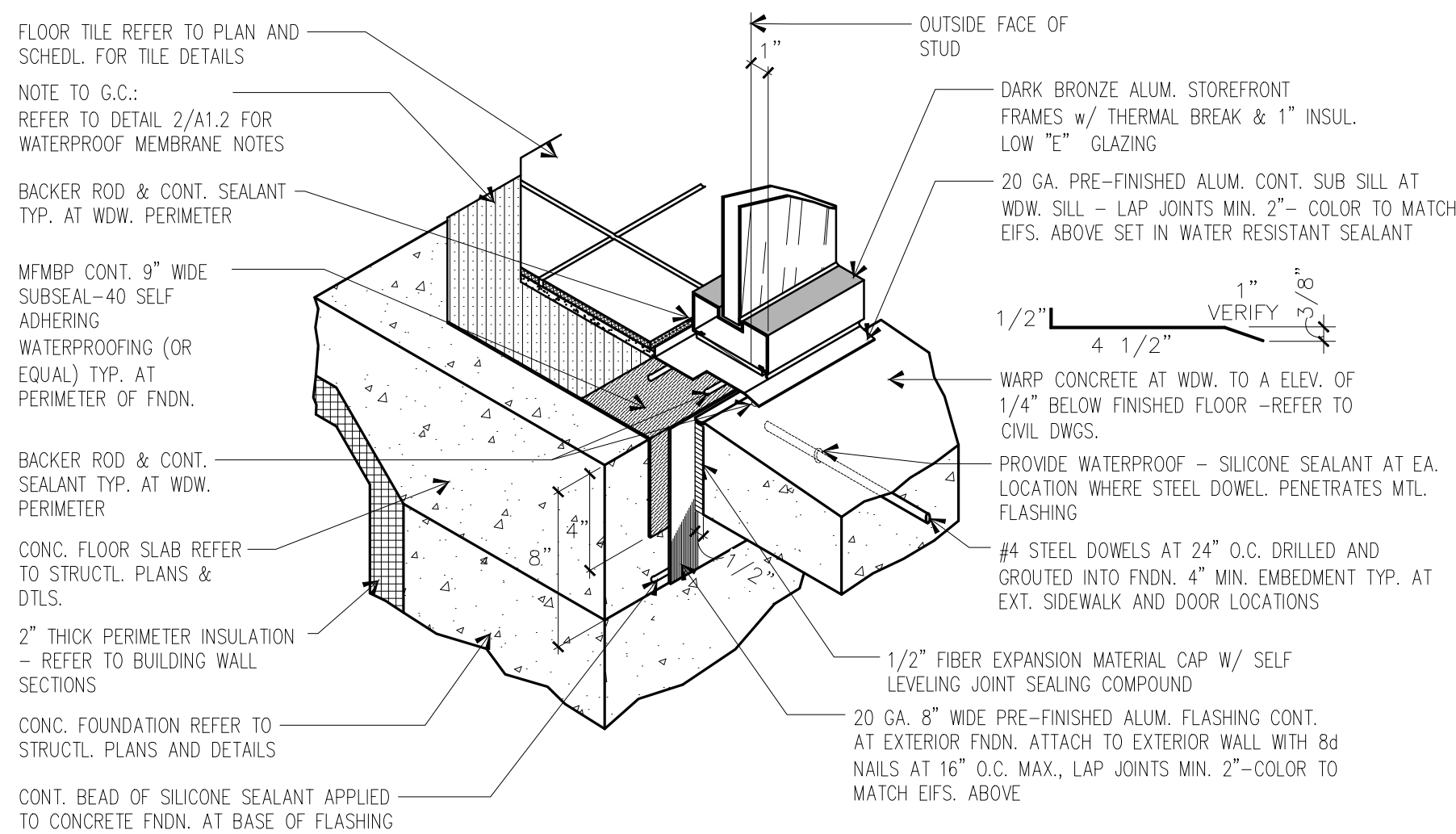
3 FLASHING DTL. AT PIPE PENETRATIONS
1 1/2" = 1'-0"



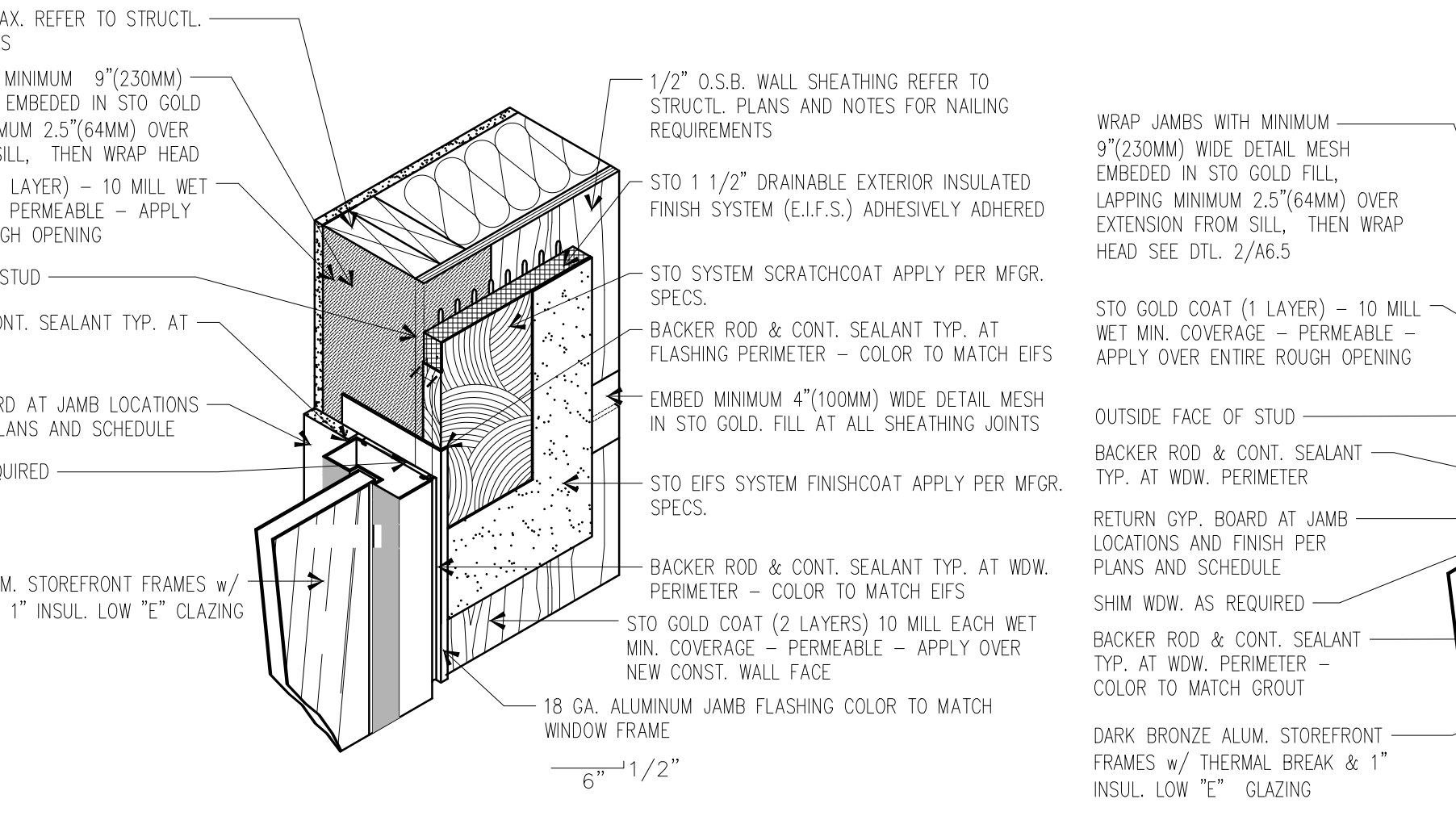
4 FLASHING DETAIL AT AWNING
1 1/2" = 1'-0"



5 FLASHING DETAIL AT BRICK BASE
1 1/2" = 1'-0"



6 FLASHING DETAIL AT SIDEWALK / PAVING
1 1/2" = 1'-0"



7 FLASHING DETAIL AT WINDOW JAMB
1 1/2" = 1'-0"

STO EIFS (EXTERIOR INSULATED FINISH SYSTEM)

PART 1 GENERAL

1.01 SUMMARY

A. Materials and installation of Air and Moisture Barrier and EIF System.

1.02 DESIGN REQUIREMENTS

A. Moisture Control

1. Prevent the accumulation of water behind the EIF system, either by condensation or leakage through the wall construction, in the design and detailing of the wall assembly.
 - a. Provide flashing to direct water to the exterior where it is likely to penetrate components in the wall assembly, including, above window and door heads, beneath window and door sills, at roof/wall intersections, decks, abutments of lower walls with higher walls, above projecting features, and at the base of the wall.
 - b. Air Leakage Prevention—provide continuity of Air Barrier System at foundation, roof, windows, doors and other penetrations through the system with connecting and compatible Air Barrier components to minimize conservation and leakage caused by air movement.
 - c. Vapor Diffusion and Condensation—perform a dew point analysis of the wall assembly to determine the potential for accumulation of moisture in the wall assembly as a result of water vapor diffusion and condensation. Adjust insulation thickness and/or other wall assembly components accordingly to minimize the risk of condensation. Avoid the use of vapor retarders on the interior side of the wall in warm, humid climates.
- B. Impact Resistance
 1. Provide ultra-high impact resistance to a minimum height of 4'-0" (1.8 m) above finished grade at all areas accessible to pedestrian traffic and other areas exposed to abnormal stress or impact. Indicate the areas with impact resistance other than "Standard" on contract drawings.
- C. Joints
 1. Design minimum 3/4 inch (19 mm) wide expansion joints in the EIFS where they exist in the substrate or supporting construction, where the EIFS adjoins dissimilar construction or materials, at changes in building height, and at floor lines in multi-level wood frame construction.
 2. Design minimum 1/2 inch (13 mm) wide sealant joints at all penetrations through the EIFS (windows, doors, etc.).
 3. Specify compatible backer rod and sealant that has been evaluated in accordance with ASTM C 1382, "Test Method for Determining Tensile Adhesion Properties of Sealants When Used in Exterior Insulation and Finish System (EIFS) Joints," and that meets minimum 50% elongation after conditioning.
 4. Design joints so that Air Barrier continuity is maintained across the joint and drain. Joints to the Exterior.

1.03 QUALITY ASSURANCE

- A. Contractor requirements
 1. Engaged in application of EIFS for a minimum of three (3) years.
 2. Knowledgeable in the proper use and handling of Sto materials and possessing certificate of completion of Sto on-line application test.
 3. Employ skilled mechanics who are experienced and knowledgeable in EIFS application, and familiar with the requirements of the specified work.
 4. Successful completion of minimum of three (3) projects of similar size and complexity to the specified project.
 5. Provide the proper equipment, manpower and supervision on the job site to install the system in compliance with Sto's published specifications and details and the project plans and specifications.
- B. Insulation board manufacturer requirements
 1. Recognized by Sto as capable of producing insulation board to meet system requirements, and hold a valid licensing agreement with Sto.
- C. Inspections
 1. Schedule (3) free job inspections with Sto representative.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Provide EIFS System, Air/Moisture Barrier and accessories from single source manufacturer or approved supplier.
- B. The following are acceptable manufacturers:
 1. Sto Corp.—EIFS
 2. Plastic Components, Inc.—Accessories

2.02 AIR/MOISTURE BARRIER

A. StoGuard™—fluid applied air/moisture barrier for exterior wall sheathing.

2.03 ADHESIVE (select one)

A. Sto BTS® Plus—one-component, polymer-modified, cement based adhesive.

2.04 INSULATION BOARD

A. Nominal 1.0 lb/ft³ (16 kg/m³) Expanded Polystyrene (EPS) Insulation Board in compliance with ASTM E 2430 and ASTM C 578 Type I requirements.

2.05 BASE COAT

- A. Sto BTS® Plus—one-component polymer modified cement based high build base coat with less than 33 percent portland cement content by weight and capable of achieving minimum 1/16 inch (1.6 mm) thickness in one pass.
- B. Sto RFP—one-component ready mixed non-cementitious, fiber reinforced acrylic base coat (where needed for waterproofing)
- C. Sto Flexyl—two-component fiber reinforced acrylic based waterproof base coat mixed with Portland cement.

2.06 REINFORCING MESHES

- A. Standard Mesh
 1. Sto Mesh—nominal 4.5 oz./yd² (153 g/m²), symmetrical, interlaced open-weave glass fiber fabric made with alkaline resistant coating for compatibility with Sto materials (achieves Standard Impact Classification).
- B. Ultra-High Impact Mesh up to 4'-0"
 1. Sto Armor Mat—nominal 15 oz./yd² (509 g/m²), ultra-high impact, double strand, interwoven, open-weave glass fiber fabric with alkaline resistant coating for compatibility with Sto materials

2.07 FINISH COAT

A. Stolit®—Acrylic based textured wall coating with graded marble aggregate.

2.08 ACCESSORIES

A. Starter Track—Rigid PVC (polyvinyl chloride) plastic track Part No. STDE as furnished by Plastic Components, Inc., 9051 NW 97th Terrace, Miami, Florida, 33178 (800-327-7077)

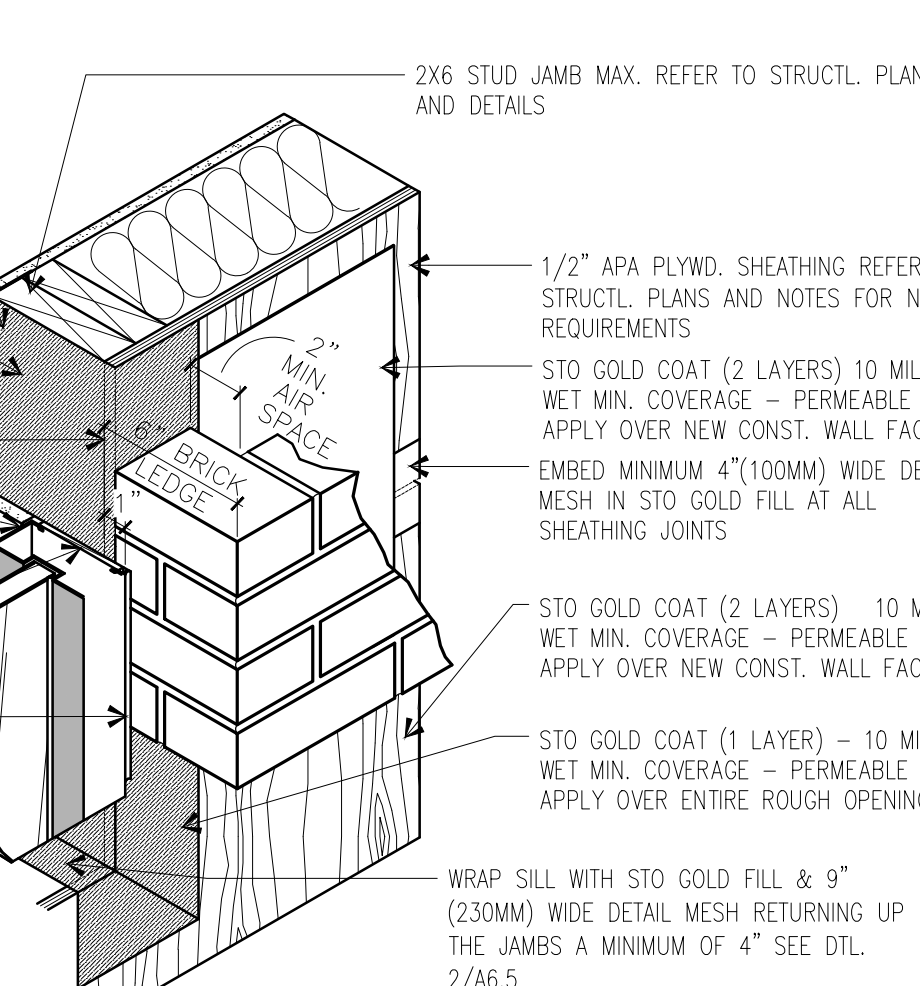
PART 3 EXECUTION

3.01 INSTALLATION

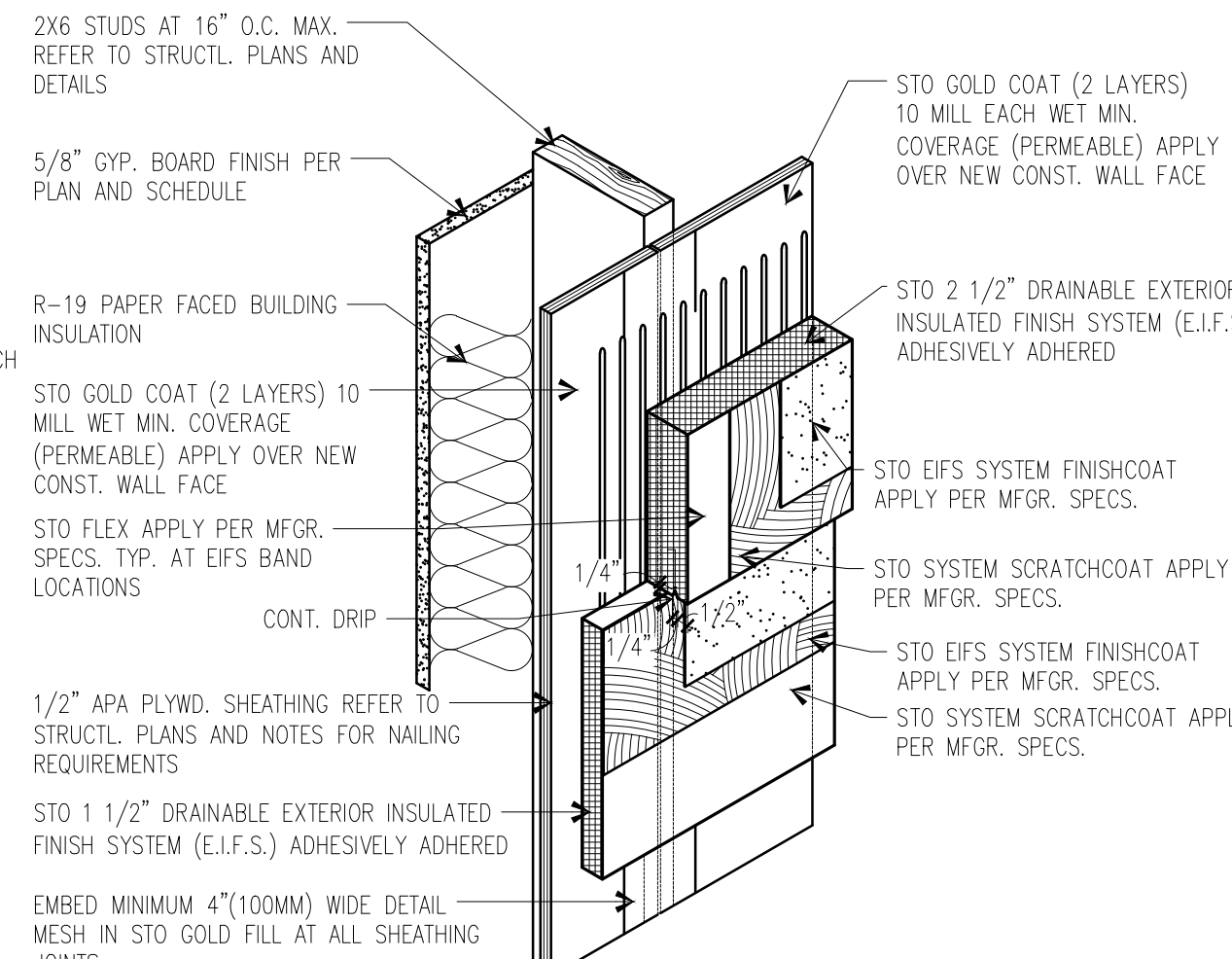
A. Install Air/Moisture Barrier and EIFS in compliance with manufacturer's published instructions.

PART 4 WARRANTIES

- A. Provide 5 year written labor warranty.
- B. Provide 10 year written product warranty.



8 FLASHING DETAIL AT BRICK WDW. JAMB
1 1/2" = 1'-0"

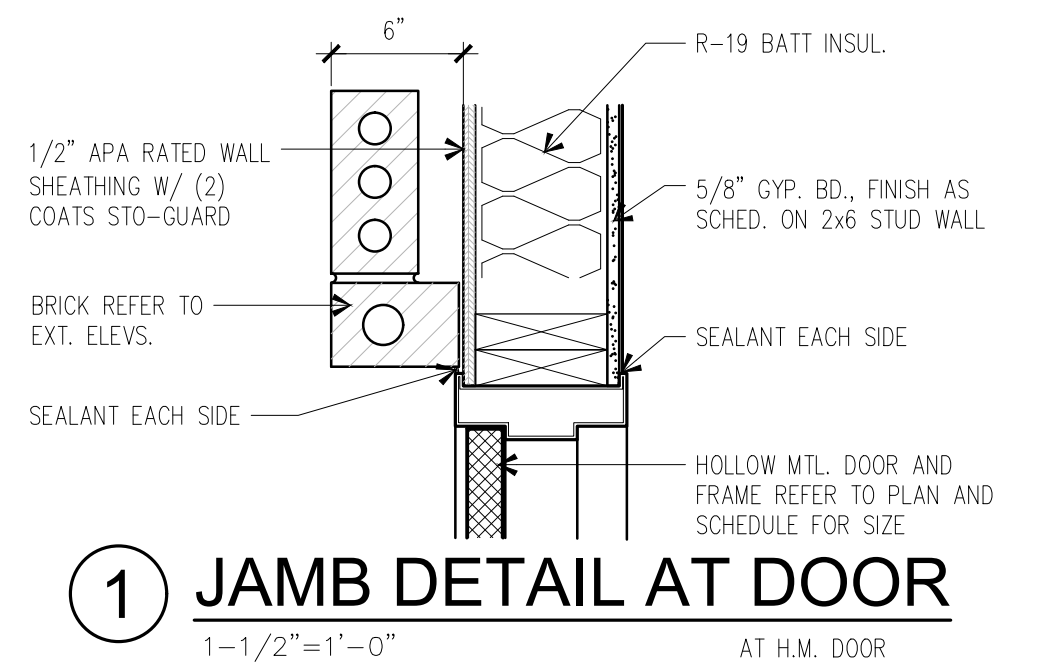


9 FLASHING DETAIL AT BAND
3" = 1'-0"

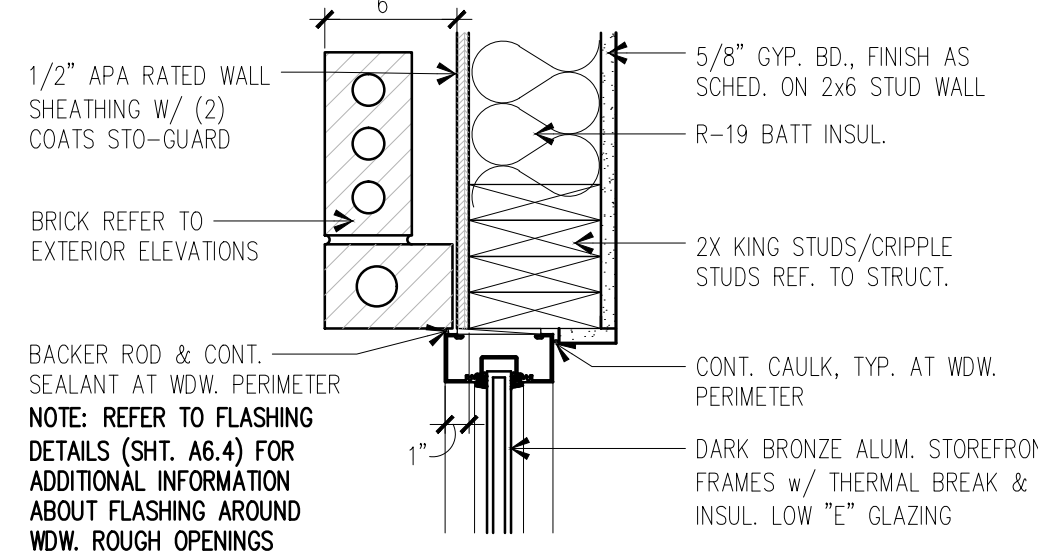


THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

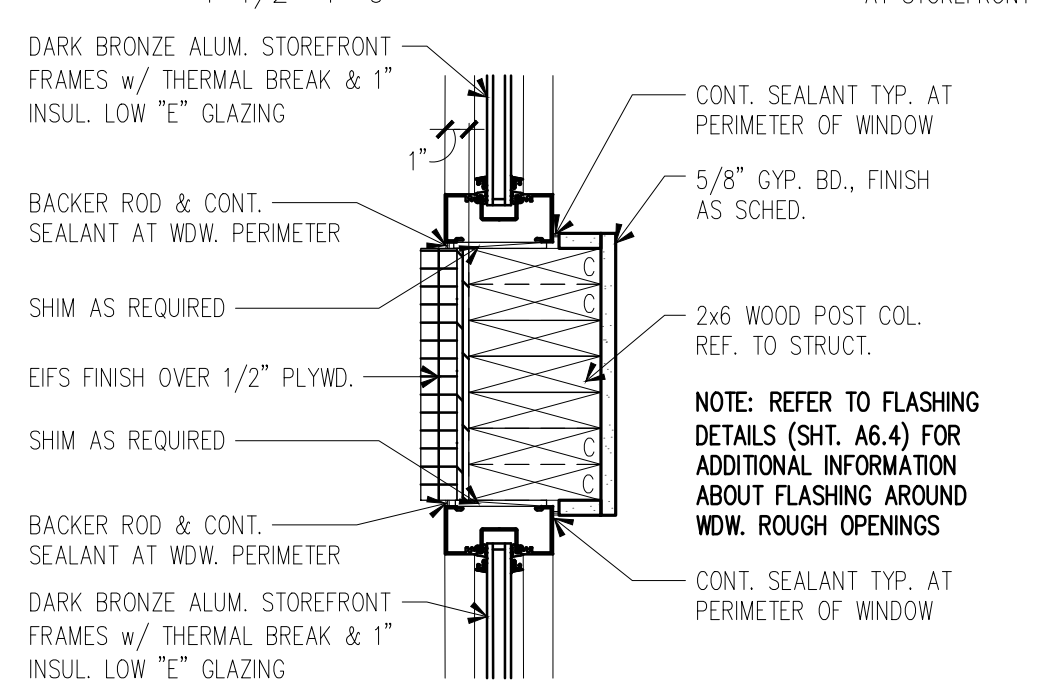
FLASHING DETAILS	
DATE	5/23/2022 PERMIT SET
	8/8/2022 REVISION #1
Released for Permit	09/22/2022 8:56:28 AM
CONSTRUCTION	HM
DRAWN BY:	DW, RB
CHECKED BY:	
SHEET NO.	A6.4



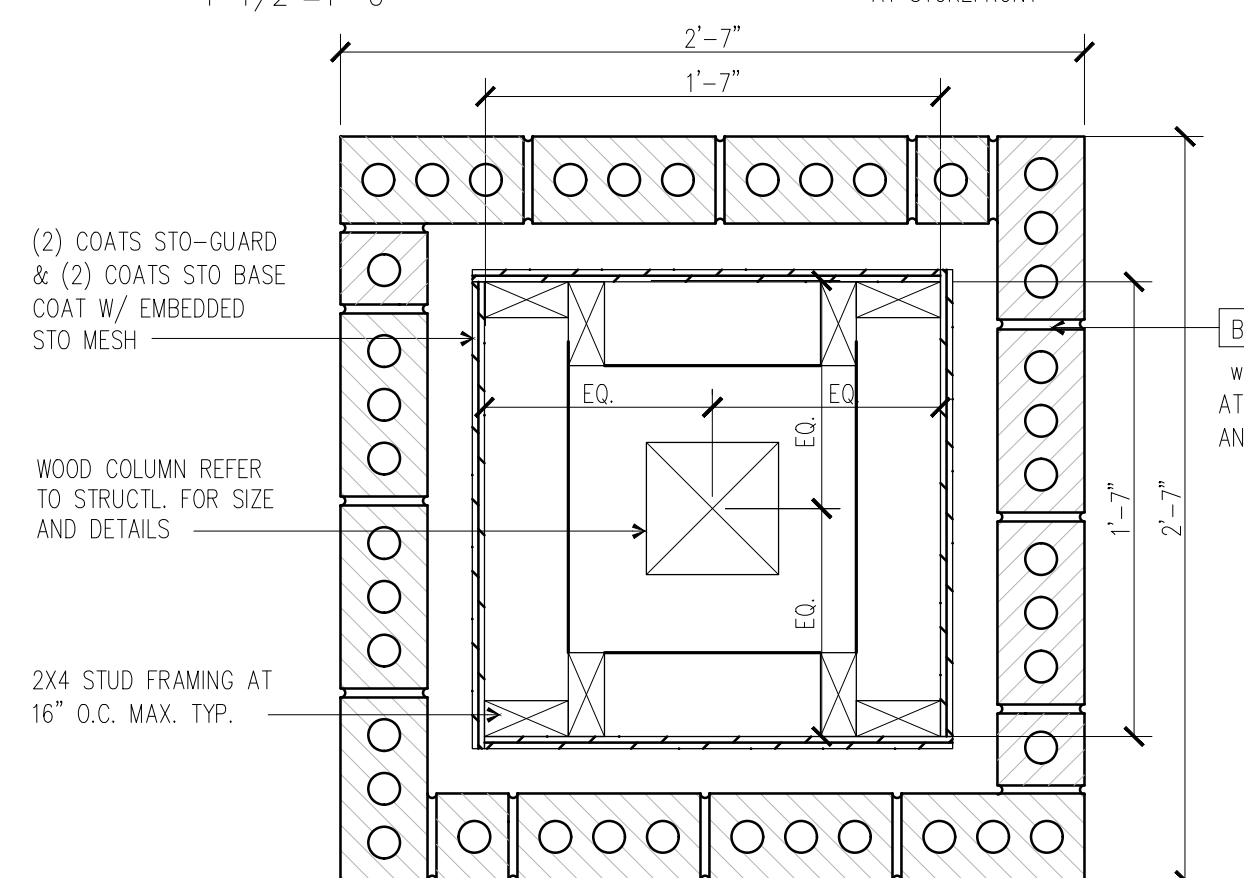
1 JAMB DETAIL AT DOOR
1-1/2" = 1'-0" AT H.M. DOOR



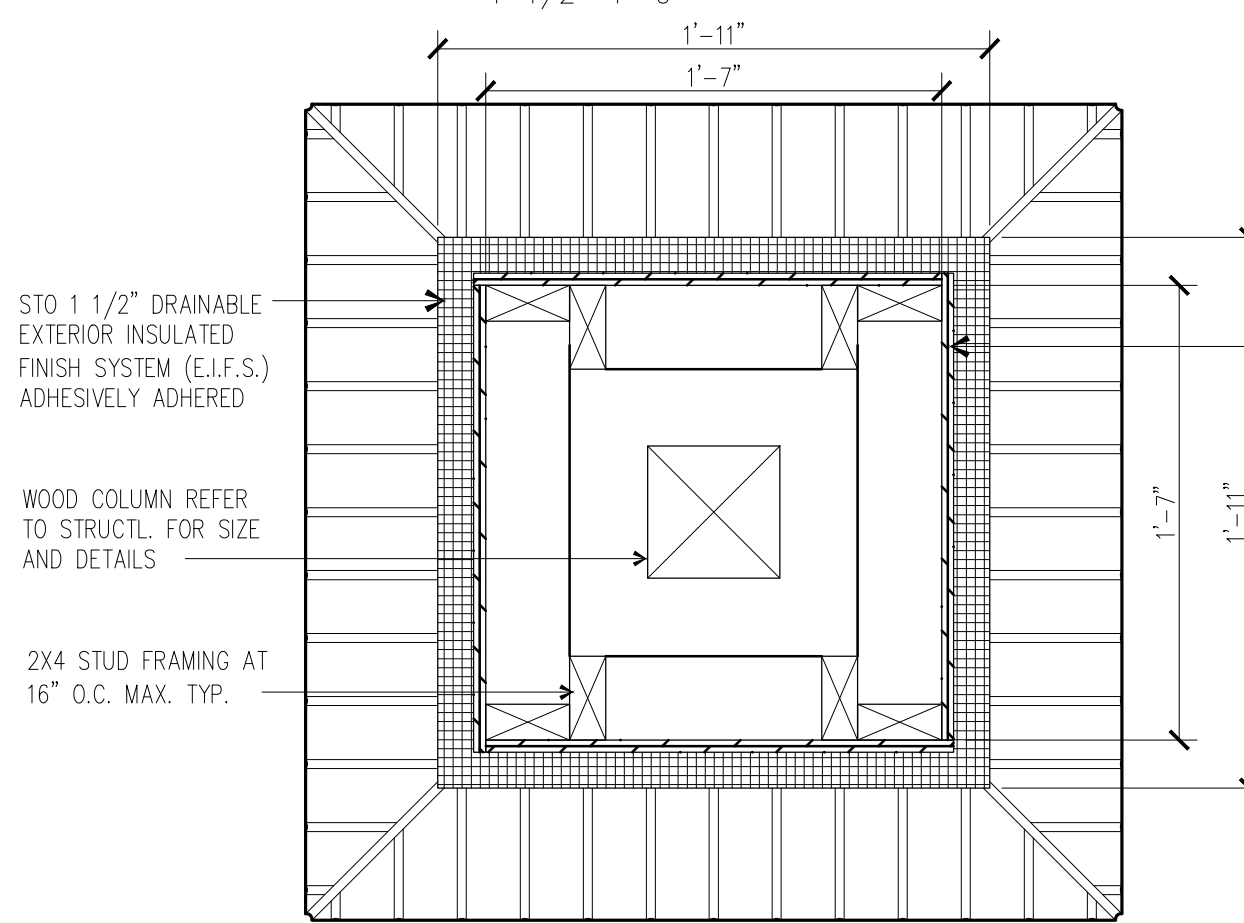
2 JAMB DETAIL AT WINDOW
1-1/2" = 1'-0" AT STOREFRONT



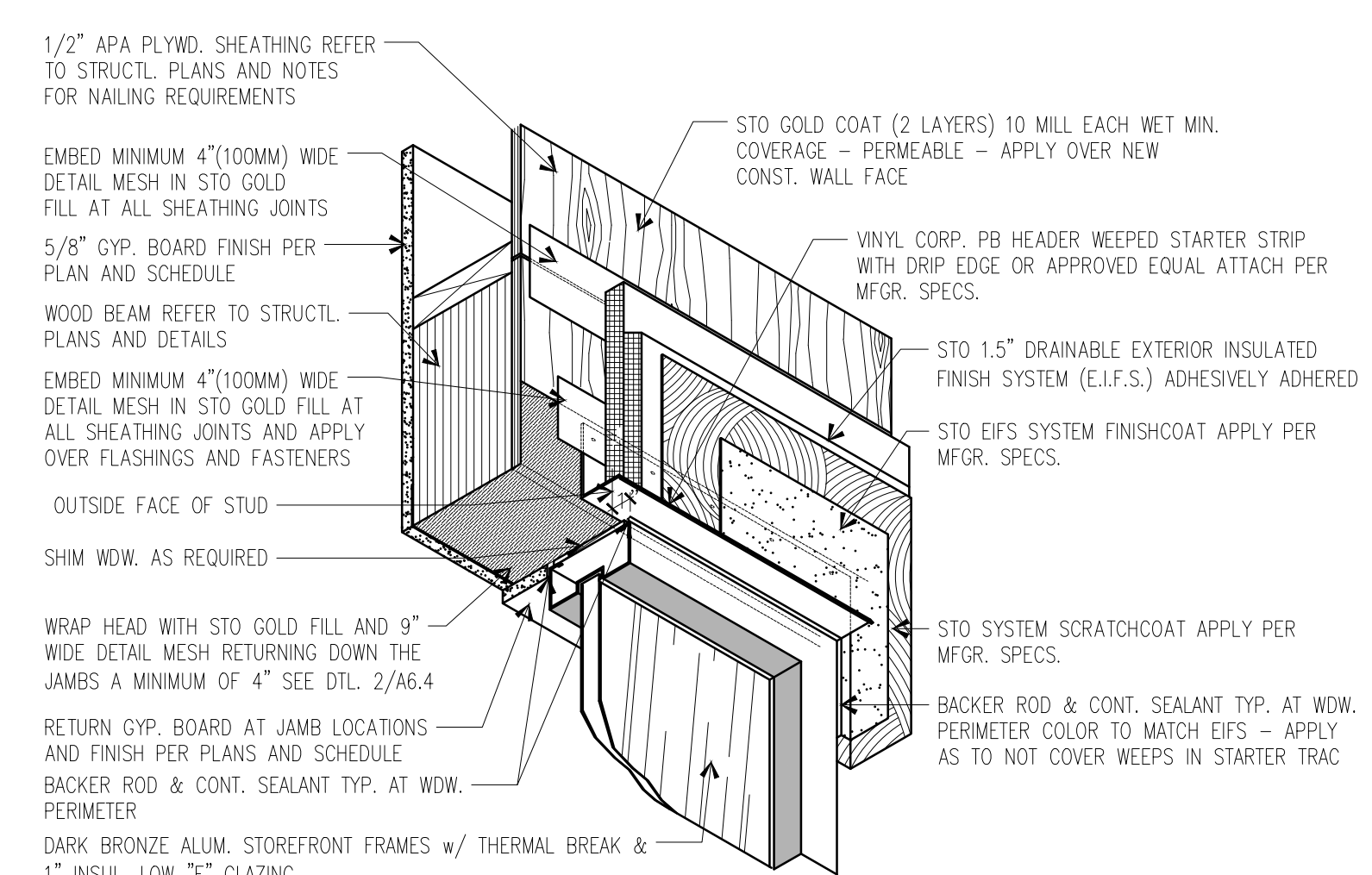
3 JAMB DETAIL AT WINDOW
1-1/2" = 1'-0" AT STOREFRONT



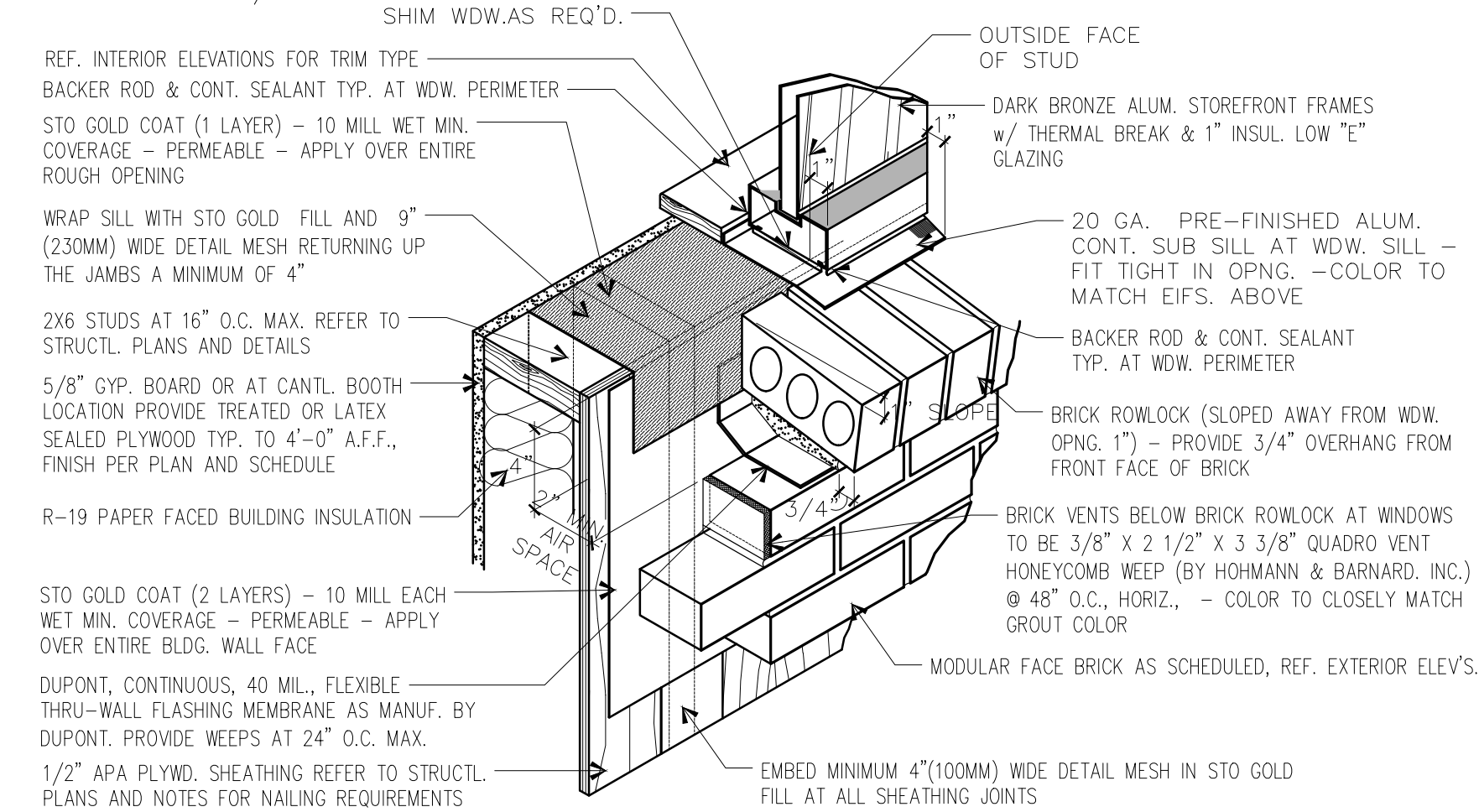
4 PATIO COLUMN DETAIL
1-1/2" = 1'-0"



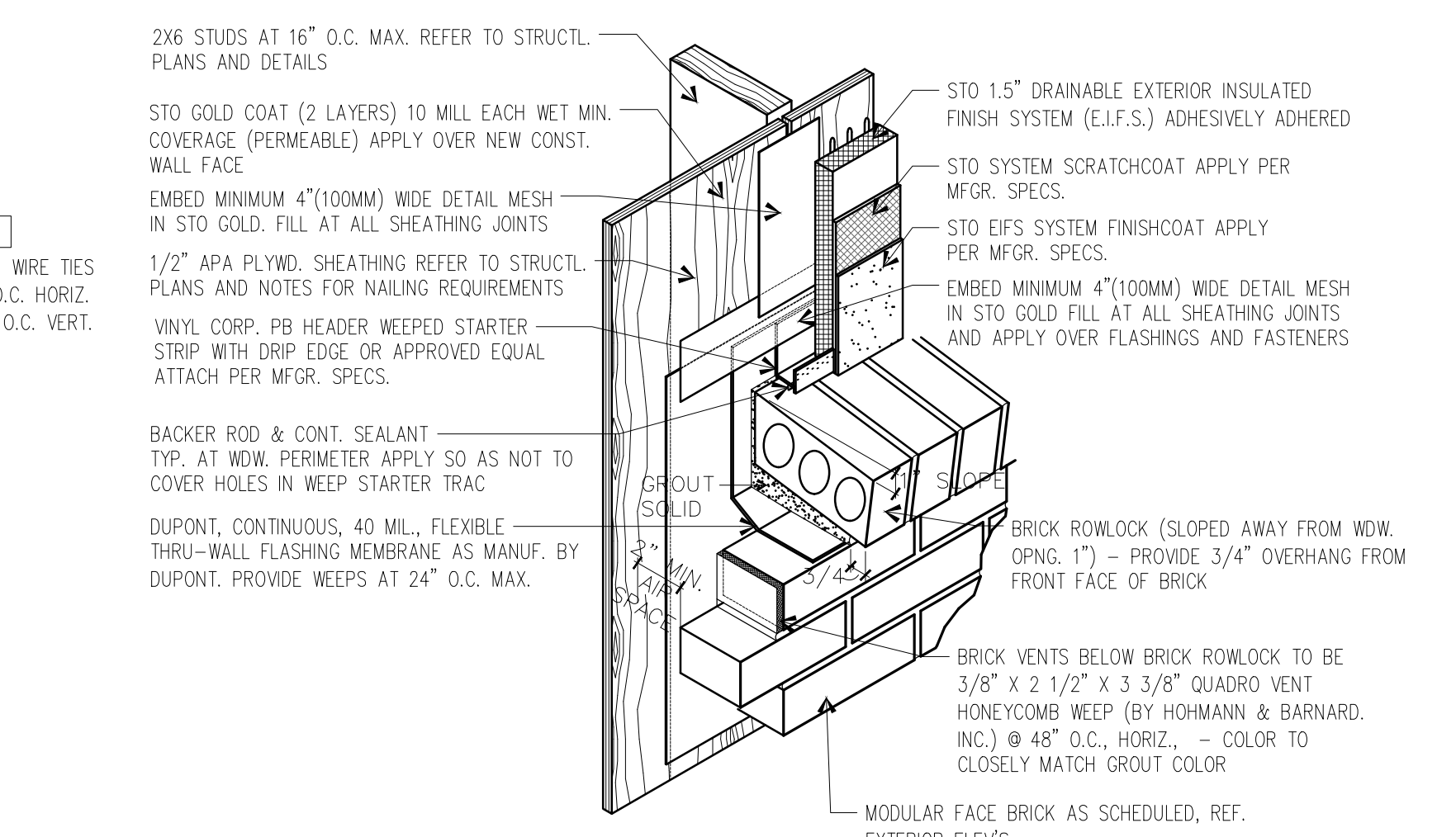
5 PATIO COLUMN DETAIL
1-1/2" = 1'-0"



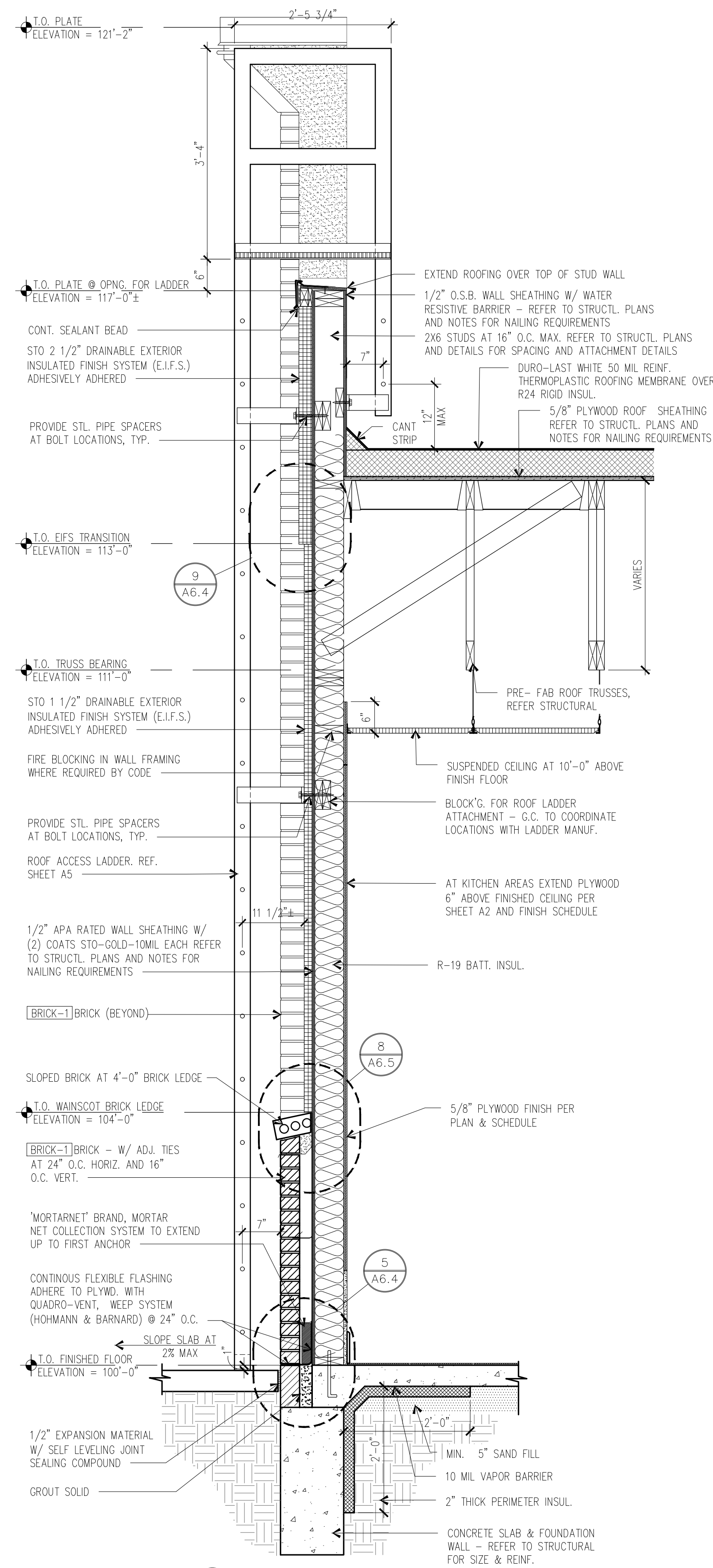
6 FLASHING DETAIL AT WINDOW HEAD
1-1/2" = 1'-0" LOOKING UP AT RIGHT HAND CORNER



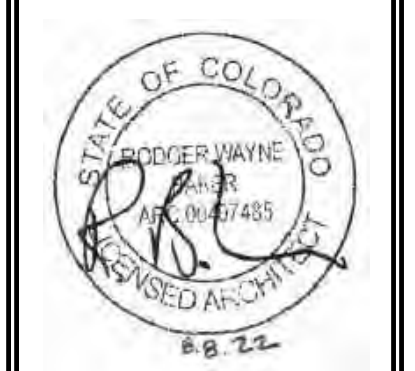
7 FLASHING DETAIL AT BRICK WDW. SILL
1-1/2" = 1'-0"



8 FLASHING DETAIL AT BRICK LEDGE
1-1/2" = 1'-0"

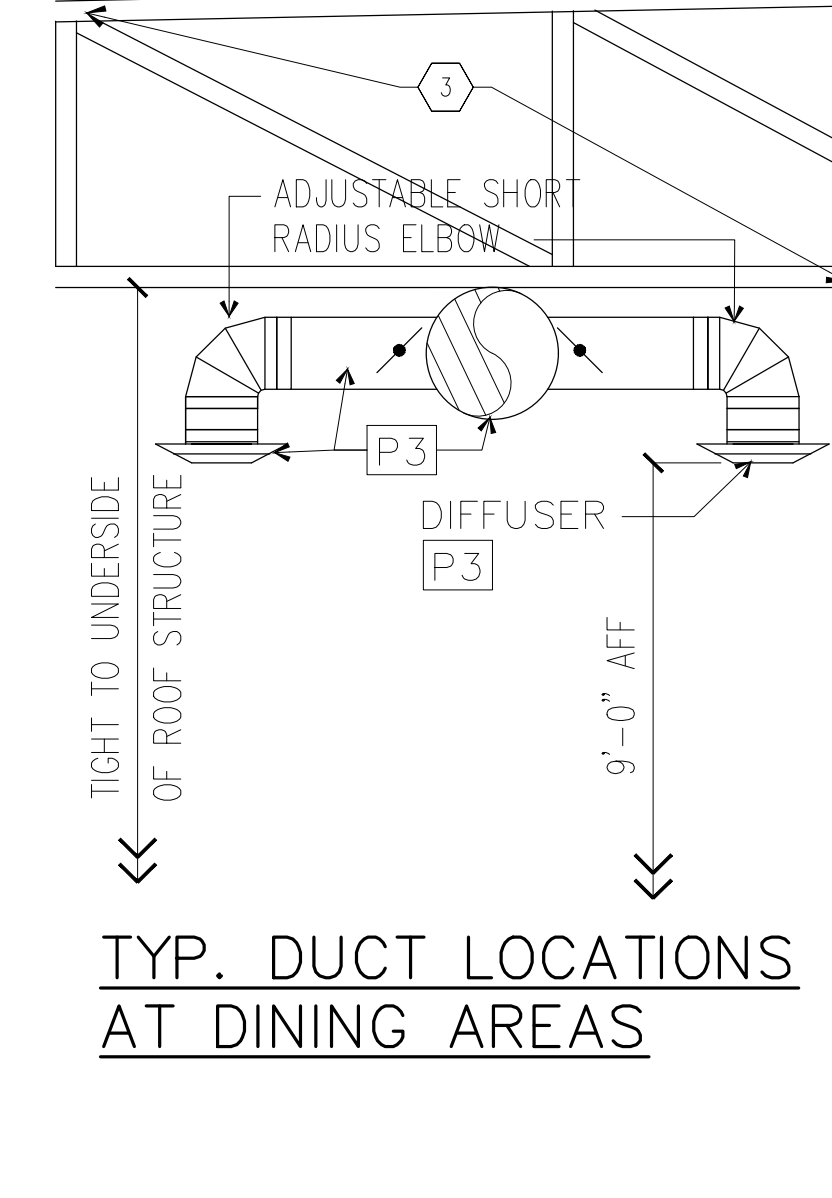
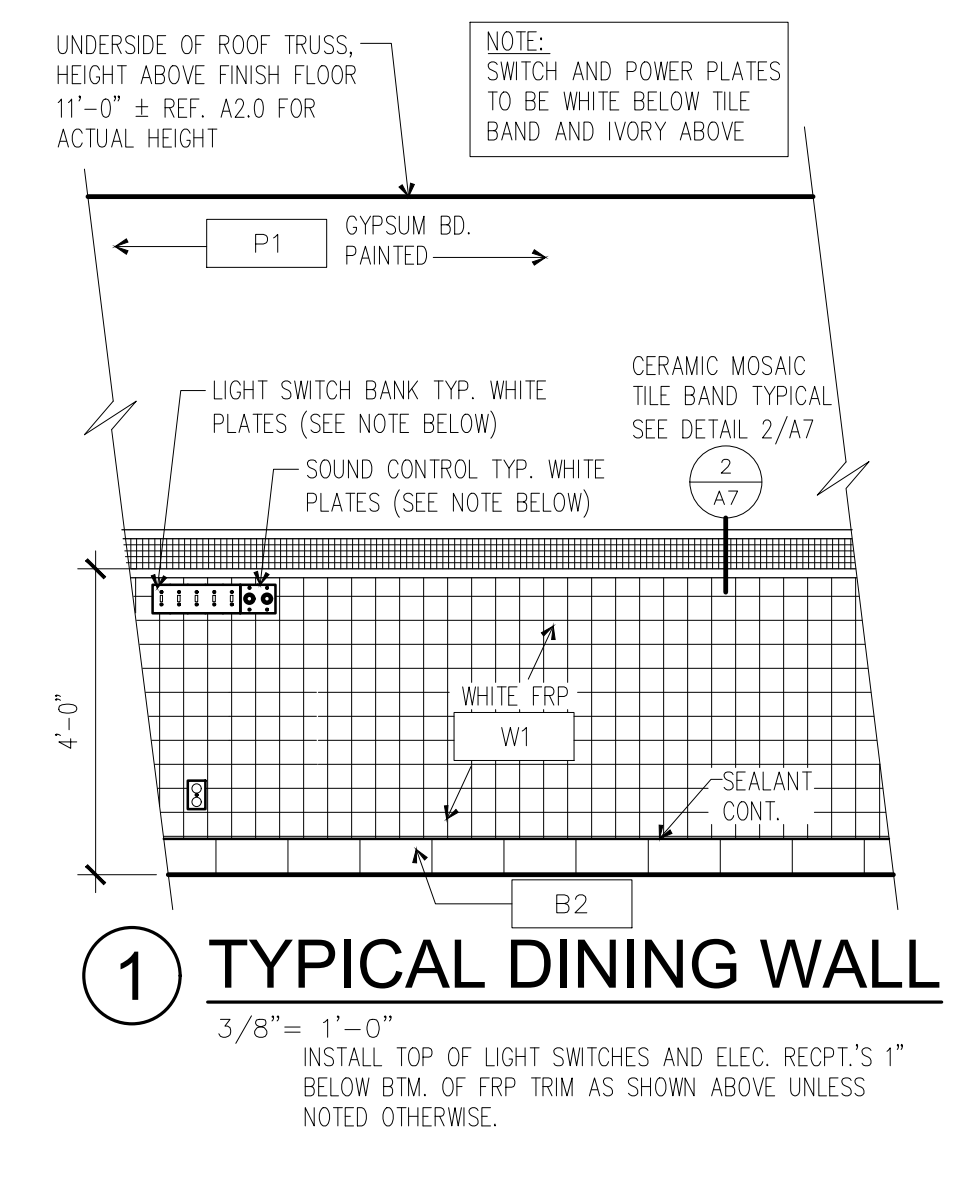
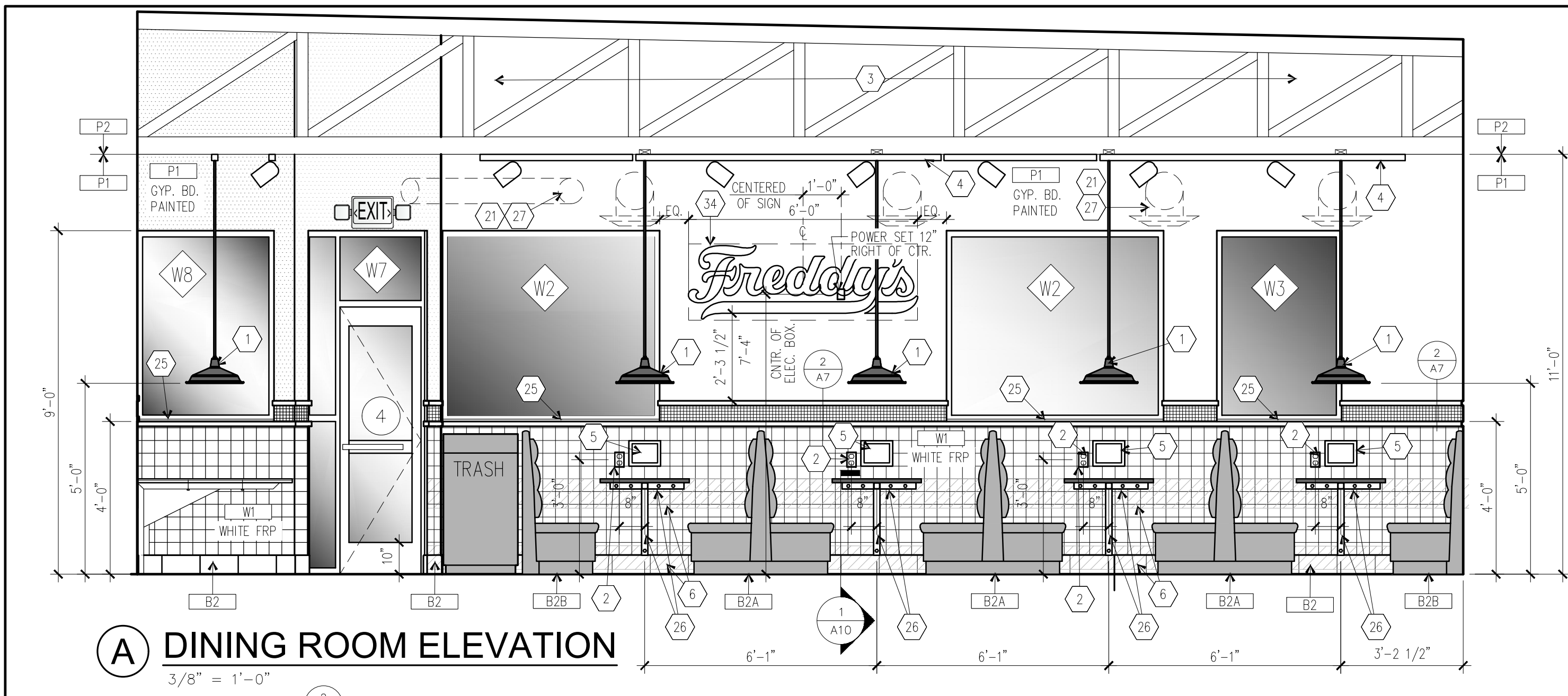


(A) WALL SECTION
3/4" = 1'-0" AT ROOF LADDER

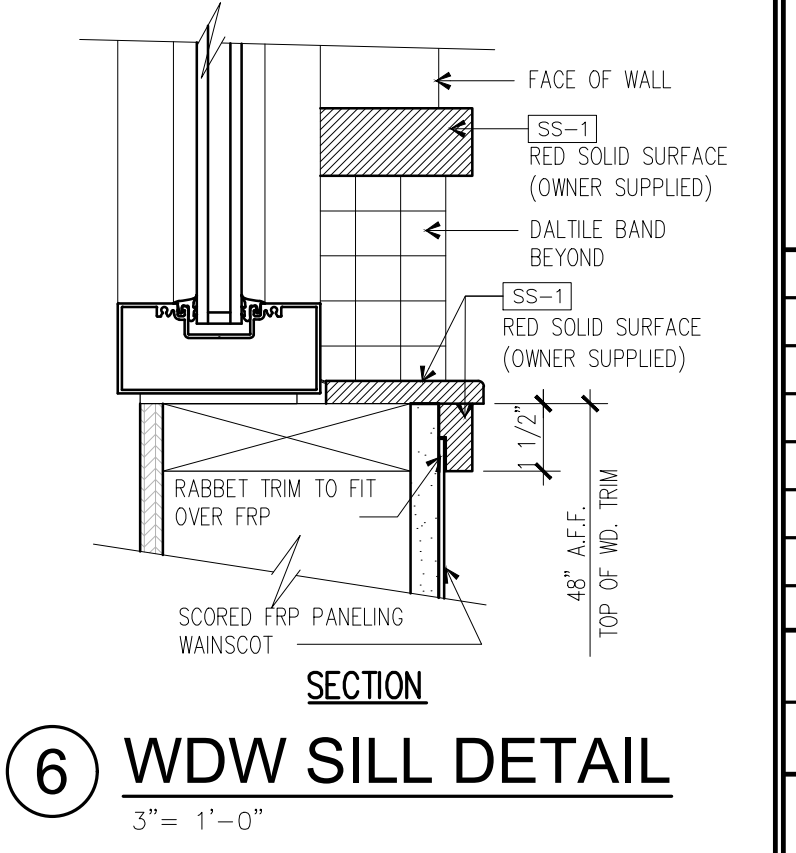
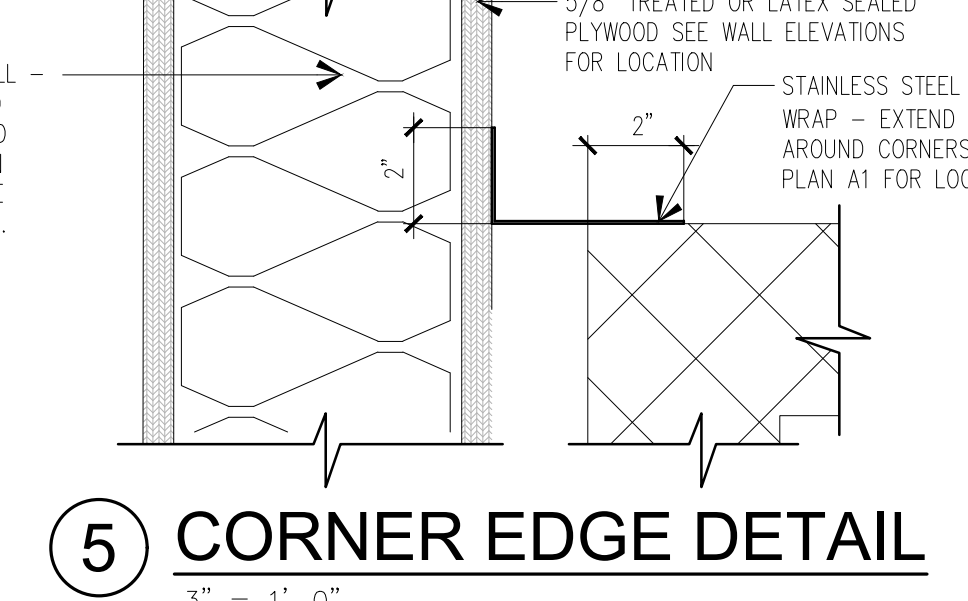
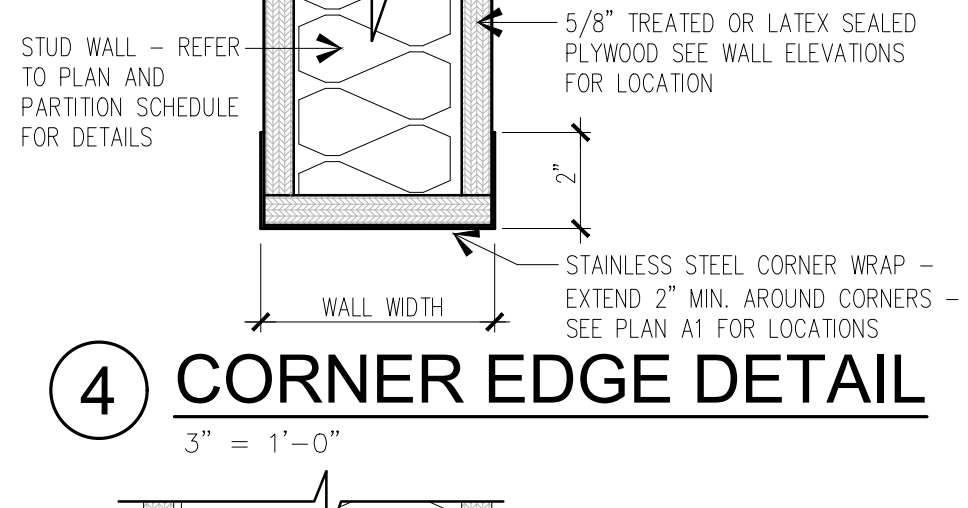
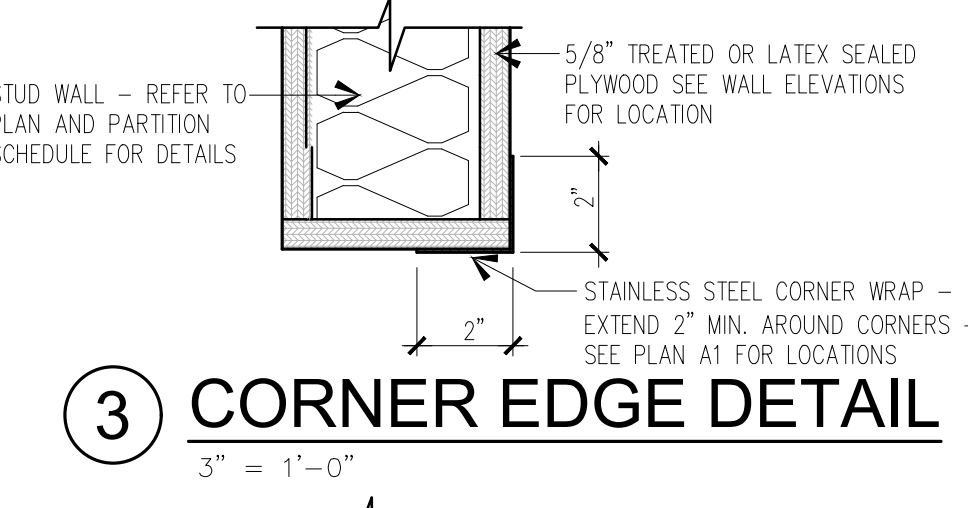
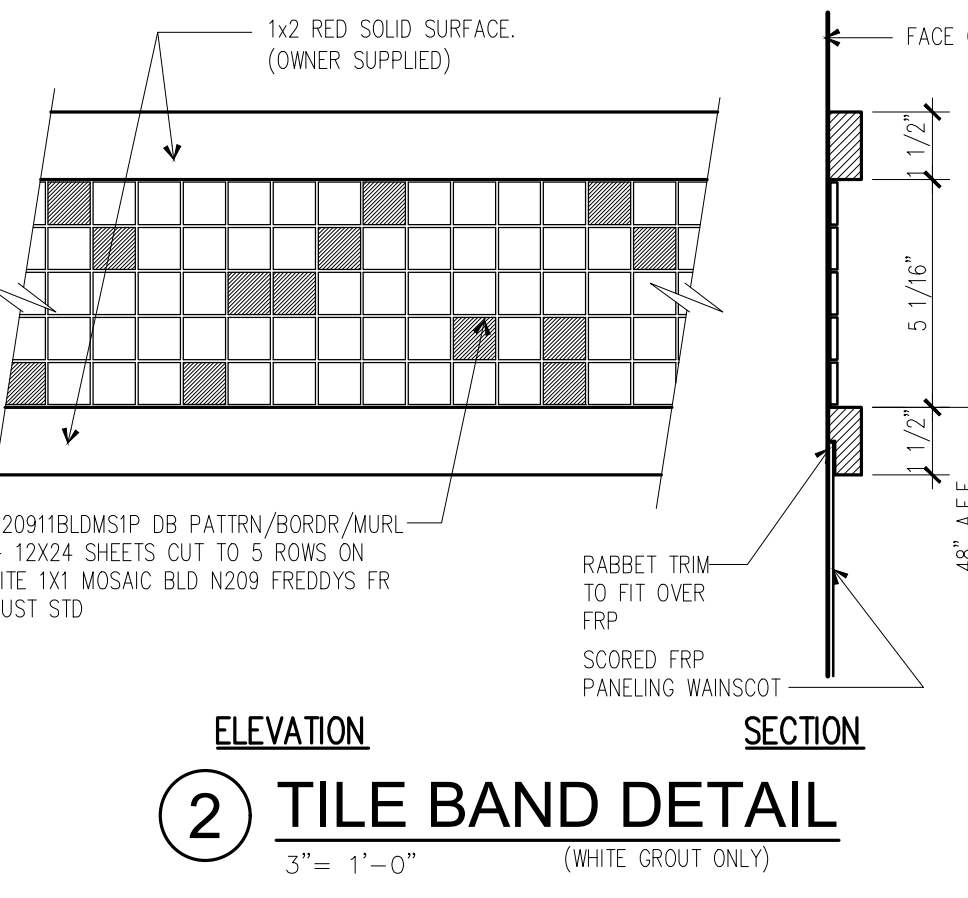
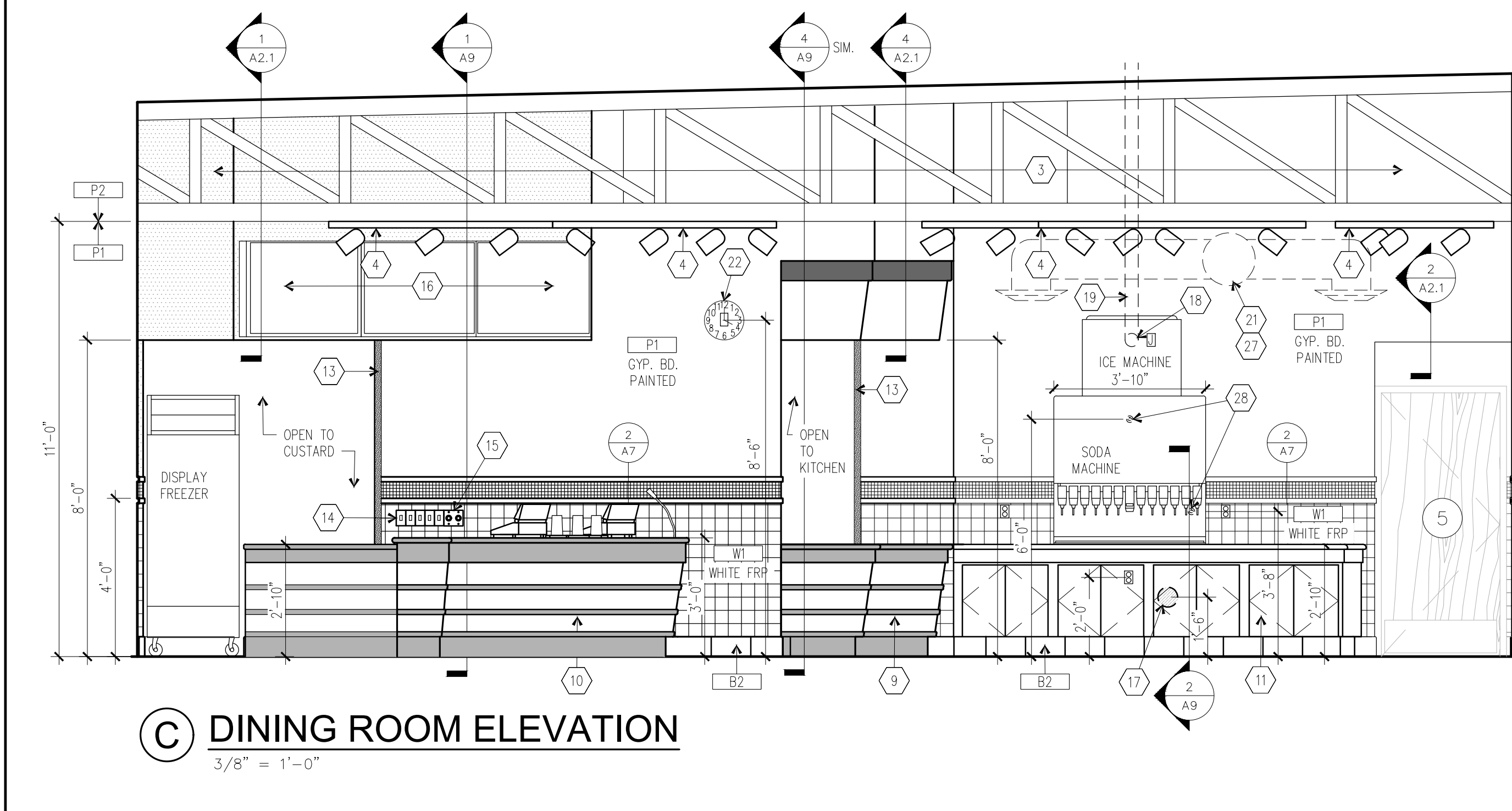
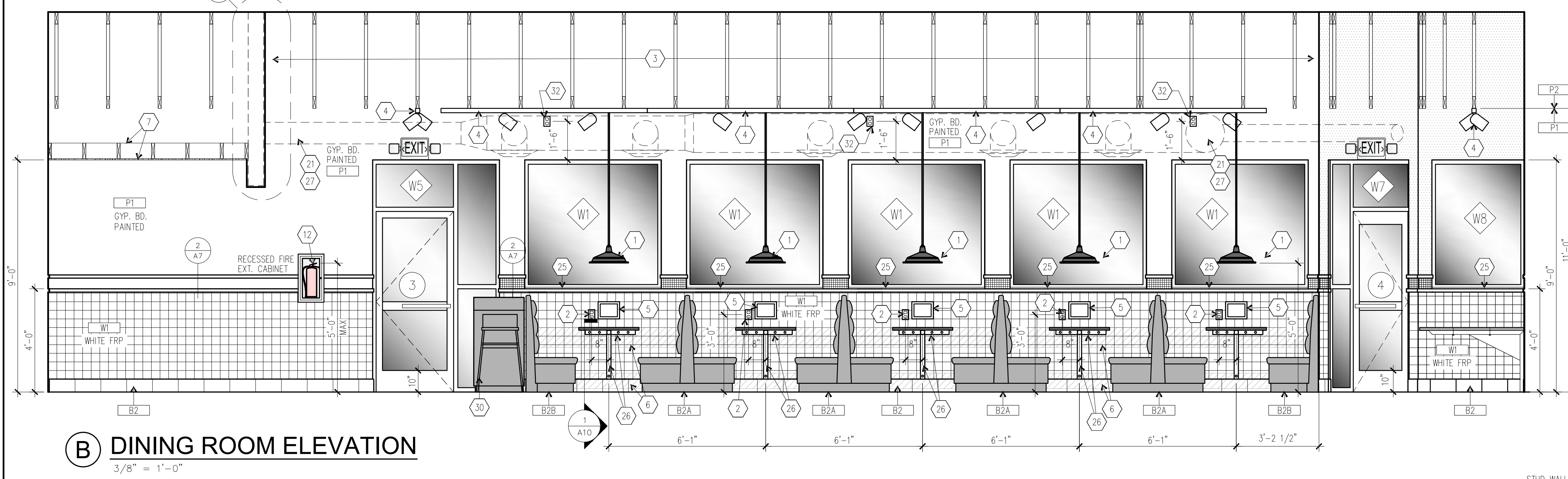


THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA, AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

FLASHING DETAILS	
DATE	
5/23/2022 PERMIT SET	
8/8/2022 REVISION #1	
Released for Permit 09/22/2022 8:56:28 AM	
 CONSTRUCTION michaela CONSTRUCTION HM DRAWN BY: RB CHECKED BY:	
SHEET NO.	
A6.5	



- GENERAL NOTES**
- CONTINUOUS BEAD OF WHITE CAULK AT ALL FRP JOINTS, CONTINUOUS BEAD OF WHITE CAULK ALONG BASE OF ALL FRP.
 - INSTALL TOP OF LIGHT SWITCHES AND ELECTRICAL RECEPTACLES 1" BELOW BOTTOM OF 1x2 WOOD TRIM HEIGHTS ABOVE FINISH FLOOR.
 - SERVICE / PICK-UP COUNTER SUPPLIED AND INSTALLED BY VENDOR, CABINET SUPPLIER TO COORDINATE DIMENSIONS AND SCHEDULE WITH G.C.
 - PROVIDE 5/8" TREATED OR LATEX SEALED PLYWOOD TYP. AT CANTILEVERED BOOTH LOCATIONS TO 4'-0" A.F.F.
 - ICE MAKER: IF 2 DIFFERENT ICE MAKERS ARE SPECIFIED ON PLANS, THE LARGER OF THE TWO MUST BE INSTALLED IN THE DINING ROOM.
 - MOTORIZED WINDOW SHADES (WHEN USED) SHALL BE INDEPENDENTLY CONTROLLED / OPERATED BY WALL ON WHICH THEY ARE LOCATED.
- KEY NOTES**
- PENDANT LIGHT CENTERED ON TABLE TOP.
 - OUTLET REF. ELECTRICAL DWGS.
 - EXPOSED DECK, GYP. BD., FRAMING STRUCTURE, ELECTRICAL CONDUITS AND ANYTHING THAT ATTACHES TO THE WOOD STRUCTURE TO BE PAINTED [P2].
 - REFER TO SHEET A2 AND ELECTRICAL DWGS. FOR LIGHT DETAILS AND NOTES.
 - PICTURE BY SUPPLIED BY OWNER.
 - CONTINUOUS 2x BLOCKING FOR MOUNTING TABLE.
 - 5/8" TYPE (X) GYP. BOARD W/ 2x6 CEILING JOISTS @ 16" O.C. MAX. SEE SHEET A2.
 - ADA RR SIGN REF. SHT. RM1
 - PICK-UP COUNTER REFER TO MFR. DRAWINGS AND DETAILS.
 - SERVICE COUNTER REFER TO MFR. DRAWINGS AND DETAILS.
 - SS DRINK COUNTER PROVIDED BY EQUIP. SUPPLIER. REF. OF SHTS.
 - FIRE EXTINGUISHER TYPE 2A10BC
 - S.S. CORNER REF. DETAILS 3 & 4 ON A7
 - SWITCH BANK LOCATION REF. ELEC.
 - SPEAKER VOLUME CONTROLS.
 - SAMSUNG 55" LED TV (3 REQ'D) BY OWNER INSTALLED BY OTHERS.
 - 6" PVC SYRUP SLEEVE UNDER COUNTER TOP, 18" AFF TO 6" ABOVE CEILING - G.C. TO COORDINATE LOCATION IN WALL WITH KITCHEN EQUIP. CABINET SHOP DRAWINGS TO AVOID CONFLICT(S) WITH CABINET BRACING & SUPPORTS
 - PLACE WATER, POWER & CONDUITS CLOSE TO CENTER TO BE HIDDEN.
 - 3" PVC ELBOW FOR REFR. LINES TO ROOF TOP CONDENSER SEAL AT ICE MAKER.
 - NOT USED
 - MECHANICAL DUCTWORK REF. MECHANICAL FOR SIZE AND LOCATION
 - CLOCK BY OWNER. VERIFY LOCATION W/ OWNER
 - STEEL CNTR. BRACKETS - MIN. (2) AT CNTR.
 - MIN. (3) DBL. SLOT SHELF LADDERS EQ. SPACE
 - SOLID SURFACE WINDOW SILL (PAINTED) [P3] REF. 6/A7
 - TABLE AND BRACKETS PROVIDED BY TABLE & BOOTH MANUFACTURER AND INSTALLED BY G.C. - REFER TO BRACKET DTL. SHT. A10
 - ALL DUCTWORK PAINTED TWO COATS "FREDDY'S RED" [P3]
 - 1/2" C/W CONNECTION. REF. PLUMBING FOR SODA AND TEA BREWER
 - NOT USED
 - CHILD HIGH CHAIRS. PROVIDED BY OWNER.
 - NOT USED
 - INSTALL POWER FOR MOTORIZED BLINDS ON ALL SOUTH AND WEST FACING DINING WINDOWS ONLY. INSTALL OUTLETS 18" ABOVE AND CTR. BTW. TWO WINDOWS - OWNER INSTALLED BLINDS. BLINDS SHALL BE INDEPENDENTLY CONTROLLED / OPERATED BY WALL ON WHICH THEY ARE LOCATED
 - 3" DRAIN LINE TO STUB THRU WALL UNDER COUNTER TOP - VERIFY w/UNIT
 - PROVIDE SOLID BACKING BEHIND AREA OF "FREDDY'S" SIGN. SOLID BACKING TO CONSIST OF 1/2" PLYWD. (BTWN. STUDS) w/ 2x BLK'G CUT TIGHT TO FIT & TOE NAILED BTWN. STUDS TO SUPPORT PLYWD. FACE OF PLYWD. TO BE FLUSH WITH FACE OF STUD FRAMING.



BDS
BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1024 E First Street North, Wichita, KS 67214 316.837.7142
rodger@bdsdesigngroup.com

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO

STATE OF COLORADO
RODGER BAKER
AIA 0001485
8.8.22

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

INTERIOR WALL ELEVATIONS

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

Released for Permit
09/22/2022 8:56:28 AM

CONSTRUCTION
michaela

DRAWN BY:
RB

CHECKED BY:

SHEET NO.
A7.0



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

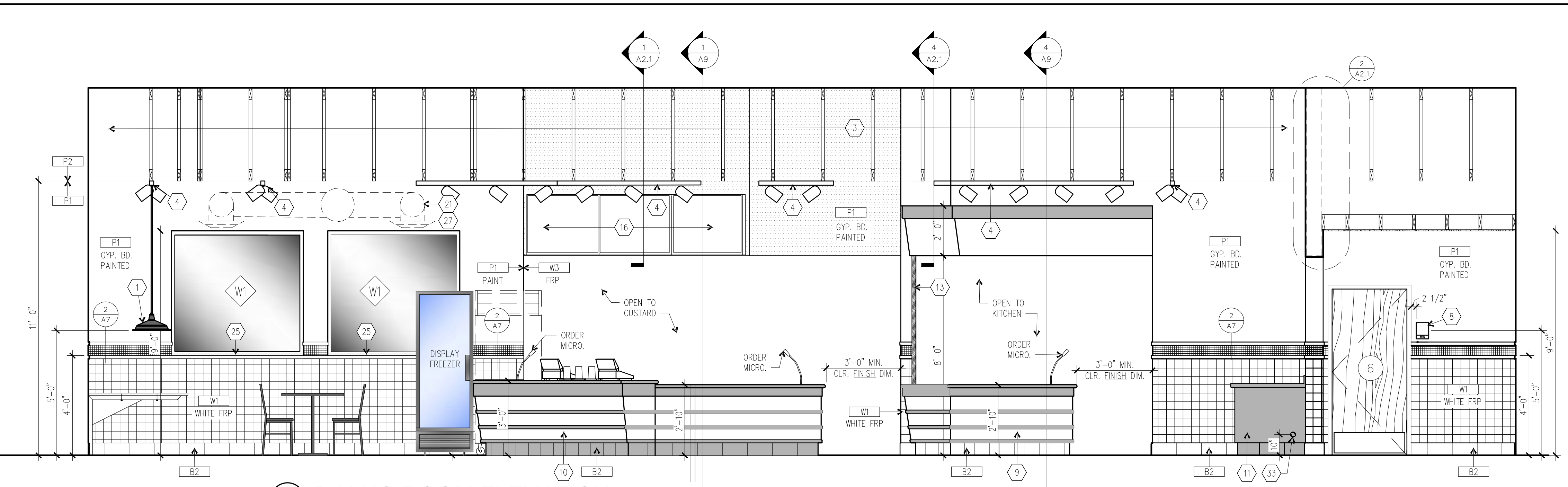
INTERIOR WALL ELEVATIONS

DATE
 5/23/2022 PERMIT SET
 8/8/2022 REVISION #1

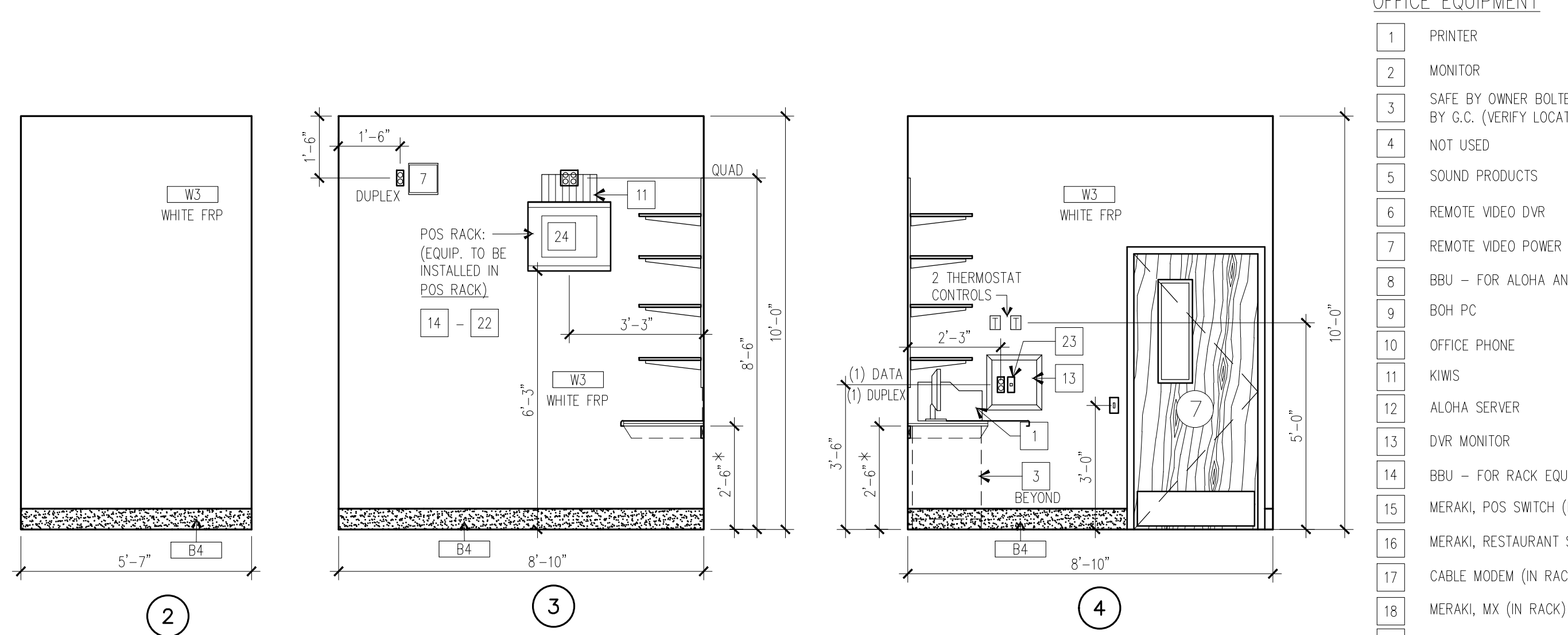
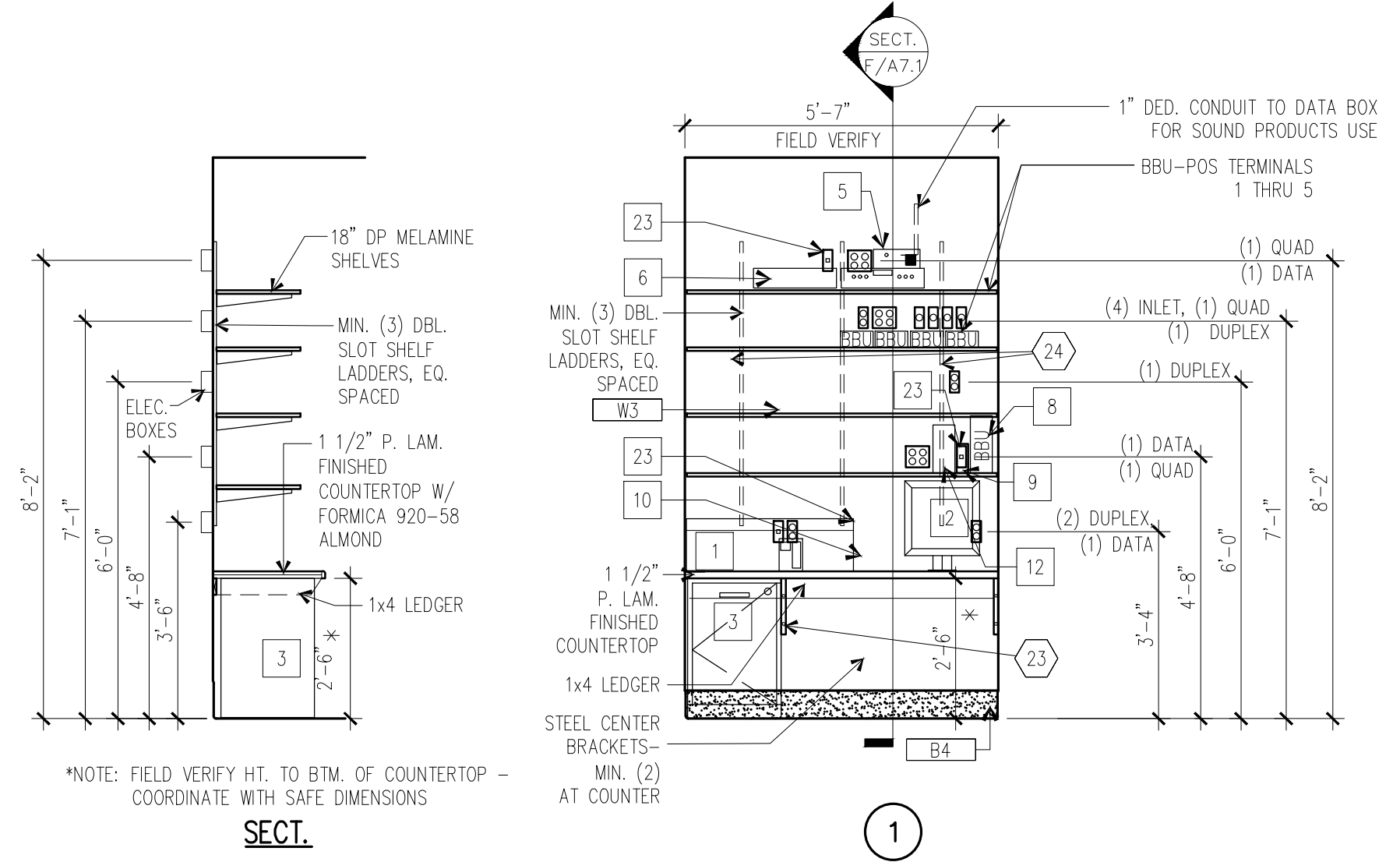
Released for Permit
 09/22/2022 8:56:28 AM
 michaela
 CONSTRUCTION
 DRAWN BY:
 RB
 CHECKED BY:

SHEET NO.
A7.1

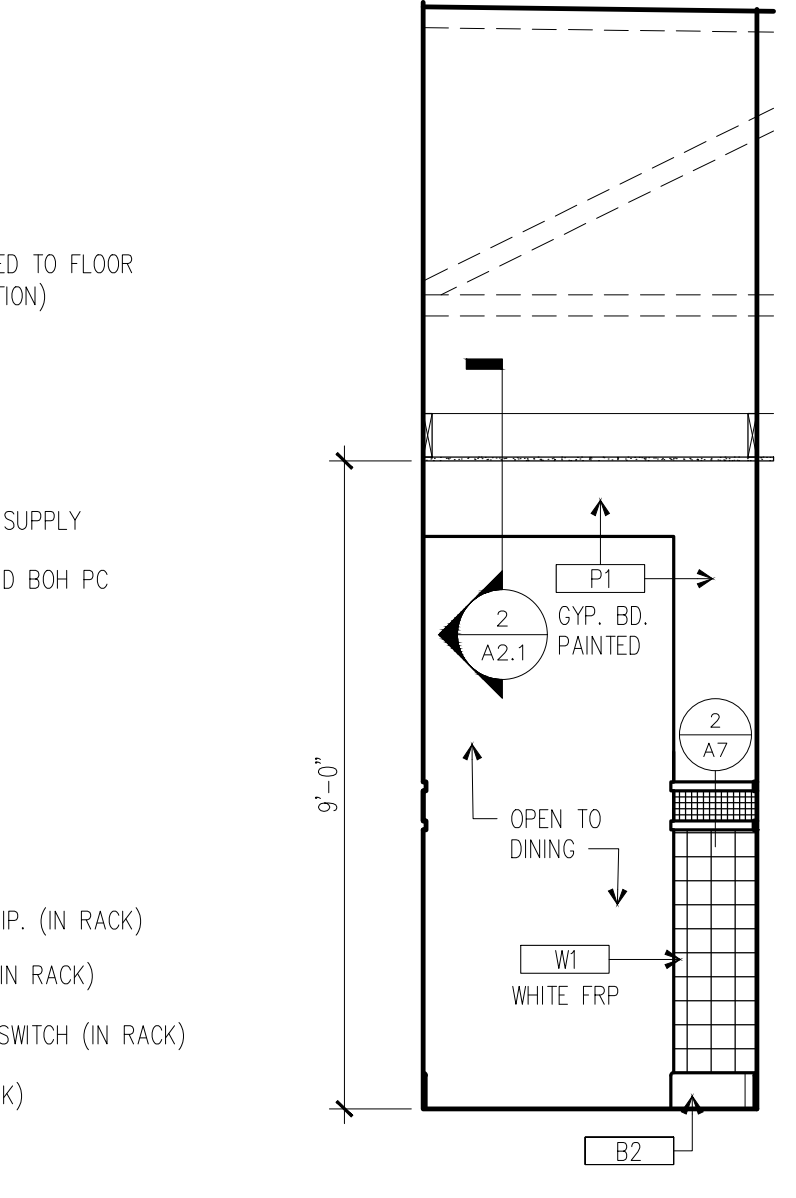
- GENERAL NOTES**
- CONTINUOUS BEAD OF WHITE CAULK AT ALL FRP JOINTS. CONTINUOUS BEAD OF WHITE CAULK ALONG BASE OF ALL FRP.
 - INSTALL TOP OF LIGHT SWITCHES AND ELECTRICAL RECEPTACLES 1" BELOW BOTTOM OF 1x2 WOOD TRIM.
 - REF. SHEETS 0100, 0200 & E1 FOR ALL EQUIPMENT ELECTRICAL OUTLET LOCATIONS & HEIGHTS ABOVE FINISH FLOOR.
 - SERVICE / PICK-UP COUNTER SUPPLIED AND INSTALLED BY VENDOR. CABINET SUPPLIER TO COORDINATE DIMENSIONS AND SCHEDULE WITH G.C.
 - PROVIDE 5/8" TREATED OR LATEX SEALED PLYWOOD TYP. AT CANTILEVERED BOOTH LOCATIONS TO 4'-0" A.F.F.
 - ICE MAKER: IF 2 DIFFERENT ICE MAKERS ARE SPECIFIED ON PLANS, THE LARGER OF THE TWO MUST BE INSTALLED IN THE DINING ROOM.
 - MOTORIZED WINDOW SHADES (WHEN USED) SHALL BE INDEPENDENTLY CONTROLLED / OPERATED BY WALL ON WHICH THEY ARE LOCATED.
- KEY NOTES**
- PENDANT LIGHT CENTERED ON TABLE TOP.
 - OUTLET REF. ELECTRICAL DWGS.
 - EXPOSED DECK, GYP. BD., FRAMING STRUCTURE, ELECTRICAL CONDUITS AND ANYTHING THAT ATTACHES TO THE WOOD STRUCTURE TO BE PAINTED [P2]
 - REFER TO SHEET A2 AND ELECTRICAL DWGS. FOR LIGHT DETAILS AND NOTES
 - PICTURE BY SUPPLIED BY OWNER
 - CONTINUOUS 2X BLOCKING FOR MOUNTING TABLE
 - 5/8" TYPE (X) GYP. BOARD W/ 2X6 CEILING JOISTS @ 16" O.C. MAX. SEE SHEET A2.
 - ADA RR SIGN REF. SHT. RM1
 - PICK-UP COUNTER REFER TO MFR. DRAWINGS AND DETAILS.
 - SERVICE COUNTER REFER TO MFR. DRAWINGS AND DETAILS
 - SS DRINK COUNTER PROVIDED BY EQUIP. SUPPLIER. REF. OF SHTS.
 - FIRE EXTINGUISHER TYPE 2A10BC
 - S.S. CORNER REF. DETAILS 3 & 4 ON A7
 - SWITCH BANK LOCATION REF. ELEC.
 - SPEAKER VOLUME CONTROLS.
 - SAMSUNG 55" LED TV (3 REQ'D) BY OWNER INSTALLED BY OTHERS.
 - 6" PVC SYRUP SLEEVE UNDER COUNTER TOP. 18" AFF TO 6" ABOVE CEILING - G.C. TO COORDINATE LOCATION IN WALL WITH KITCHEN EQUIP. CABINET SHOP DRAWINGS TO AVOID CONFLICT(S) WITH CABINET BRACING & SUPPORTS
 - PLACE WATER, POWER & CONDUITS CLOSE TO CENTER TO BE HIDDEN.
 - 3" PVC ELBOW FOR REFR. LINES TO ROOF TOP CONDENSER SEAL AT ICE MAKER.
 - NOT USED
 - MECHANICAL DUCTWORK REF. MECHANICAL FOR SIZE AND LOCATION
 - CLOCK BY OWNER. VERIFY LOCATION W/ OWNER
 - STEEL CNTR. BRACKETS - MIN. (2) AT CNTR.
 - MIN. (3) DBL. SLOT SHELF LADDERS EQ. SPACE
 - SOLID SURFACE WINDOW SILL (PAINTED) [P3] REF. 6/A7
 - TABLE AND BRACKETS PROVIDED BY TABLE & BOOTH MANUFACTURER AND INSTALLED BY G.C. - REFER TO BRACKET DTL. SHT. A10
 - ALL DUCTWORK PAINTED TWO COATS "FREDDY'S RED" [P3]
 - 1/2" C/W CONNECTION. REF. PLUMBING. FOR SODA AND TEA BREWER
 - NOT USED
 - CHILD HIGH CHAIRS. PROVIDED BY OWNER.
 - NOT USED
 - INSTALL POWER FOR MOTORIZED BLINDS ON ALL SOUTH AND WEST FACING DINING WINDOWS ONLY. INSTALL OUTLETS 18" ABOVE AND CTR. BTW. TWO WINDOWS - OWNER INSTALLED BLINDS. BLINDS SHALL BE INDEPENDENTLY CONTROLLED / OPERATED BY WALL ON WHICH THEY ARE LOCATED
 - 3" DRAIN LINE TO STUB THRU WALL UNDER COUNTER TOP - VERIFY W/ UNIT
 - PROVIDE SOLID BACKING BEHIND AREA OF "FREDDY'S" SIGN. SOLID BACKING TO CONSIST OF 1/2" PLYWD. (BTWN. STUDS) W/ 2x BLK'G CUT TIGHT TO FIT & TOE NAILD BTWN. STUDS TO SUPPORT PLYWD. FACE OF PLYWD. TO BE FLUSH WITH FACE OF STUD FRAMING.



D DINING ROOM ELEVATION
 3/8" = 1'-0"

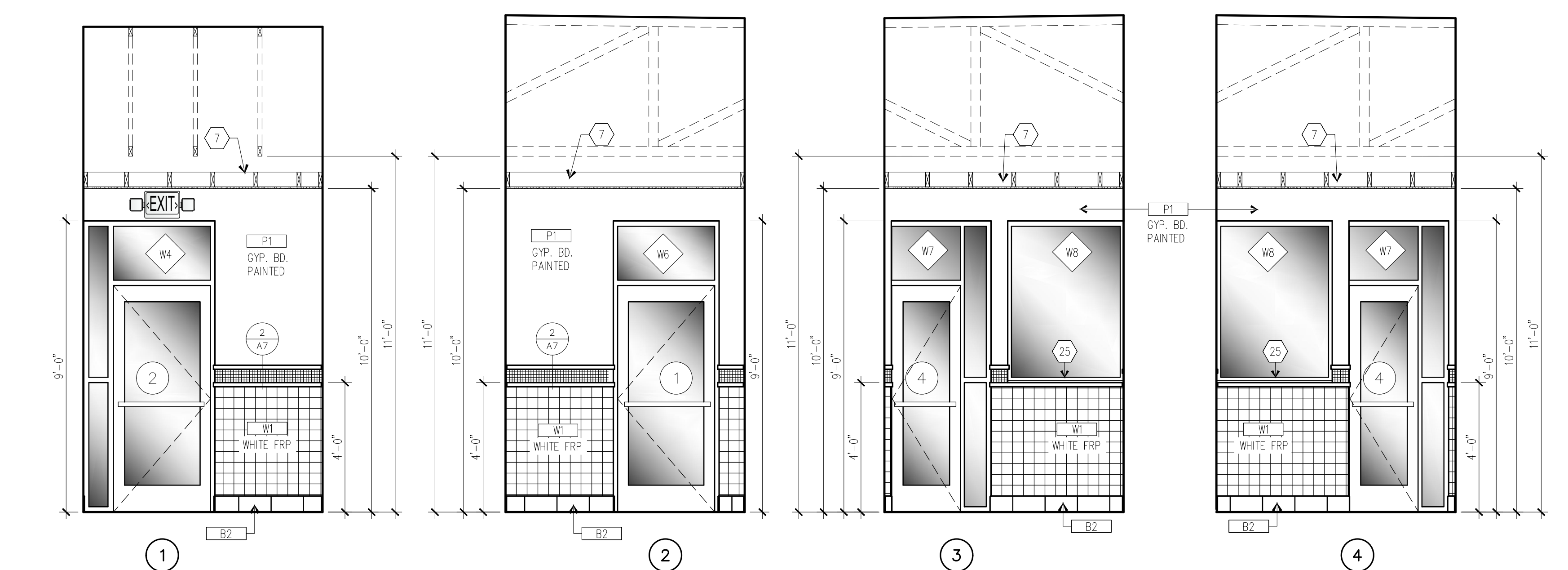


- OFFICE EQUIPMENT**
- PRINTER
 - MONITOR
 - SAFE BY OWNER BOLTED TO FLOOR BY G.C. (VERIFY LOCATION)
 - NOT USED
 - SOUND PRODUCTS
 - REMOTE VIDEO DVR
 - REMOTE VIDEO POWER SUPPLY
 - BBU - FOR ALPHA AND BOH PC
 - BOH PC
 - OFFICE PHONE
 - KIWS
 - ALPHA SERVER
 - DVR MONITOR
 - BBU - FOR RACK EQUIP. (IN RACK)
 - MERAKI, POS SWITCH (IN RACK)
 - MERAKI, RESTAURANT SWITCH (IN RACK)
 - CABLE MODEM (IN RACK)
 - MERAKI, MX (IN RACK)
 - ISP (IN RACK)
 - PHONE & DATA RECEP'TS (IN RACK)
 - (2) 24 PORT SWITCH (IN RACK)
 - 24 PORT PATCH PANEL (IN RACK)
 - RUN 1/2" CONDUIT FOR DATA BOX'S IN MGR'S. OFFICE INTO CEILING SPACE, TYP. ALL DATA BOX'S IN OFFICE.
 - RUN CABLING FROM OVERHEAD INTO WALL CAVITY TO DRYWALL. CUTOUT BEHIND POS RACK FOR CLEAN INSTALLATION

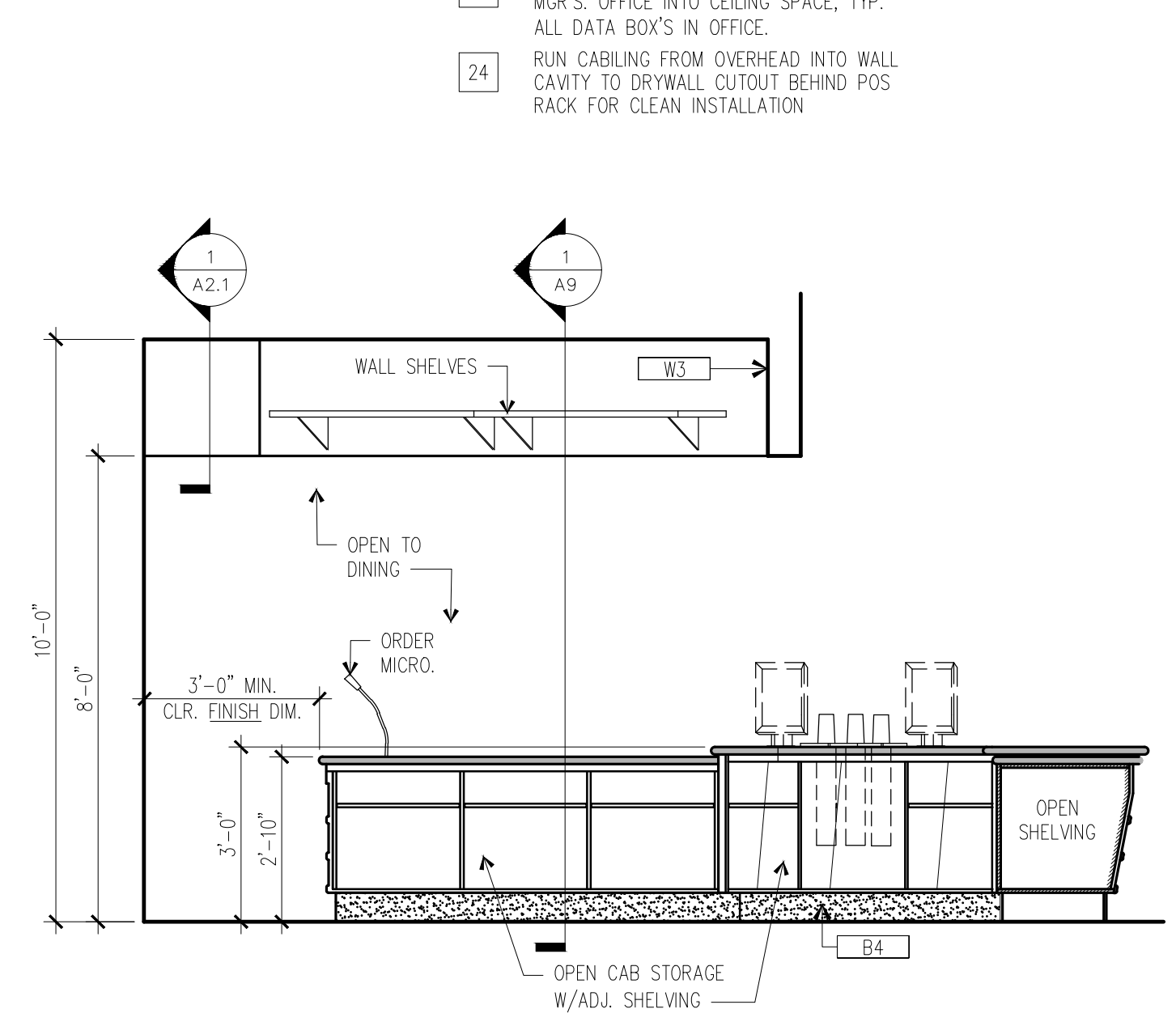


J HALL ELEVATION
 3/8" = 1'-0"

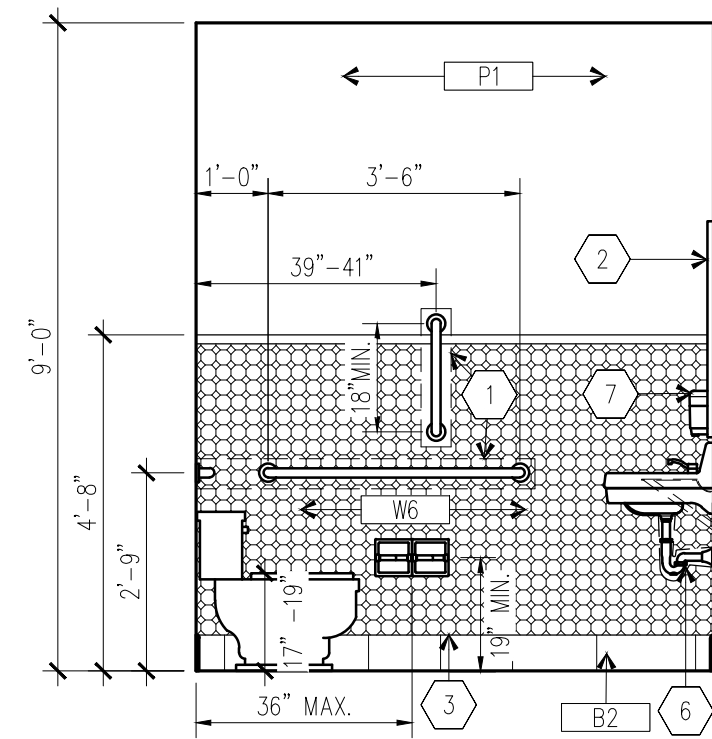
F OFFICE ELEVATIONS
 3/8" = 1'-0"



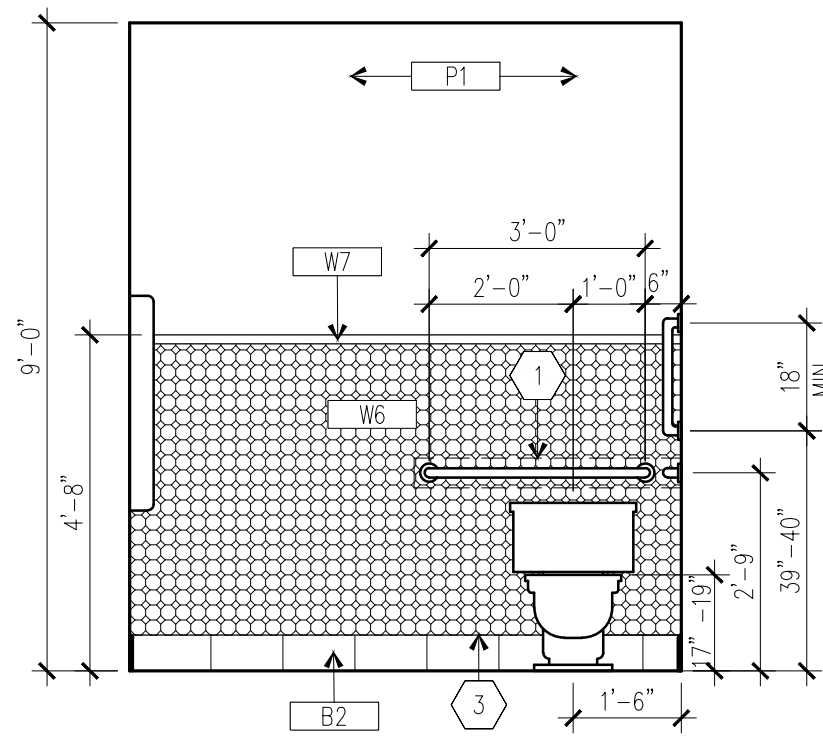
G VESTIBULE ELEVATIONS
 3/8" = 1'-0"



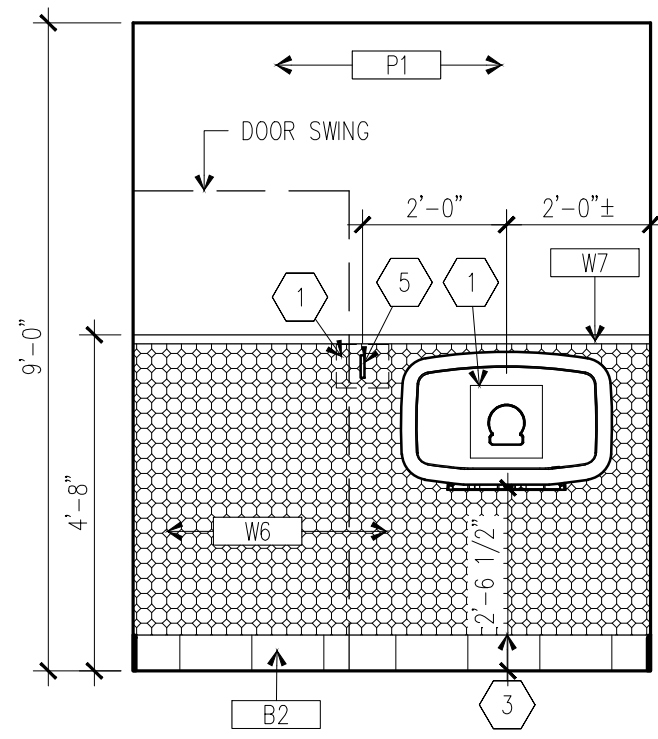
H SERVICE COUNTER ELEVATION
 3/8" = 1'-0"



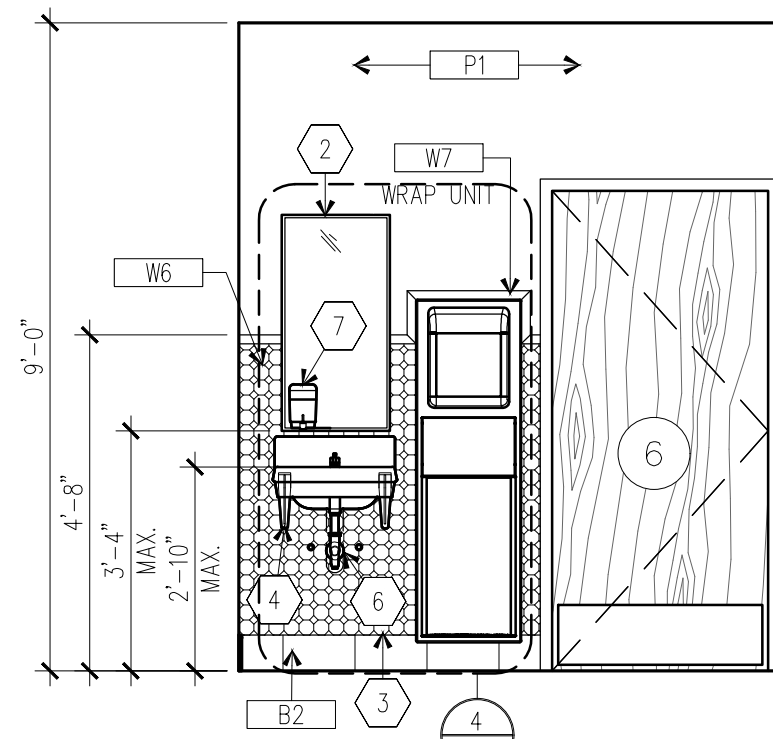
(A) MEN'S RR. ELEV.
3/8" = 1'-0"



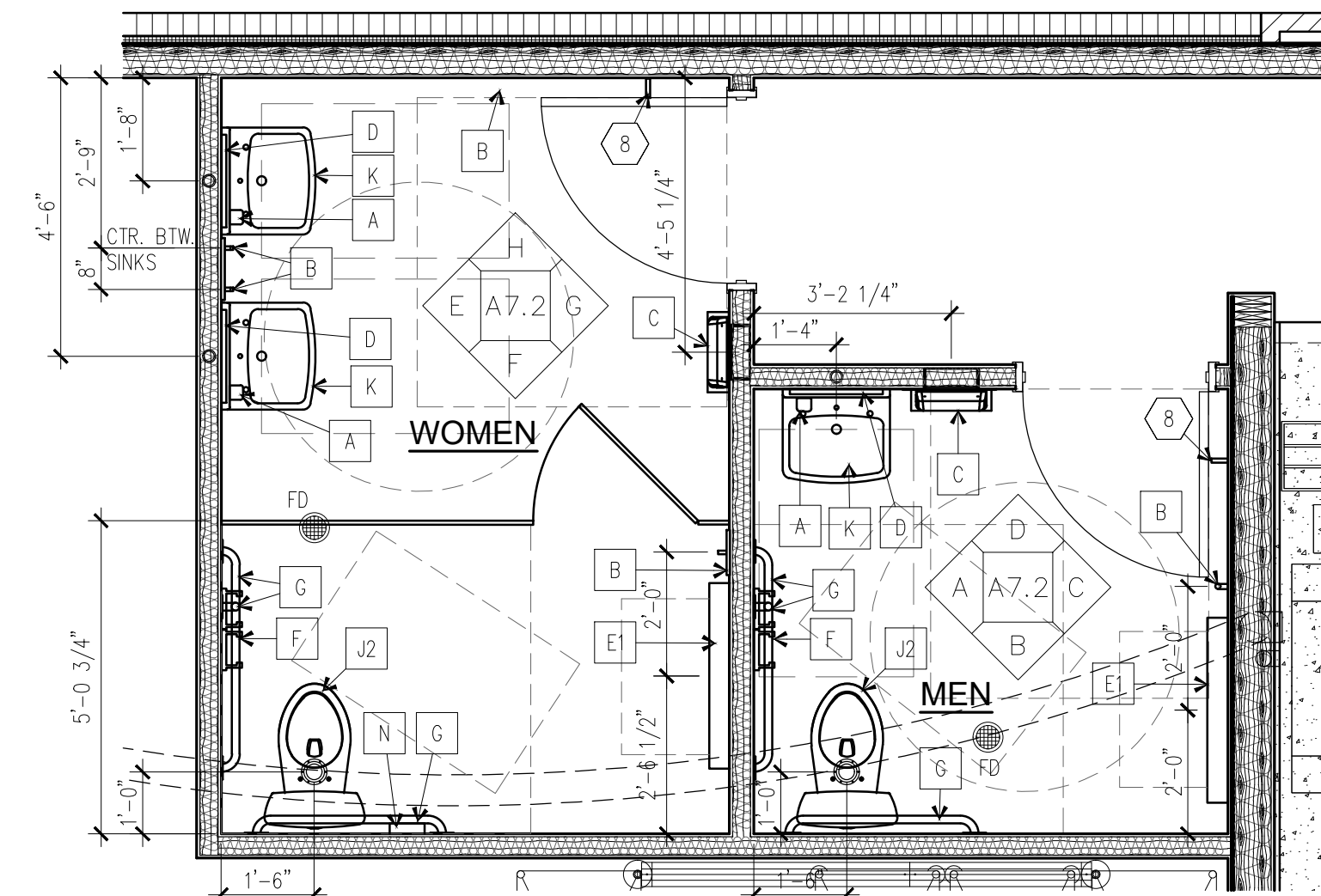
(B) MEN'S RR. ELEV.
3/8" = 1'-0"



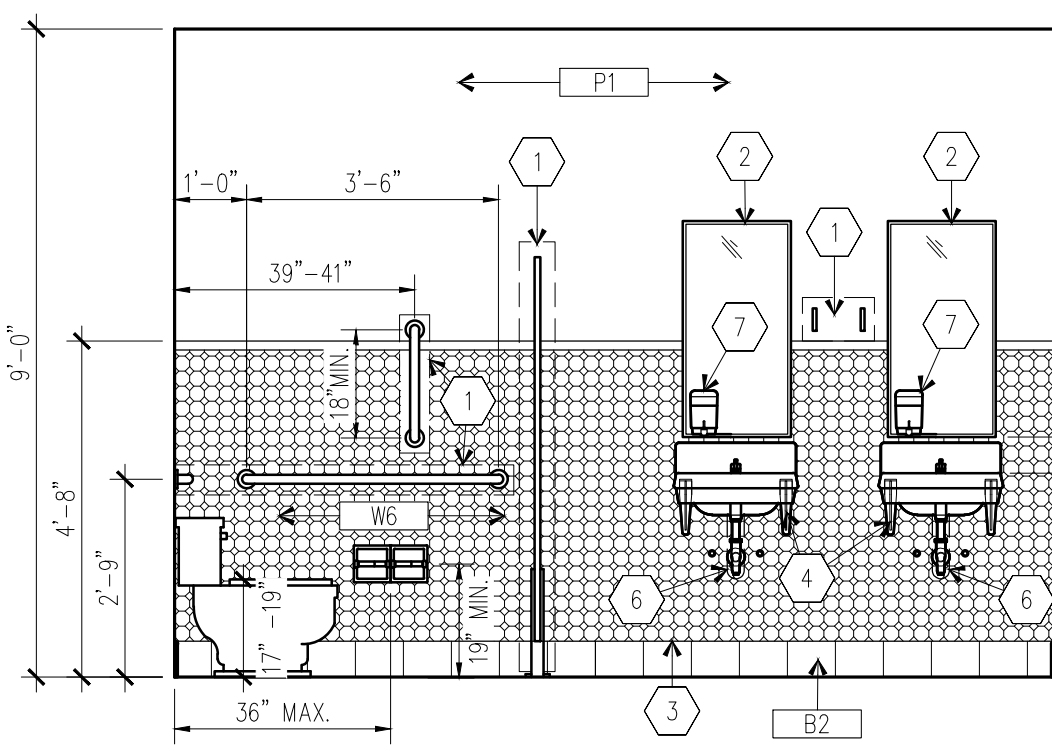
(C) MEN'S RR. ELEV.
3/8" = 1'-0"



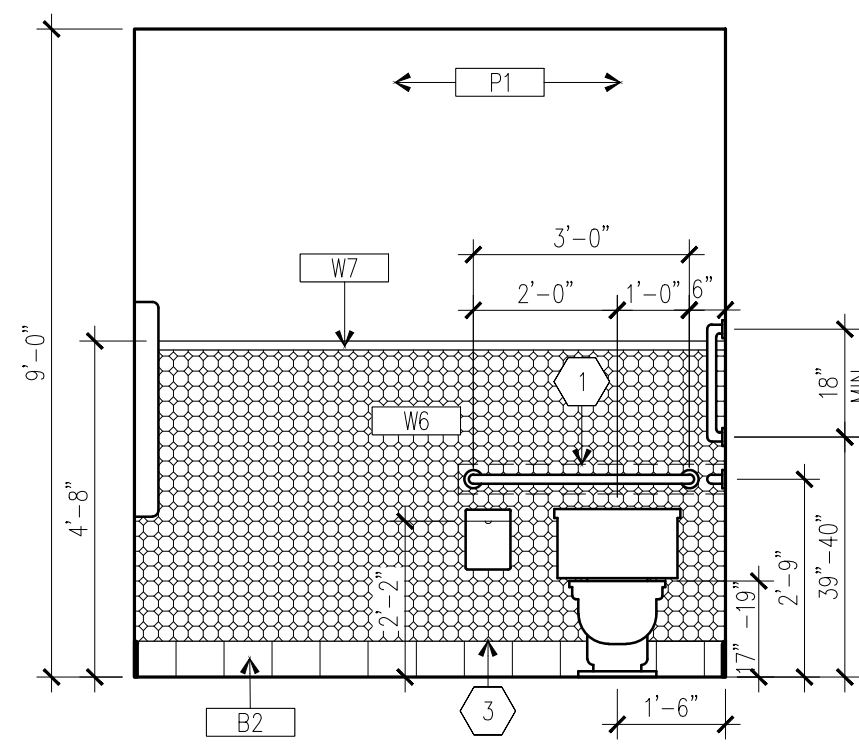
(D) MEN'S RR. ELEV.
3/8" = 1'-0"



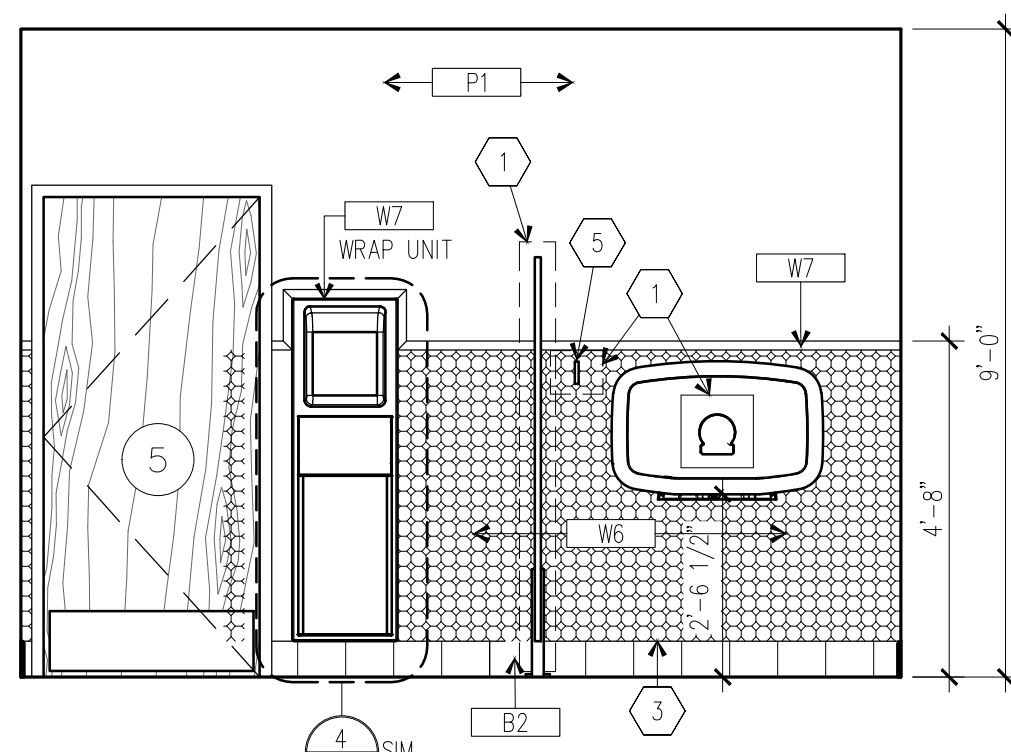
(1) ENLARGED RESTROOM PLAN
3/8" = 1'-0"



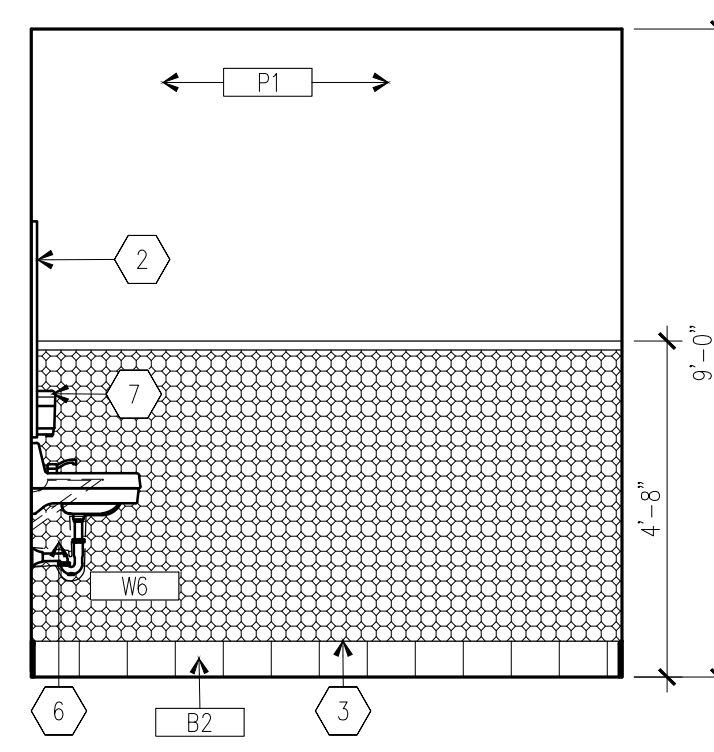
(E) WOMEN'S RR. ELEV.
3/8" = 1'-0"



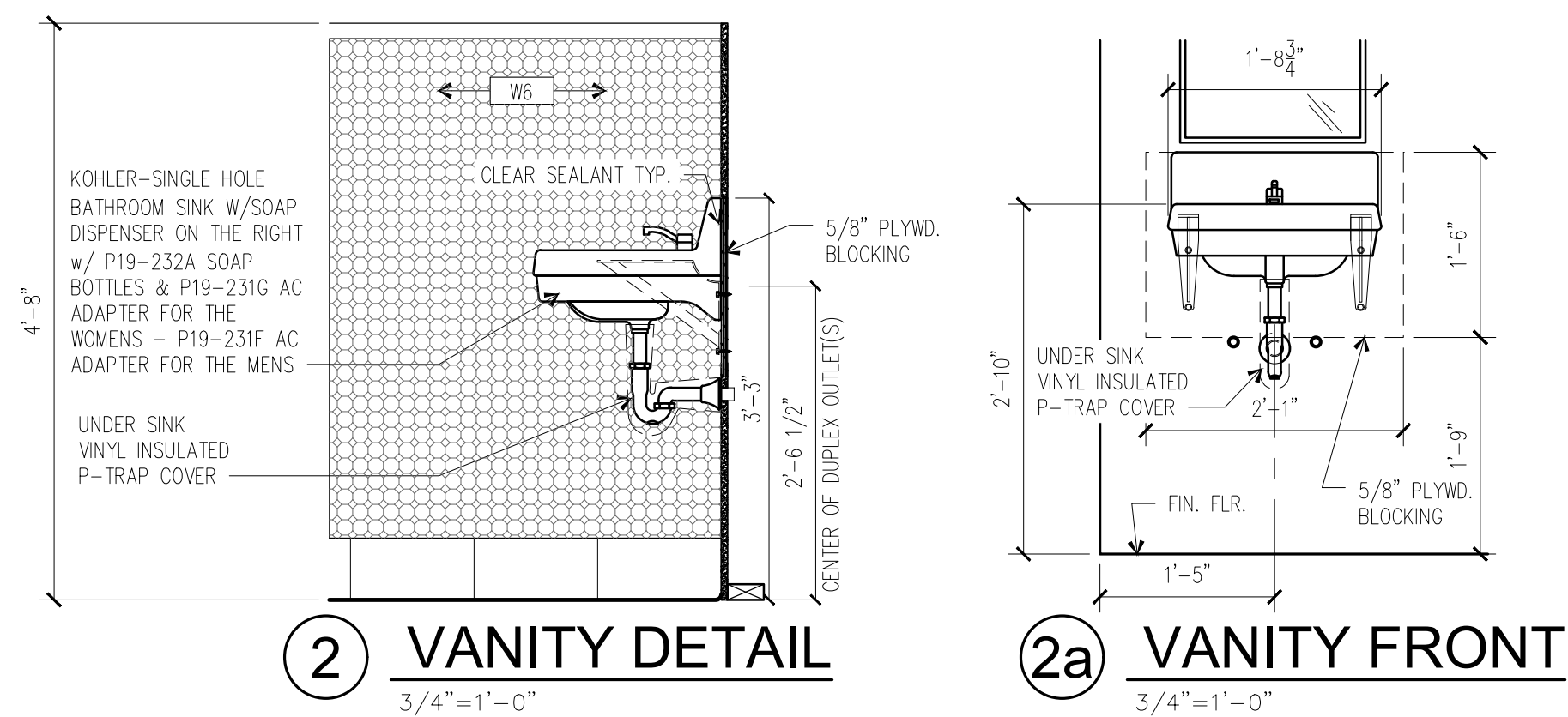
(F) WOMEN'S RR. ELEV.
3/8" = 1'-0"



(G) WOMEN'S RR. ELEV.
3/8" = 1'-0"



(H) WOMEN'S RR. ELEV.
3/8" = 1'-0"



(2) VANITY DETAIL
3/4" = 1'-0"

(2a) VANITY FRONT
3/4" = 1'-0"

GENERAL NOTES

- INSTALL TOP OF SS TRASH 1" BELOW BTM. OF MEN'S LAV. - WOMEN'S RR SIMILAR
- REFERENCE DETAIL 3/A7.2 FOR TYPICAL TOILET PARTITION INSTALLATION

KEY NOTES

- PROVIDE SOLID BLOCKING.
- PROVIDE PLYWOOD SHIM BEHIND MIRROR TO ALIGN IN-PLANE WITH WALL TILE FINISH
- CONTINUOUS CAULK
- CDX PLYWOOD SHEATHING (FOR SUPPORT OF LAV WALL BRACKET) CENTERED BEHIND LAVATORY. REF. VANITY DETAIL 2 & 2a/A7.2
- TOP OF ACCESSORY HOOK IS AT THE SAME HEIGHT AS THE TOP OF THE BABY CHANGING STATION.
- UNDER SINK VINYL INSULATED P-TRAP COVER ON ALL DRAINS
- MOUNT SOAP DISPENSER TO GLASS. PROVIDE WALL MOUNTED DOOR STOP TO KEEP DOOR FROM DAMAGING DOOR OR FIXTURE.
-



(4) PAPER TOWEL / TRASH
NOT TO SCALE

TOILET FIXTURE & ACCESSORY SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	MODEL	COLOR	SUPPLIED GC BWN	INSTALLED/ CONNECTION GC BWN MFG KEIC	REMARKS
A	WALL MOUNTED SOAP DISPENSER	ECOLAB	9263-1970	CLEAR	●	●	DISPENSER - 48" A.F.F. MAX. MOUNTED TO MIRROR
B	ACCESSORY HOOK	ROCKWOOD	RM829	STAINLESS STEEL	●	●	REF. RR ELEVATIONS THIS SHT FOR LOCATION & MTG. HT.
C	PAPER TOWEL / TRASH	GEORGIA-PACIFIC	ENMOTION 59466a / 59491 W/ 59477a AC CONV. KIT	STAINLESS STEEL	●	●	REF. RR ELEVATIONS THIS SHT.FOR LOCATION & MTG. HT.
D	MIRROR	AMERICAN SPECIALTIES	18x36	STAINLESS STEEL	●	●	40" MAX TO BOTTOM OF REFLECTIVE SURFACE
E1	BABY CHANGING TABLE (HORIZONTAL)	KOALA	KB200-05	WHITE GRANITE	●	●	SHELF @ 34" A.F.F.
E2	NOT USED						
F	TOILET TISSUE DISPENSER	GEORGIA-PACIFIC	59210	TRANSLUCENT SMOKE	●	●	OUTLET-15" A.F.F., CENTERLINE 7"-9" FROM FRONT OF WATER CLOSET
G	GRAB BAR	AMERICAN SPECIALTIES	1) 18" 1) 36" 1) 42"	STAINLESS STEEL	●	●	TOP OF GRAB BAR - 33" - 36" A.F.F., ADD MATCHING 18" VERTICAL BAR
H	NOT USED						
J1	NOT USED						
J2	ADA WATER CLOSET	REFER TO PLUMBING DRAWINGS FOR MANUFACTURER, MAKE AND MODEL NUMBERS OF RESTROOM PLUMBING FIXTURES		WHITE	●	●	TOP OF SEAT AT 17-19" A.F.F. - REF. RRM. ELEV'S.
K	LAVATORY	REFER TO PLUMBING DRAWINGS FOR MANUFACTURER, MAKE AND MODEL NUMBERS OF RESTROOM PLUMBING FIXTURES		WHITE	●	●	RIM OF LAV. AT 34" MAX. A.F.F. - REF. RRM. ELEV'S.
L	NOT USED						
M	TOILET PARTITIONS	METPAR	FP500 'THE CORINTHIAN'	BLACK 021	●	●	DUR-A-TEX POWDER SHIELD (OVERHEAD BRACED)
N	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270	STAINLESS STEEL	●	●	SURFACE MOUNTED

NOTE 1:
ALL FIXTURES & ACCESSORIES MUST MEET ALL NATIONAL AND LOCAL CODES AND ADA REQUIREMENTS. PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED FIXTURES & ACCESSORIES FOR SECURE ANCHORING. VERIFY LOCATION WITH MANUFACTURERS SPECIFICATIONS. CLEAR SILICONE CAULK ALL FIXTURES TO PARTITION

NOTE 2:
G.C. TO PROVIDE SOLID 2x WD. BLOCKING AT ALL TOILET PARTITIONS, GRAB BARS AND PLUMBING FIXTURES.

NOTE 3:
ALL TOILET ROOM MIRRORS TO BE 1/4" POLISHED PLATE MIRROR WITH STAINLESS STEEL FRAME. G.C. TO PROVIDE AND INSTALL



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

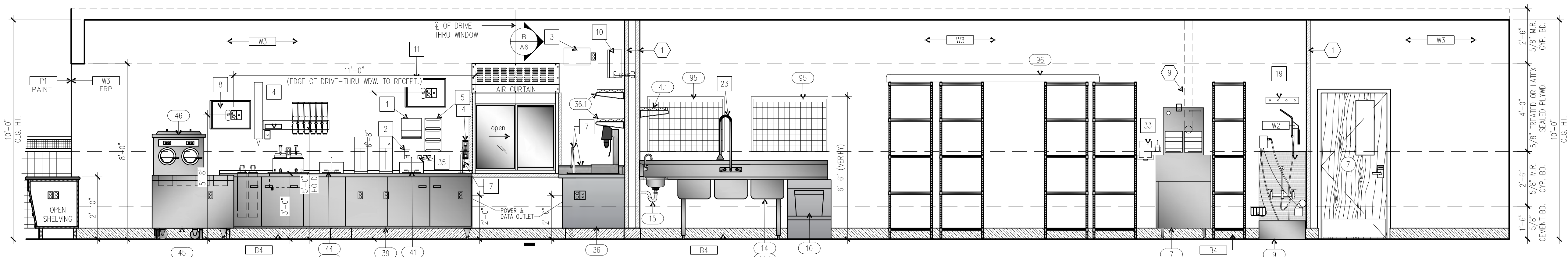
INTERIOR TOILET ELEVATIONS

DATE
5/23/2022 PERMIT SET
8/8/2022 REVISION #1

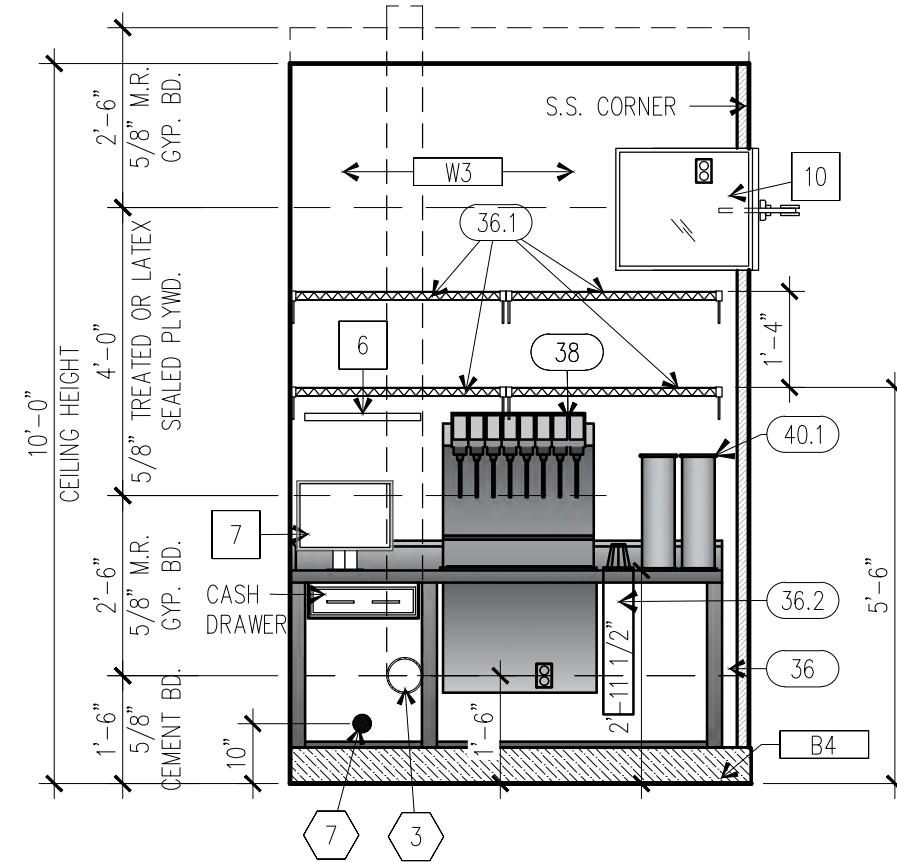
Released for Permit
09/22/2022 8:56:28 AM
michaela
CONSTRUCTION

DRAWN BY:
RB
CHECKED BY:

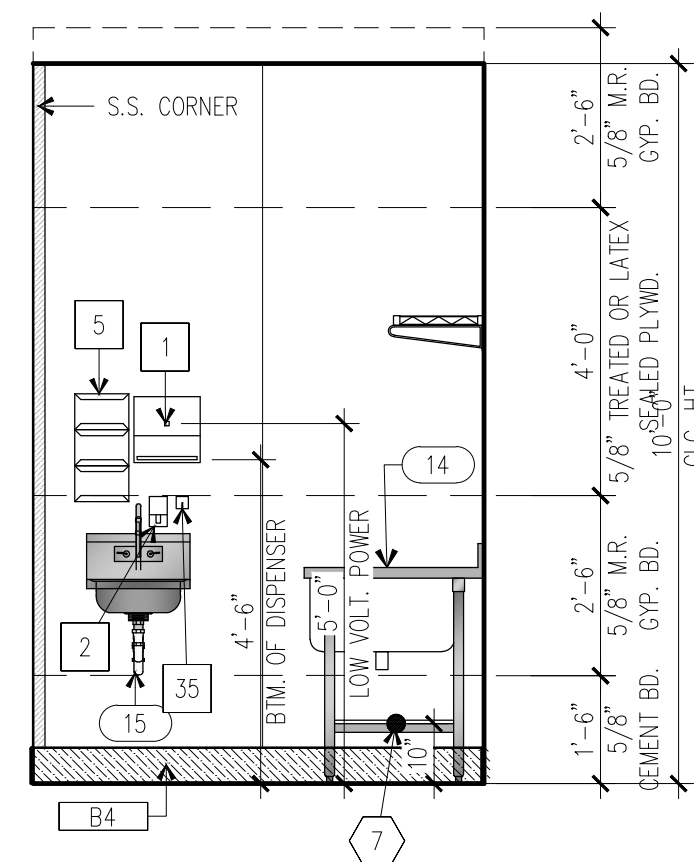
SHEET NO.
A7.2



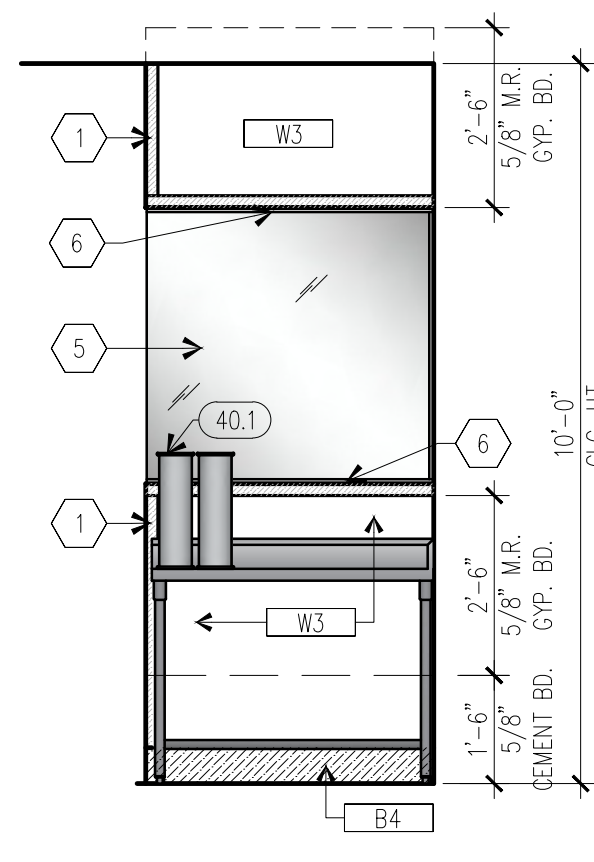
(A) CUSTARD COUNTER / DISHWARE / MECHANICAL ELEV.
3/8" = 1'-0"



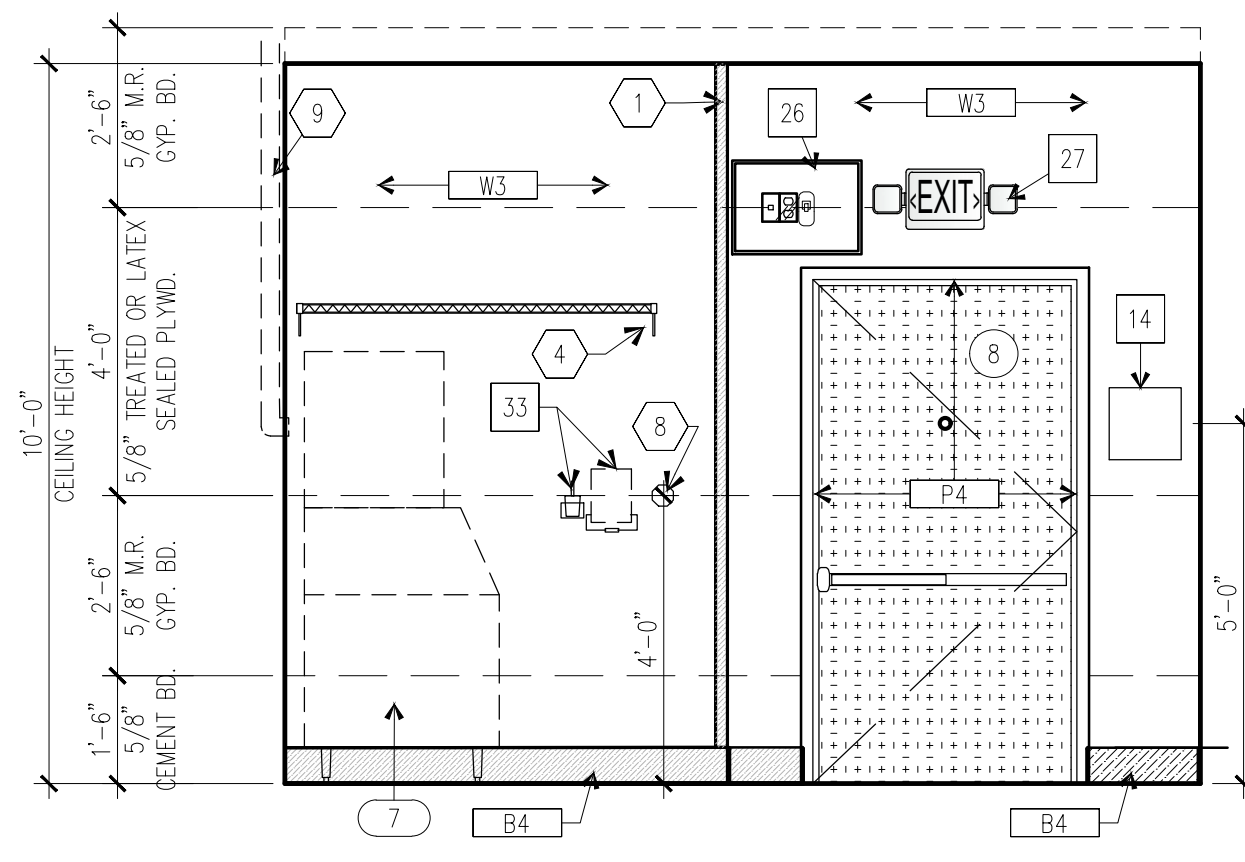
(B) DRIVE-THRU COUNTER
3/8" = 1'-0"



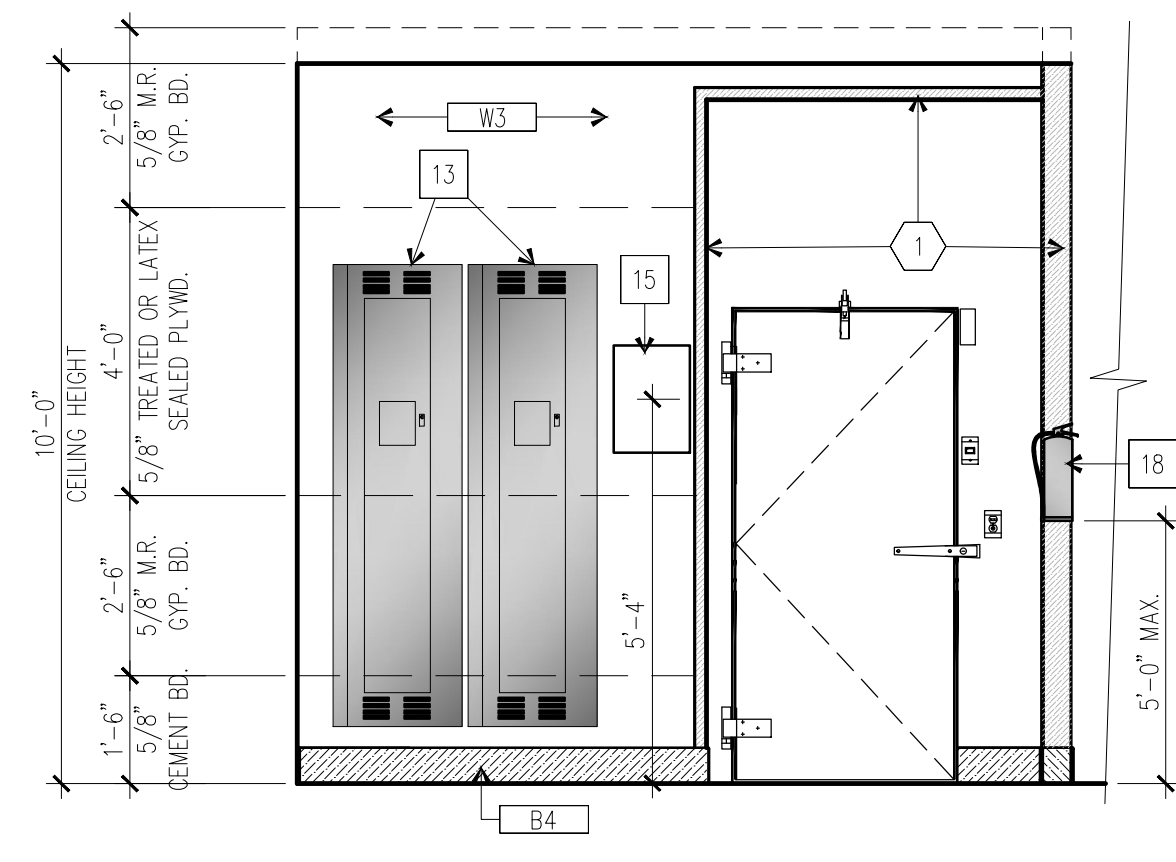
(C) DISHWARE ELEV.
3/8" = 1'-0"



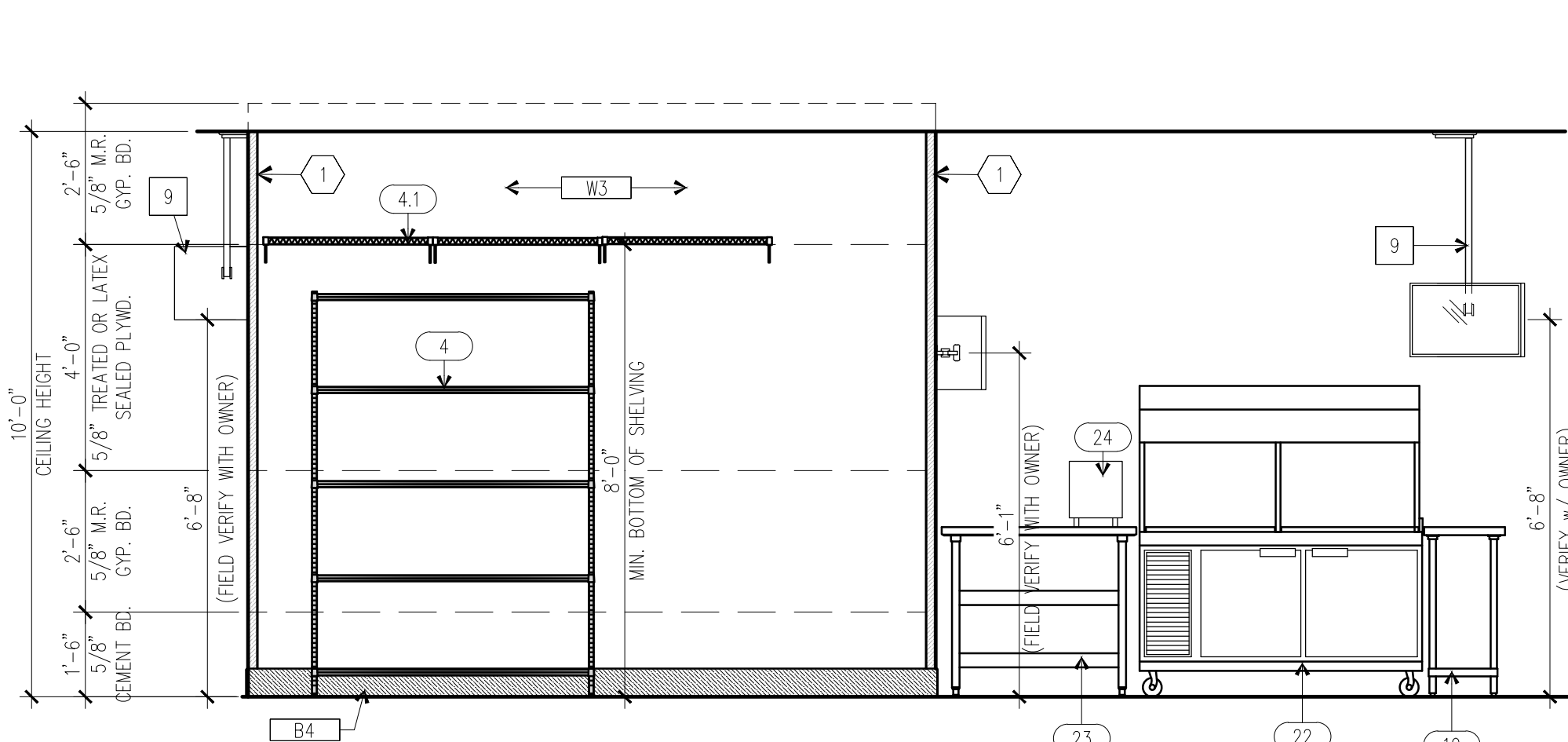
(D) DRIVE THRU
3/8" = 1'-0"



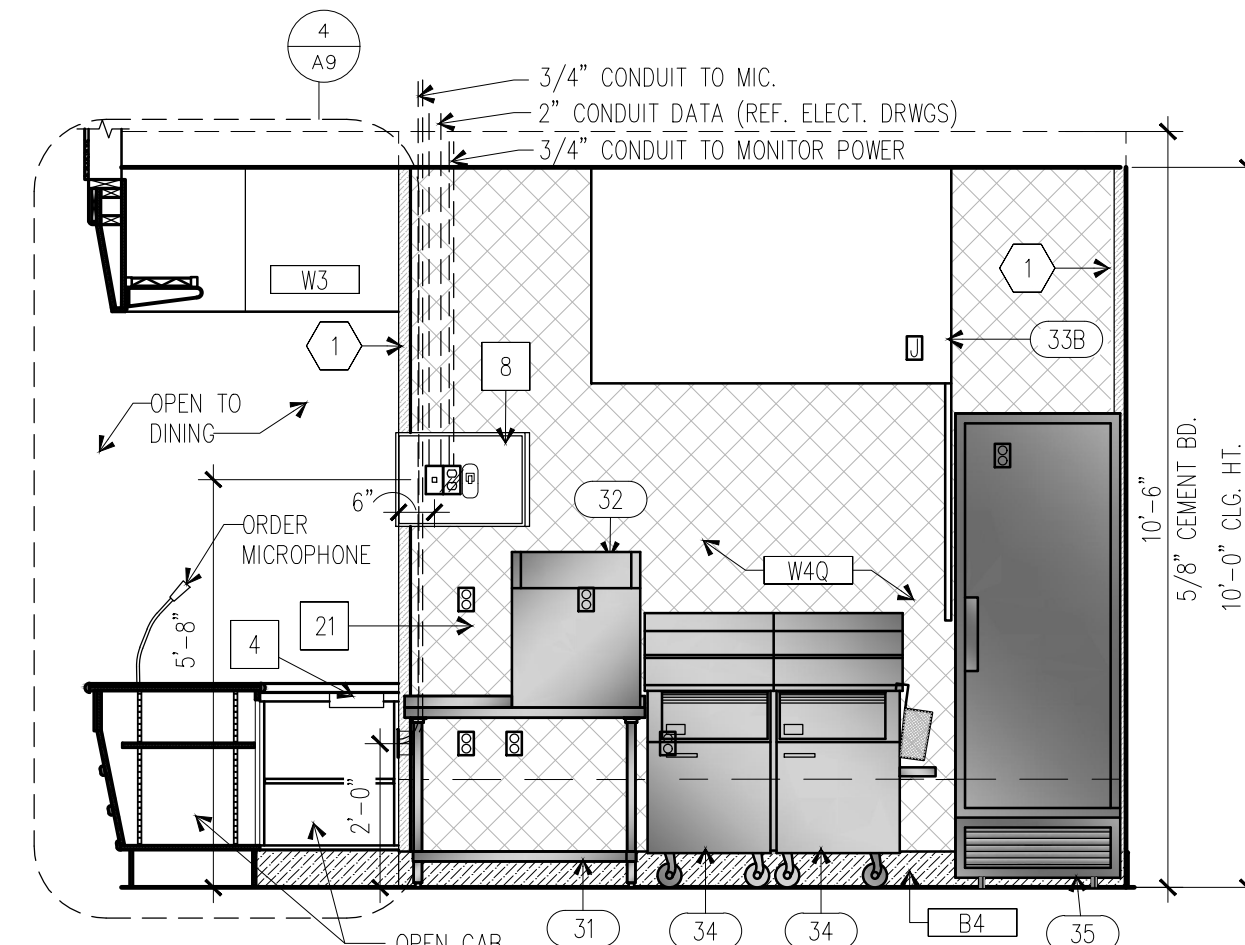
(E) DRIVE-THRU AREA
3/8" = 1'-0"



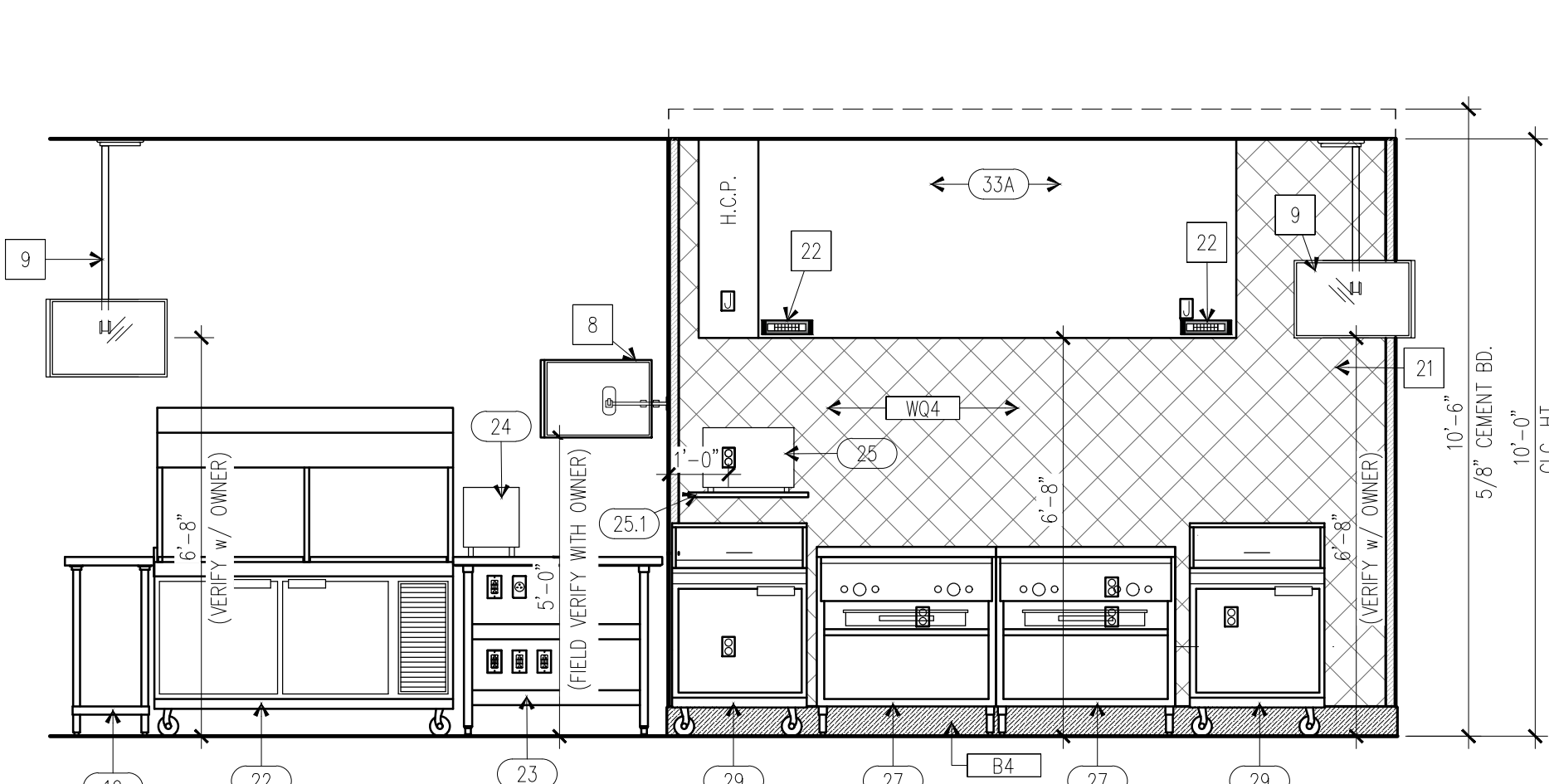
(F) MECHANICAL AREA
3/8" = 1'-0"



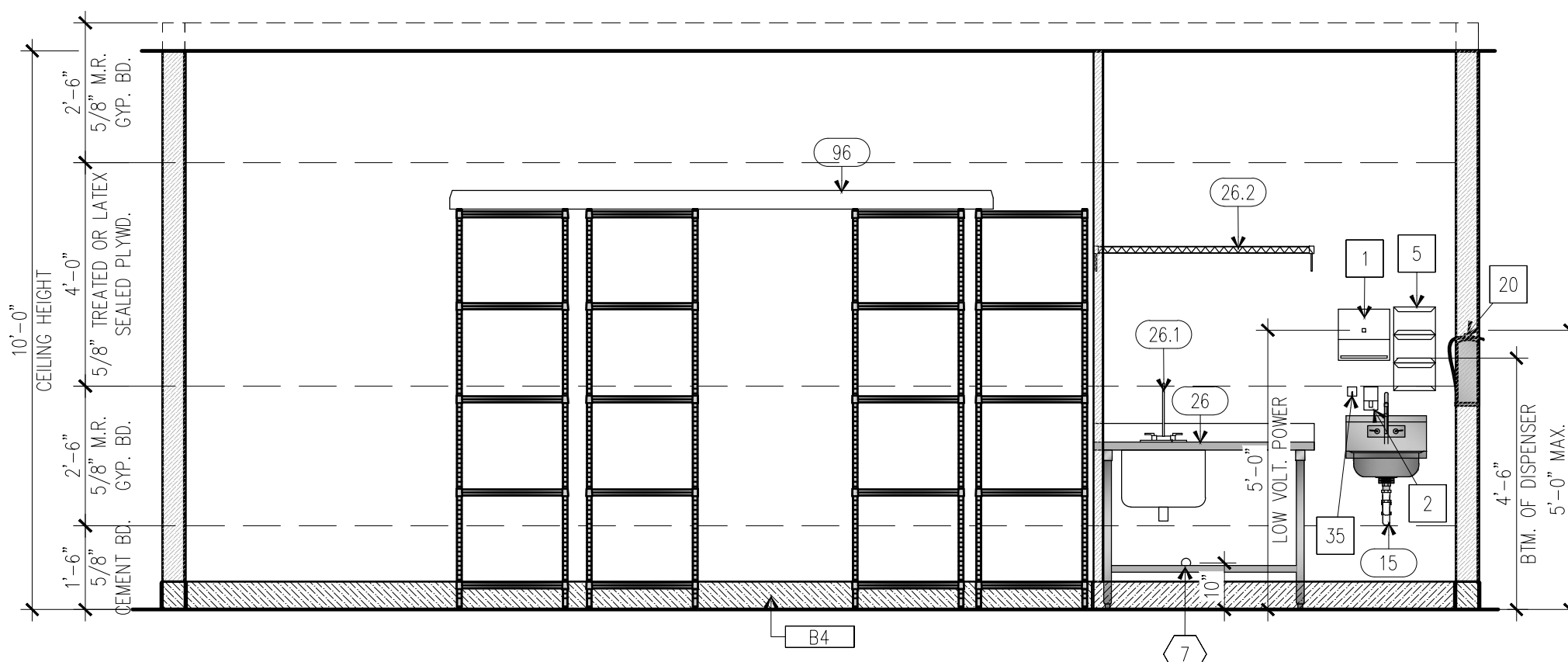
(G) STORAGE ELEV.
3/8" = 1'-0"



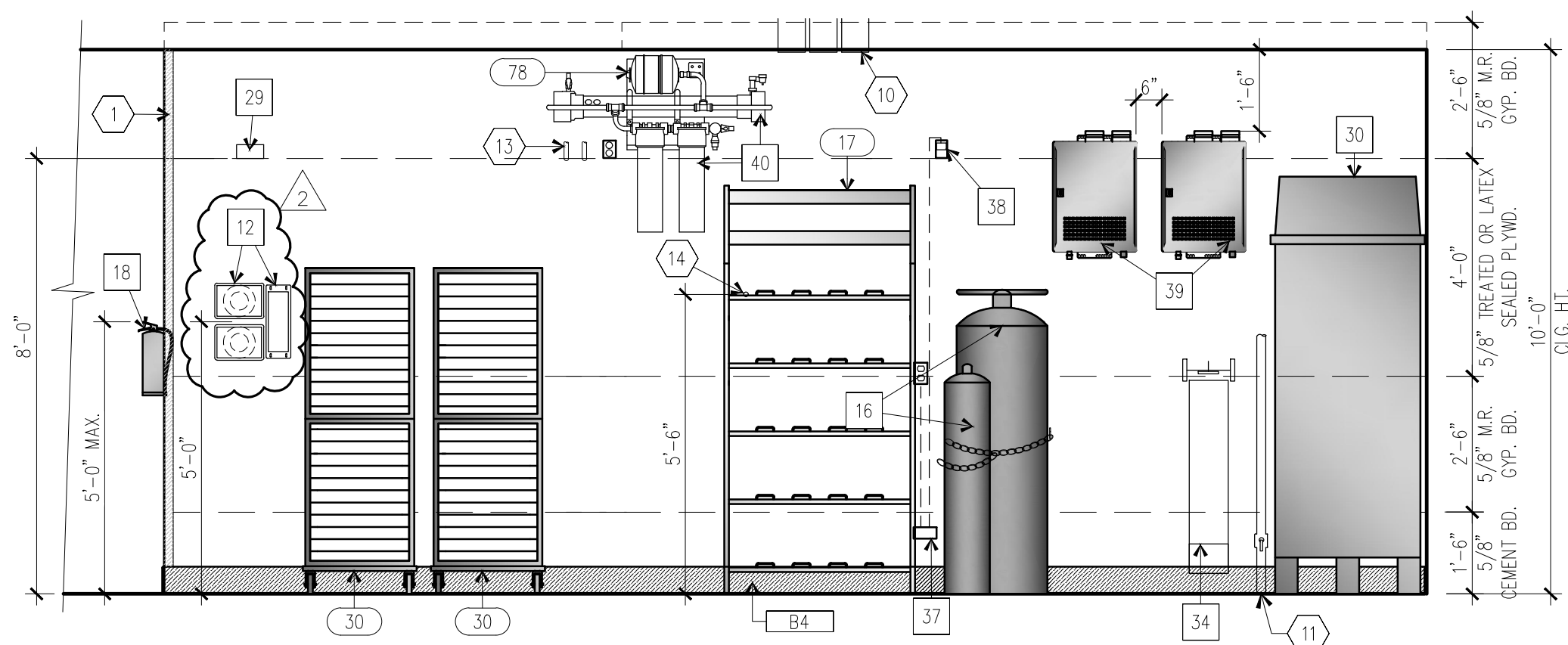
(H) FRYER ELEV.
3/8" = 1'-0"



(J) COOK LINE ELEVATION
3/8" = 1'-0"



(K) STORAGE / PREP. ELEV.
3/8" = 1'-0"



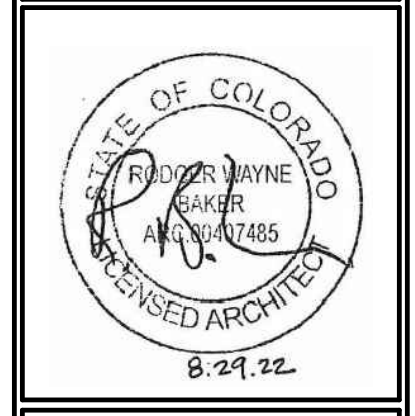
(L) MECHANICAL ELEV.
3/8" = 1'-0"

- GENERAL NOTES**
- SET OF SHEETS FOR KITCHEN EQUIPMENT. EQUIPMENT SHOWN ON THESE ELEVATIONS ARE FOR REFERENCE ONLY. KITCHEN KEYNOTES
 - EQUIPMENT HEIGHT LOCATIONS ARE FOR REFERENCE ONLY. VERIFY WITH OWNER.
 - S.S. WALL FINISH (QUILTED PATTERN, ONLY ON COOK LINE WALLS THAT ARE VISIBLE TO PUBLIC) - REF. FLR. PLAN, SHT. A-1.1, FOR LOCATION.
 - MONITOR BRACKET SUPPLIED BY OWNER INSTALLED BY GEN. CONTRACTOR. VERIFY LOCATION W/ OWNER PRIOR TO INSTALLATION.
 - ICE MAKER: IF 2 DIFFERENT ICE MAKERS ARE SPECIFIED ON PLANS, THE LARGER OF THE TWO MUST BE INSTALLED IN THE DINING ROOM.

- KEY NOTES**
- S.S. CORNER. REF. DETAILS 3 & 4 A7.0
 - SS COUNTER PER MFR. SPECS.
 - 6" PVC SYRUP SLEEVE TO STUB THRU WALL UNDER COUNTER TOP - NOTE: G.C. TO COORDINATE LOCATION IN WALL WITH KITCHEN EQUIP. CABINET SHOP DRWS. TO AVOID CONFLICT(S) W/ CABINET BRACING & SUPPORTS BLOCKING FOR FREEDUCATION STATION.
 - 1/2" CLEAR TEMPERED GLASS PANEL HELD IN PLACE WITH 1X1 ALUM. STOP EA. (3) SIDES STAINLESS STEEL CAP. TOP AND BTM.
 - 3" PVC SLEEVE THRU WALL FOR DRAIN LINE TO FLOOR SINK 10" AFF.
 - REMOTE FIRE PULL
 - 3" PVC ELBOW WHERE LIQUID REFRIG. LINES COME THRU WALL
 - 6" DIA. PVC FOR SYRUP LINES FROM SODA MACHINE
 - DOMESTIC WATER SERVICE CONNECTION. REF. PLUMBING
 - NOT USED
 - PLUMBING LINE STUBS FOR FILTERED WATER SYSTEM AT 96" A.F.F. - REF. KITCHEN & PLUMB'G. DRWS. FIELD VERIFY & COORD. EXACT LOCATION.
 - 1/2" FILTERED COLD WATER CONNECTION (66" A.F.F.) FOR SODA SYSTEM. REF. KITCHEN & PLUMB'G. DRWS.

- EQUIPMENT KEYNOTES**
- PAPER TOWEL DISPENSER G.P.MODEL # 59498A W/ 59477A AC CONV. KIT (HARDWIRED @ 60" AFF) BTM. @ 54" AFF
 - HAND SOAP DISPENSER
 - HEADSET RECEIVER. PROVIDE DUPLEX OUTLET @ 96" (VERIFY W/OWNER)
 - BUMP BAR. VERIFY LOCATION AND MOUNTING HEIGHT WITH OWNER.
 - GLOVE DISPENSER
 - HEADPHONE RACK
 - COUNTERTOP POS MONITOR @ DRIVE-THRU WDW. - DUPLEX & DOUBLE PORT DATA OUTLETS @ 24" @ DRIVE-THRU (PROVIDE SIDEPLASH GROMMETS BELOW)
 - MENU MONITOR - PROVIDE DUPLEX & SINGLE PORT DATA OUTLETS. @ 68" (VERIFY W/OWNER)
 - POLE MOUNT MENU MONITOR. PROVIDE DUPLEX OUTLET IN CEILING, DATA GROMMET IN CEILING TILE FOR DATA LINK. VERIFY W/OWNER FOR SETTING MONITOR FINISH HEIGHT.
 - DRINK MONITOR ON END OF 2X8 DRIVE THRU WALL. PROVIDE DUPLEX OUTLET IN WALL & DATA GROMMET IN CEILING TILE FOR DATA LINK. @ OF MONITOR @ 90" (VERIFY W/OWNER)
 - DRIVE THRU CAMERA MONITOR. PROVIDE DUPLEX & SINGLE PORT DATA OUTLETS. @ OF MONITOR @ 80" (VERIFY W/OWNER)
 - IPAD DOCKING STATIONS BY OWNER & RECESSED CABLE MANAGEMENT AND POWER STORAGE BOX. REF. ELECTRICAL DRAWINGS

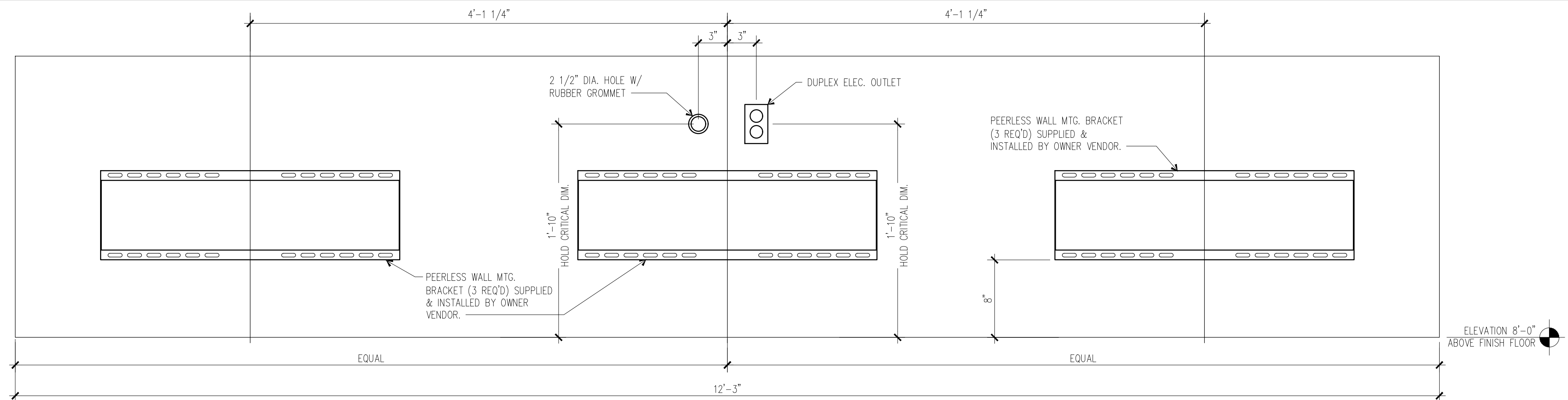
- 20" WIDE ELECTRICAL PANELS REFER TO ELECTRICAL DRWS. FOR SIZE AND NOTES. MAINTAIN 3'-0" MIN. CLEARANCE DIRECTLY IN FRONT.
- IRRIGATION CONTROL BOX. @ 60"
- LIGHTING CONTROL PANEL. @ 64"
- CO2 & BACK-UP CO2 TANK - PROVIDER TO CHAIN TANKS TO THE WALL (REF. PLAN FOR TANK LOCS.) NOT USED
- FIRE EXTINGUISHER TYPE 2A10BC
- BROOM & MOP RACK, F.VERIFY LOC.
- FIRE EXTINGUISHER TYPE K.
- S.S. WALL FINISH (QUILTED PATTERN, ONLY ON COOK LINE WALLS THAT ARE VISIBLE TO PUBLIC) - REF. FLR. PLAN, SHT. A-1.1, FOR LOCATION
- MC SWITCH FOR MONITORS MOUNTED ON FRONT OF HOOD
- HAND SPRAYER
- NOT USED
- NOT USED
- SECURITY MONITOR. PROVIDE DUPLEX & SINGLE PORT DATA OUTLETS. @ OF MONITOR @ 96" (VERIFY LOC W/ OWNER)
- EXIT & EMERGENCY LED EXIT SIGN REF. ELEC.
- NOT USED
- DOOR CHIME
- OIL RECOVERY TANK
- NOT USED
- NOT USED
- ICE-ONLY BUCKET AND ICE SCOOP, F. VERIFY LOC.
- GREASE DOLLY. VERIFY EXACT LOCATION W/ OWNER.
- MOUNTING BRACKET FOR SCRUB BRUSH
- NOT USED
- CO2 SENSOR MOUNTED 12" AFF MAX.
- HORN/STROBE MOUNTED 96" AFF
- TANKLESS WATER HEATERS - MOUNT TIGHT TO CEILING TYP - SEE PLUMBING DRAWINGS AND FOLLOW MFG. RECOMMENDED INSTALLATION.
- WATER FILTER - COORDINATE PLACEMENT ON WALL WITH ALL OTHER ITEMS/TRADES, F.VERIFY LOC.



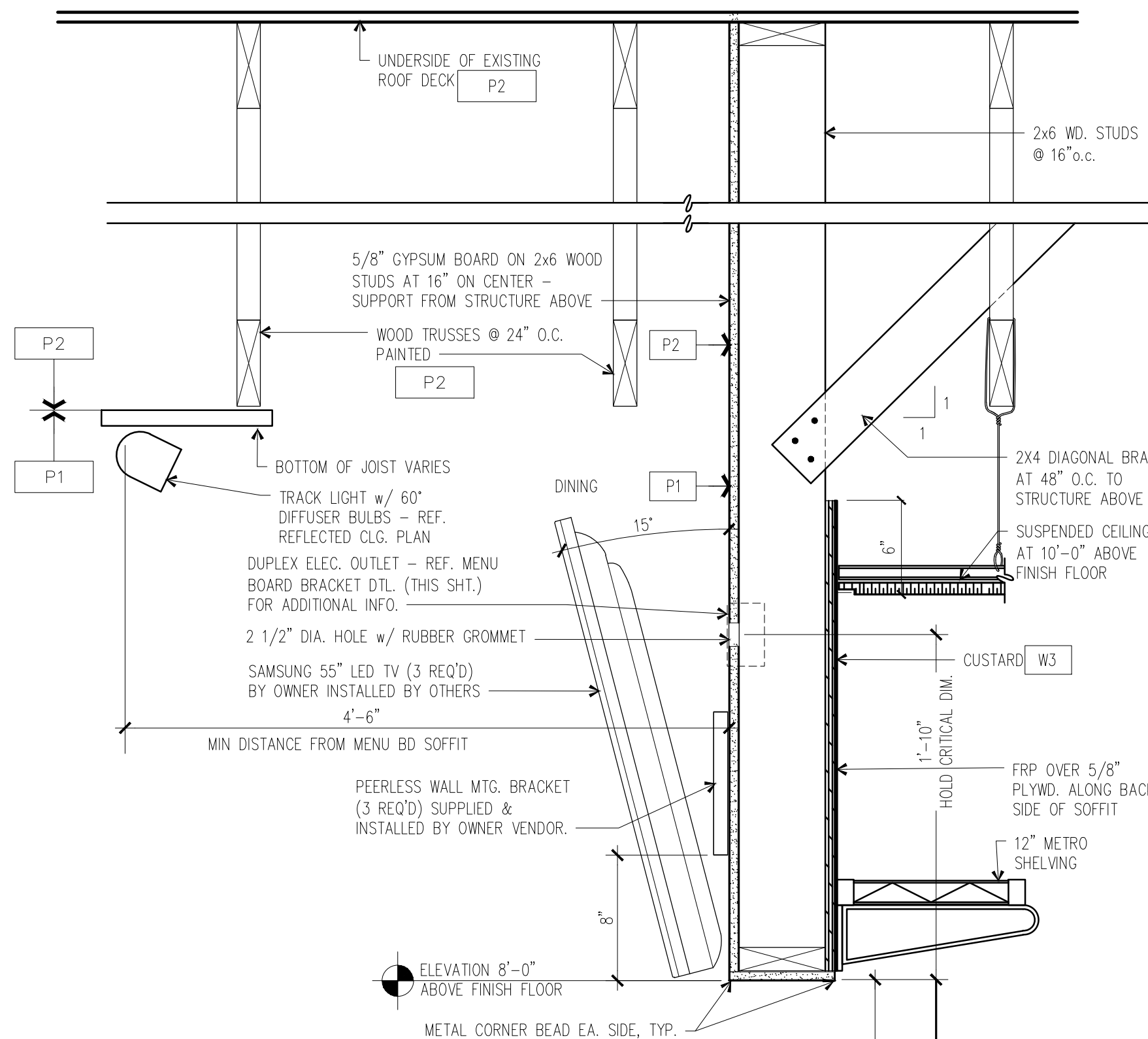
THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

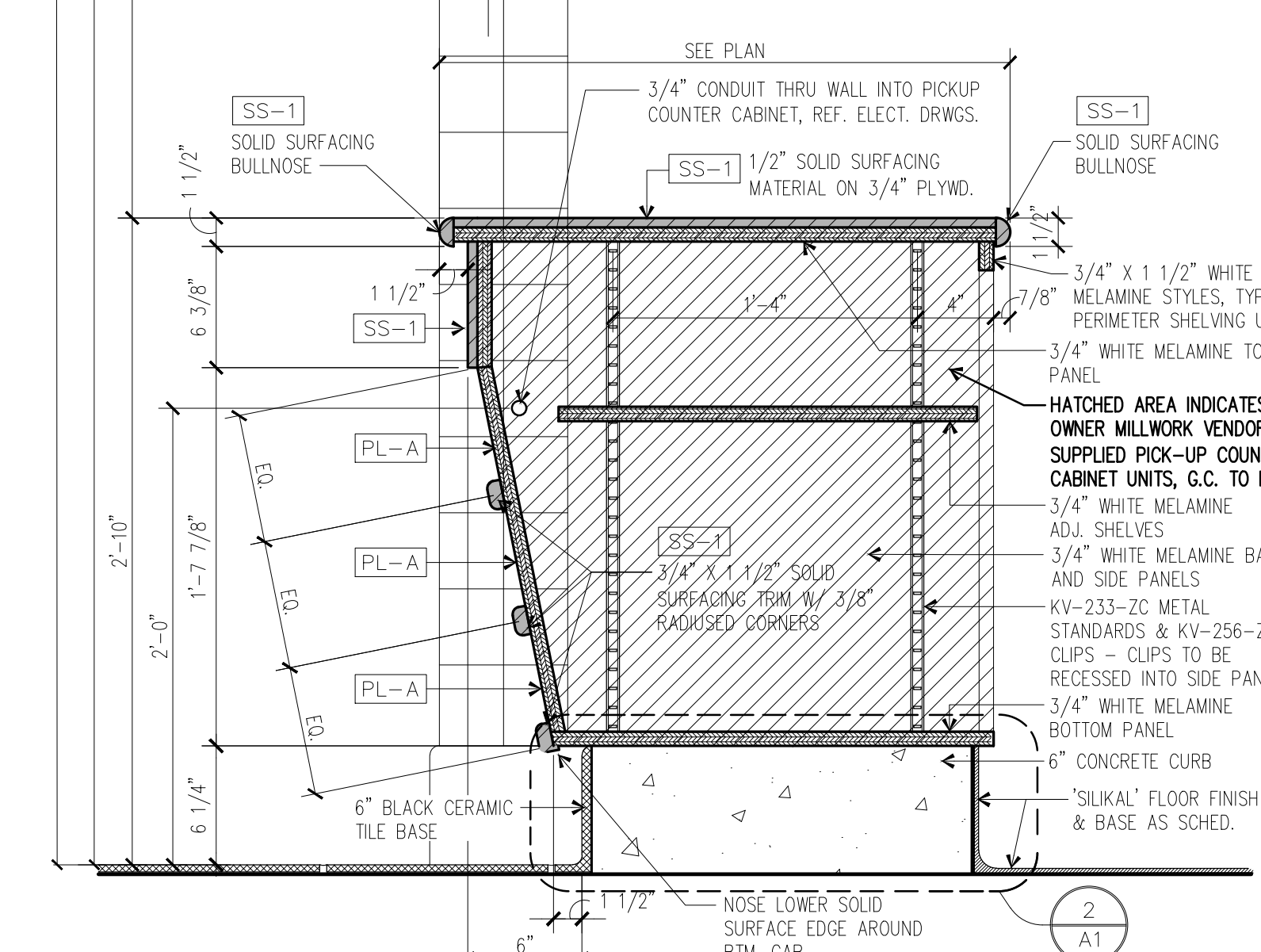
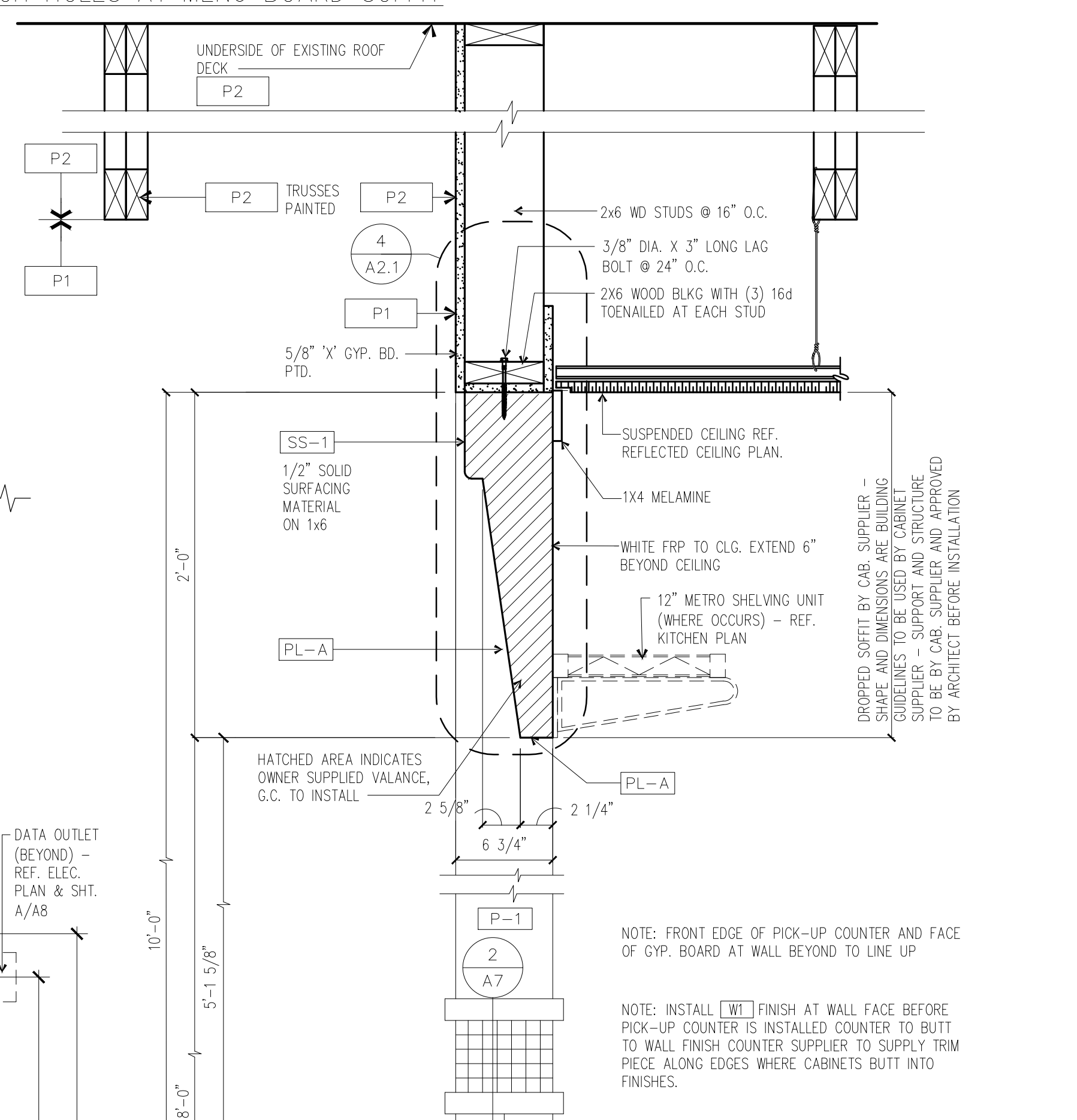
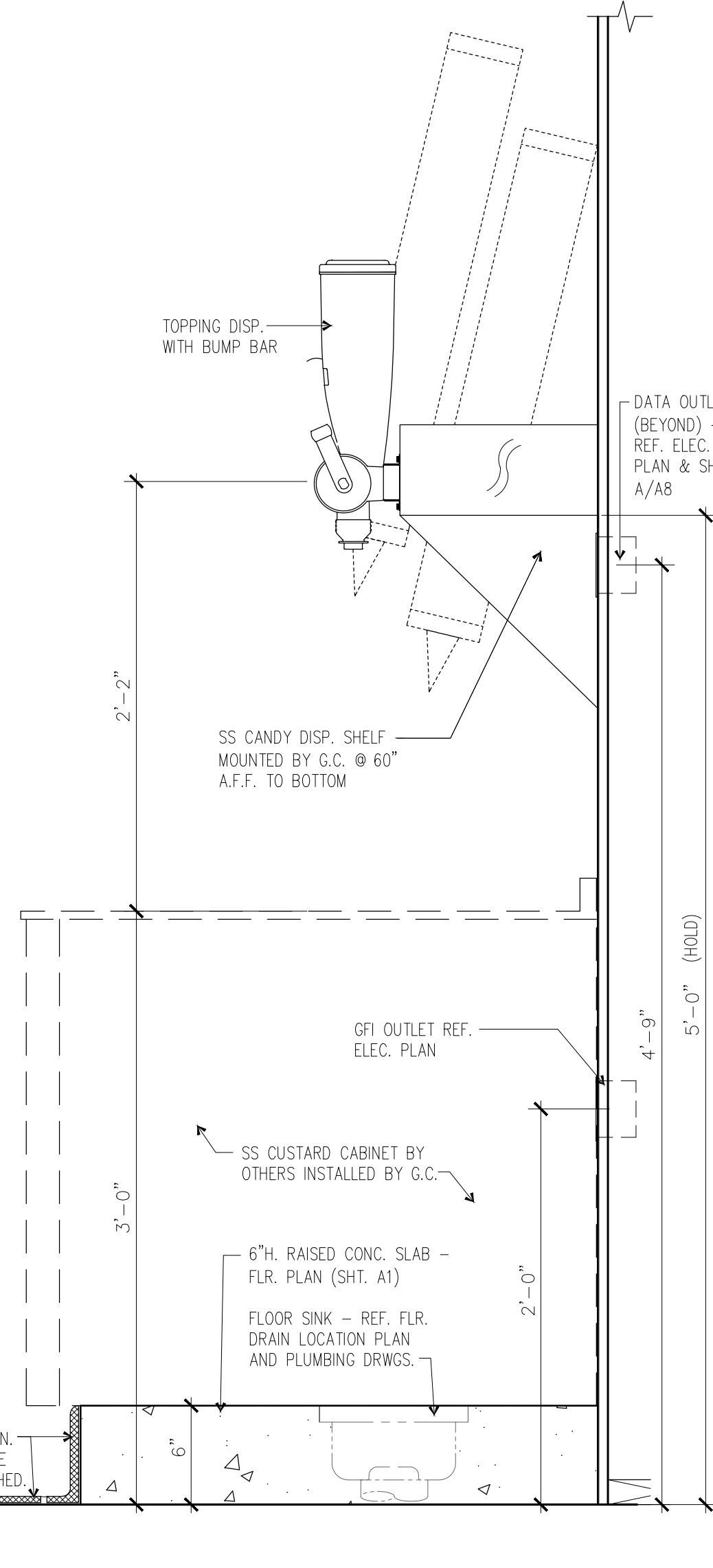
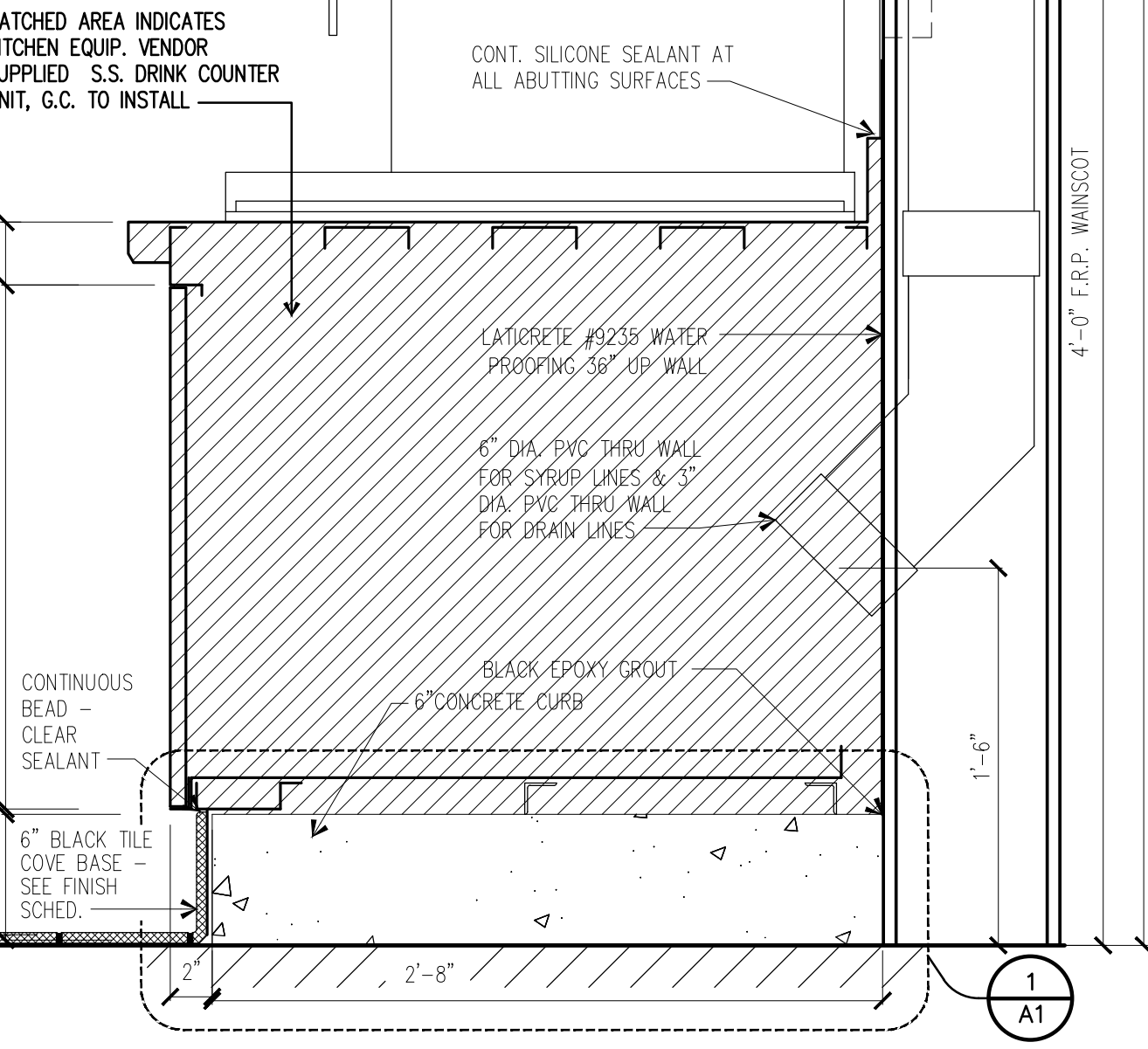
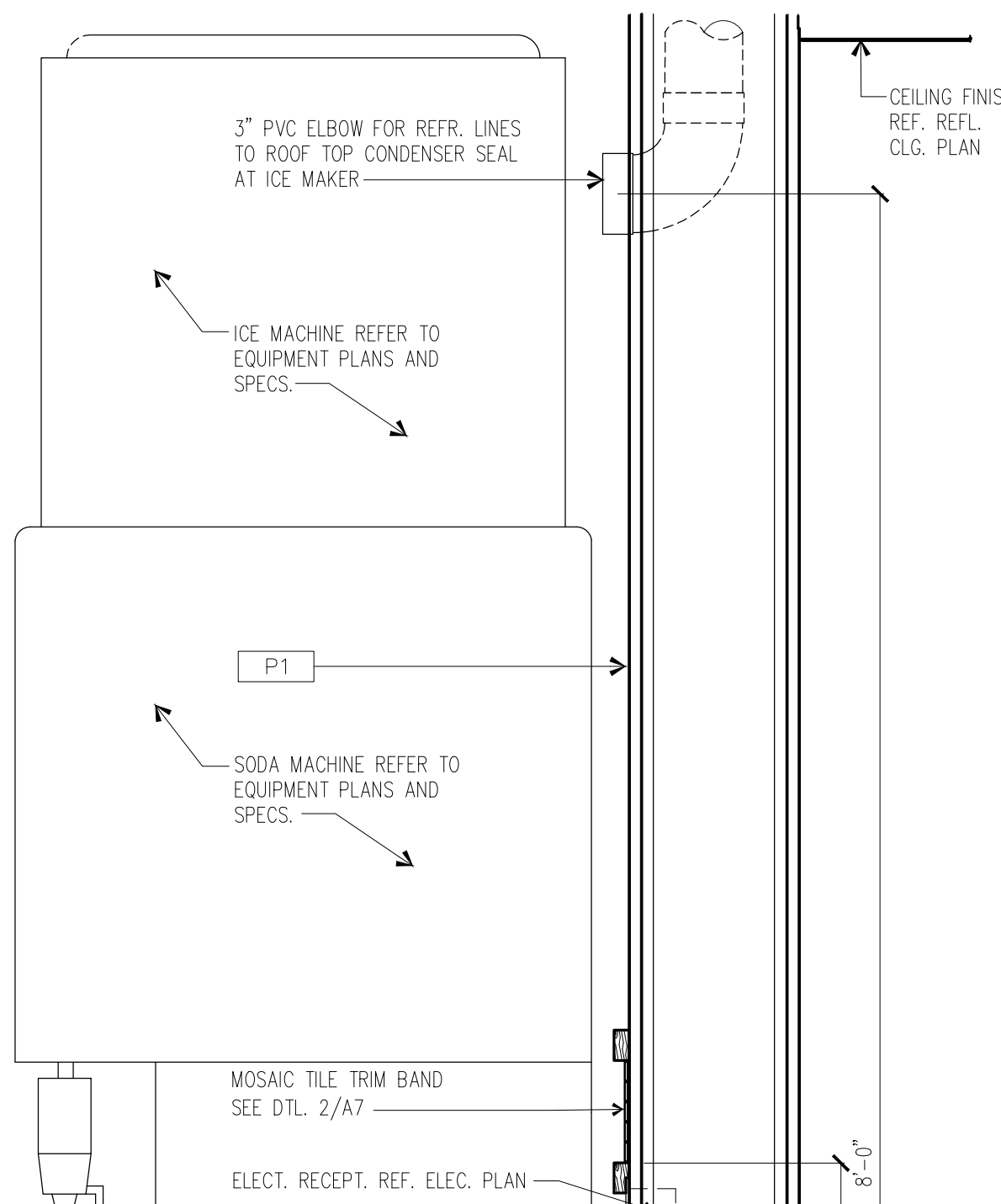
KITCHEN ELEVATIONS	
DATE	
5/23/2022 PERMIT SET	
8/8/2022 REVISION #1	
8/19/2022 REVISION #2	
Released for Permit	
09/22/2022 8:56:29 AM	
DRAWN BY: HM	
CHECKED BY: RB	
SHEET NO. A8	



ELECTRONIC MENU BD. MOUNTING BRACKETS & PASS-THROUGH HOLES AT MENU BOARD SOFFIT



G.C. LOCATON OF DUPEX ELEC. OUTLET IS A CRITICAL DIMENSION.



1 SECTION @ FRONT COUNTER
1 1/2" = 1'-0"

2 SECTION @ DRINK COUNTER
1 1/2" = 1'-0"

3 SECTION AT CUSTARD CNTR.
1 1/2" = 1'-0"

4 SECTION @ PICK-UP COUNTER
1 1/2" = 1'-0"



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

CABINET SECTIONS	
DATE	5/23/2022 PERMIT SET
8/8/2022 REVISION #1	
Released for Permit	09/22/2022 8:56:29 AM
DRAWN BY:	RB
CHECKED BY:	
SHEET NO.	A9

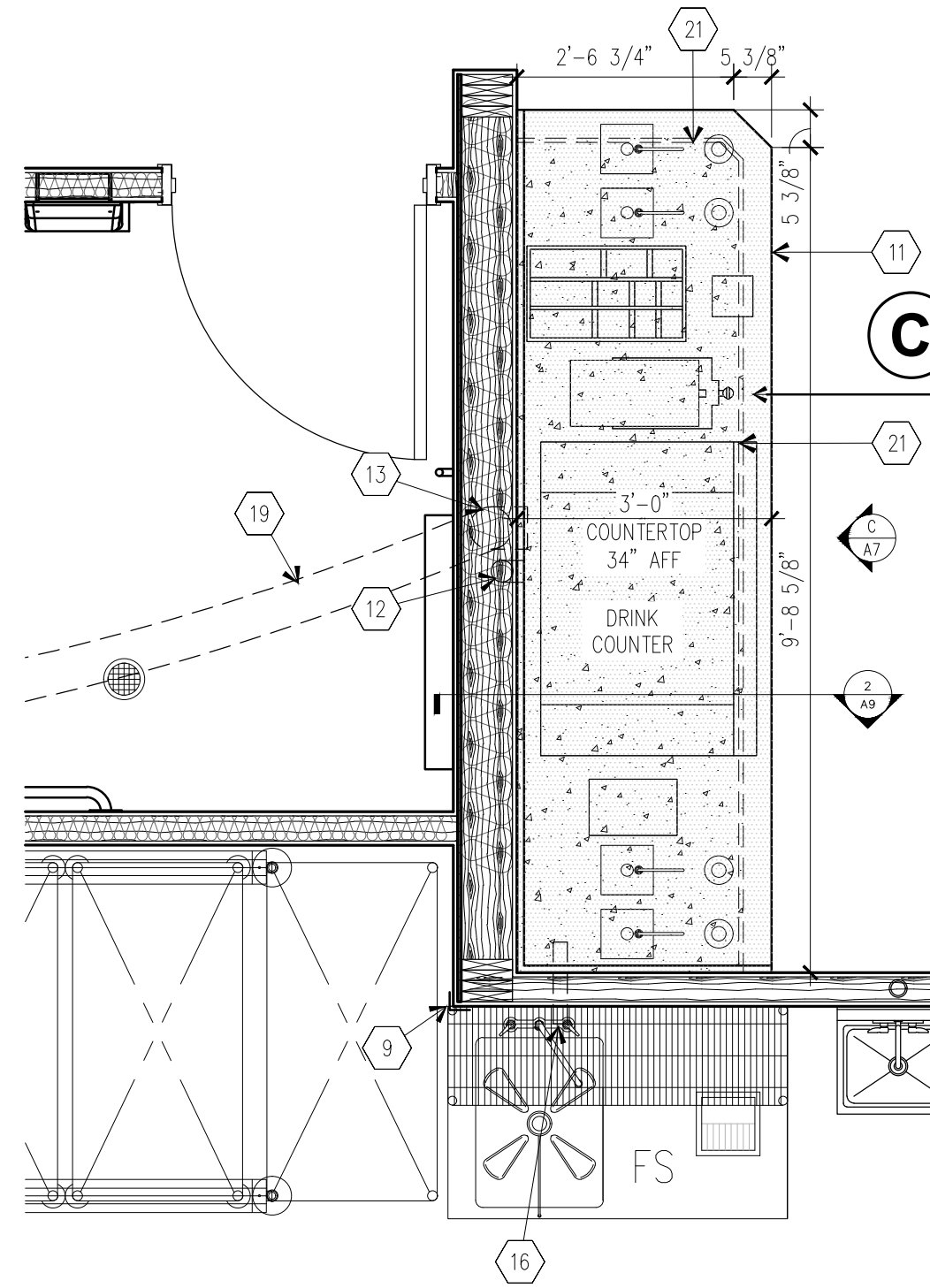
GENERAL NOTES

- THIS SERVICE COUNTER CAVITY IS TYPICALLY WHERE CONDUITS THRU SLAB AND COME UP. TO FACILITATE ACCESS TO CONDUITS, ONE COUNTER IS SET CABINET SUPPLIER SHALL NOT PUT A BOTTOM IN THE AREA.
- CABINET SUPPLIER TO PROVIDE REMOVABLE ACCESS PANEL TO FACILITATE RUNNING CABLING FOR POWER, SOUND AND POS THRU THE SERVICE COUNTER.
- CABINET SUPPLIER TO SUPPLY TRIM PIECE ALONG ALL EDGES WHERE CABINETS BUTT INTO EXISTING FINISHES.
- CABINET SUPPLIER TO VERIFY ALL CABINET CUT-OUT SIZES AND LOCATIONS WITH OWNER.
- 3/4" DOORS w/ MAGNETIC TOUCH-LATCH - REF. SECTION 2/A9
- KITCHEN EQUIP. CO. TO FOLLOW PEPSI MACHINE TEMPLATE AND PRE DRILL REQUIRED HOLES PRIOR TO CABINET TOP INSTALLATION
- G.C. TO VERIFY BEVERAGE COUNTER SIZE WITH KITCHEN EQUIPMENT SUPPLIER SHOP DRAWINGS.

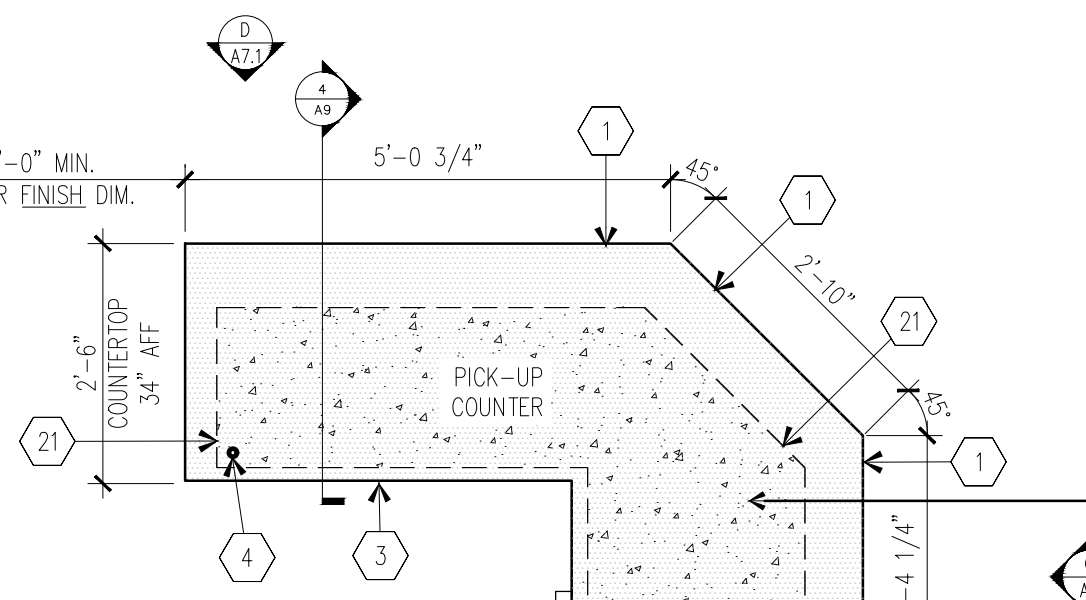
PLAN KEY NOTES

- FRONT EDGE OF COUNTERTOP. 1 1/2" OVERHANG TYP.
- 1 1/2" DIA. HOLE FOR POS CABLE VERIFY LOCA. W/ OWNER
- BACK EDGE OF COUNTERTOP
- MICROPHONE HOLE VERIFY LOCA. W/ OWNER
- SWITCH BANK WITH TWO SEPARATE SOUND CONTROL KNOBS
- DATA J-BOX & 2" DIA. CONDUIT (w/ PULL WIRE) STUBBED TO ABOVE CEILING FOR MONITOR, REF. SHT. A1.1 & ELECT. DRWS. J-BOX AND CONDUIT BY G.C. MONITOR BY OTHERS.
- DATA J-BOX & 3/4" DIA. CONDUIT (w/ PULL WIRE) STUBBED TO ABOVE CEILING FOR MONITOR, REF. SHT. A1.1 & ELECT. DRWS. J-BOX AND CONDUIT BY G.C. MONITOR BY OTHERS.
- J-BOX & 3/4" CONDUIT (w/ PULL WIRE) FOR DATA/SOUND USE - CONDUIT TO BE STUBBED FROM WALL (AT 24" A.F.F.) INTO PICK-UP COUNTER CABINET. HOLD CONDUIT STUB OUT AS CLOSE TO KITCHEN SIDE OF WALL AS POSSIBLE. ONE END OF CONDUIT TO TERMINATE AT J-BOX IN CABINET, OTHER END TO EXTEND ABOVE CEILING. REFER TO ELECT. DRWS. J-BOX AND CONDUIT BY G.C.
- J-BOX & 1" CONDUIT (w/ PULL WIRE) STUBBED TO ABOVE CEILING FOR DATA/SOUND USE
- MC SWITCH (W/MP BAR)
- STAINLESS STEEL CORNER. REF. DETAIL 3 & 4 SHT. A7.0

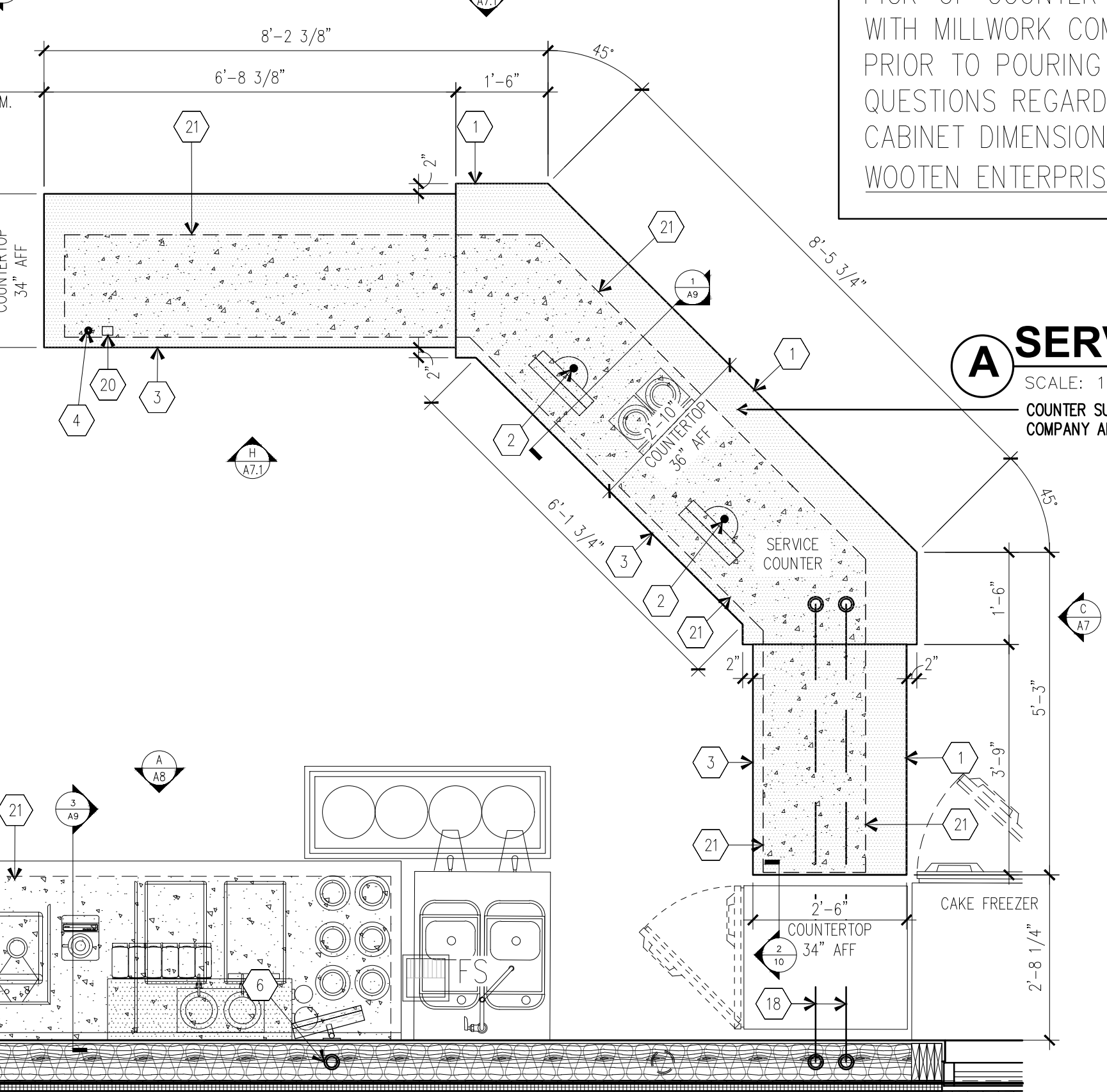
- CUSTARD COUNTER BY KITCHEN EQUIP. CO., REF. OF SHTS.
- SS DRINK COUNTER PROVIDED BY EQUIP SUPPLIER - REF. OF SHTS. 4" TYPICAL OVERHANG ON FRONT & SIDE EDGES OF COUNTER
- 3" PVC ELBOW WHERE LIQUID REFRIG. LINES COME THRU WALL - REFER TO DETAIL ON KITCHEN SHT., QF200
- 6" PVC SLEEVE (AT 18" A.F.F.) FOR SODA LINES - NOTE: G.C. TO COORDINATE LOCATION IN WALL WITH KITCHEN EQUIP. CABINET SHOP DRAWINGS TO AVOID CONFLICT(S) WITH CABINET BRACING AND SUPPORTS
- CLOCK MTD. AT 8'-6" A.F.F.
- 6" PVC SLEEVE (AT 18" A.F.F.) FOR SODA LINES AT DRIVE-THRU COUNTER - NOTE: G.C. TO COORDINATE LOCATION IN WALL WITH KITCHEN EQUIP. CABINET SHOP DRAWINGS TO AVOID CONFLICT(S) WITH CABINET BRACING AND SUPPORTS
- 3" PVC SLEEVE (AT 10" A.F.F.) FOR DRAIN LINES
- 3" PVC SLEEVE (AT 10" A.F.F.) FOR DRAIN LINES AT DRIVE-THRU COUNTER
- 3/4" OR 1" CONDUIT FOR DATA/ELECTRICAL UNDERSLAB REF. A0.0 AND ELECTRICAL SHEETS
- SODA LINES RUN ABOVE CEILING REF. A1.1 AND PLUMBING SHEETS
- CUSTARD RECEIPT PRINTER PLACED NEXT TO MICROPHONE
- FACE OF 6" RAISED CONC. BASE (BELOW) - REF. SHT. A1.0



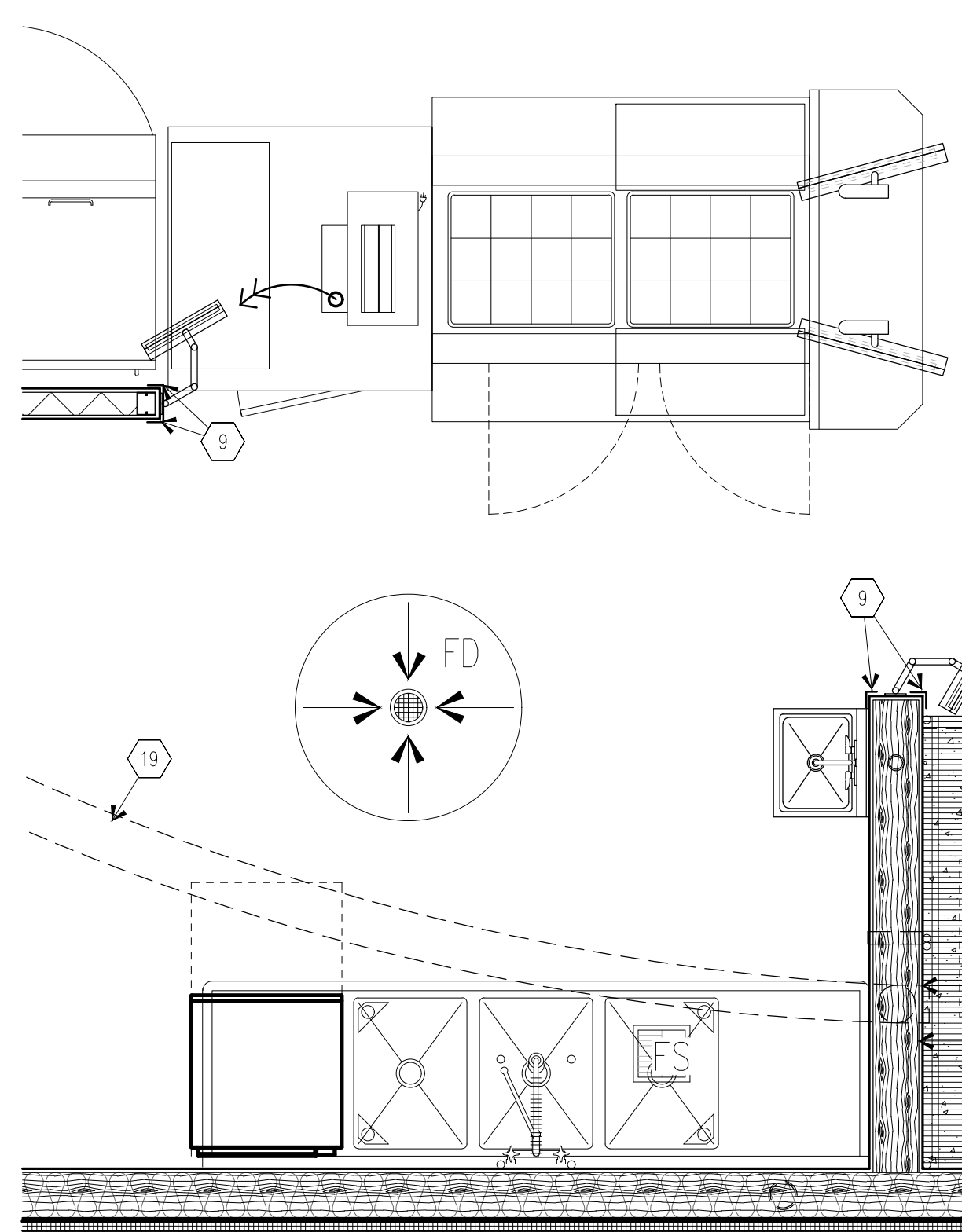
C DRINK COUNTER
SCALE: 1/2" = 1'-0"
COUNTER SUPPLIED BY KITCHEN EQUIPMENT VENDOR AND INSTALLED BY G.C.



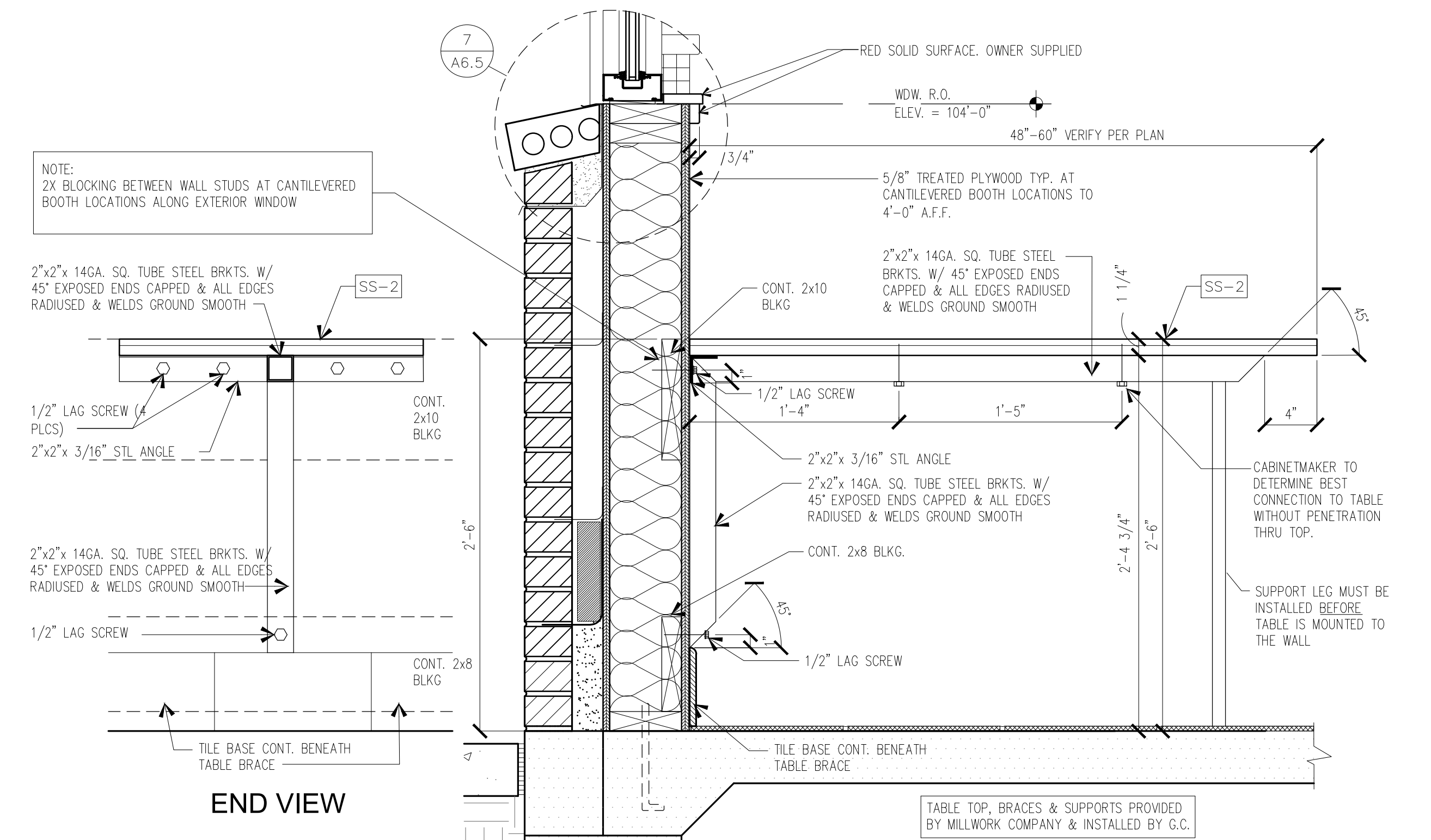
B PICK-UP COUNTER
SCALE: 1/2" = 1'-0"
COUNTER SUPPLIED BY OWNERS MILLWORK COMPANY AND INSTALLED BY G.C.



A SERVICE COUNTER
SCALE: 1/2" = 1'-0"
COUNTER SUPPLIED BY OWNERS MILLWORK COMPANY AND INSTALLED BY G.C.

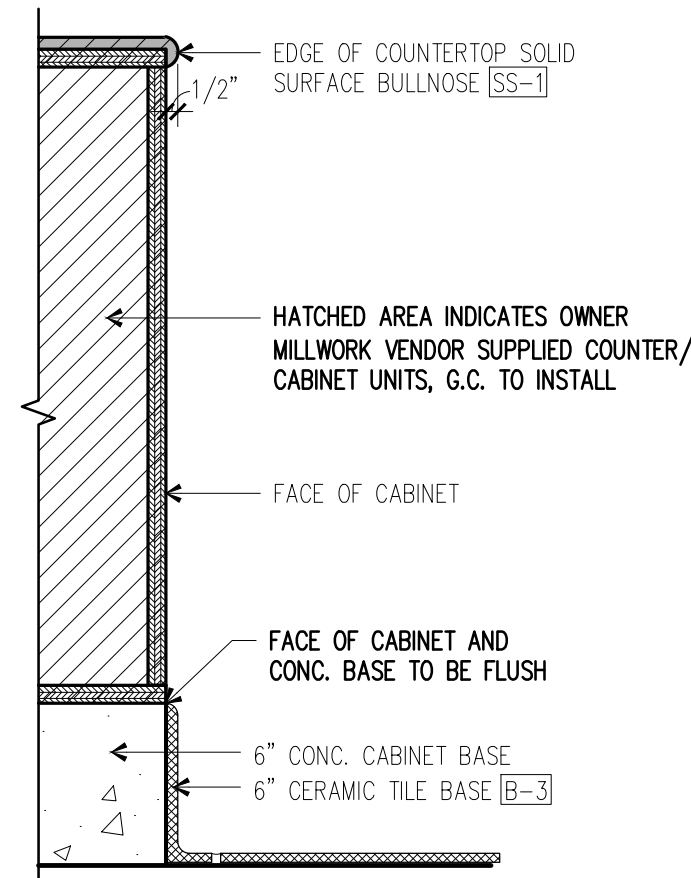


D CUSTARD COUNTER
SCALE: 1/2" = 1'-0"
COUNTER SUPPLIED BY KITCHEN EQUIPMENT VENDOR AND INSTALLED BY G.C.



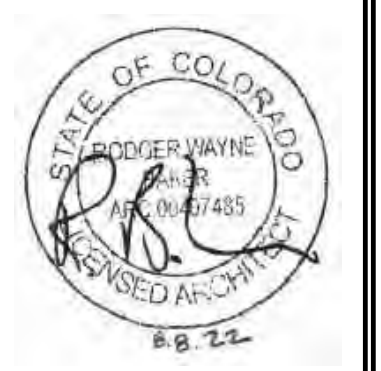
1 CANTILEVER BOOTH TABLE BRACE
1-1/2" = 1'-0"

NOTE:
G.C. TO VERIFY SERVICE COUNTER & PICK-UP COUNTER CONCRETE BASE SIZE WITH MILLWORK COMPANY SHOP DRAWINGS PRIOR TO POURING CONC. BASE. ANY QUESTIONS REGARDING CONC. BASE OR CABINET DIMENSIONS OR DETAILS CALL WOOLEN ENTERPRISES (316) 830-2328



2 SECTION @ SERVICE COUNTER END
1 1/2" = 1'-0"

NOTE: SECTION ABOVE DEPICTS CONDITION AT END OF SERVICE COUNTER (ADJ. TO REACH-IN REFRIGERATOR). RAISED CONCRETE BASE AT OTHER COUNTERS (PICK-UP COUNTER, DRINK COUNTER, CUSTARD COUNTER, DRIVE-THRU DRINK COUNTER) ARE SIMILAR EXCEPT COUNTER OVERHANG(S) BEYOND EDGE OF CONC. BASE WILL VARY. REFERENCE FLOOR PLAN SHTS. AND COORDINATE CONCRETE BASE / CABINET INSTALLATIONS WITH VENDOR SUPPLIED COUNTER DRAWINGS. REF. FLR. FINISHES PLAN FOR TYPE OF FLOOR FINISH AND BASE TO BE INSTALLED AT RAISED CONCRETE BASES BENEATH COUNTERS AND WATER HEATER.



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

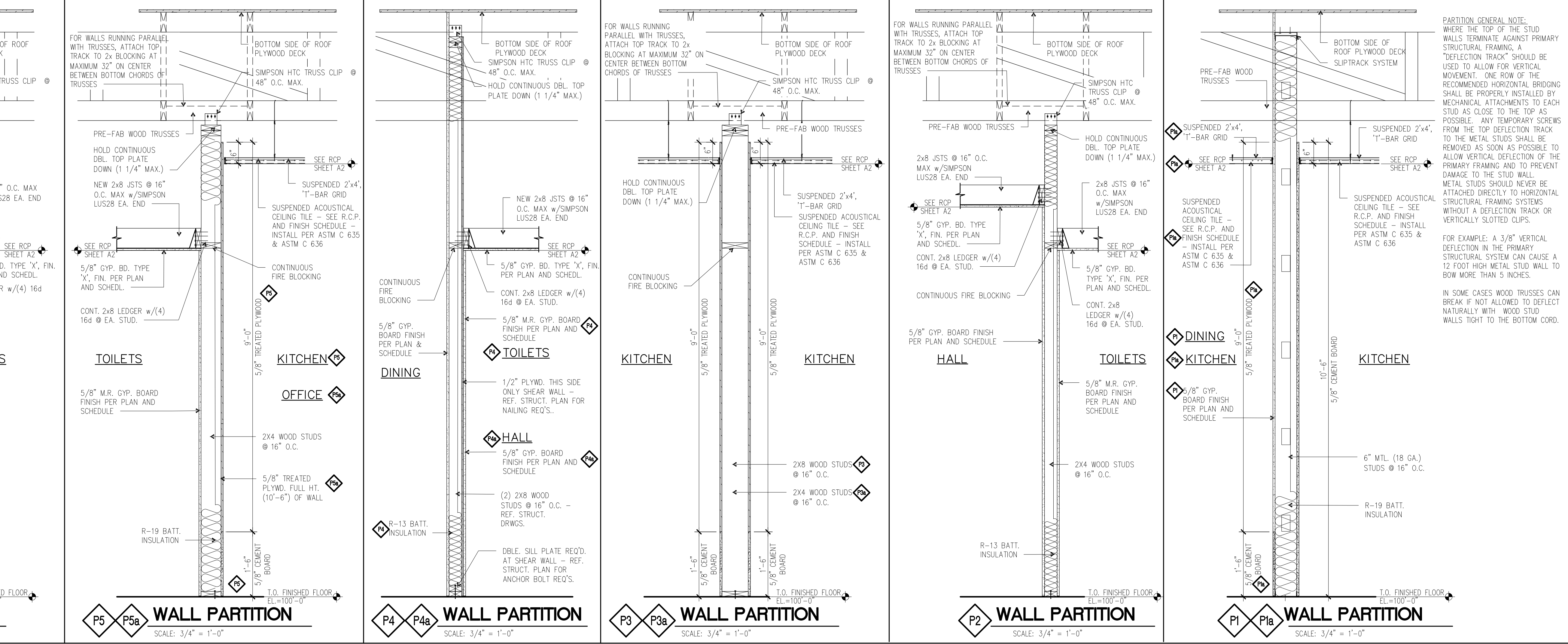
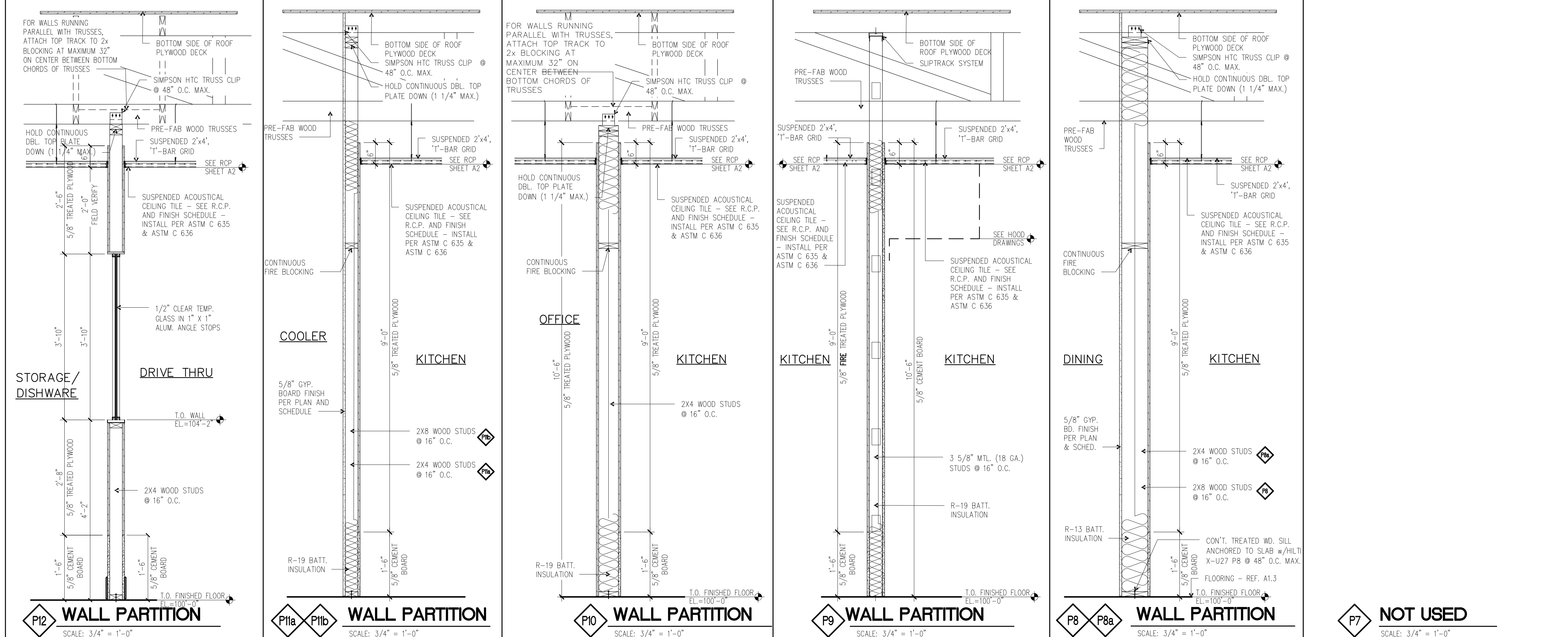
COUNTER LAYOUTS
DATE 5/23/2022 PERMIT SET 8/8/2022 REVISION #1
Released for Permit 09/22/2022 8:56:29 AM michaela CONSTRUCTION P/M
DRAWN BY: RB
CHECKED BY:
SHEET NO. A10



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

WALL PARTITIONS	
DATE	5/23/2022 PERMIT SET
	8/8/2022 REVISION #1
Released for Permit	09/22/2022 8:56:15 AM
DRAWN BY:	RB
CHECKED BY:	
SHEET NO.	A11



SHEARWALL SCHEDULE				
MARKS	1	2	3	4
SHEATHING TYPE	1/2" APA RATED PLYWOOD WALL SHEATHING -EXT. FACE	1/2" APA RATED PLYWOOD WALL SHEATHING -EXT. FACE	1/2" APA RATED PLYWOOD WALL SHEATHING -EXT. FACE	1/2" APA RATED PLYWOOD WALL SHEATHING -ONE FACE
BLOCKED OR UNBLOCKED	BLOCKED	BLOCKED	BLOCKED	BLOCKED
NAILING AT ALL PANEL EDGES TOP & BOTT. PLATES & BLOCKING, UNLESS NOTED. NAILS @ 12" O.C. MAX. IN THE FIELD (ALL PANEL EDGES TO BE BLOCKED WITH 2" OR WIDER FRAMING)	8d @ 6" O.C.	8d @ 4" O.C.	8d @ 4" O.C.	8d @ 2" O.C. STAGGERED ON DBL. STUDS
MAX. SPACING OF OF SIMPSON A34 FRAMING ANCHORS AT ROOF BLOCKING TO WOOD PLATE AT TOP OF SHEARWALL	---	---	---	6" O.C.
MAX. SPACING OF ANCHOR BOLTS (WOOD PLATE TO FNDN.) 2 1/2" PROJECTION ABOVE CONCRETE	48" O.C.	32" O.C.	32" O.C.	16" O.C. ON DBL. 2X SILL PLATE
SIMPSON HOLDOWNS AT EACH END, AT FOUNDATION, UNLESS NOTED. (REFER TO DTL. 1/S-4)	---	HDU2-SDS2.5	HDU14-SDS2.5 W/ (4) 2X STUDS	HDU14-SDS2.5 W/ (SEE PLAN FOR NUMBER) OF 2X STUDS
HOLDOWN ANCHORS AT EA. END OF SHEAR WALL	---	5/8"Ø HILTI HY200 X 7 1/2" MIN. EMBED INTO CONC. FTG.	1"Ø HILTI HY200 X 12" MIN. EMBED INTO CONC. FTG.	1"Ø HILTI HY200 X 12" MIN. EMBED INTO CONC. FTG.

NOTE: SEE TYPICAL ELEVATION 2/S-4 FOR REFERENCE

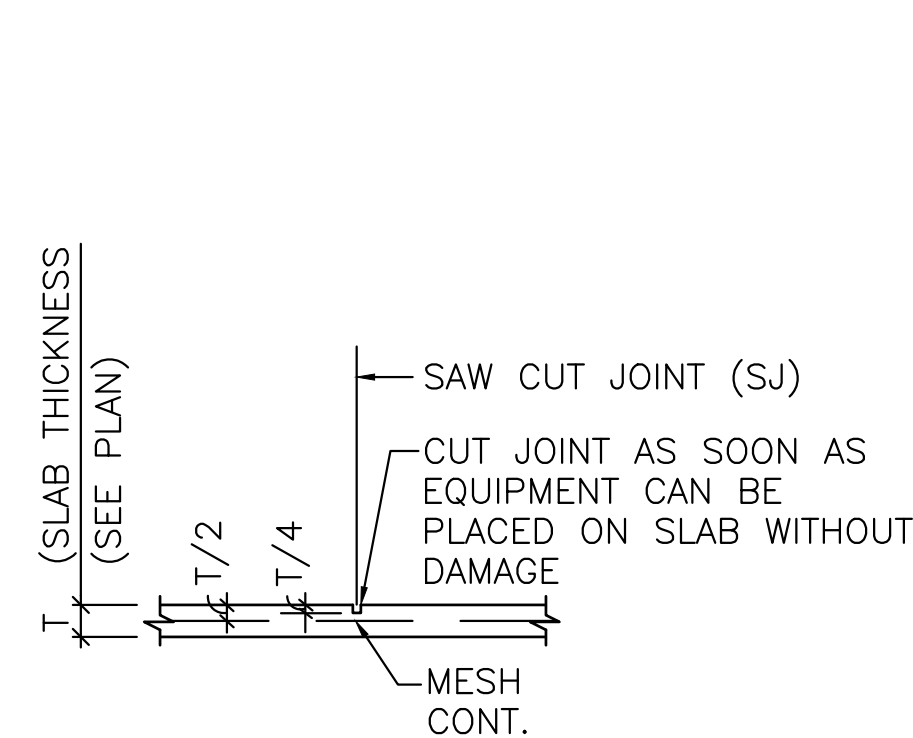
DESIGN SNOW LOAD	
	ROOF
Pg	45
Pf	45
Ce	1.0
Is	1.0
Ct	1.0

PAD FOOTING SCHEDULE		
MARK	SIZE	REINF.
A	2'-6" SQ. X 2'-4" DP. MIN.	(3) #4 EA. WAY BOTT.
B	4'-0" SQ. X 2'-4" DP. MIN.	(5) #4 EA. WAY BOTT.

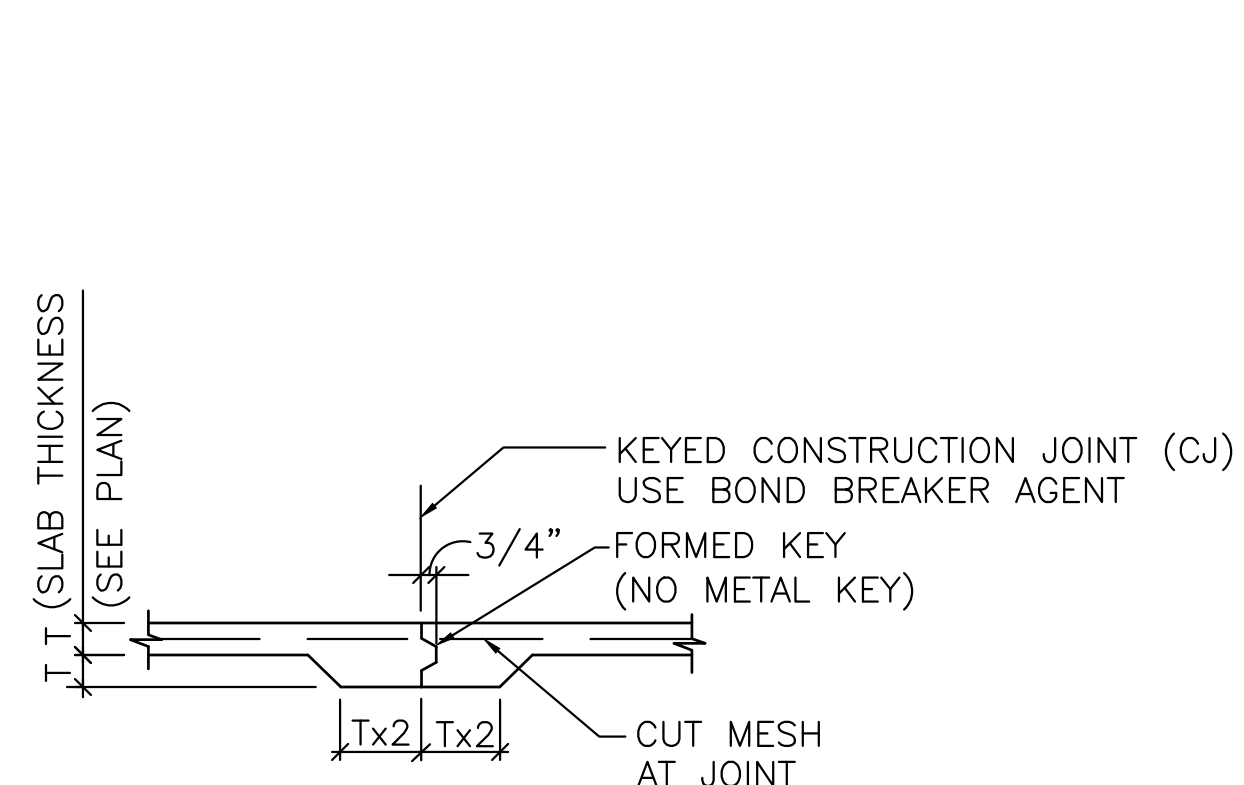
CONT. FOOTING SCHEDULE		
MARK	SIZE	REINF.
CF1	1'-4" WIDE X 2'-4" DP. MIN.	(2) #5 CONT. TOP & BOTT.

HEADER/BEAM/LINTEL SCHEDULE			
MARK	SIZE	BRG. STUDS UNDER EA. END U.N.O.	FULL HEIGHT KING STUDS EA. END
L1	(3) 2X6's W/ 1/2" PLYWOOD SPACERS	(2) 2X6's (U.N.O.)	(2) 2X6's (U.N.O.)
L2	(3) 1 1/2"x9 1/4" 1.0E LVL	(2) 2X6's (U.N.O.)	(3) 2X6's (U.N.O.)
L3	(4) 2X8's W/ 1/2" PLYWOOD SPACERS	(2) 2X8's (U.N.O.)	(2) 2X8's (U.N.O.)
L4	(4) 2X12's W/ 1/2" PLYWOOD SPACERS	(2) 2X8's (U.N.O.)	(3) 2X8's (U.N.O.)

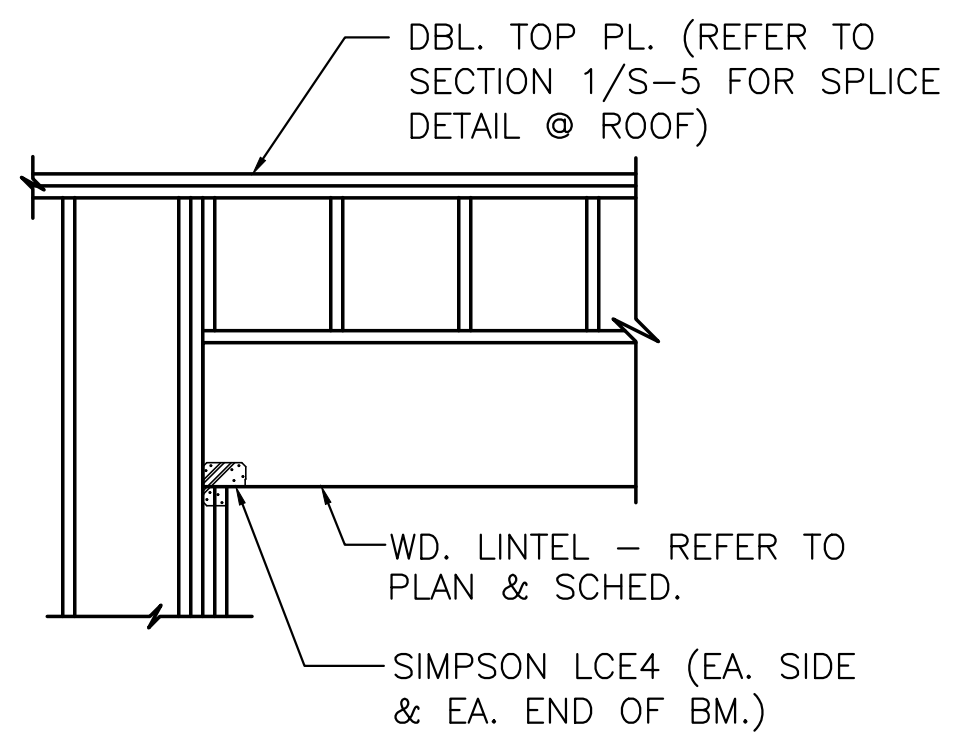
NOTE: 1. REFER TO DETAIL 3/S-0 FOR TYP. EXTERIOR LINTEL DETAIL.
2. REFER TO DETAIL 4/S-0 FOR LINTEL BRG. DTL. @ STUD PACK.



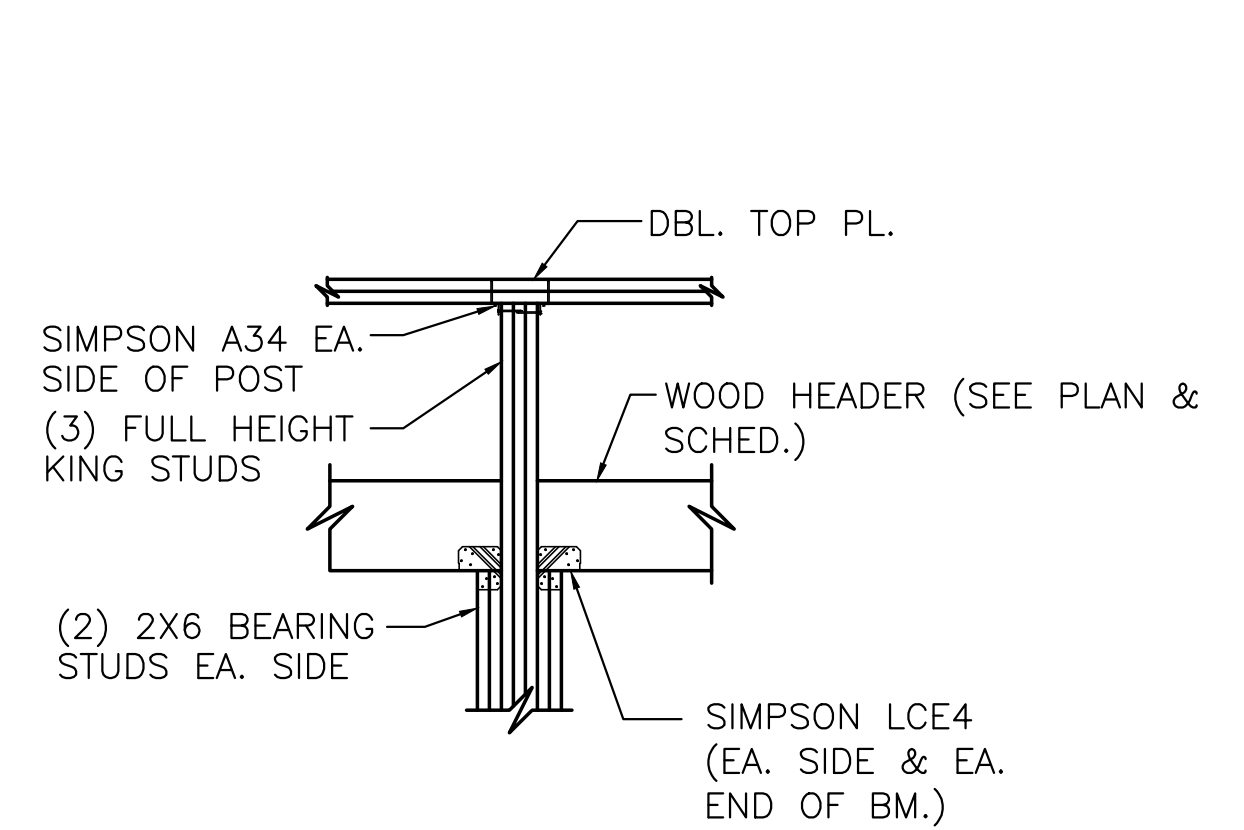
1
S-0 TYP. SAWCUT JOINT
SCALE: 1/2" = 1'-0"



2
S-0 TYP. KEYED CONST. JOINT
SCALE: 1/2" = 1'-0"
(MAY BE USED IN LIEU OF SAW CUT JOINT)



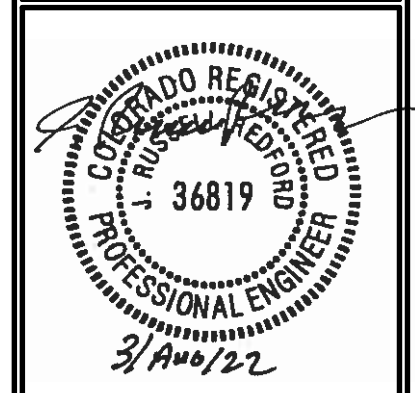
3
S-0 TYP. EXTERIOR LINTEL BRG. & STUD DETAIL
SCALE: 1/2" = 1'-0"



4
S-0 DETAIL @ CONN.
SCALE: 1/2" = 1'-0"

BDS
BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1024 E. First Street North, Wichita, KS 67242 316.267.7142
rodger@bakergroup.com

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

STRUCTURAL SCHEDULES & TYP. DTLS.

DATE
01/31/2022 PERMIT SET
08/03/2022 REVISION #1

DRAWN BY: RDH
CHECKED BY: GO/RR
SHEET NO. S-0

Released for Permit
08/09/2022 10:42:45 AM
REGIONAL Building Department
michaela
CONSTRUCTION



NOTE: Exposure corrected to C.

STRUCTURAL GENERAL NOTES:

- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE, 2015 EDITION". REFER TO THE SPECIAL STRUCTURAL INSPECTION NOTES FOR ADDITIONAL REQUIREMENTS.
- DESIGN CRITERIA AND LOADS: ROOF LIVE LOAD: 45 PSF WITH CODE PROVISIONS FOR SNOW DRIFTING (GROUND SNOW $P_g = 45$ PSF) $P_f = 45$ PSF SLAB ON GRADE LIVE LOAD = 150 PSF; ULTIMATE WIND SPEED = 130 MPH (3 SECOND GUST), EXPOSURE C; SEISMIC DESIGN CATEGORY - A; SEISMIC SITE CLASS - C; SEISMIC/WIND RISK CATEGORY: II.
- THE TOTAL LOAD SOIL BEARING PRESSURE DOES NOT EXCEED 3000 PSF FOR ALL CONTINUOUS & ISOLATED COLUMN FOOTINGS. ALL FOOTINGS SHALL BEAR INTO UNDISTURBED NON-ORGANIC COHESIVE SOILS OR ONTO AN ENGINEERED CONTROLLED FILL. (REFER TO GEOTECHNICAL REPORT BY CTL THOMPSON, INC, PROJECT No. CS19473-125, DATED NOVEMBER 23, 2021). ALL PERIMETER AND EXTERIOR FOOTINGS SHALL EXTEND AT LEAST 2'-6" BELOW FINAL ADJACENT GRADE. NATIVE SOILS MOISTURE EVALUATIONS SHALL BE PERFORMED A FEW DAYS PRIOR TO THE START OF EARTHWORK. IF ACTUAL SITE CONDITIONS DO NOT SATISFY THESE REQUIREMENTS, COORDINATE ADJUSTMENTS WITH THE OWNER'S REPRESENTATIVE / ENGINEER.
- FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.
- BEAMS, COLUMNS, WALLS AND FOOTINGS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL UNLESS NOTED).
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
- NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- ALL STRUCTURAL REGULAR WEIGHT CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS (TYPICAL UNLESS NOTED). SLABS ON GRADE SHALL BE 4000 PSI AT 28 DAYS. ALL CONCRETE SHALL BE IN CONFORMANCE WITH THE LATEST A.C.I. 301 STANDARDS PUBLICATIONS.
- ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 60.
- REINFORCING BARS QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY.
- PROVIDE 200 LBS. OF EXTRA BARS OF VARIOUS SIZES USED ON THIS PROJECT TO BE USED AS DIRECTED: INCLUDE LABOR FOR PLACEMENT.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE 3/4" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL UNLESS NOTED).
- REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 40 BAR DIAMETERS (2'-6" MIN.) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.
- REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST A.C.I. DETAILING MANUAL BY A QUALIFIED AND EXPERIENCED PERSON AND FIRM. PLACE AND SUPPORT REINFORCEMENT WITH ACCESSORIES: MAXIMUM SPACING - 48" CENTERS. USE 3" SBP SUPPORTS ON ALL FOOTINGS.
- CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENTS, INSERTS, SLEEVES AND EMBEDDED ITEMS ARE PROPERLY LOCATED AND RIGIDLY SECURED PRIOR TO CONCRETE PLACEMENT.
- ALL ANCHORS WHERE NOTED SHALL BE MANUFACTURED BY HILTI, INC. AND INSTALLED PER HILTI SPECIFICATIONS. HILTI HY200 ANCHORS SHALL USE HILTI "SAFE SET" INSTALLATION METHOD. SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH APPROPRIATE ICC EVALUATION REPORTS.
- ALL MESH SHALL MEET ASTM A-1064: LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.
- SLABS ON GRADE SHALL BE 4" THICK WITH 6 X 6-W1.4 X W1.4 W.W.F. AT THE CENTER OF SLAB THICKNESS, UNLESS NOTED.
- STRUCTURAL STEEL PLATES SHALL MEET ASTM A36 ($F_y = 36$ KSI MIN.), HSS TUBES SHALL MEET ASTM A500 GRADE B ($F_y = 46$ KSI), AND ANCHOR BOLTS - ASTM F1554, GRADE 36, TYPICAL UNLESS NOTED.
- STRUCTURAL STEEL SHALL BE NEW AND MEET THE FOURTEENTH EDITION A.I.S.C. "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS AND BRIDGES", AND THE "CODE OF STANDARD PRACTICES FOR STEEL BUILDINGS AND BRIDGES", EXCLUDING SECTION 4.1.1(b).
- ANY SHOP AND FIELD SPLICES WITHIN THE STEEL MEMBERS DESIGN LENGTH MUST BE MADE WITH A FULL PENETRATION WELD AND PROVED ADEQUATE BY NON-DESTRUCTIVE TESTING AT THE CONTRACTOR'S EXPENSE.
- WELDING SHALL CONFORM TO THE CURRENT A.W.S. "STRUCTURAL WELDING CODE - STEEL" AND "STRUCTURAL WELDING CODE - SHEET STEEL" SPECIFICATIONS AND BE COMPLETED BY AN A.W.S. CERTIFIED WELDER.
- ALL NOMINAL LUMBER 2X6 AND SMALLER SHALL BE NO. 1/NO. 2 OR BETTER S-DRY SPRUCE-PINE-FIR WITH MINIMUM $F_b = 875$ PSI (SINGLE USE) AND MINIMUM $E = 1,400,000$ PSI (TYPICAL UNLESS NOTED OR REVIEWED EQUIVALENT).

- ALL NOMINAL STRUCTURAL LUMBER 2X8 OR LARGER (U.N.) SHALL BE NO. 2 OR BETTER HEM-FIR WITH MINIMUM $F_b = 850$ PSI (SINGLE USE) AND MINIMUM $E = 1,300,000$ PSI (TYPICAL UNLESS NOTED OR REVIEWED EQUIVALENT).
- ALL NOMINAL STRUCTURAL EXPOSED FRAMING LUMBER OR LUMBER IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED NO. 2 OR BETTER SO. PINE WITH TREATED VALUES MINIMUM $F_b = 1000$ PSI (SINGLE USE) AND MINIMUM $E = 1,300,000$ PSI (TYPICAL UNLESS NOTED OR REVIEWED EQUIVALENT).
- ALL SILL PLATES ON CONCRETE FOUNDATIONS OR SLABS SHALL BE PRESSURE TREATED, AND BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8" DIA. X 11" GALVANIZED STEEL BOLTS WITH A 2" 90 DEG. HOOK EMBEDDED NOT LESS THAN 7" AND SPACED NOT FURTHER THAN 4'-0" O.C. (UNLESS NOTED). BOLT LAYOUT SHALL BE SUCH THAT EACH PIECE RECEIVES AT LEAST (2) BOLTS AND BOLTS SHALL BE LOCATED WITHIN 12 INCHES OF EACH END (TYPICAL UNLESS NOTED). CENTER BOLTS IN PLATE WIDTH (TYP.) 1/2" DIA. HOT DIP GALVANIZED HILTI KWIK HUS EZ (KH-EZ) SCREW ANCHORS MAY BE SUBSTITUTED FOR EMBEDDED ANCHORS AT INTERIOR WALLS AT THE CONTRACTOR'S OPTION.
- ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-8" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED.
- ALL EXTERIOR PLYWOOD WALL SHEATHING EXCEPT WHERE NOTED SHALL BE 7/16" OR 1/2" C-D EXT. - APA MINIMUM. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING. ATTACH WITH 8d COMMON NAILS AT 6" O.C. MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 12" O.C. MAXIMUM IN THE FIELD. REFER TO PLANS. APA RATED O.S.B. IS AN ACCEPTABLE ALTERNATE.
- MINIMUM NAILING SHALL CONFORM TO I.B.C. TABLE NO. 2304.9.1: USE COMMON NAILS EXCEPT WHERE NOTED.
- THE PREFABRICATED WOOD TRUSS MANUFACTURER/SUPPLIER SHALL BE A CURRENT MEMBER OF THE TRUSS PLATE INSTITUTE (TPI) AND PARTICIPATE IN THEIR CERTIFICATION PROCESS.
- FOR WOOD ROOF SHEATHING AND WOOD TRUSS NOTES - REFER TO STRUCTURAL ROOF NOTES.
- PROVIDE 1/8" GAP AT ALL PLYWOOD PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DUE TO CONSTRUCTION CONDITIONS, TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOORS/ROOF SHEATHING.
- LIGHT GAGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES SHALL BE "STRONG TIE" CONNECTORS BY THE SIMPSON CO. USP STRUCTURAL CONNECTORS AND OTHERS SHALL BE CONSIDERED ACCEPTABLE ALTERNATIVES UPON REVIEW AND APPROVAL BY ENGINEER OF RECORD.
- STRUCTURAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER ASTM A653 OR ASTM A123.
- ALL BOLTS, NAILS, SCREWS, ETC. IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED PER ASTM A123 OR ASTM A153.
- HOLES, PIPES, SLEEVES, ETC. NOT SHOWN ON THE DRAWING MUST BE REVIEWED BY THE ARCHITECT BEFORE PLACEMENT THROUGH STRUCTURAL MEMBERS.
- IF MECHANICAL AND ELECTRICAL EQUIPMENT SIZES, WEIGHTS, OR LOCATIONS DO NOT COINCIDE WITH EQUIPMENT SHOWN ON THE PLANS, COORDINATE ADJUSTMENTS WITH THE ARCHITECT.
- NO AREA OF THE STRUCTURE SHALL BE LOADED WITH CONSTRUCTION MATERIALS OR EQUIPMENT THAT EXCEEDS FINAL DESIGN CRITERIA.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE AND DETERMINE FINAL ERECTION PROCEDURES, SEQUENCING AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYING OR TIE DOWNS WHICH MIGHT BE NECESSARY.
- FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE CHANGES MADE IN SHOP DRAWINGS WHICH DIFFER FROM CONSTRUCTION DOCUMENTS.
- SURFACE WATER SHALL NOT BE ALLOWED TO STAND ADJACENT TO OR DRAIN TOWARDS THE FOUNDATION UNDER ANY CIRCUMSTANCES. PAVEMENTS OR GRADED SOIL AT THE PERIMETER OF THE BUILDING, EXCEPT AS REQUIRED AT EXITS OR AS NOTED, SHALL BE SLOPED AWAY AT 5% OR 6 INCHES MINIMUM FOR THE FIRST 10 FEET.
- IF DISCREPANCIES EXIST BETWEEN STRUCTURAL PLANS, ARCHITECTURAL PLANS, OTHER PLANS, OR SPECIFICATIONS, THE CONTRACTOR OR SUB-CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE STRUCTURE IS NOT DESIGNED FOR FUTURE EXPANSION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

STRUCTURAL ROOF NOTES:

- ROOF DECKING SHALL BE 19/32" OR 5/8" APA RATED SHEATHING 40/20 EXPOSURE 1, MINIMUM 2 SPAN, STAGGERED 4'X8' SHEETS WITH 10d COMMON NAILS AT 6" CENTERS AT ALL SHEET ENDS/DISCONTINUOUS SIDES/BOUNDARIES AND 12" CENTERS MAXIMUM AT INTERMEDIATE FRAMING MEMBERS (IN THE FIELD). USE PLYCLIPS AT MIDSPAN. APA RATED O.S.B. IS AN ACCEPTABLE ALTERNATE.
- THE WOOD PREFABRICATED TRUSS MANUFACTURER SHALL FURNISH SHOP DRAWINGS ALONG WITH SUPPORTING CALCULATIONS SEALED BY A LICENSED STRUCTURAL ENGINEER OF THE PROJECT STATE FOR ARCHITECTS REVIEW.
- DESIGN WOOD TRUSSES FOR THE LIVE LOADS AS STATED IN THE STRUCTURAL GENERAL NOTES PLUS A 20 PSF DEAD LOAD (TOP CHORD - 10 PSF AND BOTTOM CHORD - 10 PSF; TRUSS WEIGHT NOT INCLUDED). TRUSSES TO BE SPACED AT MAXIMUM 2'-0" CENTERS.
- TOP AND BOTTOM CHORDS TO BE 2X6 MIN. AND WEB MEMBERS OF ADJACENT TRUSSES SHALL ALIGN WHEREVER POSSIBLE.
- ALL PREFABRICATED WOOD TRUSSES SHALL BE ATTACHED TO BEARING PLATES WITH SIMPSON "STRONG TIE" H2.5T FRAMING CONNECTORS AS REQUIRED OR REVIEWED EQUIVALENT.

TRUSS SHOP DRAWINGS NOTE:

THE WOOD ROOF TRUSS MANUFACTURER SHALL SUBMIT PDF SET OF SHOP DRAWINGS ELECTRONICALLY FOR REVIEW. THE SHOP DRAWINGS SHALL INCLUDE PLACING PLANS OF ALL TRUSSES CLEARLY LABELED, DETAILS OF TRUSS CONNECTIONS AND ANCHORAGES DETAILS OF METAL CONNECTORS USED AT JOINTS AND ENGINEERING DESIGN DATA. THE ENGINEERING DESIGN FOR EACH TYPE OF TRUSS SHALL INCLUDE: TRUSS LOCATION IDENTIFICATION, ALL LOADINGS AND REACTIONS, WOOD SPECIES AND STRESS GRADES, MEMBER STRESSES, JOINT CONNECTIONS, CONFIGURATION, TRUSS TO TRUSS CONNECTIONS, BRACING FOR LATERAL STABILITY OF THE COMPLETED FRAMING SYSTEM AND THE PROJECT STATE PROFESSIONAL ENGINEERS SEAL OF THE PERSON RESPONSIBLE FOR THE DESIGN OF THE TRUSSES/TRUSS SYSTEM.

THE TRUSS MANUFACTURER/SUPPLIER SHALL SUPPLY DESIGN AND CONNECTION HARDWARE FOR ALL TRUSS TO TRUSS CONNECTIONS.

SPECIAL STRUCTURAL INSPECTION NOTES:

- SPECIAL STRUCTURAL INSPECTIONS SHALL BE PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE MEETING THE REQUIREMENTS OF CHAPTER 17 OF THE CODE.
- THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE TO APPROVED DESIGN DRAWINGS, SPECIFICATIONS AND CODE PROVISIONS.
- THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE OWNER, BUILDING OFFICIAL, ARCHITECT AND LICENSED DESIGN ENGINEER AND FURNISH THE CODE REQUIRED REPORTS IN A TIMELY MANNER TO THE BUILDING OFFICIAL, ARCHITECT AND ENGINEER.
- SPECIAL INSPECTIONS AS REQUIRED BY CODE:
 - CONCRETE: SECTION 1705.3 AND TABLE 1705.3 (PERIODIC)
 - WOOD: SECTION 1705.5
 - SOILS: SECTION 1705.6 AND TABLE 1705.6 (PERIODIC)



FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
RODGER W. BAKER, AIA

STRUCTURAL GENERAL NOTES

DATE
01/31/2022 PERMIT SET
08/03/2022 REVISION #1

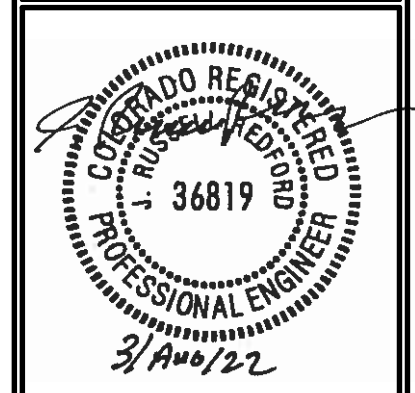
DRAWN BY:
RDH

CHECKED BY:
GO/RR

SHEET NO.
S-1

Released for Permit
08/09/2022 10:42:43 AM
Please Visit
REGIONAL
BUILDING DEPARTMENT
michaela
CONSTRUCTION



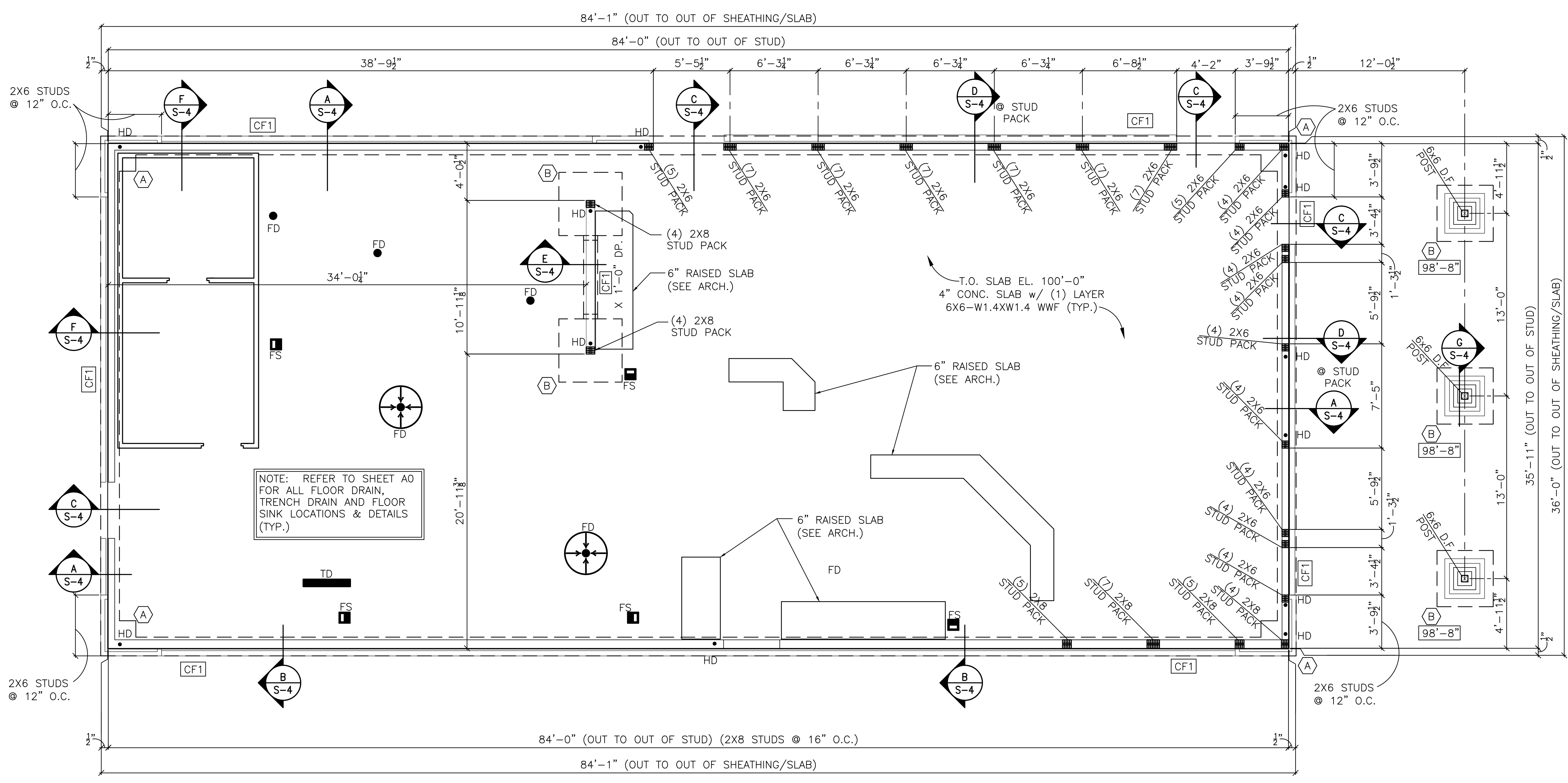


THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

FOUNDATION PLAN

DATE
 01/31/2022 PERMIT SET
 08/03/2022 REVISION #1

DRAWN BY:
 RDH
 CHECKED BY:
 GO/RR
 SHEET NO.
S-2



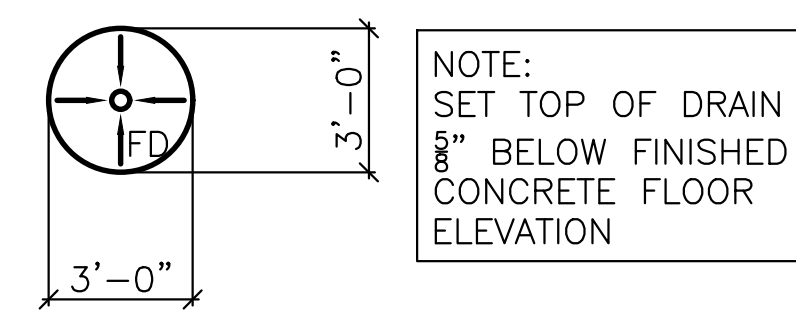
NOTE: REFER TO SHEET A0 FOR ALL FLOOR DRAIN, TRENCH DRAIN AND FLOOR SINK LOCATIONS & DETAILS (TYP.)

T.O. SLAB EL. 100'-0"
 4" CONC. SLAB w/ (1) LAYER 6X6-W1.4XW1.4 WWF (TYP.)

NOTE: 6" BRICK LEDGE (TYP.)

NOTE: SAW CUT JOINTS OR KEYED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 20%. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL. REFER TO DETAILS 1/S-0 & 2/S-0.

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD UNLESS SPECIFICALLY NOTED OTHERWISE.



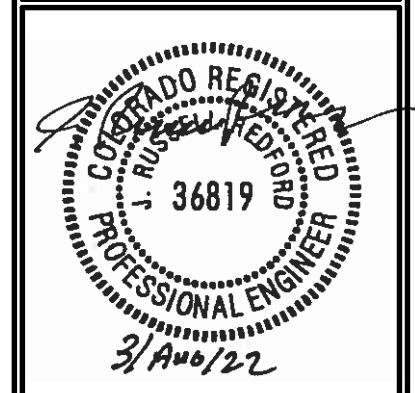
1 TYP. FLOOR DRAIN
 S-2 SCALE: 1/4" = 1'-0"

FOOTING & FOUNDATION PLAN

- SCALE: 1/4" = 1'-0"
- NOTES:
1. SEE SHEET S-1 FOR STRUCTURAL GENERAL NOTES AND SHEET S-0 FOR CONTINUOUS AND PAD FOOTING SCHEDULES.
 2. SEE SHEET S-3 FOR SHEARWALL LOCATIONS & SHEET S-0 FOR SCHEDULE.
 3. PERIMETER DIMENSIONS ARE TO FACE OF STUD. (U.N.O.)
 4. HD = HOLDOWN LOCATION EA. END OF SHEAR WALL. REFER TO DTL. 1/S-4.
 5. SEE ARCH. FOR EXACT LOCATIONS OF FLOOR DRAINS, TRENCH DRAINS, FLOOR SINKS, & MOP SINK.

Released for Permit
 08/09/2022 10:42:45 AM
 REGIONAL
 michaela
 CONSTRUCTION



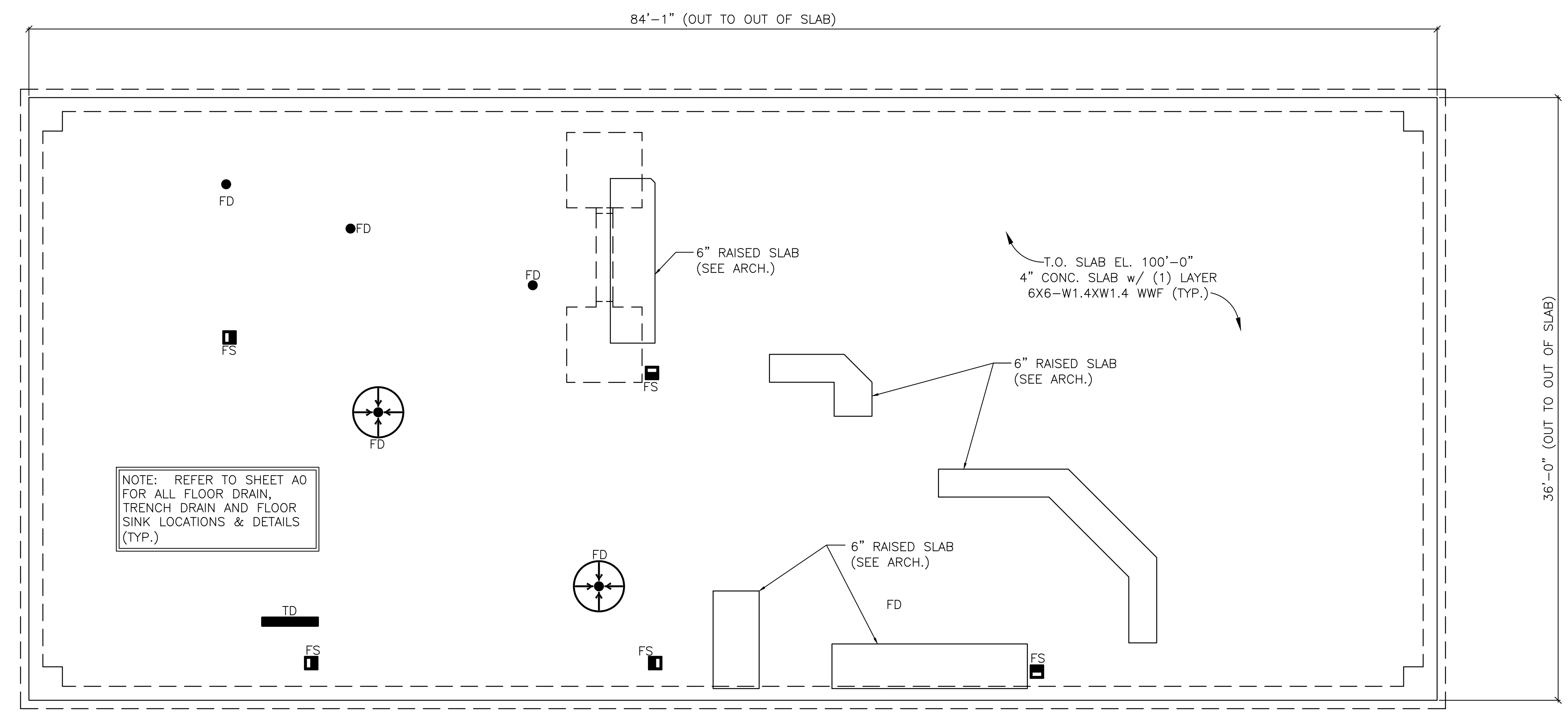


THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

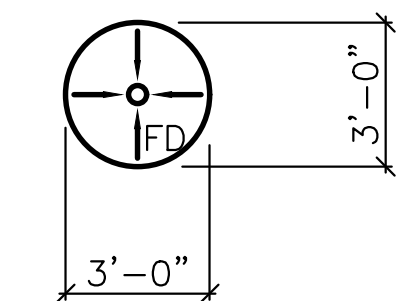
SLAB PLAN

DATE
 01/31/2022 PERMIT SET
 08/03/2022 REVISION #1

DRAWN BY:
 RDH
 CHECKED BY:
 GO/RR
 SHEET NO.
S-2S



NOTE: REFER TO SHEET A0 FOR ALL FLOOR DRAIN, TRENCH DRAIN AND FLOOR SINK LOCATIONS & DETAILS (TYP.)



NOTE:
 SET TOP OF DRAIN 8" BELOW FINISHED CONCRETE FLOOR ELEVATION

1
 S-2 TYP. FLOOR DRAIN
 SCALE: 1/4" = 1'-0"

SLAB PLAN

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

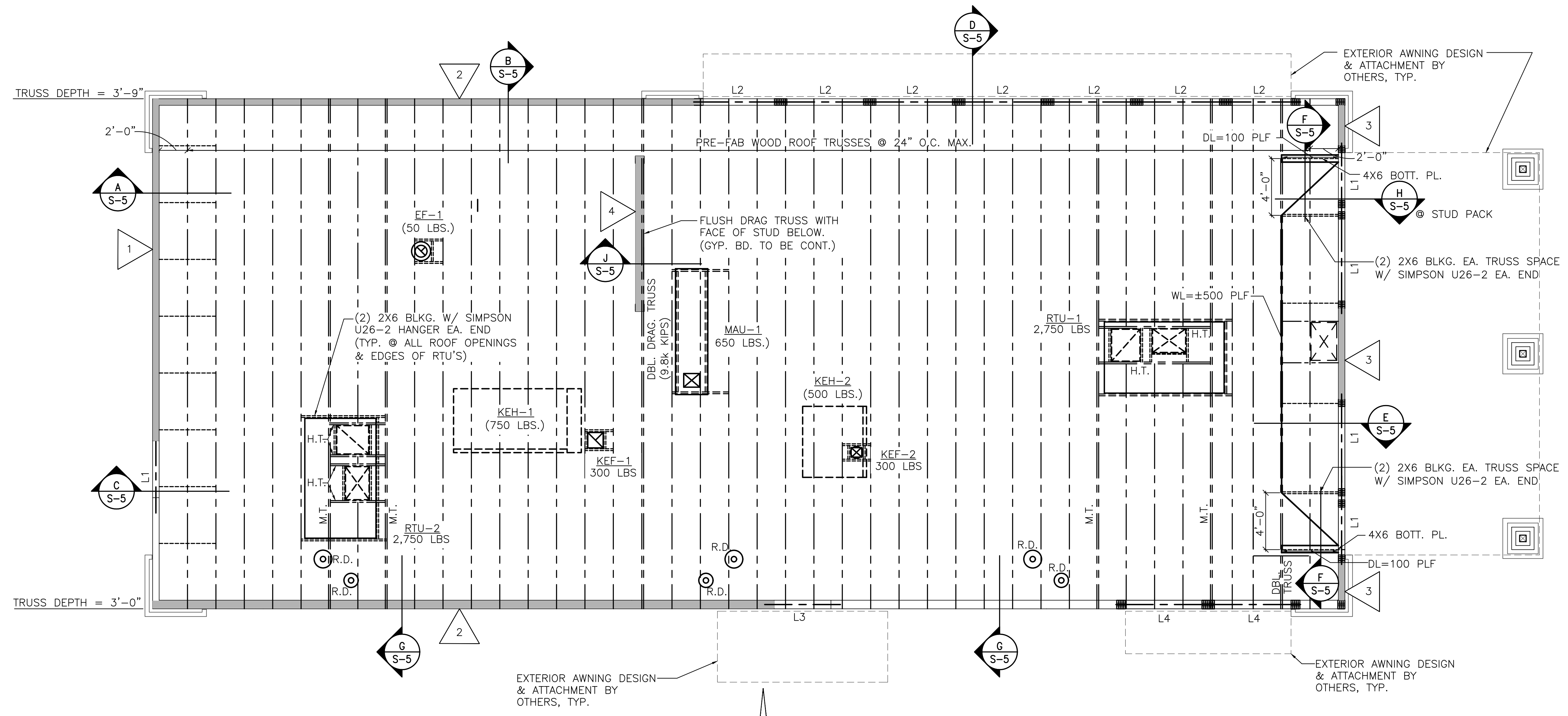
- NOTES:
1. SEE SHEET S-0 FOR STRUCTURAL GENERAL NOTES, CONTINUOUS AND PAD FOOTING SCHEDULES.
 2. SEE SHEET S-3 FOR SHEARWALL LOCATIONS & SHEET S-0 FOR SCHEDULE.
 3. PERIMETER DIMENSIONS ARE TO FACE OF STUD. (U.N.O.)
 4. HD = HOLDOWN LOCATION EA. END OF SHEAR WALL. REFER TO DTL. 1/S-4.
 5. SEE ARCH. FOR EXACT LOCATIONS OF FLOOR DRAINS, TRENCH DRAINS, FLOOR SINKS, & MOP SINK.

NOTE: 6" BRICK LEDGE (TYP.)

NOTE: SAW CUT JOINTS OR KEYED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 20%. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL. REFER TO DETAILS 1/S-0 & 2/S-0.

Released for Permit
 08/09/2022 10:42:46 AM
 REGIONAL
 michaela
 CONSTRUCTION

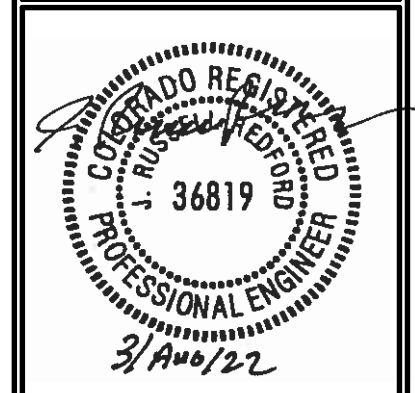
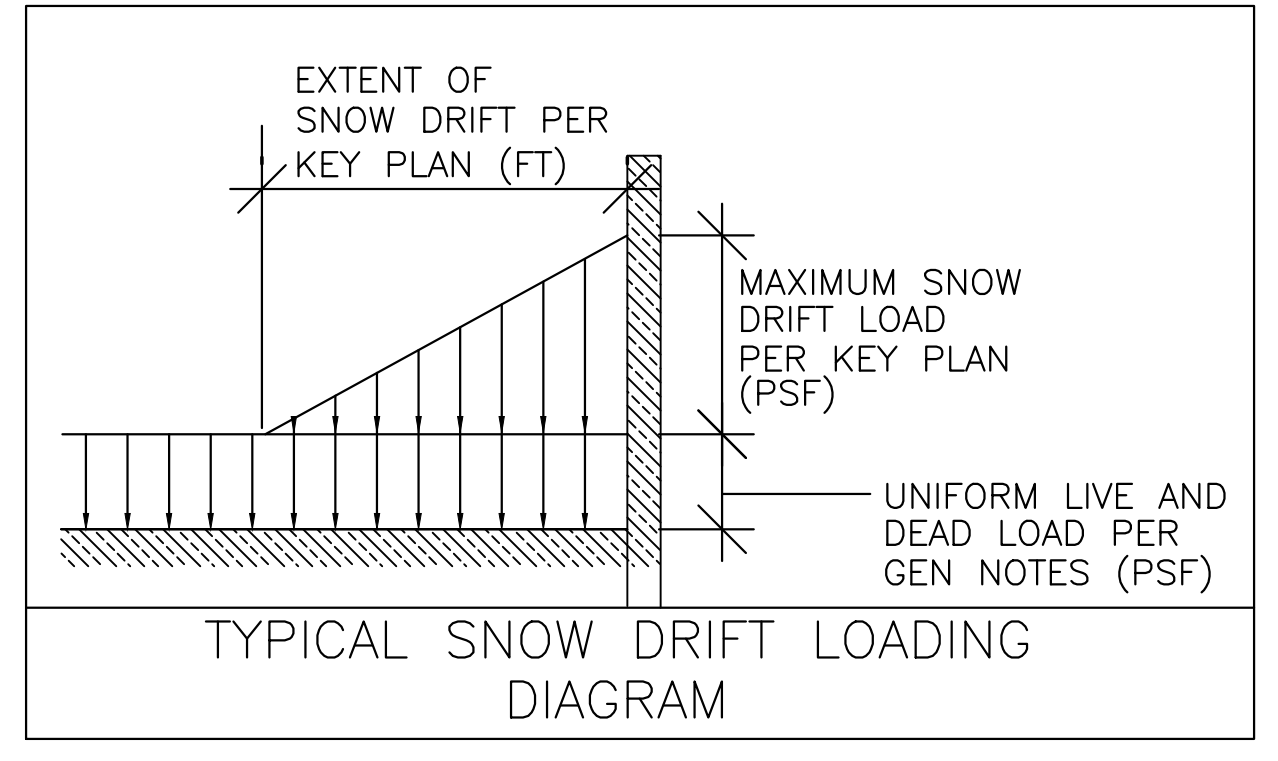
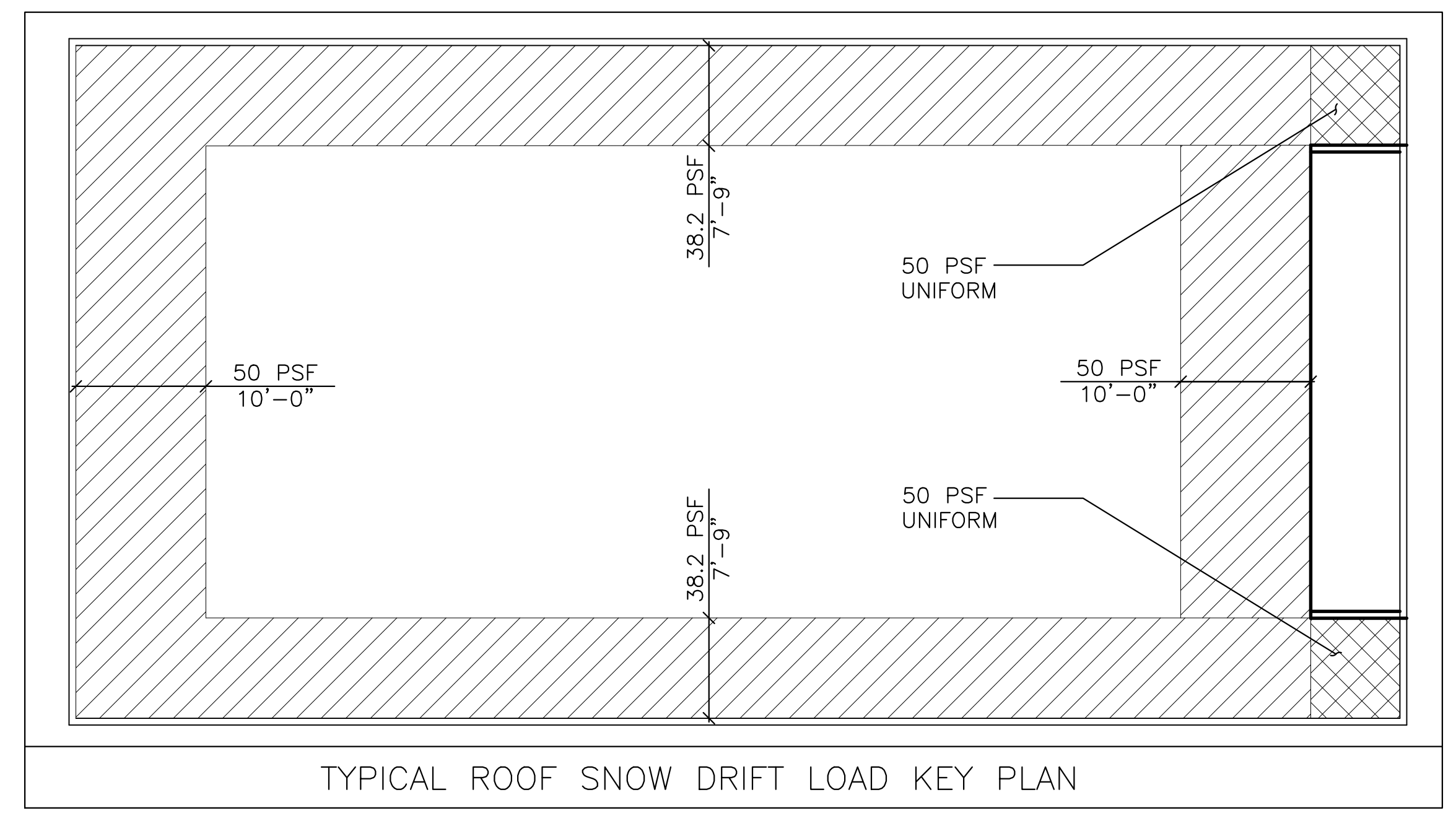




ROOF FRAMING PLAN

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

- NOTES:
- SEE SHEET S-1 FOR STRUCTURAL GENERAL NOTES.
 - PROVIDE (2) 2X6 BLKG. W/ SIMPSON U26-2 HANGERS EA. END ON ALL SIDES OF OPENINGS IN ROOF AND ALONG EDGES OF RTU WHERE TRUSS NOT PRESENT.
 - SEE DETAIL 1/S-5 FOR TYPICAL CHORD SPLICE DETAIL @ DOUBLE TOP PLATE.
 - SEE DETAIL 2/S-5 FOR TYPICAL NON-LOAD BRG. WALL CONNECTION (U.N.O.).
 - MECH AND ELEC. EQUIPMENT INDICATED IS FOR INFORMATIONAL PURPOSE ONLY. COORDINATE EXACT SIZES, WEIGHT, LOCATIONS, ETC. W/ MECH & ELEC. DRAWINGS.
 - ADDITIONAL LOADS GIVEN ON PLAN ARE UNFACTORED VERTICAL LOADS (DL = DEAD LOAD, WL = WIND LOAD).
 - M.T. = MASTER TRUSS.
 - H.T. = HEADER TRUSS.
 - △ = SHEARWALL, REFER TO SCHEDULE ON SHEET S-0 & ELEVATION 2/S-4



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.

RODGER W. BAKER, AIA

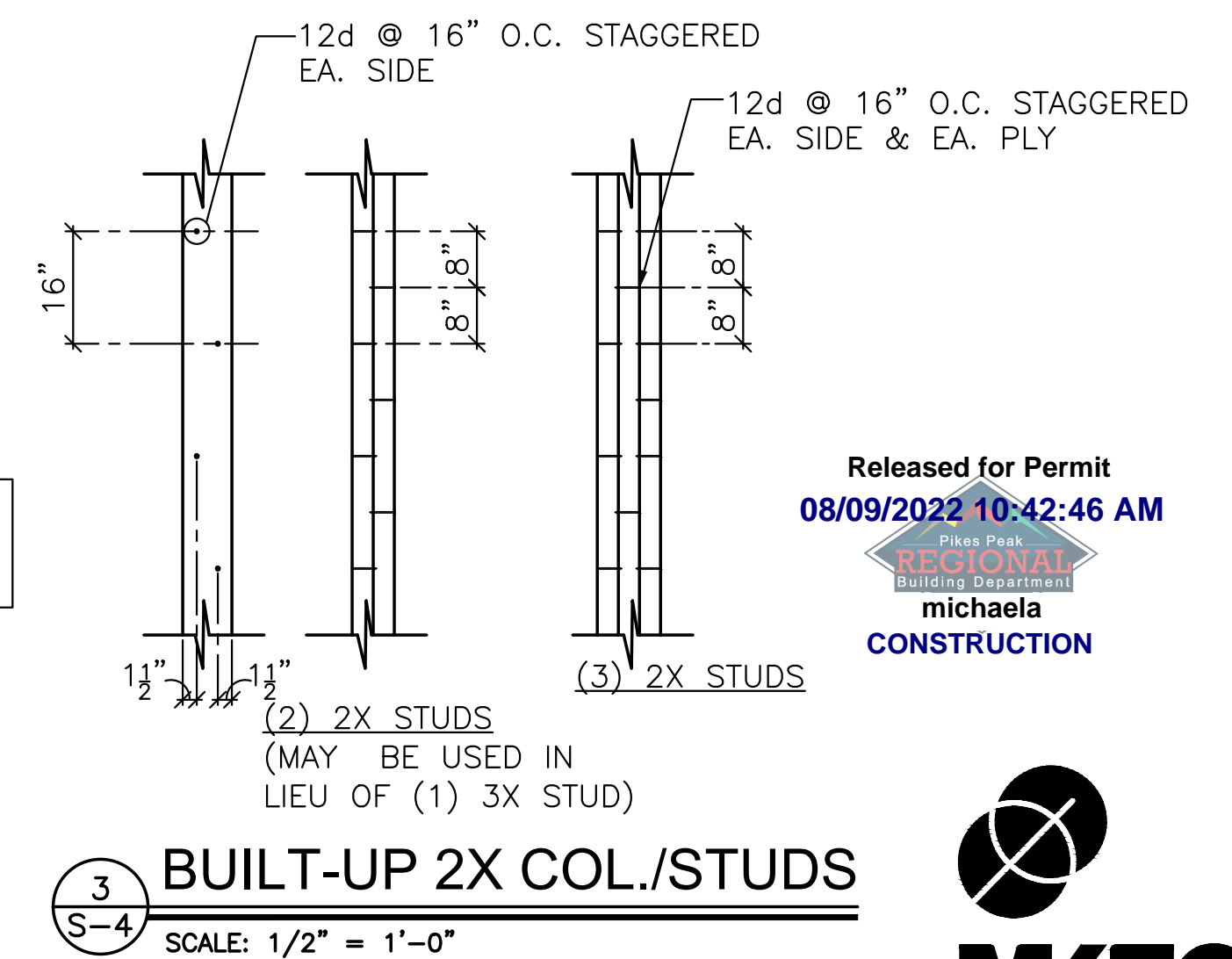
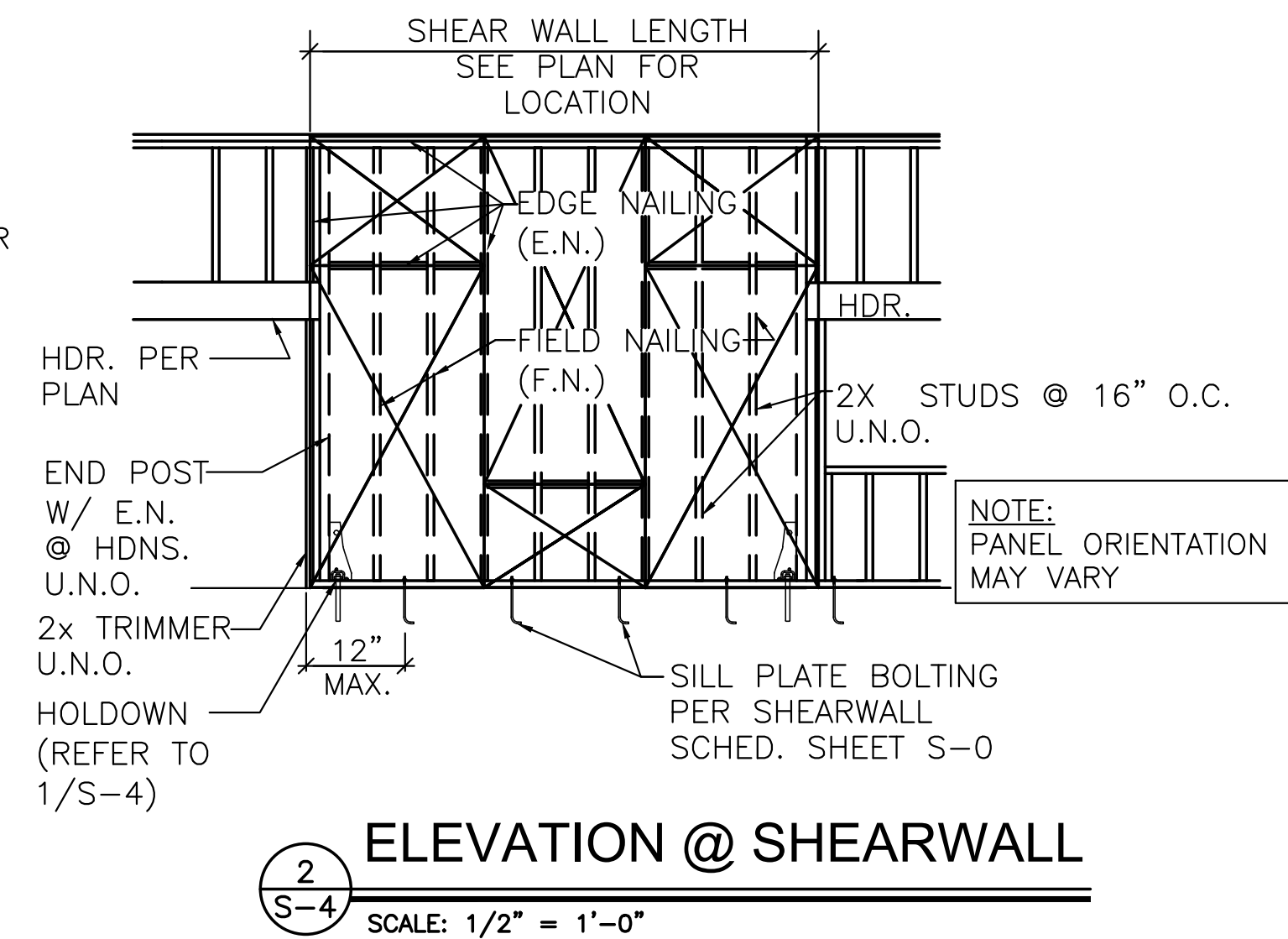
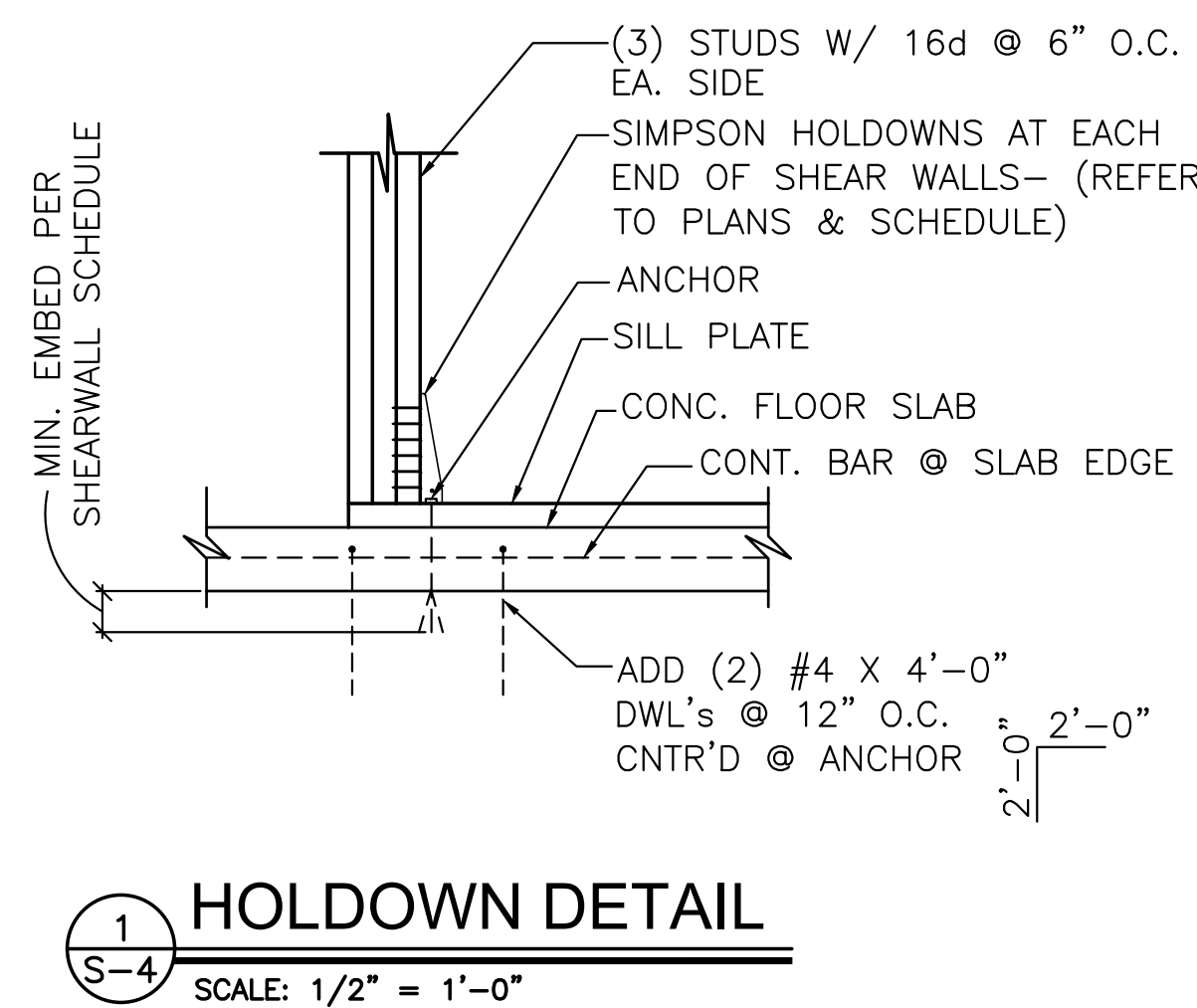
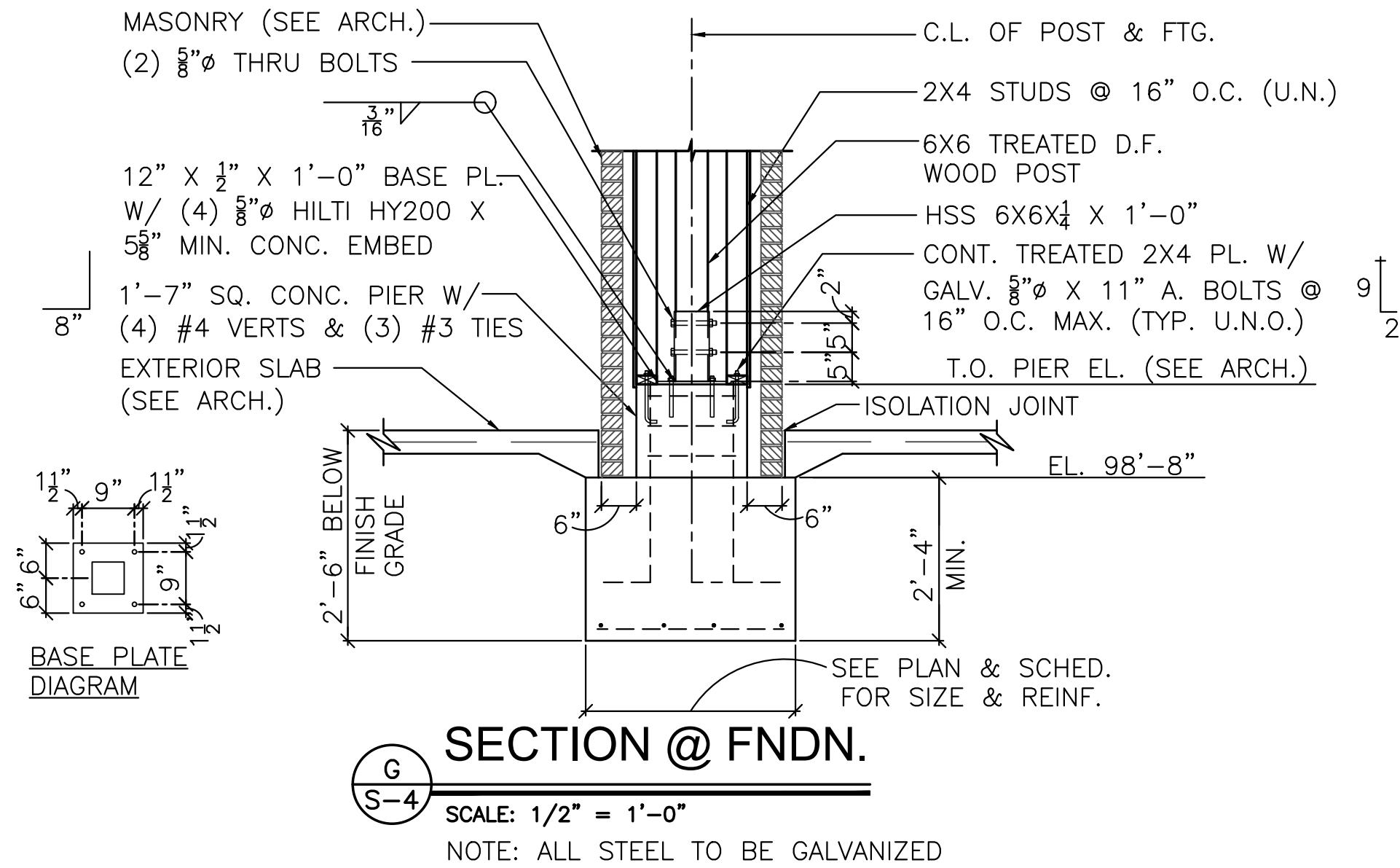
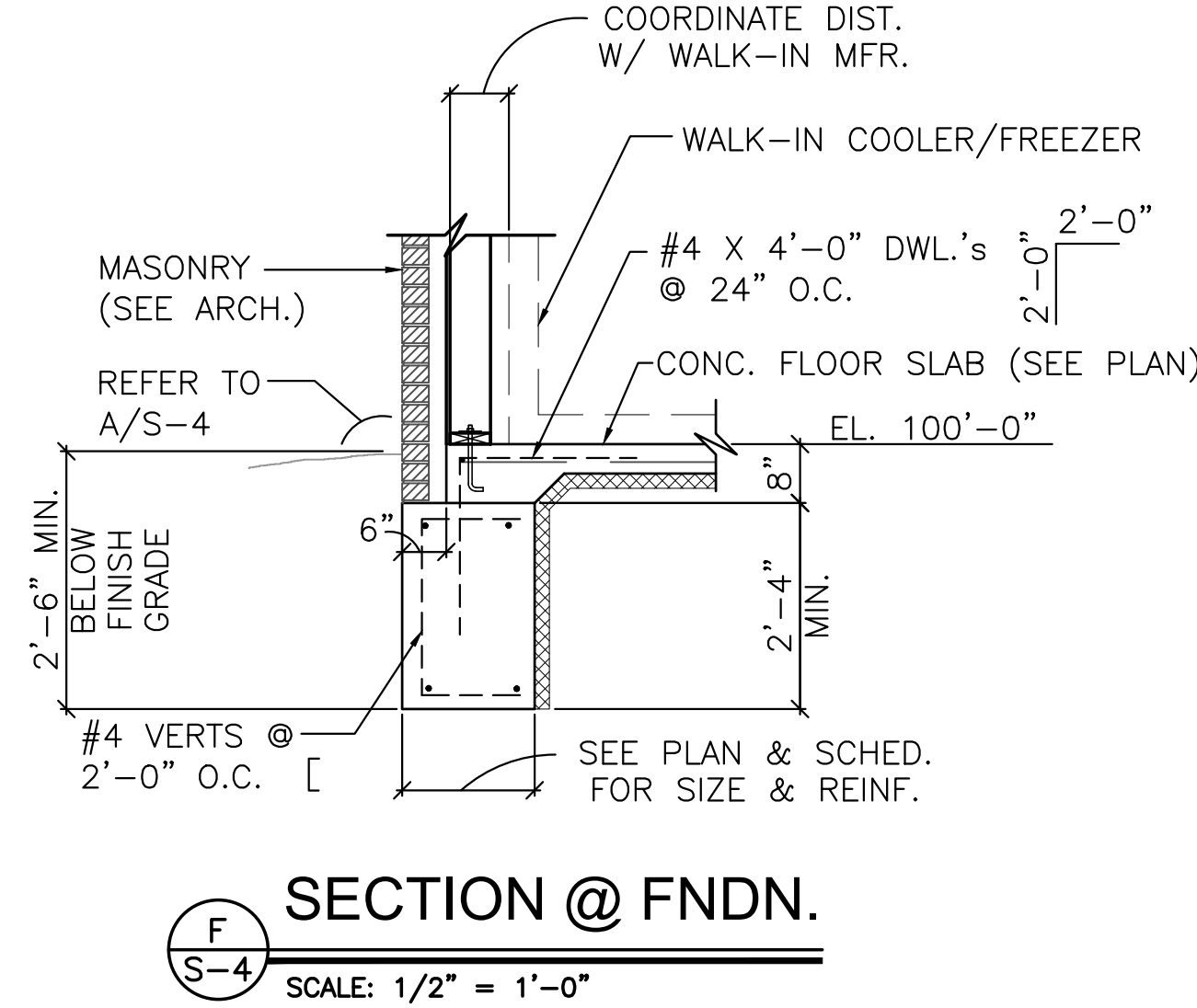
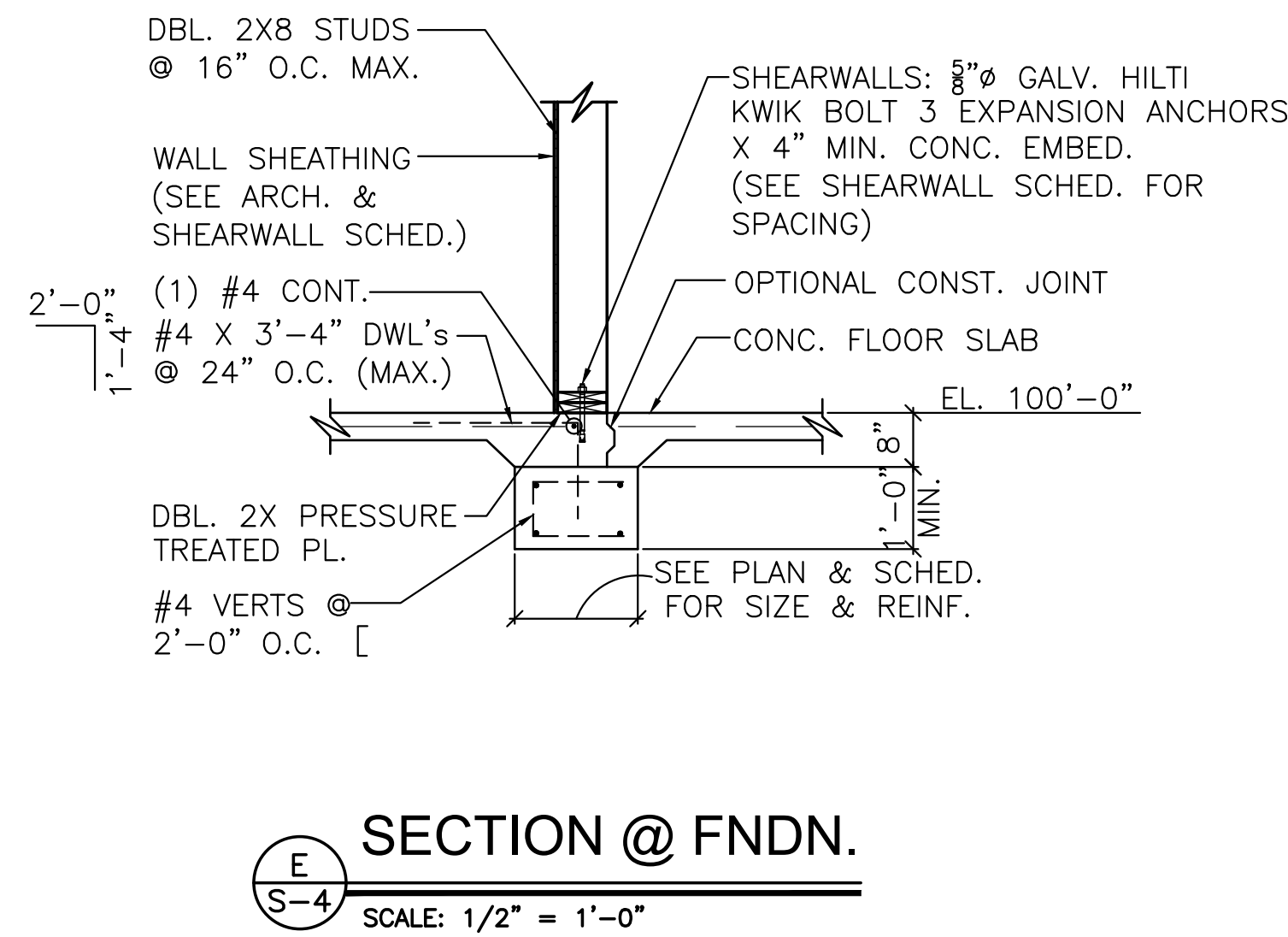
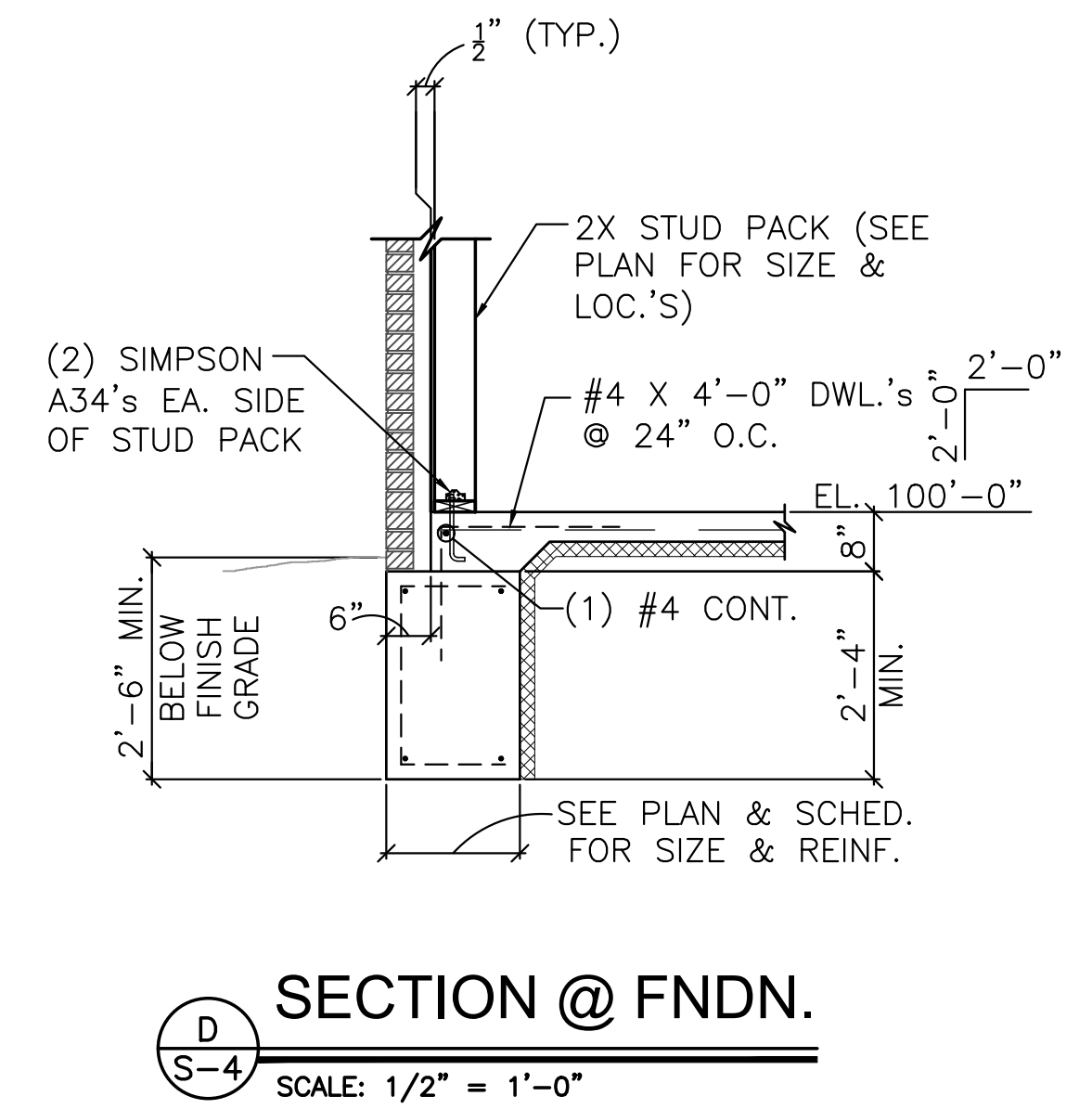
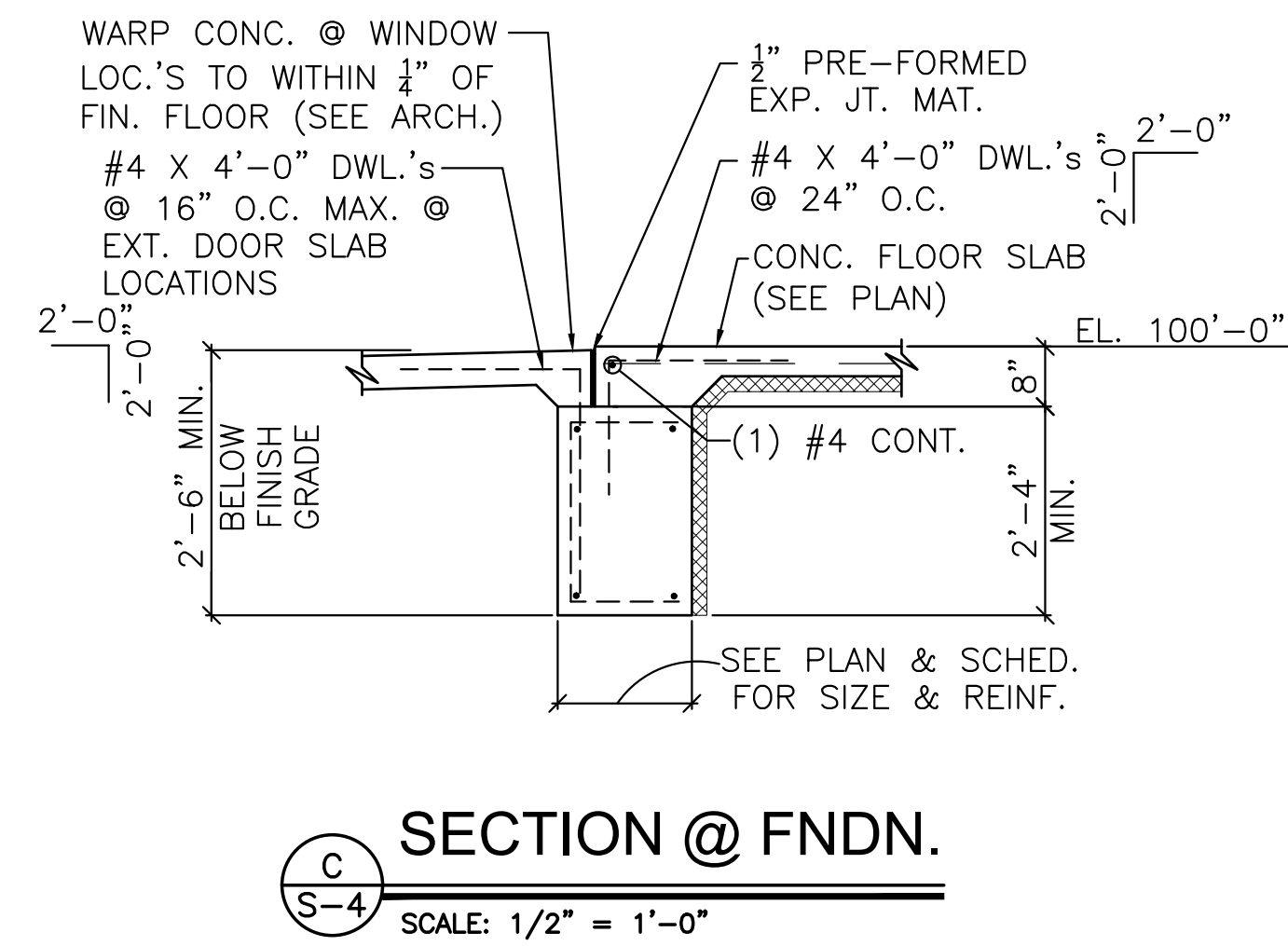
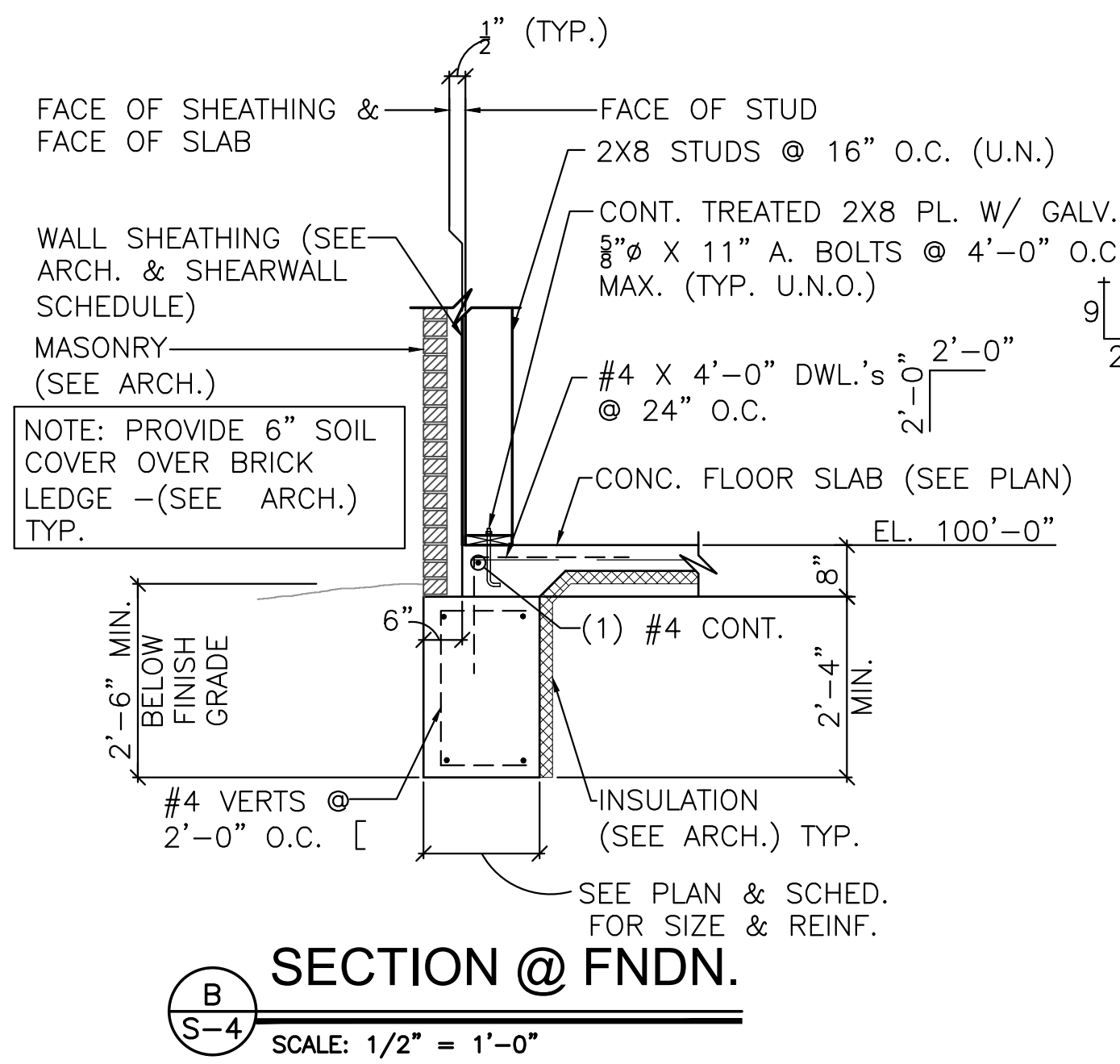
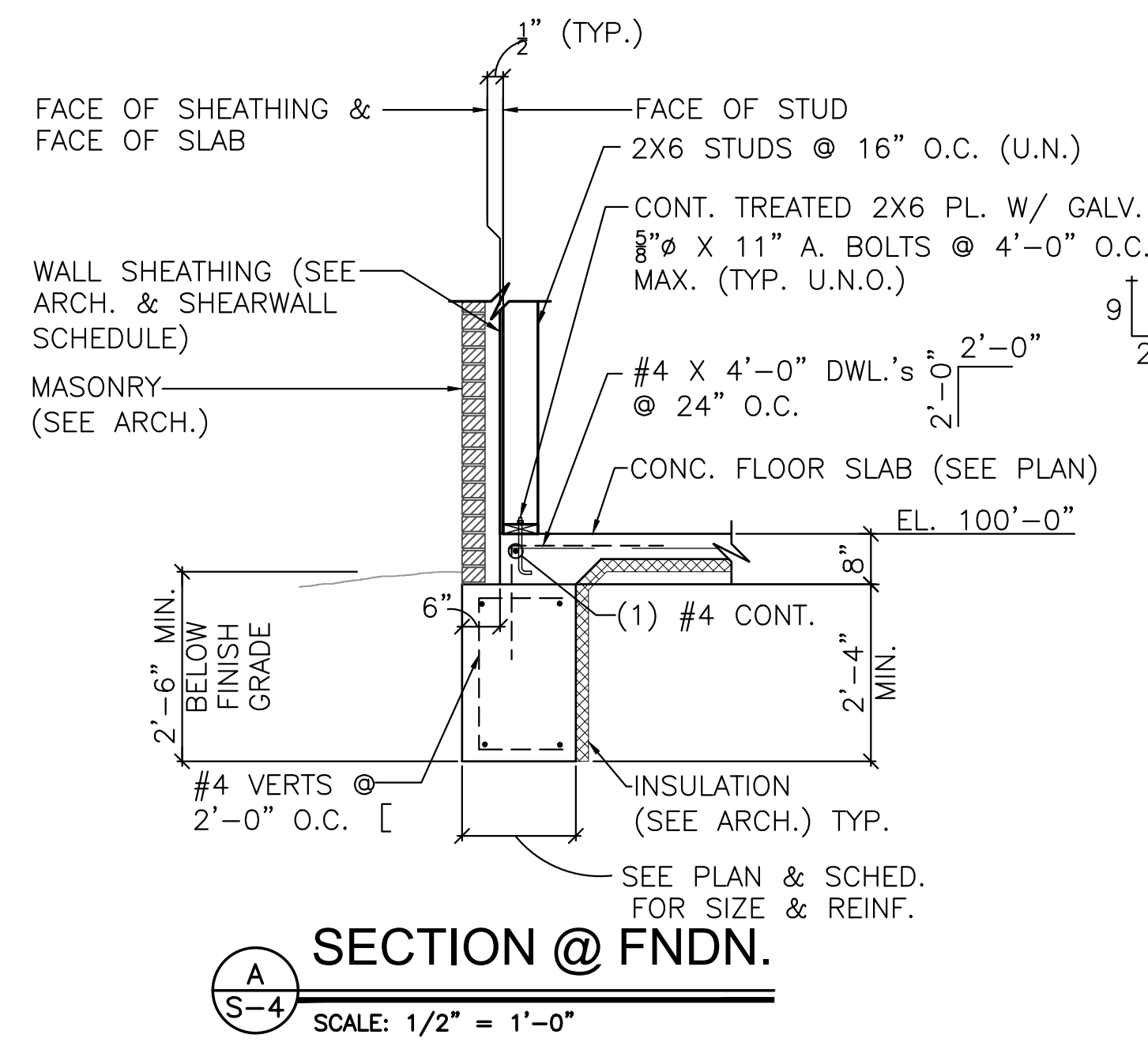
ROOF PLAN

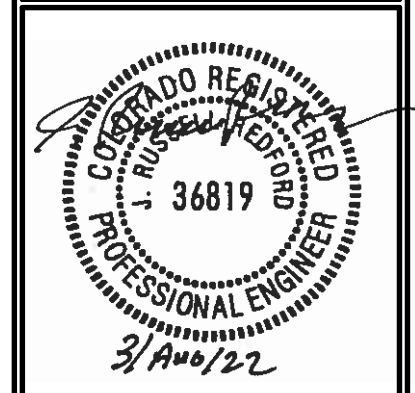
DATE
 01/31/2022 PERMIT SET
 08/03/2022 REVISION #1

DRAWN BY:
 RDH
 CHECKED BY:
 GO/RR
 SHEET NO.
S-3

Released for Permit
 08/09/2022 10:42:46 AM
 REGIONAL
 michaela
 CONSTRUCTION

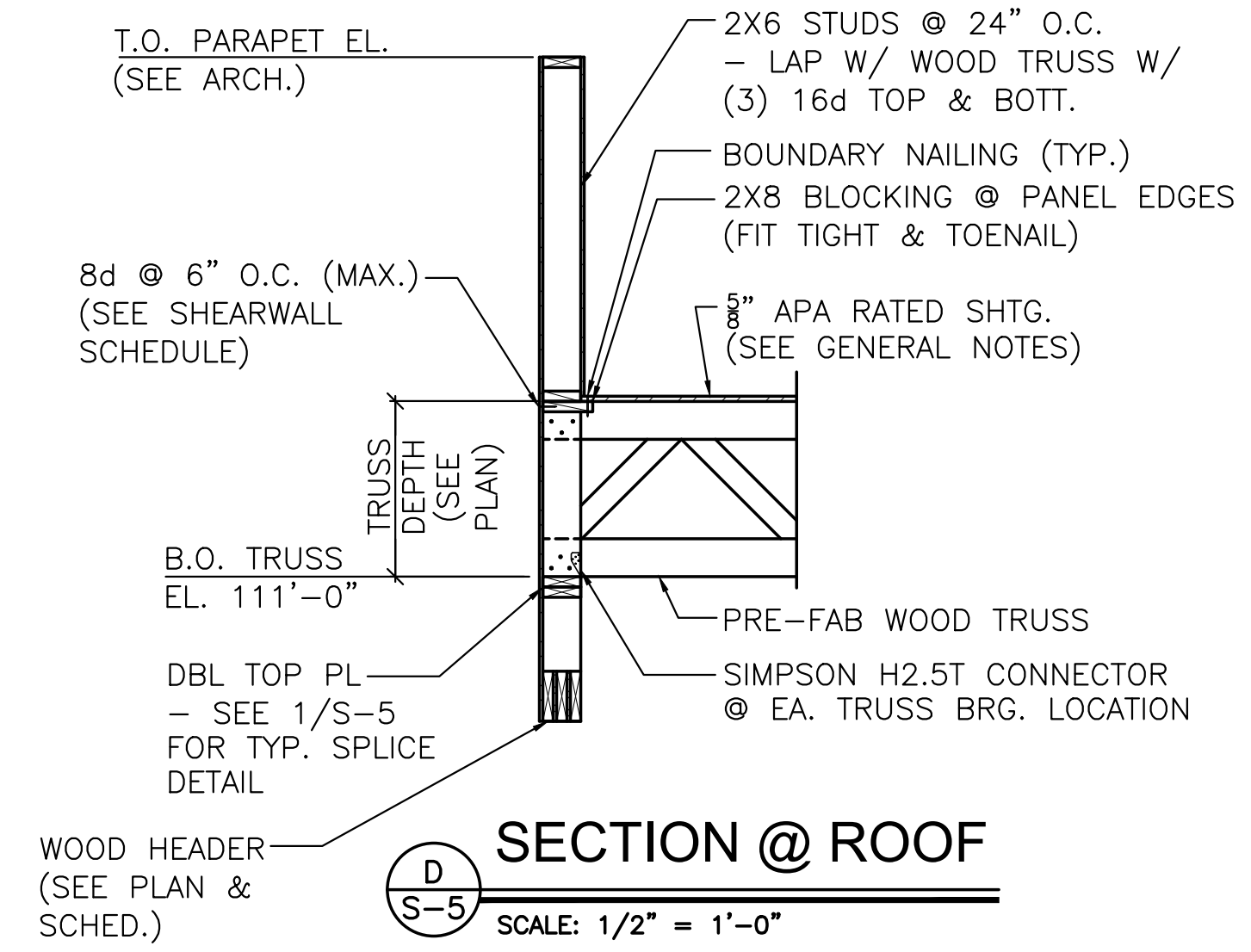




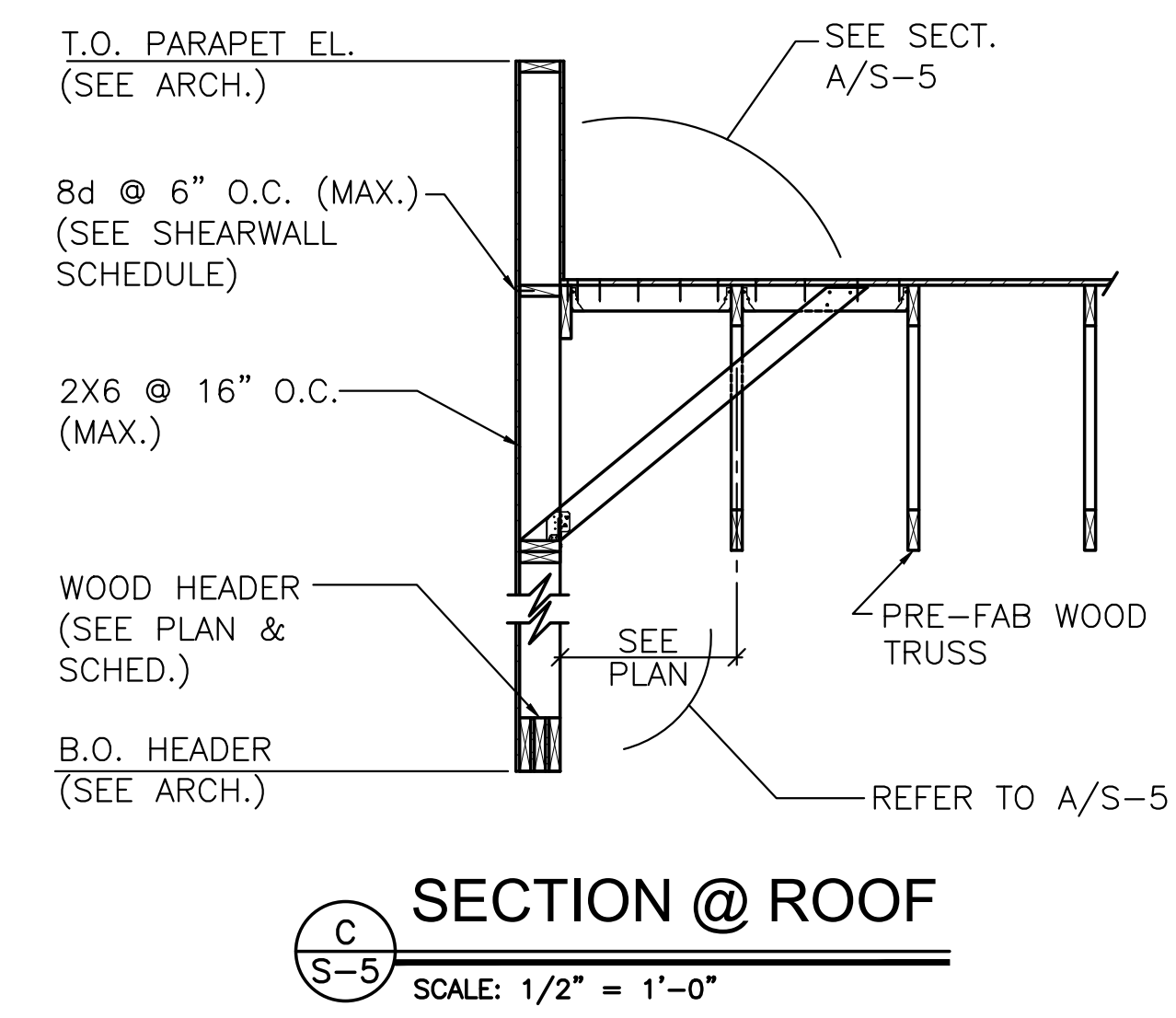


THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF RODGER W. BAKER, AIA AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT HIS PRIOR WRITTEN CONSENT.
 RODGER W. BAKER, AIA

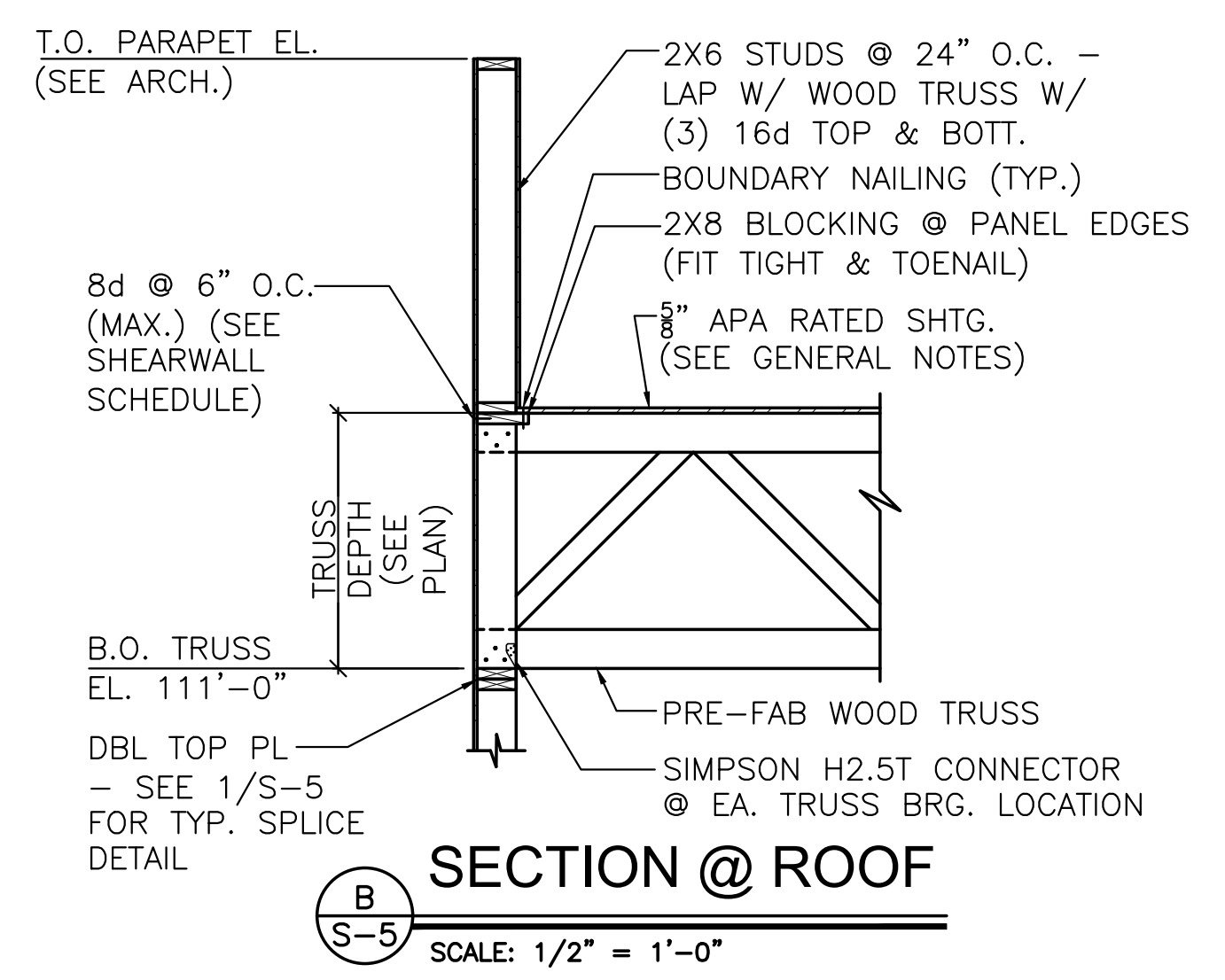
ROOF SECTIONS	
DATE	01/31/2022 PERMIT SET
08/03/2022 REVISION #1	
DRAWN BY:	RDH
CHECKED BY:	GO/RR
SHEET NO.	S-5



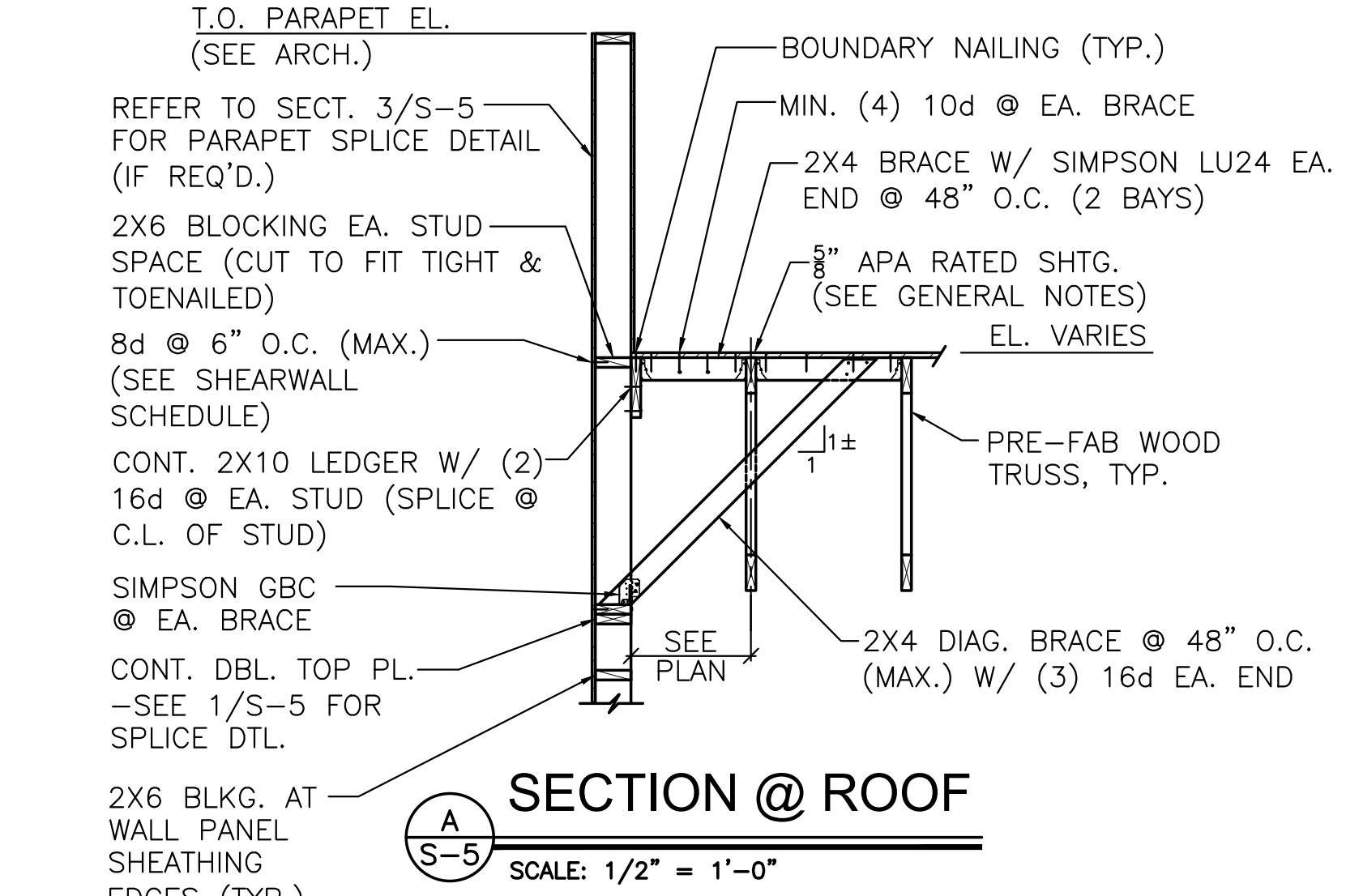
SECTION @ ROOF
 SCALE: 1/2" = 1'-0"



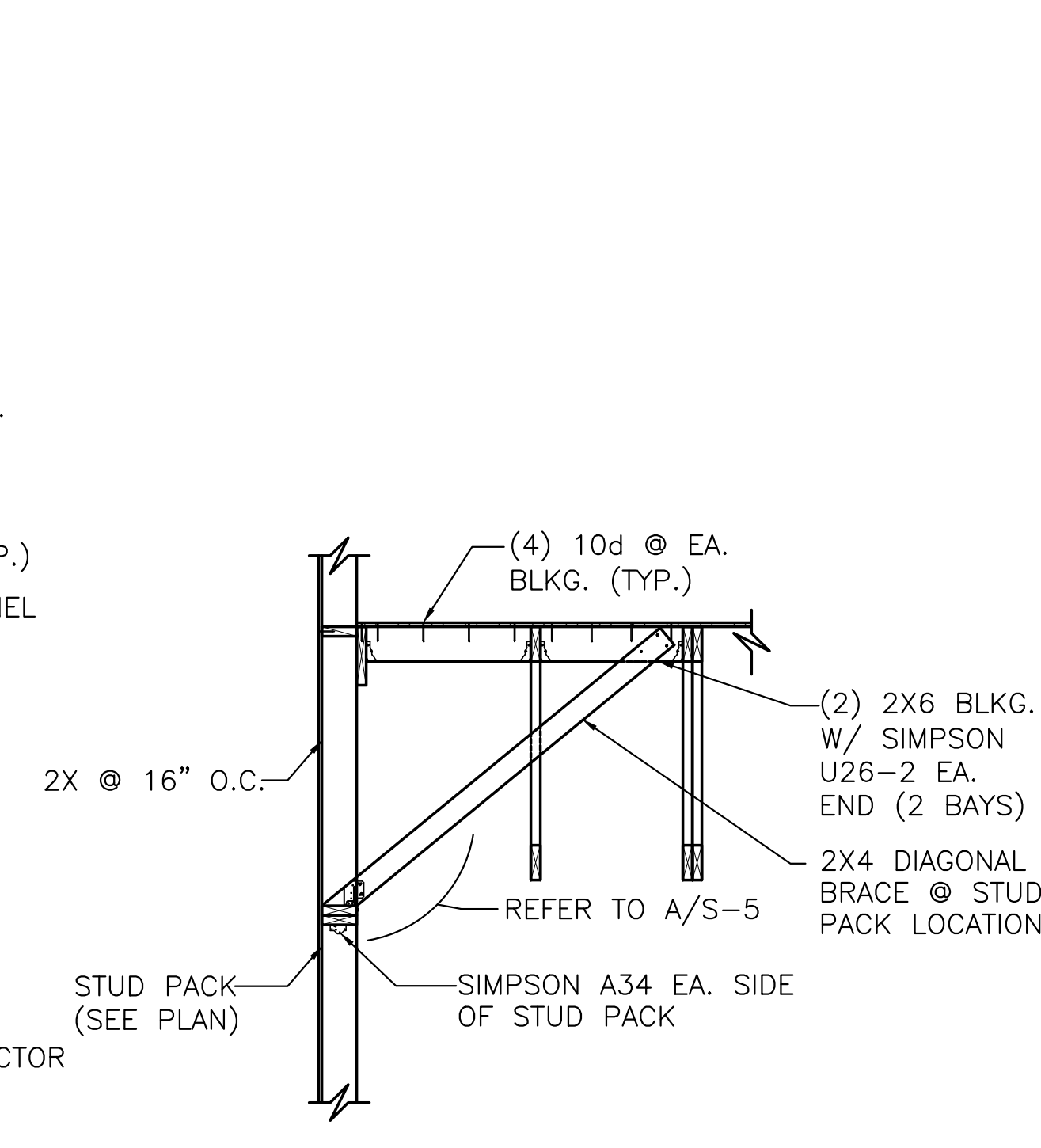
SECTION @ ROOF
 SCALE: 1/2" = 1'-0"



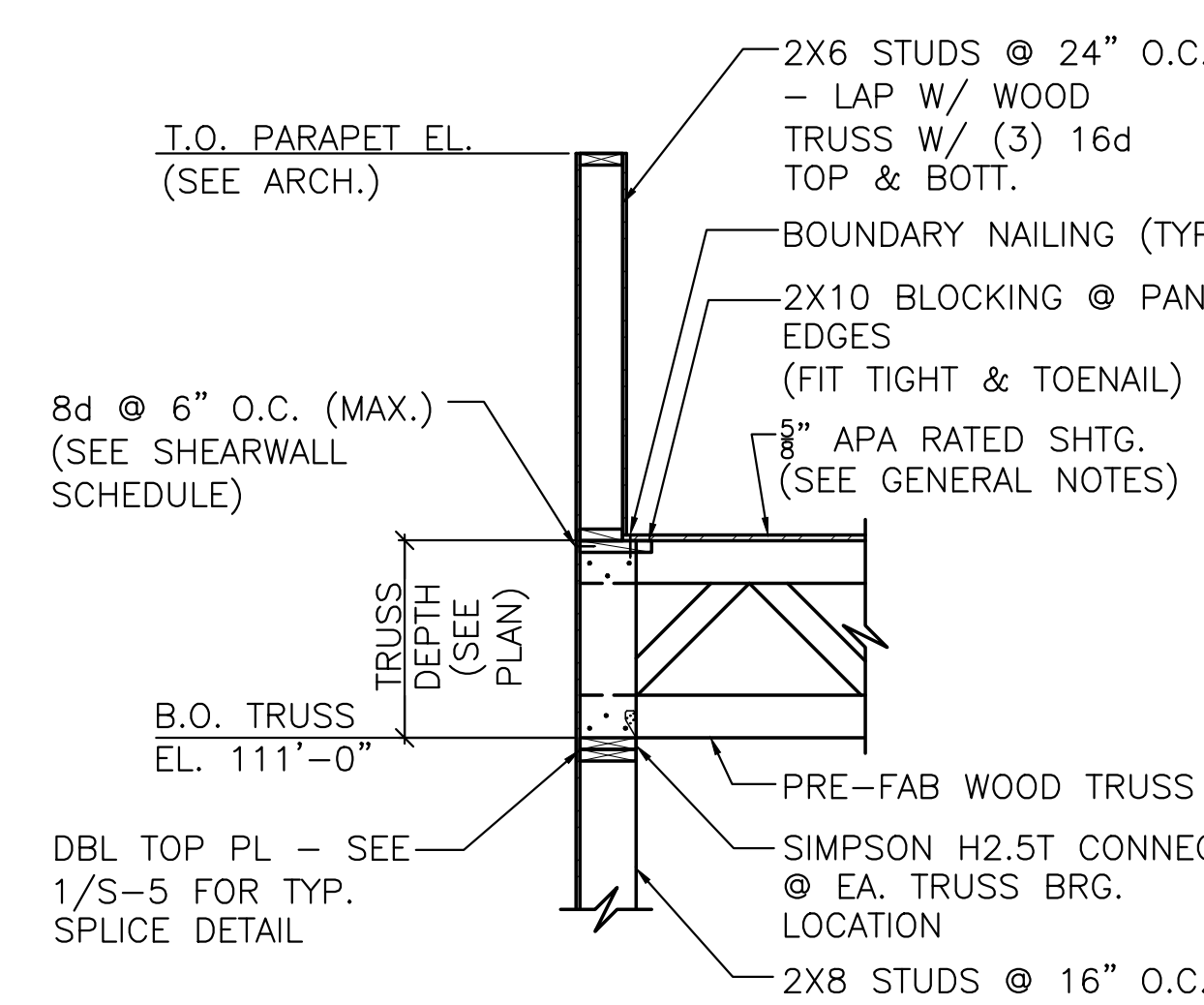
SECTION @ ROOF
 SCALE: 1/2" = 1'-0"



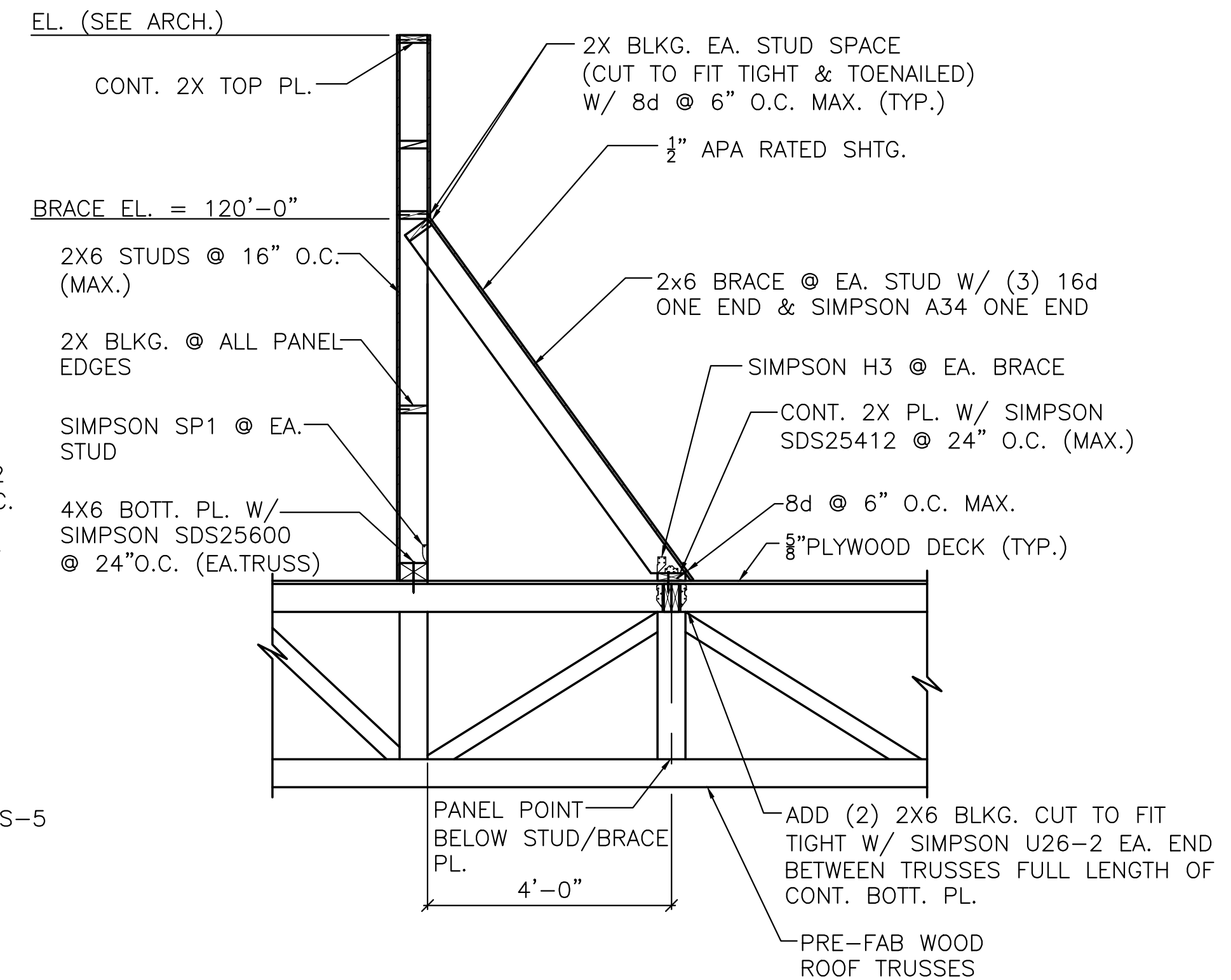
SECTION @ ROOF
 SCALE: 1/2" = 1'-0"



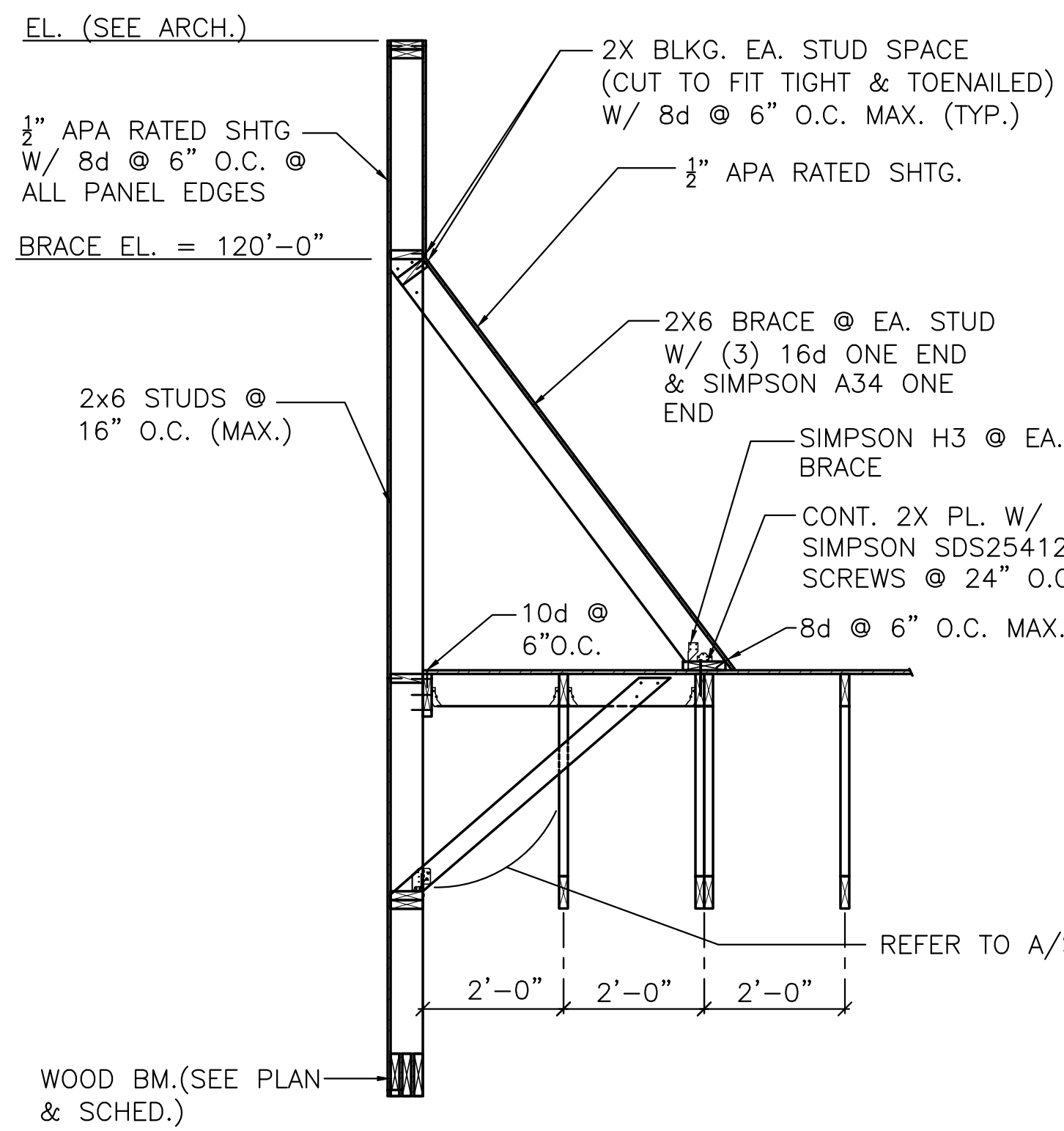
SECTION @ ROOF
 SCALE: 1/2" = 1'-0"



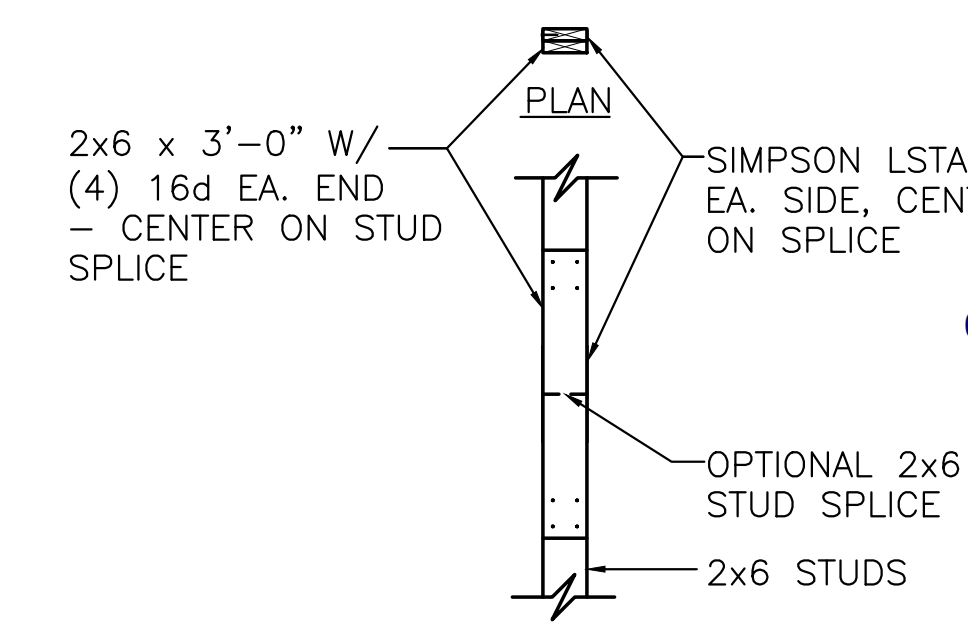
SECTION @ ROOF
 SCALE: 1/2" = 1'-0"



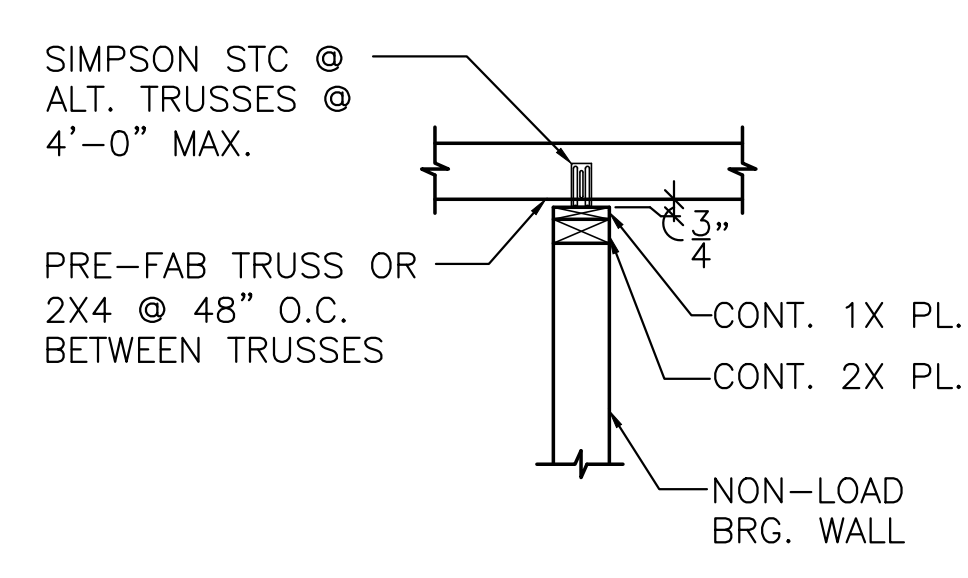
SECTION @ ROOF
 SCALE: 1/2" = 1'-0"



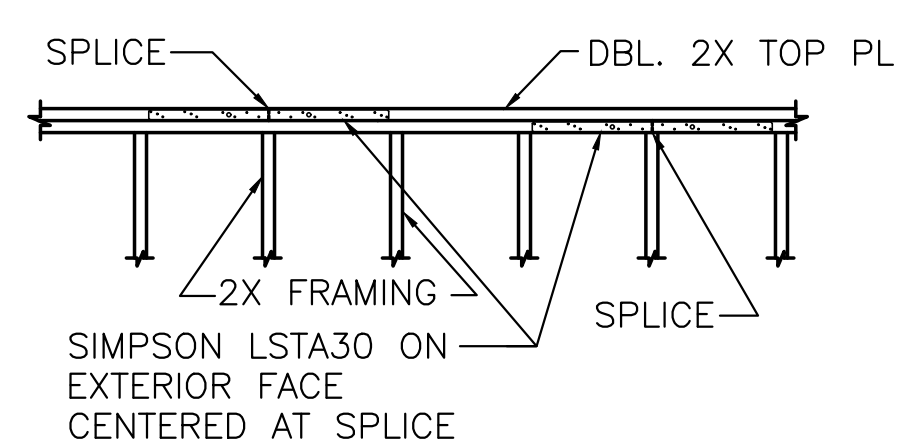
SECTION @ ROOF
 SCALE: 1/2" = 1'-0"



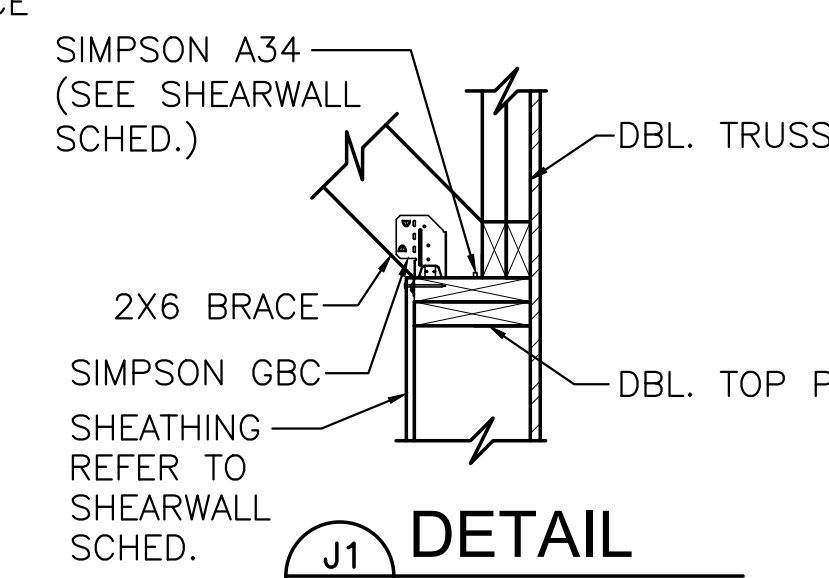
PARAPET SPLICE
 SCALE: 1/2" = 1'-0"



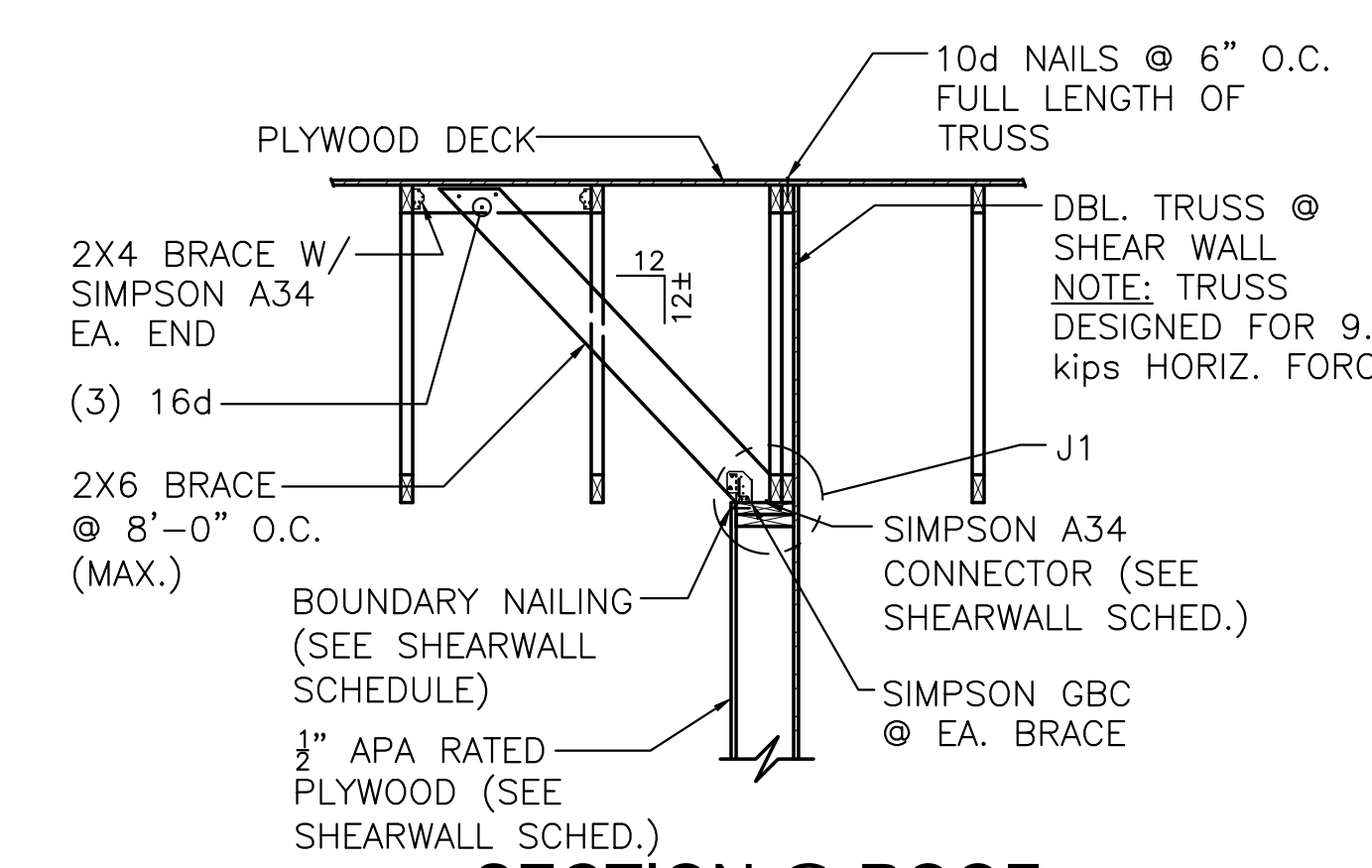
SECTION @ ROOF
 SCALE: 1/2" = 1'-0"
 (TYP. AT ALL EXTERIOR WALLS UNLESS NOTED)



TOP CHORD SPLICE
 SCALE: 1/2" = 1'-0"
 (TYP. AT ALL EXTERIOR WALLS UNLESS NOTED)



DETAIL
 SCALE: 1" = 1'-0"



SECTION @ ROOF
 SCALE: 1/2" = 1'-0"
 INTERIOR SHEARWALL

Released for Permit
 08/09/2022 10:42:46 AM
 Regional Building Department
 michaels
 CONSTRUCTION



MECHANICAL SPECIFICATIONS

1. GENERAL PROVISIONS:
A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, NECESSARY FOR THE COMPLETE INSTALLATION OF THE PLUMBING AND MECHANICAL SYSTEMS OUTLINED.
B. OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE OR APPROVAL AS REQUIRED BY THE AUTHORITIES.
C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.
D. ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.
E. DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, PIPE, DUCT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDamaged. ALL DamAGED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERING SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.
F. PROVIDE ALL NECESSARY CUTTING AND PATCHING OF WALLS, FLOORS, CEILING, AND ROOFS AS NECESSARY. PATCH AROUNDS ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.
G. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
2. OPERATION AND MAINTENANCE MANUALS:
A. DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE OPERATING INSTRUCTIONS, WIRING DIAGRAMS, CATALOGS, PREVENTIVE MAINTENANCE INSTRUCTIONS, PARTS LISTS, ETC. FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
B. ALL LITERATURE AND INSTRUCTIONS SHIPPED WITH THE EQUIPMENT SHALL BE SAVED FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUALS.
C. ALL LITERATURE LISTED ABOVE AND ALL PAPERS LISTING WARRANTIES, ETC. SHALL BE BOUND IN A 3-RING BINDER AND LABELED WITH THE PROJECT NAME, ADDRESS, ARCHITECT, ENGINEER, CONTRACTORS, ETC.
3. MANUFACTURERS:
A. MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSIDERED AS LIMITED TO THE SPECIFICATIONS, ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN, UNLESS NOTED OTHERWISE.
4. MOTORS:
A. PROVIDE THERMAL OVERLOAD PROTECTION FOR EACH MOTOR PROVIDED BY THIS WORK.
5. TESTING, BALANCING, AND CLEANING:
A. ALL PIPING SHALL BE TESTED FOR LEAKS BEFORE BEING CONCEALED IN WALL CONSTRUCTION OR COVERED WITH INSULATION.
B. SEWER AND VENT PIPING SHALL BE HYDROSTATICALLY TESTED WITH NO LEAKS THAN 10 FEET OF HEAD FOR A PERIOD OF NOT LESS THAN 15 MINUTES, PER THE LOCAL PLUMBING CODE, WITH NO LEAKS.
C. DOMESTIC WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF NOT LESS THAN 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 60 PSI, FOR A PERIOD OF NOT LESS THAN 2 HOURS, WITH NO LEAKS.
D. NATURAL GAS PIPING SHALL BE PNEUMATICALLY TESTED AT A PRESSURE OF NOT LESS THAN 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 50 PSI, FOR A PERIOD OF NOT LESS THAN 2 HOURS, WITH NO LEAKS.
E. DUCTWORK AND PIPING SHALL BE BALANCED BY QUALIFIED INDEPENDENT BALANCING PERSONNEL WHO HAVE PREVIOUS EXPERIENCE WITH BALANCING PROCEDURES AND ARE CERTIFIED BY THE ASSOCIATED AIR BALANCE COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB).
1) BALANCING SHALL INCLUDE THE BALANCING OF THE EQUIPMENT AND AIR DISTRIBUTION SYSTEMS TO PROVIDE DESIGN QUANTITIES INDICATED AND VERIFICATION OF PERFORMANCE OF ALL EQUIPMENT AND AUTOMATIC CONTROLS.
2) WITH IN 30 DAYS OF THE COMPLETION OF THE TESTING AND BALANCING WORK, SUBMIT THE TEST AND BALANCING REPORT BEARING THE SIGNATURE OF THE TEST AND BALANCE ENGINEER. THE REPORTS SHALL BE CERTIFIED PROOF THAT THE SYSTEMS HAVE BEEN TESTED, ADJUSTED, AND BALANCED IN ACCORDANCE WITH THE REFERENCED STANDARDS. AN ACCURATE REPRESENTATION OF HOW THE SYSTEMS HAVE BEEN INSTALLED AND ARE OPERATING. REPORTS SHALL BE BOUND IN A VINYL BINDER AND THE BINDER LABELED OR MAY BE AN ELECTRONIC PDF SUBMITTAL.
F. GREASE DUCT SHALL BE TESTED PRIOR TO USE OR CONCEALMENT OF ANY PORTION OF THE GREASE DUCT SYSTEM. DUCTS SHALL BE CONSIDERED TO BE CONCEALED WHEN INSTALLED IN SHAFTS OR COVERED BY DUCT WRAP INSULATION THAT PREVENTS THE DUCTWORK FROM BEING VISUALLY INSPECTED FROM ALL SIDES. THE PERMIT HOLDER SHALL BE RESPONSIBLE TO PROVIDE THE NECESSARY EQUIPMENT AND PERFORM THE GREASE DUCT LEAKAGE TEST PER NFPA 96 AND ALL LOCAL CODES.
6. BEFORE DOMESTIC WATER PIPING IS PLACED IN SERVICE, ALL DOMESTIC WATER DISTRIBUTION SYSTEMS, INCLUDING PIPES FOR COLD WATER AND HOT WATER SYSTEMS, SHALL BE FLUSHED, DISINFECTED, AND CHLORINATED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. THE SYSTEMS SHALL BE THOROUGHLY FLUSHED OF ALL DIRT AND FOREIGN MATTER, THEN FILLED WITH WATER TREATED WITH 50 PPM OF CHLORINE. THE DISINFECTING AND FLUSHING PROCEDURES SHALL BE REPEATED SEVERAL TIMES TO ASSURE TREATMENT OF THE ENTIRE SYSTEM. THE TREATED WATER SHALL BE LEFT IN THE SYSTEM FOR 24 HOURS AFTER WHICH TIME THE SYSTEM SHALL BE FLUSHED. IF THE RESIDUAL CHLORINE IS NOT AT LEAST 10 PPM, THE FLUSHING SHALL BE REPEATED. AFTER STERILIZATION, SAMPLES OF WATER IN THE SYSTEM SHALL BE APPROVED BY THE BOARD OF HEALTH.
6. PIPING:
A. DOMESTIC COLD, HOT, AND HOT WATER REGULATOR(S) (ABOVEGROUND).
1) TYPE I HARD DRAWN COPPER TUBING, ASTM B-88.
a) WROUGHT COPPER SOLDERED FITTINGS, ASTM B75 ALLOY C12200, ANSI B16.22, MSS SP-104.
b) MECHANICAL PRESS COPPER FITTINGS FOR USE IN PLUMBING OR MECHANICAL APPLICATIONS, ASME B16.22, ASME B16.11, OR ASME B16.10. MECHANICAL PRESS COPPER FITTINGS SHALL CONFORM TO APFMO PSI-117 OR ASME B16.51.
2) FLEX, HIGH-DENSITY CROSS-LINKED POLYETHYLENE TUBING SHALL BE MANUFACTURED TO THE REQUIREMENTS OF ASTM F876 AND MEET THE STANDARD GRADE HYDROSTATIC PRESSURE RATINGS FROM PLASTIC INSTITUTE IN ACCORDANCE WITH THE CIP109.
a) FEX AND FEX-B MEETINGS ANS/NFPA AND ANSI/NSF312 STANDARDS FOR POTABLE WATER SAFETY AND LEAD-FREE STANDARDS AND MUST BE MARKED WITH "PW-6", "NSF-61-6" OR OTHER NSF-APPROVED MARKINGS, ASTM F2028 FOR USE WITH CHLORINATED WATER.
b) FEX MECHANICAL PRESS FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PIPE SIZES GIVEN ON THE DRAWINGS ARE NOMINAL COPPER PIPE SIZE. INCREASE FEX PIPING SIZE TO EQUAL OR EXCEED COPPER PIPE INSIDE DIAMETER FOR SUPPLY MAINS.
3) VALVES
a) GATE VALVE, JOMAR T78-301 OR EQUAL, NSF 61-B, ANSI B16.20, ANSI B16.10
b) GLOBE VALVE, CRANE FT OR EQUAL
c) BALL VALVE, JOMAR T78-100C, OR EQUAL CONTACT LEAD FREE FORGED BRASS BALL VALVE, UL642, CSA 537.81, CALIFORNIA ANNEX B1, APPROVED
d) BALL VALVE, JOMAR T-100NE OR EQUAL, UL642, FM, CSA, NSF 61-B, MSS SP-110
B. STORM SEWER, SANITARY SEWER, GREASE WASTE, AND VENTS (UNDERGROUND, EXTERIOR TO THE BUILDING).
1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3965 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 2683. FITTINGS SHALL CONFORM TO ASTM D 2235.
2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 4286 FOR PIPE AND 12454 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND GISP1 STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO GISP1 STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPIGOT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
C. STORM SEWER, SANITARY SEWER, GREASE WASTE, AND VENTS (ABOVE GROUND, INTERIOR TO THE BUILDING).
1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3965 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 2683. FITTINGS SHALL CONFORM TO ASTM D 2235.
2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 4286 FOR PIPE AND 12454 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND GISP1 STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO GISP1 STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPIGOT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
D. STORM SEWER, SANITARY SEWER, GREASE WASTE, AND VENTS (UNDERGROUND, EXTERIOR TO THE BUILDING).
1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3965 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 2683. FITTINGS SHALL CONFORM TO ASTM D 2235.
2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 4286 FOR PIPE AND 12454 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND GISP1 STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO GISP1 STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPIGOT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
E. CONDENSATE DRAINS 4 INDIRECT WASTE (ABOVEGROUND).
1) DRY WROUGHT COPPER, ANSI B16.22
2) POLYVINYLCHLORIDE (PVC) DRY FITTING, SCHEDULE 40, SOLVENT JOINT.
F. REFRIGERANT.
1) ASTM B 250, TYPE ACR, HARD-DRAWN STRAIGHT LENGTHS, AND SOFT-ANNEALED COILS, SEAMLESS COPPER TUBING.
2) WROUGHT COPPER, ANSI B16.22, STREAMLINED PATTERN, FITTINGS, BRAZED JOINTS, AND A 5.0 CLASSIFICATION BAG-1 (SILVER).
3) TUBING SHALL BE THOROUGHLY CLEANED, READY FOR INSTALLATION, AND HAVE ENDS CAPPED TO PROTECT CLEANLINESS OF PIPE INTERIORS PRIOR TO SHIPPING.
4) SIZE AND INSTALLATION OF PIPE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. NATURAL GAS.
1) BLACK STEEL PIPE, SCHEDULE 40, ASTM A53.
a) PIPE 2" AND SMALLER, 150 LB. MALLEABLE IRON, THREADED FITTINGS.
b) PIPE 2" AND SMALLER, VEGA MEGAPRESS FOR WATER AND GAS, CSA LC4, T56A/ASME B31 FOR USE WITH ASTM A53 SCHEDULE 40 BLACK IRON PIPE.
c) PIPE 2-1/2" AND LARGER, WELDED.
d) FLUE VALVE, GRINNELL NORBOSTROM FIGURE NO. 142 OR 143.
e) BALL VALVE, JOMAR T-100NE APPROVALS: UL642, FM, CSA, NSF 61-B, MSS SP-110
2) GAS PIPING PAINTING:
a) ALL BLACK STEEL GAS PIPING LOCATED EXTERIOR TO THE BUILDING SHALL BE PRIMED AND PAINTED TO EITHER MATCH ADJACENT EXTERIOR WHERE LOCATED OR NEAR EXTERIOR WALL AND PAINTED SAFETY YELLOW WHERE LOCATED ON THE ROOF.
H. ALL PIPE HANGERS AND SUPPORTS SHALL BE STANDARD PRODUCTS OF GRINNELL, FEE AND MASON, OR ELGEN. HANGER SPACING SHALL BE IN ACCORDANCE WITH MSS-SP-69.
I. SLEEVES
1) PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK. ALL SLEEVES SHALL BE OF SUBMIT PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION AND TO ACCOMMODATE PIPE INSULATION.
2) INTERIOR PARTITIONS: 16 GAUGE GALVANIZED STEEL, PACK BETWEEN PIPE AND SLEEVE WITH FIRE SAFFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
3) ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WATERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
4) PLUMBING VENTS: FLASH ROOF VENT INTO ROOFING SYSTEM AS REQUIRED BY THE ROOFING CONTRACTOR TO MAINTAIN EXISTING ROOF WARRANTY. ALL PLUMBING VENT TERMINALS SHALL TERMINATE A MINIMUM OF 12" ABOVE ROOF OR EQUAL TO HEIGHT OF PARAPET, WHICHEVER IS GREATER.
J. PROVIDE CHROME PLATED ESCUTCHEONS ON ALL PIPE ENTERING FINISHED AREAS.
7. GAS PIPING LABELING:
A. ALL ELEVATED PRESSURE GAS PIPING SHALL BE LABELED EVERY 40 FEET WITH SIGNS INDICATING "ELEVATED PRESSURE".
8. INSULATION AND DUCT LINING:
A. ALL INSULATIONS AND ACCESSORIES SHALL HAVE A FIRE HAZARD CLASSIFICATION WITH A FLAME SPREAD RATING OF NOT OVER 29, A FUEL CONTRIBUTION RATING OF NOT OVER 50, AND A SMOKE DEVELOPED RATING OF NOT OVER 50, IN ACCORDANCE WITH NFPA.
B. PIPE INSULATION - ABOVE GRADE:
1) THE PIPING INSULATION USED SHALL HAVE A THERMAL CONDUCTIVITY OF 0.21 BTU PER IN/Hr/ft²/F OR LESS.
2) FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER, ASJ JACKET, FACTORY APPLIED PRESSURE SEALING LONGITUDE LAP JOINT, NO STAPLES, ZESTON FREEMOLDED PVC FITTING COVERS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3) FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION, UNSILT OR PRECUT WITH PRESSURE SENSITIVE ADHESIVE SYSTEM OR CLOSURE AND VAPOR SEALING, EQUAL TO ARMOSTRONG AF ARMAFLEX OR ARMAFLEX 2000.
4) FOR NON CIRCULATING SYSTEMS, THE FIRST 8 FEET OF INLET AND OUTLET PIPING BETWEEN THE TANK AND THE HEAT TRAP (INCLUDING THE HEAT TRAP) MUST BE INSULATED.
9. INSULATION SCHEDULE:
a) DOMESTIC GOLD WATER 1/2"
b) DOMESTIC HOT WATER 1-1/2"
c) HOT WATER REGULATOR 1-1/2"
d) CONDENSATE DRAINS INSIDE BUILDING 1/2"
e) REFRIGERANT SUCTION 1-1/2" FOR PIPING UP TO 1 1/2", 4" FOR PIPING 1-1/2" AND LARGER
C. DUCTWORK: ACoustical INSULATION.
1) DUCT LINING: 2 LB/CF, THICKNESS AS SCHEDULED, AIR STREAM SIDE COATED, INSTALL PER SMACNA STANDARDS.
a) DUCT LINING SCHEDULE:
(1) RECTANGULAR SUPPLY DUCT 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT
(2) RETURN AIR DUCT (DNING UNITS ONLY) 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT.
D. DUCTWORK: THERMAL INSULATION (WHERE CONCEALED ABOVE CEILING).
1) DUCT COVERING: 3/4 LB/CF, FIBERGLASS BLANKET WITH FACTORY APPLIED VAPOR BARRIER AND FACING, THICKNESS AS SCHEDULED, INSTALLATION IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
a) DUCT COVERING SCHEDULE: MINIMUM R-6
(1) ROUND SUPPLY DUCT (ABOVE CEILING) 2"
(2) RECTANGULAR SUPPLY DUCT (ABOVE CEILING) 2"
(3) RETURN AIR DUCT 2"
(4) OUTDOOR AIR / MAKE-UP AIR DUCT 2"
9. GREASE HOOD AND EXHAUST DUCT:
A. HOOD SHALL BE CONSTRUCTED OF 16 GAUGE STEEL OR 20 GAUGE STAINLESS STEEL IN ACCORDANCE WITH NFPA AND LOCAL CODES.
1) GREASE FILTERS SHALL BE UL LISTED ULTIMUM GREASE EXTRACTORS.
2) PROVIDE A COMPLETE AUTOMATIC NET CHEMICAL FIRE EXTINGUISHING SYSTEM FOR THE HOOD AND DUCT AS REQUIRED BY NFPA AND LOCAL CODES. ALL COOKING EQUIPMENT UNDER THE HOOD SHALL BE INTERLOCKED WITH THE SYSTEM, TO SHUTDOWN IN AN ALARM CONDITION.
a) THE GREASE HOOD FIRE SUPPRESSION SYSTEM SHALL BE EQUAL TO AMEREX KP SERIES PRE-ENGINEERED, NET CHEMICAL, STORED-PRESSURE TYPE WITH A FIXED NOZZLE ASSENT DISTRIBUTION SYSTEM. THE SYSTEM SHALL BE UL LISTED AND TESTED TO UL STANDARD 300.
b) THE SYSTEM SHALL UTILIZE AN ASSENT EQUAL TO AMEREX KP LIQUID FIRE SUPPRESSANT, A POTASSIUM ACETATE BASED SOLUTION THAT SUPPRESSES COOKING GREASE FIRES, SHALL HAVE A PH OF 9 OR LESS, AND SHALL NOT HARM STAINLESS STEEL SURFACES.
c) THE SYSTEM SHALL BE PROVIDED WITH A MANUAL "DUAL ACTION" TYPE PULL STATION. PULL STATION SHALL BE LOCATED NOT LESS THAN 10 FEET AND A MAXIMUM OF 20 FEET FROM THE GREASE HOOD AND IN THE PATH OF EGRESS. THE MANUAL ACTUATION SHALL REQUIRE A MAXIMUM FORCE OF 40 POUNDS AND A MAXIMUM MOVEMENT OF 14 INCHES TO ACTIVATE THE FIRE SUPPRESSION SYSTEM.
d) PROVIDE A GAS SHUT OFF VALVE FOR MOUNTING IN THE GAS PIPE THAT WILL SHUT OFF GAS FLOW TO EQUIPMENT UNDER THE HOOD IN AN ALARM CONDITION. PROVIDE AN ELECTRICAL SWITCH WHICH SHALL BE CAPABLE OF DE-ENERGIZING ALL ELECTRICAL DEVICES AND EQUIPMENT UNDER THE HOOD IN AN ALARM CONDITION.
B. GREASE DUCT SHALL BE CONSTRUCTED OF 16 GAUGE CARBON STEEL OR 18 GAUGE STAINLESS STEEL IN ACCORDANCE WITH NFPA AND LOCAL CODES.
a) JOINTS, SEAMS AND PENETRATIONS OF GREASE DUCTS SHALL BE MADE WITH A CONTINUOUS LIQUID TIGHT WELD OR BRAZE MADE ON THE EXTERNAL SURFACE OF THE DUCT SYSTEM.
b) DUCT JOINTS SHALL BE BUTT JOINTS, WELDED FLANGE JOINTS WITH A MAXIMUM FLANGE DEPTH OF 1/2" OR OVERLAPPING DUCT JOINTS OF EITHER THE TELESCOPE OR BELL TYPE. OVERLAPPING JOINTS SHALL BE INSTALLED TO PREVENT LEAKS AND SETTING LEDS OF GREASE OR INTERFERING WITH GRAVITY DRAINAGE TO THE INTENDED COLLECTION POINT.

MECHANICAL SPECIFICATIONS (CONTINUED)

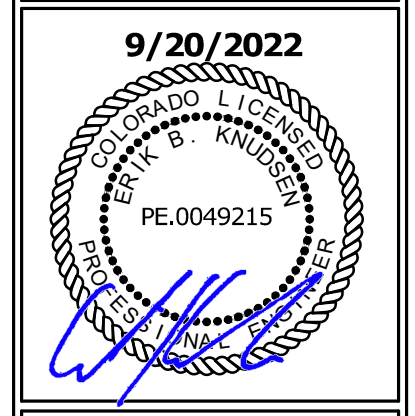
1) 486 SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3965 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 2683. FITTINGS SHALL CONFORM TO ASTM D 2235.
2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 4286 FOR PIPE AND 12454 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND GISP1 STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO GISP1 STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPIGOT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
E. CONDENSATE DRAINS 4 INDIRECT WASTE (ABOVEGROUND).
1) DRY WROUGHT COPPER, ANSI B16.22
2) POLYVINYLCHLORIDE (PVC) DRY FITTING, SCHEDULE 40, SOLVENT JOINT.
F. REFRIGERANT.
1) ASTM B 250, TYPE ACR, HARD-DRAWN STRAIGHT LENGTHS, AND SOFT-ANNEALED COILS, SEAMLESS COPPER TUBING.
2) WROUGHT COPPER, ANSI B16.22, STREAMLINED PATTERN, FITTINGS, BRAZED JOINTS, AND A 5.0 CLASSIFICATION BAG-1 (SILVER).
3) TUBING SHALL BE THOROUGHLY CLEANED, READY FOR INSTALLATION, AND HAVE ENDS CAPPED TO PROTECT CLEANLINESS OF PIPE INTERIORS PRIOR TO SHIPPING.
4) SIZE AND INSTALLATION OF PIPE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. NATURAL GAS.
1) BLACK STEEL PIPE, SCHEDULE 40, ASTM A53.
a) PIPE 2" AND SMALLER, 150 LB. MALLEABLE IRON, THREADED FITTINGS.
b) PIPE 2" AND SMALLER, VEGA MEGAPRESS FOR WATER AND GAS, CSA LC4, T56A/ASME B31 FOR USE WITH ASTM A53 SCHEDULE 40 BLACK IRON PIPE.
c) PIPE 2-1/2" AND LARGER, WELDED.
d) FLUE VALVE, GRINNELL NORBOSTROM FIGURE NO. 142 OR 143.
e) BALL VALVE, JOMAR T-100NE APPROVALS: UL642, FM, CSA, NSF 61-B, MSS SP-110
2) GAS PIPING PAINTING:
a) ALL BLACK STEEL GAS PIPING LOCATED EXTERIOR TO THE BUILDING SHALL BE PRIMED AND PAINTED TO EITHER MATCH ADJACENT EXTERIOR WHERE LOCATED OR NEAR EXTERIOR WALL AND PAINTED SAFETY YELLOW WHERE LOCATED ON THE ROOF.
H. ALL PIPE HANGERS AND SUPPORTS SHALL BE STANDARD PRODUCTS OF GRINNELL, FEE AND MASON, OR ELGEN. HANGER SPACING SHALL BE IN ACCORDANCE WITH MSS-SP-69.
I. SLEEVES
1) PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK. ALL SLEEVES SHALL BE OF SUBMIT PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION AND TO ACCOMMODATE PIPE INSULATION.
2) INTERIOR PARTITIONS: 16 GAUGE GALVANIZED STEEL, PACK BETWEEN PIPE AND SLEEVE WITH FIRE SAFFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
3) ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WATERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
4) PLUMBING VENTS: FLASH ROOF VENT INTO ROOFING SYSTEM AS REQUIRED BY THE ROOFING CONTRACTOR TO MAINTAIN EXISTING ROOF WARRANTY. ALL PLUMBING VENT TERMINALS SHALL TERMINATE A MINIMUM OF 12" ABOVE ROOF OR EQUAL TO HEIGHT OF PARAPET, WHICHEVER IS GREATER.
J. PROVIDE CHROME PLATED ESCUTCHEONS ON ALL PIPE ENTERING FINISHED AREAS.
7. GAS PIPING LABELING:
A. ALL ELEVATED PRESSURE GAS PIPING SHALL BE LABELED EVERY 40 FEET WITH SIGNS INDICATING "ELEVATED PRESSURE".
8. INSULATION AND DUCT LINING:
A. ALL INSULATIONS AND ACCESSORIES SHALL HAVE A FIRE HAZARD CLASSIFICATION WITH A FLAME SPREAD RATING OF NOT OVER 29, A FUEL CONTRIBUTION RATING OF NOT OVER 50, AND A SMOKE DEVELOPED RATING OF NOT OVER 50, IN ACCORDANCE WITH NFPA.
B. PIPE INSULATION - ABOVE GRADE:
1) THE PIPING INSULATION USED SHALL HAVE A THERMAL CONDUCTIVITY OF 0.21 BTU PER IN/Hr/ft²/F OR LESS.
2) FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER, ASJ JACKET, FACTORY APPLIED PRESSURE SEALING LONGITUDE LAP JOINT, NO STAPLES, ZESTON FREEMOLDED PVC FITTING COVERS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3) FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION, UNSILT OR PRECUT WITH PRESSURE SENSITIVE ADHESIVE SYSTEM OR CLOSURE AND VAPOR SEALING, EQUAL TO ARMOSTRONG AF ARMAFLEX OR ARMAFLEX 2000.
4) FOR NON CIRCULATING SYSTEMS, THE FIRST 8 FEET OF INLET AND OUTLET PIPING BETWEEN THE TANK AND THE HEAT TRAP (INCLUDING THE HEAT TRAP) MUST BE INSULATED.
9. INSULATION SCHEDULE:
a) DOMESTIC GOLD WATER 1/2"
b) DOMESTIC HOT WATER 1-1/2"
c) HOT WATER REGULATOR 1-1/2"
d) CONDENSATE DRAINS INSIDE BUILDING 1/2"
e) REFRIGERANT SUCTION 1-1/2" FOR PIPING UP TO 1 1/2", 4" FOR PIPING 1-1/2" AND LARGER
C. DUCTWORK: ACoustical INSULATION.
1) DUCT LINING: 2 LB/CF, THICKNESS AS SCHEDULED, AIR STREAM SIDE COATED, INSTALL PER SMACNA STANDARDS.
a) DUCT LINING SCHEDULE:
(1) RECTANGULAR SUPPLY DUCT 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT
(2) RETURN AIR DUCT (DNING UNITS ONLY) 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT.
D. DUCTWORK: THERMAL INSULATION (WHERE CONCEALED ABOVE CEILING).
1) DUCT COVERING: 3/4 LB/CF, FIBERGLASS BLANKET WITH FACTORY APPLIED VAPOR BARRIER AND FACING, THICKNESS AS SCHEDULED, INSTALLATION IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
a) DUCT COVERING SCHEDULE: MINIMUM R-6
(1) ROUND SUPPLY DUCT (ABOVE CEILING) 2"
(2) RECTANGULAR SUPPLY DUCT (ABOVE CEILING) 2"
(3) RETURN AIR DUCT 2"
(4) OUTDOOR AIR / MAKE-UP AIR DUCT 2"
9. GREASE HOOD AND EXHAUST DUCT:
A. HOOD SHALL BE CONSTRUCTED OF 16 GAUGE STEEL OR 20 GAUGE STAINLESS STEEL IN ACCORDANCE WITH NFPA AND LOCAL CODES.
1) GREASE FILTERS SHALL BE UL LISTED ULTIMUM GREASE EXTRACTORS.
2) PROVIDE A COMPLETE AUTOMATIC NET CHEMICAL FIRE EXTINGUISHING SYSTEM FOR THE HOOD AND DUCT AS REQUIRED BY NFPA AND LOCAL CODES. ALL COOKING EQUIPMENT UNDER THE HOOD SHALL BE INTERLOCKED WITH THE SYSTEM, TO SHUTDOWN IN AN ALARM CONDITION.
a) THE GREASE HOOD FIRE SUPPRESSION SYSTEM SHALL BE EQUAL TO AMEREX KP SERIES PRE-ENGINEERED, NET CHEMICAL, STORED-PRESSURE TYPE WITH A FIXED NOZZLE ASSENT DISTRIBUTION SYSTEM. THE SYSTEM SHALL BE UL LISTED AND TESTED TO UL STANDARD 300.
b) THE SYSTEM SHALL UTILIZE AN ASSENT EQUAL TO AMEREX KP LIQUID FIRE SUPPRESSANT, A POTASSIUM ACETATE BASED SOLUTION THAT SUPPRESSES COOKING GREASE FIRES, SHALL HAVE A PH OF 9 OR LESS, AND SHALL NOT HARM STAINLESS STEEL SURFACES.
c) THE SYSTEM SHALL BE PROVIDED WITH A MANUAL "DUAL ACTION" TYPE PULL STATION. PULL STATION SHALL BE LOCATED NOT LESS THAN 10 FEET AND A MAXIMUM OF 20 FEET FROM THE GREASE HOOD AND IN THE PATH OF EGRESS. THE MANUAL ACTUATION SHALL REQUIRE A MAXIMUM FORCE OF 40 POUNDS AND A MAXIMUM MOVEMENT OF 14 INCHES TO ACTIVATE THE FIRE SUPPRESSION SYSTEM.
d) PROVIDE A GAS SHUT OFF VALVE FOR MOUNTING IN THE GAS PIPE THAT WILL SHUT OFF GAS FLOW TO EQUIPMENT UNDER THE HOOD IN AN ALARM CONDITION. PROVIDE AN ELECTRICAL SWITCH WHICH SHALL BE CAPABLE OF DE-ENERGIZING ALL ELECTRICAL DEVICES AND EQUIPMENT UNDER THE HOOD IN AN ALARM CONDITION.
B. GREASE DUCT SHALL BE CONSTRUCTED OF 16 GAUGE CARBON STEEL OR 18 GAUGE STAINLESS STEEL IN ACCORDANCE WITH NFPA AND LOCAL CODES.
a) JOINTS, SEAMS AND PENETRATIONS OF GREASE DUCTS SHALL BE MADE WITH A CONTINUOUS LIQUID TIGHT WELD OR BRAZE MADE ON THE EXTERNAL SURFACE OF THE DUCT SYSTEM.
b) DUCT JOINTS SHALL BE BUTT JOINTS, WELDED FLANGE JOINTS WITH A MAXIMUM FLANGE DEPTH OF 1/2" OR OVERLAPPING DUCT JOINTS OF EITHER THE TELESCOPE OR BELL TYPE. OVERLAPPING JOINTS SHALL BE INSTALLED TO PREVENT LEAKS AND SETTING LEDS OF GREASE OR INTERFERING WITH GRAVITY DRAINAGE TO THE INTENDED COLLECTION POINT.

MECHANICAL SPECIFICATIONS (CONTINUED)

1) 486 SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3965 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 2683. FITTINGS SHALL CONFORM TO ASTM D 2235.
2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 4286 FOR PIPE AND 12454 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION MOLDED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2664.
4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND GISP1 STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO GISP1 STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPIGOT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
E. CONDENSATE DRAINS 4 INDIRECT WASTE (ABOVEGROUND).
1) DRY WROUGHT COPPER, ANSI B16.22
2) POLYVINYLCHLORIDE (PVC) DRY FITTING, SCHEDULE 40, SOLVENT JOINT.
F. REFRIGERANT.
1) ASTM B 250, TYPE ACR, HARD-DRAWN STRAIGHT LENGTHS, AND SOFT-ANNEALED COILS, SEAMLESS COPPER TUBING.
2) WROUGHT COPPER, ANSI B16.22, STREAMLINED PATTERN, FITTINGS, BRAZED JOINTS, AND A 5.0 CLASSIFICATION BAG-1 (SILVER).
3) TUBING SHALL BE THOROUGHLY CLEANED, READY FOR INSTALLATION, AND HAVE ENDS CAPPED TO PROTECT CLEANLINESS OF PIPE INTERIORS PRIOR TO SHIPPING.
4) SIZE AND INSTALLATION OF PIPE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. NATURAL GAS.
1) BLACK STEEL PIPE, SCHEDULE 40, ASTM A53.
a) PIPE 2" AND SMALLER, 150 LB. MALLEABLE IRON, THREADED FITTINGS.
b) PIPE 2" AND SMALLER, VEGA MEGAPRESS FOR WATER AND GAS, CSA LC4, T56A/ASME B31 FOR USE WITH ASTM A53 SCHEDULE 40 BLACK IRON PIPE.
c) PIPE 2-1/2" AND LARGER, WELDED.
d) FLUE VALVE, GRINNELL NORBOSTROM FIGURE NO. 142 OR 143.
e) BALL VALVE, JOMAR T-100NE APPROVALS: UL642, FM, CSA, NSF 61-B, MSS SP-110
2) GAS PIPING PAINTING:
a) ALL BLACK STEEL GAS PIPING LOCATED EXTERIOR TO THE BUILDING SHALL BE PRIMED AND PAINTED TO EITHER MATCH ADJACENT EXTERIOR WHERE LOCATED OR NEAR EXTERIOR WALL AND PAINTED SAFETY YELLOW WHERE LOCATED ON THE ROOF.
H. ALL PIPE HANGERS AND SUPPORTS SHALL BE STANDARD PRODUCTS OF GRINNELL, FEE AND MASON, OR ELGEN. HANGER SPACING SHALL BE IN ACCORDANCE WITH MSS-SP-69.
I. SLEEVES
1) PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK. ALL SLEEVES SHALL BE OF SUBMIT PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION AND TO ACCOMMODATE PIPE INSULATION.
2) INTERIOR PARTITIONS: 16 GAUGE GALVANIZED STEEL, PACK BETWEEN PIPE AND SLEEVE WITH FIRE SAFFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
3) ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WATERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
4) PLUMBING VENTS: FLASH ROOF VENT INTO ROOFING SYSTEM AS REQUIRED BY THE ROOFING CONTRACTOR TO MAINTAIN EXISTING ROOF WARRANTY. ALL PLUMBING VENT TERMINALS SHALL TERMINATE A MINIMUM OF 12" ABOVE ROOF OR EQUAL TO HEIGHT OF PARAPET, WHICHEVER IS GREATER.
J. PROVIDE CHROME PLATED ESCUTCHEONS ON ALL PIPE ENTERING FINISHED AREAS.
7. GAS PIPING LABELING:
A. ALL ELEVATED PRESSURE GAS PIPING SHALL BE LABELED EVERY 40 FEET WITH SIGNS INDICATING "ELEVATED PRESSURE".
8. INSULATION AND DUCT LINING:
A. ALL INSULATIONS AND ACCESSORIES SHALL HAVE A FIRE HAZARD CLASSIFICATION WITH A FLAME SPREAD RATING OF NOT OVER 29, A FUEL CONTRIBUTION RATING OF NOT OVER 50, AND A SMOKE DEVELOPED RATING OF NOT OVER 50, IN ACCORDANCE WITH NFPA.
B. PIPE INSULATION - ABOVE GRADE:
1) THE PIPING INSULATION USED SHALL HAVE A THERMAL CONDUCTIVITY OF 0.21 BTU PER IN/Hr/ft²/F OR LESS.
2) FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER, ASJ JACKET, FACTORY APPLIED PRESSURE SEALING LONGITUDE LAP JOINT, NO STAPLES, ZESTON FREEMOLDED PVC FITTING COVERS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3) FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION, UNSILT OR PRECUT WITH PRESSURE SENSITIVE ADHESIVE SYSTEM OR CLOSURE AND VAPOR SEALING, EQUAL TO ARMOSTRONG AF ARMAFLEX OR ARMAFLEX 2000.
4) FOR NON CIRCULATING SYSTEMS, THE FIRST 8 FEET OF INLET AND OUTLET PIPING BETWEEN THE TANK AND THE HEAT TRAP (INCLUDING THE HEAT TRAP) MUST BE INSULATED.
9. INSULATION SCHEDULE:
a) DOMESTIC GOLD WATER 1/2"
b) DOMESTIC HOT WATER 1-1/2"
c) HOT WATER REGULATOR 1-1/2"
d) CONDENSATE DRAINS INSIDE BUILDING 1/2"
e) REFRIGERANT SUCTION 1-1/2" FOR PIPING UP TO 1 1/2", 4" FOR PIPING 1-1/2" AND LARGER
C. DUCTWORK: ACoustical INSULATION.
1) DUCT LINING: 2 LB/CF, THICKNESS AS SCHEDULED, AIR STREAM SIDE COATED, INSTALL PER SMACNA STANDARDS.
a) DUCT LINING SCHEDULE:
(1) RECTANGULAR SUPPLY DUCT 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT
(2) RETURN AIR DUCT (DNING UNITS ONLY) 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT.
D. DUCTWORK: THERMAL INSULATION (WHERE CONCEALED ABOVE CEILING).
1) DUCT COVERING: 3/4 LB/CF, FIBERGLASS BLANKET WITH FACTORY APPLIED VAPOR BARRIER AND FACING, THICKNESS AS SCHEDULED, INSTALLATION IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
a) DUCT COVERING SCHEDULE: MINIMUM R-6
(1) ROUND SUPPLY DUCT (ABOVE CEILING) 2"
(2) RECTANGULAR SUPPLY DUCT (ABOVE CEILING) 2"
(3) RETURN AIR DUCT 2"
(4) OUTDOOR AIR / MAKE-UP AIR DUCT 2"
9. GREASE HOOD AND EXHAUST DUCT:
A. HOOD SHALL BE CONSTRUCTED OF 16 GAUGE STEEL OR 20 GAUGE STAINLESS STEEL IN ACCORDANCE WITH NFPA AND LOCAL CODES.
1) GREASE FILTERS SHALL BE UL LISTED ULTIMUM GREASE EXTRACTORS.
2) PROVIDE A COMPLETE AUTOMATIC NET CHEMICAL FIRE EXTINGUISHING SYSTEM FOR THE HOOD AND DUCT AS REQUIRED BY NFPA AND LOCAL CODES. ALL COOKING EQUIPMENT UNDER THE HOOD SHALL BE INTERLOCKED WITH THE SYSTEM, TO SHUTDOWN IN AN ALARM CONDITION.
a) THE GREASE HOOD FIRE SUPPRESSION SYSTEM SHALL BE EQUAL TO AMEREX KP SERIES PRE-ENGINEERED, NET CHEMICAL, STORED-PRESSURE TYPE WITH A FIXED NOZZLE ASSENT DISTRIBUTION SYSTEM. THE SYSTEM SHALL BE UL LISTED AND TESTED TO UL STANDARD 300.
b) THE SYSTEM SHALL UTILIZE AN ASSENT EQUAL TO AMEREX KP LIQUID FIRE SUPPRESSANT, A POTASSIUM ACETATE BASED SOLUTION THAT SUPPRESSES COOKING GREASE FIRES, SHALL HAVE A PH OF 9 OR LESS, AND SHALL NOT HARM STAINLESS STEEL SURFACES.
c) THE SYSTEM SHALL BE PROVIDED WITH A MANUAL "DUAL ACTION" TYPE PULL STATION. PULL STATION SHALL BE LOCATED NOT LESS THAN 10 FEET AND A MAXIMUM OF 20 FEET FROM THE GREASE HOOD AND IN THE PATH OF EGRESS. THE MANUAL ACTUATION SHALL REQUIRE A MAXIMUM FORCE OF 40 POUNDS AND A MAXIMUM MOVEMENT OF 14 INCHES TO ACTIVATE THE FIRE SUPPRESSION SYSTEM.
d) PROVIDE A GAS SHUT OFF VALVE FOR MOUNTING IN THE GAS PIPE THAT WILL SHUT OFF GAS FLOW TO EQUIPMENT UNDER THE HOOD IN AN ALARM CONDITION. PROVIDE AN ELECTRICAL SWITCH WHICH SHALL BE CAPABLE OF DE-ENERGIZING ALL ELECTRICAL DEVICES AND EQUIPMENT UNDER THE HOOD IN AN ALARM CONDITION.
B. GREASE DUCT SHALL BE CONSTRUCTED OF 16 GAUGE CARBON STEEL OR 18 GAUGE STAINLESS STEEL IN ACCORDANCE WITH NFPA AND LOCAL CODES.
a) JOINTS, SEAMS AND PENETRATIONS OF GREASE DUCTS SHALL BE MADE WITH A CONTINUOUS LIQUID TIGHT WELD OR BRAZE MADE ON THE EXTERNAL SURFACE OF THE DUCT SYSTEM.
b) DUCT JOINTS SHALL BE BUTT JOINTS, WELDED FLANGE JOINTS WITH A MAXIMUM FLANGE DEPTH OF 1/2" OR OVERLAPPING DUCT JOINTS OF EITHER THE TELESCOPE OR BELL TYPE. OVERLAPPING JOINTS SHALL BE INSTALLED TO PREVENT LEAKS AND SETTING LEDS OF GREASE OR INTERFERING WITH GRAVITY DRAINAGE TO THE INTENDED COLLECTION POINT.

MECHANICAL SPECIFICATIONS (CONTINUED)

1) 486 SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3965 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 2683. FITTINGS SHALL CONFORM TO ASTM D 2235.
2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM; PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 4286 FOR PIPE AND 12454 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 391. INJECTION

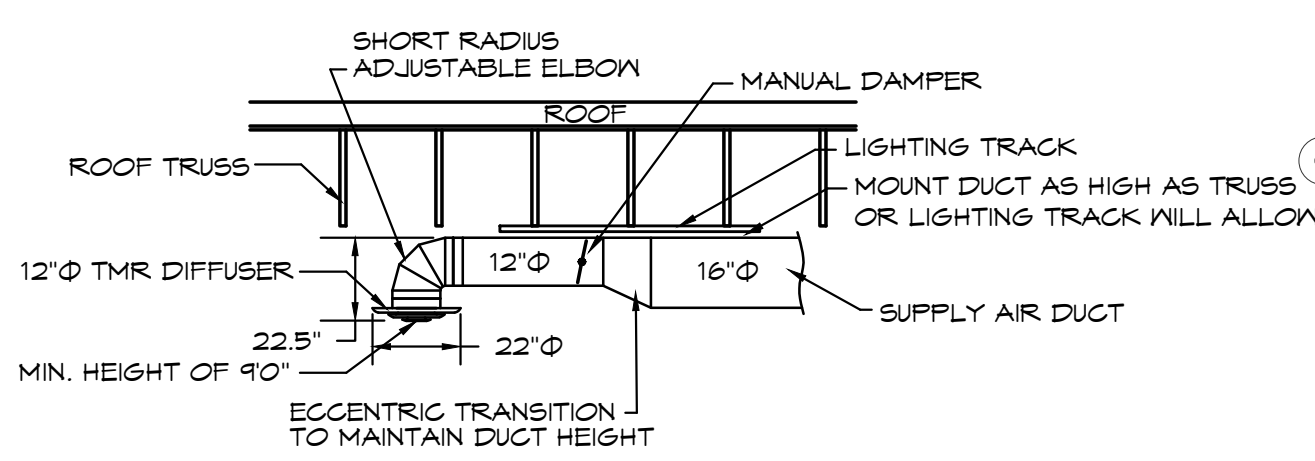
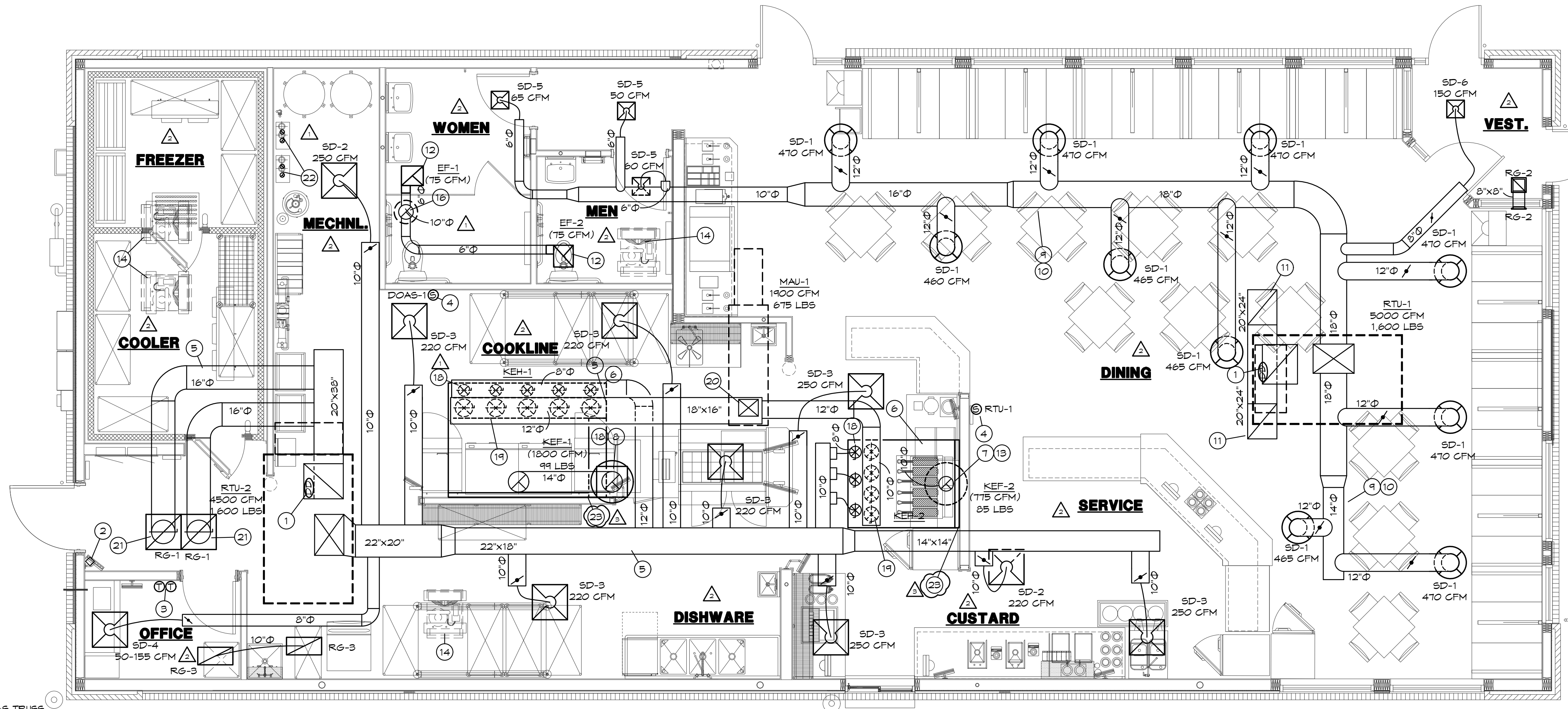


MECHANICAL FLOOR PLAN

DATE
 5/23/2022 PERMIT SET
 8/02/2022 REVISION #1
 8/29/2022 REVISION #2
 9/20/2022 REVISION #3

DRAWN BY:
 CHECKED BY:
 SHEET NO.
M1

- MECHANICAL SYMBOLS**
- (SD) NEW SUPPLY DIFFUSER
 - (RG) NEW RETURN AIR GRILLE
 - EXHAUST GRILLE/FAN
 - REMOTE TEMPERATURE/HUMIDITY SENSORS
 - THERMOSTAT, MOUNTED AT 48" AFF
 - DUCT-MOUNTED SMOKE DETECTOR
 - NEW DUCTWORK
 - 32"x14" SIZE OF RECTANGULAR DUCT
 - 6" SIZE OF ROUND DUCT
 - FLEXIBLE DUCTWORK
 - FLOOR PLAN NOTE DESIGNATION
 - S.A. SUPPLY AIR
 - R.A. RETURN AIR
 - EXH. EXHAUST AIR
 - TRANSITION IN DUCT SIZE
 - ELBOW WITH TURNING VANES
 - MANUAL VOLUME DAMPER
 - SUPPLY AIR DUCT UP/DOWN
 - RETURN AIR DUCT UP/DOWN
 - EXHAUST AIR DUCT UP/DOWN
 - CHANGE IN ELEVATION UP (UP) DOWN (DN) IN DIRECTION OF FLOW
 - RTU-1 SCHEDULED MECHANICAL EQUIPMENT



DINING ROOM DIFFUSER DETAIL
 SCALE: NONE

MECHANICAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

AIR BALANCE SCHEDULE

SUPPLY AIR UNIT	OUTSIDE AIRFLOW (CFM)	RETURN AIRFLOW (CFM)	SUPPLY AIRFLOW (CFM)	OA/SA %	EXHAUST AIR UNIT	EXHAUST AIRFLOW (CFM)
RTU-1	77	3,923	4,000	1.9%	KEF-1	1600
RTU-2	800	3,200	4,000	20.0%	KEF-2	775
MAU-1	1,900	0	1,900	100%	EF-1, EF-2	150
TOTAL	2,777	7,123	9,900	28.05%	TOTAL	2,525
RESULTING BUILDING PRESSURIZATION						252 CFM

THE BUILDING HVAC SYSTEM SHALL BE BALANCED BY NATIONAL TAB HIRED BY THE OWNER. CONTACT Dan Hertenstein - National TAB at: 816-215-1543 - DAN@NATIONALTAB.COM

THE RTU SUPPLY FANS SHALL OPERATE IN SINGLE ZONE VAV MODE WITH 2 STAGES OF FAN CONTROL. LOW SPEED SHALL BE USED DURING PERIODS OF LOW COOLING LOAD AND VENTILATION ONLY OPERATION PER 2015 IECC REQUIREMENTS.

THE ECONOMIZER DAMPERS SHALL HAVE TWO POSITIONS DEPENDENT ON THE FAN SPEED TO MAINTAIN CONSTANT OUTDOOR AIR VOLUME AND BUILDING PRESSURE. REFER TO THE BUILDING AIR BALANCE SCHEDULE ON SHEET M2.

THE UNIT SHALL HAVE ITS FRESH AIR HEATING OPTION ENABLED TO HEAT VENTILATION AIR TO A NEUTRAL VALUE DURING COLD WEATHER OPERATION. REFER TO THE MANUFACTURERS PROGRAMMING DOCUMENTATION FOR SETUP INSTRUCTIONS.

OUTDOOR AIR CALCULATIONS

UNIT	Area (sqft)	OCCUPANCY CLASSIFICATION	Occupant Density #/1000 sqft	People outdoor airflow rate in breathing zone, (Rp) cfm/person	Area outdoor airflow rate in breathing zone, (Ra) cfm/sqft	Exhaust airflow rate cfm/sqft	Breathing zone outdoor airflow (Vbz)	Zone air distribution effectiveness (Ez)	Zone outdoor airflow (cfm)
RTU-1	485	Dining rooms	70	7.5	0.18		673	0.8	542
	173	Corridors	0	0	0.06		10	0.8	13
Total									555

- MECHANICAL PLAN NOTES:**
- LOCATION OF DUCT MOUNTED SMOKE DETECTOR. PROVIDE REMOTE ENUNCIATOR AUDIO/VISUAL. VERIFY LOCATION WITH FIRE MARSHAL PRIOR TO INSTALLATION. REFER TO SPEC SHEET MPO FOR ADDITIONAL INFORMATION.
 - LOCATION OF MANUAL PULL STATION. INSTALL PER THE MANUFACTURERS REQUIREMENTS. COORDINATE WITH FIRE MARSHAL/AHJ PRIOR TO INSTALLATION.
 - LOCATION OF RTU AND DOAS THERMOSTATS. GC TO LABEL EACH THERMOSTAT.
 - LOCATION OF RTU TEMPERATURE SENSOR MOUNTED T-O" AFF.
 - ALL KITCHEN DUCTWORK IS INTENDED TO BE ROUTED THROUGH OR BETWEEN TRUSSES. COORDINATE EXACT ROUTING WITH TRUSSES DURING INSTALLATION.
 - EXHAUST HOOD PROVIDED BY OTHERS. INSTALLED BY THIS CONTRACTOR PER THE MANUFACTURERS INSTRUCTIONS.
 - TRANSITION AND CONNECT 10" GREASE DUCT TO EXHAUST HOOD WITH AS SHOWN. ROUTE DUCT UP AND CONNECT TO EXHAUST FAN, OFFSET AS NECESSARY TO MISS ROOF STRUCTURE, AND TO MAINTAIN 10'-0" CLEARANCE FROM ALL OUTDOOR AIR INTAKES, AND 5'-0" FROM PARAPET WALLS. ALL GREASE DUCT IS TO BE INSTALLED WITH DUCT WRAP AS DETAILED AND PER THE MANUFACTURERS REQUIREMENTS FOR 0" CLEARANCE TO COMBUSTIBLES.
 - TRANSITION AND CONNECT 14" GREASE DUCT TO COLLAR ON EXHAUST HOOD. ROUTE DUCT UP AND CONNECT TO EXHAUST FAN, OFFSET AS NECESSARY TO MISS ROOF STRUCTURE, AND TO MAINTAIN 10'-0" CLEARANCE FROM ALL OUTDOOR AIR INTAKES, AND 5'-0" FROM PARAPET WALLS. REFER TO DETAIL ON SHEET M2. ALL GREASE DUCT IS TO BE INSTALLED WITH DUCT WRAP AND ACCESS DOORS AS DETAILED AND PER THE MANUFACTURERS REQUIREMENTS FOR 0" CLEARANCE TO COMBUSTIBLES.
 - COORDINATE DUCT ROUTING WITH LIGHTING.
 - EXPOSED DUCTWORK SHALL BE OF PAINTLOCK CONSTRUCTION AND PAINTED PER THE DIRECTION OF ARCHITECT.
 - RETURN AIR DUCT LOCATED BETWEEN ROOF TRUSSES. OPEN END OF DUCTWORK TURNED UP TOWARD STRUCTURE WITH A MINIMUM 3" CLEARANCE TO DECK.
 - SUPPORT EXHAUST FAN FROM STRUCTURE AS REQUIRED BY THE MANUFACTURER.
 - GC TO INSTALL CAPTIVE AIR WBE WINDBAND EXTENSION FOR KEF-1 AND KEF-2 PROVIDED BY KITCHEN EQUIPMENT SUPPLIER.
 - MOUNT CONDENSING UNIT ON ROOF AS DETAILED AND AS REQUIRED BY THE MANUFACTURER. CONNECT REFRIGERANT PIPING AS REQUIRED BY THE MANUFACTURER. SEE ARCHITECTURAL PLANS FOR MOUNTING DETAIL.
 - RETURN DUCT TO BE ROUTED BETWEEN JOISTS, AS HIGH AS STRUCTURE WILL ALLOW.
 - ROUTE 10" EXHAUST DUCT UP THROUGH ROOF TO ROOF CAP. MAINTAIN 10'-0" CLEARANCE TO ALL OUTDOOR AIR INTAKES.
 - HOOD SHALL BE PROVIDED WITH FACTORY PRE-WIRE PACKAGE AND A PRE-ENGINEERED UL-300 FIRE SUPPRESSION SYSTEM. SEE HOOD DRAWINGS FOR DETAILS.
 - TRANSITION AND CONNECT AIR CONDITIONING DUCT TO EXHAUST HOOD A/C SUPPLY PLENUM PER THE MANUFACTURERS REQUIREMENTS. SEE SHEET M3 FOR CONNECTION SIZE AND SUPPLY CFM.
 - TRANSITION AND CONNECT MAKE-UP AIR DUCT TO EXHAUST HOOD SUPPLY PLENUM PER THE MANUFACTURERS REQUIREMENTS. SEE SHEET M3 FOR CONNECTION SIZE AND SUPPLY CFM.
 - ROUTE 12"x14" MAKE UP AIR SUPPLY DUCT DOWN FROM MAU-1. TRANSITION AND CONNECT TO 18"x16" SUPPLY DUCT. VERIFY THE EXACT SIZE AND LOCATION OF STRUCTURE BEFORE INSTALLING DUCTWORK.
 - PROVIDE LOCKING QUADRANT DAMPER AND ROUND TO SQUARE TRANSITION FOR RETURN GRILL CONNECTION.
 - PROVIDE 3" PVC FLUE AND COMBUSTION AIR INTAKE PIPE FOR HOT WATER HEATER THROUGH ROOF. PROVIDE MANUFACTURER'S TERMINATION KIT. SEAL PENETRATION WEATHERTIGHT. VERIFY 10'-0" CLEARANCE FROM ALL OUTDOOR AIR INTAKES.
 - WALLS AROUND TYPE I HOODS ARE BUILT WITH NON COMBUSTIBLE MATERIALS. SEE ARCHITECTURAL PLANS FOR DETAILS.

MECHANICAL GENERAL NOTES:

- COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
- THIS CONTRACTOR SHALL PERFORM ALL WORK INDICATED AND/OR AS REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF THE MECHANICAL SYSTEMS.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF DIFFUSERS.
- INSTALL ALL DUCT, PIPE, ETC. AS HIGH AS POSSIBLE.
- DUCT SIZES SHOWN ARE ACTUAL SHEET METAL SIZES AND INCLUDE A 1/2 INCH ALLOWANCE FOR DUCT LINER WHERE APPLICABLE.
- PROVIDE FLEXIBLE CONNECTION BETWEEN DUCTWORK AND ROOFTOP UNITS, EXHAUST FANS, AND OTHER MOTORIZED EQUIPMENT.
- NO DUCT SHALL BE ROUTED OVER THE TOP OF ELECTRICAL PANELS.
- ALL EXPOSED DUCT WORK SHALL BE PAINTED. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROVIDE 1" SCHEDULE 40 PVC CONDENSATE DRAIN PIPE FOR EACH ROOFTOP UNIT LAID DIRECTLY ON ROOF TO NEAREST ROOF DRAIN. PROVIDE WATER TRAP AND CLEANOUTS AS DETAILED. SECURE PVC PIPE TO DRAIN WITH NYLON STRAP.

REFRIGERANT CALCULATIONS

2015 IMC TABLES 1103.1 DOES NOT COVER R-448A
 PER 2015 IMC TABLES 1103.1 R-448A ALLOWED 24 LBS / 1000 CUFT REFRIG CLASS A1
 DEGREE OF HAZARD HEALTH NONE FIRE NONE REACTIVITY NONE

COOLER: 105.00 SQFT x 8'10" FT CEILING = 931.77 GUBIC FEET x A MAX. OF 24 LBS/1000 CU FT = 23.03 LBS ALLOWABLE
 PER THE MANUFACTURER KOLPACK, THE COOLER SYSTEM SHALL HAVE 5.5 LBS OF R-448A THIS ME ARE COMPLIANT.

FREEZER: 71.77 SQFT x 8'-10" FT CEILING 606.97 CU. FT. x A MAX. OF 24 LBS/1000 CU. FT. = 16.48LBS.
 PER THE MANUFACTURER KOLPACK, THE FREEZER SYSTEM SHALL HAVE 13.6 LBS OF R-448A.

Released for Permit
 09/22/2022 10:20:19 AM

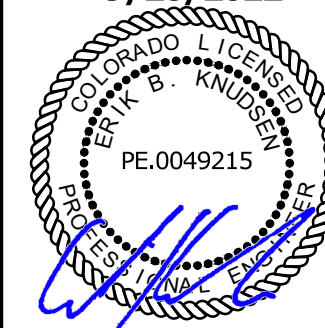
 daleh
 MECHANICAL

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Design Engineer and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Design Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

BC ENGINEERS INCORPORATED
 5720 Reeder Shawnee, Ks. 66203 (913)262-1722

9/20/2022



**MECHANICAL
 ROOF
 FLOOR PLAN**

DATE

5/23/2022 PERMIT SET

8/02/2022 REVISION #1

8/29/2022 REVISION #2

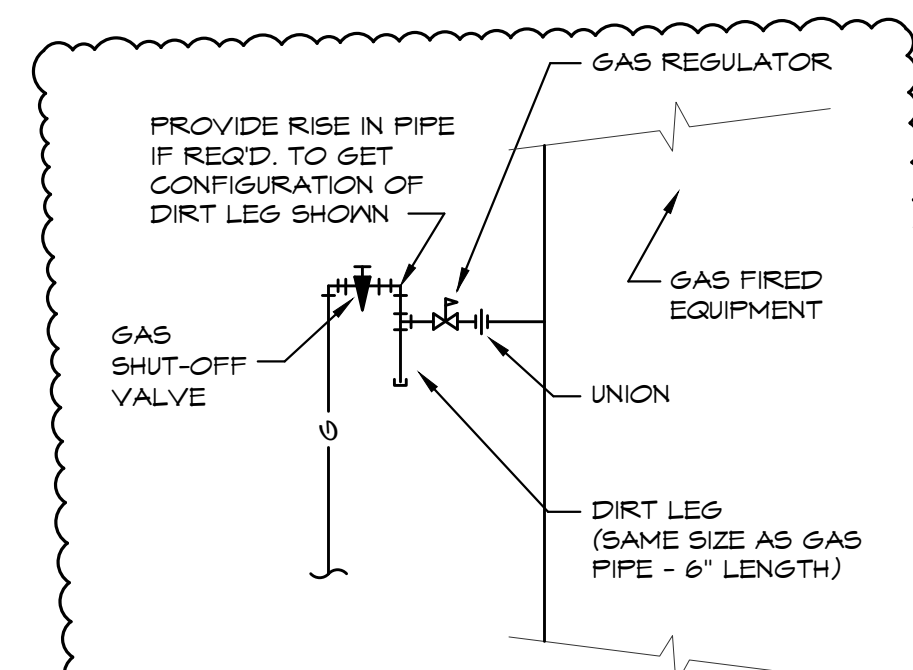
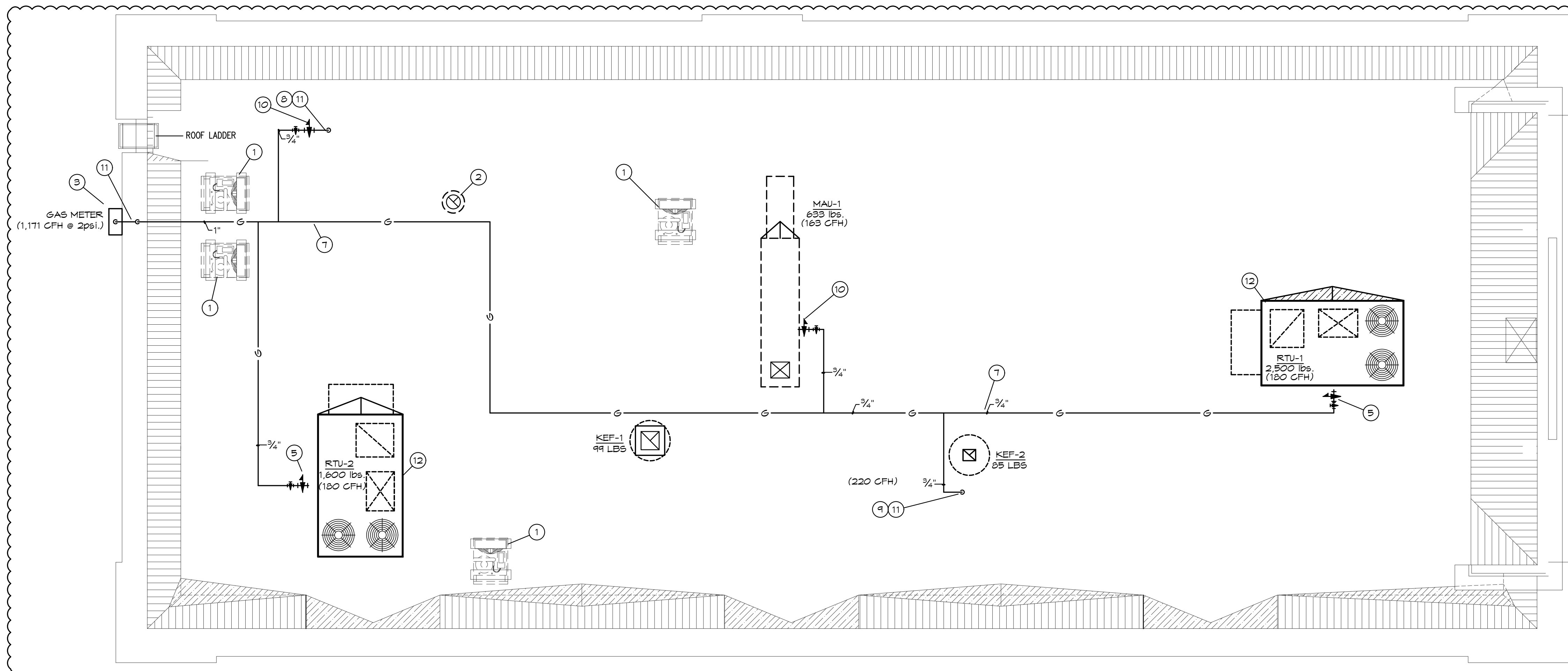
9/20/2022 REVISION #3

DRAWN BY:

CHECKED BY:

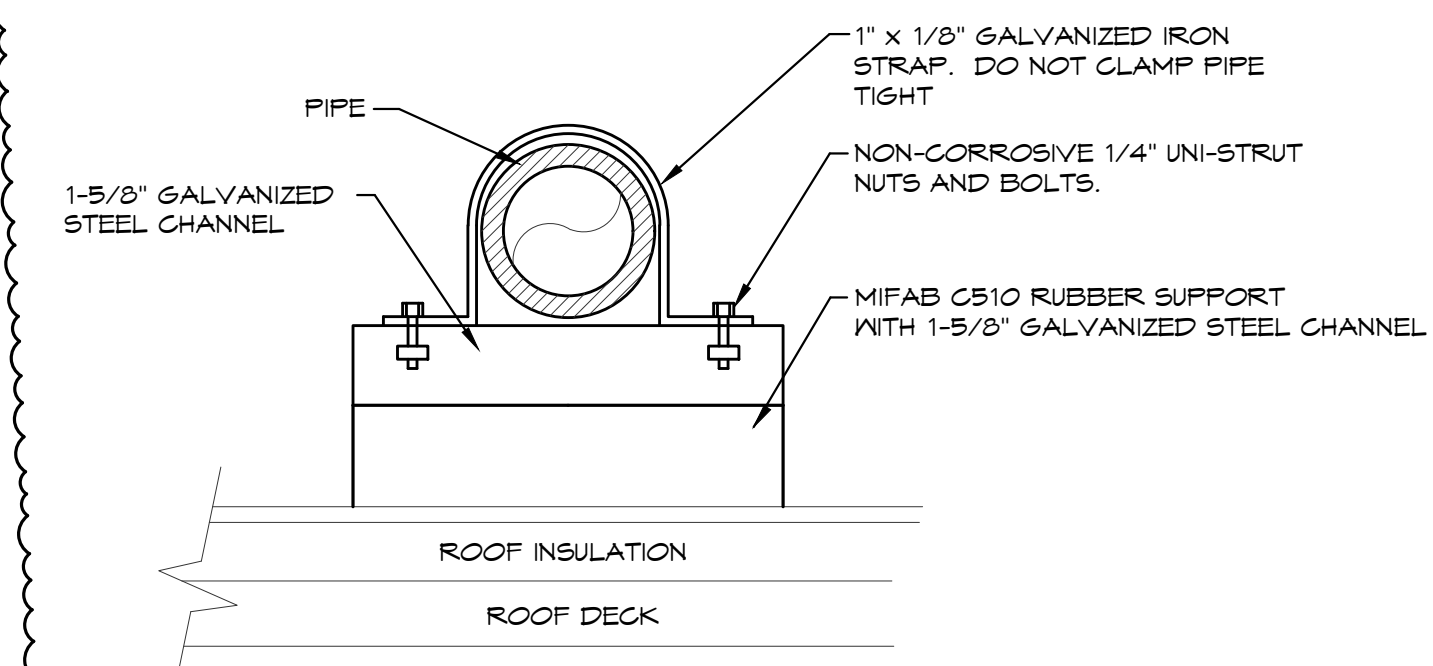
SHEET NO.

M1.1



GAS CONNECTION WITH REG. DETAIL

SCALE: NONE



CONDENSATE DRAIN DETAIL

SCALE: NONE



MECHANICAL EQUIPMENT AND GAS ROOF PLAN

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

MECHANICAL PLAN NOTES:

- 1 MOUNT CONDENSING UNIT ON ROOF AS DETAILED AND AS REQUIRED BY THE MANUFACTURER. CONNECT REFRIGERANT PIPING AS REQUIRED BY THE MANUFACTURER. SEE ARCHITECTURAL PLANS FOR MOUNTING DETAIL.
- 2 ROUTE 10" Ø EXHAUST DUCT UP THROUGH ROOF TO ROOF CAP. MAINTAIN 10'-0" CLEARANCE TO ALL OUTDOOR AIR INTAKES.
- 3 COORDINATE WITH GAS COMPANY FOR INSTALLATION OF A METER WITH CAPACITY FOR 1,171 CFH @ 2 PSI. ROUTE PIPING UP INSIDE THE EXTERIOR WALL AND PENETRATE THE PARAPET WALL ONTO ROOF. ALL JOINTS ARE TO BE WELDED OR USE FITTINGS APPROVED FOR CONCEALED USE. VERIFY ALL EQUIPMENT GAS CAPACITIES AND OPERATING PRESSURES PRIOR TO INSTALLATION OF ANY PIPING.
- 4 CONNECT GAS PIPING TO EQUIPMENT AS DETAILED AND PER THE MANUFACTURERS INSTRUCTIONS.
- 5 3/4" GAS (2psi.) WITH SHUT-OFF VALVE AND PRESSURE REGULATOR ON ROOF (3/4" MAXITROL #325-5L, 180 CFH, 2psi. INLET PRESSURE WITH T' N.C. OUTLET PRESSURE). CONNECT 3/4" PIPING TO ROOF TOP UNITS AS DETAILED AND AS REQUIRED.
- 6 3/4" GAS (2psi.) WITH SHUT-OFF VALVE AND PRESSURE REGULATOR ON ROOF (3/4" MAXITROL #325-5L, 163 CFH, 2psi. INLET PRESSURE WITH T' N.C. OUTLET PRESSURE). CONNECT 3/4" PIPING TO ROOF TOP UNIT AS DETAILED AND AS REQUIRED.
- 7 SUPPORT GAS PIPING ON ROOF AS DETAILED.
- 8 1" GAS DOWN THROUGH ROOF AND CEILING TO WATER HEATERS. CONNECT 3/4" GAS PIPING TO EACH WATER HEATER PER THE MANUFACTURERS REQUIREMENTS.
- 9 GAS PIPING DOWN THRU ROOF TO AUTOMATIC GAS SHUT OFF VALVE IN AN ACCESSIBLE LOCATION ABOVE CEILING AS REQUIRED.
- 10 3/4" GAS (2psi.) WITH SHUT-OFF VALVE AND PRESSURE REGULATOR ON ROOF (3/4" MAXITROL #325-5L, 348 CFH, 2psi. INLET PRESSURE WITH T' N.C. OUTLET PRESSURE). CONNECT 3/4" PIPING TO WATER HEATER AS DETAILED AND AS REQUIRED.
- 11 CUT EXISTING ROOF AND FLASH INTO ROOF AS REQUIRED. ALL ROOFING WORK SHALL BE PERFORMED BY BUILDING OWNER'S ROOFING CONTRACTOR (AT THIS CONTRACTOR'S EXPENSE) TO MAINTAIN EXISTING ROOF WARRANTY. VERIFY APPROVED ROOFING CONTRACTOR WITH BUILDING OWNER PRIOR TO PERFORMING WORK.
- 12 PROVIDE 1" CONDENSATE DRAIN FOR RTU/DOAS AS DETAILED.

Released for Permit

09/22/2022 10:20:20 AM



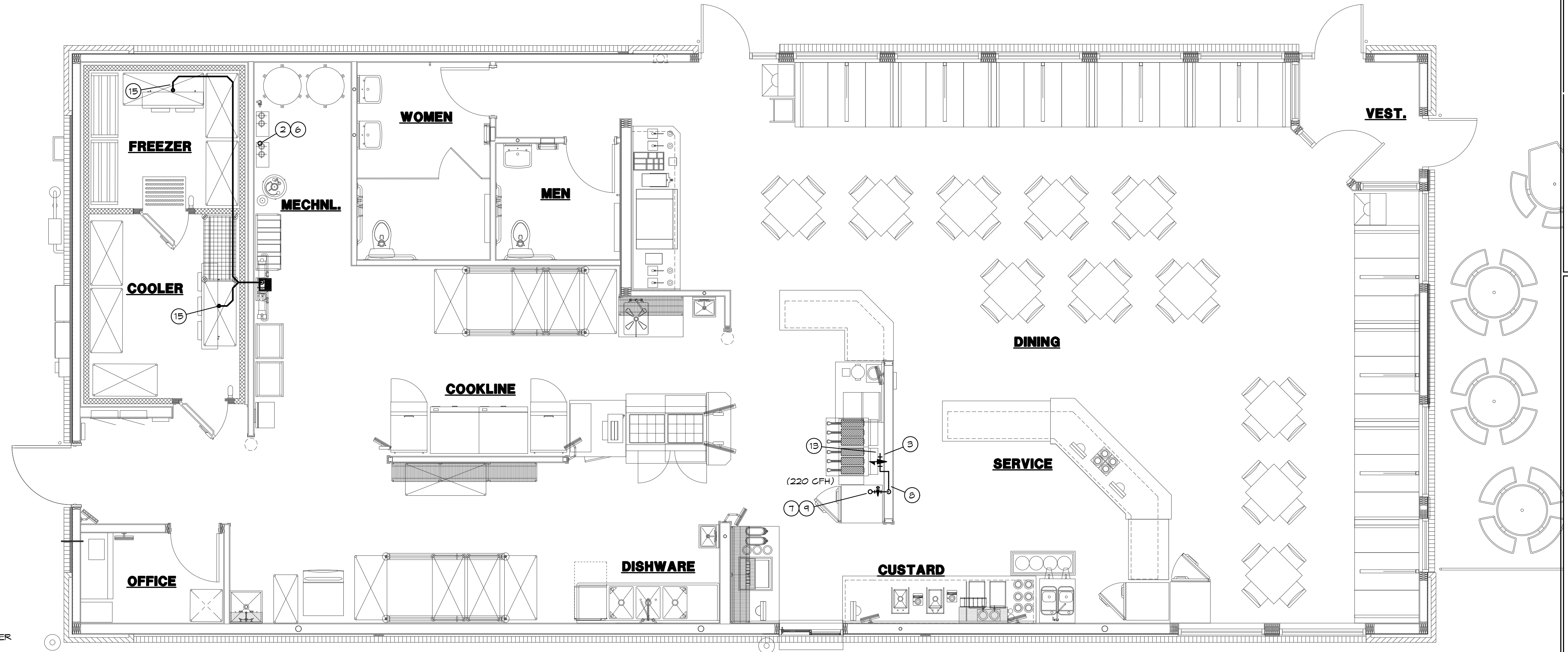
BC PROJECT #: 21959
 This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architecture/Engineering/Professional Act of 1982, all drawings, specifications, bills and designs, including the overall form, arrangement and composition of spaces and elements appearing hereon, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

**BC ENGINEERS
 INCORPORATED**

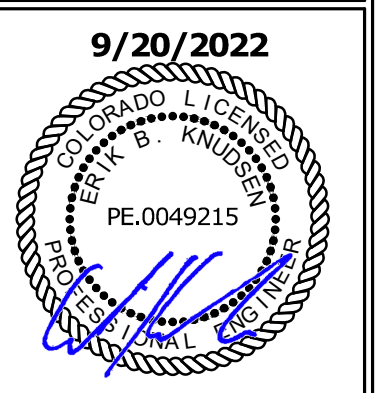
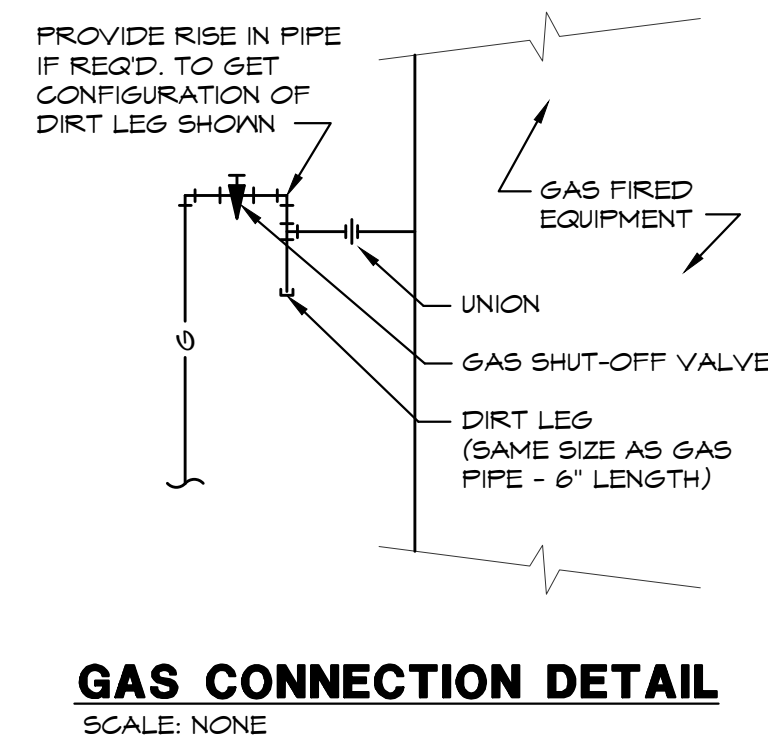
5720 Reeder Shawnee, Ks. 66203 (913)262-1772

GAS PLAN NOTES:

- ① NOT USED.
- ② CONNECT GAS PIPING TO EQUIPMENT AS DETAILED AND PER THE MANUFACTURERS INSTRUCTIONS.
- ③ 3/4" GAS (2psl.) WITH SHUT-OFF VALVE AND PRESSURE REGULATOR LOCATED BEHIND FRYER. (3/4" MAXITROL 325-5L, 220 CFH, 2psl. INLET PRESSURE WITH 1" M.C. OUTLET PRESSURE). PROVIDE WITH ANSI Z21.80/GSA 6.66 LISTED VENT LIMITING DEVICE, 1" PIPE TO FRYER MANIFOLD.
- ④ NOT USED.
- ⑤ NOT USED.
- ⑥ 1" GAS DOWN THROUGH ROOF AND CEILING TO WATER HEATERS. CONNECT 3/4" GAS PIPING TO EACH WATER HEATER PER THE MANUFACTURERS REQUIREMENTS.
- ⑦ GAS PIPING DOWN THRU ROOF TO AUTOMATIC GAS SHUT OFF VALVE IN AN ACCESSIBLE LOCATION ABOVE CEILING AS REQUIRED.
- ⑧ CONCEALED GAS PIPE FITTINGS TO BE WELDED OR LISTED FOR CONCEALED INSTALLATION.
- ⑨ COORDINATE ELECTRONIC GAS VALVE BETWEEN ALL TRADES.
- ⑩ NOT USED.
- ⑪ NOT USED.
- ⑫ NOT USED.
- ⑬ ALL APPLIANCE CONNECTIONS SHALL BE MADE WITH UL LISTED FLEXIBLE APPLIANCE CONNECTOR. FLEX CONNECTORS SHALL BE PROVIDED BY TENANT. CONTRACTOR SHALL PROVIDE SAFETY LOCK AND CHAIN AT ALL GAS APPLIANCES ON WHEELS. PROVIDE PIPING REDUCERS AND INCREASERS AS REQUIRED TO MATE HARD PIPING WITH FLEX CONNECTORS.
- ⑭ NOT USED.
- ⑮ PROVIDE 1" COPPER CONDENSATE DRAIN WITH AIR GAP FROM WALK-IN COOLER/FREEZER COIL TO FLOOR SINK AS REQUIRED BY WALK IN COOLER/FREEZER MANUFACTURER. COORDINATE WITH E.C. FOR HEAT TRACING.



MECHANICAL GAS AND CONDENSATE FLOOR PLAN
SCALE: 1/4" = 1'-0"



MECHANICAL GAS AND CONDENSATE FLOOR PLAN

DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1
8/29/2022 REVISION #2
9/20/2022 REVISION #3

BC PROJECT #: 21959
This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architecture/Engineering Copyright Protection Act of 1988, all drawings, specifications, plans and designs, including the overall form, arrangement and composition of spaces and elements appearing hereon, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
09/22/2022 10:20:20 AM
REGIONAL Building Department
daleh
MECHANICAL

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772

DRAWN BY:
CHECKED BY:
SHEET NO.
M1.2

ROOFTOP UNIT SCHEDULE																			
MARK	MFGR	MODEL NO.	NOM. TONS	EVAP. CFM	EXT. STATIC P. IN. WG. (NOTE 2)	COOLING			HEATING (GAS)		ELECTRICAL			MINIMUM OUTDOOR AIR (CFM)	TOTAL WEIGHT (LBS)	IEER	FREON	REMARKS	
						TOTAL BTUH	SENS. BTUH	AMB.	EVAP. EAT DB/WB	BTUH INPUT	BTUH OUTPUT	VOLT/PH/Hz	BLOWER MOTOR						MIN. MCA (AMPS)
RTU-1	LENNOX	LGH150H4M	12.5	5,000	1.0"	137,800	100,600	105	80/67	240,000	192,000	208/3/60	5 HP	T1	90	1,600	12.2	R-410a	1,2,3,4,5,6,7,8,9
RTU-2	LENNOX	LGH150H4M	12.5	5,000	1.0"	137,800	100,600	105	80/67	240,000	192,000	208/3/60	5 HP	T1	90	1,600	12.2	R-410a	1,2,3,4,5,6,7,8,9

ALTERNATE RTU MANUFACTURER																			
MARK	MFGR	MODEL NO.	NOM. TONS	EVAP. CFM	EXT. STATIC P. IN. WG. (NOTE 2)	COOLING			HEATING (GAS)		ELECTRICAL			MINIMUM OUTDOOR AIR (CFM)	TOTAL WEIGHT (LBS)	IEER	FREON	NOTES	
						TOTAL BTUH	SENS. BTUH	AMB.	EVAP. EAT DB/WB	BTUH INPUT	BTUH OUTPUT	VOLT/PH/Hz	BLOWER MOTOR						MIN. MCA (AMPS)
RTU-1	TRANE	YHD15063R	12.5	5,000	1.0	149,000	105,400	105	80/67	250,000	175,000	208/3/60	3 HP	65	90	2,500	13.5	R-410a	1,2,3,4,5,6,7,8,9
RTU-2	TRANE	YHD15063R	12.5	5,000	1.0	149,000	105,400	105	80/67	250,000	175,000	208/3/60	3 HP	65	90	2,500	13.5	R-410a	1,2,3,4,5,6,7,8,9

- NOTES:**
- PROVIDE DIGITAL CONTROLS, HIGH PERFORMANCE WITH FDD OUTDOOR AIR ECONOMIZER WITH DRY BULB CONTROL, SINGLE ZONE VAV (MSAV), BAROMETRIC RELIEF DAMPER, TIME DELAY ON COMPRESSOR RE-START, CRANKCASE HEATER, BAROMETRIC RELIEF DAMPER, DRAIN PAN OVERFLOW SWITCH, DISCHARGE AIR TEMPERATURE SENSING, HINGED ACCESS DOORS, SMOKE DETECTOR MOUNTED IN RETURN, AND STANDARD COOLING DOWN TO 0°F FOR EACH UNIT. OUTDOOR AIR DAMPER TO FULLY CLOSE W/ FAN SHUTDOWN FOR ALL UNITS.
 - EXTERNAL STATIC PRESSURE LISTED REPRESENTS STATIC PRESSURE REQUIRED FOR DUCTWORK AND DIFFUSERS OUTSIDE THE HVAC UNIT COMPLETELY INDEPENDENT OF ANY PRESSURE DROP THROUGH THE HVAC EQUIPMENT INCLUDING BUT NOT LIMITED TO FILTERS, COILS AND ECONOMIZERS. THE FAN AND MOTOR SHALL BE SIZED APPROPRIATELY TO MEET THIS DEFINITION OF EXTERNAL STATIC PRESSURE.
 - PROVIDE COMMERCIAL 1-DAY PROGRAMMABLE HEAT/COOL/AUTO CHANGEOVER THERMOSTAT WITH ECONOMIZER OUTPUT AND REMOTE, TEMPERATURE SENSOR FOR EACH UNIT (SIEMENS RDY2000BN OR EQUAL), ECONOMIZER/OUTDOOR AIR DAMPER IS TO CLOSE DURING UNOCCUPIED HOURS.
 - PROVIDE 18" HIGH (AT LOWEST POINT) PRE-FABRICATED INSULATED ROOF CURB.
 - PROVIDE HAIL GUARDS FOR EACH UNIT.
 - PROVIDE FACTORY INSTALLED UNIT MOUNTED CIRCUIT BREAKERS.
 - MECHANICAL CONTRACTOR SHOULD CLEAN OR PROVIDE ALL NEW FILTERS ON DAY OF TURNOVER.
 - DUCT SMOKE DETECTORS SHALL COMPLY WITH INC 2019 SECTION 0606.4.1. RTUS TO BE INTERLOCKED WITH ALL KITCHEN EQUIPMENT AS REQUIRED.

ALTERNATE RTU MANUFACTURERS MAY BE CONSIDERED UPON DESIGN APPROVAL. UNITS TO BE SUBMITTED AND REVIEWED BY DESIGN TEAM PRIOR TO ORDER. STRUCTURAL MODIFICATIONS MAY BE REQUIRED, AT THIS CONTRACTOR'S EXPENSE TO FIT ALTERNATE RTU DROPS.

EXHAUST FAN SCHEDULE									
MARK	MFGR	MODEL	CFM	EXTERNAL STATIC P. IN. WG.	RPM	ELECTRICAL		FAN TYPE	NOTES
						VOLT/PH/Hz	PHAS		
EF-1	COOK	GC-146	75	0.25	900	120/1/60	30.3 W	CEILING EXH.	1
EF-2	COOK	GC-146	75	0.25	900	120/1/60	30.3 W	CEILING EXH.	1

- NOTES:** 1. PROVIDE CEILING GRILLE, INTEGRAL BACK DRAFT DAMPER, AND ROOF CAP WITH 18" CURB.

DIFFUSER SCHEDULE						
MARK	MFGR	MODEL	NECK SIZE	FACE SIZE	FINISH	REMARKS
SD-1	TITUS	TMR	12"Ø	22"Ø	WHITE	FIELD PREP FOR PAINTING
SD-2		TMS/3	10"Ø	24"x24"		
SD-3		PAR/3				RETURN - NO DEFLECTOR
SD-4		T3SQ4	8"Ø			THERMAL VAV DIFFUSER
SD-5		TMS/3	6"Ø	12"x12"		WITH O.B. DAMPER AND TRM KIT
RG-1	AMER. LOUVER CO.	STRATUS	20"x20"	24"x24"		SEE NOTE 1.
RG-2	TITUS	350RL	8"x8"			
RG-3		PAR/3	10"x22"	12"x24"		

- NOTES:** 1. RETURN GRILL TO BE PLASTIC FILTER RETURN, FILTER TO BE AMERICAN AIR FILTER (AAF) FRONTLINE GREEN 1", WITH AAF AMERIFRAME SIZE 20X20X1.

FIRE RATED ENCLOSURE - GREASE DUCTS

- THERMAL CERAMICS FIREMASTER FASTWRAP XL IS TESTED TO ASTM E2336 AND UL LISTED PER HNK1.G18 TO PROVIDE ZERO CLEARANCE TO COMBUSTIBLES AND TO PROVIDE A 1- OR 2- HOUR ENCLOSURE. THROUGH PENETRATIONS FIRESTOP SYSTEMS ARE TESTED IN ACCORDANCE WITH ASTM E 814 (UL 1479). ICC-ES APPROVAL PER REPORT ESR 2213 OR ESR 2832.
- COMPLIANT TO THE FOLLOWING CODES:
NFPA 96
INTERNATIONAL MECHANICAL CODES
UNIFORM MECHANICAL CODE
CALIFORNIA MECHANICAL CODE
- INSULATION APPLIED IN TWO LAYERS WITH TIGHT COMPRESSION JOINT ON BOTH LAYERS AT ALL JOINTS.
- MINIMUM 16 GAUGE CARBON STEEL (OR 18 GAGE STAINLESS STEEL) RECTANGULAR OR ROUND GREASE EXHAUST DUCT
- INSTALL UL LISTED AND LIQUID TIGHT THERMAL CERAMICS FASTDOOR XL ACCESS DOORS AT ALL CHANGES IN DIRECTION AND AT MINIMUM EVERY 20 FT ON HORIZONTAL RUNS.
- SUPPORT HANGER SYSTEMS DO NOT NEED TO BE WRAPPED PROVIDED THE HANGER RODS ARE MINIMUM OF 3/8 IN. DIAMETER AND SUPPORTS ARE MINIMUM 2 X 2 X 1/8 IN. STEEL ANGLE OR SMACNA EQUIVALENT SUPPORT SYSTEM.
- THERMAL CERAMICS DUCT WRAP SHALL BE INSTALLED DIRECTLY ONTO THE DUCT AND APPLIED FROM THE HOOD CONNECTION TO THE CONNECTION TO THE FAN.
- THERMAL CERAMICS DUCT ENCLOSURE SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND UL LISTINGS.

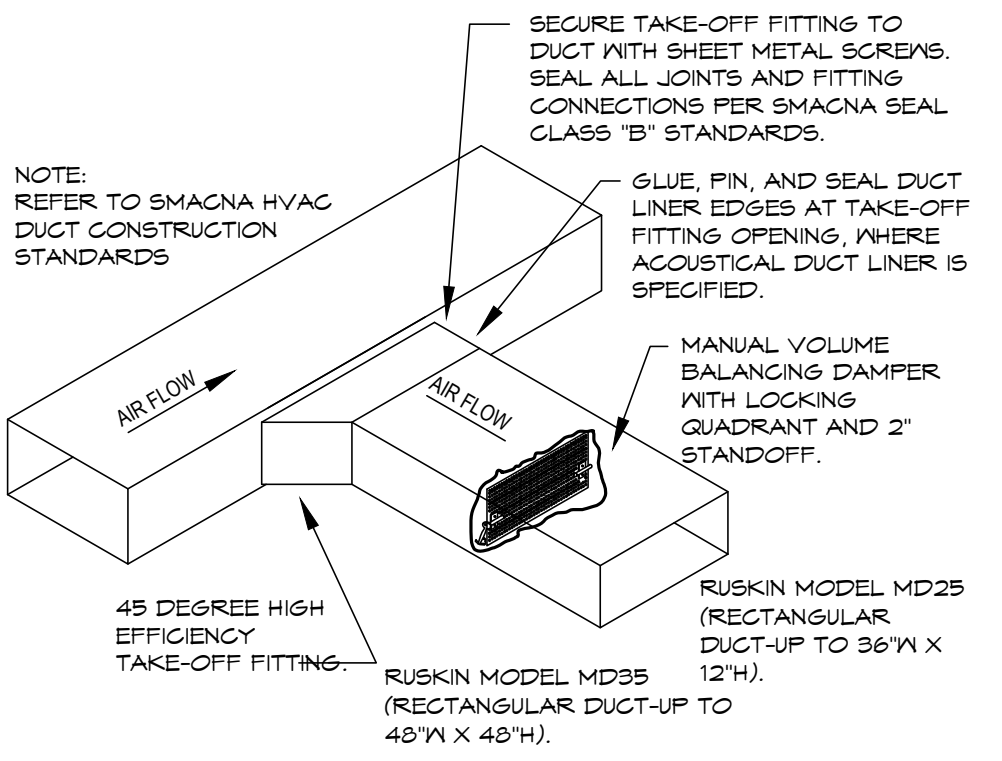
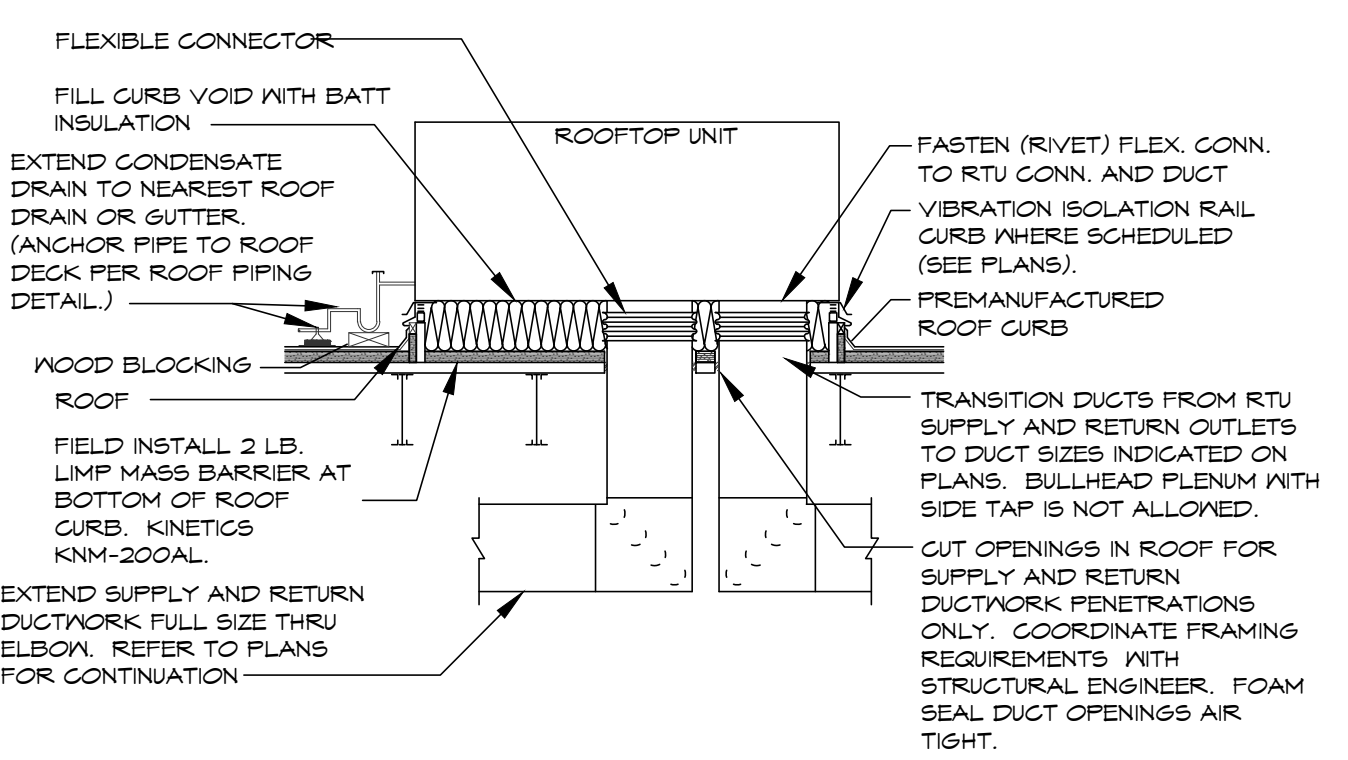
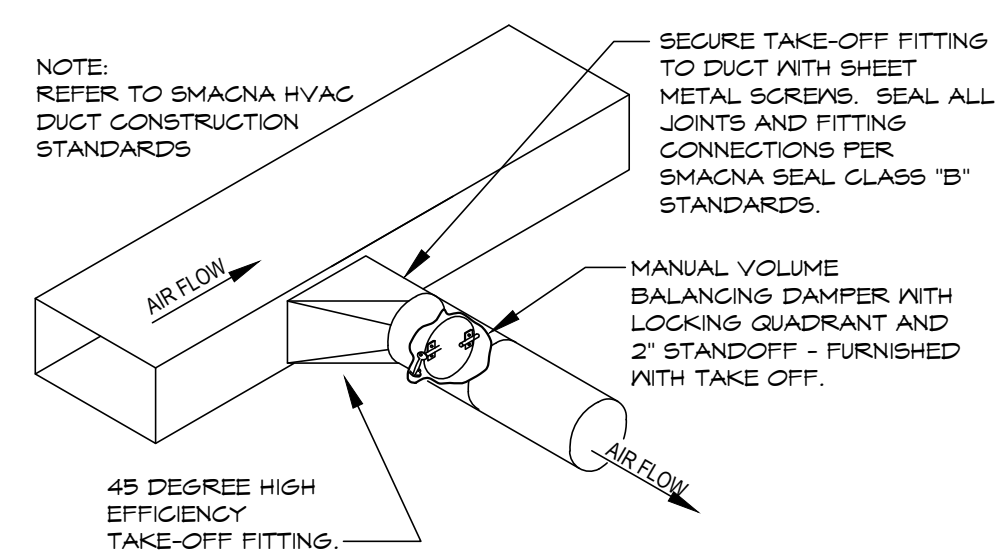
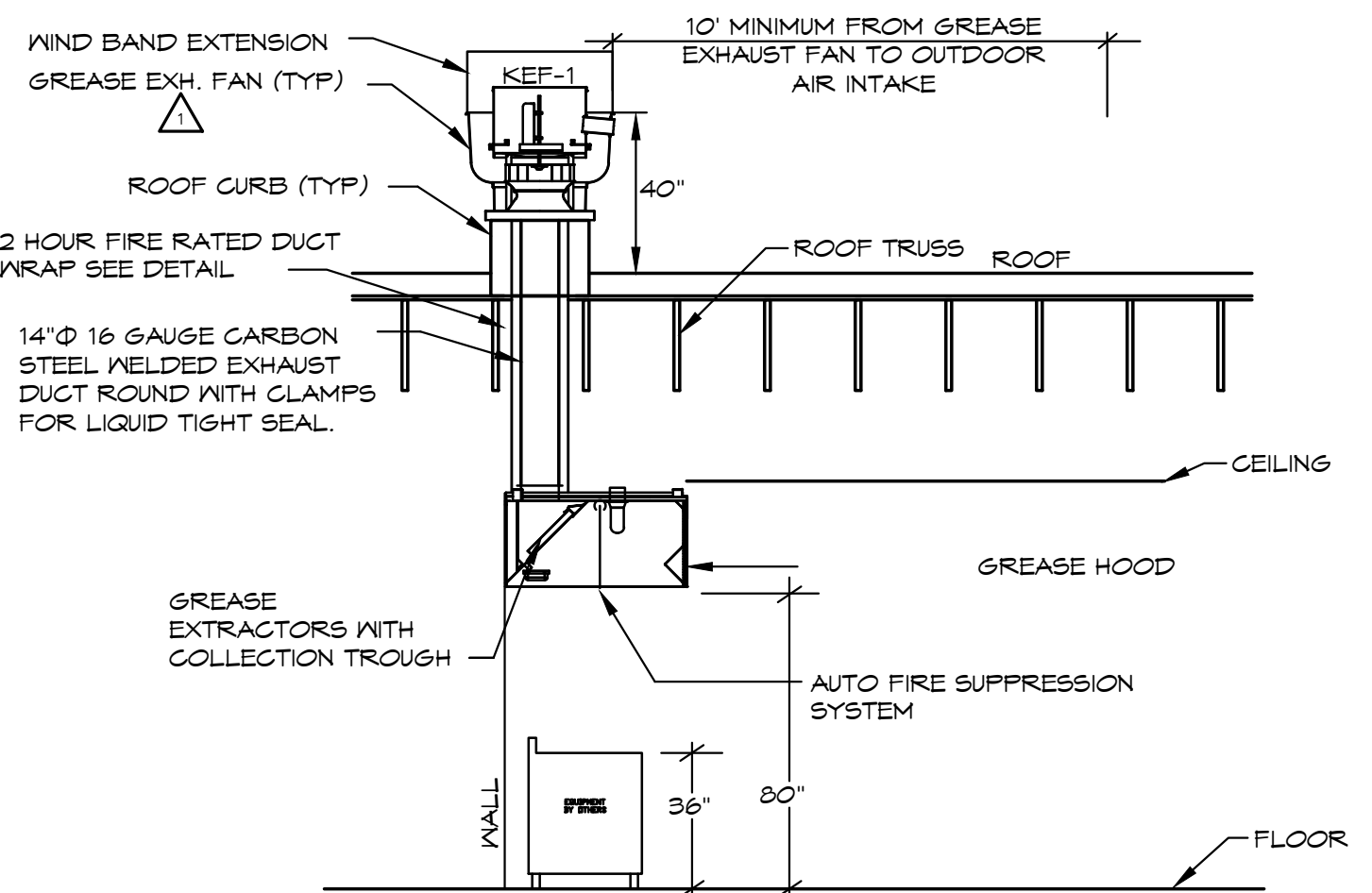
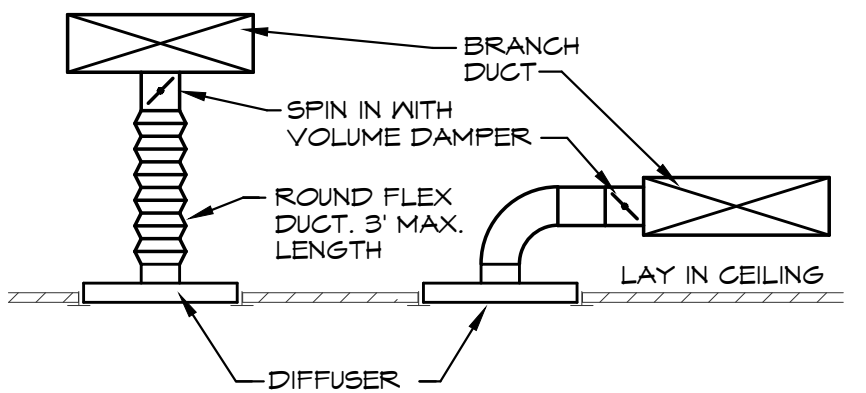
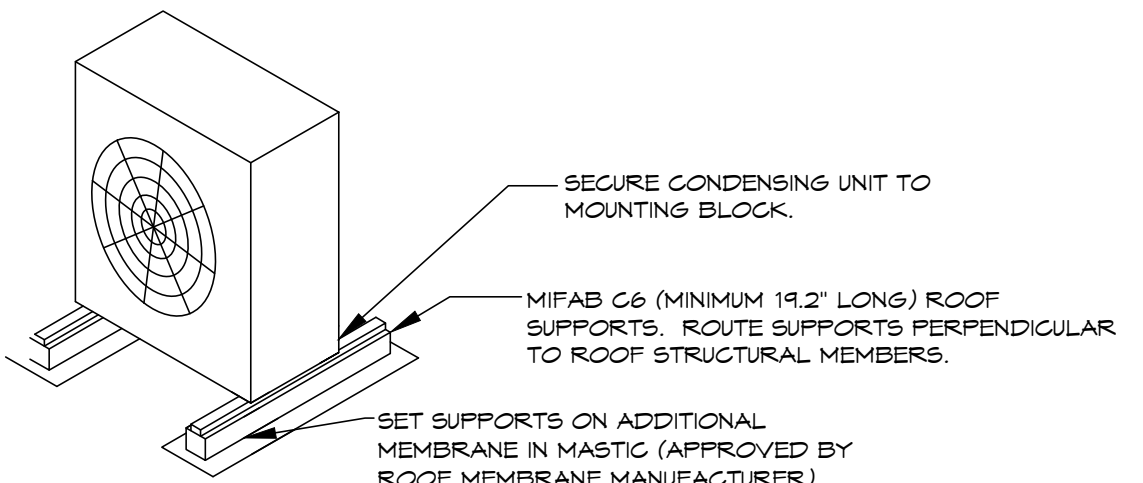
Morgan ThermalCeramics
P.O. Box 923
Augusta, Georgia 30903-0923
Phone: (706) 560-4038

NATIONAL ACCOUNT INFORMATION

FREDDY'S FROZEN CUSTARD HAS NATIONAL ACCOUNT AGREEMENTS FOR ROOF TOP UNITS WITH LENNOX AND TRANE. NO ALTERNATE MANUFACTURERS ARE ALLOWED.

FOR LENNOX EQUIPMENT CONTACT:
DAVE EBNER, LENNOX INDUSTRIES NATIONAL ACCOUNT MANAGER, (612) 860-5933, Dave.Ebner@Lennoxind.com; FOR LENNOX SUPPORT, CALL 800-367-6285

FOR TRANE EQUIPMENT EQUAL TO THE UNITS SPECIFIED CONTACT:
TOM ROOD, TRANE ACCOUNT MANAGER - NATIONAL ACCOUNTS, (800) 729-9115
FREDDY'S@TRANE.COM



BDS
BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1024 E. First Street North, Wichita, KS 67242 38387642
rodger@bakerdesigngroup.com

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO

9/20/2022
CORPORATE LICENSE
PE.0049215
Professional Engineer
Mechanical
State of Colorado

MECHANICAL SCHEDULES & DETAILS

DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1
8/29/2022 REVISION #2
9/20/2022 REVISION #3

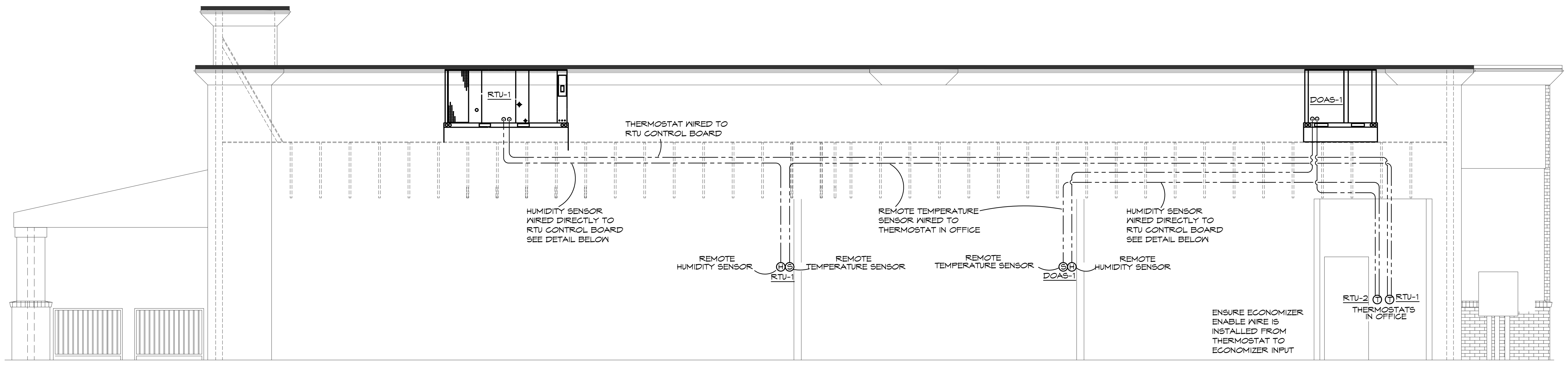
BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Design Engineer and is intended for use on this project only. Pursuant to the Architecture/Engine Copyright Protection Act of 1988, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing hereon, constitute the original, copyrighted work of the Design Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1722

Released for Permit
09/22/2022 10:20:20 AM
REGIONAL Building Department
daleh
MECHANICAL

DRAWN BY:
CHECKED BY:
SHEET NO.
M2



REMOTE TEMPERATURE AND HUMIDITY SENSOR WIRING
 ALL LOW VOLTAGE WIRING FOR THE HVAC SYSTEM IS TO BE PROVIDED AND INSTALLED BY THE HVAC CONTRACTOR.

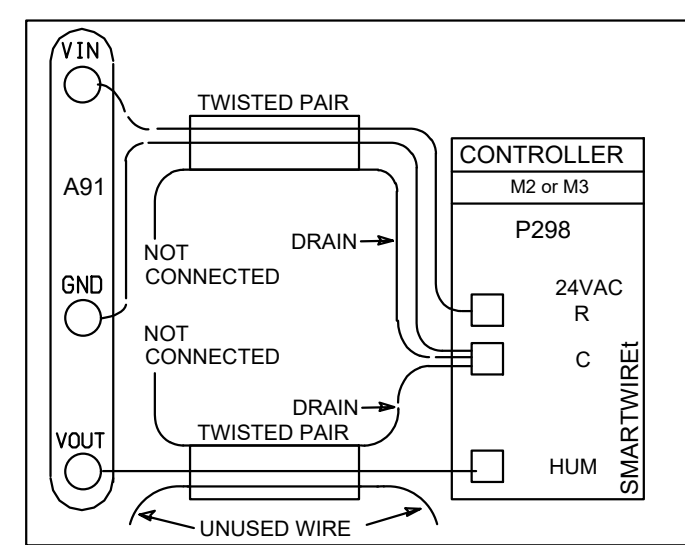


Figure 1. Field Wiring (150' [46m] or shorter runs)
 Wire runs of 150' (46m) or less: Use two separate shielded cables containing 18AWG minimum, twisted pair conductors with overall shield. Belden type 8760 or 88760 (plenium) or equivalent. Connect both cable shield drain wires as shown in figure 1.

Wire runs over 150 feet (46m): Use a local, isolated 24VAC transformer such as Lennox cat #18M13 (20VA minimum) to supply power to RH sensor as shown in figure 2. Use one shielded cable containing 20AWG minimum, twisted pair conductors with overall shield. Belden type 8762 or 88760 (plenium) or equivalent.

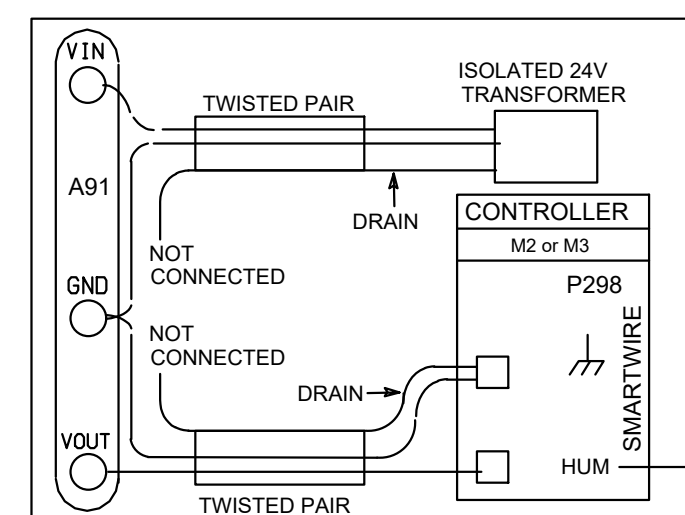
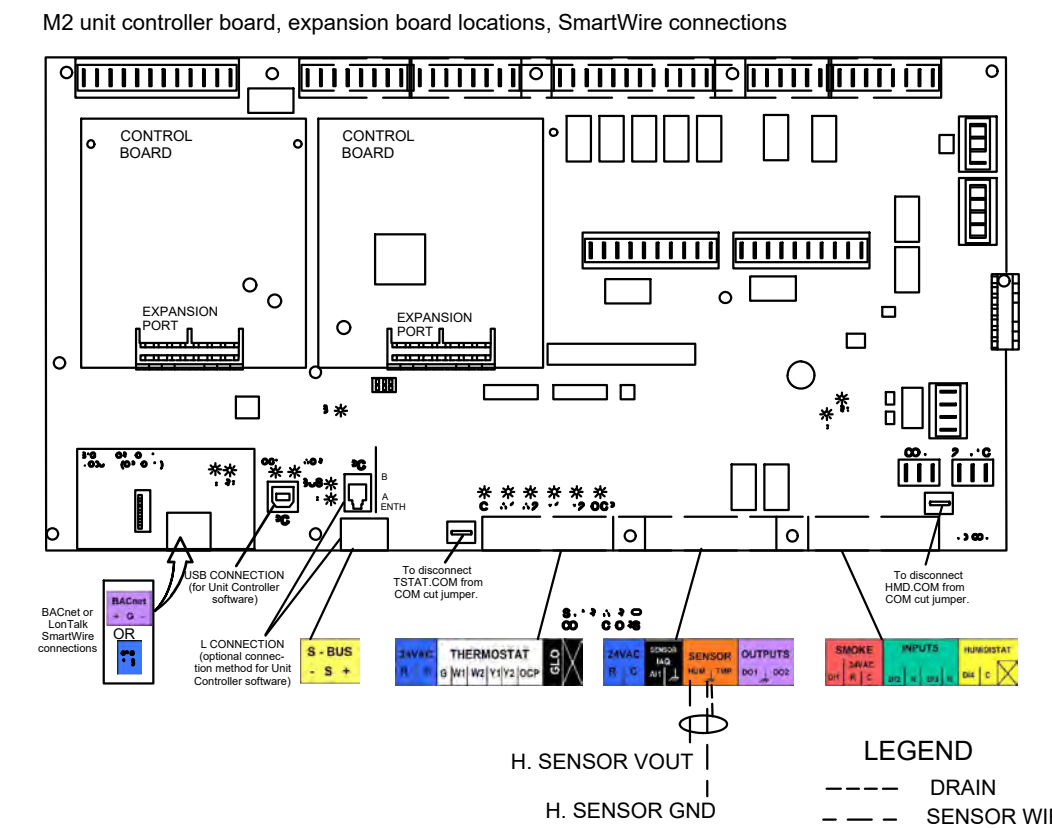
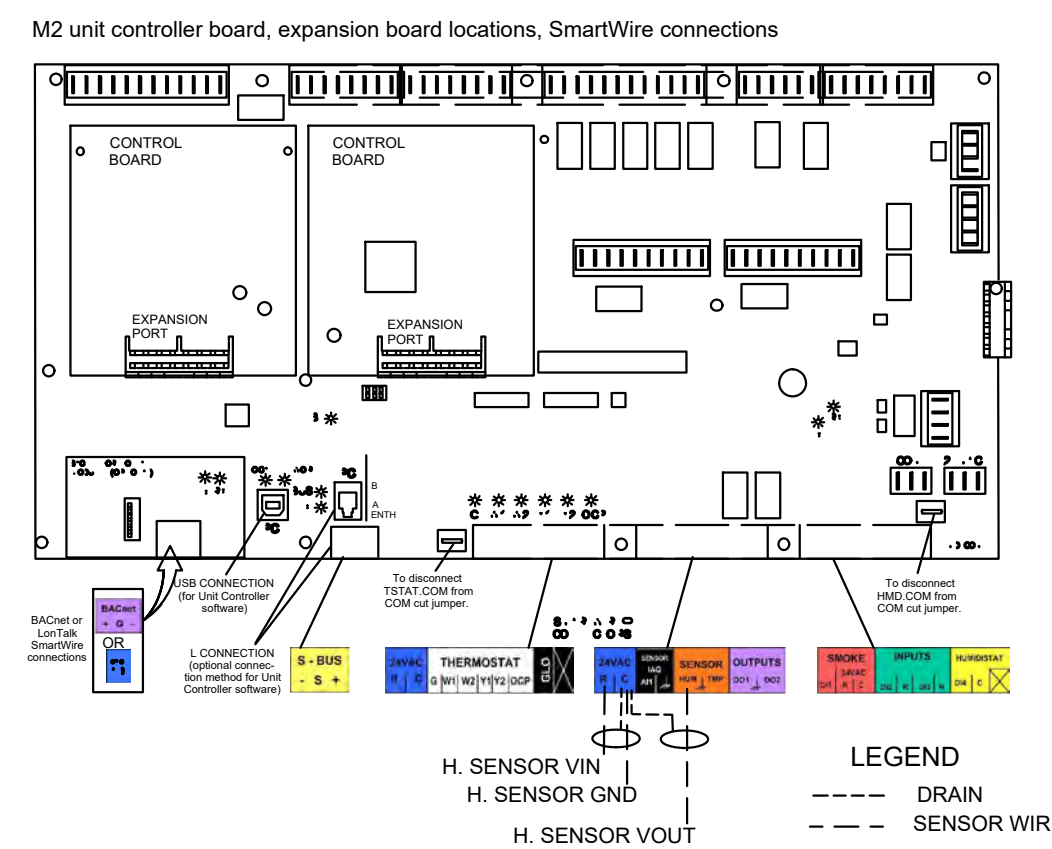


Figure 2. Field Wiring (150' [46m] or longer runs)



LENNOX HUMIDITY SENSOR WIRING

FOR GENERAL INFORMATION ONLY. REFER TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE EQUIPMENT FOR EXACT INSTALLATION INSTRUCTIONS AND REQUIREMENTS.

TRANE HUMIDITY SENSOR WIRING

FOR GENERAL INFORMATION ONLY. REFER TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE EQUIPMENT FOR EXACT INSTALLATION INSTRUCTIONS AND REQUIREMENTS.

Installation

DC Conductors

Table 11. Zone sensor module wiring

Distance from Unit to Control	Recommended Wire Size
0 - 150 feet	22 gauge
0 - 45.7 m	0.33 mm ²
151 - 240 feet	20 gauge
46 - 73.1 m	0.50 mm ²
241 - 385 feet	18 gauge
73.5 - 117.3 m	0.75 mm ²
386 - 610 feet	16 gauge
117.7 - 185.9 m	1.3 mm ²
611 - 970 feet	14 gauge
186.2 - 295.7 m	2.0 mm ²

Figure 58. Typical field wiring diagrams for electromechanical

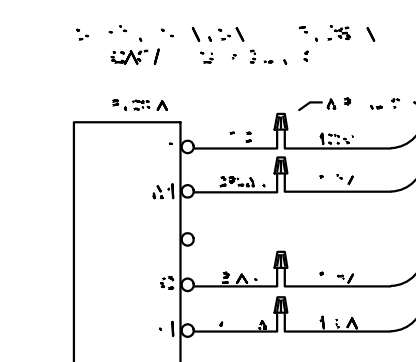


Figure 59. ReliaTel™ conventional thermostat field wiring diagrams (a)

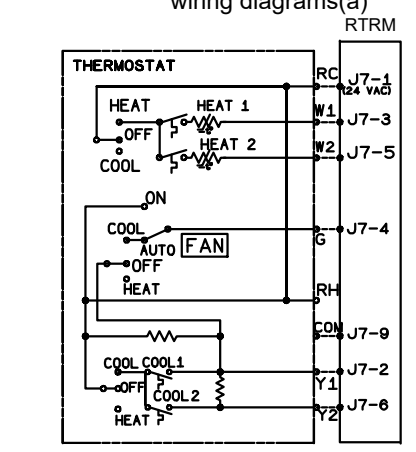


Figure 60. ReliaTel™ options module (RTOM board)

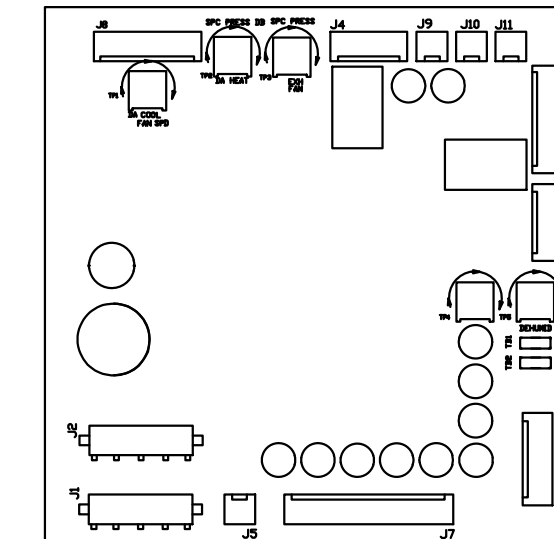


Figure 61. ReliaTel™ relative humidity sensor (dehumidification option)

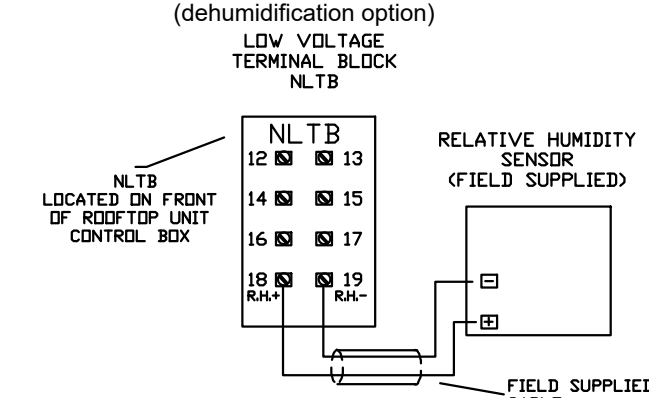
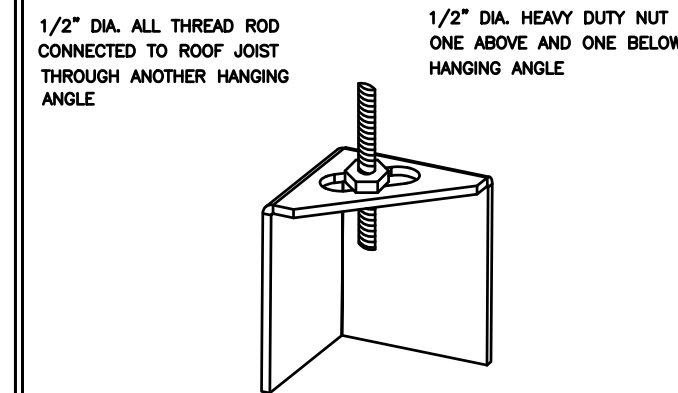


Figure 62. ReliaTel™ relative humidity sensor (dehumidification option)

BC PROJECT #: 21959
 This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architecture/Engineering/Professional Act of 1982, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing hereon, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

ND-2 HANGING ANGLE DETAIL



* ROD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR
HANGING ANGLE IS PRE-PUNCHED AT FACTORY

HANGING ANGLE LOCATIONS

HOOD STYLE	DIM FROM REAR	DIM FROM FRONT (24\"/>	
CANOPY ND2	4.166"	2.246"	2.246"
ND2-PSP-F	4.166"	2.246"	2.246"
BACKSHELF BD-2	4.166"	2.246"	-
VHB/VHB-G	36"X36"	42"X42"	48"X48"
FRONT/BACK DIMS BY SIZE	2.246"	2.246"	2.246"

CALCULATIONS UTILIZED

EXHAUST CFM=LENGTH OF HOOD X CFM/LIN.FT. (LOAD)
SUPPLY CFM=EXHAUST CFM X PERCENTAGE REQUIRED
TOTAL DUCT AREA=144 X CFM
DUCT LENGTH= TOTAL DUCT AREA / DUCT DEPTH

BUILDING CODES

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH:
UL LISTED UNDER ETL FILE NUMBER 305480-001/002
UL STANDARD 710
Intertek

CLEARANCE TO COMBUSTIBLES

CAPTIVE-AIRE HOODS HAVE OPTIONAL CLEARANCE REDUCTION SYSTEMS AVAILABLE AS FOLLOWS:
MATERIAL CLEARANCE REDUCTION SYSTEM
NON-COMBUSTIBLE NONE REQUIRED
LIMITED-COMBUSTIBLE 3" UNINSULATED STANDOFF
COMBUSTIBLE 1" INSULATED STANDOFF

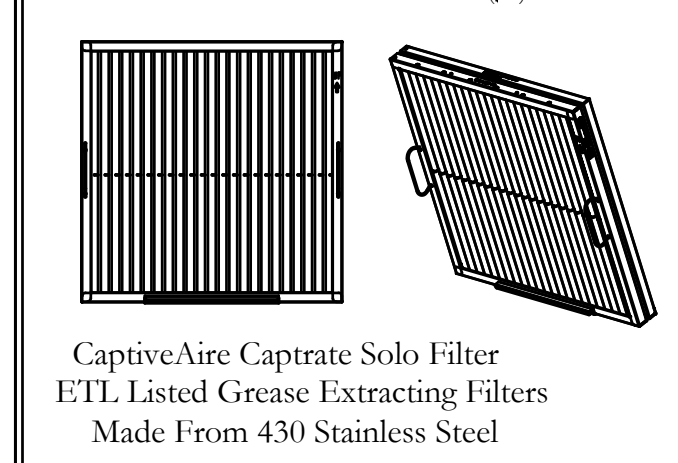
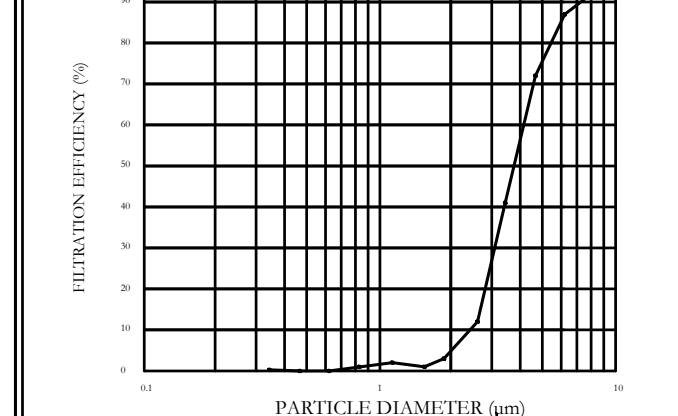
GENERAL NOTES

- ALL ELECTRICAL "FIELD" CONNECTIONS AND RELATED INTERCONNECTIONS BY ELECTRICAL CONTRACTORS.
- ALL PLUMBING "FIELD" CONNECTIONS AND RELATED INTERCONNECTIONS BY PLUMBING CONTRACTORS.
- HANGING BRACKETS LOCATED AND WELDED AS SHOWN ON PLANS. ALL OTHER HANGER MATERIALS PROVIDED BY INSTALLING CONTRACTORS.
- ALL CONNECTIONS FROM CAPTIVE-AIRE DUCT FOR MECHANICAL CONTRACTOR'S PLANS.
- COOKING EQUIPMENT TO SHUTOFF IN EVENT OF FIRE.
- EXHAUST FANS TO TURN ON IN EVENT OF FIRE.
- ALL LIGHTS FIXTURE SHOWN INSTALLED BY CAPTIVE-AIRE ARE FACTORY PREWIRED. INTERCONNECTIONS BETWEEN HOODS AND TO SWITCHES BY ELECTRICAL CONTRACTORS.
- LAMPS FOR LIGHT FIXTURES BY INSTALLING CONTRACTORS.
- SEISMIC RESTRAINTS ARE RESPONSIBILITY OF INSTALLING CONTRACTOR.
- INSTALLING CONTRACTORS ASSUME ALL RELATED RESPONSIBILITY FOR VERIFICATION OF DIMENSIONAL DATA CONTAINED ON THESE DOCUMENTS FOR ACCURACY, INTEGRATION, AND ADMINISTRATION OF CODE REQUIREMENTS IN EFFECT PRIOR TO ANY RELEASE FOR PRODUCTION OF EQUIPMENT SHOWN.

ADDITIONAL

- WRITTEN HOOD DIMENSIONS HAVE PRECEDENCE OVER SCALE.
- SIGNED AND "APPROVED" COPIES OF THIS DOCUMENT MUST BE RECEIVED BY THE FACTORY PRIOR TO COMMENCEMENT OF FABRICATION.

FILTER DETAIL



CaptiveAire Captrate Solo Filter
ETL Listed Grease Extracting Filters
Made From 430 Stainless Steel

HOOD INFORMATION - JOB#5289472

HOOD NO.	TAG	MODEL	MANUFACTURER	LENGTH	MAX. CEILING TEMP.	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH. CFM	EXHAUST PLENUM	MIA CFM	AC CFM	HOOD CONSTRUCTION	HOOD CONFIG.	PATENT NUMBERS
1	ITEM 33A	5424	CAPTIVEAIRE	8' 0"	450 DEG	1	MEDIUM	200	1600	4" DIA	14"	1600	1497	-0.734"	AC-PSP (UNITED STATES) - US PATENT 7963830 B2 AC-PSP WALL (CANADA) - CA PATENT 2820509 AC-PSP ISLAND (CANADA) - CA PATENT 2520336
2	ITEM 33B	5424	CAPTIVEAIRE	5' 0"	450 DEG	1	MEDIUM	155	775	4" DIA	10"	775	1421	-0.436"	

HOOD INFORMATION

HOOD NO.	TAG	TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	RECESSED ROUND	VIRE GUARD	LOCATION	SIZE	TYPE	SIZE	ELECTRICAL	SWITCHES	FIRE	HOOD
1	ITEM 33A	CAPTRATE SOLID FILTER	5	16"	16"	85% SEE FILTER SPEC	2	RECESSED ROUND	NO	LEFT	12"X34"X24"	NO	NO	3CV-2111	1 LIGHT 1 FAN	NO	660 LBS
2	ITEM 33B	CAPTRATE SOLID FILTER	3	16"	16"	85% SEE FILTER SPEC	2	RECESSED ROUND	NO	NO	NO	NO	NO	NO	NO	NO	401 LBS

HOOD OPTIONS

HOOD NO.	TAG	OPTION
1	ITEM 33A	FIELD WRAPPER 18.00" HIGH FRONT, LEFT, RIGHT. LEFT QUARTER END PANEL 23" TOP WIDTH, 0" BOTTOM WIDTH, 23" HIGH 430 SS. RIGHT QUARTER END PANEL 23" TOP WIDTH, 0" BOTTOM WIDTH, 23" HIGH 430 SS.
2	ITEM 33B	FIELD WRAPPER 18.00" HIGH FRONT, LEFT, RIGHT. LEFT QUARTER END PANEL 27" TOP WIDTH, 24" BOTTOM WIDTH, 39.5" HIGH 430 SS. RIGHT QUARTER END PANEL 23" TOP WIDTH, 23" HIGH 430 SS.

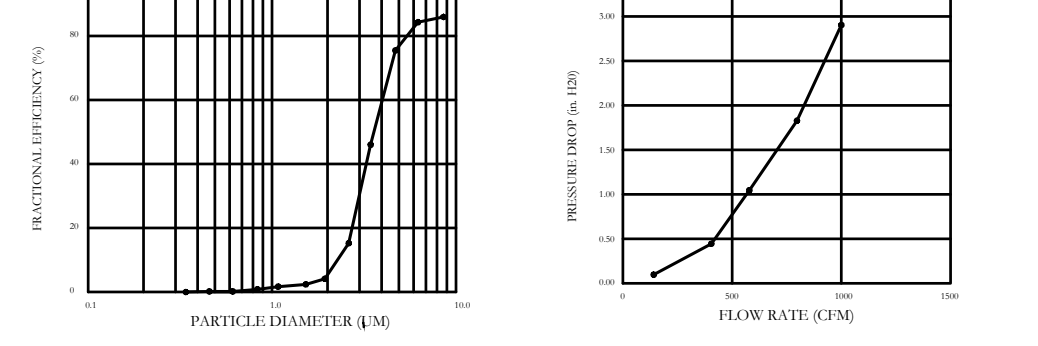
PERFORATED SUPPLY PLENUM(S)

HOOD NO.	TAG	PDS	LENGTH	WIDTH	HEIGHT	TYPE	WIDTH	LENG	DIAM	CFM	SP
1	ITEM 33A	Front	108"	24"	6"	MUA	12"	256	0.084"		
						MUA	12"	256	0.084"		
						MUA	12"	256	0.084"		
						MUA	12"	256	0.084"		
						AC	8"	101	0.033"		
						AC	8"	101	0.033"		
						AC	8"	101	0.033"		
						AC	8"	101	0.033"		
						MUA	10"	155	0.047"		
						MUA	10"	155	0.047"		
						MUA	10"	155	0.047"		
						AC	8"	103	0.034"		
						AC	8"	103	0.034"		
						AC	8"	103	0.034"		

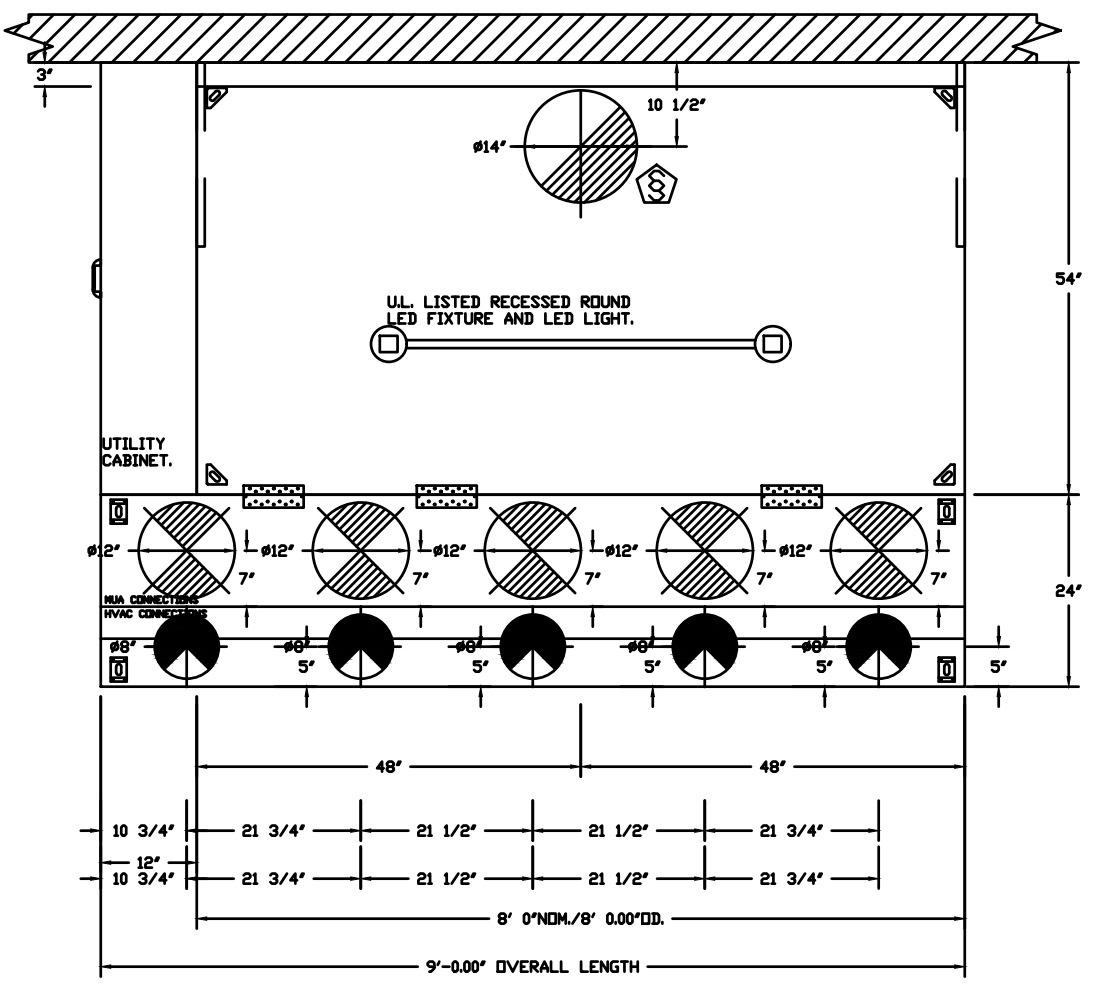
SPECIFICATION: CAPTRATE GREASE-STOP SOLID FILTER

THE CAPTRATE GREASE-STOP SOLID FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-Baffle DESIGN IN CONJUNCTION WITH A SLOTTED REAR BAFFLE DESIGN TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).
UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 10 INCHES OF WATER GAUGE.
THE CAPTRATE GREASE-STOP SOLID WAS TESTED TO ASTM STANDARD ASTM F2519-05. MANUFACTURER APPROVED FOR USE IN SOLID FUEL APPLICTIONS AS A SPARK ARRESTER.

EFFICIENCY VS. PARTICLE DIAMETER
PRESSURE DROP VS. FLOW RATE

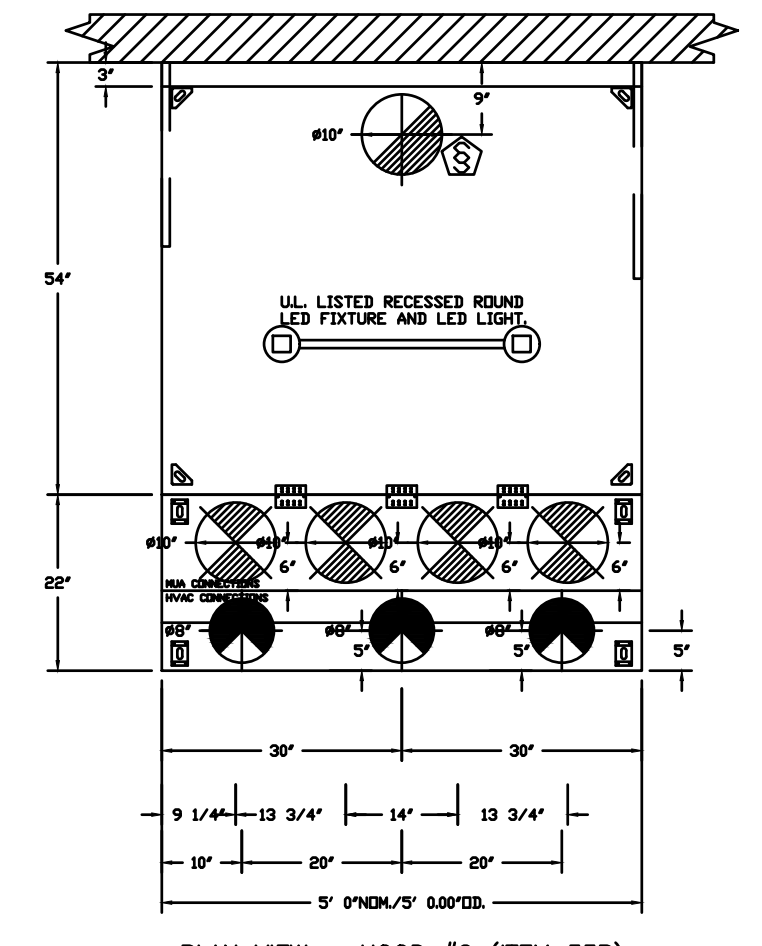


CAPTIVE FILTERS ARE BUILT IN COMPLIANCE WITH:
NFPA #96
NSF STANDARD #2
UL STANDARD #1046
INTL. MECH. CODE (CMC)
ICC-504.9



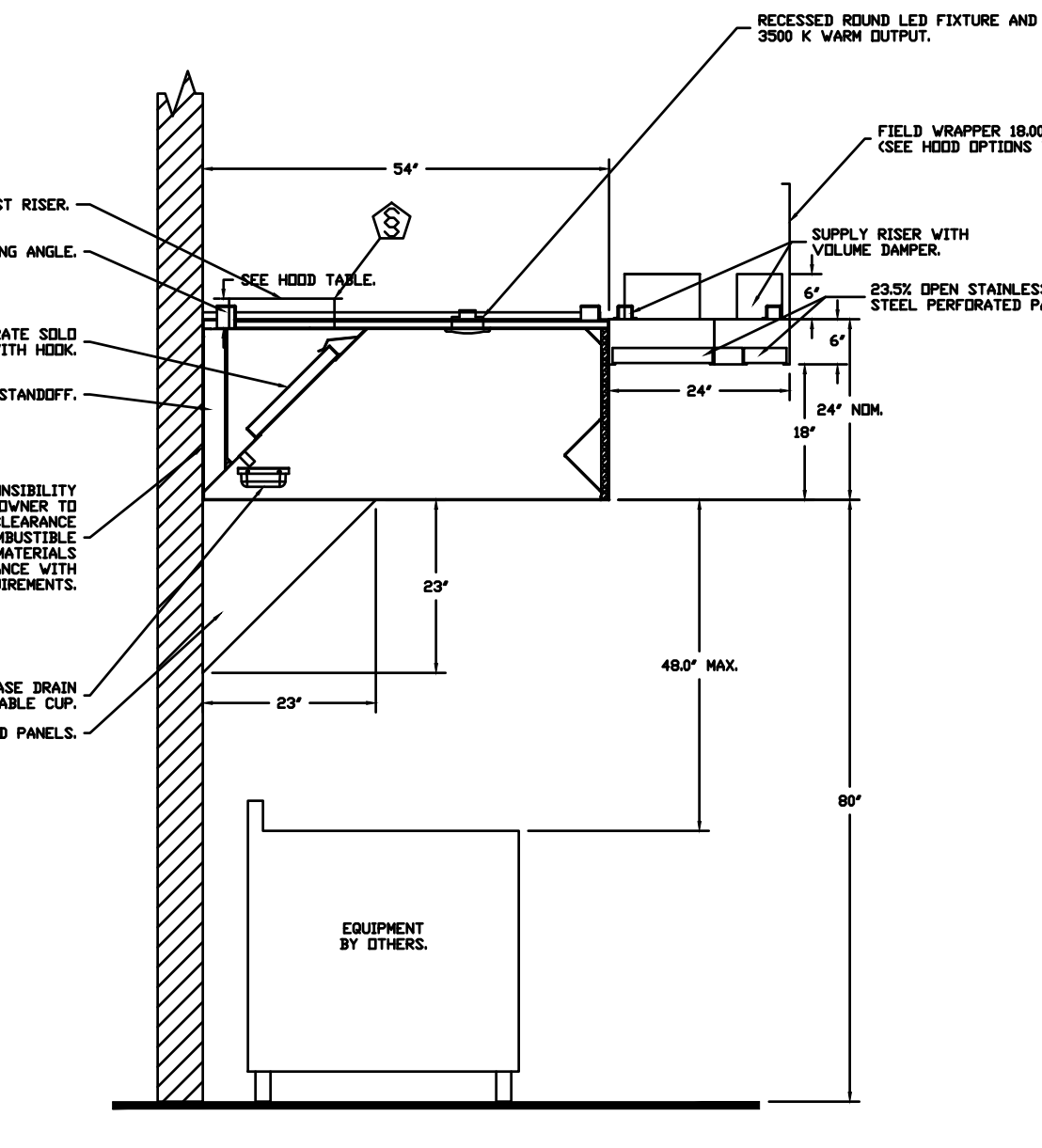
PLAN VIEW - HOOD #1 (ITEM 33A)
8' 0.00" LONG 5424ND-2-ACSPSP-F

ACSPSP SHIPS LOOSE FOR FIELD INSTALLATION

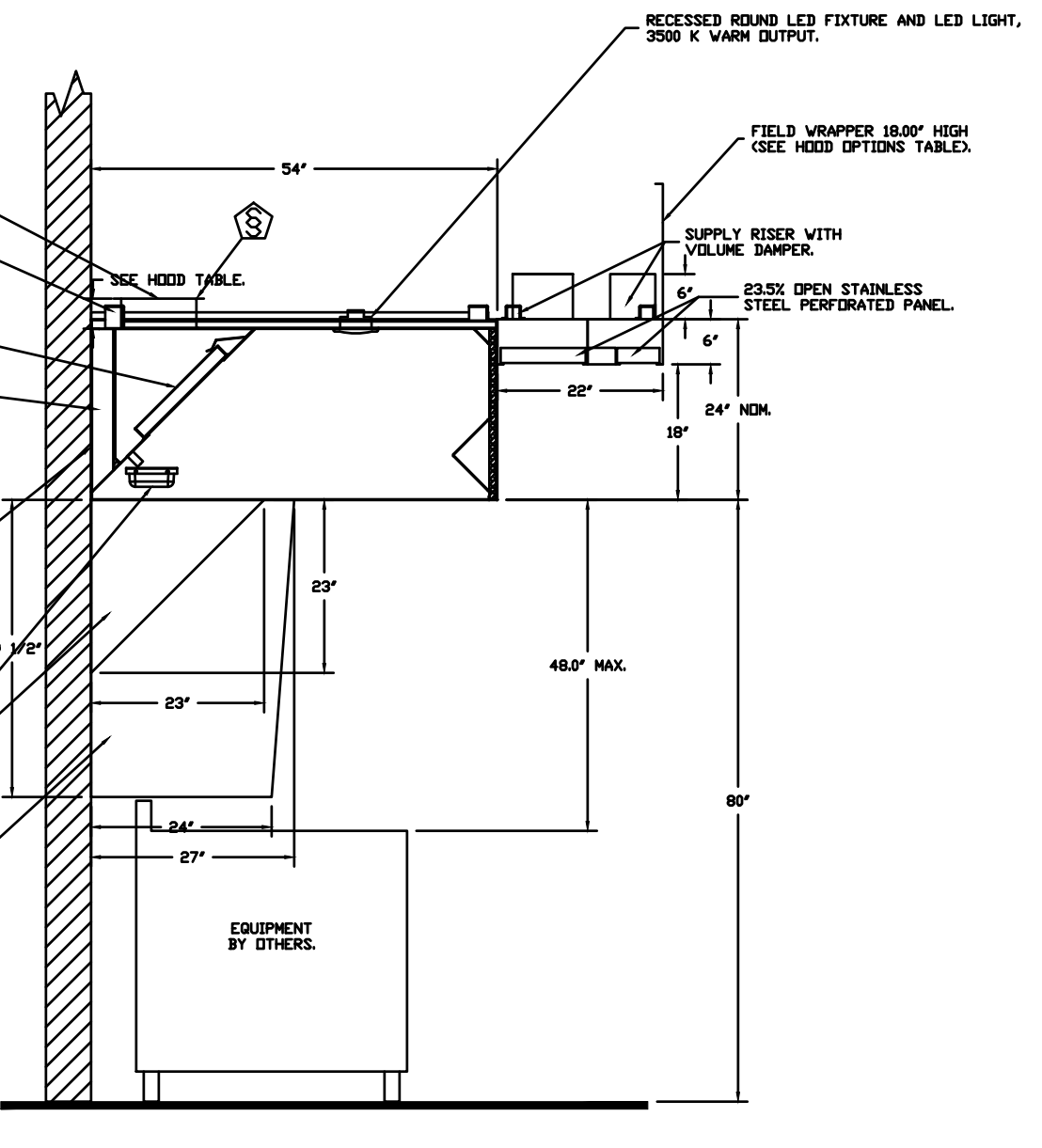


PLAN VIEW - HOOD #2 (ITEM 33B)
5' 0.00" LONG 5424ND-2-ACSPSP-F

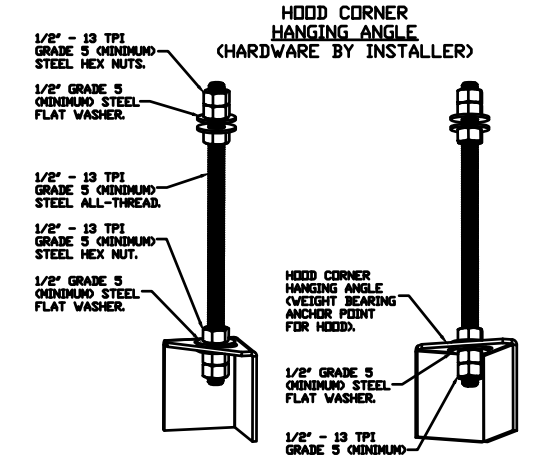
ACSP SHIPS LOOSE FOR FIELD INSTALLATION



SECTION VIEW - MODEL 5424ND-2-ACSPSP-F
HOOD - #1 (ITEM 33A)

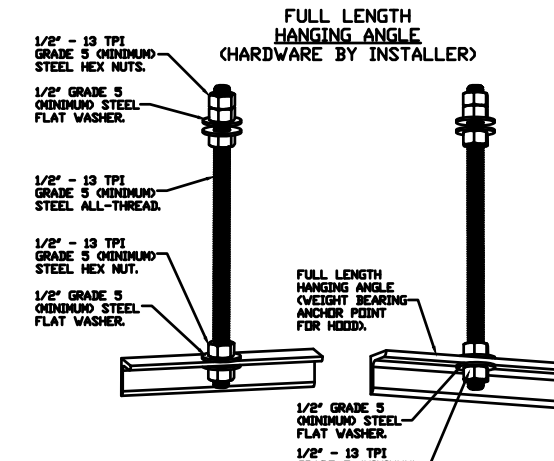


SECTION VIEW - MODEL 5424ND-2-ACSPSP-F
HOOD - #2 (ITEM 33B)



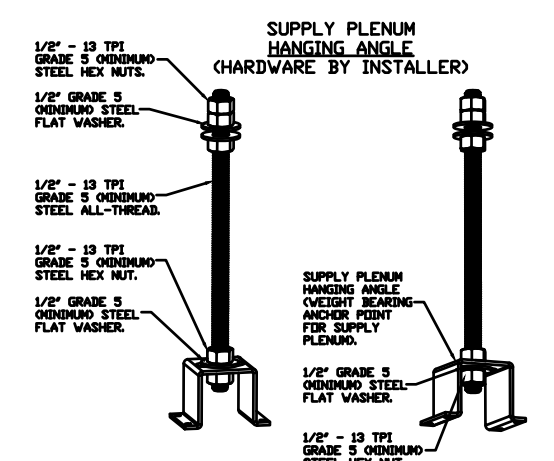
ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 OXIMINUM ALL-THREAD, SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 OXIMINUM STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 OXIMINUM HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 OXIMINUM ALL-THREAD, SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 OXIMINUM STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 OXIMINUM HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR FULL LENGTH HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

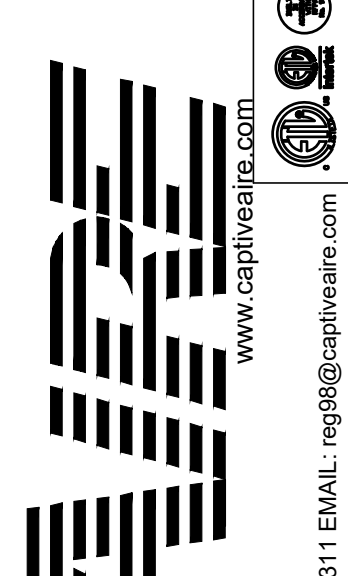


ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 OXIMINUM ALL-THREAD, SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 OXIMINUM STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 OXIMINUM HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR PSP HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

REVISIONS

NO.	DESCRIPTION	DATE



CAPTIVE
HBT Foodservice
104 W 9th St Suite 204, Kansas City, MO 64108 PHONE: (816) 221-4875 FAX: (816) 221-4811 EMAIL: reg@captivate.com
www.captivate.com

Freddy's - Falcon, CO (MUA)
COLORADO SPRINGS, CO, 80922

DATE: 1/12/2022

DWG.#: 5269472

DRAWN BY: michael.co

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

MASTER DRAWING

SHEET NO. 1

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural/Professional Practice Act of 1992, all drawings, specifications, notes and details, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

DATE: 5/23/2022 PERMIT SET

8/02/2022 REVISION #1

DRAWN BY:

CHECKED BY:

SHEET NO. M3

8/2/2022

PE.0049215

MECHANICAL HOOD PLANS

DATE

5/23/2022 PERMIT SET

8/02/2022 REVISION #1

DRAWN BY:

CHECKED BY:

SHEET NO. M3

BC ENGINEERS INCORPORATED

5720 Reeder Shawnee, Ks. 66203 (913)262-1722

BDS
BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1024 E First Street North, Wichita, KS 67214 38287142
rodger@bakermillerbds.com

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO

8/2/2022
COLORADO LICENSED PROFESSIONAL ENGINEER
PE.0049215
Michael Co.

MECHANICAL HOOD PLANS

DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1

DRAWN BY:
CHECKED BY:

SHEET NO.
M3

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1722

Released for Permit
09/22/2022 10:20:20 AM
REGIONAL Building Department
daleh
MECHANICAL

*** NOTE ***
ALL WALLS AND STRUCTURES THAT COME WITHIN 18" OF HOOD MUST BE METAL STUDS AND SHEETROCK. WOOD STUDS OR ANY OTHER COMBUSTIBLE MATERIAL WITHIN 18" OF HOOD NO ALLOWED.
HOOD MANUFACTURER RECOMMENDS NO RETURNS OR 4-WAY DIFFUSERS WITHIN 10 FEET OF HOOD IN ALL DIRECTION.
MAKEUP AIR SHALL BE DELIVERED INTO SPACE IN MANNER THAT WILL NOT DISRUPT HOODS ABILITY TO CAPTURE AND CONTAIN.

FOR QUESTIONS, CALL THE:
KANSAS CITY REGIONAL OFFICE
1126 SWIFT STREET, KANSAS CITY, MO 64116
PHONE: (816) 221-8575
FAX: (816) 221-8311

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted
Approved with NO Exception Taken
Revise and Resubmit
SIGNATURE: _____ DATE: _____
Your Title: _____

EXHAUST FAN INFORMATION - JOB#5570733

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SDNES
1	ITEM 74.1	1	CASRE18DD	CAPTIVEAIRE	1600	1.400	1105	DDP-PREMIUM	1.000	0.6270	3	208	3.8	928 FPM	282	16.3
2	ITEM 74.2	1	DJ50HFA	CAPTIVEAIRE	775	1.250	1532	TEAD-ECH	0.500	0.3950	1	115	6.3	295 FPM	101	16.6

MUA FAN INFORMATION - JOB#5570733

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MDCP	EVAP FLOW RATE (GAL/HR)	EVAP COOLER ENTERING DB TEMP	EVAP COOLER ENTERING WB TEMP	EVAP COOLER LEAVING DB TEMP	EVAP COOLER LEAVING WB TEMP	WEIGHT (LBS)	SDNES	
3	MUA-1	1	AI-D250-1SD	15MF-1-MED	AI-D250	1000	1900	0.500	2507	DDP-PREMIUM	3.000	1.7450	3	208	8.6	10.8A	15A	3.28	90.0°F	59.0°F	71.0°F	59.0°F	635	28

GAS FIRBD MAKE-UP AIR UNITS(S)

FAN UNIT NO	TAG	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
3	MUA-1	163249	150189	100°F	7 IN. W.C. - 14 IN. W.C.	NATURAL	92

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	ITEM 74.1	1	UTILITY SET GREASE CUP
		1	REIN - DISCHARGE EXTENSION ASSEMBLY WITH HARDWARE
2	ITEM 74.2	1	2 YEAR PARTS WARRANTY
		1	GREASE BOX
3	MUA-1	1	UPBLAST FAN WHEEL ACCESS PORT
		1	36" TALL STRAIGHT WIND BAND EXTENSION (3 SHIPS LOOSE)
		1	GUY LINE EYE BOLTS - USED FOR 3 GUY LINE TIE OFF POINTS
		1	ECH WIRING PACKAGE - PWM SIGNAL FROM ECPM33 PREVIRE (TELOD MOTOR), CCV ROTATION
		1	2 YEAR PARTS WARRANTY
		1	INLET PRESSURE GAUGE, 0-35"
		1	MANIFOLD PRESSURE GAUGE, -5 TO 15" WC
		1	LOW FIRE START
		1	AC INTERLOCK RELAY - 24VAC COIL
		1	MOTORIZED BACKDRAFT DAMPER FOR AI-D HOUSING - MEETS AMCA CLASS 1A RATING
		1	18T/MUA EVAP INTERLOCK
		1	EVAP AIR HANDLER CONTROL BOX
		1	CONTROL PANEL ENCLOSURE HEATER - RECOMMENDED FOR WINTER DESIGN TEMPERATURES LESS THAN 0°F
		1	CONVENIENCE OUTLET (GFCI), 15 AMP - REQUIRES SEPARATE 120V CONNECTION - INCLUDES RECEPTACLE AND J-BOX
		1	FREEZE PROTECTION DRAIN KIT FOR EVAPORATIVE COOLERS
1	FREEZESTAT (CIB)		
1	SEPARATE 120V WIRING PACKAGE (REQUIRED AND USED ONLY FOR DCV DR PREVIRE WITH VFD) - THREE PHASE ONLY		
1	SIZE 1 TEMPERED COMMERCIAL DOWN DISCHARGE FOR DIRECT DRIVE AHUS		
1	2 YEAR PARTS WARRANTY		

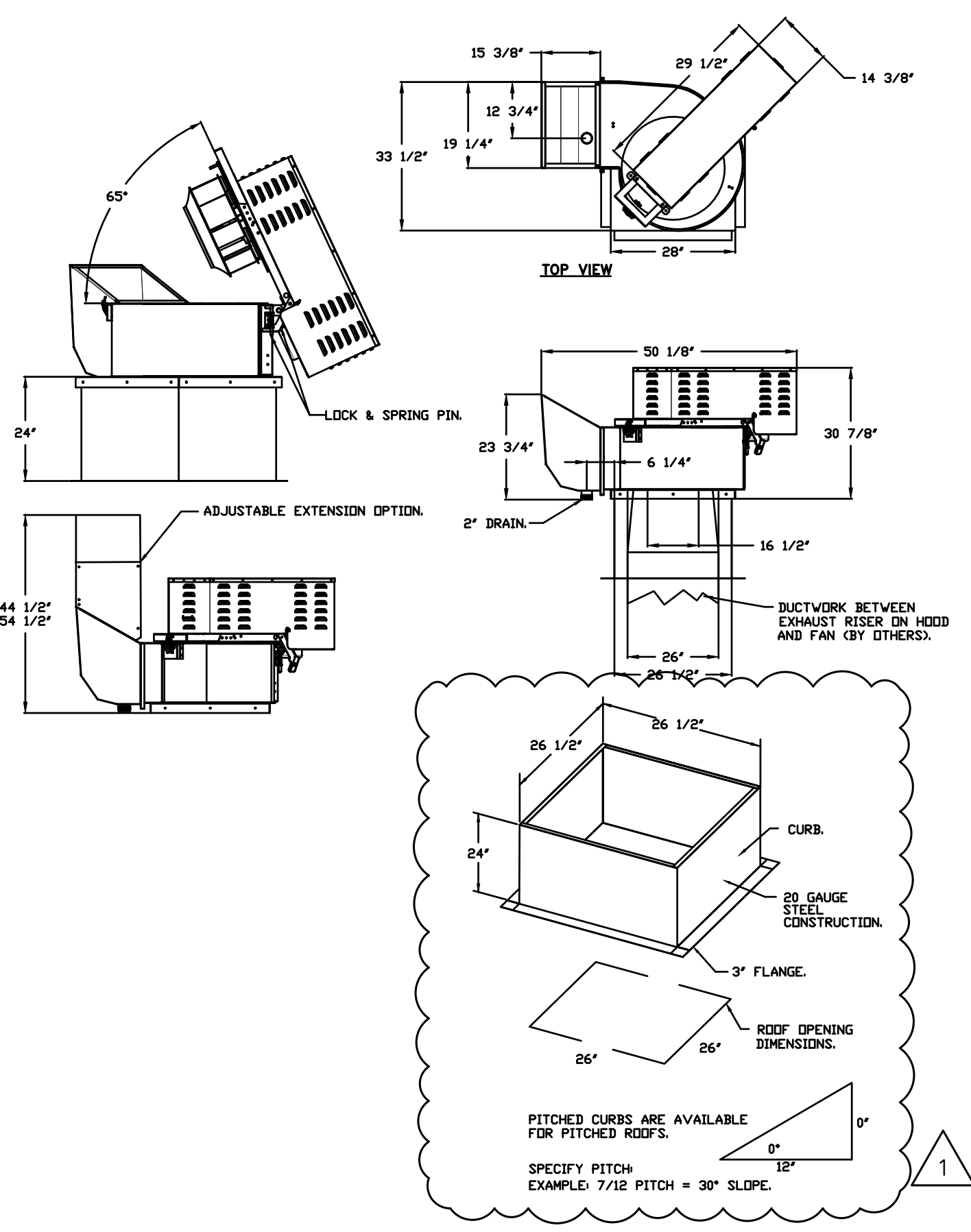
FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST	SUPPLY
1	ITEM 74.1	YES	
2	ITEM 74.2	YES	
3	MUA-1		YES

CURB ASSEMBLIES

NO	IN FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	ITEM 74.1	38 LBS	CURB	26.500"W X 26.500"L X 24.000"H ALDING LENGTH, RIGHT HINGED.
2	# 2	ITEM 74.2	31 LBS	CURB	19.500"W X 19.500"L X 20.000"H ALDING LENGTH, RIGHT HINGED.
3	# 3	MUA-1	75 LBS	CURB	21.000"W X 71.000"L X 20.000"H ALDING WIDTH, RIGHT INSULATED.
4	# 3			RAIL	4.000"W X 4.000"L X 36.000"H RIGHT.

FAN #1 CASRE18DD - EXHAUST FAN (ITEM 74.1)



FEATURES:

- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL762 AND ULC-564S.
- HIGH HEAT OPERATION DIRECT DRIVE 300°F (149°C).
- HEAT SLINGER.
- GREASE CLASSIFICATION TESTING.
- TILT OUT WHEEL.
- LOCKING PIN FOR POWER PACK.
- MOTOR WEATHER COVER.
- INTERLOCKED DISCONNECT SWITCH.
- NEMA 4X SAFETY DISCONNECT SWITCH.

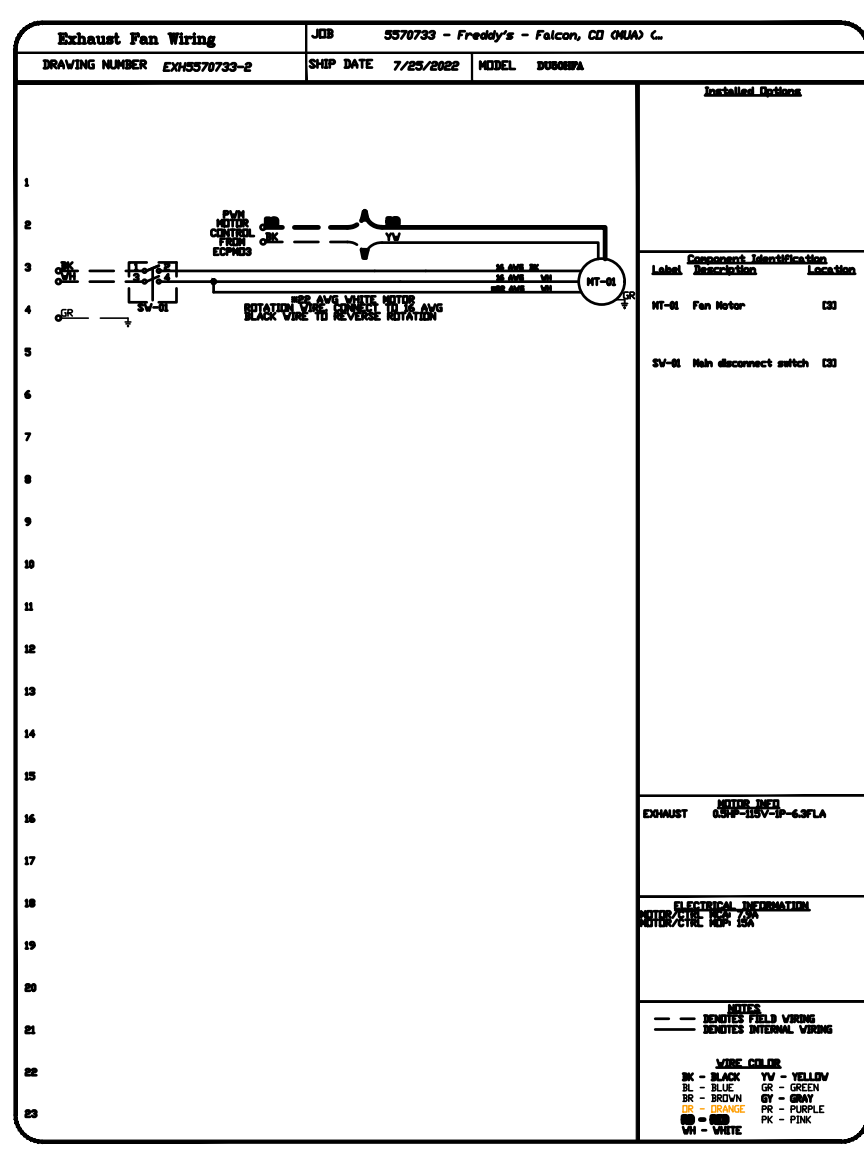
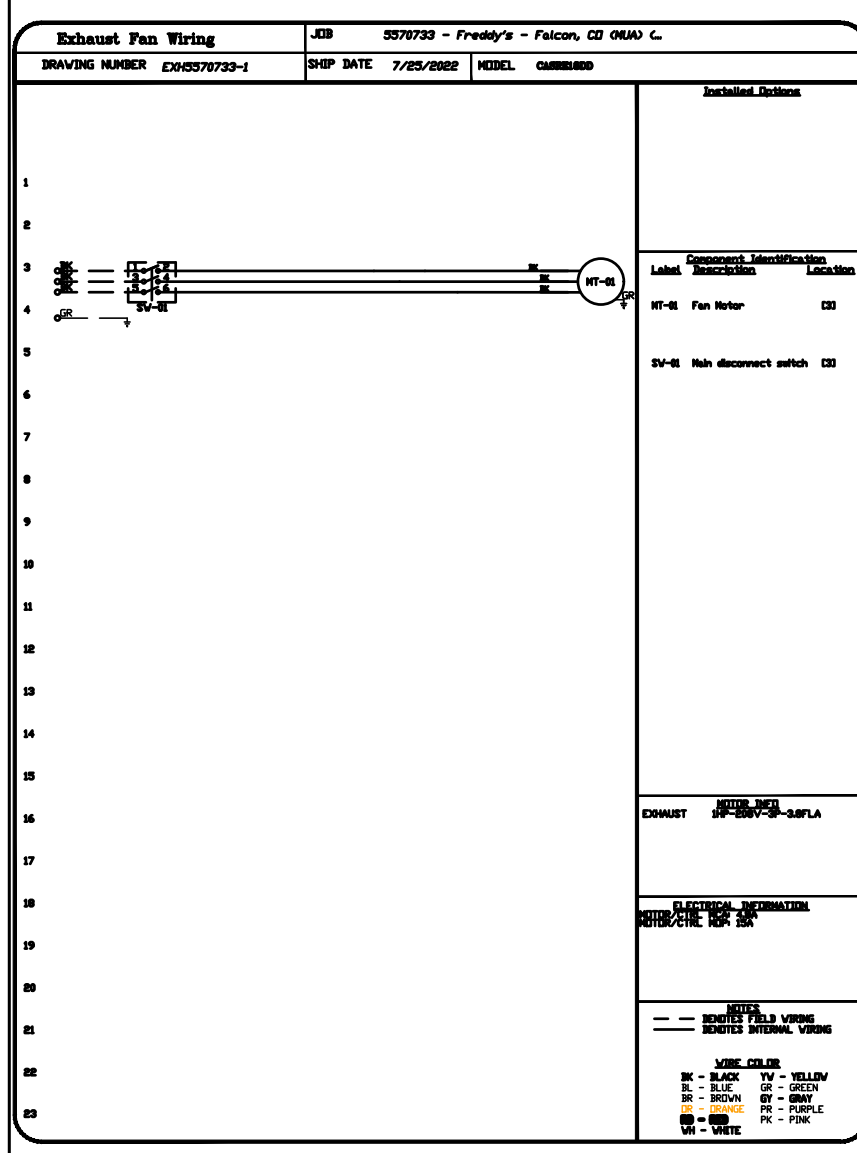
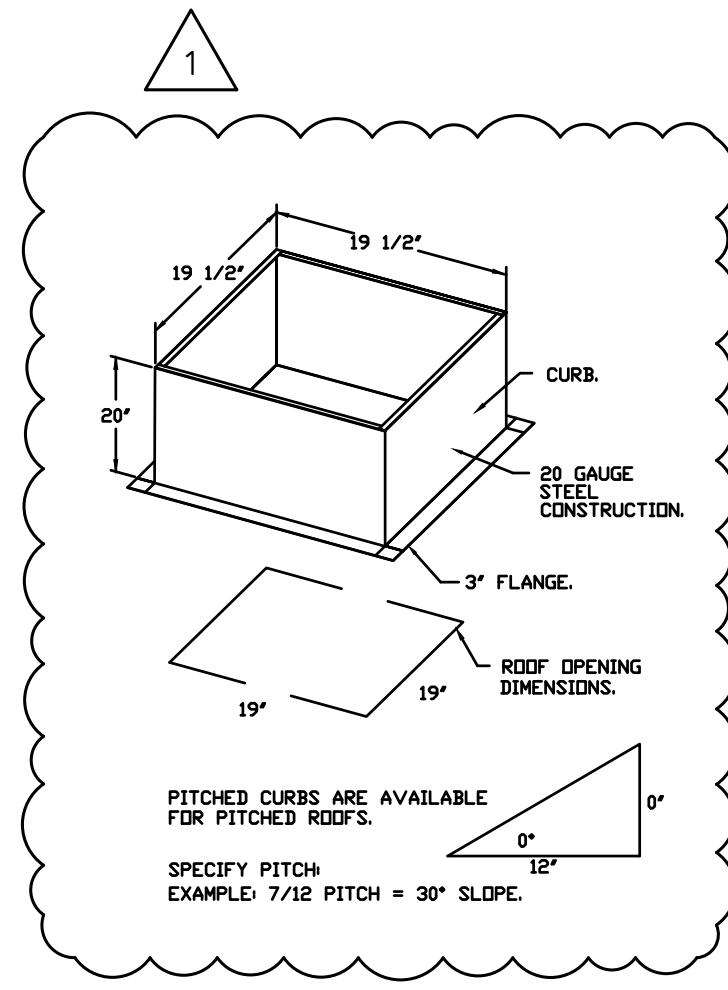
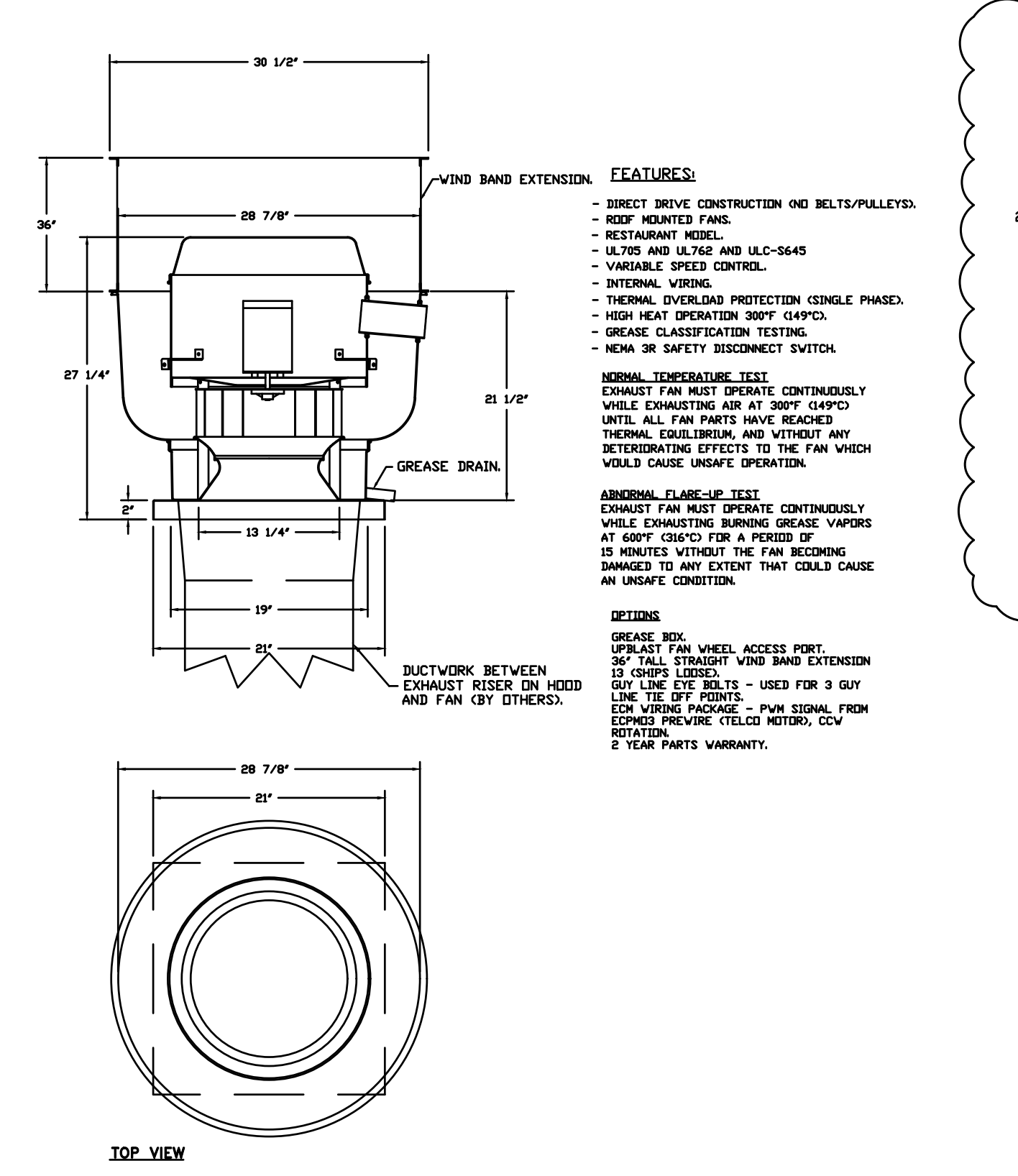
NORMAL TEMPERATURE TEST DIRECT DRIVE EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLAME-UP TEST BELT & DIRECT DRIVE EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (315°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- UTILITY SET GREASE CUP.
- REIN - DISCHARGE EXTENSION ASSEMBLY WITH HARDWARE.
- 2 YEAR PARTS WARRANTY.

FAN #2 DJ50HFA - EXHAUST FAN (ITEM 74.2)



REVISIONS

NO	DESCRIPTION	DATE

CAPTIVEAIRE

HBT Foodservice

104 W 9th St Suite 204, Kansas City, MO, 64105 PHONE: (816) 221-8575 FAX: (816) 221-8311 EMAIL: reg@captivewire.com | www.captivewire.com

Freddy's - Falcon, CO (MUA)

COLORADO SPRINGS, CO, 80922

DATE: 7/25/2022

DWG.#: 5570733

DRAWN BY: michael.co

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

MASTER DRAWING

SHEET NO. 2

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architecture/Engineering/Professional Act of 1988, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing hereon, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

BC ENGINEERS INCORPORATED

5270 Reeder Shawnee, Ks. 66203 (913)262-1722

Released for Permit

09/22/2022 10:20:20 AM

REGIONAL Building Department

daleh MECHANICAL

BDS

BAKER DESIGN GROUP PA

RODGER BAKER ARCHITECT AIA NCARB

1024 E First Street North, Wichita, KS 67241 316.267.7432

rodger@bdsdesigngroup.com

FREDDY'S FROZEN CUSTARD

7575 FALCON MARKET PL.

FALCON, COLORADO

8/2/2022

COLORADO LICENSED PROFESSIONAL ENGINEER

PE.0049215

MECHANICAL HOOD PLANS

DATE

5/23/2022 PERMIT SET

8/02/2022 REVISION #1

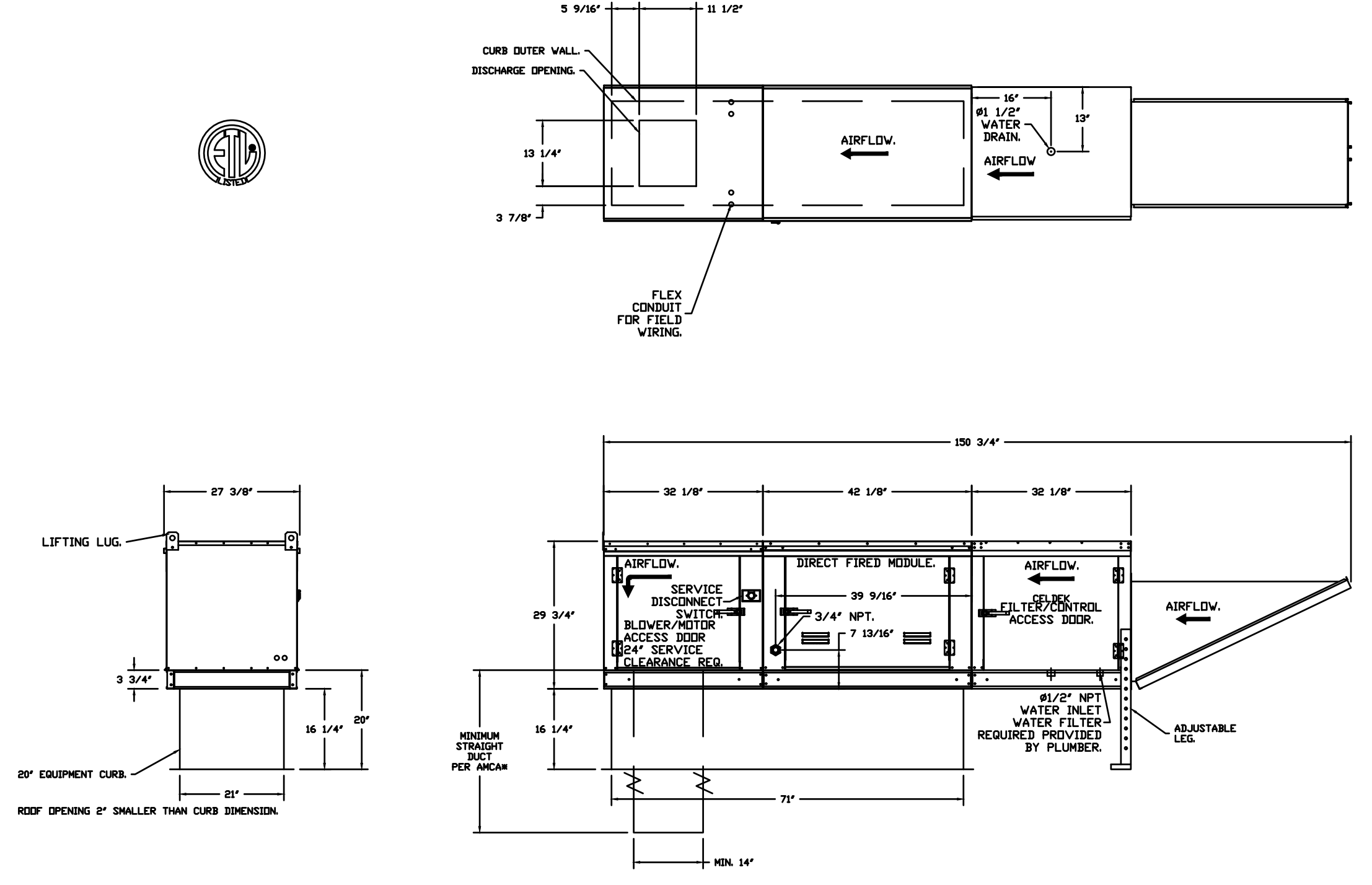
DRAWN BY:

CHECKED BY:

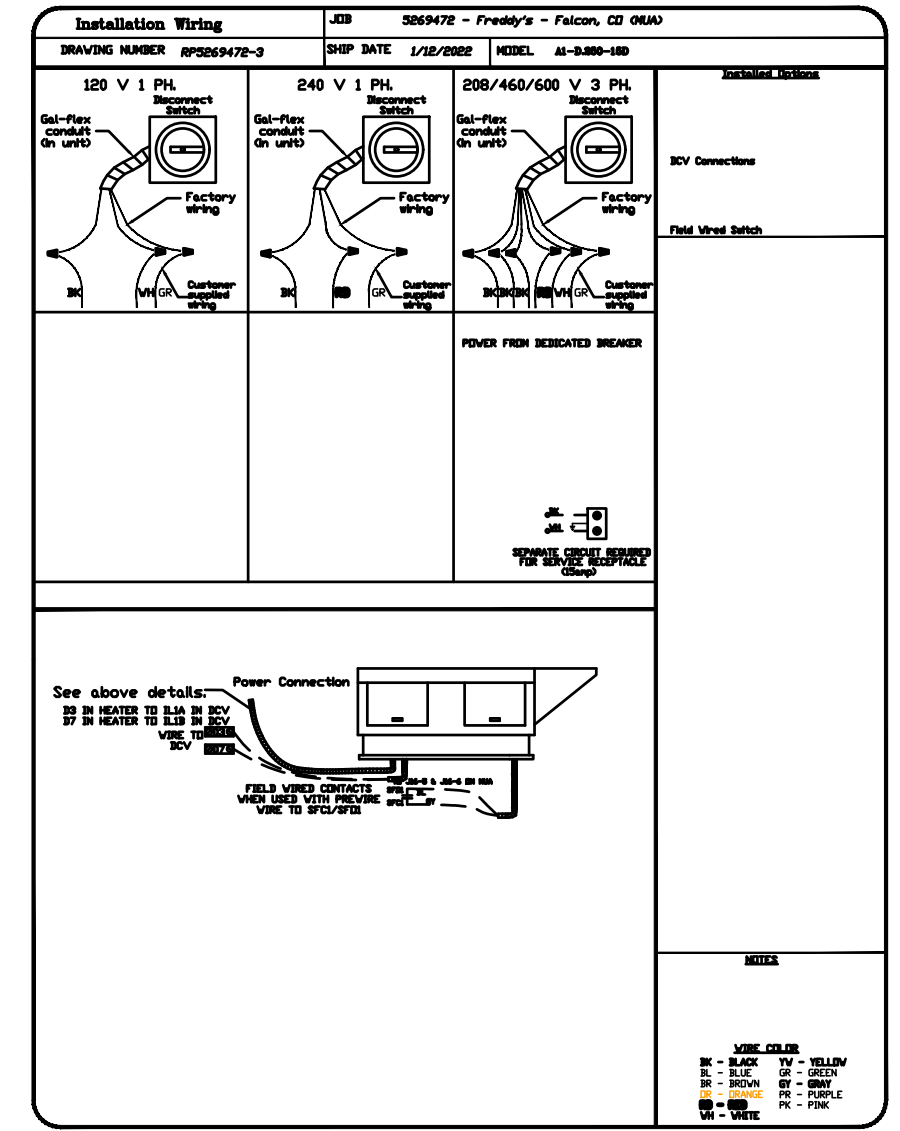
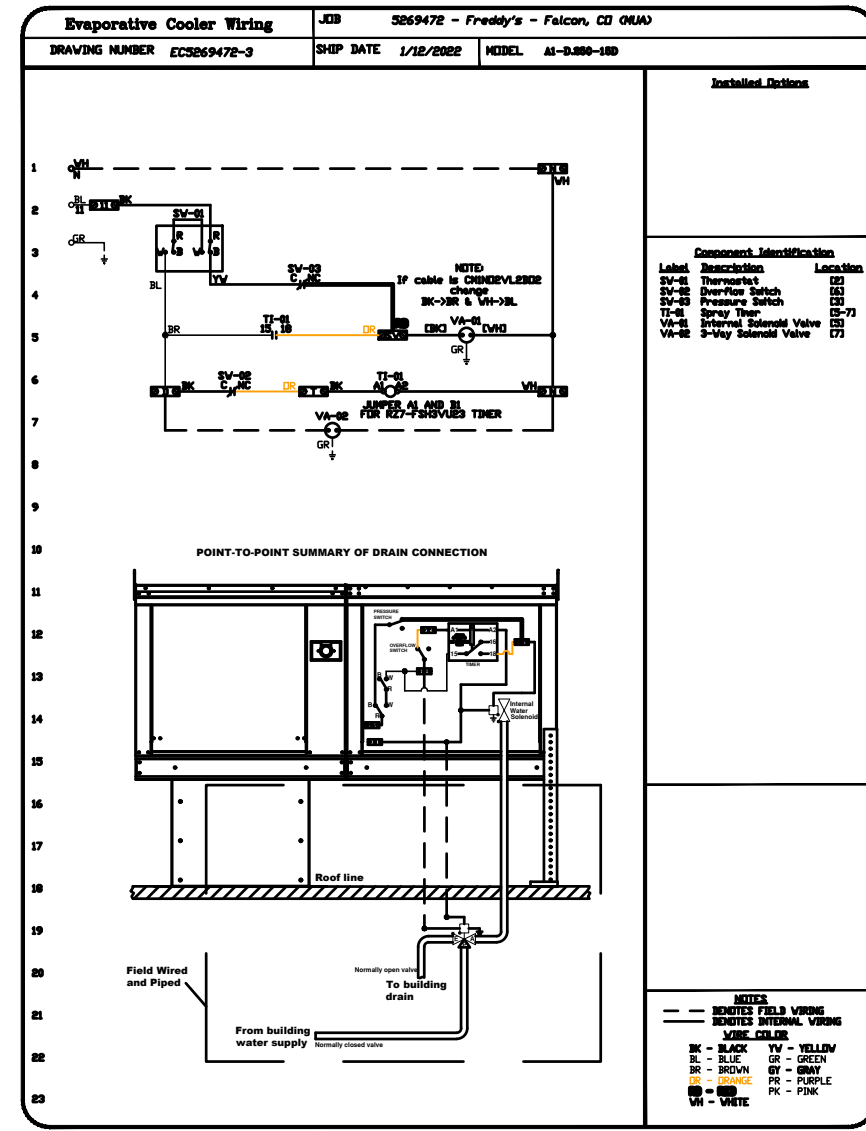
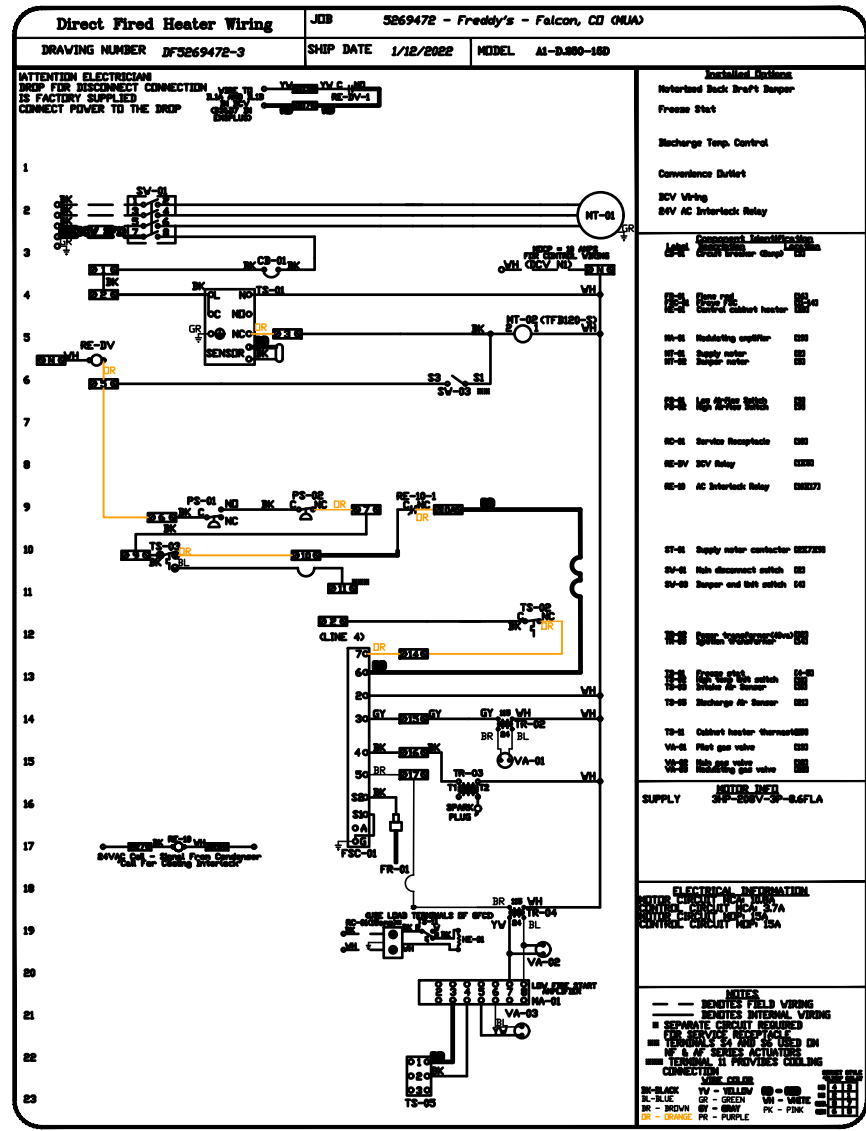
SHEET NO. M4

- FAN #3 AI-250-150 - HEATER 0MA-13
- DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 10" MIXED FLOW DIRECT DRIVE FAN
- 3" DRAIN COLLAR COLLECTS 1/2" DRAINAGE HEAD UP TO 15"
- 3" DRAIN DISCHARGE - AIR FLOW HEIGHT 75" UP
- 4. GAS PRESSURE GAUGE, 0-25", 2 1/2" DIAMETER, 1/4" THREAD SIZE
- 5. GAS PRESSURE GAUGE, 0-10" INCHES WG, 2 1/2" DIAMETER, 1/4" THREAD SIZE
- 6. LOW FUEL START - ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATOR CONTROL IS IN A LOW FUEL POSITION
- 7. CEILING INTERLOCK RELAY - 24VAC COIL - 120V CONTACTS - LOCKS OUT BURNER CIRCUIT WHEN AC IS ENERGIZED
- 8. ROTORIZED BACK BRANT SAMPER 1/2" x 1/8" FOR SIZE J STANDARD B. MODULAR HEATER UNITS V/EXTENDED SHAFT, STANDARD BALANCED CONSTRUCTION, 2 1/4" NEAR FLANGE, LOW LEAKAGE, TRIPLESS ACTUATOR INCLUDED.
- 9. LAYER CONTROL FOR 1ST EVAP.
- 10. 24VAC AIR HANDLER CONTROL, 100A
- 11. CONTROL PANEL ENCLOSEURE HEATER, INCLUDES 200V, 120V HEATER, RECOMMENDED FOR WINTER DESIGN TEMPERATURE LESS THAN 0°F OPERATES ON PCB CONTROLS IN 1ST SINGLE MODULES OR 2TU.
- 12. 60 PSI IS AMP CONVENIENCE OUTLET FOR HEATER ENCLOSEURE POWER SUPPLY BY OTHERS - INCLUDES RECEPTACLE AND J BOX.
- 13. PRECISE MODULATOR CONTROL KIT FOR EXHAUSTIVE CONTROL, INCLUDES 24VAC WATER SOLID STATE VALVE, 24VAC 100% DUTY CYCLE, PRESSURE SWITCH INSTALLED UPSTREAM OF 24VAC SOLID STATE VALVE, BRASS TEE, 2 NPT HALF INCH HOLES, AND TWO STAGE THERMOSTAT (THERMAL) FIELD WIRING REQUIRED BY OTHERS FOR 3-WAY VALVE FOR BOTH CELECK AND STANDARD 3-WAY TYPE CONSTRUCTION.
- 14. FREEZE STAT WITH 10 MIN. DELAY, FACTORY SET AT 35°F AND 10 MINUTES.
- 15. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREVIOUS PANEL OR WITH SCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM SCV TO WEA SYSTEM.
- 16. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY GRUNNER/BLDWER/EVAP SECTION.
- 17. 2 YEAR PARTS WARRANTY.

SUPPLY SIDE HEATER INFORMATION
 WINTER TEMPERATURE = 67°, TEMP. RISE = 100°F.
 BTU'S CALCULATED OFF ACTUAL AIR DENSITY.
 INPUT BTU'S AT ALTITUDE OF 60 FT. = 128844.
 INPUT BTU'S AT ALTITUDE OF 662 FT. = 128844.
 INPUT BTU'S AT ALTITUDE OF 662 FT. = 128844.



DIRECT FIRED GAS PROFILE PLATE ASSEMBLY
 PROFILE PLATE ASSEMBLY INFORMATION
 PROFILE PLATE ASSEMBLY SHALL BE INCLUDED IN THE 2" UNITS EXH. LISTING AND COMPLY WITH CORRECTED QUALITY STANDARDS AND SHALL BE 24\"/>



REVISIONS	
DESCRIPTION	DATE



Freddy's - Falcon, CO (MUA)
 COLORADO SPRINGS, CO, 80922

DATE: 1/12/2022
 DWG.#: 5269472
 DRAWN BY: michael.co
 SCALE: 1/2" = 1'-0"
 MASTER DRAWING
 SHEET NO. 3

BC PROJECT #: 21959
 This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architecture/Engineering/Professional Act of 1982, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing hereon, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

BC ENGINEERS INCORPORATED
 5720 Reeder Shawnee, Ks. 66203 (913)262-1722

BDS
 BAKER DESIGN GROUP PA
 RODGER BAKER ARCHITECT AIA NCARB
 1024 E First Street North, Wichita, KS 67214 38387742
 rodger@bdsdesigngroup.com

FREDDY'S FROZEN CUSTARD
 7575 FALCON MARKET PL.
 FALCON, COLORADO



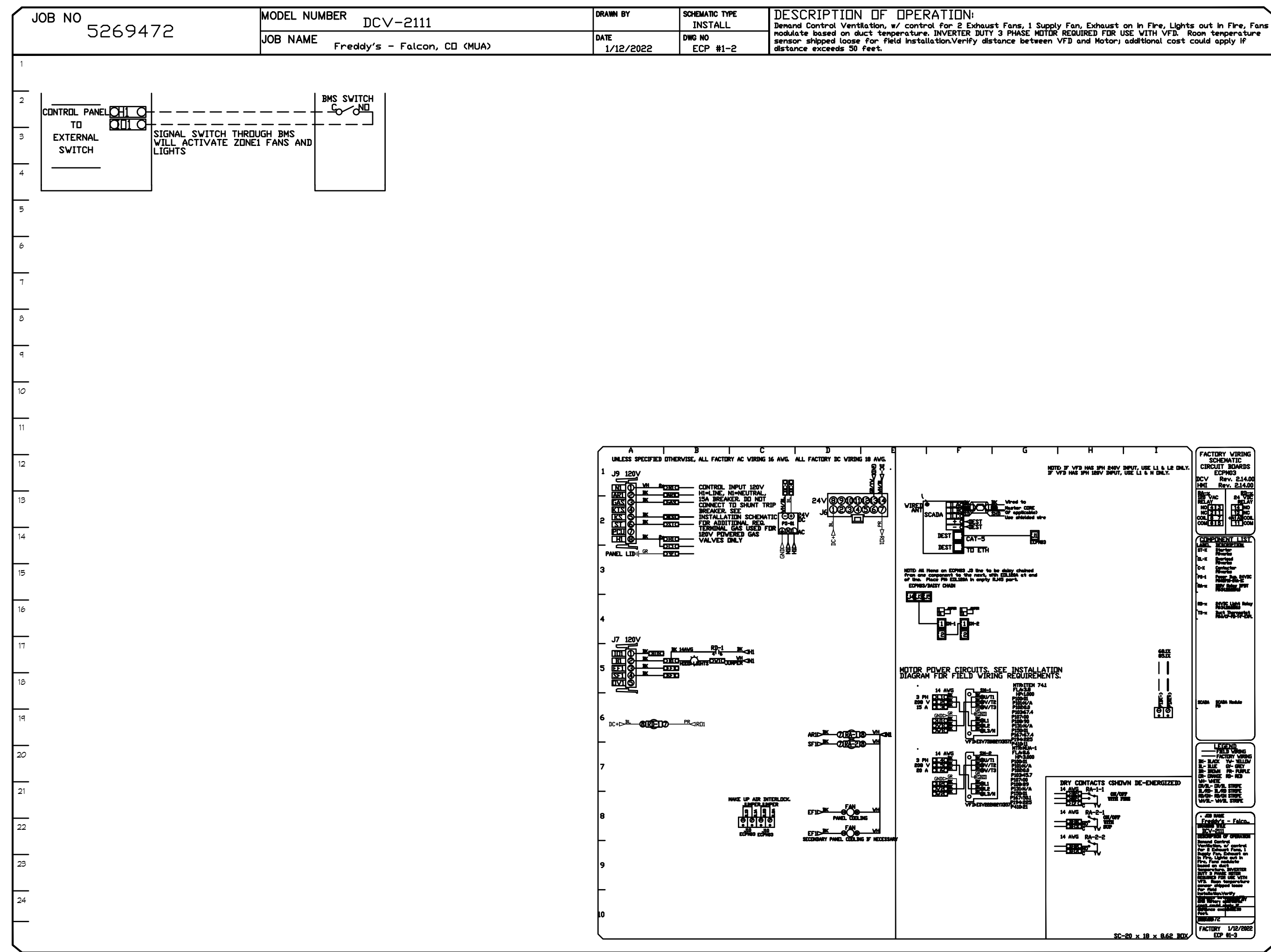
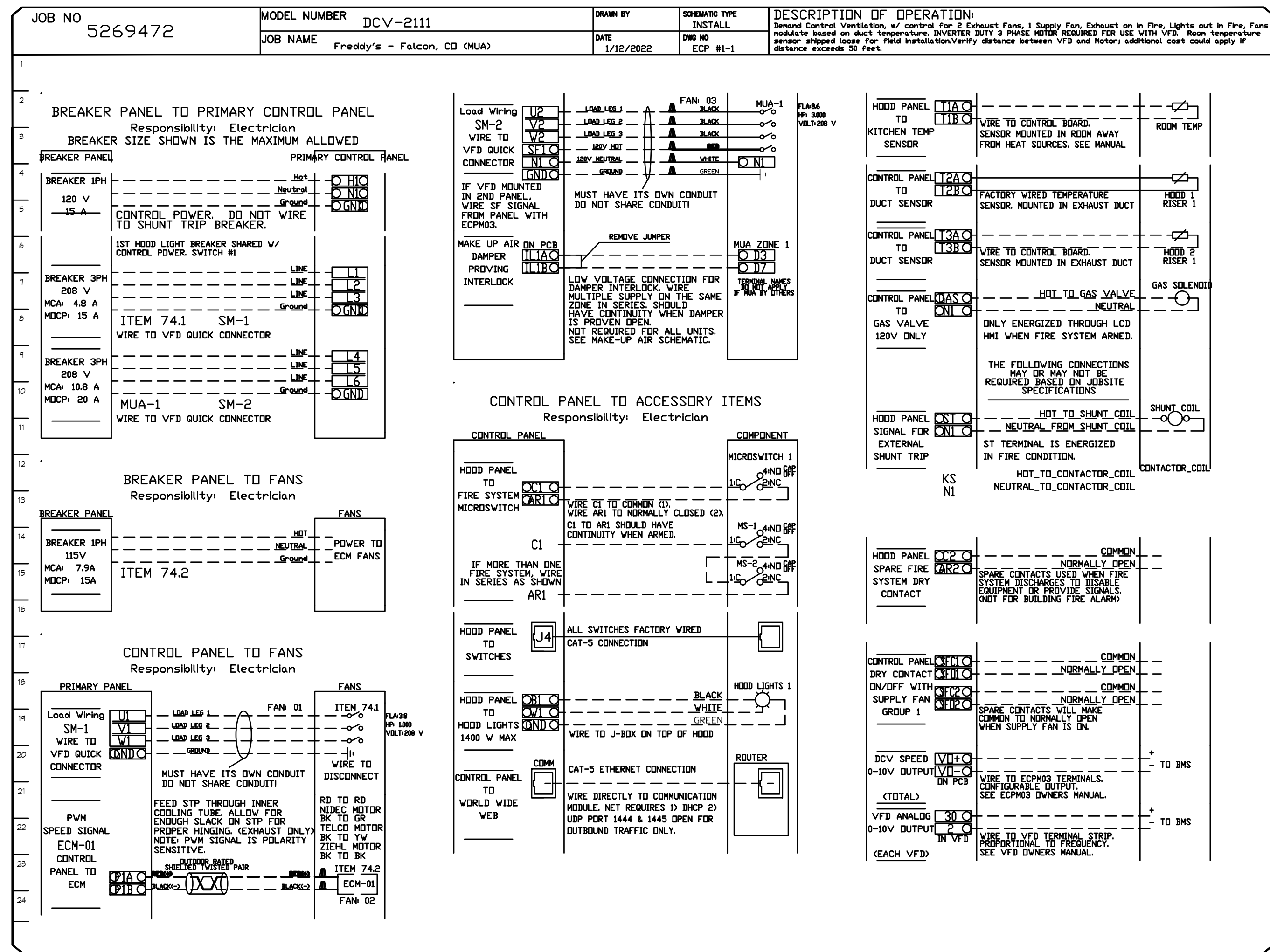
MECHANICAL HOOD PLANS

DATE
 5/23/2022 PERMIT SET
 8/02/2022 REVISION #1

DRAWN BY:
 CHECKED BY:
 SHEET NO. M5

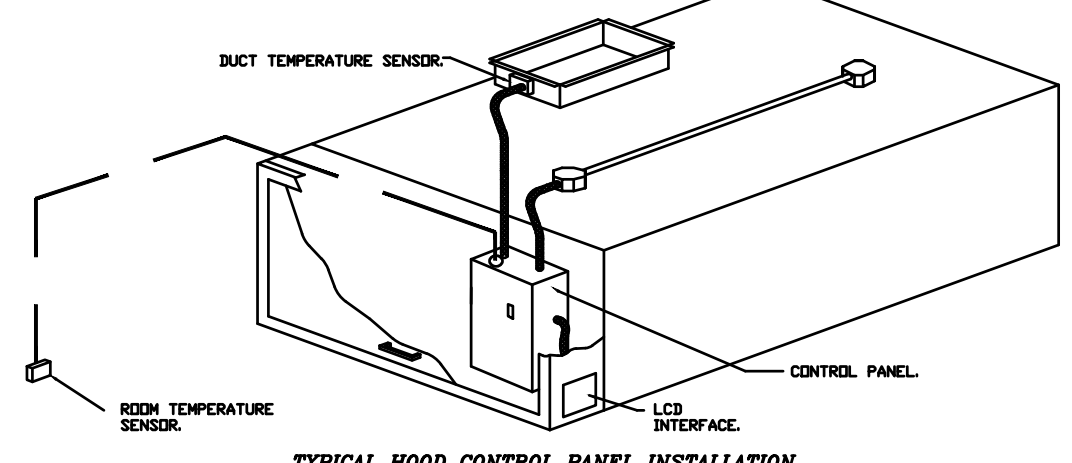
Released for Permit
 09/22/2022 10:20:20 AM
 REGIONAL Building Department
 daleh
 MECHANICAL

NO	TAG	PACKAGE	LOCATION	SWITCHES		OPTION	FANS CONTROLLED					
				QUANTITY			FAN TAG	TYPE	HP	VOLTS	FLA	
1	EXP-1	DCV-2111	UTILITY CABINET LEFT	03 - UTILITY CABINET LEFT	1 LIGHT	SMART CONTROL DCV	ITEM 74.1	EXHAUST	3	1000	208	3.8
				HOOD # 1	1 FAN		ITEM 74.2	EXHAUST	1	6500	115	6.3
							MUA-1	SUPPLY	3	2000	208	8.6



DEMAND CONTROL VENTILATION HOOD CONTROL PANEL SPECIFICATIONS:

- CONTROLS SHALL BE LISTED BY ETL (UL 508A) AND SHALL COMPLY WITH DEMAND VENTILATION SYSTEM TURNDOWN REQUIREMENTS OUTLINED IN IECC 403.2.8 (2015).
- THE CONTROL ENCLOSURE SHALL BE NEMA 1 RATED AND LISTED FOR INSTALLATION INSIDE OF THE EXHAUST HOOD UTILITY CABINET. THE CONTROL ENCLOSURE MAY BE CONSTRUCTED OF STAINLESS STEEL OR PAINTED STEEL.
- TEMPERATURE PROBE(S) LOCATED IN THE EXHAUST DUCT RISERS(S) SHALL BE CONSTRUCTED OF STAINLESS STEEL.
- A DIGITAL CONTROLLER SHALL BE PROVIDED TO ACTIVATE THE HOOD EXHAUST FANS DYNAMICALLY BASED ON A FIXED DIFFERENTIAL BETWEEN THE AMBIENT AND DUCT TEMPERATURE SENSORS. THIS FUNCTION SHALL MEET THE REQUIREMENTS OF IEC 5071.11.
- A DIGITAL CONTROLLER SHALL PROVIDE ADJUSTABLE HYSTERESIS SETTINGS TO PREVENT CYCLING OF THE FANS AFTER THE COOKING APPLIANCES HAVE BEEN TURNED OFF AND/OR THE HEAT IN THE EXHAUST SYSTEM IS REDUCED.
- A DIGITAL CONTROLLER SHALL PROVIDE AN ADJUSTABLE MINIMUM FAN RUN-TIME SETTING TO PREVENT FAN CYCLING.
- VARIABLE FREQUENCY DRIVES (VFD'S) SHALL BE PROVIDED FOR FANS AS REQUIRED. THE DIGITAL CONTROLLER SHALL MODULATE THE VFD'S BETWEEN A MINIMUM SETPOINT AND A MAXIMUM SETPOINT ON DEMAND. THE DUCT TEMPERATURE SENSOR INPUT(S) TO THE DIGITAL CONTROLLER SHALL BE USED TO CALCULATE THE SPEED REFERENCE SIGNAL.
- THE VFD SPEED RANGE OF OPERATION SHALL BE FROM 0% TO 100% FOR THE SYSTEM, WITH THE ACTUAL MINIMUM SPEED SET AS REQUIRED TO MEET MINIMUM VENTILATION REQUIREMENTS.
- AN INTERNAL ALGORITHM TO THE DIGITAL CONTROLLER SHALL MODULATE SUPPLY FAN VFD SPEED PROPORTIONAL TO ALL EXHAUST FANS THAT ARE LOCATED IN THE SAME FAN GROUP AS THE SUPPLY FAN.
- THE SYSTEM SHALL OPERATE IN PREP MODE DURING LIGHT COOKING LOAD OR COOL DOWN MODE WHEN SUFFICIENT HEAT REMAINS UNDERNEATH THE HOOD SYSTEM AFTER COOKING OPERATIONS HAVE COMPLETED. OPERATION DURING EITHER OF THESE PERIODS WILL DISABLE THE SUPPLY FANS AND PROVIDE AN EXHAUST FAN SPEED THAT IS EQUAL TO THE MINIMUM VENTILATION REQUIREMENT.
- A DIGITAL CONTROLLER SHALL DISABLE THE SUPPLY FANS, ACTIVATE THE EXHAUST FANS, ACTIVATE THE APPLIANCE SHUNT TRIP, AND DISABLE AN ELECTRIC GAS VALVE AUTOMATICALLY WHEN FIRE CONDITION IS DETECTED IN A COVERED HOOD.
- A DIGITAL CONTROLLER SHALL ALLOW FOR EXTERNAL BMS FAN CONTROL VIA DRY CONTACT (EXTERNAL CONTROL SHALL NOT OVERRIDE FAN OPERATION LOGIC AS REQUIRED BY CODE).
- AN LCD INTERFACE SHALL BE PROVIDED WITH THE FOLLOWING FEATURES:
 - ON/OFF PUSH BUTTON FAN & LIGHT SWITCH ACTIVATION.
 - INTEGRATED GAS VALVE RESET FOR ELECTRONIC GAS VALVES (NO RESET RELAY REQUIRED).
 - VFD FAULT DISPLAY WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
 - DUCT TEMPERATURE SENSOR FAILURE DETECTION WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
 - MS-WIRED DUCT TEMPERATURE SENSOR DETECTION WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
 - A SINGLE LOW VOLTAGE CAT-5 RJ45 WIRING CONNECTION.
 - AN ENERGY SAVINGS INDICATOR THAT UTILIZES MEASURED KW/H FROM THE VFD'S.



SEQUENCE OF OPERATIONS:

- THE HOOD CONTROL PANEL IS CAPABLE OF OPERATING IN ONE OR MORE OF THE FOLLOWING STATES AT ANY GIVEN TIME:
 - AUTOMATIC:** THE SYSTEM OPERATES BASED ON THE DIFFERENTIAL BETWEEN ROOM TEMPERATURE AND THE TEMPERATURE AT THE HOOD CAVITY OR EXHAUST DUCT COLLAR. FANS ACTIVATE AT A CONFIGURABLE TEMPERATURE DIFFERENTIAL THRESHOLD. DEPENDING ON THE JOB CONFIGURATION EACH FAN ZONE CAN BE CONFIGURED AS STATIC OR DYNAMIC. THESE TERMS REFER TO WHETHER A VARIABLE MOTOR (SUCH AS EC MOTORS OR VFD DRIVEN MOTORS) MODULATE WITH TEMPERATURE. IF THE PANEL IS EQUIPPED WITH VARIABLE SPEED FANS AND THE ZONE IS DEFINED AS "DYNAMIC", THESE WILL MODULATE WITHIN A USER-DEFINED RANGE. BASED ON THE TEMPERATURE DIFFERENTIAL, PANELS EQUIPPED WITH VARIABLE SPEED FANS AND A FAN ZONE DEFINED AS "STATIC" FANS WILL RUN AT A SET SPEED CALCULATED FOR THE DRIVE. DEMAND CONTROL VENTILATION SYSTEMS ARE CAPABLE OF MODULATING EXHAUST AND MAKE UP AIR FAN SPEEDS PER THE REQUIREMENTS OUTLINED IN IECC 403.2.8.
 - MANUAL:** THE SYSTEM OPERATES BASED ON HUMAN INPUT FROM AN HMI.
 - SCHEDULE:** A WEEKLY SCHEDULE CAN BE SET TO RUN FANS FOR A SPECIFIED PERIOD THROUGHOUT THE DAY. THERE ARE THREE OCCUPIED TIMES PER DAY TO ALLOW FOR THE USER TO SET UP A TIME THAT IS SUITABLE TO THEIR NEEDS. ANY TIME THAT IS WITHIN THE DEFINED OCCUPIED TIME, THE SYSTEM WILL RUN AT MODULATION LEVEL AND FOLLOW THE FAN PROCEDURE ALGORITHM BASED ON TEMPERATURE DURING THIS TIME. DURING UNOCCUPIED TIME, THE SYSTEM WILL HAVE AN EXTRA OFFSET TO PREVENT UNINTENDED ACTIVATION OF THE SYSTEM DURING A TIME WHERE THE SYSTEM IS NOT BEING OCCUPIED.
 - OTHER:** THE SYSTEM OPERATES BASED ON THE INPUT FROM AN EXTERNAL SOURCE (ODC, BMS OR HARD-WIRED INTERLOCK).
 - FIRE:** UPON ACTIVATION OF THE HOOD FIRE SUPPRESSION SYSTEM, THE EXHAUST FAN WILL COME ON OR CONTINUE TO RUN, THE HOOD MAKEUP AIR WILL SHUTDOWN, AND A SIGNAL WILL BE SENT FOR ACTIVATING THE EXHAUST FUEL GAS VALVE PROVIDED BY THE ELECTRICAL FUEL GAS WILL SHUT OFF VIA A MECHANICAL/ELECTRICAL GAS VALVE ACTUATED BY THE HOOD FIRE SUPPRESSION SYSTEM.

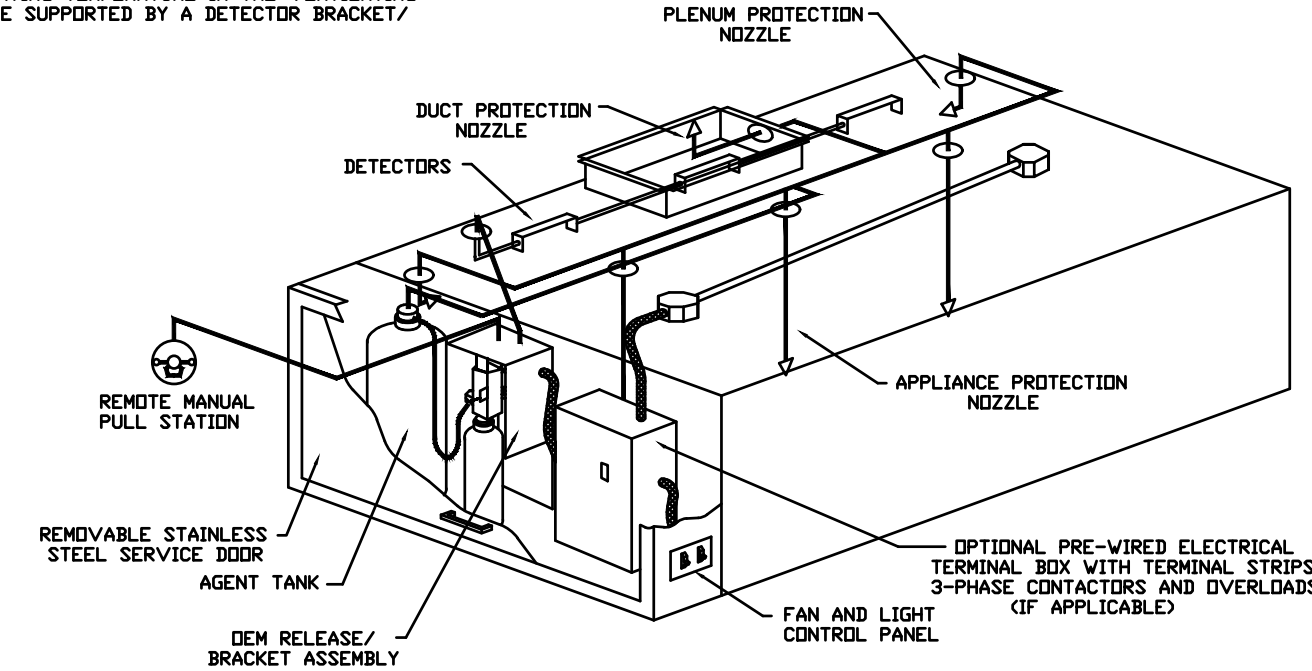
SPECIFICATIONS

THE RESTAURANT FIRE SUPPRESSION SYSTEM SHALL BE THE PRE-ENGINEERED TYPE WITH A FIXED NOZZLE AGENT DISTRIBUTION NETWORK. IT SHALL BE LISTED WITH UNDERWRITERS LABORATORIES, INC. (UL).

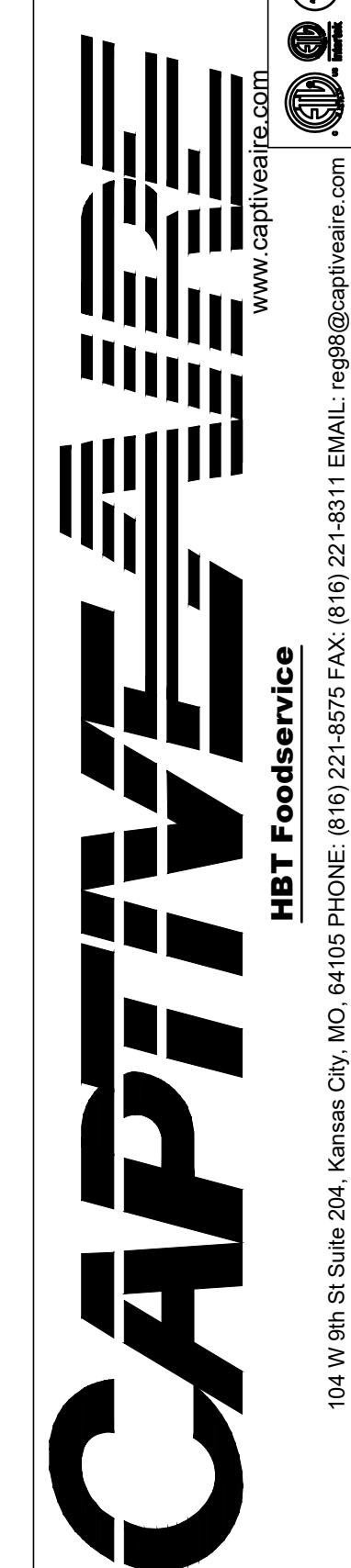
THE SYSTEM SHALL BE CAPABLE OF AUTOMATIC DETECTION AND ACTUATION WITH LOCAL OR REMOTE MANUAL ACTUATION. ACCESSORIES SHALL BE AVAILABLE FOR MECHANICAL OR ELECTRICAL GAS LINE SHUT-OFF APPLICATIONS.

THE EXTINGUISHING AGENT SHALL BE A POTASSIUM CARBONATE, POTASSIUM ACETATE-BASED FORMULATION DESIGNED FOR FLAME KNOCKDOWN AND SECUREMENT OF GREASE RELATED FIRES. IT SHALL BE AVAILABLE IN PLASTIC CONTAINERS WITH INSTRUCTIONS FOR LIQUID AGENT HANDLING AND USAGE.

THE REGULATED RELEASE MECHANISM SHALL BE COMPATIBLE WITH A FUSIBLE LINK DETECTION SYSTEM. THE FUSIBLE LINK SHALL BE SELECTED AND INSTALLED ACCORDING TO THE OPERATING TEMPERATURE IN THE VENTILATING SYSTEM. THE FUSIBLE LINK SHALL BE SUPPORTED BY A DETECTOR BRACKET/LINKAGE ASSEMBLY.



REVISIONS	
NO.	DESCRIPTION



Freddy's - Falcon, CO (MUA)
 COLORADO SPRINGS, CO, 80922

DATE: 1/12/2022
DWG#: 5269472
DRAWN BY: michael.co
SCALE: 1/2" = 1'-0"
MASTER DRAWING

SHEET NO.
 4

BC PROJECT #: 21959

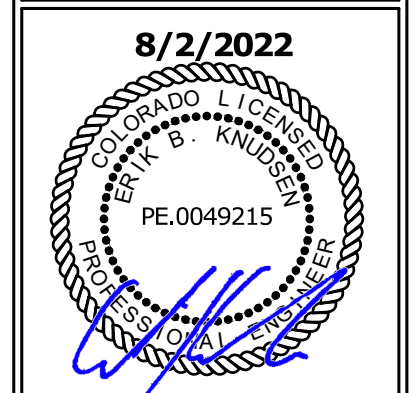
This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architecture/Engineering/Professional Act of 1998, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing hereon, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
 09/22/2022 10:20:17 AM
 REGIONAL Building Department
 daleh MECHANICAL

BC ENGINEERS INCORPORATED
 5720 Reeder Shawnee, Ks. 66203 (913)262-1722

BDG
 BAKER DESIGN GROUP PA
 RODGER BAKER ARCHITECT AIA NCARB
 1024 E First Street North, Wichita, KS 6724 3828742
 rodger@bakergroup.com

FREDDY'S FROZEN CUSTARD
 7575 FALCON MARKET PL.
 FALCON, COLORADO



MECHANICAL HOOD PLANS

DATE
 5/23/2022 PERMIT SET
 8/02/2022 REVISION #1

DRAWN BY:
 CHECKED BY:
SHEET NO.
 M6

MECHANICAL SPECIFICATIONS

1. GENERAL PROVISIONS:
 - A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, NECESSARY FOR THE COMPLETE INSTALLATION OF THE PLUMBING AND MECHANICAL SYSTEMS OUTLINED.
 - B. OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE OR APPROVAL AS REQUIRED BY THE AUTHORITIES.
 - C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.
 - D. ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.
 - E. DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, PIPE, DUCT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDamaged. ALL Damaged ITEMS shall BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERINGS SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.
 - F. PROVIDE ALL NECESSARY CUTTING AND PATCHING OF WALLS, FLOORS, CEILINGS, AND ROOFS AS NECESSARY. PATCH AROUND ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.
 - G. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
 2. OPERATION AND MAINTENANCE MANUALS:
 - A. DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE OPERATING INSTRUCTIONS, WIRING DIAGRAMS, CATALOGS, MAINTENANCE INSTRUCTIONS, PARTS LISTS, ETC. FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
 - B. ALL LITERATURE AND INSTRUCTIONS SHIPPED WITH THE EQUIPMENT SHALL BE SAVED FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUALS.
 - C. ALL LITERATURE LISTED ABOVE AND ALL PAPERS LISTING WARRANTIES, ETC. SHALL BE BOUND IN A 3-RING BINDER AND LABELED WITH THE PROJECT NAME, ADDRESS, ARCHITECT, ENGINEER, CONTRACTORS, ETC.
 3. MANUFACTURERS:
 - A. MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSIDERED AS LIMITED TO SPECIFIC ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN, UNLESS NOTED OTHERWISE.
 4. MOTORS:
 - A. PROVIDE THERMAL OVERLOAD PROTECTION FOR EACH MOTOR PROVIDED BY THIS WORK.
 5. TESTING, BALANCING, AND CLEANING:
 - A. ALL PIPING SHALL BE TESTED FOR LEAKS BEFORE BEING CONCEALED IN WALL CONSTRUCTION OR COVERED WITH INSULATION.
 - B. SEWER AND VENT PIPING SHALL BE HYDROSTATICALLY TESTED WITH NO LEAKS THAN 10 FEET OF HEAD FOR A PERIOD OF NOT LESS THAN 15 MINUTES, PER THE LOCAL PLUMBING CODE, WITH NO LEAKS.
 - C. DOMESTIC WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF NOT LESS THAN 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 60 PSI, FOR A PERIOD OF NOT LESS THAN 2 HOURS, WITH NO LEAKS.
 - D. NATURAL GAS PIPING SHALL BE PNEUMATICALLY TESTED AT A PRESSURE OF NOT LESS THAN 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 50 PSI, FOR A PERIOD OF NOT LESS THAN 2 HOURS, WITH NO LEAKS.
 - E. DUCTWORK AND PIPING SHALL BE BALANCED BY QUALIFIED INDEPENDENT BALANCING PERSONNEL WHO HAVE PREVIOUS EXPERIENCE WITH BALANCING PROCEDURES AND ARE CERTIFIED BY THE ASSOCIATED AIR BALANCE COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB).
 - 1) BALANCING SHALL INCLUDE THE BALANCING OF THE EQUIPMENT AND AIR DISTRIBUTION SYSTEMS TO PROVIDE DESIGN QUANTITIES INDICATED AND VERIFICATION OF PERFORMANCE OF ALL EQUIPMENT AND AUTOMATIC CONTROLS.
 - 2) WITH IN 30 DAYS OF THE COMPLETION OF THE TESTING AND BALANCING WORK, SUBMIT THE TEST AND BALANCING REPORT BEARING THE SIGNATURE OF THE TEST AND BALANCE ENGINEER. THE REPORTS SHALL BE CERTIFIED PROOF THAT THE SYSTEMS HAVE BEEN TESTED, ADJUSTED, AND BALANCED IN ACCORDANCE WITH THE REFERENCED STANDARDS, ARE AN ACCURATE REPRESENTATION OF HOW THE SYSTEMS HAVE BEEN INSTALLED AND ARE OPERATING. REPORTS SHALL BE BOUND IN A VINYL BINDER AND THE BINDER LABELED OR MAY BE AN ELECTRONIC PDF SUBMITTAL.
 - F. GREASE DUCT SHALL BE TESTED PRIOR TO USE OR CONCEALMENT OF ANY PORTION OF THE GREASE DUCT SYSTEM. DUCTS SHALL BE CONSIDERED TO BE CONCEALED WHEN INSTALLED IN SHAFTS OR COVERED BY DUCT WRAP INSULATION THAT PREVENTS THE DUCTWORK FROM BEING VISUALLY INSPECTED FROM ALL SIDES. THE PERMIT HOLDER SHALL BE RESPONSIBLE TO PROVIDE THE NECESSARY EQUIPMENT AND PERFORM THE GREASE DUCT LEAKAGE TEST PER NFPA 46 AND ALL LOCAL CODES.
6. BEFORE DOMESTIC WATER PIPING IS PLACED IN SERVICE, ALL DOMESTIC WATER DISTRIBUTION SYSTEMS, INCLUDING HOT AND COLD WATER AND HOT WATER SYSTEMS SHALL BE FLUSHED, STERILIZED AND CHLORINATED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. THE SYSTEMS SHALL BE THOROUGHLY FLUSHED OF ALL DIRT AND FOREIGN MATTER, THEN FILLED WITH WATER TREATED WITH 50 PPM OF CHLORINE. THE FLUSHING AND FILLING PROCEDURES SHALL BE REPEATED SEVERAL TIMES TO ASSURE TREATMENT OF THE ENTIRE SYSTEM. THE TREATED WATER SHALL BE LEFT IN THE SYSTEM FOR 24 HOURS AFTER WHICH TIME THE SYSTEM SHALL BE FLUSHED. IF THE RESIDUAL CHLORINE IS NOT AT LEAST 10 PPM, THE FLUSHING SHALL BE REPEATED. AFTER STERILIZATION, SAMPLES OF WATER IN THE SYSTEM SHALL BE APPROVED BY THE BOARD OF HEALTH.

7. PIPING:
 - A. DOMESTIC COLD, HOT, AND HOT WATER REGULATOR (ABOVEGROUND):
 - 1) TYPE L HARD DRAWN COPPER TUBING, ASTM B-36.
 - 2) WROUGHT COPPER SOLDERED FITTINGS, ASTM B75 ALLOY C12200, ANSI B16.22, MSS SP-104.
 - 3) MECHANICAL PRESS COPPER FITTINGS FOR USE IN PLUMBING OR MECHANICAL APPLICATIONS, ASME B16.22, ASME B16.11, OR ASME B16.10. MECHANICAL PRESS COPPER FITTINGS SHALL CONFORM TO AFPMO P51-117 OR ASME B16.11.
 - B. FLEX, HIGH-DENSITY CROSS-LINKED POLYETHYLENE TUBING SHALL BE MANUFACTURED TO THE REQUIREMENTS OF ASTM F816 AND MEET THE STANDARD GRADE HYDROSTATIC PRESSURE RATINGS FROM PLASTIC INDUSTRIES WITH THE FOLLOWING:
 - 1) FLEX AND FLEX-B MEETING ANSI/NFPA AND ANSI/NSF12 STANDARDS FOR POTABLE WATER SAFETY AND LEAD-FREE STANDARDS AND MUST BE MARKED WITH "PW-0", "NSF-61-05" OR OTHER NSF-APPROVED MARKING, ASTM F2029 FOR USE WITH CHLORINATED WATER.
 - 2) FLEX MEETING ANSI/NFPA AND ANSI/NSF12 STANDARDS FOR POTABLE WATER SAFETY AND LEAD-FREE STANDARDS AND MUST BE MARKED WITH "PW-0", "NSF-61-05" OR OTHER NSF-APPROVED MARKING, ASTM F2029 FOR USE WITH CHLORINATED WATER.
 - C. MECHANICAL PRESS COPPER FITTINGS SHALL BE MANUFACTURED TO THE REQUIREMENTS OF THE FOLLOWING:
 - 1) MECHANICAL PRESS COPPER FITTINGS SHALL CONFORM TO AFPMO P51-117 OR ASME B16.11.
 - 2) MECHANICAL PRESS COPPER FITTINGS SHALL CONFORM TO AFPMO P51-117 OR ASME B16.11.
 - 3) MECHANICAL PRESS COPPER FITTINGS SHALL CONFORM TO AFPMO P51-117 OR ASME B16.11.
 - 4) MECHANICAL PRESS COPPER FITTINGS SHALL CONFORM TO AFPMO P51-117 OR ASME B16.11.

8. STORM SEWER, SANITARY SEWER, GREASE WASTE, AND VENTS (UNDERGROUND, INTERIOR TO THE BUILDING):
 - 1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3968 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2235.
 - 2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 14342 PER ASTM D 4946 FOR PIPE AND 11432 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. FABRICATED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
 - 3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
 - 4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPROUT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPROUT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.

9. STORM SEWER, SANITARY SEWER, GREASE WASTE, AND VENTS (UNDERGROUND, INTERIOR TO THE BUILDING):
 - 1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3968 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2235.
 - 2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 14342 PER ASTM D 4946 FOR PIPE AND 11432 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. FABRICATED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
 - 3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
 - 4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPROUT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPROUT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.

MECHANICAL SPECIFICATIONS (CONTINUED)

- 1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3968 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2235.
 - 2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 14342 PER ASTM D 4946 FOR PIPE AND 11432 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. FABRICATED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
 - 3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
 - 4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPROUT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPROUT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
 - 5) COPPER DRY: DRAINAGE TUBE SHALL CONFORM TO ASTM B306, WROUGHT COPPER FITTINGS, ANSI B16-21.
 - 6) GALVANIZED STEEL PIPE, WITH MALLEABLE IRON, THREADED FITTINGS, DRAINAGE PATTERN FOR SEWERS SHALL CONFORM TO ASTM A 53.
- E. CONDENSATE DRAINS 4 INDIRECT WASTE (ABOVEGROUND):
 - 1) DRY, WROUGHT COPPER, ANSI B16-21.
 - 2) POLYVINYLCHLORIDE (PVC) DRY FITTING SCHEDULE 40, SOLVENT JOINT.
- 1) ASTM B 250, TYPE ACR, HARD-DRAWN STRAIGHT LENGTHS, AND SOFT-ANNEALED COILS, SEAMLESS COPPER TUBING.
 - 2) WROUGHT COPPER, ANSI B16.22, STREAMLINED PATTERN, FITTINGS, BRAZED JOINTS, AYS A 5.0, CLASSIFICATION BAg-1 (SILVER).
 - 3) TUBING SHALL BE THOROUGHLY CLEANED, READY FOR INSTALLATION, AND HAVE ENDS CAPPED TO PROTECT CLEANLINESS OF PIPE INTERIORS PRIOR TO SHIPPING.
 - 4) SIZE AND INSTALLATION OF PIPE SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
6. NATURAL GAS:
 - 1) BLACK STEEL PIPE, SCHEDULE 40, ASTM A53.
 - 2) PIPE 2" AND SMALLER, 150 LB. MALLEABLE IRON, THREADED FITTINGS.
 - 3) PIPE 2" AND SMALLER, VEGA MESSAPRES FOR WATER AND GAS, CSA LC4, T55A/ASME B31 FOR USE WITH ASTM A53 SCHEDULE 40 BLACK IRON PIPE.
 - 4) PIPE 2-1/2" AND LARGER, WELDED.
 - 5) FLUS VALVE, ROCKWELL NODOSTROM FIGURE NO. 142 OR 143.
 - 6) BALL VALVE, KOMAR T-100NE APPROVALS- UL842, FM, CSA, NSF 61-9, MSS SP-110.
 - 2) GAS PIPING PAINTING:
 - a) ALL BLACK STEEL GAS PIPING LOCATED EXTERIOR TO THE BUILDING SHALL BE PRIMED AND PAINTED TO EITHER MATCH ADJACENT EXTERIOR WHERE LOCATED OR NEAR EXTERIOR WALL AND PAINTED SAFETY YELLOW WHERE LOCATED ON THE ROOF.
 - H. ALL PIPE HANGERS AND SUPPORTS SHALL BE STANDARD PRODUCTS OF GRINNELL, FEE AND MASON, OR ELGEN. HANGER SPACING SHALL BE IN ACCORDANCE WITH MSS-SP-69.
1. SLEEVES
 - 1) PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK. ALL SLEEVES SHALL BE IN ACCORDANCE WITH THE REFERENCED STANDARDS, AND SHALL BE INSTALLED TO ACCOMMODATE PIPE INSULATION.
 - 2) INTERIOR PARTITIONS: 16 GAUGE GALVANIZED STEEL, PACK BETWEEN PIPE AND SLEEVE WITH FIRE SAFTING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
 - 3) ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WATERPROOF SEAL, COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
 - 4) PLUMBING VENTS: FLASH ROOF VENT INTO ROOFING SYSTEM AS REQUIRED BY THE ROOFING CONTRACTOR TO MAINTAIN EXISTING ROOF WARRANTY. ALL PLUMBING VENT TERMINALS SHALL TERMINATE A MINIMUM OF 12" ABOVE ROOF OR EQUAL TO HEIGHT OF PARAPET, WHICHEVER IS GREATER.
 - J. PROVIDE CHROME PLATED ESCUTCHEONS ON ALL PIPE ENTERING FINISHED AREAS.
7. GAS PIPING LABELING:
 - A. ALL ELEVATED PRESSURE GAS PIPING SHALL BE LABELED EVERY 40 FEET WITH SIGNS INDICATING "ELEVATED PRESSURE".
8. INSULATION AND DUCT LINING:
 - A. ALL INSULATIONS AND ACCESSORIES SHALL HAVE A FIRE HAZARD CLASSIFICATION WITH A FLAME SPREAD RATING OF NOT OVER 25, A FUEL CONTRIBUTION RATING OF NOT OVER 50, AND A SMOKE DEVELOPED RATING OF NOT OVER 50, IN ACCORDANCE WITH NFPA.
 - B. PIPE INSULATION - ABOVE GRADE:
 - 1) THE PIPING INSULATION USED SHALL HAVE A THERMAL CONDUCTIVITY OF 0.21 Btu PER IN*FT*HR*FT² OR LESS.
 - 2) FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER, ASJ JACKET, FACTORY APPLIED PRESSURE SEALING LONGITUDE LAP JOINT, NO STAPLES, ZESTON FRELMODED PVC FITTING COVERINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
 - 3) FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION, UNLIT OR PRESLIT WITH PRESSURE SENSITIVE ADHESIVE SYSTEM OR CLOSURE AND VAPOR SEALING, EQUAL TO ARMSTRONG AF ARMAFLEX OR ARMAFLEX 2000.
 - C. INSULATION SCHEDULE:
 - a) DOMESTIC HOT WATER 1/2"
 - b) DOMESTIC HOT WATER 1-1/2"
 - c) HOT WATER REGULATOR 1-1/2"
 - d) CONDENSATE DRAINS INSIDE BUILDING 1/2"
 - e) REFRIGERANT SUCTON 1-1/2" FOR PIPING UP TO 1 1/2", 4" FOR PIPING 1-1/2" AND LARGER
9. DUCTWORK: ACQUOSTAL INSULATION.
 - 1) DUCT LINING: 2 LB./CF, THICKNESS AS SCHEDULED, AIR STREAM SIDE COATED, INSTALL PER SMACNA STANDARDS.
 - 2) DUCT LINING SCHEDULE:
 - (1) RECTANGULAR SUPPLY DUCT 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT.
 - (2) RETURN AIR DUCT (DINING UNITS ONLY) 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT.
 - D. DUCTWORK: THERMAL INSULATION (WHERE CONCEALED ABOVE CEILING)
 - 1) DUCT COVERING: 3/4 LB./CF, FIBERGLASS BLANKET WITH FACTORY APPLIED VAPOR BARRIER AND FACING, THICKNESS AS SCHEDULED, INSTALLATION IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
 - 2) DUCT COVERING SCHEDULE: MINIMUM R-6
 - (1) ROUND SUPPLY DUCT (ABOVE CEILING) 2"
 - (2) RECTANGULAR SUPPLY DUCT (ABOVE CEILING) 2"
 - (3) RETURN AIR DUCT 2"
 - (4) OUTDOOR AIR / MAKE-UP AIR DUCT 2"
9. GREASE HOOD AND EXHAUST DUCT:
 - A. HOOD SHALL BE CONSTRUCTED OF 18 GAUGE STEEL OR 20 GAUGE STAINLESS STEEL IN ACCORDANCE WITH NFPA AND LOCAL CODES.
 - 1) GREASE FILTERS SHALL BE UL LISTED ALUMINUM GREASE EXTRACTORS.
 - 2) PROVIDE A COMPLETE AUTOMATIC NET CHEMICAL FIRE EXTINGUISHING SYSTEM FOR THE HOOD AND DUCT AS REQUIRED BY NFPA AND LOCAL CODES. ALL COOKING EQUIPMENT UNDER THE HOOD SHALL BE INTERLOCKED WITH THE SYSTEM, TO SHUTDOWN IN AN ALARM CONDITION.
 - 3) THE GREASE HOOD FIRE SUPPRESSION SYSTEM SHALL BE EQUAL TO AMEREX KP SERIES PRE-ENGINEERED, NET CHEMICAL, STORED-PRESSURE TYPE WITH A FIXED NOZZLE ASSENT DISTRIBUTION SYSTEM. THE SYSTEM SHALL BE UL LISTED AND TESTED TO UL STANDARD 300.
 - 4) THE SYSTEM SHALL UTILIZE AN ASSENT EQUAL TO AMEREX KP LIQUID FIRE SUPPRESSANT, A POTASSIUM ACETATE BASED SOLUTION THAT SUPPRESSES COOKING GREASE FIRES, SHALL HAVE A PH OF 9 OR LESS, AND SHALL NOT HARM STAINLESS STEEL SURFACES.
 - 5) THE SYSTEM SHALL BE PROVIDED WITH A MANUAL "DUAL ACTION" TYPE PULL STATION. PULL STATION SHALL BE LOCATED NOT LESS THAN 10 FEET AND A MAXIMUM OF 20 FEET FROM THE SEWER HOOD AND IN THE PATH OF EGRESS. THE MANUAL ACTUATION SHALL REQUIRE A MAXIMUM FORCE OF 40 POUNDS AND A MAXIMUM MOVEMENT OF 14 INCHES TO ACTIVATE THE FIRE SUPPRESSION SYSTEM.
 - 6) PROVIDE A GAS SHUT OFF VALVE FOR MOUNTING IN THE GAS PIPE THAT WILL SHUT OFF GAS FLOW TO EQUIPMENT UNDER THE HOOD IN AN ALARM CONDITION. PROVIDE AN ELECTRICAL SWITCH WHICH SHALL BE CAPABLE OF DE-ENERGIZING SUCH EQUIPMENT UNDER THE HOOD IN AN ALARM CONDITION.
 - B. GREASE DUCT SHALL BE CONSTRUCTED OF 18 GAUGE CARBON STEEL OR 18 GAUGE STAINLESS STEEL IN ACCORDANCE WITH NFPA AND LOCAL CODES.
 - a) JOINTS, SEAMS AND PENETRATIONS OF GREASE DUCTS SHALL BE MADE WITH A CONTINUOUS LIQUID TIGHT WELD OR BRAZE MADE ON THE EXTERNAL SURFACE OF THE DUCT SYSTEM.
 - b) DUCT JOINTS SHALL BE BUTT JOINTS, WELDED FLANGE JOINTS WITH A MAXIMUM FLANGE DEPTH OF 1/2" OR OVERLAPPING DUCT JOINTS OF EITHER THE TELESCOPIC OR BELL TYPE. OVERLAPPING JOINTS SHALL BE INSTALLED TO PREVENT LEAKING OF GREASE OR INTERFERING WITH GRAVITY DRAINAGE TO THE INTENDED COLLECTION POINT.

- 1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3968 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2235.
- 2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 14342 PER ASTM D 4946 FOR PIPE AND 11432 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. FABRICATED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
- 3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
- 4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPROUT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPROUT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.

- 1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3968 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2235.
- 2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 14342 PER ASTM D 4946 FOR PIPE AND 11432 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. FABRICATED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
- 3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
- 4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPROUT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPROUT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.

- 1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3968 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2235.
- 2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 14342 PER ASTM D 4946 FOR PIPE AND 11432 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. FABRICATED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
- 3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
- 4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPROUT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPROUT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.

- 1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3968 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2235.
- 2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 14342 PER ASTM D 4946 FOR PIPE AND 11432 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. FABRICATED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
- 3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
- 4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPROUT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPROUT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.

MECHANICAL SPECIFICATIONS (CONTINUED)

- 1) ABS SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM ABS COMPOUND WITH A CELL CLASS OF 42222 FOR PIPE AND 32222 FOR FITTINGS AS PER ASTM D 3968 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM D 2661. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2235.
 - 2) PVC SCHEDULE 40 CELLULAR CORE (FOAM CORE) PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 14342 PER ASTM D 4946 FOR PIPE AND 11432 PER ASTM D 1194 FOR FITTINGS AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. FABRICATED FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
 - 3) PVC SCHEDULE 40 SOLID WALL PIPE AND DRY FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1194 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM F 625. FITTINGS SHALL CONFORM TO ASTM F 1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2264.
 - 4) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 880 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF INTERNATIONAL. HUB AND SPROUT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPROUT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
- E. CONDENSATE DRAINS 4 INDIRECT WASTE (ABOVEGROUND):
 - 1) DRY, WROUGHT COPPER, ANSI B16-21.
 - 2) POLYVINYLCHLORIDE (PVC) DRY FITTING SCHEDULE 40, SOLVENT JOINT.
- 1) ASTM B 250, TYPE ACR, HARD-DRAWN STRAIGHT LENGTHS, AND SOFT-ANNEALED COILS, SEAMLESS COPPER TUBING.
 - 2) WROUGHT COPPER, ANSI B16.22, STREAMLINED PATTERN, FITTINGS, BRAZED JOINTS, AYS A 5.0, CLASSIFICATION BAg-1 (SILVER).
 - 3) TUBING SHALL BE THOROUGHLY CLEANED, READY FOR INSTALLATION, AND HAVE ENDS CAPPED TO PROTECT CLEANLINESS OF PIPE INTERIORS PRIOR TO SHIPPING.
 - 4) SIZE AND INSTALLATION OF PIPE SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
6. NATURAL GAS:
 - 1) BLACK STEEL PIPE, SCHEDULE 40, ASTM A53.
 - 2) PIPE 2" AND SMALLER, 150 LB. MALLEABLE IRON, THREADED FITTINGS.
 - 3) PIPE 2" AND SMALLER, VEGA MESSAPRES FOR WATER AND GAS, CSA LC4, T55A/ASME B31 FOR USE WITH ASTM A53 SCHEDULE 40 BLACK IRON PIPE.
 - 4) PIPE 2-1/2" AND LARGER, WELDED.
 - 5) FLUS VALVE, ROCKWELL NODOSTROM FIGURE NO. 142 OR 143.
 - 6) BALL VALVE, KOMAR T-100NE APPROVALS- UL842, FM, CSA, NSF 61-9, MSS SP-110.
 - 2) GAS PIPING PAINTING:
 - a) ALL BLACK STEEL GAS PIPING LOCATED EXTERIOR TO THE BUILDING SHALL BE PRIMED AND PAINTED TO EITHER MATCH ADJACENT EXTERIOR WHERE LOCATED OR NEAR EXTERIOR WALL AND PAINTED SAFETY YELLOW WHERE LOCATED ON THE ROOF.
 - H. ALL PIPE HANGERS AND SUPPORTS SHALL BE STANDARD PRODUCTS OF GRINNELL, FEE AND MASON, OR ELGEN. HANGER SPACING SHALL BE IN ACCORDANCE WITH MSS-SP-69.
1. SLEEVES
 - 1) PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK. ALL SLEEVES SHALL BE IN ACCORDANCE WITH THE REFERENCED STANDARDS, AND SHALL BE INSTALLED TO ACCOMMODATE PIPE INSULATION.
 - 2) INTERIOR PARTITIONS: 16 GAUGE GALVANIZED STEEL, PACK BETWEEN PIPE AND SLEEVE WITH FIRE SAFTING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
 - 3) ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WATERPROOF SEAL, COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
 - 4) PLUMBING VENTS: FLASH ROOF VENT INTO ROOFING SYSTEM AS REQUIRED BY THE ROOFING CONTRACTOR TO MAINTAIN EXISTING ROOF WARRANTY. ALL PLUMBING VENT TERMINALS SHALL TERMINATE A MINIMUM OF 12" ABOVE ROOF OR EQUAL TO HEIGHT OF PARAPET, WHICHEVER IS GREATER.
 - J. PROVIDE CHROME PLATED ESCUTCHEONS ON ALL PIPE ENTERING FINISHED AREAS.
7. GAS PIPING LABELING:
 - A. ALL ELEVATED PRESSURE GAS PIPING SHALL BE LABELED EVERY 40 FEET WITH SIGNS INDICATING "ELEVATED PRESSURE".
8. INSULATION AND DUCT LINING:
 - A. ALL INSULATIONS AND ACCESSORIES SHALL HAVE A FIRE HAZARD CLASSIFICATION WITH A FLAME SPREAD RATING OF NOT OVER 25, A FUEL CONTRIBUTION RATING OF NOT OVER 50, AND A SMOKE DEVELOPED RATING OF NOT OVER 50, IN ACCORDANCE WITH NFPA.
 - B. PIPE INSULATION - ABOVE GRADE:
 - 1) THE PIPING INSULATION USED SHALL HAVE A THERMAL CONDUCTIVITY OF 0.21 Btu PER IN*FT*HR*FT² OR LESS.
 - 2) FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER, ASJ JACKET, FACTORY APPLIED PRESSURE SEALING LONGITUDE LAP JOINT, NO STAPLES, ZESTON FRELMODED PVC FITTING COVERINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
 - 3) FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION, UNLIT OR PRESLIT WITH PRESSURE SENSITIVE ADHESIVE SYSTEM OR CLOSURE AND VAPOR SEALING, EQUAL TO ARMSTRONG AF ARMAFLEX OR ARMAFLEX 2000.
 - C. DUCTWORK: ACQUOSTAL INSULATION.
 - 1) DUCT LINING: 2 LB./CF, THICKNESS AS SCHEDULED, AIR STREAM SIDE COATED, INSTALL PER SMACNA STANDARDS.
 - 2) DUCT LINING SCHEDULE:
 - (1) RECTANGULAR SUPPLY DUCT 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT.
 - (2) RETURN AIR DUCT (DINING UNITS ONLY) 1/2" - THROUGHOUT THE FIRST 10 FEET OF DUCT.
9. DUCTWORK: THERMAL INSULATION (WHERE CONCEALED ABOVE CEILING)
 - 1) DUCT COVERING: 3/4 LB./CF, FIBERGLASS BLANKET WITH FACTORY APPLIED VAPOR BARRIER AND FACING, THICKNESS

PPRBD note: Provide a two way fitting or two riser clean-out at the junction of the building drain and building sewer per CO state amendment to section 708.1.3.

PLUMBING GENERAL NOTES:

1. INSTALL ALL PIPE, ETC. AS HIGH AS POSSIBLE.
2. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF FIXTURES.
4. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR SUPPORTING PIPING, EQUIPMENT, ETC. FROM THE STRUCTURE. PROVIDE ADDITIONAL STEEL AS REQUIRED TO PROPERLY SUPPORT SYSTEMS FROM THE STRUCTURE.
5. NO PIPING SHALL BE ROUTED OVER THE TOP OF ELECTRICAL PANELS.

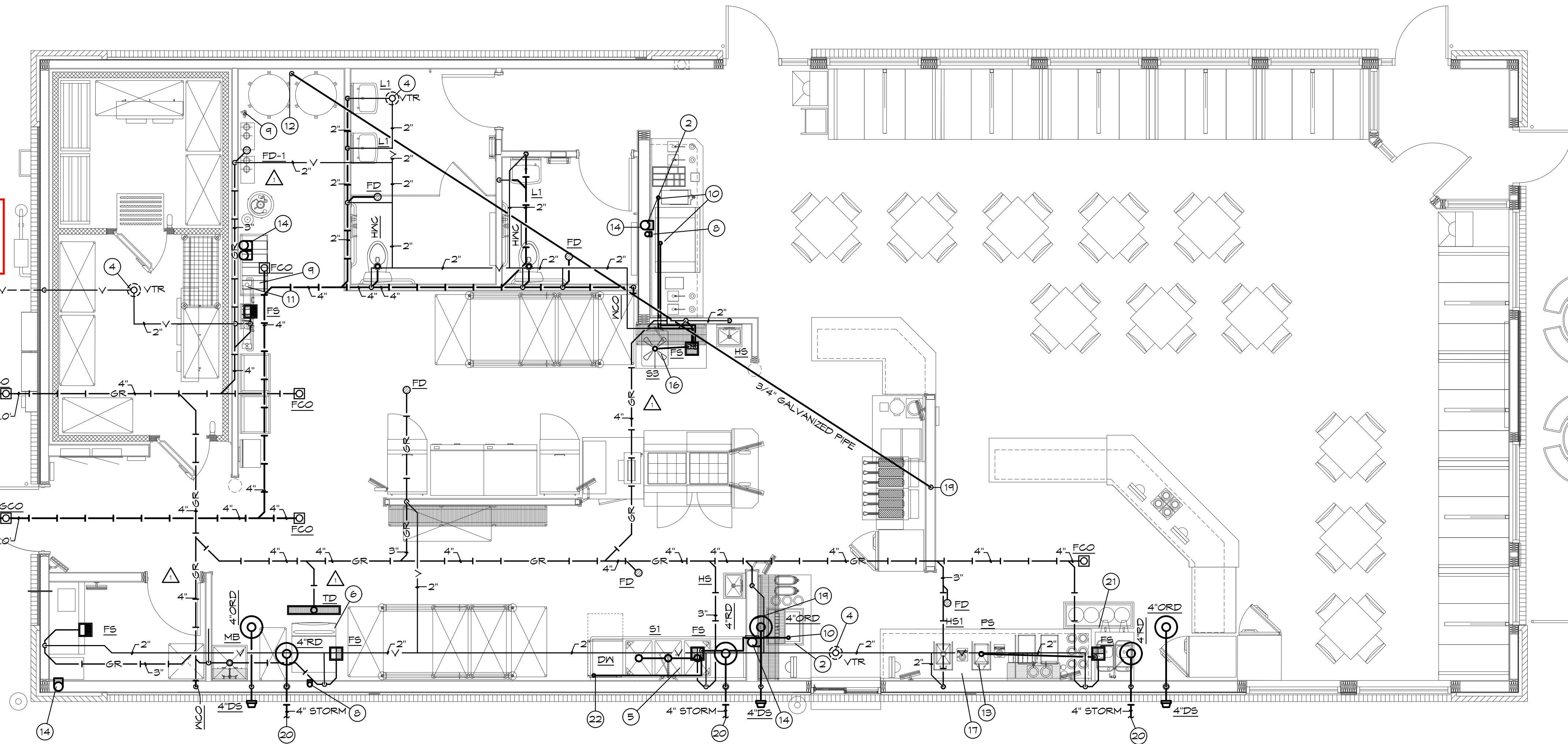
PLUMBING SYMBOLS

- |—|— SOLID AND WASTE PIPING BELOW GRADE
- |—|— SOLID AND WASTE PIPING ABOVE GRADE
- GR— SOLID AND WASTE PIPING TO GREASE INTERCEPTOR
- ST— STORM PIPING BELOW GRADE
- ST— STORM PIPING ABOVE GRADE
- SO— STORM OVERFLOW PIPING ABOVE GRADE
- V— SANITARY VENT PIPING ABOVE GRADE
- V— SANITARY VENT PIPING BELOW GRADE
- |— DOMESTIC COLD WATER PIPING
- |— DOMESTIC HOT WATER PIPING
- D— EQUIPMENT DRAIN LINE
- G— GAS PIPING
- F— FIRE LINE
- C— POWER WASHER CONDUIT
- C— POWER WASHER CONDUIT UNDERFLOOR
- |— PIPING TURNING DOWN
- |— PIPING TURNING UP
- |— TEE TOP CONNECTION
- |— UNION
- |— BACKFLOW PREVENTER
- FCO FLOOR CLEAN OUT
- WCO WALL CLEAN OUT
- FD FLOOR DRAIN
- VALVE
- SOLENOID VALVE
- PRESSURE REGULATOR
- CHECK VALVE
- MATCH MARKS ON PLUMBING RISER DIAGRAM
- I.E. INVERT ELEVATION OF PIPE
- CONNECT TO EXISTING

PLUMBING PLAN NOTES:

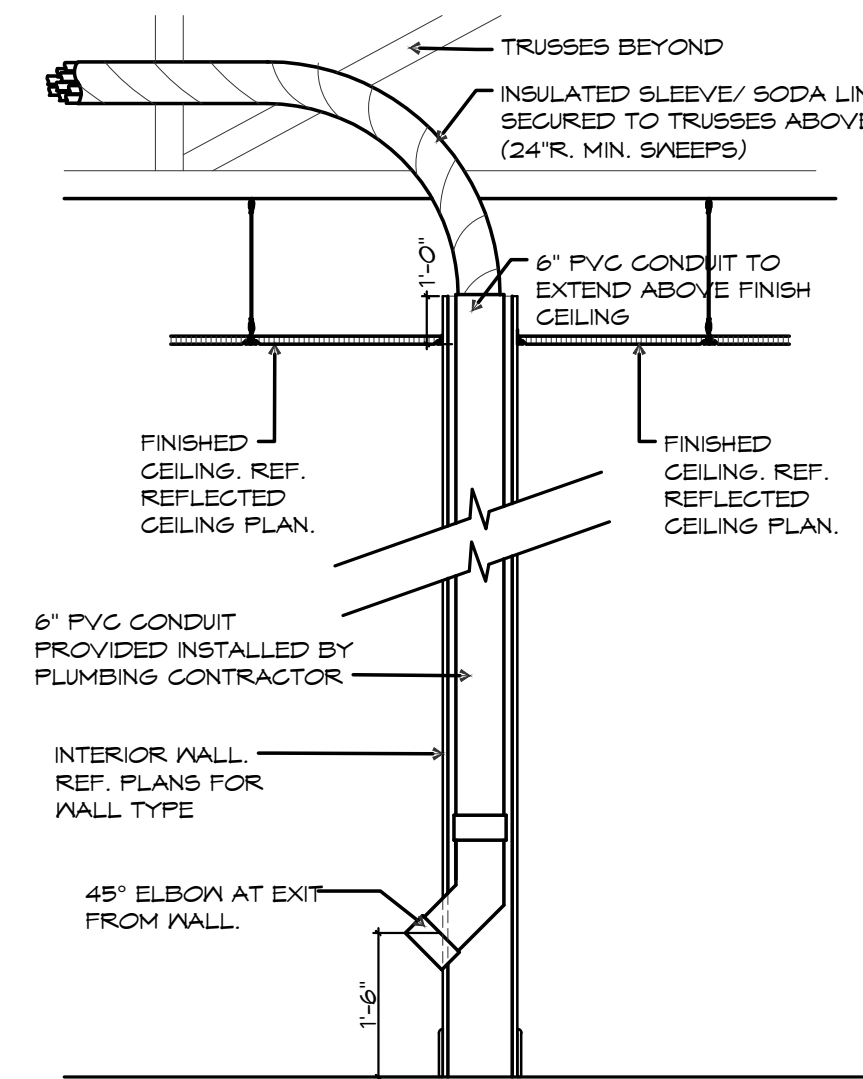
1. SEE CIVIL PLAN FOR CONTINUATION OF 4" SANITARY SEWER.
2. COORDINATE LOCATION OF PVC SODA CHASE STUB OUT WITH KITCHEN CABINET/COUNTER AS REQUIRED.
3. 4" GREASE WASTE LINE BELOW GRADE. COORDINATE WITH CIVIL PLANS.
4. PROVIDE VENT THROUGH ROOF. EXTEND UP TO PARAPET HEIGHT. FLASH AS REQUIRED TO SEAL PENETRATION WEATHER TIGHT. VERIFY 10'-0" CLEARANCE FROM ALL OUTDOOR AIR INTAKES.
5. CONNECT (3) 2" COPPER DRAINS FROM 3-COMPARTMENT SINK AND ROUTE TO FLOOR SINK WITH AN AIR GAP. LOCATE FLOOR SINK IN ACCESSIBLE LOCATION. SEE DETAIL ON P3.
6. ROUTE DRAIN FROM ICE MACHINE TO FLOOR SINK WITH AN AIR GAP, AND PER THE MANUFACTURER'S REQUIREMENTS.
7. PROVIDE 1" COPPER CONDENSATE DRAIN WITH AIR GAP FROM WALK-IN COOLER/FREEZER COIL TO FLOOR SINK AS REQUIRED BY WALK-IN COOLER/FREEZER MANUFACTURER. COORDINATE WITH E.C. FOR HEAT TRACING.
8. PROVIDE 3" PVC CHASE WITH LONG SNEEP ELBOWS FOR REFRIGERATION LINES IN WALL. ROUTE UP TO THROUGH ROOF AND EXIT THROUGH SHEPHERD'S CROOK ON ROOF. SEAL PENETRATION WEATHER TIGHT.
9. ROUTE DRAIN FROM RPZ BFP TO FLOOR SINK WITH AIR GAP.
10. 1" DRAIN PIPE FROM DRINK STATIONS THROUGH CONDUIT (COORDINATE WITH ARCH.) IN WALL TO FLOOR SINK AND DISCHARGE WITH AIR GAP. THERE ARE TO BE NO JOINTS INSIDE THE WALL.
11. ROUTE DRAIN FROM WATER FILTER TO FLOOR SINK WITH AN AIR GAP AS REQUIRED.
12. ROUTE 3/4" GALVANIZED PIPE DOWN FROM CEILING SPACE AND STUB 12" BELOW CEILING FOR OIL RECOVERY TANK. COORDINATE CONNECTION WITH EQUIPMENT MANUFACTURER.
13. ROUTE 1-1/2" DRAIN FROM DUMP SINK TO FLOOR SINK WITH AN AIR GAP.
14. 6" SCHEDULE 40 PVC PIPE ABOVE CEILING FOR THE SODA LINES. PROVIDE LONG-SNEEP ELBOWS WITH 24" RADIUS. REFER TO DETAIL.
15. NOT USED.
16. ROUTE 2" DRAIN FROM PRE-RINSE/VEGGIE SINK TO FLOOR SINK AND DISCHARGE WITH AIR GAP AS REQUIRED.
17. ALL HAND SINK DRAIN PIPING SHALL ROUTE TO MAXIMIZE STORAGE WITHIN THE CUSTARD COUNTER.
18. CONNECT WASTE AND VENT PIPING TO GREASE INTERCEPTOR AS DETAILED AND AS REQUIRED BY LOCAL JURISDICTION. LOCATE IN GRASSY AREA BEHIND BUILDING. SEE CIVIL DRAWINGS FOR EXACT LOCATION.
19. ROUTE 3/4" GALVANIZED PIPE DOWN WALL AND STUB 12" AFF FRYER. COORDINATE CONNECTION WITH EQUIPMENT MANUFACTURER. ROUTE PIPING WITH SLOPE DOWN TOWARD OIL RECOVERY TANK. COORDINATE WITH ROUTING OF GREASE DUCTWORK.
20. ROUTE STORM DRAIN DOWN WALL AS SHOWN. PROVIDE WALL CLEANOUT AT BASE OF RISER. ROUTED DOWN THROUGH FLOOR AND FOOTINGS TO BELOW GRADE. SLEEVE PENETRATION THROUGH FOOTING WITH PIPE TWO SIZES LARGER THAN THE PIPE.
21. CONNECT DRAIN TO DIPPER WELL/GOLD WELL AND ROUTE TO FLOOR SINK WITH AN AIR GAP.
22. ROUTE DISHWASHER DISCHARGE PIPING TO FLOOR SINK AND DISCHARGE WITH AIR GAP AS REQUIRED.

PLUMBING WASTE AND VENT PLAN
SCALE: 1/4" = 1'-0" FFE = 6889.00'



ROOF DRAIN CALCULATIONS PER 2018 INTERNATIONAL PLUMBING CODE TABLE 1106.2

- 1/2" / FT SLOPE	- 3" / HR RAINFALL	
ROOF AREA (EAST) = 841 FT SQ.	⇒ 28 GPM	4" RD PIPE
ROOF AREA (MIDDLE) = 850 FT SQ.	⇒ 28.5 GPM	4" RD PIPE
ROOF AREA (WEST) = 1,100 FT SQ.	⇒ 34.4 GPM	4" RD PIPE



SODA CONDUIT IN WALL DETAIL



PLUMBING WASTE & VENT FLOOR PLAN

DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1
8/29/2022 REVISION #2

DRAWN BY:
CHECKED BY:

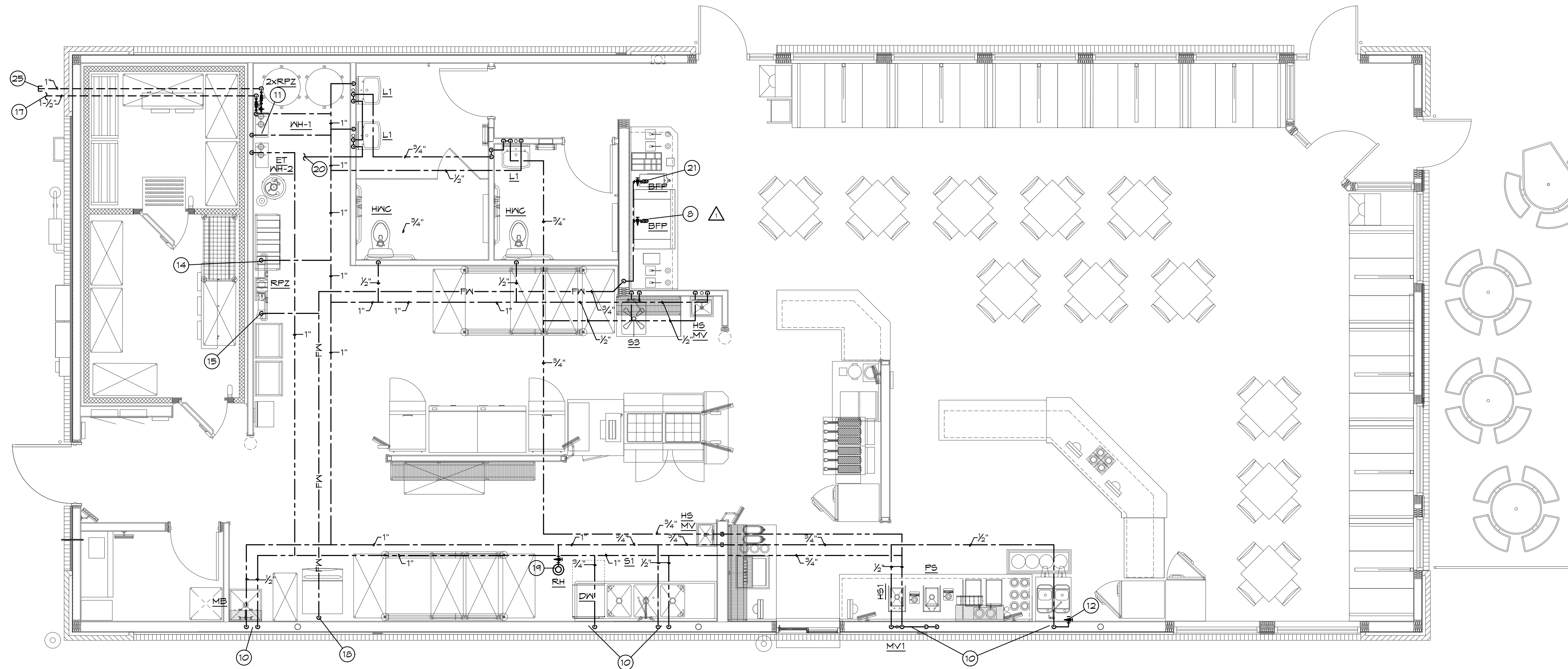
SHEET NO.
P1

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Design Engineer and is intended for use on this project only. Pursuant to the Architecture/Engineering/Professional Act of 1982, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing hereon, constitute the original, copyrighted work of the Design Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

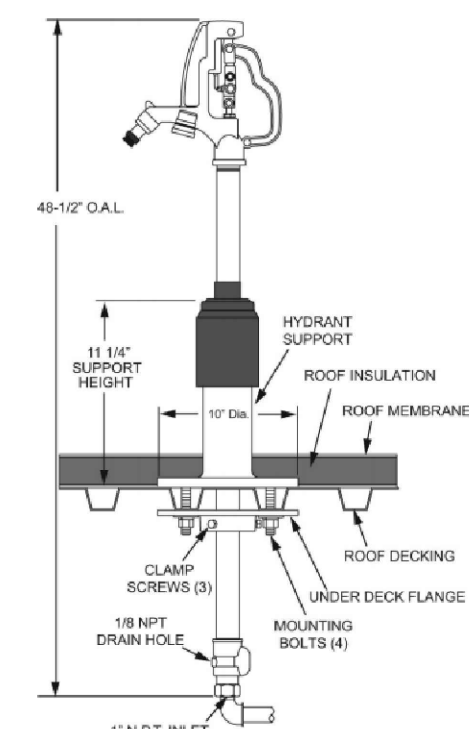
Released for Permit
09/01/2022 8:40:14 AM
09/01/2022 8:29:14 AM
shanen PLUMBING

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772

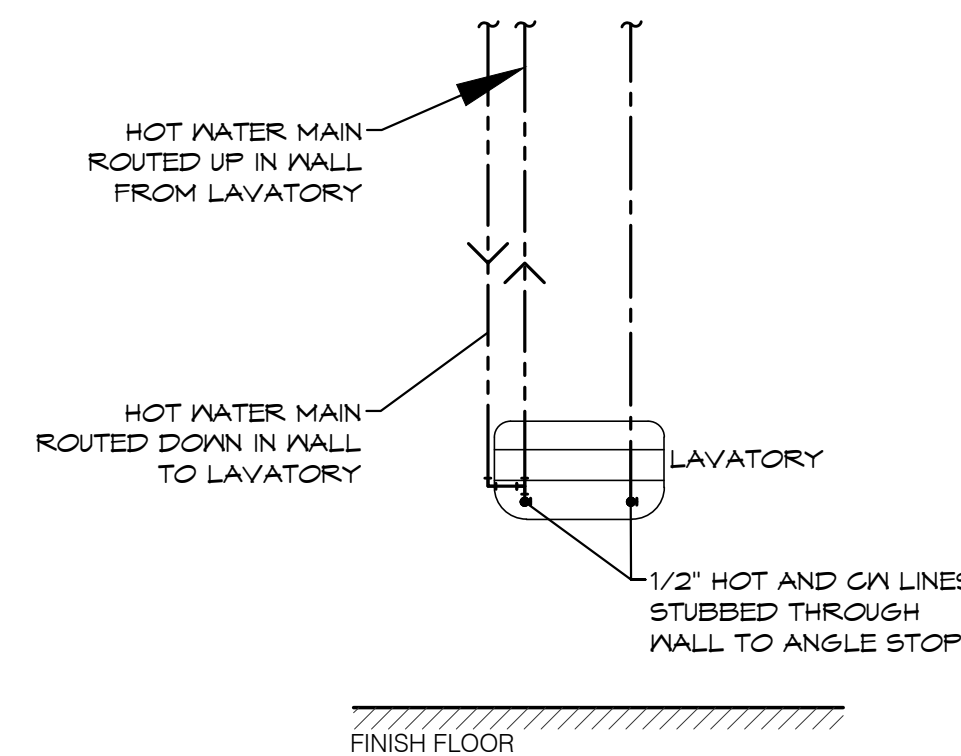


PLUMBING WATER AND GAS FLOOR PLAN
SCALE: 1/4" = 1'-0"

△



ROOF HYDRANT DETAIL
SCALE: NONE



LAVATORY HOT WATER DETAIL
SCALE: NONE

PEX PIPING REQUIREMENTS

PIPE SIZES GIVEN ON THE DRAWINGS ARE NOMINAL COPPER PIPE SIZE. IF PEX PIPING IS USED, INCREASE PEX PIPING ONE SIZE ABOVE LISTED SIZES AS REQUIRED TO EQUAL OR EXCEED COPPER PIPE INSIDE DIAMETER.

PLUMBING PLAN NOTES:

- ① NOT USED.
- ② NOT USED.
- ③ NOT USED.
- ④ NOT USED.
- ⑤ NOT USED.
- ⑥ NOT USED.
- ⑦ NOT USED.
- ⑧ PROVIDE 1/2" FILTERED CW TO ICE MACHINE WITH SHUT-OFF VALVE. PROVIDE WATTS# SD-3 BFP PRIOR TO CONNECTION TO WATER FILLER, LOCATED AT 12' AFF.
- ⑨ NOT USED.
- ⑩ ROUTE PIPING ON INSULATED SIDE OF INSULATION TO PROTECT FROM FREEZING.
- ⑪ SEE RISER DIAGRAM FOR WATER HEATER PIPING DIAGRAM. REFER TO MANUFACTURER'S INSTRUCTIONS FOR EXACT REQUIREMENTS SET HOT WATER HEATER THERMOSTAT TO 140° F.
- ⑫ PROVIDE (1) 1/2" VALVED CW CONNECTION FOR THE CUSTARD MACHINE DIPPER WELL.
- ⑬ ALL APPLIANCE CONNECTIONS SHALL BE MADE WITH UL LISTED FLEXIBLE APPLIANCE CONNECTOR. FLEX CONNECTORS SHALL BE PROVIDED BY TENANT. CONTRACTOR SHALL PROVIDE SAFETY LOCK AND CHAIN AT ALL GAS APPLIANCES ON WHEELS. PROVIDE PIPING REDUCERS AND INCREASERS AS REQUIRED TO MATE HARD PIPING WITH FLEX CONNECTORS.
- ⑭ CONNECT 3/4" CW TO WATER FILTER WITH BYPASS PER THE MANUFACTURER'S REQUIREMENTS. REFER TO ARCHITECTURAL SHEET A7, ELEVATION E FOR PLACEMENT ON KITCHEN WALL. PLUMBING CONTRACTOR TO LOCATE WATER FILTER SUPPLY LINE ACCORDINGLY.
- ⑮ PROVIDE 1/2" FILTERED CW TO SODA SYSTEM. PROVIDE RPZ BACKFLOW PREVENTOR AS APPROVED BY WATER DEPARTMENT IN ACCESSIBLE LOCATION (66" AFF) ADJACENT TO BAG-IN-BOX. NO COPPER PIPE DOWNSTREAM OF BFP.

PLUMBING PLAN NOTES:

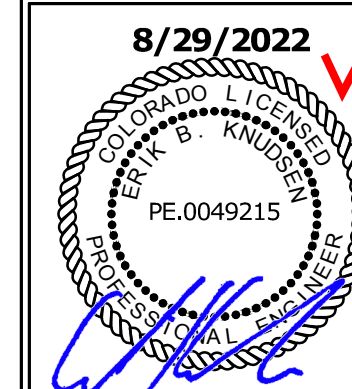
- ⑯ COORDINATE WITH G.C. TO SEAL PENETRATION WEATHER TIGHT.
- ⑰ INCOMING 1-1/2" DOMESTIC WATER SERVICE LINE. PROVIDE AND INSTALL RPZ AS REQUIRED BY LOCAL JURISDICTION. MAINTAIN 60" MIN. COVER. SEE CIVIL PLAN FOR CONTINUATION OF DOMESTIC SERVICE LINE OUTSIDE OF BUILDING.
- ⑱ PROVIDE 1/2" FILTERED CW TO ICE MACHINE WITH SHUT-OFF VALVE. ON INSIDE FACE OF WALL.
- ⑲ INSTALL ROOF HYDRANT PER THE MANUFACTURER'S REQUIREMENTS. COORDINATE WITH ROOFING CONTRACTOR FOR PENETRATION. ROUTE DRAIN PIPING FROM VALVE DRAIN TO MOP BASIN WITH AN AIR GAP.
- ⑳ CONNECT RECIRCULATION PIPING TO WATER HEATER AS DETAILED IN THE RISER DIAGRAM.
- ㉑ PROVIDE SHUTOFF VALVE AND CONNECT FILTERED CW TO BEVERAGE DISPENSER WITH BACKFLOW PREVENTER AS REQUIRED BY THE MANUFACTURER. LOCATE AT 44" AFF.
- ㉒ NOT USED.
- △ NOT USED.
- ㉓ NOT USED.
- ㉔ NOT USED.
- ㉕ TAP 1" LINE OFF OF DOMESTIC WATER AND INSTALL RPZ FOR IRRIGATION. EXTEND BELOW GRADE AND CAP FOR FUTURE EXTENSION.

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Design Engineer and is intended for use on the project only. Pursuant to the Architecture Work Copyright Protection Act of 1980, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Design Engineer. Any reproduction, use or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
09/01/2022 8:40:14 AM 09/01/2022 8:34:42 AM
REGIONAL PLUMBING
shanen PLUMBING

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772



PLUMBING WATER & GAS FLOOR PLAN

DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1
8/29/2022 REVISION #2

DRAWN BY:
CHECKED BY:
SHEET NO.
P2

TOTAL G.P.M.	20.25
MAIN PRESSURE	82
LOSS THRU METER	1.8 PSI
LOSS THRU BACKFLOW DEVICE 1-1/2" MATTS LF004	14 PSI
HIGHEST FIXTURE ABOVE METER 12x0.43=	5.16 PSI
MINIMUM PRESSURE REQUIRED	20 PSI
CALCULATED DEVELOPED LENGTH	135'
TYPE OF MATERIAL	7" COPPER
ALLOWABLE LOSS PER 100 FT.	5 PSI
TOTAL LOSSES	41.71

NOTE: WATER PIPING DESIGNED AROUND A PRESSURE LOSS OF 5.0 PSI/100 FT AND A MAXIMUM VELOCITY IN PIPES AT NO MORE THAN 8 FPS FOR COLD WATER & 5 FPS FOR HOT WATER PIPING.

GREASE INTERCEPTOR SIZING: VFC				
EQUIPMENT	QTY.	DFU (EA.)	DFU (TOTAL)	EQUIVALENT GPM
FLOOR SINK 3"	2	5	10	5
FLOOR DRAIN	3	2	6	3
HAND SINK	2	1	2	1.5
MOP BASIN	1	3	3	1.5
TOTALS-		21		10.5

*PER 2018 IPC SECTION 109.3 DRAINAGE FIXTURE UNIT VALUES FOR CONTINUOUS OR SEMI-CONTINUOUS FLOW INTO A DRAINAGE SYSTEM SHALL BE COMPUTED ON THE BASIS THAT 1 GPM OF FLOW IS EQUAL TO 2 FIXTURE UNITS.

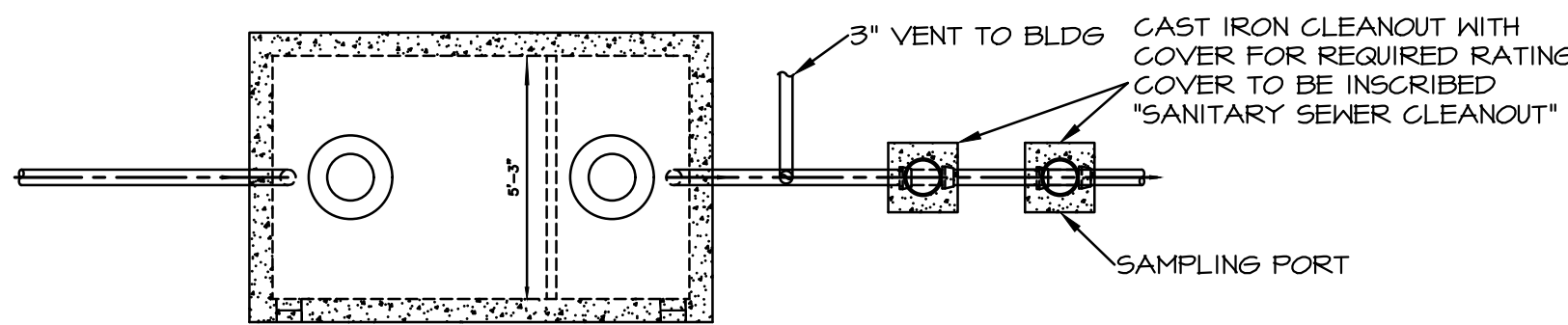
*PER THE 2018 IPC SECTION 1003.3.6 THE REQUIRED CAPACITY OF GRAVITY GREASE INTERCEPTORS SHALL BE DETERMINED BY THE PEAK FLOW IN GPM MULTIPLIED BY 30 MINUTES RETENTION TIME.

10.5 GPM PEAK FLOW * 30 MIN = 315 GALLONS MINIMUM VOLUME.

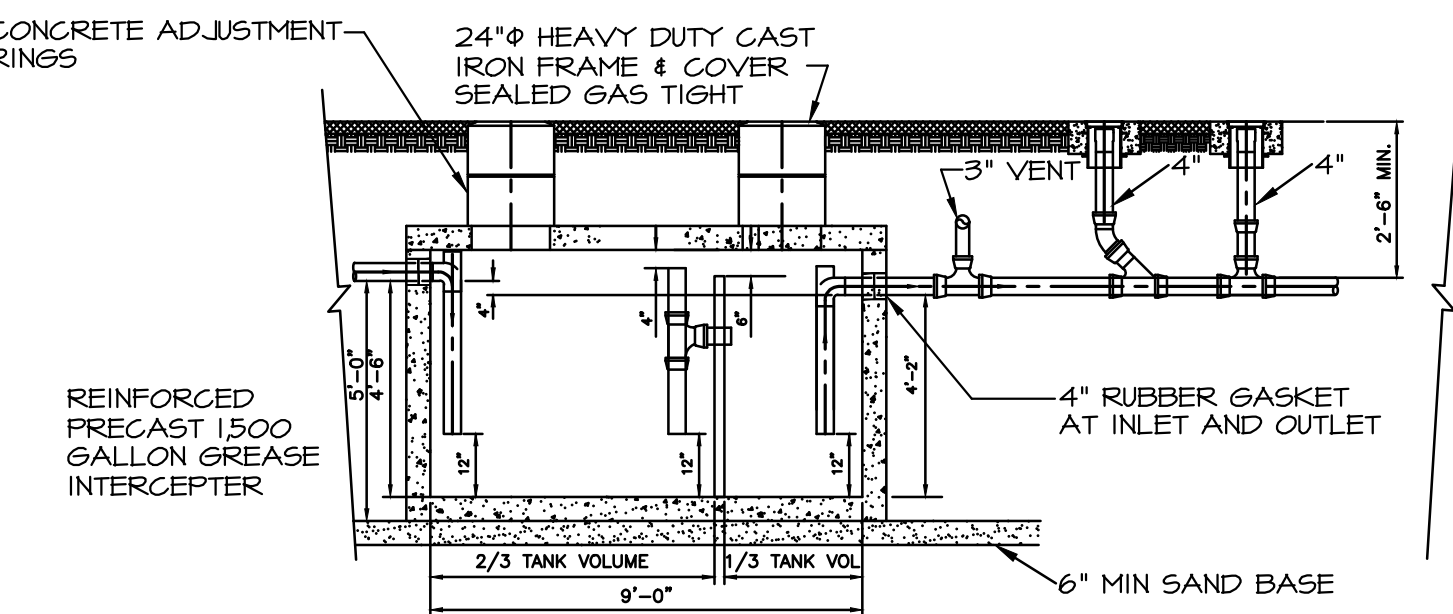
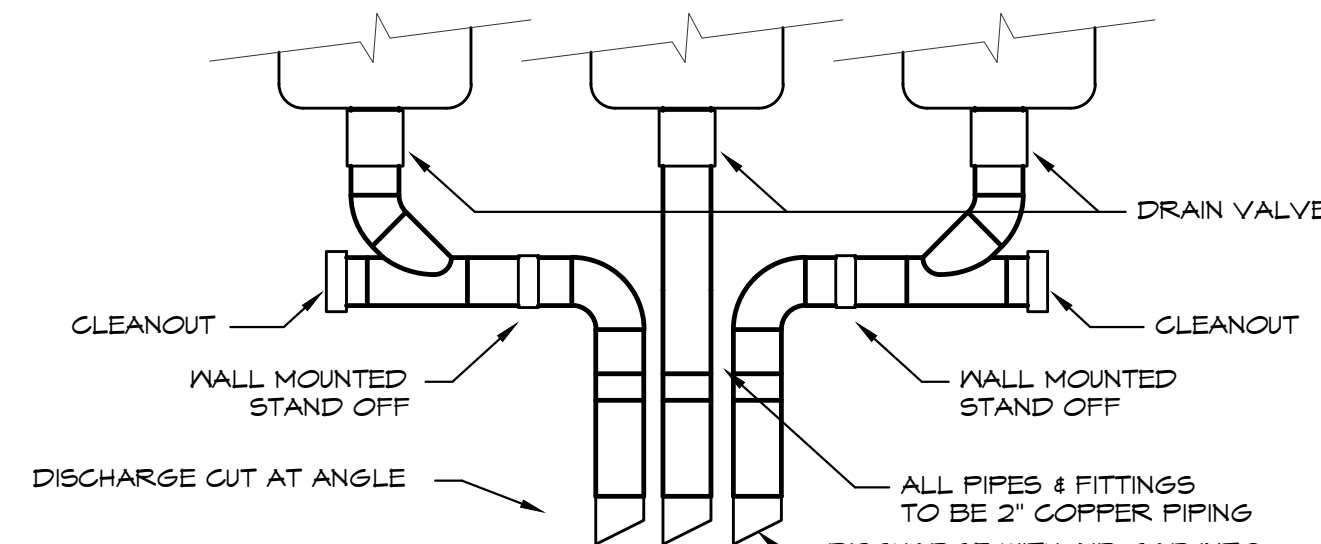
PLUMB BRANCH PIPING SCHEDULE

FIXTURE	WASTE	VENT	GN	HN
WATER CLOSET	3"	2"	1/2"	--
URINAL	2"	1-1/2"	3/4"	--
LAVATORY	1-1/4"	1-1/4"	1/2"	1/2"
SINK	2"	1-1/2"	1/2"	1/2"
FLOOR DRAIN	2"	2"	--	--
MOP BASIN	2"	2"	1/2"	1/2"

NOTE: INDIVIDUAL VENTS FOR FIXTURES ON PLANS AND RISER DIAGRAMS HAVE BEEN INCREASED WHERE HORIZONTAL VENT LENGTH IS IN EXCESS OF THE MAXIMUM DISTANCE INDICATED BY THE CODE.

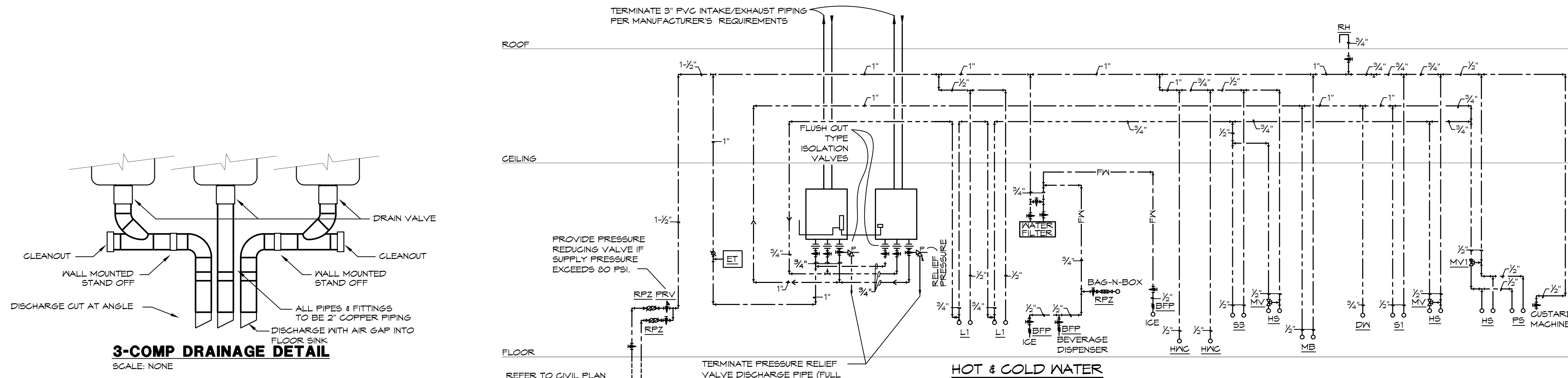


3-COMP DRAINAGE DETAIL
SCALE: NONE

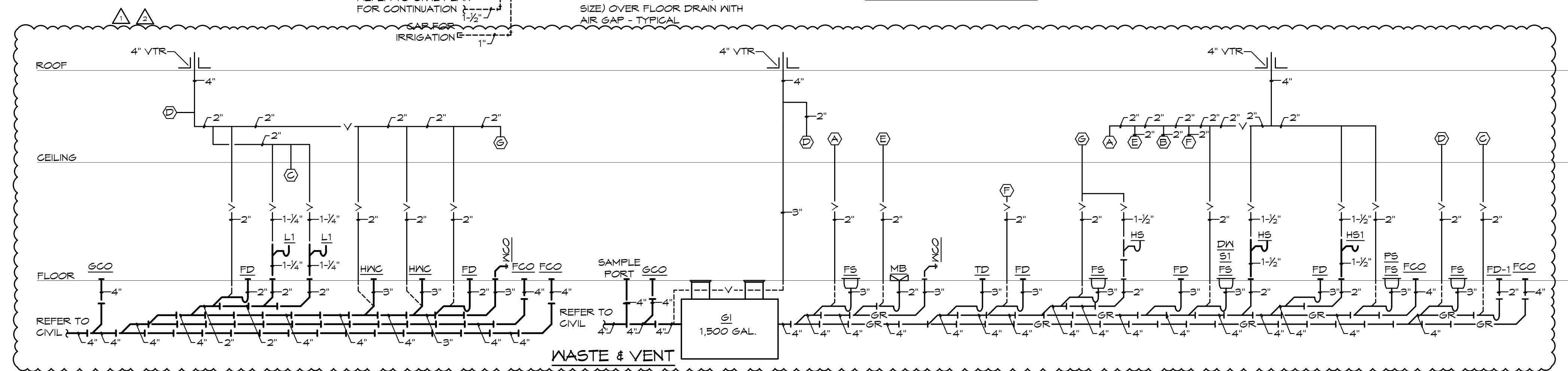


ALL JOINTS AT THE FRAME & COVER, CONCRETE ADJUSTMENT RINGS AND THE LID OF THE INTERCEPTOR SHALL BE SEALED WITH A MINIMUM OF TWO (2) ROWS OF 3/4 TO 1 INCH PREFORMED BUTYL JOINT SEALER AND A 6" BUTYL JOINT WRAP AROUND SLEEVE (EZ WRAP). THE ENDS OF THE 6" EZ WRAP SHALL OVERLAP BY 12".

1,500 GALLON GREASE INTERCEPTOR DETAIL
SCALE: NONE



HOT & COLD WATER



WASTE & VENT
PLUMBING RISER DIAGRAMS
SCALE: NONE

PLUMBING FIXTURE SCHEDULE:

- HWC** HANDICAP WATER CLOSET: TOTO #CST7448L, "DRAKE", 1.6 GALLON FLUSH, 11" HIGH ELONGATED BOWL, FLOOR MOUNTED, FLOOR OUTLET, TANK TYPE, VITREOUS CHINA, 6-MAX FLUSHING SYSTEM, OPEN FRONT SEAT WITH CHECK HINGE AND LESS COVER, CHROME PLATED ANGLE STOP AND RISER, HANDLE ON WIDE SIDE OF FIXTURE.
- U1** URINAL, WALL HUNG: TOTO #UT104E, 0.5 GPF, VITREOUS CHINA, WASHOUT FLUSH ACTION, WALL HUNG URINAL WITH 3/4" TOP SPUD, TOTO #TEJ1A12PC CHROME-PLATED FLUSH VALVE, ECOPOWER, SET RIM HEIGHT PER ARCHITECTURAL DRAWINGS.
- L1** HANDICAP LAVATORY, WALL HUNG: TOTO LT307, VITREOUS CHINA, TOTO TEL105-C20ET ECOPOWER SENSOR OPERATED ASSE 1070 APPROVED THERMAL MIXING FAUCET, 20 SECOND DISCHARGE WHEN ACTIVATED, 0.5 GPM FLOW AERATOR, OFFSET GRID DRAIN WITH 1-1/4" TAILPIECE, CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT (MOUNTED PARALLEL WITH WALL), CHROME PLATED ANGLE STOPS AND RISERS, FLOOR MOUNTED CONCEALED ARM LAVATORY SUPPORT, INSULATE EXPOSED DRAIN, WATER SUPPLIES, AND VALVES WITH PROWRAP SEAMLESS MOLDED CLOSED CELL VINYL INSULATION.
- HS** HAND SINK: PROVIDED BY KITCHEN EQUIPMENT SUPPLIER. PROVIDE GRID DRAIN WITH 1-1/2" TAILPIECE, CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT, CHROME PLATED ANGLE STOPS AND RISERS, CONCEALED ARM FLOOR MOUNTED LAVATORY CARRIER.
- PS** PREP SINK: PROVIDED BY KITCHEN EQUIPMENT SUPPLIER. PROVIDE GRID DRAIN WITH 1-1/2" TAILPIECE, INDIRECT DRAIN TO FLOOR SINK, CHROME PLATED ANGLE STOPS AND RISERS.
- FS** FLOOR SINK: SIOUX CHIEF, #061 SQUARE PVC FLOOR SINK WITH STAINLESS STEEL MESH DEBRIS SCREEN, PVC HALF OPEN STRAINER.
- RH** ROOF HYDRANT: WOODFORD FREEZELESS ROOF HYDRANT # RH2-MS WITH ROOF MOUNTING SYSTEM, DUAL CHECK BACKFLOW PREVENTER WITH 3/4" HOSE CONNECTION, ASSE 1052 LISTED.
- WF** WATER FILTER: PROVIDED BY OTHERS, INSTALLED BY PLUMBER (MODEL NUMBER #VZ-441H-TS), PROVIDE CONNECTIONS AS NOTED ON PLANS.
- FD** FLOOR DRAIN: SIOUX CHIEF, #842-FB, PVC FLOOR DRAIN WITH ADJUSTABLE TOP AND CAST BRASS STRAINER.
- FD-1** FLOOR DRAIN: SIOUX CHIEF, #842-FB, PVC WASTE DRAIN WITH ADJUSTABLE TOP AND CAST BRASS STRAINER WITH 383-FN FUNNEL, TOP AND CAST BRASS STRAINER.
- DN** DISHWASHER: OWNER FURNISHED, CONTRACTOR INSTALLED, CONNECT TO HW AND DRAIN PIPING AS REQUIRED. PROVIDE ALL PIPING AND ACCESSORIES AS REQUIRED TO MAKE CONNECTIONS.
- GI** GREASE INTERCEPTOR: 1,500 GALLON CONCRETE PRECAST GREASE INTERCEPTOR WITH BAFFLES, INTERIOR PIPING, (2) 24"Ø MANHOLE RISERS AND RINGS WITH GAS TIGHT COVERS, AND ASSOCIATED PIPING PER LOCAL CODE REQUIREMENTS.
- MB** MOP BASIN: PROVIDED BY KITCHEN EQUIPMENT SUPPLIER, INSTALLED BY GENERAL CONTRACTOR. PROVIDE VACUUM BREAKER IF ONE IS NOT INTEGRAL TO FAUCET.
- HS1** HAND SINK: PROVIDED BY KITCHEN EQUIPMENT SUPPLIER. PROVIDE GRID DRAIN WITH 1-1/2" TAILPIECE, CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT, CHROME PLATED ANGLE STOPS AND RISERS.

PLUMBING FIXTURE SCHEDULE CONT.:

- MH1** HOT WATER HEATER: NAVIEN, #NPE-240-A, GAS FIRED, 98% THERMAL EFFICIENCY, INSTANTANEOUS HEATER, 199 MBTUH INPUT, 3.8 GPM AT 100 DEGREES F RISE, WITH INTERNAL REGULATION PUMP. PROVIDE WITH REMOTE CONTROLLER, NAVIEN PLUMB EASY VALVE SET, PRESSURE RELIEF VALVE, CONDENSATE DRAIN HOSE, CONDENSATE NEUTRALIZER, VENT TERMINATORS. SET AT 135°-140°F.
- MH2** HOT WATER HEATER: NAVIEN, #NPE-240-A, GAS FIRED, 98% THERMAL EFFICIENCY, INSTANTANEOUS HEATER, 199 MBTUH INPUT, 3.8 GPM AT 100 DEGREES F RISE, WITH INTERNAL REGULATION PUMP. PROVIDE WITH NAVIEN READY LINK COMMUNICATION CABLE, REMOTE CONTROLLER, NAVIEN PLUMB EASY VALVE SET, PRESSURE RELIEF VALVE, CONDENSATE DRAIN HOSE, CONDENSATE NEUTRALIZER, VENT TERMINATORS. SET AT 135°-140°F.
- ET** HOT WATER EXPANSION TANK: AMTROL, #ST-8, 3.2 GALLON EXPANSION TANK WITH DIAPHRAGM.
- MV1** MIXING VALVE: MATTS, #LFMMY THERMOSTATIC CONTROLLED MIXING VALVE, LEAD FREE BRONZE BODY, LOCKED TEMPERATURE ADJUSTMENT GAP (VANDAL RESISTANT), COPPER, ENCAPSULATED THERMOSTAT ASSEMBLY WITH BRASS SHUTTLE, STAINLESS STEEL SPRINGS, INTEGRAL CHECK VALVES ON HOT AND COLD INLETS. (SET TO 110°F). ASSE #1017, #1069, #1070
- MV** MIXING VALVE: MATTS, #LFUS6-B, THERMOSTATIC CONTROLLED MIXING VALVE, LEAD FREE BRONZE BODY, LOCKED TEMPERATURE ADJUSTMENT GAP (VANDAL RESISTANT), COPPER, ENCAPSULATED THERMOSTAT ASSEMBLY WITH BRASS SHUTTLE, STAINLESS STEEL SPRINGS, INTEGRAL CHECK VALVES ON HOT AND COLD INLETS. (SET TO 110°F). ASSE 1070 LISTED.
- S1** 3-COMPARTMENT SINK: PROVIDED BY KITCHEN EQUIPMENT SUPPLIER, INSTALLED BY GENERAL CONTRACTOR. PROVIDE (3) 2" TAILPIECES, WASTE MANIFOLD PIPING, CHROME PLATED ANGLE STOPS AND RISERS.
- S2** PRE-RINSE: PROVIDED BY KITCHEN EQUIPMENT SUPPLIER, INSTALLED BY GENERAL CONTRACTOR. PROVIDE 2" TAILPIECE, WASTE PIPING, CHROME PLATED ANGLE STOPS AND RISERS.
- S3** VEGGIE SINK: PROVIDED BY KITCHEN EQUIPMENT SUPPLIER, INSTALLED BY GENERAL CONTRACTOR. PROVIDE 2" TAILPIECE, WASTE PIPING, CHROME PLATED ANGLE STOPS AND RISERS.
- RPZ** REDUCED ZONE PRESSURE BACKFLOW PREVENTOR: MATTS #LF004, LEAD FREE BRONZE BODY CONSTRUCTION, TWO IN-LINE INDEPENDENT CHECK VALVES, REPLACEABLE CHECK SEATS WITH AN INTERMEDIATE RELIEF VALVE, AND BALL VALVE TEST COCKS.
- BFP** BACKFLOW PREVENTOR: MATTS #SD-3, DUAL CHECK VALVE WITH ATMOSPHERIC PORT & STRAINER FOR CARBONATED BEVERAGE MACHINES
- TD** TRENCH DRAIN: ZURN #Z-936-PS, MEDIUM DUTY, 75% PRE-SLOPED FIBERGLASS TRENCH DRAIN, 36-INCH LENGTH, BOTTOM OUTLET, 6" WIDE, CLASS A MEDIUM DUTY PERFORATED STAINLESS STEEL GRATE.
- RD** ROOF DRAIN: ZURN, #Z-100, CAST IRON BODY, FLASHING CLAMP, GRAVEL STOP, UNDERDECK CLAMP, SUMP RECEIVER, AND POLYETHYLENE DOME.
- ORD** OVERFLOW DRAIN: ZURN, #Z-100-04, CAST IRON BODY, FLASHING CLAMP, GRAVEL STOP, UNDERDECK CLAMP, SUMP RECEIVER, POLYETHYLENE DOME, AND 2" HIGH WATER DAM.
- DS** DOWN SPOUT NOZZLE: ZURN ZANB199 DOWNSPOUT NOZZLE, ALL NICKEL BRONZE BODY, AND DECORATIVE FACE OF WALL FLANGE AND OUTLET NOZZLE.

FIXTURE	NO.	DRAIN		COLD WATER		HOT WATER	
		D.F.U.	TOTAL D.F.U.	F.U. C.N.	TOTAL C.N.	F.U. H.N.	TOTAL H.N.
WATER CLOSET	2	4	8	5	10	--	--
LAVATORY	2	1	2	1.5	3	1.5	3
HAND SINK	2	2	4	1.5	3	1.5	3
PREP SINK *	1	--	--	2	4	2	4
3-COMPARTMENT SINK *	1	--	--	3	3	3	3
FLOOR DRAIN	5	2	10	--	--	--	--
FLOOR SINK	10	6	60	--	--	--	--
MOP SINK	1	2	2	2.25	2.25	2.25	2.25
TOTAL	-	-	86	--	25.25	--	15.25

PROBABLE COLD WATER: 40.5 FU = 20.25 GPM USE 1-1/2" GN SERVICE DEMANDS/ DRAIN: 86 DFU USE 4" SANITARY (MIN) AND PIPE SIZING REQUIREMENTS: BASED ON 2018 IPC. *FIXTURE HAS INDIRECT WASTE TO FLOOR SINK

COMPLY ICC/ANSI A117.1 FOR ACCESSIBILITY see pages: **A1.1, A7.2**

Unit Type: Public Visitable: A B

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Design Engineer and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Design Engineer. Any reproduction, use or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
09/01/2022 8:40:15 AM
shanen PLUMBING

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1722

BDS
BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1024 E First Street North, Wichita, KS 6724 3828742
rodger@bakerdesigngroup.com

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO

8/29/2022
PE.0049215
BC ENGINEERS

PLUMBING SCHEDULES AND RISERS

DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1
8/29/2022 REVISION #2

DRAWN BY:
CHECKED BY:
SHEET NO.
P3

ELECTRICAL SPECIFICATIONS

- GENERAL PROVISIONS:
 - PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEMS OUTLINED.
 - OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE OR APPROVAL AS REQUIRED BY THE AUTHORITIES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRIC CODE (NEC), AND ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.
 - ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.
 - DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, CONDUIT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDAMAGED. ALL DAMAGED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERINGS SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.
 - PROVIDE ALL NECESSARY CUTTINGS AND PATCHING OF WALLS, FLOORS, CEILINGS, AND ROOFS AS NECESSARY. PATCH AROUND ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.
 - CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
 - CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE NECESSARY FOR CONCEALED ELECTRICAL COMPONENTS.
 - CONTRACTOR SHALL PROMPTLY CALL ENGINEERS ATTENTION TO ANY APPARENT CONTRADICTIONS, AMBIGUITIES, ERRORS, DISCREPANCIES, OR OMISSIONS IN THE PLANS OR SPECIFICATIONS.
- OPERATION AND MAINTENANCE MANUALS:
 - DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPIL OPERATING INSTRUCTIONS, WIRING DIAGRAMS, CATALOG CUTS, LITERATURE AND PREVENTIVE MAINTENANCE INSTRUCTIONS, PARTS LISTS, ETC. FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
 - ALL LITERATURE AND INSTRUCTIONS SHIPPED WITH THE EQUIPMENT SHALL BE SAVED FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUALS.
 - ALL LITERATURE LISTED ABOVE AND ALL PAPERS LISTING WARRANTIES, ETC. SHALL BE COLLATED AND LABELED WITH THE PROJECT NAME, ADDRESS, ARCHITECT, ENGINEER, CONTRACTORS, ETC. CONTRACTORS, ETC. DOCUMENTS SHALL BE COMPILED AND BOUND IN DIGITAL FILE OR 3 RING BINDER.
- MANUFACTURERS:
 - MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSIDERED AS LIMITING COMPETITION. ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE, SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN, UNLESS NOTED OTHERWISE.
- TESTING AND BALANCING:
 - ALL CIRCUITS SHALL BE TESTED FOR CONTINUITY, SHORTS, AND GROUNDS BEFORE CONNECTING TO THE PROPER PHASE AS DESIGNATED TO BALANCE THE LOADS BETWEEN PHASES.
 - POWER AND LIGHTING PANELS SHALL BE PROPERLY PHASED TO DISTRIBUTE THE LOAD AND SHALL BE CONNECTED AND ADJUSTED TO OPERATE AS SPECIFIED.
 - ALL MOTORS AND SIMILAR EQUIPMENT SHALL BE CHECKED FOR PROPER PHASE ROTATION AND OPERATION.
- RACEWAYS:
 - CONDUIT INSIDE THE BUILDING SHALL BE METALLIC TUBING (EMT), BEARING THE UL LABEL, WITH COMPRESSION TYPE FITTINGS OR SCREEN SET FITTINGS.
 - CONDUIT EXPOSED TO THE WEATHER, INSTALLED UNDERGROUND, IN CONCRETE, OR USED FOR SERVICE ENTRANCE SHALL BE STANDARD RIGID CONDUIT (GALVANIZED) WITH THREADED FITTINGS.
 - UNDERGROUND CONDUIT MAY BE POLYVINYL CHLORIDE WITH A DEFLECTION TEMPERATURE UNDER LOAD AT 204 PSI OF 12 DEGREES C, AND A TENSILE STRENGTH OF 19,200 PSI. JOINTS SHALL BE FLUSH SOLVENT WELDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE EQUAL TO CARLON POWER AND COMMUNICATIONS DUCT TYPE DB (DIRECT BURIAL). CONDUIT AND FITTINGS SHALL BE PROVIDED BY THE SAME MANUFACTURER.
 - FLEXIBLE METAL CONDUIT SHALL ONLY BE USED FOR CONNECTIONS TO MOTORS, TRANSFORMERS, AND LIGHT FIXTURES. MAXIMUM LENGTH SHALL BE 6'-0".
- CONDUCTORS:
 - WIRES SHALL BE CONTINUOUS WITHOUT SPLICES OR TAPS IN CONDUIT RUNS. ALL SPLICES SHALL BE MADE IN JUNCTION, PULL, OR OUTLET BOXES. ALL WIRE SHALL BE INSTALLED IN CONDUIT, RACEWAYS, OR OTHER PROTECTIVE COVER SANCTIONED BY CODES.
 - CONDUCTORS FOR LIGHTING AND POWER SHALL BE COPPER, MINIMUM NO. 12 A.W.G., 600 VOLT.
 - NO. 10 GAUGE AND SMALLER CONDUCTORS SHALL BE TYPE THHN (WET LOCATIONS) OR THHN (DRY LOCATIONS), SOLID CONDUCTOR, UNLESS OTHERWISE INDICATED.
 - NO. 8 GAUGE AND LARGER CONDUCTORS SHALL BE TYPE THHN (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED, UNLESS OTHERWISE INDICATED.
 - SERVICE ENTRANCE AND PANEL FEEDER CONDUCTORS, NO. 3 GAUGE AND LARGER SHALL BE TYPE XHHW-2 (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED COPPER, UNLESS OTHERWISE INDICATED.
- MC CABLE:
 - MC CABLE SHALL CONSIST OF INTERLOCK ARMORED GABLE MADE OF THREE OR FOUR TYPE THHN SOLID (10 AND LARGER MAY BE STRANDED) COPPER CONDUCTORS RATED 90°C FOR DRY LOCATIONS WITH NYLON OR EQUIVALENT UL LISTED JACKET PER UL STANDARD 89. THE THREE CONDUCTORS SHALL BE TWISTED TOGETHER WITH THE COPPER GROUNDING CONDUCTOR, SUITABLE FILLERS, AND WRAPPED IN BENDER TAPE. THE ASSEMBLY SHALL BE ARMORED WITH SPIRALLY WRAPPED INTERLOCKED ARMOR OF ALUMINUM OR GALVANIZED STEEL.
 - CABLES SHALL BE TESTED IN ACCORDANCE WITH UL STANDARD 1664 FOR TYPE MC CABLE AND RATED AT 600 VOLTS, 90 DEG. C FOR DRY LOCATIONS AND 75 DEG. C FOR WET LOCATIONS.
- WIRING DEVICES:
 - WALL SWITCHES SHALL BE SPECIFICATION GRADE, QUIET TYPE, FLUSH TOGGLE SWITCH, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES.
 - SINGLE POLE: HUBBELL K51121-X, OR EQUAL.
 - THREE WAY: HUBBELL K51123-X, OR EQUAL.
 - AS SPECIFIED ON PLANS.
 - RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX GROUNDING, THREE-WIRE TYPE, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES. HUBBELL KCR5952-X, OR EQUAL.
 - GROUND FAULT INTERRUPTER RECEPTACLES (GFI) SHALL BE HUBBELL #5F20-XL. DEVICE COVER PLATES SHALL BE AS HEREBEFORE SPECIFIED.
 - ISOLATED GROUND RECEPTACLES (IG) SHALL BE HUBBELL KCR5952-0, ORANGE COLOR. DEVICE COVER PLATES SHALL BE AS HEREBEFORE SPECIFIED.
 - RECEPTACLES OUTSIDE BUILDING AND WHERE NOTED AS WEATHERPROOF, SHALL BE LISTED WEATHER-RESISTANT HUBBELL #5FTR20-X OR EQUAL, AND SHALL BE INSTALLED IN A WEATHERPROOF ENCLOSURE WHICH SHALL BE INTERMATIC #HF010000 OR #HF010000 DIECAST METAL, WEATHERPROOF RECEPTACLE COVER. COVER SHALL BE WEATHER PROOF RATED WHILE IN USE.
 - VERIFY DEVICES AND DEVICE COVERPLATES COLOR WITH ARCHITECT.
- BOXES:
 - HOT DIPPED GALVANIZED STEEL BOXES. PROVIDE TYPE TO SUIT CONDITIONS FOR INSTALLATION.
 - ALL BOXES SHALL BE FLUSH MOUNTED, UNLESS INDICATED OTHERWISE.
- PANELBOARDS:
 - FURNISH AND INSTALL CIRCUIT BREAKER PANELBOARDS AS SHOWN ON THE DRAWINGS. PANELBOARDS SHALL BE LISTED BY UL AND SO LABELED, AND SHALL BE FULLY RATED FOR THE VOLTAGE AND CURRENT CAPACITY INDICATED ON THE PANEL SCHEDULE. PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE NG OR NF WITH BOLT-IN TYPE BREAKERS. PANELBOARD LUGS SHALL BE RATED AT 75°C.
 - CIRCUIT BREAKER INTERRUPTING CAPACITIES SHALL MEET OR EXCEED THE AVAILABLE RMS SYMMETRICAL FAULT CURRENTS INDICATED AND AS REQUIRED TO MEET OR EXCEED THE AVAILABLE FAULT CURRENT FROM LOCAL UTILITY.
 - CIRCUIT BREAKERS SHALL MEET APPLICABLE PORTIONS OF UL STANDARD 488 AND NEMA AB-1. CIRCUIT BREAKERS SHALL BE BOLT-ON, GROUP MOUNTED, AMBIENT MAGNETIC, WITH COMMON TRIP, UL RATED TO CARRY 50% OF NAMEPLATE RATING CONTINUOUSLY IN FREE AIR AT 40°C. CIRCUIT BREAKERS SHALL BE TRIP INDICATING AND FULLY INTERCHANGABLE WITHOUT DISTURBING ADJACENT UNITS. WIRE TERMINALS SHALL BE RATED 75 DEGREES C. THE OPERATING MECHANISM SHALL BE TRIP-FREE SO THAT CONTACTS CANNOT BE HELD CLOSED AGAINST ANY ABNORMAL OVERCURRENT OR SHORT CIRCUIT CONDITION.
 - BREAKERS SHALL MEET APPLICABLE NEMA AND/OR UL SPECIFICATIONS.
 - PANELBOARD BOXES SHALL BE GALVANIZED SHEET STEEL WITH AMPLE WIRING GUTTER SPACE IN ACCORDANCE WITH NEC. FRONTS SHALL BE OF SHEET STEEL PAINTED LIGHT GREY OVER A SUITABLE RUST INHIBITOR PRIMER. PANELBOARDS SHALL BE EQUIPPED WITH ONE PIECE DOOR, CYLINDER TUMBLER TYPE LOCK, DIRECTORY CARD-HOLDER AND QUARTER-TURN ADJUSTABLE TRIM CLAMPS.
 - PANELBOARD INTERIORS SHALL CONSIST OF REINFORCED GALVANIZED SHEET STEEL FRAMES WITH ALUMINUM BUS BARS AND CIRCUIT BREAKERS, PROPERLY SUPPORTED TO PREVENT VIBRATIONS AND BREAKAGE IN HANDLING. BUS BARS SHALL BE SEQUENCE PHASED. PANELBOARD SHALL HAVE A FULL SIZED SOLID ALUMINUM NEUTRAL AND GROUND BUS.
 - BUS BAR BRACING SHALL BE UL LISTED AS INDICATED ON DRAWINGS. ADDITIONAL BRACING SHALL BE PROVIDED AS REQUIRED TO MEET OR EXCEED INDICATED AVAILABLE FAULT CURRENTS.
 - DIRECTORY CARDS SHALL BE COMPLETELY FILLED IN BY TYPEWRITER, LISTING CIRCUIT NUMBERS AND LOAD SERVED, INCLUDING EXISTING CIRCUITS. CIRCUIT BREAKERS SHALL BE IDENTIFIED BY CIRCUIT NUMBER LABELS AS HEREBEFORE SPECIFIED.

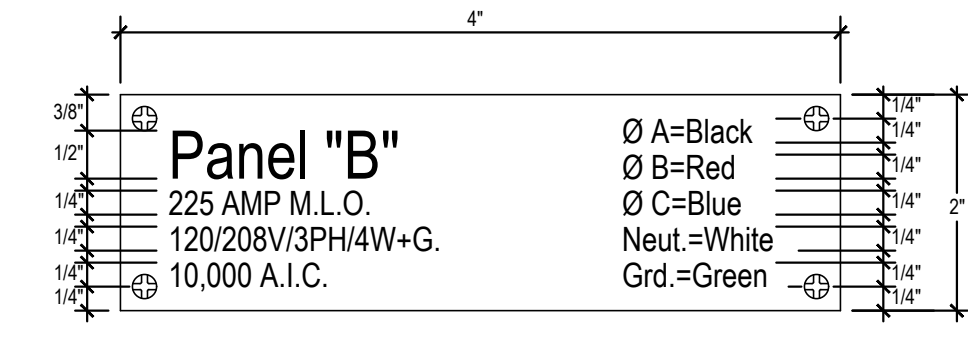
ELECTRICAL SPECIFICATIONS (CONTINUED)

- DISCONNECTS:
 - DISCONNECTS SHALL BE EXTERNALLY OPERATED, QUICK-MAKE, QUICK-BREAK, SAFETY, WITH PROVISIONS FOR PAD LOCKING. FUSED AND NON-FUSED DISCONNECT SWITCHES SHALL BE PROVIDED AS INDICATED.
 - INDOOR SWITCHES SHALL BE NEMA 1 AND OUTDOOR SWITCHES SHALL BE NEMA 3R, UNLESS INDICATED OTHERWISE.
- FUSES:
 - FUSES PROTECTING CIRCUIT BREAKER PANELS SHALL BE CURRENT LIMITING UL CLASS RK-1 FUSES WITH 200,000 AMPERES RMS SYM INTERRUPTING CAPACITY. FUSING ELEMENTS SHALL BE SILVER FOR RATINGS ABOVE 60 AMPERES.
 - ALL OTHER FUSES SHALL BE UL CLASS RK-5, DUAL-ELEMENT WITH A MINIMUM TIME-DELAY OF 10 SECONDS AT 800% RATING. FUSES SHALL HAVE CURRENT-LIMITING SHORT-CIRCUIT LINKS AND 200,000 AMPERES RMS SYM INTERRUPTING CAPACITY. FUSING ELEMENTS SHALL BE COPPER.
- LIGHT FIXTURES:
 - WHERE LIGHT FIXTURES ARE MOUNTED IN A LAY-IN CEILING, PROVIDE A MINIMUM OF 2 SUPPORT WIRES ATTACHED DIRECTLY BETWEEN EACH LIGHT FIXTURE AND THE BUILDING STRUCTURE. SUPPORT WIRES SHALL BE A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE, SOFT ANNEALED.
 - FIXTURES ARE REQUIRED AT ALL LIGHTING OUTLETS SHOWN ON THE DRAWINGS. APPROVED LIGHTING FIXTURE WIRE IS REQUIRED IN ALL FIXTURES AND FIXTURE RACEWAYS. WEATHERPROOF WIRING IS REQUIRED FOR EXTERIOR FIXTURES. ALL PARTS OF FIXTURES AND WIRING SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.
 - ALL FIXTURES SHALL CARRY UL AND ETL LABELS.
- SLEEVES:
 - PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK.
 - INTERIOR PARTITIONS: 16 GAUGE GALVANIZED STEEL, PACK BETWEEN CONDUIT AND SLEEVE WITH FIRE SAFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
 - ROOF: PROSET OR EQUAL MANUFACTURED P/V SCHEDULE 40 PIPE SLEEVE WITH WEATHERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
- GROUNDING:
 - GROUND ALL ELECTRICAL APPARATUS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) 250, AND ANY LOCAL REQUIREMENTS. INSURE CONTINUOUS BOND WHERE FLEXIBLE CONDUIT IS USED. PROVIDE BONDING JUMPER INSIDE ALL FLEXIBLE CONDUIT.
 - BOND METAL PIPING SYSTEMS IN COMPLIANCE WITH NEC 250.4(A)(4).
- BOXES IN FIRE RATED ASSEMBLIES:
 - OUTLET BOXES THAT DO NOT EXCEED 16 SQUARE INCHES AND INSTALLED IN FIRE RATED WALLS SHALL NOT BE INSTALLED EXCESS THAN 24" HORIZONTAL INCHES TO OTHER OUTLET BOXES.
 - IF BOXES MUST BE INSTALLED WITHIN 24" OF EACH OTHER THAN BOTH OUTLET BOXES SHALL BE PROTECTED WITH LISTED PUTTY PADS, 3M FIRE BARRIER MOLDABLE PUTTY + OR EQUAL.

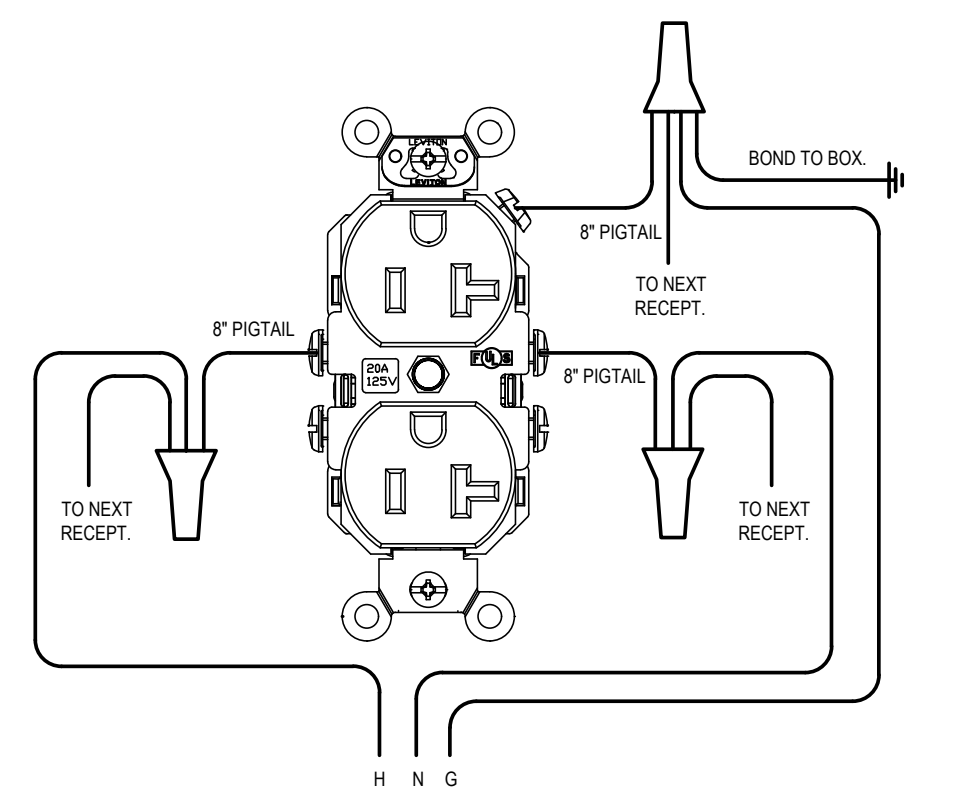
ELECTRICAL GENERAL NOTES:

- COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
- IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF CIRCUITING INDICATED.
- ALL EXPOSED RACEWAYS SHALL BE IN EMT CONDUIT, MC CABLE IS NOT PERMITTED IN EXPOSED AREAS.
- ELECTRICAL CONTRACTOR TO COORDINATE MANUFACTURER ELECTRICAL REQUIREMENTS FOR HVAC EQUIPMENT BEING FURNISHED WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. EQUIPMENT DISCONNECTS TO BE PROVIDED BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE IN MECHANICAL SCHEDULES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF LIGHT FIXTURES AND DEVICES.
- ALL MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
- EACH BRANCH CIRCUIT SHALL HAVE A DEDICATED NEUTRAL PER NEC 210.4.
- KITCHEN EQUIPMENT - VERIFY ALL ELECTRICAL REQUIREMENTS AND ROUGH-IN LOCATION PRIOR TO WORK.
- FIRE ALARM SYSTEM IS SHOWN FOR SCHEMATIC PURPOSES. THE FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR PROVIDING DESIGN AND SHOP DRAWINGS SUBMITTAL TO FIRE MARSHAL FOR APPROVAL AS REQUIRED BY THE FIRE MARSHAL. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADDITIONAL DEVICES, POWER SUPPLIES, ETC FOR COMPLIANCE WITH CODE.
- ALL BRANCH CIRCUITS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 3% VOLTAGE DROP. ALL FEEDERS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 2% VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL VERIFY WIRING INDICATED IS SUFFICIENT AND INCREASE CONDUCTOR SIZE AS REQUIRED BASED OFF ACTUAL INSTALLED LENGTH OF CONDUCTORS.
- ALL RECEPTACLES IN KITCHEN SHALL BE GFCI PROTECTED PER NEC 210.8 (B)(2). (GFCI DEVICE OR GFCI BREAKER AS INDICATED ON PLANS)
- PROPERLY SEAL PENETRATIONS THROUGH WALK-IN COOLER/FREEZER BOXES PER MANUFACTURES REQUIREMENTS.
- TYPE 1 HOOD FIRE SUPPRESSION SYSTEM TO BE INTERLOCKED WITH FIRE ALARM SYSTEM. UPON ACTIVATION OF HOOD FIRE SUPPRESSION SYSTEM SIGNAL SHALL BE SENT TO FIRE ALARM.

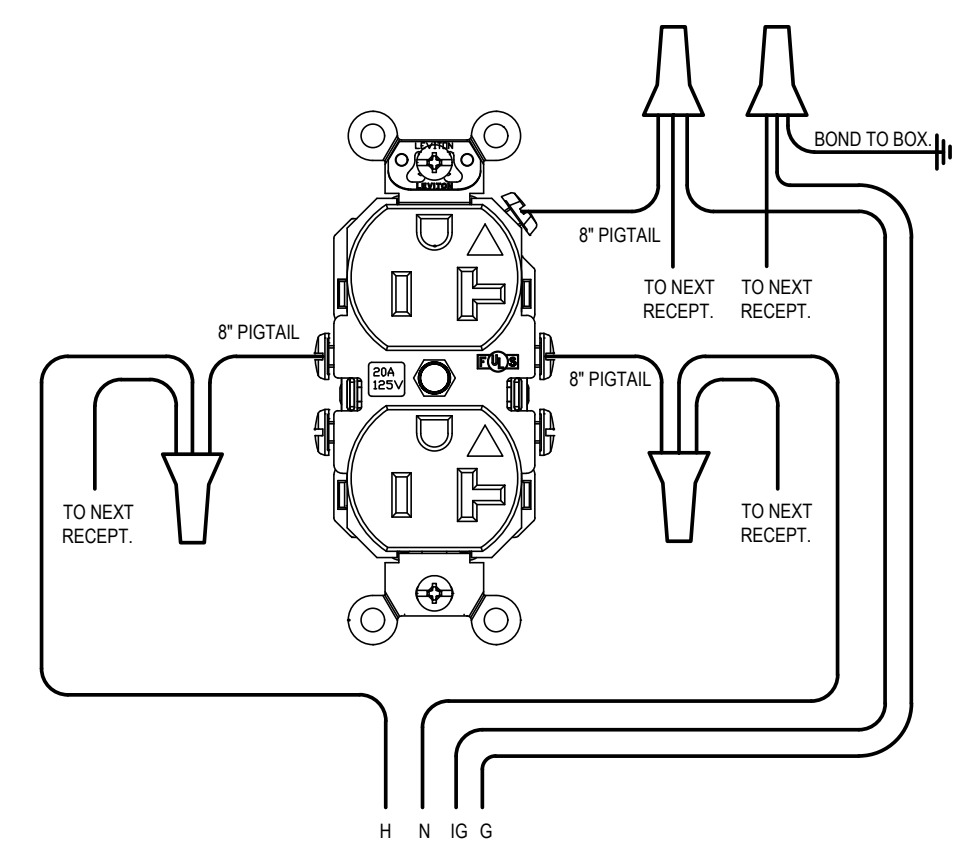
ELECTRICAL SYMBOLS LIST	
CIRCUITING & NOTES	
+46"	SPECIAL MOUNTING HEIGHT FOR ASSOCIATED DEVICE (CENTERLINE OF DEVICE)
GFI	GROUND FAULT CIRCUIT INTERRUPTER DEVICE
WP	WEATHERPROOF ENCLOSURE ON DEVICE
WR	WEATHERPROOF RESISTANT DEVICE
IG	ISOLATED GROUND DEVICE
EM	EMERGENCY BATTERY BACKUP
TR	TAMPER RESISTANT OUTLET
(TIE)	PARTIAL HOMERUN. REFER TO PLANS FOR ADDITIONAL DEVICES CONNECTED TO THIS CIRCUIT.
[X]	ELECTRICAL FLOOR PLAN NOTE WITH DESIGNATION
LP	CONDUIT CONCEALED WHERE POSSIBLE OR AS NOTED, ARROWS INDICATE HOME RUN TO PANEL. CIRCUIT NUMBERS INDICATED
[+]	#12 WIRE IN CONDUIT, UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION
[~]	GROUNDING CONDUCTOR, #12 WIRE UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION
[~]	CONDUIT ROUTED UNDER FLOOR/GRADE
LIGHTING	
[L]	EMERGENCY TWIN HEAD LIGHT FIXTURE
[L]	EXIT LIGHT WITH DIRECTIONAL ARROWS INDICATED
[S]	STRIP FIXTURE WITH TYPE DESIGNATION
[A]	RECESSED OR SURFACE MOUNTED FIXTURE WITH TYPE DESIGNATION
[A]	NIGHT LIGHT, CONNECT TO UNSWITCHED CIRCUIT
[A]	CEILING OR RECESSED FIXTURE WITH TYPE DESIGNATION
[A]	WALL MOUNTED FIXTURE WITH TYPE DESIGNATION
POWER DEVICES	
[D]	DUPLEX RECEPTACLE, BOTTOM OF BOX AT 16" AFF, UNLESS NOTED OTHERWISE
[D]	FOURPLEX RECEPTACLE, BOTTOM OF BOX AT 16" AFF, UNLESS NOTED OTHERWISE
[D]	DEVICE MOUNTED ABOVE COUNTER AND/OR SPLASH GUARD
[D]	SIMPLEX RECEPTACLE, BOTTOM OF BOX AT 16" AFF, UNLESS NOTED OTHERWISE
[D]	HEAVY DUTY OUTLET - NEMA CONFIGURATION SIZE PER EQUIPMENT MANUFACTURER'S RECOMMENDATION
[P]	PANEL BOARD, TOP OF BOX 6'-0" AFF
[J]	JUNCTION BOX
[N]	NON-FUSED DISCONNECT SWITCH
[N]	FUSED DISCONNECT SWITCH
[M]	MOTOR WITH DESIGNATION
CONTROLS	
[S]	SINGLE POLE WALL SWITCH, TOP OF BOX AT 48" AFF
[S]	THREE-WAY WALL SWITCH, TOP OF BOX AT 48" AFF
[S]	MANUAL MOTOR STARTER WITH OVERLOADS
OCCUPANCY SENSORS	
1. DUAL TECHNOLOGY/ULTRASONIC CEILING SENSORS SHALL BE MOUNTED 6' FROM SUPPLY/EXHAUST AIR DIFFUSERS.	
2. LOW VOLTAGE CEILING SENSORS SHALL BE PROVIDED WITH 6' SLACK CONDUCTOR COILED AT SENSOR.	
[S]	INFRARED OCCUPANCY SENSOR, WATT STOPPER #FN-100, TOP OF BOX AT 48" AFF
[S]	DUAL TECHNOLOGY CEILING MOUNT OCCUPANCY SENSORS, WATTSTOPPER DT-355
COMMUNICATIONS	
[T]	DATA/TELEPHONE OUTLET WITH 3/4" CONDUIT STUBBED UP TO ABOVE ACCESSIBLE CEILING, BOTTOM OF BOX AT 16", UNLESS NOTED OTHERWISE. PROVIDE WITH FULL STRING
FIRE ALARM (SPRINKLER MONITOR ONLY)	
[D]	DUCT MOUNT SMOKE DETECTOR
MISCELLANEOUS	
[B]	PUSH BUTTON, TOP OF BOX AT 48" UNLESS NOTED OTHERWISE



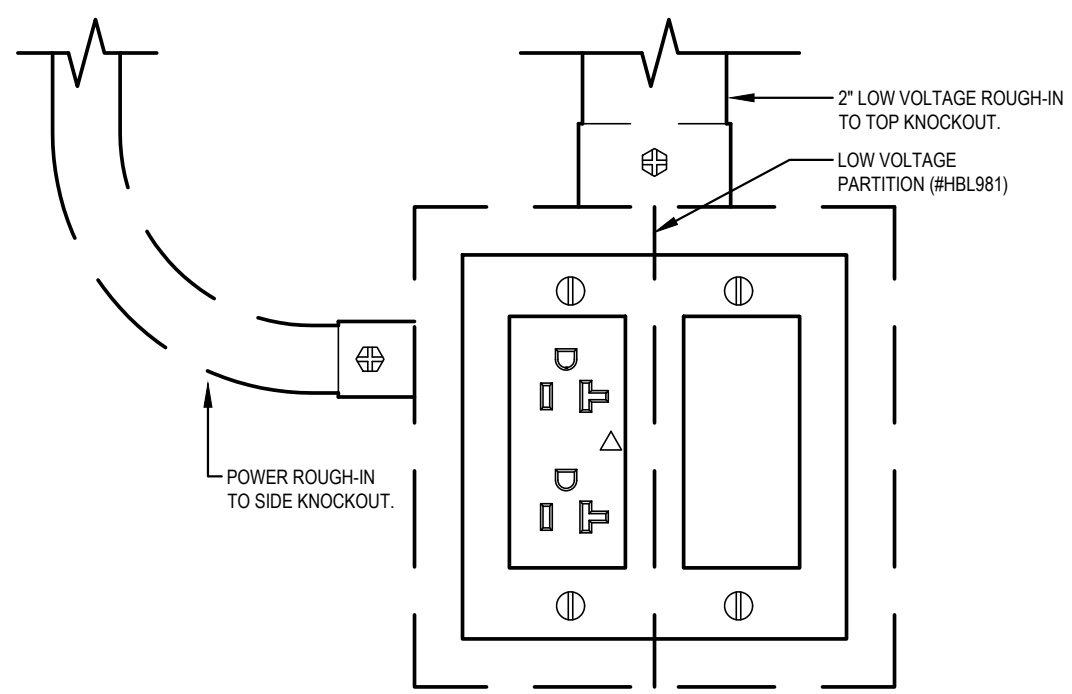
PANEL NAMEPLATES
NO SCALE TYPICAL ALL PANELBOARDS



RECEPTACLE WIRING DETAIL - TYPICAL
NO SCALE



I.G. RECEPTACLE WIRING DETAIL - TYPICAL
NO SCALE



LARGE CAPACITY BOX DETAIL - TYPICAL
SCALE: NONE

BC PROJECT #: 21959
This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural Work Contract/Protection Act of 1980, all drawings, specifications, details and designs, including the overall form, arrangement and composition of space and elements occupying levels, constitute the original, copyright work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
09/22/2022 1:58:42 PM
REGIONAL Building Department
Daniel G
ELECTRICAL

BC ENGINEERS
INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772

BDG
BAKER DESIGN GROUP PA
RODGER BAKER ARCHITECT AIA NCARB
1024 E First Street North, Wichita, KS 6724 316.267.742
rodger@bakergroup.com

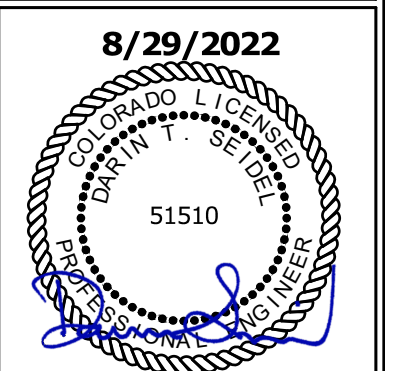
FREDDY'S FROZEN CUSTARD
7575 FALCON MARKET PL.
FALCON, COLORADO

8/2/2022
51510

ELECTRICAL SPECIFICATIONS

DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1

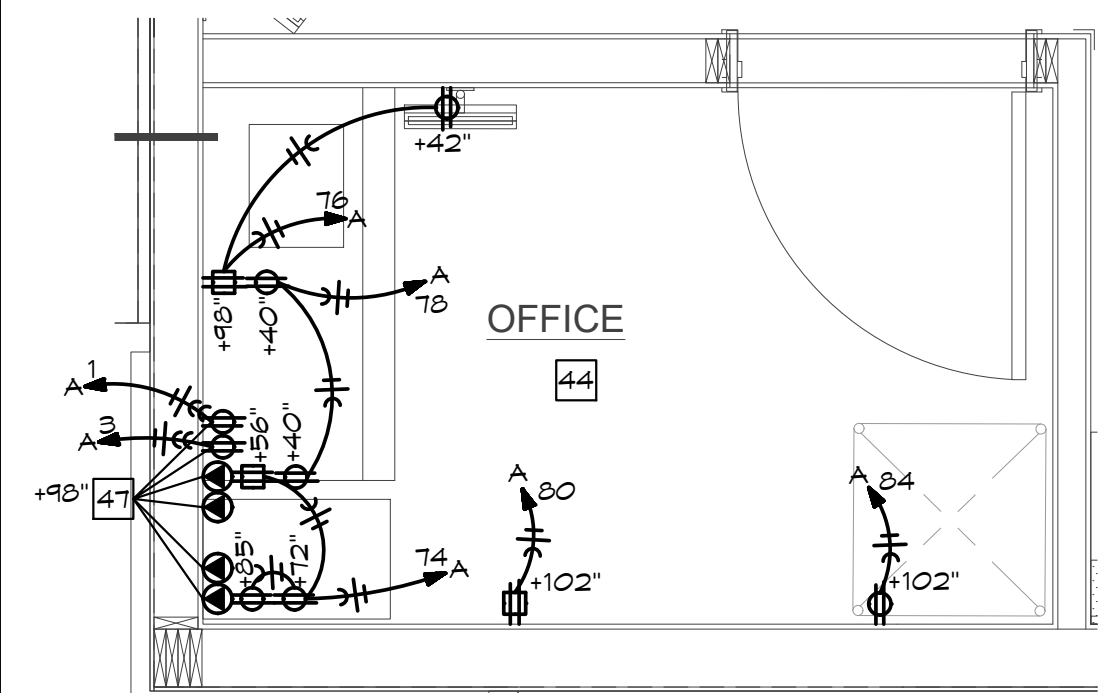
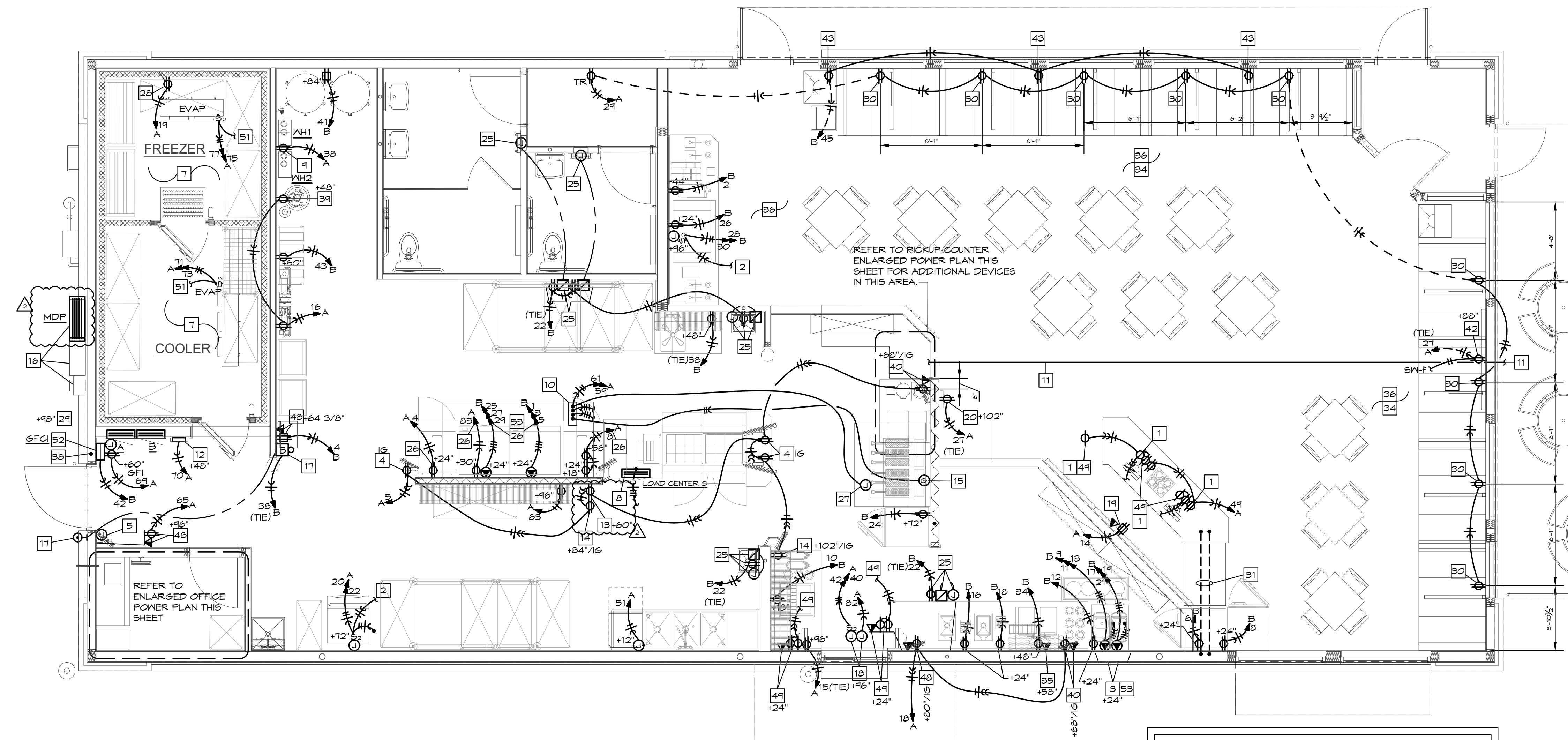
DRAWN BY:
CHECKED BY:
SHEET NO.
E-0



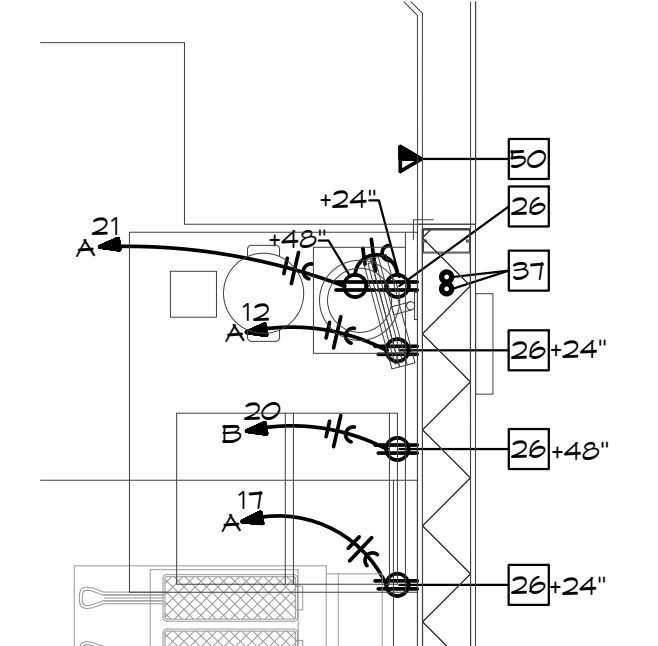
POWER PLAN

DATE
 5/23/2022 PERMIT SET
 8/02/2022 REVISION #1
 8/29/2022 REVISION #2

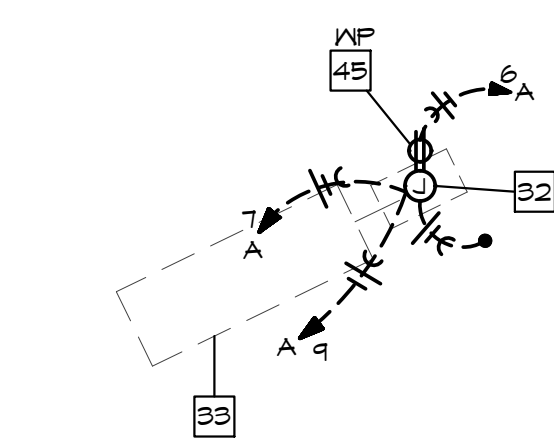
DRAWN BY:
 CHECKED BY:
 SHEET NO.
E-1



ENLARGED OFFICE POWER PLAN
 SCALE: 1/2" = 1'



PICKUP COUNTER ENLARGED POWER PLAN
 SCALE: 1/2" = 1'



DRIVE THRU MENUBOARD ENLARGED POWER PLAN
 SCALE: NONE

ELECTRICAL POWER PLAN
 SCALE: 1/4" = 1'

POWER PLAN NOTES:

- 1 DEVICES MOUNTED IN CASEWORK, ROUTE ALL CONDUIT & WIRING CONCEALED.
- 2 CONNECT TO REMOTE CONDENSING UNIT ON ROOF. REF SHEET E1.2 VERIFY EXACT LOCATION.
- 3 OWNER-FURNISHED CUSTARD MACHINES. E.G. TO PROVIDE NEMA L15-20P PLUG AND NEMA L15-20R RECEPTACLE.
- 4 ISOLATED GROUND DUPLEX RECEPTACLE MOUNTED IN CEILING FOR KITCHEN DISPLAY MONITOR.
- 5 JUNCTION BOX FOR HOOD FIRE SUPPRESSION SYSTEM PULL STATIONS. VERIFY MOUNTING HEIGHT.
- 6 NOT USED.
- 7 CONNECT TO WALK-IN COOLER/FREEZER LIGHTS, DOOR HEAT, EVAPORATOR AND CONDENSING UNIT PER MANUFACTURER'S INSTRUCTIONS. VERIFY EXACT LOCATION OF CONDENSING UNITS ON ROOF.
- 8 PRE-WIRED LOAD CENTER PROVIDED BY KITCHEN EQUIPMENT SUPPLIER. PROVIDE 125A FEEDER FROM PANEL A AND CONNECT PER MANUFACTURER'S INSTRUCTIONS. VERIFY EXACT STUB-UP POINT PRIOR TO ROUGH-IN. REFER TO RISER DIAGRAM AND PANEL SCHEDULES FOR ADDITIONAL INFORMATION.
- 9 CONNECT TO WATER HEATER CONTROLS PER MANUFACTURER'S INSTRUCTIONS.
- 10 LOCATION OF HOOD CONTROL PANEL. REFER TO MECHANICAL PLANS FOR MORE INFORMATION. CONNECT TO LIGHTS AND CONTROLS PER SUPPLIER'S INSTRUCTIONS.
- 11 PROVIDE 1" CONDUIT FROM PATIO TO ABOVE KITCHEN CEILING FOR WIFI ANTENNA, VIDEO CAMERA CABLES AND SPEAKER WIRE. AT EXTERIOR WALL CONDUIT SHALL BE ROUTED FROM INTERIOR BOTTOM OF DECK TO EXTERIOR WALL BEHIND CANOPY. ROUTE VERTICALLY WITHIN WALL. REFER TO CONDUIT DETAIL ON SHEET E3.
- 12 LOCATION OF LIGHTING CONTROL PANEL. REFER TO DETAIL ON SHEET E2.
- 13 MOUNT RECEPTACLE IN PEERLESS-AV (B)3 IN-WALL BOX FOR POWER AND STORAGE OF IPAD CHARGING STATIONS LV POWER SUPPLIES.
- 14 ISOLATED GROUND RECEPTACLE FOR WALL MOUNTED KITCHEN DISPLAY MONITOR.
- 15 PROVIDE CIRCUITING AND FINAL CONNECTION BETWEEN GAS SOLENOID AND HOOD CONTROL PANEL. REFER TO CAPTIVE AIR HOOD DRAWINGS ON MECHANICAL PLANS.
- 16 BUILDING MOUNTED ELECTRICAL SERVICE ENTRANCE EQUIPMENT.
- 17 PROVIDE NUTONE #BK240SLPB IR EQUAL COMMERCIAL DOOR CHIME AND PUSHBUTTON. VERIFY LOCATION OF INDOOR CHIME UNIT WITH OWNER.
- 18 (2) JUNCTION BOXES AT DRIVE THROUGH WINDOW, ONE ABOVE WITH DISCONNECTING MEANS FOR AIR CURTAIN, ONE BELOW FOR POWER MOTORIZED WINDOW OPERATOR. CONNECT TO AIR CURTAIN AND MOTOR PER MANUFACTURER'S INSTRUCTIONS. VERIFY EXACT LOCATION WITH EQUIPMENT SUPPLIER.
- 19 PROVIDE DUPLEX RECEPTACLE AND ETHERNET WALL OUTLET IN MENUBOARD SOFFIT. 22" UP FROM THE BOTTOM FOR DIGITAL MENUBOARDS. PROVIDE 2-1/2" CONDUIT THRU WALL. COORDINATE EXACT LOCATION IN FIELD PRIOR TO ROUGH-IN.
- 20 PROVIDE RECESSED CLOCK HANGER RECEPTACLE, HUBBELL #HBL5235 OR EQUAL FOR DIGITAL CLOCK. COORDINATE EXACT LOCATION IN FIELD PRIOR TO ROUGH-IN.
- 21 NOT USED.
- 22 NOT USED.
- 23 NOT USED.
- 24 NOT USED.
- 25 ENMOTION PAPER TOWEL DISPENSER WITH SKU 594718 110VAC TO 24VAC CONVERTER. PROVIDE 24V TRANSFORMER AND DUPLEX RECEPTACLE ABOVE ACCESSIBLE CEILING FOR TRANSFORMER POWER. ROUTE POWER SUPPLY OUTPUT CORD THROUGH WALL INTO DISPENSER. PROVIDE ADDITIONAL CORD LENGTH AS REQUIRED. +60" AFF. REFERENCE MANUFACTURER'S INSTRUCTION FOR FURTHER INFORMATION. SEE ARCHITECTURAL DETAIL A, E 4 G/A/B.
- 26 ROUTE CIRCUIT TO PANEL VIA HOOD FIRE SUPPRESSION CONTACTOR SEE DETAIL SHEET E1.1.
- 27 CONNECT TO HOOD LIGHTS ROUTE CIRCUIT TO HOOD CONTROL PANEL.
- 28 CONNECT TO WALK-IN DRAIN HEAT TAPE.
- 29 JUNCTION BOXES FOR POWER & DATA CONNECTION TO DRIVE-UP MENU BOARD. PROVIDE THE FOLLOWING:
 (1) 1" UNDERGROUND FOR POWER TO DRIVE-UP MENU BOARD(S), PRESELL BOARD, SPEAKER POST(S) AND ORDER CONFIRMATION BOARD RECEPTACLE(S) IN SPEAKER POST, (1) 1" UNDERGROUND FOR COMMUNICATIONS CABLE TO EACH SPEAKER POST, (1) 1" UNDERGROUND FOR AUDIO WIRING TO BOTH SPEAKER POSTS AND (1) 2" FOR DISPLAY CABLE TO EACH MENU BOARD. VERIFY EXACT LOCATION & ELECTRICAL REQUIREMENTS. ROUTE DRIVE-THRU MENU BOARDS CIRCUITS TO PANEL VIA EXTERIOR LIGHTING CONTROLS. SEE DETAIL SHEET E2. DRIVE-THRU SPEAKER POST TO BE ON AT ALL TIMES. REFER TO CIVIL PLAN FOR EXACT LOCATION OF DRIVE THRU.
- 30 REFER TO ARCHITECTURAL DETAILS A-B/A-1 FOR LOCATION. COORDINATE LOCATION WITH BOOTH PRIOR TO ROUGH-IN.
- 31 (2) 1" FOR LOW-VOLTAGE & CASEWORK POWER. ROUTE CONDUIT TO ABOVE CEILING BEHIND SOFFIT.

ALL EQUIPMENT DISCONNECTS INCLUDING KITCHEN EQUIPMENT TO BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.

ALL 120V 1PH RECEPTACLES IN THE KITCHEN SHALL BE GFCI PROTECTED BY GFCI BREAKERS PER NEC 210.8(B). DO NOT SHARE NEUTRAL CONDUCTORS BETWEEN GFCI DEVICES ON SEPARATE CIRCUITS. ALL GFCI DEVICES SHALL BE READILY ACCESSIBLE PER 2020 NEC.

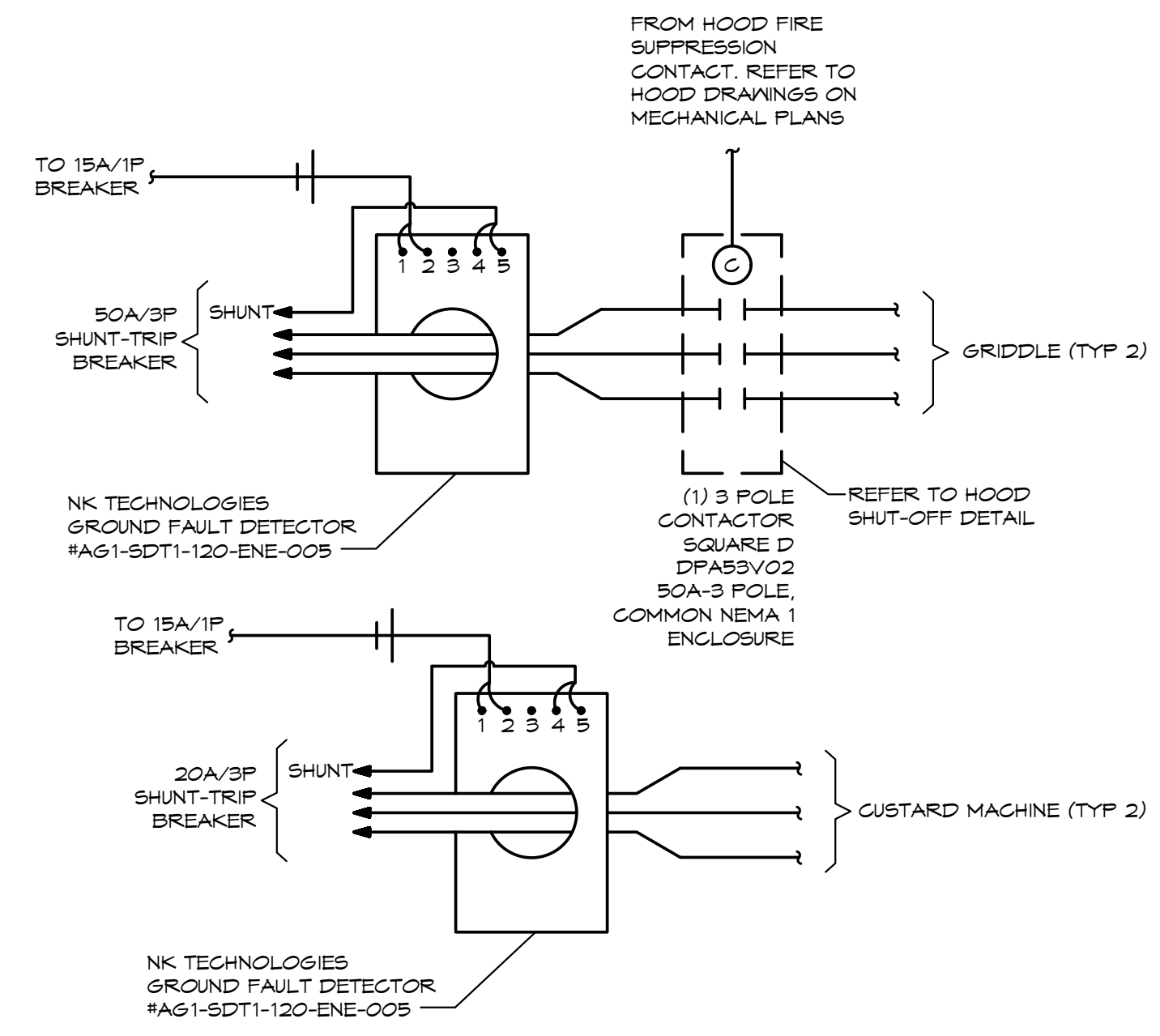
- 32 CONNECT TO NEW MENUBOARD AND PRE-SELL BOARD PER MANUFACTURER'S INSTRUCTIONS. ONE CIRCUIT THRU TIMECLOCK AND ONE CIRCUIT UNSWITCHED FOR SPEAKER POST.
- 33 DETECTION LOOP (BY OTHERS). PROVIDE 3/4" CONDUIT FROM SPEAKER POST TO DETECTION LOOP IN DRIVE LANE.
- 34 ALL CONVENIENCE RECEPTACLES IN DINING ROOM SHALL BE TAMPER RESISTANT WITH (2) INTEGRAL USB PORTS.
- 35 BUMP BAR. PROVIDE DATA J-BOX WITH 3/4" G Routed TO NEAREST KITCHEN MONITOR. PROVIDE WITH FULL STRING. MOUNT AT HEIGHT INDICATED.
- 36 ALL HOME RUNS IN FRONT OF HOUSE SHOULD BE RUN UNDERGROUND TO KEEP FRONT OF HOUSE EXPOSED CEILING SPACE CLEAR OF ELECTRICAL RUNS.
- 37 (2) 3/4" CONDUITS UP IN WALL TO ABOVE CEILING FOR CONTINUATION OF FRONT OF HOUSE UNDERGROUND ELECTRICAL RUNS.
- 38 1" CONDUIT DOWN IN WALL TO UNDERGROUND AND OUT INTO NEARBY LANDSCAPE AREA FOR IRRIGATION CONTROLS. VERIFY EXACT REQUIREMENTS WITH ARCHITECT/GC.
- 39 RECEPTACLE FOR CO2 SENSOR LOCATED ABOVE CO2 CYLINDER.
- 40 WALL MOUNTED MONITOR (VGA). PROVIDE ISOLATED GROUND RECEPTACLE AND DATA J-BOX WITH 2" STUBBED TO ABOVE ACCESSIBLE CEILING. PROVIDE WITH FULL STRING. MOUNT AT HEIGHT INDICATED.
- 41 NOT USED.
- 42 PROVIDE RECESSED CLOCK HANGER RECEPTACLE, HUBBELL #HBL5235 OR EQUAL FOR NEON SIGN. COORDINATE EXACT LOCATION IN FIELD PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL DETAIL A/A-1. SWITCH LOCATED AT LIGHTING SWITCH BANK, REFER TO SHEET E-2.
- 43 RECEPTACLE FOR MOTORIZED BLINDS. LOCATE 18" ABOVE ALL SOUTHERLY AND WESTERLY FACING WINDOWS. REFER TO ARCHITECTURAL DETAIL A/A-1.
- 44 REFER TO SHEET E-3 FOR ALL COMMUNICATIONS ROUGH-IN REQUIREMENTS. REFER TO OFFICE ELEVATION F/A/T.1 ARCHITECTURAL SHEETS FOR EXACT PLACEMENT OF DEVICES IN THE OFFICE.
- 45 RECEPTACLE FOR OGB. MOUNT WEATHERPROOF DUPLEX INSIDE POST AT +24". CONDUIT TO BE RUN INSIDE POST.
- 46 NOT USED.
- 47 POS BATTERY BACKUP UNIT. PROVIDE LEVITON INLET #5278-GMP CIRCUITED TO RECEPTACLE AT WALL MOUNTED POS LOCATION. PROVIDE AN ISOLATED GROUND RECEPTACLE CIRCUITED AS SHOWN FOR BATTERY BACKUP UNIT. INLET TO BE CONNECTED TO POS BATTERY BACKUP UNIT WITH FLEXIBLE CORD AND PLUG. PROVIDE LABEL ON INLET THAT READS "CONNECT TO POS BATTERY BACKUP".
- 48 WALL MOUNTED VIDEO MONITOR (COAX/CATS). PROVIDE ISOLATED GROUND RECEPTACLE AND DATA J-BOX WITH 3/4" STUBBED TO ABOVE ACCESSIBLE CEILING. PROVIDE WITH FULL STRING. MOUNT AT HEIGHT INDICATED.
- 49 COUNTER TOP POS. PROVIDE RECEPTACLE CONNECTED TO INLET IN MANAGERS OFFICE IV 2#12AVG, 1#12G, 1#12G, IN 3/4" G. REFER TO KEYNOTE #47. PROVIDE DATA J-BOX WITH 3/4" G STUBBED TO ABOVE ACCESSIBLE CEILING. PROVIDE WITH FULL STRING. MOUNT AT HEIGHT INDICATED.
- 50 PROVIDE J-BOX INSIDE PICKUP COUNTER CABINET WITH 3/4" G TO ABOVE ACCESSIBLE CEILING FOR DATA/SOUND SYSTEM. PROVIDE WITH FULL STRING. CONDUIT STUBBED THRU WALL INTO CABINET AT +24" A.F.F.
- 51 PROVIDE (1) 3/4" X (5) #10 WIRES & INTERCONNECT BETWEEN COMPRESSOR, EVAPORATOR COIL & TIME CLOCK. VERIFY ALL DETAILS WITH MANUFACTURER'S SHOP DRAWINGS. E.C. TO PROPERLY SEAL PENETRATIONS THROUGH WALK-IN COOLER/FREEZER BOX PER MANUFACTURER'S REQUIREMENTS. MOUNT FACTORY PROVIDED DEFROST TIMER AT CONDENSING UNIT. E.G. TO PROPERLY SEAL PENETRATIONS THROUGH WALK-IN COOLER/FREEZER BOXES PER MANUFACTURER'S REQUIREMENTS. REFER TO KEYNOTE 2 ON SHEET E1.2.
- 52 PROVIDE RECESSED ENCLOSURE FOR GFCI DETECTORS. REFER TO KEYNOTE 53.
- 53 ROUTE CIRCUIT THROUGH GFCI DETECTOR TO PANEL INDICATED. REFER TO 3-PHASE GROUND FAULT PROTECTION DETAIL SHEET E1.1.

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural Work Copyright Protection Act of 1990, all drawings, specifications, details and designs, including the overall form, arrangement and composition of signs and elements appearing hereon, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
 09/22/2022 1:58:40 PM
REGIONAL
 Daniel G
 ELECTRICAL

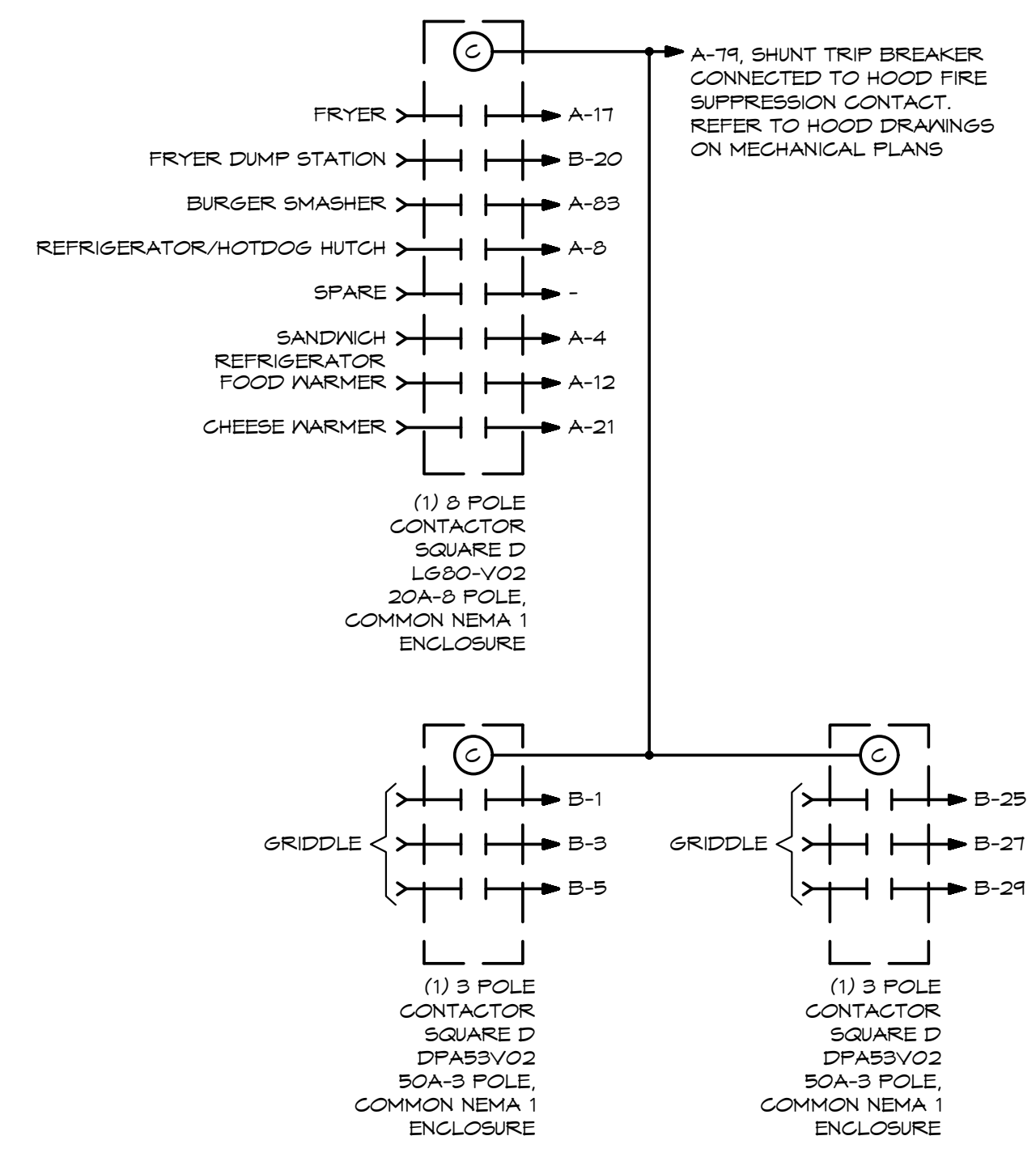
BC ENGINEERS
 INCORPORATED
 5720 Reeder Shawnee, Ks. 66203 (913)262-1772



E.G. TO PROVIDE ALL DEVICES SHOWN HERE. THESE ARE NOT INCLUDED IN THE HOOD CONTROL PANEL. LOCATE NEAR HOOD UTILITY CABINET.

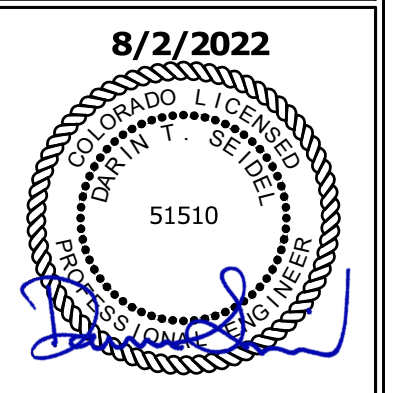
GFCI DETECTORS TO BE LOCATED IN NEMA 1 ENCLOSURE. REFER TO MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.

3-PHASE GROUND FAULT PROTECTION DETAIL
SCALE: NONE



E.G. TO PROVIDE ALL DEVICES SHOWN HERE. THESE ARE NOT INCLUDED IN THE HOOD CONTROL PANEL.

HOOD SHUT-OFF DETAIL
SCALE: NONE



ELECTRICAL
DETAILS

DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1

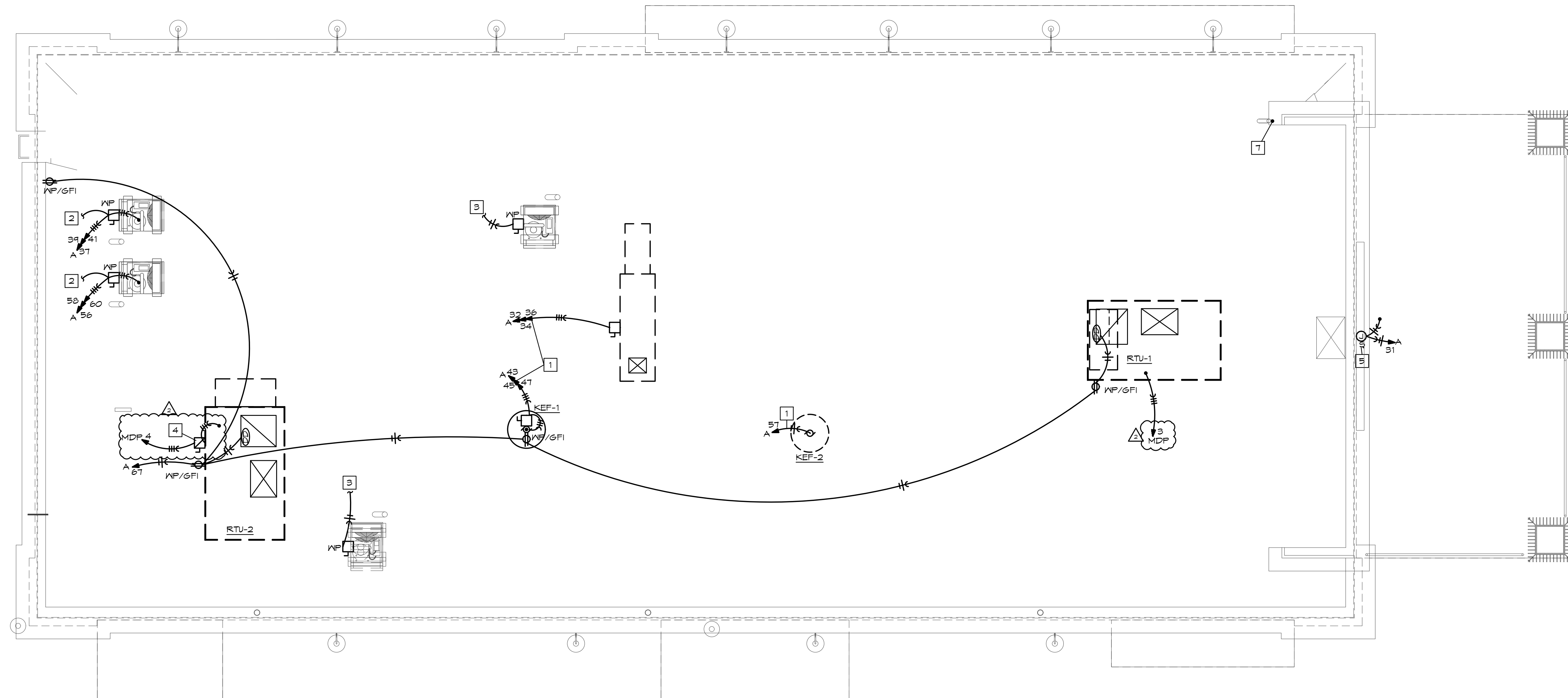
BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural Work Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of space and elements according thereto, constitute the original, copyright work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
09/22/2022 1:58:42 PM
REGIONAL Building Department
Daniel G
ELECTRICAL

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772

DRAWN BY:
CHECKED BY:
SHEET NO.
E-1.1



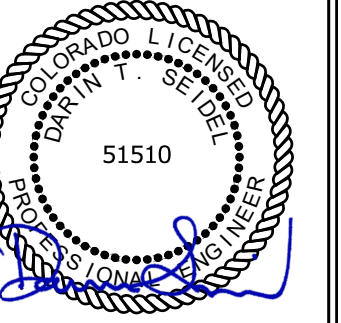
ELECTRICAL ROOF POWER PLAN
SCALE: 1/4" = 1'

ROOF TOP EQUIPMENT DISCONNECT SWITCH SCHEDULE	
LOAD SERVED	DISC. SWITCH SIZE (FUSE)
RTU-1	FACTORY INSTALLED HACR BREAKER
RTU-2	E.G. PROVIDE 100A NEMA 3R FUSED DISCONNECT WITH 90A CLASS RK1 A2D CURRENT LIMITING FUSES
MAU-1	FACTORY INSTALLED DISCONNECT SWITCH
KEF-1	FACTORY INSTALLED DISCONNECT SWITCH
KEF-2	FACTORY INSTALLED DISCONNECT SWITCH
COOLER COND.	E.G. PROVIDED 30A-3P-240V-3R (NF)
FREEZER COND.	E.G. PROVIDED 30A-3P-240V-3R (NF)
ICE MAKER COND.	E.G. PROVIDED 30A-2P-240V-3R (NF)
ICE MAKER COND.	E.G. PROVIDED 30A-2P-240V-3R (NF)

ROOF POWER PLAN NOTES:

- 1 ROUTE CIRCUIT TO PANEL INDICATED VIA EXHAUST HOOD CONTROL PANEL. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 2 PROVIDE (1) 3/4" W/5) #10 WIRES & INTERCONNECT BETWEEN COMPRESSOR, EVAPORATOR COIL & TIME CLOCK. VERIFY ALL DETAILS WITH MANUFACTURERS SHOP DRAWINGS. EG TO PROPERLY SEAL PENETRATIONS THROUGH WALK-IN COOLER/FREEZER BOX PER MANUFACTURERS REQUIREMENTS. MOUNT FACTORY PROVIDED DEFROST TIMER AT CONDENSING UNIT. E.G. TO PROPERLY SEAL PENETRATIONS THROUGH WALK-IN COOLER/FREEZER BOXES PER MANUFACTURERS REQUIREMENTS. REFER TO KEYNOTE 51 ON SHEET E1.
- 3 CONTINUE TO ICE MACHINE. REFERENCE SHEET E1. MAKE FINAL CONNECTIONS AS REQUIRED.
- 4 PROVIDE FUSED DISCONNECT FOR MITIGATION OF HIGH FAULT CURRENT. REFER TO DISCONNECT SWITCH SCHEDULE FOR DETAILS.
- 5 WEATHER PROOF JUNCTION BOX WITH DISCONNECTING MEANS CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR BUILDING SIGNAGE. VERIFY EXACT LOCATION. ROUTE CIRCUIT TO PANEL INDICATED VIA LIGHTING/SIGNAGE CONTROLLER. SEE DETAIL ON SHEET E2.
- 6 NOT USED.
- 7 SHEPHERD'S HOOK FOR ROOF MOUNTED SECURITY CAMERA. REFER TO SHEET E3 FOR CONDUIT ROUTING.

8/29/2022



ROOF POWER PLAN

DATE

5/23/2022 PERMIT SET

8/02/2022 REVISION #1

8/29/2022 REVISION #2

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural Work Copyright Protection Act of 2000, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements according thereto, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
09/22/2022 1:58:42 PM
REGIONAL BUILDING DEPARTMENT
Daniel G
ELECTRICAL

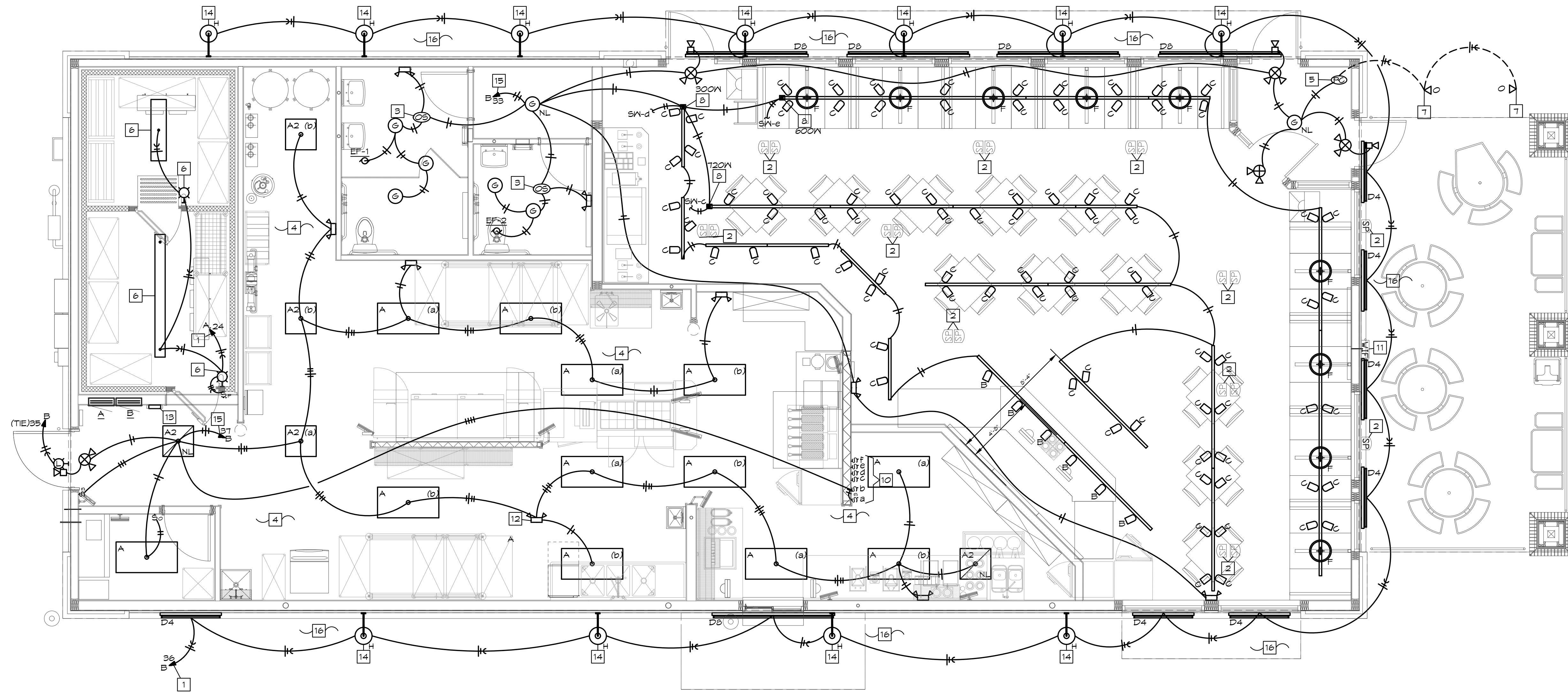
BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772

DRAWN BY:

CHECKED BY:

SHEET NO.

E-1.2



ELECTRICAL LIGHTING PLAN
 SCALE: 1/4" = 1'

LIGHTING PLAN NOTES:

- 1 ROUTE CIRCUIT TO PANEL INDICATED VIA LIGHTING TIME CLOCK. SEE DETAIL ON SHEET E2.1.
- 2 CEILING OR WALL MOUNTED STEREO SPEAKER
- 3 WATTSTOPPER #DT-355 OR EQUAL CEILING MOUNTED OCCUPANCY SENSOR. LOCATE MINIMUM 4" AWAY FROM SUPPLY AIR DIFFUSERS - COORDINATE EXACT PLACEMENT WITH MECHANICAL CONTRACTOR.
- 4 KITCHEN LIGHTING WIRED FOR 50% LIGHTING REDUCTION VIA EVERY-OTHER-FIXTURE SWITCHING IN CHECKERBOARD PATTERN, AS INDICATED BY (a) AND (b)
- 5 PROVIDE 120V PHOTOCELL ON ROOF, FACING NORTH FOR CONTROL OF FLAGPOLE LIGHTS.
- 6 SUPPLEMENTAL WALK-IN LIGHTS PROVIDED BY COOLER MANUFACTURER, CONNECT TO WALK-IN LIGHTING CIRCUIT.
- 7 REFER TO SITE/GVL PLAN FOR EXACT LOCATION OF FLAG POLE LIGHTS. WHEN MOUNTED IN LANDSCAPING, PROVIDE KICHLER STAKE 15216BK. WHEN MOUNTED IN CONCRETE, PROVIDE FLUSH MOUNTED WATER PROOF J-BOX WITH KICHLER 15601BKT SURFACE MOUNT FLANGE.
- 8 PROVIDE JUNO TGLF11 CURRENT LIMITER WITH WATTAGE RATING INDICATED.
- 9 NOT USED.
- 10 LOCATION OF SWITCH BANK AT +44" AFF. TOP OF COVER PLATE SHOULD BE JUST BELOW TILE BAND AT +48". REFERENCE ARCHITECTURAL ELEVATIONS.
- 11 CEILING OR WALL MOUNT WIFI RECEIVER.
- 12 CEILING MOUNTED EMERGENCY LIGHT.
- 13 INTERMATIC TIMELOCK.
- 14 REFER TO A2 FOR EXTERIOR GOOSENECK DIMENSIONS.
- 15 ROUTE SWITCHED LEG OF CIRCUIT THROUGH TIMELOCK FOR AUTOMATIC SHUTOFF PER 2015 IECG. PROVIDE UNSWITCHED "HOT" CONDUCTOR ROUTED AHEAD OF LIGHTING CONTROLS FOR EXIT, EMERGENCY AND NIGHT-LIGHTS. SEE DETAIL, THIS SHEET.
- 16 ALL EXTERIOR BUILDING LIGHT FIXTURE BASES NEED TO BE CAULKED TO PREVENT MOISTURE PENETRATION.

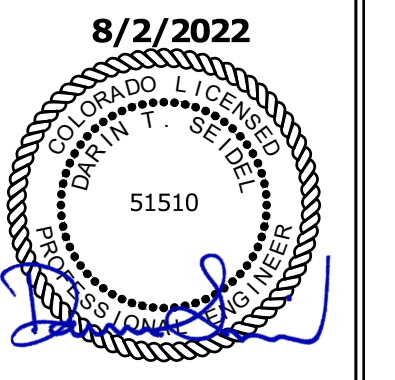
BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural Work Copyright Protection Act of 2008, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
 09/22/2022 1:58:42 PM

 Daniel G
 ELECTRICAL

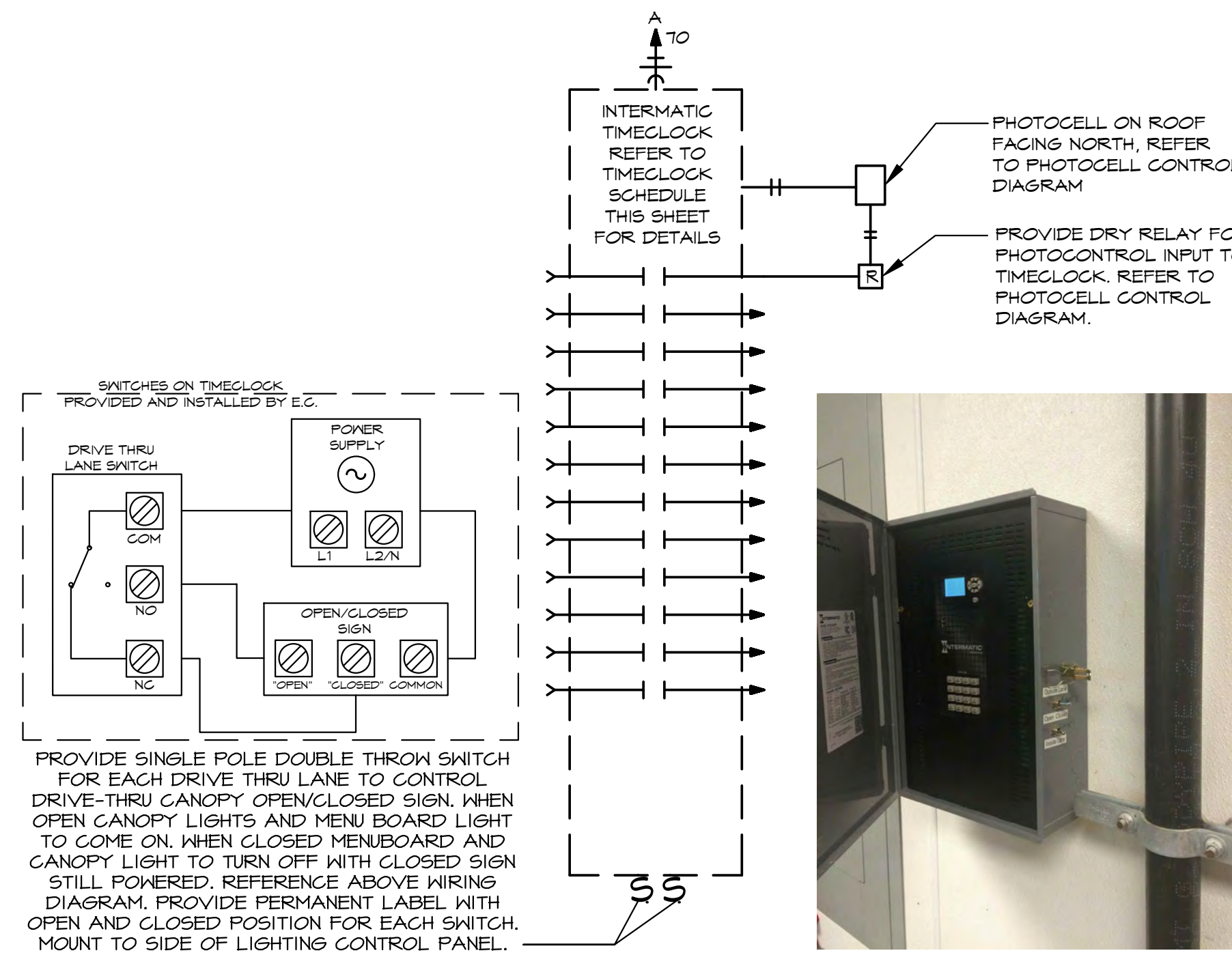
BC ENGINEERS
 INCORPORATED
 5720 Reeder Shawnee, Ks. 66203 (913)262-1772



LIGHTING PLAN
DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1
DRAWN BY:
CHECKED BY:
SHEET NO.
E-2

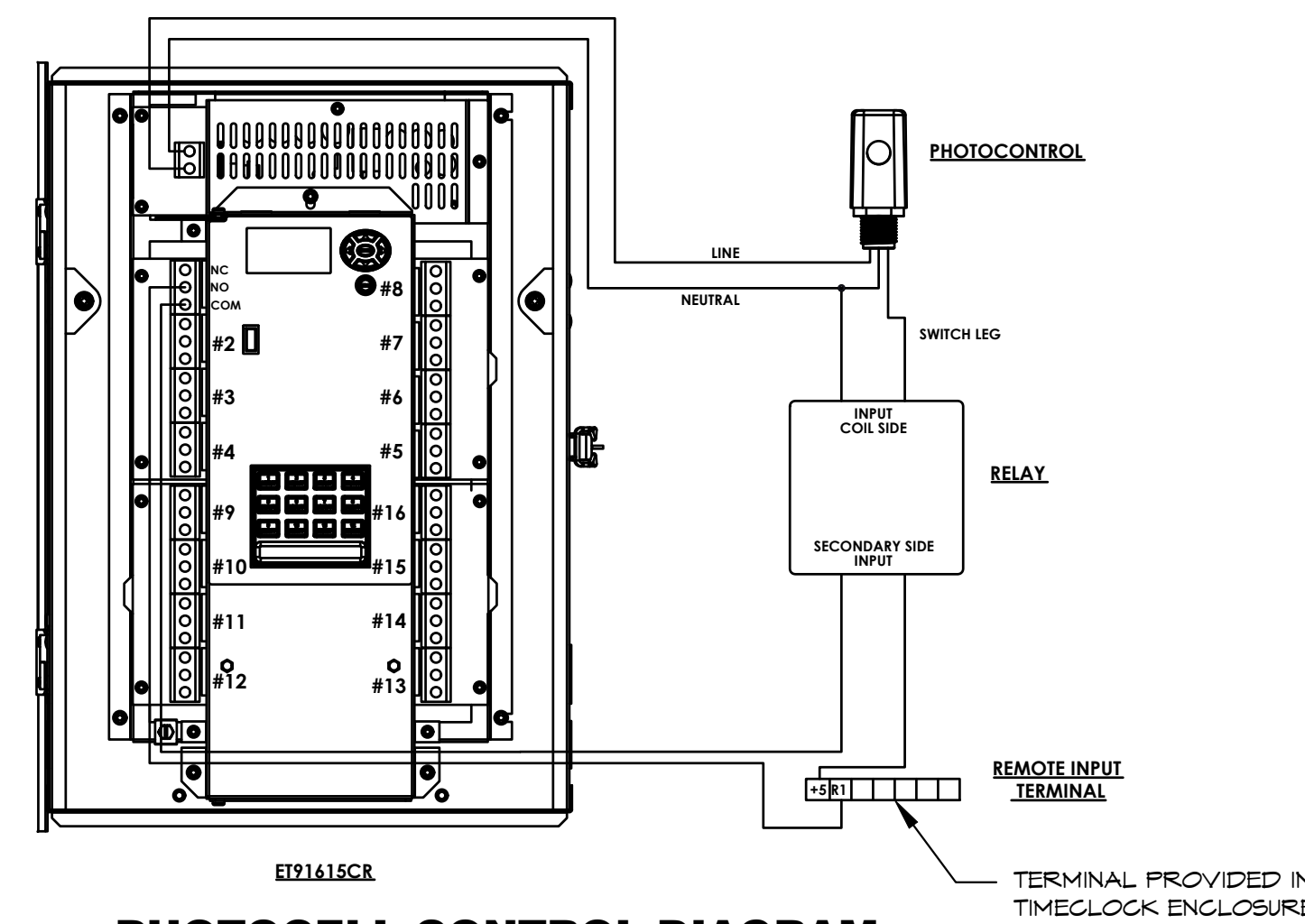
INTERMATIC TIMECLOCK SCHEDULE - MODEL: #ET91215CR									
CONTACT NAME: ROBERT LUNA		TIMECLOCK POWER SOURCE							
CONTACT NUMBER: 015-529-0020		BREAKER PANEL NAME: PANEL A							
CONTACT E-MAIL: RLUNA@INTERMATIC.COM		CIRCUIT NUMBER: 10							
TIME CLOCK SEQUENCE OF OPERATION									
RELAY NO.	CIRCUIT NO.	CONTROLLED AREA	ON TIME	OFF TIME	RELAY NO.	CIRCUIT NO.	CONTROLLED AREA	ON TIME	OFF TIME
1	-	PHOTOCELL	-	-	0	A-23	SITE LIGHTING	30 MINUTES BEFORE SUNSET	12:00AM SU-TH 1:00AM FOLLOWING DAY FR-SA
2	A-31	SIGN #1	30 MINUTES BEFORE SUNSET	10:15PM SU-TH 11:15PM FR-SA	7	A-25		30 MINUTES BEFORE SUNSET	
3	B-36	BUILDING EXTERIOR LIGHTING	30 MINUTES BEFORE SUNSET	11:00PM SU-TH 12:00AM FR-SA	6	B-31	KITCHEN LIGHTING	8:00AM	12:00AM SU-TH 1:00AM FOLLOWING DAY FR-SA
4	B-33	DINING LIGHTING	9:00AM	12:00AM SU-TH 1:00AM FOLLOWING DAY FR-SA	5	A-7	DRIVE THRU MENU 1	30 MINUTES BEFORE SUNSET	10:15PM SU-TH 11:15PM FR-SA
9	A-24	WALK-IN COOLER/FREEZER LIGHTING	8:00AM	12:00AM SU-TH 1:00AM FOLLOWING DAY FR-SA	16	---	SPACE	---	---
10	---	SPARE	---	---	15	---	SPACE	---	---
11	---	SPARE	---	---	14	---	SPACE	---	---
12	---	SPARE	---	---	13	---	SPACE	---	---

INTERMATIC TIMECLOCK PROVIDED BY ACCENT LIGHTING. CONTACT PAUL GRAF @ 316-636-1270 WITH PROCUREMENT QUESTIONS. FOR PROGRAMING QUESTIONS PLEASE CONTACT ROBERT LUNA, CONTACT INFORMATION ABOVE. FOR IMMEDIATE ASSISTANCE CONTACT TECH SUPPORT @ 1-800-391-4555



LIGTS/SIGNAGE CONTROL DIAGRAM

SCALE: NONE



PHOTOCELL CONTROL DIAGRAM

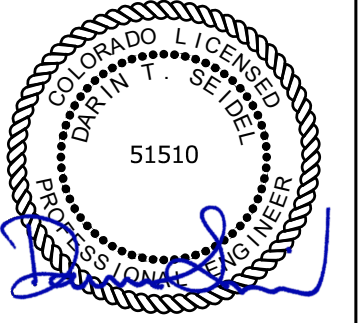
SCALE: NONE

LIGHT FIXTURE SCHEDULE					
MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS / WATTS	LAMPS	DESCRIPTION	IMAGE
A	JUNO 52X4BL-5540U-VH3	120 / 54	INCL LED	2'x4' LED GRID BASKET TROFFER WITH OPAL LENS WITH LED DRIVE CAPABLE OF PRODUCING 5500 LUMENS AND 4100K.	
A2	JUNO 52X2BL-3940U-VH3	120 / 36	INCL LED	2'x2' LED GRID BASKET TROFFER WITH OPAL LENS WITH LED DRIVE CAPABLE OF PRODUCING 3900 LUMENS AND 4100K.	
B,C	JUNO R532-VH ON TX-VH SERIES TRACK	120 / 14	1-14W PAR30 LED	TRACK MOUNTED 6MM-BAL-RING LAMPHOLDER WITH TRIM RING FOR (1) 14W PAR30 LED LAMP MOUNTED ON SINGLE CIRCUIT TRACK, LENGTH AS INDICATED ON PLANS. PROVIDE ALL NECESSARY ENDS, FEEDS, ETC FOR COMPLETE INSTALLATION. VERIFY FINISH WITH ARCHITECT.	
D4	LITHONIA GLX-L48-1000LM-SEF-RDL-MVOLT-GZ10-40K-80CRI-VH	120 / 49	INCL LED 1000 LUMENS 4000K	4FT LED SURFACE MOUNTED ANNING LIGHT WITH WHITE LENS AND WHITE FINISH.	
D8	LITHONIA GLX-L36-14000LM-SEF-RDL-MVOLT-GZ10-40K-80CRI-VH	120 / 95	INCL LED 14000 LUMENS 4000K	LED SURFACE MOUNTED ANNING LIGHT WITH WHITE LENS AND WHITE FINISH.	
F	ACCENT LIGHTING 142-NB16-43-BLC IV JUNO T31VH TRACK ADAPTER WHERE INDICATED ON TRACK	120 / 14	1-14W CF/SILVER BOWL	16" RLM SHADE FOR (1) 14W SELF-BALLASTED SILVER-BOWL MEDIUM BASE COMPACT FLUORESCENT LAMP. MOUNT AT 60" AFF ABOVE BOOTHS AND 12" AFF ABOVE HIGH TOP TABLES.	
G	JUNO IC22LED-35K-24W-VH	120 / 12	INCL LED	6"Ø RECESSED DOWNLIGHT WITH BLACK BAFFLE FOR (1) 12W LED LIGHT ENGINE	
H	ACCENT LIGHTING NB12-43-LEDP-E3A	120 / 15	INCL LED	WALL MOUNTED GOOSENECK 8"Ø DOME WITH RED FINISH FOR (1) 15W LED LIGHT ENGINE	
L	TRACE LITE XL22-4-4K-BR-PC	120 / 25	INCL LED	WALL MOUNTED AREA LIGHT WITH (1) 25W LED LIGHT ENGINE WITH PHOTOCELL	
O	KICHLER 16204AZT42 STAKE 15216BK SURFACE FLANGE 15601BK	120 / 29	INCL LED	LED ACCENT FIXTURE, BRONZE WITH 10 DEGREE SPOT BEAM SPREAD. PROVIDE WITH 120V BLACK POWER POST.	
P	ACGULITE T3-S311L2-3K-FL-BZF	120 / 18	INCL LED	LED SIGN LIGHT LED GOOSENECK FOR FREDDY'S CUSTARD CONE. AIM AT CUSTARD SCOOP FOR MAXIMUM COVERAGE.	
S2	LITHONIA RSX2-LED-P2-40K-R2-MVOLT-SPA-DDBXD DS330-400Q200-DA-FP-DB-FBC-AB	UNV / 114	LED INCL	POLE MOUNTED AREA LIGHT WITH INTEGRAL LED LIGHT ENGINE AND DRIVER - TYPE 2 DISTRIBUTION. MOUNT ON 22 POLE WITH 3' HIGH CONCRETE BASE (25' TOTAL MOUNTING HEIGHT). BRONZE FINISH	
S4H	LITHONIA RSX2-LED-P4-40K-R4-MVOLT-SPA-H5-DDBXD DS330-400Q200-DA-FP-DB-FBC-AB	UNV / 181	LED INCL	POLE MOUNTED AREA LIGHT WITH INTEGRAL LED LIGHT ENGINE AND DRIVER - TYPE 4 DISTRIBUTION WITH HOUSE SIDE SHIELD. MOUNT ON 22 POLE WITH 3' HIGH CONCRETE BASE (25' TOTAL MOUNTING HEIGHT). BRONZE FINISH	
E	NAVILITE N1LPH	120 / 2.0	INCL	EMERGENCY LIGHT WITH TWIN ADJUSTABLE LED HEADS AND SEALED NiCAD BATTERY, MOUNT AT 10'-6", TO CLEAR OBSTACLES.	
E	NAVILITE NXPCL-3-R-VH	120 / 3.1	INCL	COMBO EMERGENCY/EXIT LIGHT WITH LED LAMPS, RED LETTERS ON WHITE BACKGROUND, UNIVERSAL MOUNT, BATTERY BACKUP AND TWIN EMERGENCY HEADS	
E	NAVILITE NXPCL-3-R-VH-HO IV/ NPL-WP-2-6Y	120 / 4.0	INCL	COMBO EMERGENCY/EXIT LIGHT WITH LED LAMPS, RED LETTERS ON WHITE BACKGROUND, UNIVERSAL MOUNT, HIGH CAPACITY BATTERY BACKUP, TWIN EMERGENCY HEADS AND WEATHERPROOF EXTERIOR REMOTE HEAD	

ALL NEW LIGHT FIXTURES ARE TO BE PROVIDED BY OWNER THROUGH ACCENT LIGHTING. CONTACT PAUL GRAF @ 316-636-1270 WITH QUESTIONS. ALL LAMPS TO BE SUPPLIED BY OWNER.

TYPE 'F' FIXTURES TO BE CENTERED OVER BOOTH.

8/2/2022



LIGHTING DETAILS

DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1

BC PROJECT #: 21959

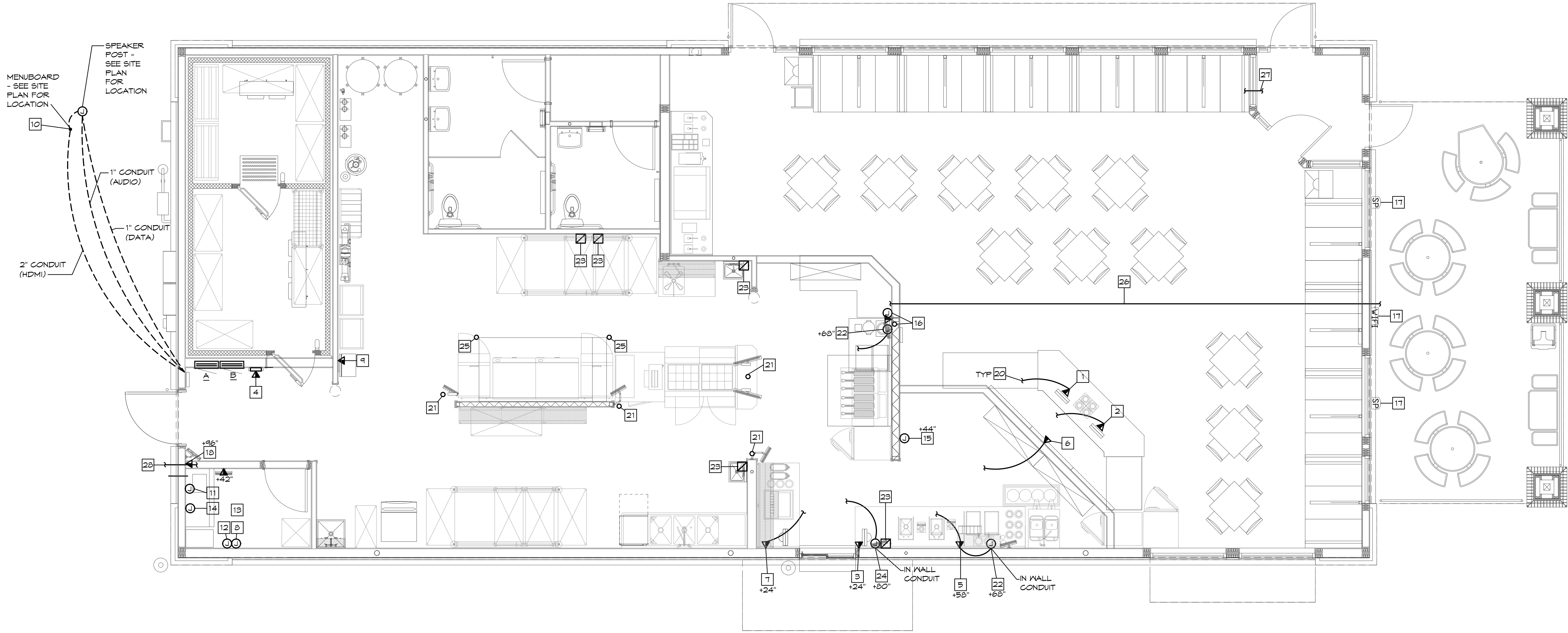
This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural Work Copyright Protection Act of 1990, all drawings, specifications, details and designs, including the overall form, arrangement and composition of signs and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
09/22/2022 1:58:42 PM
REGIONAL BUILDING DEPARTMENT
Daniel G
ELECTRICAL

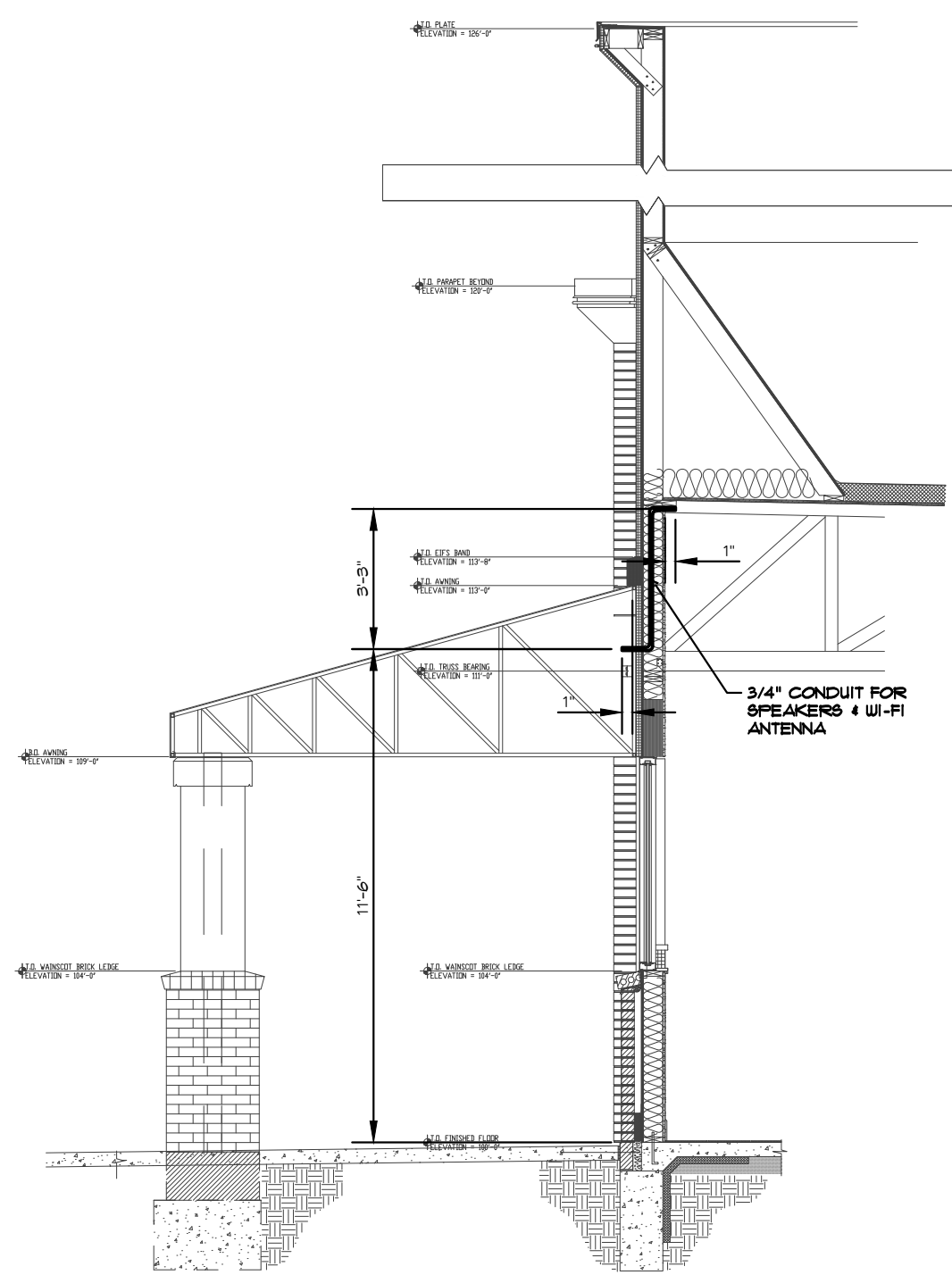
BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772

DRAWN BY:
CHECKED BY:
SHEET NO.
E-2.1

FREDDY'S FROZEN CUSTARD
 7575 FALCON MARKET PL.
 FALCON, COLORADO



ELECTRICAL LOW VOLTAGE PLAN
 SCALE: 1/4" = 1'
 NORTH



SPEAKER & WIFI CONDUIT DETAIL
 SCALE: 1/4" = 1'

COMMUNICATION PLAN NOTES

- 1 POS TERMINAL #1.
- 2 POS TERMINAL #2.
- 3 POS TERMINAL #3.
- 4 DATA OUTLET FOR INTERMATIC TIMER. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
- 5 BUMP BAR ON TOPPING SHELF.
- 6 MENUBOARD DATA OUTLET ADJACENT TO POWER FOR MENUBOARD. MOUNT 22" FROM BOTTOM OF SOFFIT TO CENTER OF DEVICE.
- 7 POS TERMINAL #4.
- 8 DATA CABLE TO NGR BOARD IN DRIVE THRU. VERIFY EXACT LOCATION & ELECTRICAL REQUIREMENTS.
- 9 FREDUCATION. PROVIDE CAT5 CABLE RUN AND ETHERNET JACK.
- 10 DRIVE THRU MENU BOARD AND SPEAKER POST. REFER TO KEYNOTE 24 SHEET E1.
- 11 PROVIDE JUNCTION BOX FOR TELEPHONE LINES #1 AND #2 IN OFFICE.
- 12 PROVIDE JUNCTION BOX ABOVE ACCESSIBLE CEILING WITH 1" TO MAIN BUILDING TELEPHONE SERVICE ENTRANCE POINT. TERMINATE ALL TELEPHONE WIRING AT THIS POINT.
- 13 REFER TO OFFICE ELEVATION ON ARCHITECTURAL SHEETS FOR EXACT PLACEMENT OF DEVICES IN THE OFFICE.
- 14 J-BOX WITH 3/4" C TO ABOVE ACCESSIBLE CEILING FOR VOLUME CONTROLS.
- 15 2 GANG JUNCTION BOX MOUNTED NEXT TO LIGHT SWITCH BANK FOR SOUND SYSTEM VOLUME CONTROLS. PROVIDE 3/4" CONDUIT TO ABOVE CEILING. REFERENCE SHEET E2 NOTE 10.
- 16 J-BOX INSIDE PICK UP COUNTER CABINET FOR DATA/SOUND SYSTEM USE. TERMINATE WITH BUSHINGS.
- 17 ROUTE CABLING FOR PATIO DEVICES THROUGH 1" CONDUIT TO ABOVE KITCHEN CEILING. REFER TO SPEAKER & WIFI CONDUIT DETAIL THIS SHEET AND KEYNOTE 11 SHEET E1.0. PROVIDE #12 CU GROUND WIRE FROM BUILDING GROUNDING SYSTEM TO ANTENNA LOCATION.
- 18 SECURITY MONITOR (COAX).
- 19 POS TERMINAL #5.
- 20 HOMERUN BACK TO DATA RACK IN OFFICE TYPICAL.
- 21 KITCHEN MONITOR (VGA). PROVIDE GROMMET IN CEILING FOR VGA CABLE.
- 22 WALL MOUNTED KITCHEN MONITOR (VGA). ROUTE VGA CABLE THRU J-BOX AND UP THRU CONDUIT IN WALL.
- 23 PROVIDE LOW VOLTAGE TRANSFORMER FOR GEORGIA PACIFIC TOWEL DISPENSER. REFER TO SHEET E-1 KEYNOTE 25 FOR ADDITIONAL INFORMATION.
- 24 DRIVE THRU VIDEO MONITOR (COAX).
- 25 PROVIDE GROMMET IN CEILING FOR DATA TO HOOD MOUNTED BUMP BAR.
- 26 CONDUIT FOR PATIO SPEAKERS, VIDEO CAMERA AND WIFI CABLING. REFER TO SHEET E1 KEYNOTE 11.
- 27 CONDUIT THRU WALL (ABOVE VESTIBULE CLG) AND ROUTE UP TO SHEPHERD'S CROOK AT ROOF (FOR ROOF TOP SECURITY CAMERA) REFER TO ARCHITECTURAL ROOF PLAN & ELECTRICAL ROOF POWER PLAN.
- 28 3/4" CONDUIT THRU WALL FOR SECURITY CAMERA. VERIFY EXACT LOCATION.

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural Work Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements according thereto, constitute the original, copyright work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
 09/22/2022 1:58:42 PM
 REGIONAL BUILDING DEPARTMENT
 Daniel G
 ELECTRICAL

BC ENGINEERS INCORPORATED
 5720 Reeder Shawnee, Ks. 66203 (913)262-1772



LOW VOLTAGE PLAN

DATE
 5/23/2022 PERMIT SET
 8/02/2022 REVISION #1

DRAWN BY:
 CHECKED BY:
 SHEET NO.
E-3

PANEL: A		VOLTS: 120/208V		PH: 3Ø		WIRE: 4W		LOCATION: HALL		MOUNTING: FLUSH								
BUS: 225A		MAIN: 200A MLO		IG: 42,000		RMS SYM AMPS		SERIES RATED		FEEDER: SEE RISER DIAGRAM								
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO			
1	FRONT COUNTER POS (GF)	20	1	12	720								1	20	SPARE	2		
3	DRIVE-THRU POS (GF)	20	1	12		720			1,204				12	1	20	SANDWICH REFRIGERATOR (GF)	4	
5	KITCHEN DISPLAYS (GF)	20	1	12			1,440			360			12	1	20	COB RECEIPT (GF)	6	
7	DRIVE THRU MENU BOARD (GF)	20	1	12	1,200				1,204				12	1	20	U.C. REFRIG/HOTDOG (GF)	8	
9	SPEAKER POST (GF)	20	1	12		1,200							1	20	SPARE (GF)	10		
11	SPARE	20	1							1,500			12	1	20	FOOD WARMER (GF)	12	
13	SPARE	20	1							540			12	1	20	MENU RECEPTACLES (GF)	14	
15	DRIVE THRU HEADSET (GF)	20	1	12		360				400			12	1	20	WATER FILTER (GF)	16	
17	FRYER SYSTEM (GF)	20	1	12			1,020			1,260			12	1	20	MONITORS (GF)	18	
19	WALK-IN HEAT TAPE (GF)	20	1	12	360				1,911				10	2	25	ICE MACHINE (HA)	20	
21	CHEESE WARMERS (GF)	20	1	12		1,060				1,911								22
23	SITE LIGHTING	20	2	10			700			1,000			12	1	20	COOLER/FREEZER LIGHTS	24	
25					700			1										26
27	NEON SIGNS	20	1	12		1,000				1			3	30		SURGE PROTECTION	28	
29	DINING RECEIPTS	20	1	12			1,080			1								30
31	SIGNAGE	20	1	12	1,200				1,246									32
33	SPARE	20	1						1,246				12	3	15		MAU-1	34
35	SPARE	20	1							1,246								36
37					1,464			900					12	1	20	WATER HEATER CNTRLS (GF)	38	
39	WALK-IN FREEZER CU (HA)	25	3	10		1,464			3,550				8	2	40	AIR CURTAIN	40	
41						1,464			3,550									42
43					456								1	20		SPARE	44	
45	KEF-1	15	3	12		456							1	20		SPARE	46	
47					456								1	20		SPARE	48	
49	SERVICE COUNTER RECEIPTS	20	1	12	360								1	20		SPARE	50	
51	DISH WASHER (GF)	20	1	12		1,608							1	20		SPARE	52	
53	SPARE	20	1										1	20		SPARE	54	
55	SPARE	20	1						1,128									56
57	KEF-2	20	1	12		1,008			1,128				12	3	15	WALK-IN COOLER CU (HA)	58	
59	HOOD LIGHTS	20	1	12		250			1,128									60
61	HOOD CONTROLS	20	1	12	250			3,600										62
63	AUTOMAT SYSTEM	20	1	12		1,488			3,680				6	3	60	LOAD CENTER 'C' (BT)	64	
65	SECURITY MONITOR	20	1	12		160				3,040								66
67	ROOFTOP RECEIPTS	20	1	12	720											'SHUNT TRIP SPACE)	68	
69	IRRIGATION CONTROLLER (GF)	20	1	12		360			360				12	1	20	LCC	70	
71	WALK-IN COOLER EVAP	20	2	12		1,019							1	20		SPARE	72	
73					1,019			720					12	1	20	MGR DESK RECEIPTS	74	
75	WALK-IN FREEZER EVAP	20	2	12		1,019			720				12	1	20	MGR DESK RECEIPTS	76	
77						1,019			180				12	1	20	MGR DESK RECEIPTS	78	
79	CONTACTOR (BT)	20	1	12	180			720					12	1	20	MGR DESK RECEIPTS	80	
81	(SHUNT TRIP SPACE)							1,200					12	1	20	DRIVE THRU WINDOW	82	
83	BURGER SMASHER (GF)	20	1	12		1,800			180				12	1	20	TELEPHONE RECEIPT	84	

NOTES: (GF)-GFCI BRKR, (HA)-HACR BRKR, (BT)-SHUNT TRIP
 (BT)-SHUNT TRIP BRKR, (GF)-GFCI BRKR, SH1A
 *CONNECT SHUNT TRIP COIL TO HOOD FIRE SUPPRESSION SYSTEM - IN ALARM CONDITION ALL ELECTRICAL UNDER HOOD TO BE DE-ENERGIZED

TOTAL CONNECTED LOAD:	71,491 VA
NEG DEMAND LOAD:	66,521 VA
DEMAND AMPS @ 208 VOLT / 3Ø:	184.64 A

LOAD CENTER: C		VOLTS: 120/208V		PH: 3Ø		WIRE: 4W		LOCATION: COOKLINE		MOUNTING: FLUSH								
BUS: 125A		MAIN: 125A MLO		IG: 10,000		RMS SYM AMPS		SERIES RATED		FEEDER: SEE RISER DIAGRAM								
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO			
1	TOASTER (GF)	20	2	12	1,300			1,300					12	2	20	TOASTER (GF)	2	
3					1,300			1,300										4
5	UTILITY OUTLET	20	1	12			1,000			480							HEATED SHELF	6
7	UTILITY OUTLET	20	1	12		1,000											BUSSED SPACE	8
9	PIZZA PREP	20	1	12		1,080											BUSSED SPACE	10
11	PIZZA PREP	20	1	12		1,080				480							HEATED SHELF	12

NOTES:
 PRE-WIRED KITCHEN LOAD CENTER
 FURNISHED BY K.E. SUPPLIER, (GF)-GFCI BRKR
 SCHEDULE SHOWN FOR REFERENCE

TOTAL CONNECTED LOAD:	10,320 VA
NEG DEMAND LOAD:	7,408 VA
DEMAND AMPS @ 208 VOLT / 3Ø:	20.56 A

PANEL: B		VOLTS: 120/208V		PH: 3Ø		WIRE: 4W		LOCATION: HALL		MOUNTING: FLUSH								
BUS: 225A		MAIN: 200A MLO		IG: 42,000		RMS SYM AMPS		SERIES RATED		FEEDER: SEE RISER DIAGRAM								
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO			
1					4,752			1,500					12	1	20	TEA BREWER (GF)	2	
3	GRIDDLE (BT)	50	3	6		4,752		110					12	1	20	PREDUCTION (GF)	4	
5						4,752			1,250				12	1	20	FREEZER (GF)	6	
7	(SHUNT TRIP SPACE)							1,500					12	1	20	FROZEN DISPLAY CASE (GF)	8	
9						1,560		800					12	1	20	SODA DISPENSER (GF)	10	
11	CUSTARD MACHINE (BT)	20	3	12		1,560		800					12	1	20	DIPPING CABINET (GF)	12	
13					1,560								1	20		SPARE	14	
15	(SHUNT TRIP SPACE)							1,350					12	1	20	BLENDER (GF)	16	
17						1,560		1,350					12	1	20	BLENDER (GF)	18	
19	CUSTARD MACHINE (BT)	20	3	12		1,560		600					12	1	20	FRY DUMP STATION (GF)	20	
21					1,560			1,500					12	1	20	TOYEL DISPENSER (GF)	22	
23	(SHUNT TRIP SPACE)							1,200					12	1	20	FREEZER (GF)	24	
25					4,752			1,200					12	1	20	SODA DISPENSER (GF)	26	
27	GRIDDLE (BT)	50	3	6		4,752		1,966					10	2	25	ICE MACHINE (HA)	28	
29						4,752		1,966										30
31	(SHUNT TRIP SPACE)												1	20		SPARE	32	
33	DINING LIGHTS	20	1	12		1,196		800					12	1	20	HOT FUDGE DISPENSER (GF)	34	
35	SECURITY LIGHT	20	1	12			25		1,100				12	1	20	EXTERIOR LIGHTS	36	
37	KITCHEN LIGHTS	20	1	12	1,275			1,350					12	1	20	UTILITY RECEIPT (GF)	38	
39	SPARE	20	1					500					12	1	20	TOYEL DISPENSER (GF)	40	
41	WASTE OIL TANK (GF)	20	1	12			720		100				12	1	20	GFCI DETECTORS	42	
43	BAG-IN-BOX (GF)	20	1	12	1,800			1					10	3	30	SURGE PROTECTION	44	
45	POWERED WINDOW SHADES	20	1	12					1									46
47	SPARE	20	1							1								48
49	SPARE	20	1										1	20		SPARE	50	
51	SPARE	20	1										1	20		SPARE	52	
53	SPARE	20	1										1	20		SPARE	54	

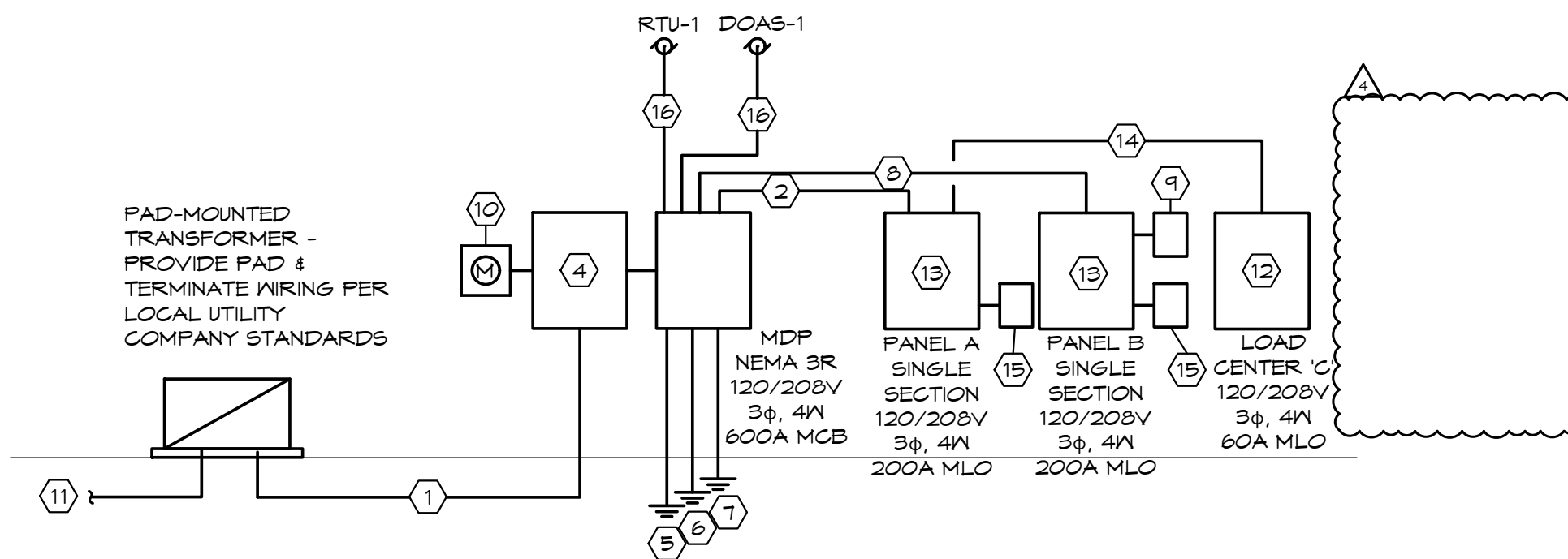
NOTES:
 (GF)-GFCI BRKR, (HA)-HACR BRKR, (BT)-SHUNT TRIP
 SERIES RATED PANELBOARD

TOTAL CONNECTED LOAD:	65,033 VA
NEG DEMAND LOAD:	47,434 VA
DEMAND AMPS @ 208 VOLT / 3Ø:	131.66 A

PANEL: MDP		VOLTS: 120/208V		PH: 3Ø		WIRE: 4W		LOCATION: EXTERIOR			
BUS: 600A		MAIN: 600A MCB		IG: 42,000		RMS SYM AMPS		SERIES RATED		FEEDER: SEE RISER DIAGRAM	
CKT NO	DESCRIPTION	FRAME	POLE	TRIP	KVA LOAD	FEEDER SIZE:					
1	PANEL A		3	200	71.9	4-#3/0, 1-#6, 2" C					
2	PANEL B		3	200	69.6	4-#3/0, 1-#6, 2" C					
3	RTU-1		3	90	25.6	3-#4, 1-#8, 1-1/4" C					
4	RTU-2		3	90	25.6	3-#4, 1-#8, 1-1/4" C					

NOTES:
 SERIES RATED WITH PANELS A & B

TOTAL CONNECTED LOAD:	187.0 KVA
NEG DEMAND LOAD:	153.1 KVA
DEMAND AMPS @ 208 VOLT / 3Ø:	424.90 AMPS



SHORT CIRCUIT SCHEDULE		
LOCATION	SCA	AIC
UTILITY XFMR	56,071A	-
MDP	37,059A	42K
PANEL A	27,237A	42K
PANEL B	25,867A	42K
PANEL C	6,652A	10K
RTU-1	4,345A	SCCR: >5K
RTU-2	Ø,076A *SEE BELOW	SCCR: >5K
WALK-IN FRZR CU	4,475A	-
WALK-IN CLR CU	2,997A	-
WALK-IN FRZR EVAP	3,576A	-
WALK-IN CLR EVAP	4,181A	-

*E.C. TO PROVIDE 100A FUSED DISCONNECT WITH 90A CLASS RK1 A2D CURRENT LIMITING FUSES WITH A LET-THRU CURRENT LESS THAN 2,500A.

ELECTRICAL RISER DIAGRAM

SCALE: NONE

PROVIDE SERIES RATED SYSTEM FOR MDP, PANEL A AND PANEL B. CONTRACTOR/SUPPLIER TO PROVIDE DOCUMENTATION OF SERIES RATING AND LABEL PANELS ACCORDINGLY.

SERVICE ENTRANCE AND PANEL FEEDER CONDUCTORS, NO. 3 GAUGE AND LARGER SHALL BE TYPE XHHW-2 (WET LOCATIONS) OR THHN (DRY LOCATIONS).

ALL WIRE SIZES ARE BASED ON COPPER (CU) CONDUCTORS UNLESS NOTED AS ALUMINUM (AL). ALL CONDUCTORS ARE TO BE COPPER (CU) UNLESS NOTED OTHERWISE.

- RISER DIAGRAM NOTES:
- 2 SETS, 4#500KCMIL AL, 4" EACH, OR IF CU CONDUCTORS ARE REQUIRED BY AHJ 2 SETS, 4#350KCMIL CU, 4" EACH
 - #3/0 CU, 1#6 CU, 1#6/2" C
 - NOT USED.
 - NEMA 3R GT CABINET PER UTILITY CO STANDARDS.
 - #6 CU TO DRIVEN GRND ROD PER NEG 250.
 - #2/0 CU TO BLDG STEEL AND COLD WATER SERVICE PER NEG 250.
 - #2/0 CU TO CONCRETE-ENCASED GROUNDING ELECTRODE PER NEG 250.
 - #3/0 CU, 1#6 CU, 2" C
 - TIMECLOCK FOR AUTOMATIC LIGHTING CONTROLS SUPPLIED BY ACCENT LIGHTING AND CONTRACTOR INSTALLED, REFER TO SCHEDULE ON SHEET E2.1 FOR DETAILS
 - METER SOCKET PER UTILITY CO STANDARDS
 - 4" C TO EXISTING GEAR FOR PRIMARY CABLES - VERIFY ROUTING & DISTANCE WITH LOCAL UTILITY COMPANY.
 - LOAD CENTER 'C' FURNISHED BY KITCHEN EQUIPMENT SUPPLIER.
 - PANELBOARD TO BE SQUARE D NQ, STANDARD 20" WIDE, SINGLE SECTION PANELBOARD OR EQUIVALENT.
 - 4#6 CU, 1#10G CU, 1-1/2" C
 - INTERMATIC SURGE PROTECTOR #H20S23Y1D62. REFER TO PANEL SCHEDULES FOR CIRCUITING.
 - REFER TO MDP SCHEDULE FOR FEEDER SIZE.

SERIES RATED

PANEL: A		VOLTS: 120/208V		PH: 3Ø		WIRE: 4W		LOCATION: HALL		MOUNTING: FLUSH						
BUS: 225A		MAIN: 200A MLO		IC: 42,000		RMS SYM AMPS		SERIES RATED		FEEDER: SEE RISER DIAGRAM						
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO	
1	FRONT COUNTER POS (GF)	20	1	12	720							1	20	SPARE	2	
3	DRIVE-THRU POS (GF)	20	1	12		720			1,204			12	1	SANDWICH REFRIGERATOR (GF)	4	
5	KITCHEN DISPLAYS (GF)	20	1	12			1,440			360		12	1	COB RECEIPT (GF)	6	
7	DRIVE THRU MENU BOARD (GF)	20	1	12	1,200				1,204			12	1	U.C. REFRIG/HOTDOG (GF)	8	
9	SPEAKER POST (GF)	20	1	12		1,200						1	20	SPARE (GF)	10	
11	SPARE	20	1							1,500		12	1	FOOD WARMER (GF)	12	
13	SPARE	20	1							540		12	1	MENU RECEPTACLES (GF)	14	
15	DRIVE THRU HEADSET (GF)	20	1	12		360				400		12	1	WATER FILTER (GF)	16	
17	FRYER SYSTEM (GF)	20	1	12			1,020			1,260		12	1	MONITORS (GF)	18	
19	WALK-IN HEAT TAPE (GF)	20	1	12	360					1,911		10	2	25	ICE MACHINE (HA)	20
21	CHEESE WARMERS (GF)	20	1	12		1,080				1,911						22
23	SITE LIGHTING	20	2	10			700			1,000		12	1	20	COOLER/FREEZER LIGHTS	24
25					700					1						26
27	NEON SIGNS	20	1	12		1,000				1		3	30	SURGE PROTECTION	28	
29	DINING RECEIPTS	20	1	12			1,080					1				30
31	SIGNAGE	20	1	12	1,200					1,246						32
33	SPARE	20	1							1,246		12	3	15	MAU-1	34
35	SPARE	20	1								1,246					36
37					1,464					900		12	1	20	WATER HEATER CNTRLS (GF)	38
39	WALK-IN FREEZER CU (HA)	25	3	10		1,464				3,550		8	2	40	AIR CURTAIN	40
41						1,464				3,550						42
43					456							1	20	SPARE	44	
45	KEF-1	15	3	12		456						1	20	SPARE	46	
47					456							1	20	SPARE	48	
49	SERVICE COUNTER RECEIPTS	20	1	12	360							1	20	SPARE	50	
51	DISH WASHER (GF)	20	1	12		1,608						1	20	SPARE	52	
53	SPARE	20	1									1	20	SPARE	54	
55	SPARE	20	1							1,128						56
57	KEF-2	20	1	12		1,008				1,128		12	3	15	WALK-IN COOLER CU (HA)	58
59	HOOD LIGHTS	20	1	12		250				1,128						60
61	HOOD CONTROLS	20	1	12	250					3,600						62
63	AUTOMAT SYSTEM	20	1	12		1,488				3,680		6	3	60	LOAD CENTER 'C' (ST)	64
65	SECURITY MONITOR	20	1	12		180				3,040						66
67	ROOFTOP RECEIPTS	20	1	12	720											68
69	IRRIGATION CONTROLLER (GF)	20	1	12		360				360		12	1	20	LCC	70
71	WALK-IN COOLER EVAP	20	2	12			1,019					1	20	SPARE	72	
73					1,019					720		12	1	20	MGR DESK RECEIPTS	74
75	WALK-IN FREEZER EVAP	20	2	12			1,019			720		12	1	20	MGR DESK RECEIPTS	76
77							1,019			180		12	1	20	MGR DESK RECEIPTS	78
79	CONTACTOR (ST)	20	1	12	180					720		12	1	20	MGR DESK RECEIPTS	80
81	(SHUNT TRIP SPACE)									1,200		12	1	20	DRIVE THRU WINDOW	82
83	BURGER SMASHER (GF)	20	1	12		1,800				180		12	1	20	TELEPHONE RECEIPT	84

NOTES: (GF)-GFCI BRKR, (HA)-HACR BRKR, (ST)-SHUNT TRIP
 (ST)-SHUNT TRIP BRKR, (GF)-GFCI BRKR, SH1A
 *CONNECT SHUNT TRIP COIL TO HOOD FIRE SUPPRESSION SYSTEM - IN ALARM CONDITION ALL ELECTRICAL UNDER HOOD TO BE DE-ENERGIZED

TOTAL CONNECTED LOAD:	71,931 VA
NEG DEMAND LOAD:	66,521 VA
DEMAND AMPS @ 208 VOLT / 3Ø:	184.64 A

SERIES RATED

PANEL: B		VOLTS: 120/208V		PH: 3Ø		WIRE: 4W		LOCATION: HALL		MOUNTING: FLUSH						
BUS: 225A		MAIN: 200A MLO		IC: 42,000		RMS SYM AMPS		SERIES RATED		FEEDER: SEE RISER DIAGRAM						
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO	
1					4,752			1,500				12	1	20	TEA BREWER (GF)	2
3	GRIDDLE (ST)	50	3	6		4,752			110			12	1	20	FREUDGATION (GF)	4
5						4,752				1,250		12	1	20	FREEZER (GF)	6
7	(SHUNT TRIP SPACE)							1,500				12	1	20	FROZEN DISPLAY CASE (GF)	8
9						1,560			800			12	1	20	SODA DISPENSER (GF)	10
11	CUSTARD MACHINE (ST)	20	3	12			1,560			800		12	1	20	DIPPING CABINET (GF)	12
13					1,560							1	20	SPARE	14	
15	(SHUNT TRIP SPACE)								1,350			12	1	20	BLENDER (GF)	16
17							1,560			1,350		12	1	20	BLENDER (GF)	18
19	CUSTARD MACHINE (ST)	20	3	12	1,560			600				12	1	20	FRY DUMP STATION (GF)	20
21					1,560			1,500				12	1	20	TOWEL DISPENSER (GF)	22
23	(SHUNT TRIP SPACE)								1,200			12	1	20	FREEZER (GF)	24
25					4,752			1,200				12	1	20	SODA DISPENSER (GF)	26
27	GRIDDLE (ST)	50	3	6		4,752			1,966			10	2	25	ICE MACHINE (HA)	28
29						4,752				1,966						30
31	(SHUNT TRIP SPACE)											1	20	SPARE	32	
33	DINING LIGHTS	20	1	12		1,196			800			12	1	20	HOT FUDGE DISPENSER (GF)	34
35	SECURITY LIGHT	20	1	12			25			1,100		12	1	20	EXTERIOR LIGHTS	36
37	KITCHEN LIGHTS	20	1	12	1,275				1,350			12	1	20	UTILITY RECEIPT (GF)	38
39	SPARE	20	1						500			12	1	20	TOWEL DISPENSER (GF)	40
41	WASTE OIL TANK (GF)	20	1	12			720			100		12	1	20	GFCI DETECTORS	42
43	BAG-IN-BOX (GF)	20	1	12	1,800				1			10	3	30	SURGE PROTECTION	46
45	POWERED WINDOW SHADES	20	1	12						1		1	20	SPARE	50	
47	SPARE	20	1									1	20	SPARE	52	
49	SPARE	20	1									1	20	SPARE	54	
51	SPARE	20	1									1	20	SPARE	56	
53	SPARE	20	1									1	20	SPARE	58	

NOTES: (GF)-GFCI BRKR, (HA)-HACR BRKR, (ST)-SHUNT TRIP
 SERIES RATED PANELBOARD

TOTAL CONNECTED LOAD:	65,833 VA
NEG DEMAND LOAD:	47,434 VA
DEMAND AMPS @ 208 VOLT / 3Ø:	131.66 A

SERIES RATED

PANEL: MDP		VOLTS: 120/208V		PH: 3Ø		WIRE: 4W		LOCATION: EXTERIOR	
BUS: 600A		MAIN: 600A MCB		IC: 42,000		RMS SYM AMPS		FEEDER: SEE RISER DIAGRAM	
CKT NO	DESCRIPTION	FRAME	POLE	TRIP	KVA LOAD	FEEDER SIZE:			
1	PANEL A		3	200	71.9	4-#3/0, 1-#6, 2" C			
2	PANEL B		3	200	69.8	4-#3/0, 1-#6, 2" C			
3	RTU-1		3	90	25.6	3-#4, 1-#8, 1-1/4" C			
4	RTU-2		3	90	25.6	3-#4, 1-#8, 1-1/4" C			

NOTES:
 SERIES RATED WITH PANELS A & B

TOTAL CONNECTED LOAD:	187.0 KVA
NEG DEMAND LOAD:	153.1 KVA
DEMAND AMPS @ 208 VOLT / 3Ø:	424.90 AMPS

LOAD CENTER: C		VOLTS: 120/208V		PH: 3Ø		WIRE: 4W		LOCATION: COOKLINE		MOUNTING: FLUSH						
BUS: 125A		MAIN: 125A MLO		IC: 10,000		RMS SYM AMPS		SERIES RATED		FEEDER: SEE RISER DIAGRAM						
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO	
1	TOASTER (GF)	20	2	12	1,300					1,300		12	2	20	TOASTER (GF)	2
3						1,300										4
5	UTILITY OUTLET	20	1	12			1,000			480					HEATED SHELF	6
7	UTILITY OUTLET	20	1	12		1,000									BUSSED SPACE	8
9	PIZZA PREP	20	1	12		1,080									BUSSED SPACE	10
11	PIZZA PREP	20	1	12		1,080				480					HEATED SHELF	12

NOTES:
 PRE-WIRED KITCHEN LOAD CENTER
 FURNISHED BY K.E. SUPPLIER, (GF)-GFCI BRKR
 SCHEDULE SHOWN FOR REFERENCE

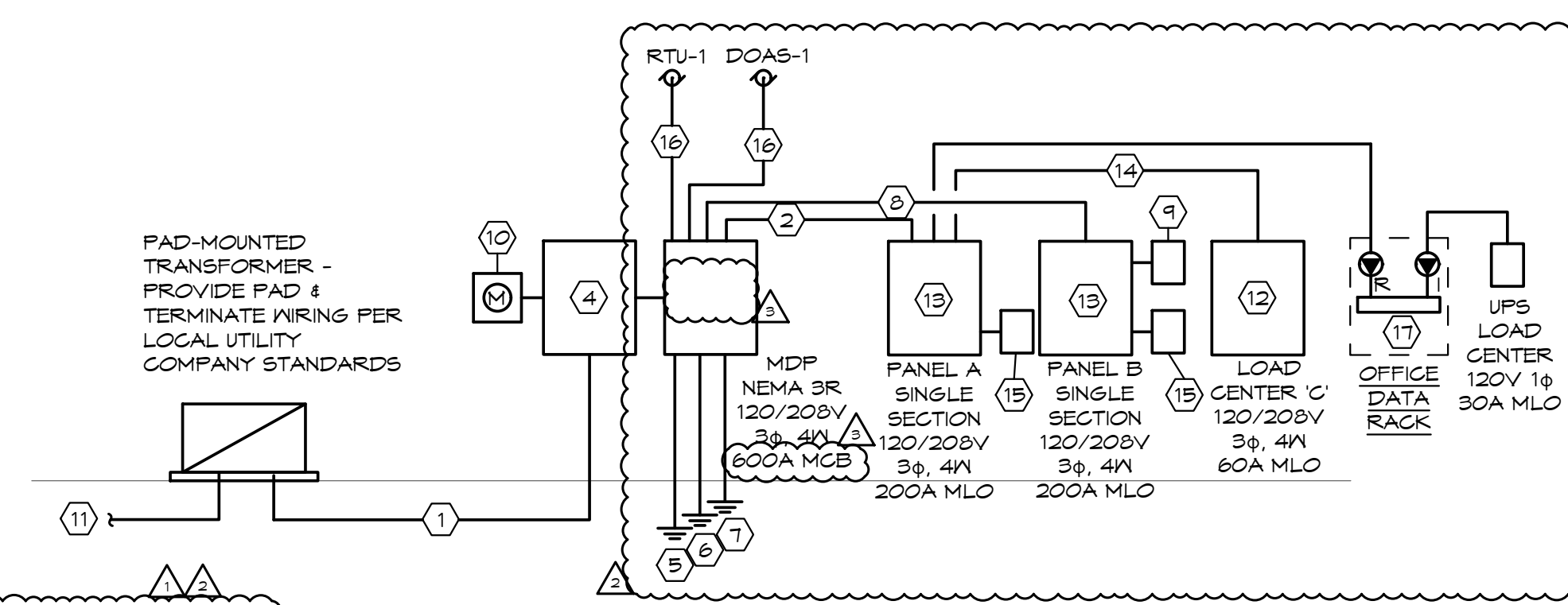
TOTAL CONNECTED LOAD:	10,320 VA
NEG DEMAND LOAD:	7,408 VA
DEMAND AMPS @ 208 VOLT / 3Ø:	20.56 A

SHORT CIRCUIT SCHEDULE

LOCATION	SCA	AIC
UTILITY XFMR	56,071A	-
MDP	37,059A	42K
PANEL A	27,237A	42K
PANEL B	25,867A	42K
PANEL C	6,652A	10K
RTU-1	4,545A	5CCR: 15K
RTU-2	8,076A *SEE BELOW	5CCR: 15K
WALK-IN FRZR CU	4,475A	-
WALK-IN CLR CU	2,997A	-
WALK-IN FRZR EVAP	3,576A	-
WALK-IN CLR EVAP	4,181A	-

*E.C. TO PROVIDE 100A FUSED DISCONNECT WITH 90A CLASS RK1 A2D CURRENT LIMITING FUSES WITH A LET-THRU CURRENT LESS THAN 2,500A.

ELECTRICAL RISER DIAGRAM



SCALE: NONE

PROVIDE SERIES RATED SYSTEM FOR MDP, PANEL A AND PANEL B. CONTRACTOR/SUPPLIER TO PROVIDE DOCUMENTATION OF SERIES RATING AND LABEL PANELS ACCORDINGLY.

SERVICE ENTRANCE AND PANEL FEEDER CONDUCTORS, NO. 3 GAUGE AND LARGER SHALL BE TYPE XHHW-2 (WET LOCATIONS) OR THHN (DRY LOCATIONS).

ALL WIRE SIZES ARE BASED ON COPPER (CU) CONDUCTORS UNLESS NOTED AS ALUMINUM (AL). ALL CONDUCTORS ARE TO BE COPPER (CU) UNLESS NOTED OTHERWISE.

RISER DIAGRAM NOTES:

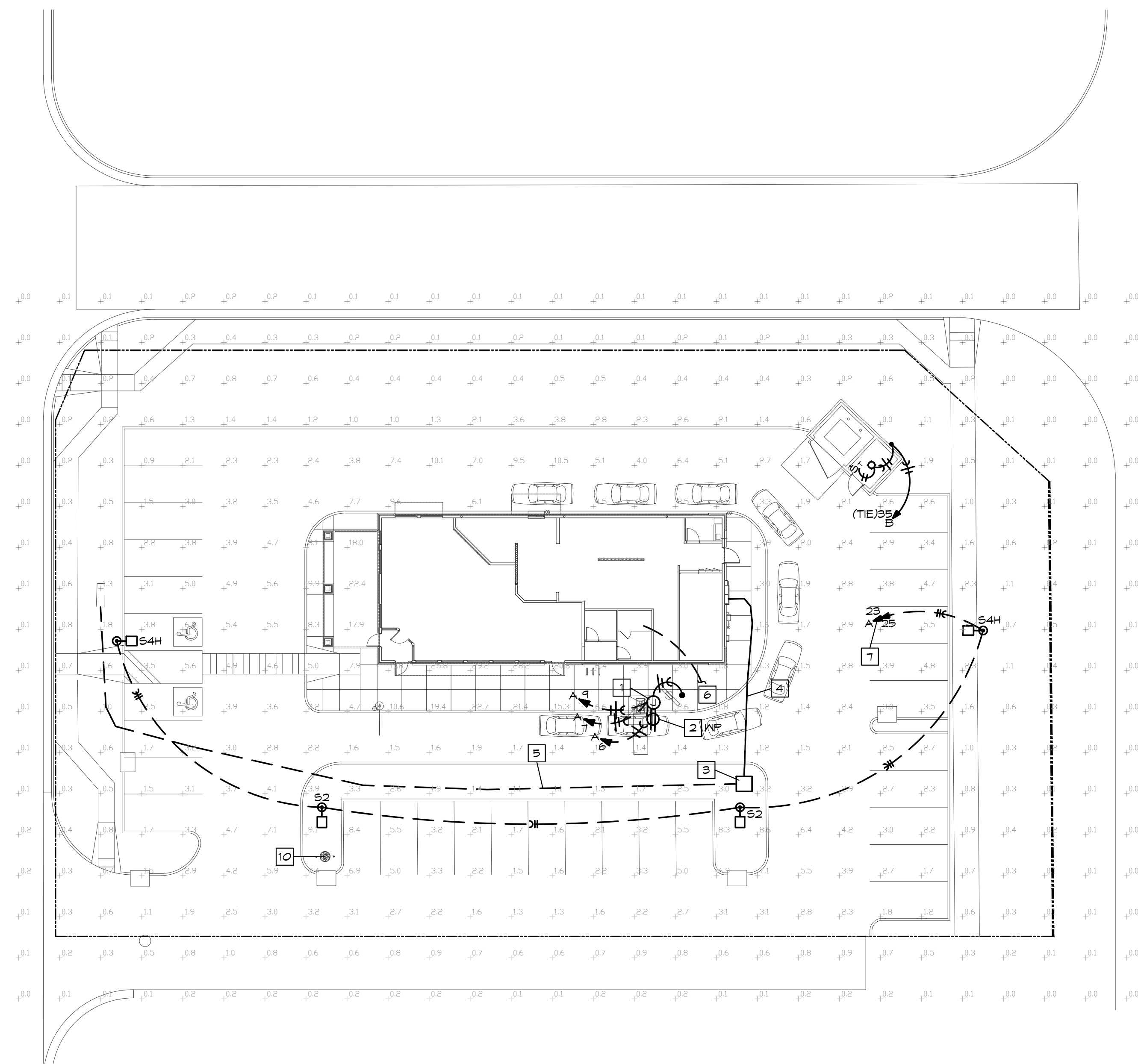
- 1) 2 SETS, 4#500KCMIL AL, 4" C EACH, OR IF CU CONDUCTORS ARE REQUIRED BY AHJ 2 SETS, 4#350KCMIL CU, 4" C EACH
- 2) 4#3/0 CU, 1#6 CU, 1#6 2" C
- 3) NOT USED
- 4) NEMA 3R CT CABINET PER UTILITY CO STANDARDS.
- 5) #6 CU TO DRIVEN GRND ROD PER NEC 250.
- 6) #2/0 CU TO BLDG STEEL AND COLD WATER SERVICE PER NEC 250.
- 7) #2/0 CU TO CONCRETE-ENCASED GROUNDING ELECTRODE PER NEC 250.
- 8) 4#3/0 CU, 1#6 CU, 2" C
- 9) TIMECLOCK FOR AUTOMATIC LIGHTING CONTROLS SUPPLIED BY ACCENT LIGHTING AND CONTRACTOR INSTALLED, REFER TO SCHEDULE ON SHEET E2.1 FOR DETAILS
- 10) METER SOCKET PER UTILITY CO STANDARDS
- 11) 4" C TO EXISTING GEAR FOR PRIMARY CABLES - VERIFY ROUTING & DISTANCE WITH LOCAL UTILITY COMPANY.
- 12) LOAD CENTER 'C' FURNISHED BY KITCHEN EQUIPMENT SUPPLIER.
- 13) PANELBOARD TO BE SQUARE D NQ, STANDARD 20" WIDE, SINGLE SECTION PANELBOARD OR EQUIVALENT.
- 14) 4#6 CU, 1#10 CU, 1-1/2" C
- 15) INTERMATIC SURGE PROTECTOR #H20823Y1D62. REFER TO PANEL SCHEDULES FOR CIRCUITING.
- 16) REFER TO MDP SCHEDULE FOR FEEDER SIZE.
- 17) PROVIDE VERTV - 6XTS-3000LVRT2UXL OR EQUAL 3KVA RACK MOUNTED UPS. INSIDE THE DATA RACK, PROVIDE (1) 30A NEMA L5-30R RECEPTACLE CIRCUITED TO PANEL A WITH #10 WIRE AND (1) 30A NEMA L5-30P INLET FEEDING LOAD CENTER UPS WITH #10 WIRE FOR CONNECTION OF UPS. COORDINATE INSTALLATION WITH POS/IT VENDOR.

BC PROJECT #: 21959

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural Work Copyright Protection Act of 1990, all drawings, specifications, details and designs, including the overall form, arrangement and composition of spaces and elements depicting levels, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
 09/22/2022 1:58:43 PM
REGIONAL BUILDING DEPARTMENT
 Daniel G
 ELECTRICAL

BC ENGINEERS

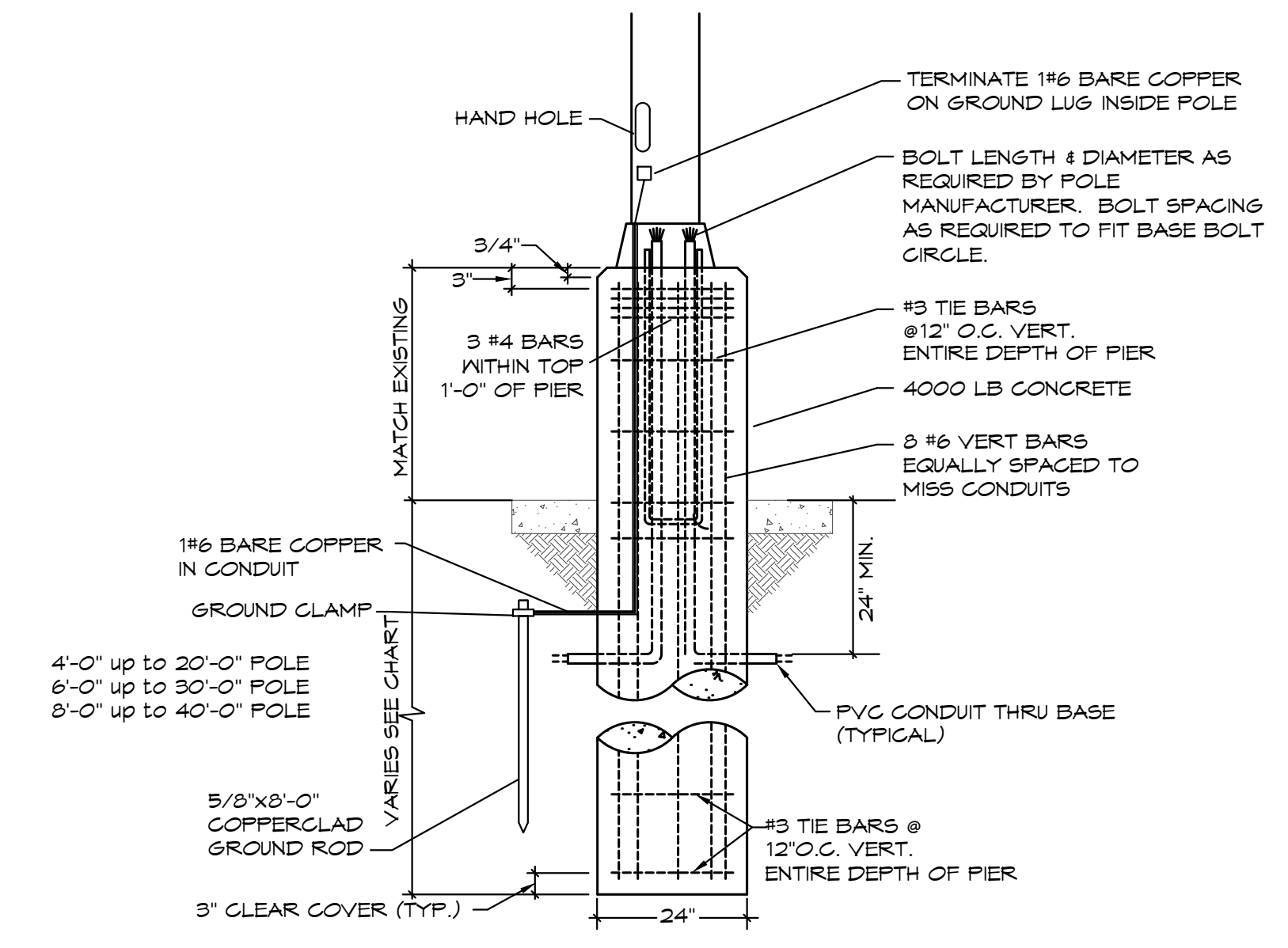


ELECTRICAL SITE PLAN
SCALE: 1"=20'
NORTH

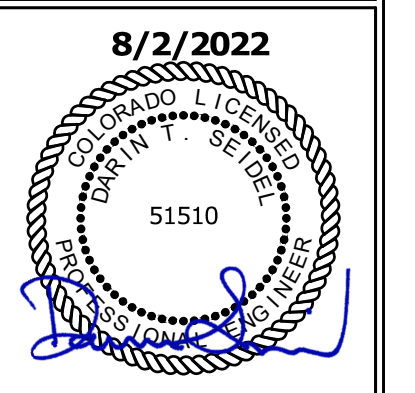
STATISTICAL AREA SUMMARY					
AREA	AVG FC	MAX FC	MIN FC	MAX/MIN	AVG/MIN
PARKING	3.6	10.5	0.9	11.7:1	4.0:1

SITE ELECTRICAL PLAN NOTES

- 1 CONNECT TO MENU BOARD AND PRE-SELL BOARD PER MANUFACTURER'S INSTRUCTIONS. ONE CIRCUIT THRU TIMECLOCK AND ONE CIRCUIT UNSWITCHED FOR SPEAKER POST. REFER TO KEYNOTE 29 ON SHEET E1.
- 2 RECEPTACLE FOR OCB. MOUNT WEATHERPROOF DUPLEX INSIDE POST AT +24". CONDUIT TO BE RUN INSIDE POST.
- 3 PROPOSED PAD-MOUNTED TRANSFORMER - SEE ELECTRICAL RISER DIAGRAM ON SHEET E4. COORDINATE EXACT LOCATION WITH LOCAL UTILITY COMPANY.
- 4 SECONDARY CONDUCTORS FROM TRANSFORMER. SEE RISER DIAGRAM ON SHEET E4.
- 5 4" C FOR PRIMARY CABLES BY UTILITY COMPANY. COORDINATE ROUTING & TERMINATION POINT WITH LOCAL SERVICE PROVIDER.
- 6 2/2" C TO PROPERTY FOR TELEPHONE SERVICE. TERMINATE AT LOCATION DIRECTED BY LOCAL SERVICE PROVIDER.
- 7 ROUTE CIRCUIT TO PANEL INDICATED VIA EXTERIOR LIGHTING CONTROLS. SEE DETAIL ON SHEET E2.
- 8 NOT USED.
- 9 NOT USED.
- 10 LOCATION OF FLAG POLE AND IN-GROUND LIGHTING. REFER TO SHEET E2 FOR LIGHTING CIRCUITING AND CONTROLS.



POLE FOUNDATION DETAIL
SCALE: NONE



ELECTRICAL SITE PLAN
DATE
5/23/2022 PERMIT SET
8/02/2022 REVISION #1

BC PROJECT #: 21959
This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural Work Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

Released for Permit
09/22/2022 1:58:43 PM
REGIONAL
Building Department
Daniel G
ELECTRICAL

BC ENGINEERS
INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772

DRAWN BY:
CHECKED BY:
SHEET NO.
E-5

This document contains confidential information, is an instrument of a professional service, and the property of TriMark. It shall not be used on other projects or for the extension of this project without TriMark's written approval.

Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

REVISIONS

DATE	NO.	DESCRIPTION	MADE BY
12.23.2021	1	REMOVED POWER SOAK, ADDED 3 COMP & L/C DISH MACHINE	SDS
01.19.2022	2	UPDATED BASE PLAN, REPLACED DOAS WITH MUA	SDS
08.03.2022	3	CHANGED PLUMBING SHEET TO QF500	SDS

FREDDY'S FROZEN CUSTARD AND STEAKBURGERS
FALCON, CO

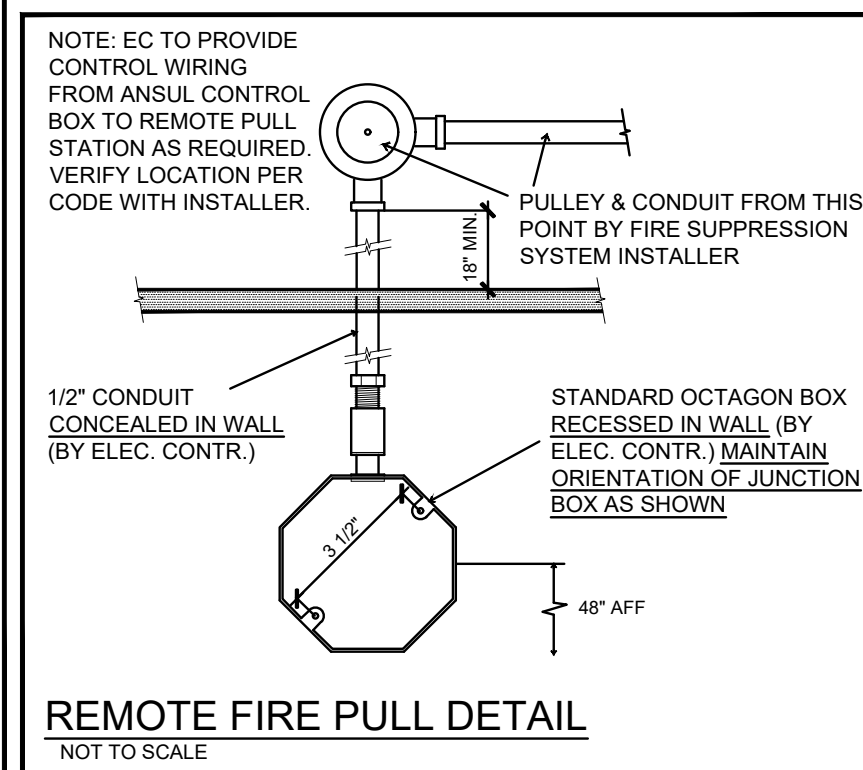
ELECTRICAL NOTES

- THESE DRAWINGS ARE TO BE USED AS AN INSTRUMENT OF REFERENCE BY ALL OTHER TRADES AND CONTRACTORS. ALL TRADES SHALL VERIFY THE INFORMATION AS INDICATED ON THESE PLANS.
- DIMENSIONS AND REQUIREMENTS FOR ALL EQUIPMENT THAT IS LISTED AS EXISTING, PROVIDED BY OTHERS OR PROVIDED BY OWNER, MUST BE VERIFIED WITH THE APPROPRIATE PARTIES.
- ALL LOCAL, STATE AND NATIONAL CODES SHALL APPLY.
- THESE UTILITY REQUIREMENT DRAWINGS INDICATE THE UTILITY AND LOCATION OF REQUIREMENTS BASED ON THE EQUIPMENT SPECIFIED.
- ALL EQUIPMENT SHALL BE WIRED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND/OR SHOP DRAWINGS.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ON THIS PLAN ARE FROM THE FINISHED FLOOR, CEILING, WALLS OR COLUMN CENTERLINES TO THE CENTERLINE OF THE ROUGH-INS.
- ALL ELECTRICAL CONNECTIONS ARE TO BE EXTENDED AND INTERCONNECTED TO CONNECTION POINTS ON THE EQUIPMENT BY OTHERS. UNLESS SPECIFIED, ALL HARDWARE REQUIRED FOR THESE CONNECTIONS SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR.
- SURFACE MOUNTED WIRE AND CONDUIT WILL NOT BE ALLOWED. ALL ELECTRICAL LINES AND CONDUIT SHALL BE EXTENDED THROUGH AND OUT OF BUILDING WALLS WHERE POSSIBLE. WHERE SURFACE MOUNTED CONDUIT IS UNAVOIDABLE, IT MUST BE COORDINATED WITH HOCKENBERGS.
- ROUGH-INS OUT OF FLOOR SHOULD BE STUBBED UP 4" ABOVE FINISHED FLOOR AND BROUGHT TO THE REQUIRED HEIGHT AFTER EQUIPMENT IS SET IN PLACE.
- ALL 120 VOLT UTILITY OUTLETS TO BE G.F.C.I. OUTLETS.
- ALL NECESSARY ELECTRICAL DISCONNECTS, SHUNT TRIP BREAKERS AND STARTERS ARE TO BE FURNISHED AND INSTALLED BY OTHERS, UNLESS PROVIDED AS A STANDARD OR SPECIFIED EQUIPMENT COMPONENT OF THE EQUIPMENT MANUFACTURER. THIS SHALL INCLUDE ELECTRICAL DISCONNECTS FOR ALL REMOTE COMPRESSORS, BOOSTER HEATERS AND OTHER ITEMS REQUIRED BY CODE.
- ALL ELECTRICAL ITEMS SUPPLIED UNDER COOKING LINE EXHAUST HOOD ARE TO SHUT DOWN WITH SHUNT TRIP BREAKERS (BY OTHERS) CONNECTED TO FIRE SYSTEM. ELECTRICAL ENGINEER TO CONFIRM COMPLIANCE TO ALL CODES.
- ALL OUTLETS, JUNCTION BOXES, DISCONNECTS, ETC. SHALL BE INSTALLED SO AS NOT TO INTERFERE WITH THE PERFORMANCE, FUNCTION, OR PLACEMENT OF THE EQUIPMENT.
- STARTERS, RELAYS, HEATERS AND SWITCHES REQUIRED FOR EXHAUST AND SUPPLY FANS ARE TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- DISHMACHINES:
 - ELECTRICAL CONTRACTOR SHALL INTERCONNECT DISHMACHINE WITH DISHMACHINE EXHAUST FAN. INTERCONNECTION SHALL LINK OPERATION OF EXHAUST FAN AND DISHMACHINE SO THAT BOTH UNITS RUN SIMULTANEOUSLY AT ALL TIMES.
 - ELECTRICAL CONTRACTOR SHALL INTERCONNECT TABLE LIMIT SWITCH AT END OF CLEAN DISHABLE WITH CONVEYOR TYPE DISHMACHINES. LIMIT SWITCH SHALL TERMINATE DISHMACHINE OPERATION WHEN DEPRESSED.
- WALK-IN COOLER/FREEZER BOXES & REMOTE COMPRESSORS:
 - INTERCONNECT TO BLOWER COIL IN FREEZER.
 - INTERCONNECT BETWEEN TIMER & CONTACTOR.
 - INTERCONNECT BETWEEN TIMER & PRESSURE CONTROL SOLENOID.
 - INTERCONNECT BETWEEN CONTACTOR AND COMPRESSOR FAN.
 - INTERCONNECT BETWEEN TERMINAL AND CONTACTOR TO BLOWER COIL IN FREEZERS.
 - CONNECT DRAIN LINE HEATER TO RECEPTACLE IN FREEZER.
 - CONNECT PAN HEATER TO TERMINAL STRIP IN FREEZERS.
 - CONNECT DOOR HEATER TO TERMINAL STRIP IN FREEZERS.
- ALL ELECTRICAL CONDUIT TO BE RUN ON TOP (EXTERIOR) OF WALK-IN COOLER/FREEZER BOX WHERE POSSIBLE.
- UNLESS PROVIDED BY THE MANUFACTURER, ALL LIGHT BULBS FOR FOODSERVICE EQUIPMENT TO BE PROVIDED BY OTHERS.

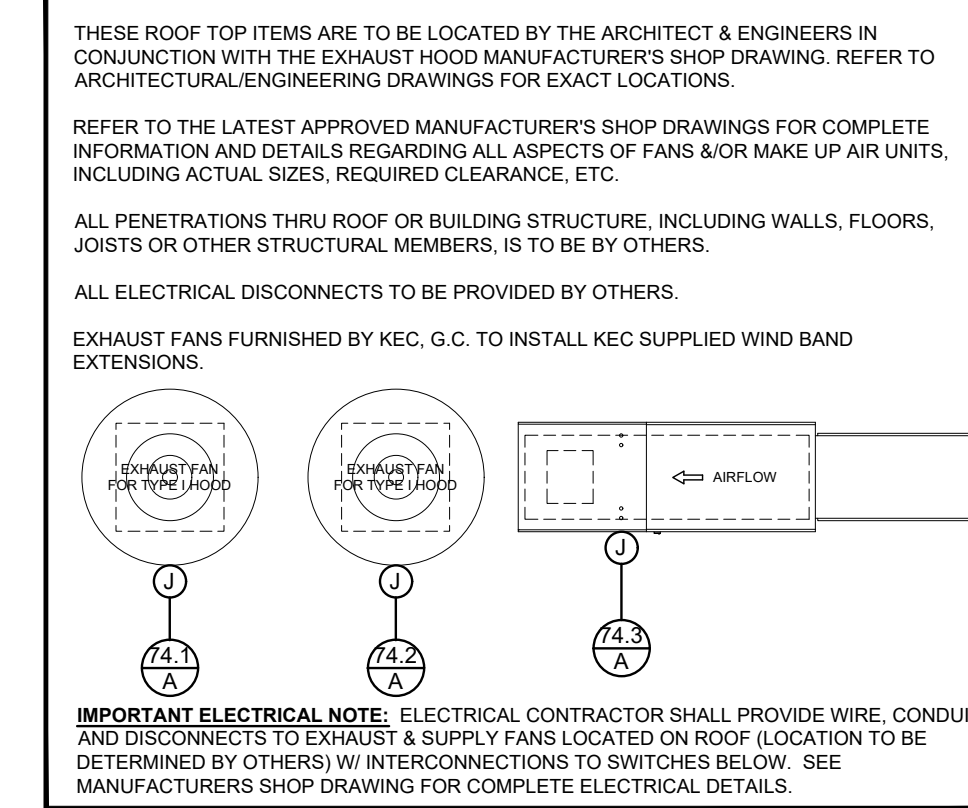
ELECTRICAL SYMBOLS

ITEM NUMBER CONNECTION NUMBER	ELECTRICAL ROUGH-IN NOTE (SEE SCHEDULE)
⊕	SINGLE RECEPTACLE
⊕⊕	DUPLEX RECEPTACLE
⊕⊕⊕	QUAD RECEPTACLE
⊕⊕⊕⊕	ISOLATED GROUND DUPLEX RECEPTACLE
⊕⊕⊕⊕⊕	HIGH VOLTAGE RECEPTACLE
⊕⊕⊕⊕⊕⊕	JUNCTION BOX
⊕⊕⊕⊕⊕⊕⊕	SPECIAL OUTLET
⊕⊕⊕⊕⊕⊕⊕⊕	WALL SWITCH
⊕⊕⊕⊕⊕⊕⊕⊕⊕	TELEPHONE
⊕⊕⊕⊕⊕⊕⊕⊕⊕⊕	DATA
⊕⊕⊕⊕⊕⊕⊕⊕⊕⊕⊕	USB RECEPTACLE
⊕⊕⊕⊕⊕⊕⊕⊕⊕⊕⊕⊕	ELECTRICAL INTERCONNECTION

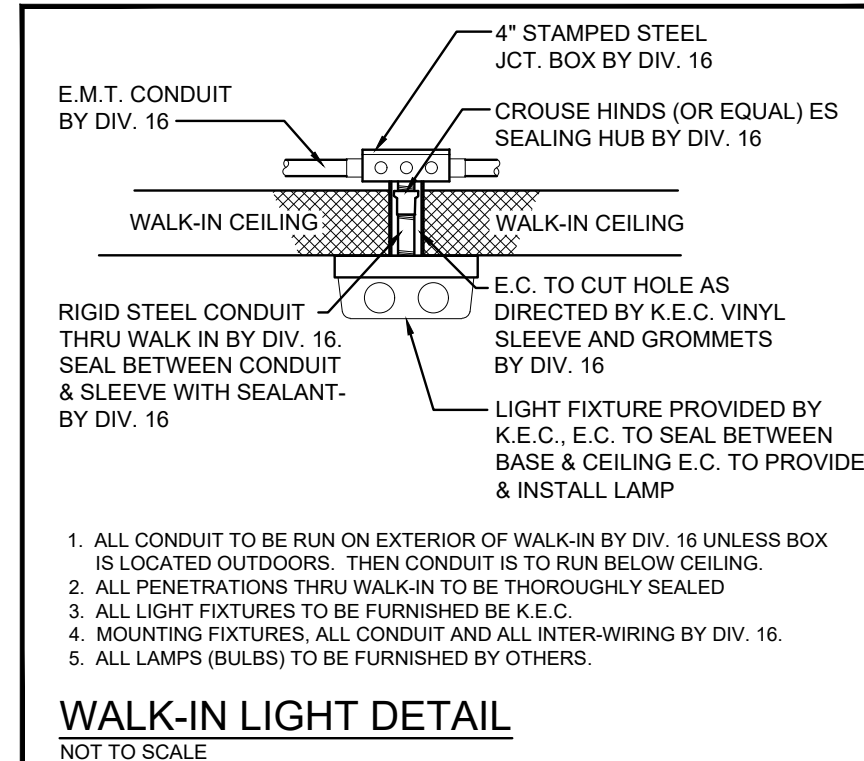
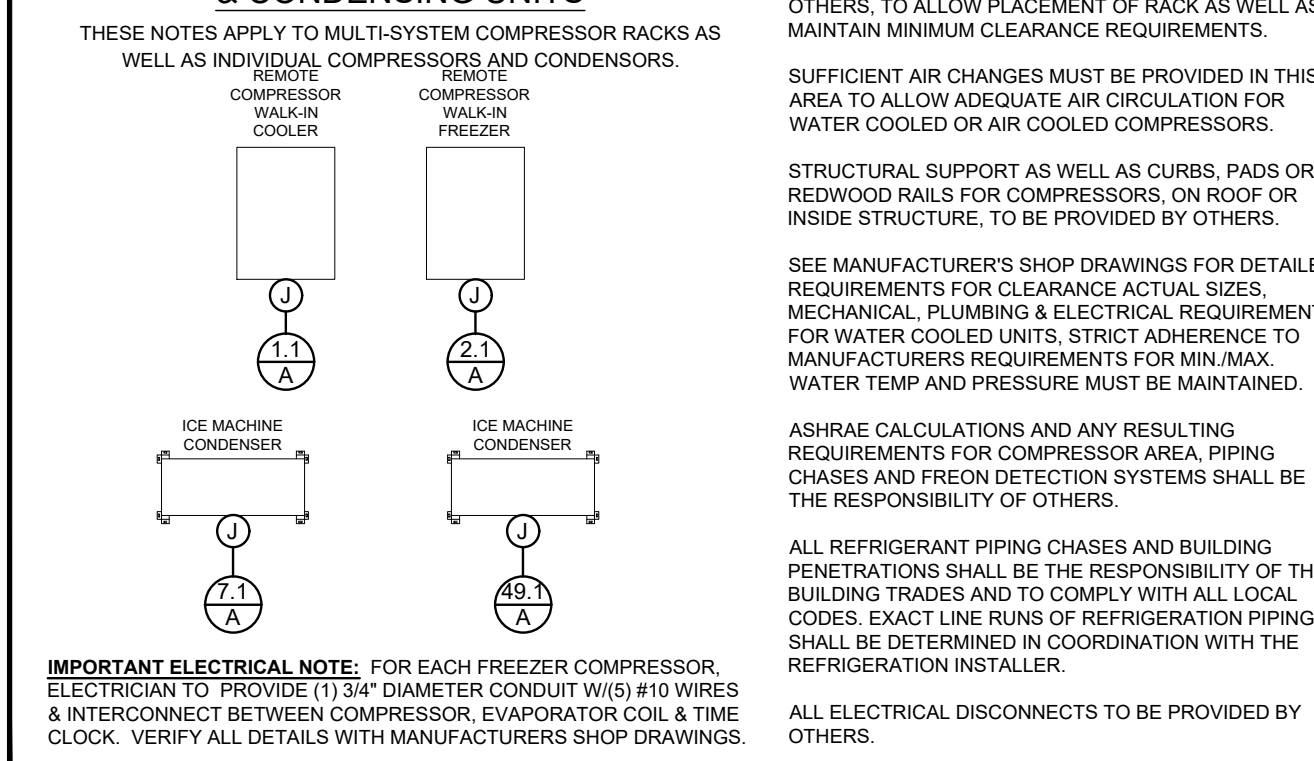
Released for Permit
09/22/2022 1:58:43 PM



ROOFTOP EXHAUST FANS & MAKE-UP AIR UNITS



REMOTE COMPRESSORS & CONDENSING UNITS



ALL 120V & 208V, 1PH & 3PH RECEPTACLES IN THE KITCHEN SHALL BE GFCI PROTECTED BY GFCI BREAKERS PER NEC 210.8(B). DO NOT SHARE NEUTRAL CONDUCTORS BETWEEN GFCI DEVICES ON SEPARATE CIRCUITS. ALL GFCI DEVICES SHALL BE READILY ACCESSIBLE PER 2017 NEC.

ELECTRICAL REQUIREMENTS

- | | |
|--|--|
| <p>1 WALK-IN COOLER / FREEZER (LIGHTS & ACCESSORIES)
120/60/1, 15.0 AMPS, JB 100" AFF, EC TO CONNECT ON TOP OF WALK-IN FOR LIGHTS AND ACCESSORIES, EC TO INSTALL & WIRE ALL LIGHT FIXTURES SHIPPED LOOSE (SEE DETAIL)</p> <p>11 WALK-IN COOLER COMPRESSOR (REMOTE)
208/60/3, 5.9 AMPS, JB ON TOP OF ROOF, EC TO PROVIDE DISCONNECT, VERIFY WITH WALK-IN SHOP DRAWINGS FOR DETAILS</p> <p>12 WALK-IN COOLER EVAPORATOR - FAN & HEATER
208/60/1, 9.8 AMPS, VERIFY WITH WALK-IN SHOP DRAWINGS FOR DETAILS</p> <p>21 FREEZER COMPRESSOR (REMOTE)
208/60/3, 12.3 AMPS, JB ON TOP OF ROOF, EC TO PROVIDE DISCONNECT, VERIFY WITH WALK-IN SHOP DRAWINGS FOR DETAILS</p> <p>22 WALK-IN FREEZER EVAPORATOR (FAN & DEFROST HEATER)
208/60/1, 9.8 AMPS, VERIFY WITH WALK-IN SHOP DRAWINGS FOR DETAILS, EC TO WRAP DRAIN WITH HEAT TAPE AND INSULATE</p> <p>22 WALK-IN FREEZER HEAT TAPE
120/60/1, 10.0 AMPS, WEATHERPROOF DR 96" AFF, BEHIND EVAPORATOR FAN FOR HEAT TAPE, WRAP DRAIN WITH HEAT TAPE AND INSULATE</p> <p>7 ICE MACHINE - BY OTHERS
120/60/1, 15.2 AMPS, JB 72" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS</p> <p>71 ICE MACHINE - REMOTE COMPRESSOR - BY OTHERS
120/60/1, EC TO WIRE TO REMOTE CONDENSER FROM ICE MACHINE HEAD, VERIFY ALL ROUGH-IN REQUIREMENTS, REFER TO DETAIL ON THIS PAGE</p> <p>10 UNDERCOUNTER DISH MACHINE
120/60/1, 13.4 AMPS, JB 12" AFF</p> <p>11 BAG-N-BOX - BY OTHERS
120/60/1, 15.0 AMPS, DR 60" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS WITH SODA VENDOR</p> <p>18 FOOD WARMER
120/60/1, 6.7 AMPS, DR 24" AFF</p> <p>20 CHEESE WARMER - BY OTHERS
120/60/1, 1.7 AMPS, DR 24" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS WITH PURVEYOR</p> <p>23 WORK TABLE WITH LOAD CENTER
120/208/60/3, 125 AMPS, J-BOX, 4" AFF, EC TO WIRE THROUGH SHUNT TRIP BREAKER & INTERCONNECT TO FIRE SUPPRESSION SYSTEM. REFER TO WORK TABLE SHOP DRAWINGS - SHEET QF300 OR QF500 TO INCLUDE THE FOLLOWING:
 <ul style="list-style-type: none"> 21 HEATED SHELVES - (THREE REQUIRED) REFER TO LOAD CENTER WORK TABLE SHOP DRAWINGS 22 SANDWICH/SALAD PREP REFRIGERATOR - (TWO REQUIRED) REFER TO LOAD CENTER WORK TABLE SHOP DRAWINGS 24 BUN TOASTER - (TWO REQUIRED) REFER TO LOAD CENTER WORK TABLE SHOP DRAWINGS </p> <p>25 HOT DOG HUTCH
120/60/1, 8.3 AMPS, DR 56" AFF</p> <p>26 UTILITY OUTLET
120/60/1, 15.0 AMPS, DR 48" AFF</p> <p>27 GRIDDLE, ELECTRIC
208/60/3, 40.0 AMPS [EACH], SR 24" AFF, (TWO LOCATIONS)</p> <p>27 GRIDDLE (CLAMSHELL)
120/60/1, 20.0 AMP CIRCUIT, DR 30" AFF</p> <p>28 SANDWICH/SALAD REFRIGERATOR
120/60/1, 2.4 AMPS, DR 24" AFF (TWO LOCATIONS)</p> <p>32 FRENCH FRY WARMER
120/60/1, 10.0 AMPS, DR 48" AFF</p> | <p>33A EXHAUST HOOD - LIGHTS AND SENSORS (GRILL)
120/60/1, 15.0 AMPS, JB DOWN FROM ABOVE, EC TO WIRE LIGHTS AND SENSORS FROM (#74) CONTROL PANEL, VERIFY ROUGH-IN REQUIREMENTS WITH MFR'S SHOP DRAWINGS</p> <p>33B EXHAUST HOOD - LIGHTS AND SENSORS (FRYER)
120/60/1, 15.0 AMPS, JB DOWN FROM ABOVE, EC TO WIRE LIGHTS AND SENSORS FROM (#74) CONTROL PANEL, VERIFY ALL ROUGH-IN REQUIREMENTS WITH MFR'S SHOP DRAWINGS</p> <p>33.1 FIRE SUPPRESSION REMOTE PULL STATION</p> <p>34 FRYER SYSTEM
120/60/1, (20.0 AMP CIRCUIT), DR 24" AFF</p> <p>35 REACH-IN FREEZER
120/60/1, 8.5 AMPS, DR 72" AFF</p> <p>37 REACH-IN REFRIGERATOR
120/60/1, 2.3 AMPS, DR 24" AFF</p> <p>38 SODA DISPENSER - BY OTHERS
120/60/1, (20.0 AMP CIRCUIT), DR 18" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS WITH VENDOR</p> <p>40 TEA BREWER - BY OTHERS
120/60/1, (20.0 AMP CIRCUIT), DR 44" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS WITH VENDOR</p> <p>42 BLENDER
120/60/1, 2.1 AMPS [EACH], DR 24" AFF, (TWO LOCATIONS)</p> <p>43 HOT FUDGE DISPENSER
120/60/1, 8.3 AMPS, DR 48" AFF</p> <p>45 DIPPING CABINET
120/60/1, 8.0 AMPS, DR 24" AFF</p> <p>46 CUSTARD MACHINE
208/60/3, 17.0 AMPS [EACH], SR 24" AFF, EC TO PROVIDE PLUG AND RECEPTACLE NEMA L15-20P & L15-20R, (TWO LOCATIONS)</p> <p>48 SODA DISPENSER - BY OTHERS
120/60/1, 10.0 AMPS, DR 24" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS WITH SODA VENDOR</p> <p>49 ICE MACHINE - BY OTHERS
208/60/1, 18.4 AMPS, JB 96" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS WITH PURVEYOR</p> <p>49.1 ICE MACHINE REMOTE COMPRESSOR - BY OTHERS
120/60/1, EC TO WIRE TO REMOTE CONDENSER FROM ICE MACHINE HEAD, VERIFY ALL ROUGH-IN REQUIREMENTS, REFER TO DETAIL ON THIS PAGE</p> <p>68 POS UNIT (FRONT COUNTER) - BY OTHERS
120/60/1, 15.0 AMPS [EACH], DR 4" AFF, PROVIDE ISOLATED CIRCUIT, EC TO VERIFY ALL ROUGH-IN REQUIREMENTS, (TWO LOCATIONS)</p> <p>68.1 POS UNIT DRIVE THRU - BY OTHERS
120/60/1, (15.0 AMP CIRCUIT) [EACH], PROVIDE ISOLATED CIRCUIT 24" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS (THREE LOCATIONS)</p> <p>69 DISPLAY FREEZER
120/60/1, 6.9 AMPS, DR 24" AFF</p> <p>73 REACH-IN REFRIGERATOR
120/60/1, 2.5 AMPS, DR 24" AFF</p> <p>74 HOOD CONTROL PANEL - (CABINET MOUNTED ON HOOD)
120/60/1, (15.0 AMP CIRCUIT), J.B., DROP FROM ABOVE, REFER TO HOOD & FAN SHOP DRAWINGS FOR DETAILS</p> <p>74.1 EXHAUST HOOD FAN (GRIDDLE)
208/60/3, 3.8 AMPS, JB, STUB-UP ON ROOF, EC TO CONNECT TO CONTROL PANEL (ITEM #74), LOCATION TBD BY ARCHITECT, VERIFY ALL ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SHOP DRAWINGS</p> <p>74.2 EXHAUST HOOD FAN (FRYER)
120/60/1, 6.3 AMPS, JB, STUB-UP ON ROOF, EC TO CONNECT TO CONTROL PANEL (ITEM #74), LOCATION TBD BY ARCHITECT, VERIFY ALL ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SHOP DRAWINGS</p> <p>74.3 MAKE UP AIR
208/60/3, 8.6 AMPS, JB, STUB-UP ON ROOF, EC TO CONNECT TO CONTROL PANEL (ITEM #74), LOCATION TBD BY ARCHITECT, VERIFY ALL ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SHOP DRAWINGS</p> <p>78 WATER FILTER CONTROLS
120/60/1, 1.0 AMP, DR 96" AFF</p> <p>85 VIDEO MONITOR - BY OTHERS
120/60/1, (15.0 AMP CIRCUIT), DR 64-3/8" AFF, VERIFY ALL ROUGH-INS</p> |
|--|--|



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKETPLACE
FALCON, CO.

DAN WINTER ARCHITECT
1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

ARCHITECTURAL SITE PLAN

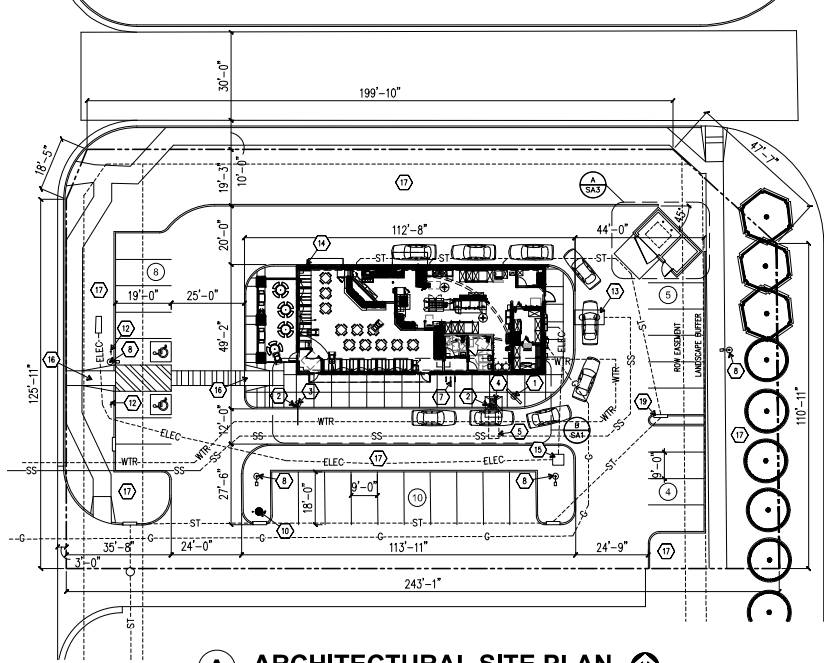
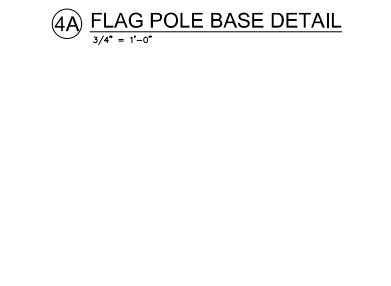
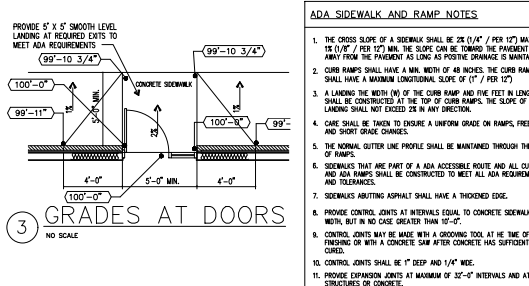
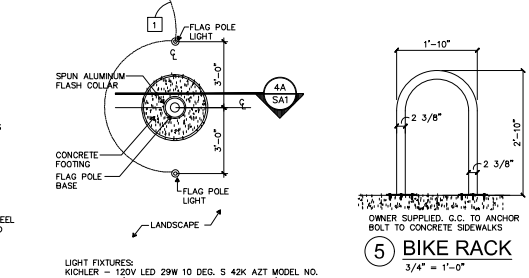
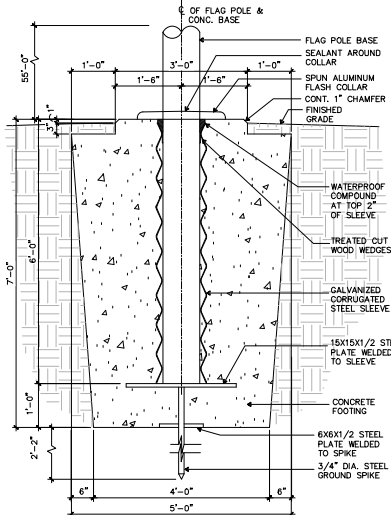
DATE
02/10/2022 BID SET

DRAWN BY:
TDF

CHECKED BY:
DW

SHEET NO.
SA1

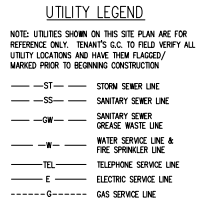
CONCORD INDUSTRIES FLAG POLE SPECIFICATIONS					
EXPOSED HEIGHT (feet)	SHAFT DIAMETER (inch)	MAXIMUM WALL THICKNESS (inch)	MAXIMUM UNFLAGGED FLAG SIZE (feet)	RECOMMENDED FLAG SIZE (mph)	CONCORD CONTINENTAL CATALOG PART NUMBER
35'-0"	7	.156	165	6X10	110 ESR35C71-ACL



A ARCHITECTURAL SITE PLAN
1"=20'-0"

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKETPLACE, FALCON, CO.

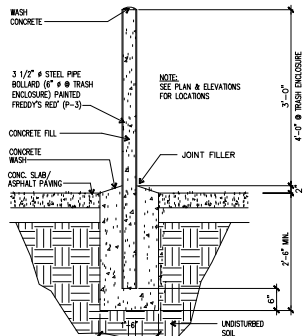
SITE AREA: 34,030 SQ. FT. - 0.78 ACRES
BUILDING AREA: 3,027 SQ. FT.
80 SEATS
27 PARKING SPACES



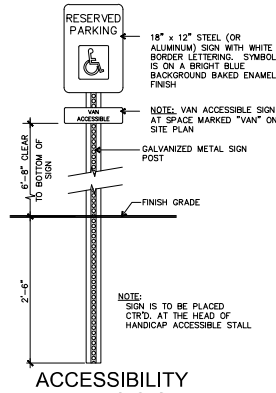
- ADA SIDEWALK AND RAMP NOTES**
- THE CROSS SLOPE OF A SIDEWALK SHALL BE 2% (1/4" / PER 12') MAX. AND 1% (1/8" / PER 12') MIN. THE SLOPE CAN BE TOWARD THE PAVEMENT IF MAINTAINED.
 - CURB RAMPS SHALL HAVE A MIN. WIDTH OF 48 INCHES. THE CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 1% (1/8" 12').
 - A LANDING THE WIDTH (W) OF THE CURB RAMP AND FIVE FEET IN LENGTH SHALL BE CONTINGUED AT THE TOP OF CURB RAMPS. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - CARE SHALL BE TAKEN TO EXPOSE A UNIFORM GRADE ON RAMPS, FREE OF SAGS AND SHORT GRADE CHANGES.
 - THE NORMAL GUTTER LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREAS OF RAMPS.
 - SIDEWALKS THAT ARE PART OF AN ADA ACCESSIBLE ROUTE AND ALL CURB AND ADA RAMPS SHALL BE CONSTRUCTED TO MEET ALL ADA REQUIREMENTS AND TOLERANCES.
 - SEWERAGE HANDING ASPHALT SHALL HAVE A THICKENED EDGE.
 - PROVIDE CONTROL JOINTS AT INTERVALS EQUAL TO CONCRETE SIDEWALK WIDTH, BUT IN NO CASE GREATER THAN 10'-0".
 - CONTROL JOINTS MAY BE MADE WITH A GROOVING TOOL AT THE TIME OF FINISHING OR WITH A CONCRETE SAW AFTER CONCRETE HAS SUFFICIENTLY CURED.
 - CONTROL JOINTS SHALL BE 1" DEEP AND 1/4" WIDE.
 - PROVIDE EXPANSION JOINTS AT MAXIMUM OF 32'-0" INTERVALS AND AT EXISTING STRUCTURES OR CONCRETE.

SITE PLAN KEY NOTES

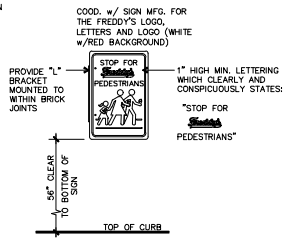
- NEW MENU BOARD. REF. 2/SA2 FOR FOUNDATION DETAILS
- NEW BOLLARD REF. 2/SA1
- NEW CLEARANCE BAR 5/SA2
- NEW ORDER CANOPY 4/SA2
- NEW DETECTOR LOOP
- NEW BOLLARD REF. 2/SA1
- BIKE RACK REF. 5/SA1
- LIGHT POLE REF. CIVIL DWGS.
- STOP SIGN REF. CIVIL DWGS.
- FLAG POLE REF. 4/SA1 & 4A/SA1 FOR DETAILS
- NOT USED
- ADA SIGN REF. CIVIL DRAWINGS FOR DETAILS
- GREASE INTERCEPTOR REF. PLUMBING PLANS FOR DETAILS
- FREDDY'S PEDESTRIAN SIGN REF. 1A/SA1
- ELECTRICAL TRANSFORMER
- ACCESSIBLE RAMP REF. CIVIL FOR DETAIL
- LANDSCAPE AREA REF. CIVIL DWGS.
- CONCRETE WHEEL STOP. REF. CIVIL DWGS.
- STORM WATER STRUCTURE. REF. CIVIL DWGS.
- SANITARY SEWER STRUCTURE. REF. CIVIL DWGS.
- WATER METER. REF. CIVIL DWGS.
- FIRE HYDRANT - REF. CIVIL DWGS.



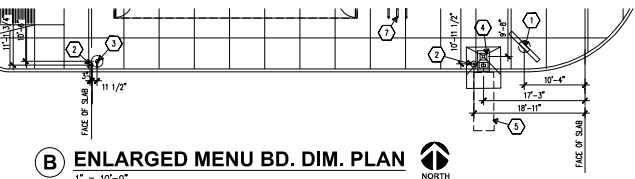
2 BOLLARD DETAIL
3/4" = 1'-0"



1 ACCESSIBILITY PARKING SIGN
SCALE: 1" = 1'-0"



1A STOP FOR PEDESTRIAN SIGN
SCALE: 1" = 1'-0"



B ENLARGED MENU BD. DIM. PLAN
1" = 10'-0"

SITE PLAN GENERAL NOTES

- REFERENCE DETAILS SHEET SA2 FOR FOUNDATION DETAILS, MAINSTREET PRE-SELL BOARD & CLEARANCE BAR FOUNDATIONS. REFERENCE DETAIL "C" SHEET SA2 FOR ORDER CONFIRMATION BOARD & DRIVE THRU CANOPY FOUNDATION.
- REFERENCE MAINSTREET DOCUMENTS FOR MENU BOARD, PRE-SELL BOARD & CLEARANCE BAR INSTALLATION DETAILS.
- REFERENCE SHEET E1 & E5 FOR ELECTRICAL CONNECTIONS TO MAINSTREET MENU BOARD, MAINSTREET PRE-SELL BOARD, ORDER CONFIRMATION SYSTEM LOOP DETECTOR, DRIVE THRU CANOPY AND DT TITING SYSTEM LOOP DETECTOR.
- REFERENCE MENU BOARD MANUFACTURERS DOCUMENTS FOR INSTALLATION REQUIREMENTS. REFERENCE ELECTRICAL DRAWINGS FOR POWER AND COMM. SYSTEM REQUIREMENTS.
- SEE DETAILS SH2, SA2 FOR MENU BOARD, CANOPY AND ORDER CONFIRMATION BOARD.
- ALL DIMENSIONS ARE FROM FACE OF FOUNDATION OR FACE OF CURB COORDINATE ACTUAL LOCATIONS WITH NEW CURBS.

NOTE: ALL DIMENSIONS ARE FROM FACE OF BUILDING SLAB TO CENTERLINE OF SUPPORTS (UNLESS NOTED ON PLAN. COORDINATE ACTUAL LOCATIONS WITH CURBS.

NOTE: COORDINATE CONC. FINL LOCATIONS & UNDERGROUND UTILITY SERVICES PRIOR TO BEGINNING CONSTRUCTION.

This document contains confidential information, is an instrument of a professional service, and the property of TriMark. It shall not be used on other projects or for the extension of this project without TriMark's written approval.

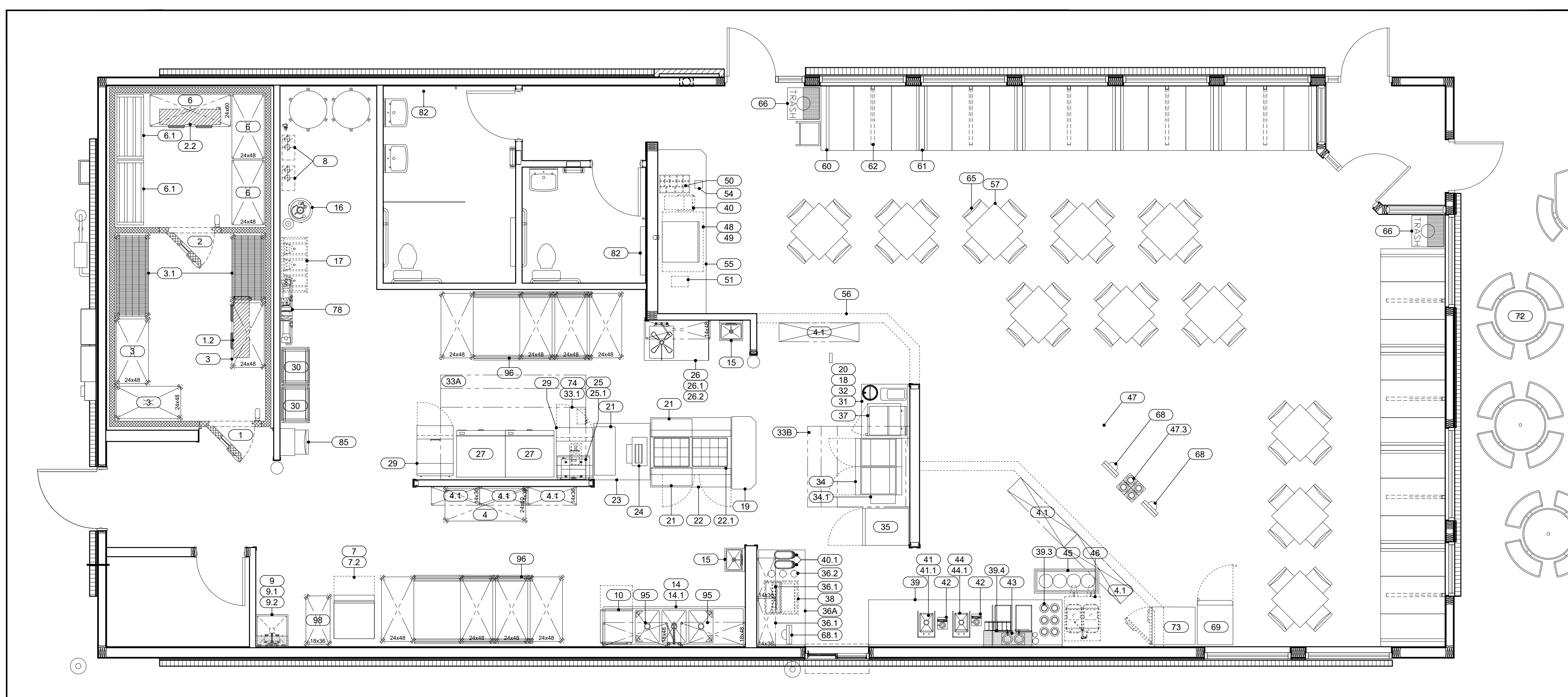
Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

GENERAL NOTES

1. THESE DRAWINGS ARE TO BE USED AS AN INSTRUMENT OF REFERENCE BY ALL OTHER TRADES AND CONTRACTORS. ALL TRADES SHALL VERIFY THE INFORMATION AS INDICATED ON THESE PLANS.
2. DIMENSIONS AND REQUIREMENTS FOR ALL EQUIPMENT THAT IS LISTED AS EXISTING, PROVIDED BY OTHERS OR PROVIDED BY OWNER, MUST BE VERIFIED WITH THE APPROPRIATE PARTIES.
3. ALL LOCAL, STATE AND NATIONAL CODES SHALL APPLY.
4. ALL DIMENSIONS ON THESE PLANS ARE BASED ON FINISHED WALL AND FLOOR DIMENSIONS. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL OR INTENDED CONDITIONS IN THE FIELD SHOULD BE REPORTED TO HOCKENBERGS IMMEDIATELY.
5. UNLESS OTHERWISE NOTED, ARCHITECT TO LOCATE GENERAL CONTRACTOR TO PROVIDE ALL ROOF/BUILDING PENETRATIONS AND CURBS FOR EXHAUST/SUPPLY AIR SYSTEMS AND REMOTE COMPRESSORS.
6. ARCHITECT TO LOCATE ALL REMOTE COMPRESSORS AND CONDENSERS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. UNLESS OTHERWISE NOTED ALL DIMENSIONS SHOWN ON THIS PLAN ARE FROM THE FINISHED FLOOR, CEILING OR WALLS TO THE CENTERLINE OF THE ROUGH-INS.
8. HOCKENBERGS DOES NOT EMPLOY A LICENSED ARCHITECT OR ENGINEER. THESE DOCUMENTS PROVIDED BY HOCKENBERGS ARE GUIDELINE DOCUMENTS ONLY AND ARE INTENDED TO BE INCORPORATED INTO THE FINAL CONSTRUCTION DOCUMENTS BY A LICENSED ARCHITECT OR ENGINEER THAT IS EMPLOYED BY THE OWNER. FINAL CODE COMPLIANCE, PLAN SUBMITTAL AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE ARCHITECT AND/OR GENERAL CONTRACTOR.

REVISIONS

DATE	NO.	DESCRIPTION	MADE BY
12.23.2021	1	REMOVED POWER SOAK, ADDED 3 COMP & L/C DISH MACHINE	SDS
01.19.2022	2	UPDATED BASE PLAN, REPLACED DOAS WITH MUA	SDS
08.03.2022	3	CHANGED PLUMBING SHEET TO QF500	SDS



EQUIPMENT SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY	ITEM NO	QTY	EQUIPMENT CATEGORY	ITEM NO	QTY	EQUIPMENT CATEGORY
1	1	WALK-IN COOLER	26.2	1	OVERSHELF	55	1	BEVERAGE/CONDIMENT COUNTER
1.1	1	WALK-IN COOLER REMOTE COMPRESSOR	27	2	GRIDDLE, ELECTRIC	56	1	PICK UP COUNTER - BY OTHERS
1.2	1	WALK-IN COOLER EVAPORATOR COIL	28	1	WORKTABLE	57	LOT	TABLES WITH BASES (4 TOP) - (BY OWNER)
2	1	WALK-IN FREEZER	29	2	SANDWICH / SALAD PREP REFRIGERATOR	58-59	-	SPARE NUMBER
2.1	1	WALK-IN FREEZER REMOTE COMPRESSOR	30	LT	BREAD RACKS (BY OTHERS)	60	LOT	SINGLE BOOTHS - BY OTHERS
2.2	1	WALK-IN FREEZER EVAPORATOR COIL	31	1	WORKTABLE	61	LOT	DOUBLE BOOTHS - BY OTHERS
3	LOT	MOBILE WALK-IN COOLER SHELVING	32	1	FRY WARMER	62	LOT	BOOTH TABLES - BY OTHERS
3.1	LOT	HEAVY DUTY SHELVING	33.1	1	FIRE SUPPRESSION SYSTEM	63-64	-	SPARE NUMBER
4	LOT	MOBILE STORAGE SHELVING	33A	1	GRILL EXHAUST HOOD	65	44	CHAIRS
4.1	LOT	WALL MOUNT SHELF, 80° AFF	33B	1	FRYER EXHAUST HOOD	66	2	TRASH RECEPTACLE
5	-	SPARE NUMBER	34	1	FRYER BATTERY WITH FIER, GAS	67	-	SPARE NUMBER
6	LOT	WALK-IN FREEZER SHELVING	34.1	1	PICKLE BASKET SHELF	68	2	POS STATIONS (FRONT COUNTER) - BY OTHERS
6.1	LOT	FREEZER DUNNAGE RACKS	35	1	REACH-IN FREEZER	68.1	1	POS STATIONS (DRIVE THRU) - BY OTHERS
7	1	ICE MACHINE - BY OTHERS	36	1	DRIVE-THRU BEVERAGE COUNTER	69	1	FREEZER
7.1	1	REMOTE ICE MACHINE CONDENSER - BY OTHERS	36.1	4	OVERSHELVES, STACKED	70-71	-	SPARE NUMBER
7.2	1	FLOOR TROUGH - BY OTHERS	36.2	3	CUP DISPENSERS	72	LOT	OUTDOOR PATIO TABLES
8	1	HOT WATER HEATER - BY OTHERS	37	1	UNDERCOUNTER REFRIGERATOR	73	1	REACH-IN REFRIGERATOR
9	1	MOP SINK	38	1	SODA DISPENSER - BY OTHERS	74	1	HOOD CONTROL PANEL
9.1	1	SERVICE FAUCET	39	1	CUSTARD COUNTER	74.1	1	EXHAUST HOOD FAN (GRIDDLE)
9.2	1	MOP RACK	39.3	6	CUP DISPENSERS	74.2	1	EXHAUST HOOD FAN (FRYER)
10	1	UNDERCOUNTER DISH MACHINE	39.4	1	CANDY DISPENSER SHELF	74.3	1	MAKE UP AIR
11-13	-	SPARE NUMBER	40	1	TEA BREWER - BY OTHERS	75-77	-	SPARE NUMBER
14	1	3 COMPARTMENT SINK	40.1	4	TEA DISPENSER - BY OTHERS	78	1	WATER FILTER
14.1	1	PRE-RINSE WITH ADD-A-FAUCET	41	1	HAND SINK	79-81	-	SPARE NUMBER
14.2	1	PRE-RINSE WITH ADD-A-FAUCET	41.1	1	FAUCET	82	2	CHANGING STATION - (HORIZONTAL)
15	2	HAND SINK	42	2	BLENDERS	83-84	-	SPARE NUMBER
16	1	CO2 TANK - BY OTHERS	43	1	HOT FUDGE DISPENSER	85	1	TRAINING CENTER
17	1	BAG-N-BOX - BY OTHERS	44	1	SERVICE SINK	86-94	-	SPARE NUMBER
18	1	FOOD WARMER	44.1	1	FAUCET	95	LOT	SMARTWALL SHELVING
19	1	WORK TABLE	45	1	DIPPING CABINET (4 BARREL)	96	2	TOP TRACK SHELVING
20	1	CHEESE WARMER	46	1	CUSTARD MACHINE	97	-	SPARE NUMBER
21	3	HEATED SHELF	47	1	FRONT ORDER COUNTER - BY OTHERS	98	LOT	POLYMER SHELVING
22	1	SANDWICH / SALAD PREP REFRIGERATOR	47.3	1	DROP-IN CUP DISPENSER			
22.1	1	BURGER ASSEMBLY SHELVES	48	1	SODA DISPENSER - BY OTHERS			
23	1	WORKTABLE WITH LOAD CENTER	49	1	ICE MACHINE - BY OTHERS			
24	1	CONVEYOR TOASTER	49.1	1	REMOTE ICE MACHINE CONDENSER - BY OTHERS			
25	1	HOT DOG STEAMER	50	1	CONDIMENT RACKS - BY OTHERS			
25.1	1	HOT DOG STEAMER SHELF	51	1	NAPKIN DISPENSER - BY OTHERS			
26	1	WORKABLE WITH SINK	52-53	-	SPARE NUMBER			
26.1	1	FAUCET	54	1	TRASH RECEPTACLE OPENING			

ROOFTOP EXHAUST FANS & MAKE-UP AIR UNITS

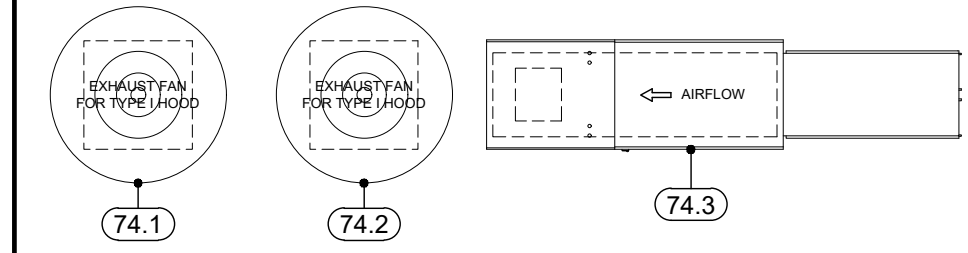
THESE ROOF TOP ITEMS ARE TO BE LOCATED BY THE ARCHITECT & ENGINEERS IN CONJUNCTION WITH THE EXHAUST HOOD MANUFACTURER'S SHOP DRAWING. REFER TO ARCHITECTURAL/ENGINEERING DRAWINGS FOR EXACT LOCATIONS.

REFER TO THE LATEST APPROVED MANUFACTURER'S SHOP DRAWINGS FOR COMPLETE INFORMATION AND DETAILS REGARDING ALL ASPECTS OF FANS &/OR MAKE UP AIR UNITS, INCLUDING ACTUAL SIZES, REQUIRED CLEARANCE, ETC.

ALL PENETRATIONS THRU ROOF OR BUILDING STRUCTURE, INCLUDING WALLS, FLOORS, JOISTS OR OTHER STRUCTURAL MEMBERS, IS TO BE BY OTHERS.

ALL ELECTRICAL DISCONNECTS TO BE PROVIDED BY OTHERS.

EXHAUST FANS FURNISHED BY KEC, G.C. TO INSTALL KEC SUPPLIED WIND BAND EXTENSIONS.



REMOTE COMPRESSORS & CONDENSING UNITS

THESE NOTES APPLY TO MULTI-SYSTEM COMPRESSOR RACKS AS WELL AS INDIVIDUAL COMPRESSORS AND CONDENSERS.

EXACT LOCATION OF COMPRESSORS ARE TO BE DETERMINED BY ARCHITECT. FREE & EASY ACCESS INTO AREA FOR COMPRESSORS MUST BE PROVIDED BY OTHERS, TO ALLOW PLACEMENT OF RACK AS WELL AS MAINTAIN MINIMUM CLEARANCE REQUIREMENTS.

SUFFICIENT AIR CHANGES MUST BE PROVIDED IN THIS AREA TO ALLOW ADEQUATE AIR CIRCULATION FOR WATER COOLED OR AIR COOLED COMPRESSORS.

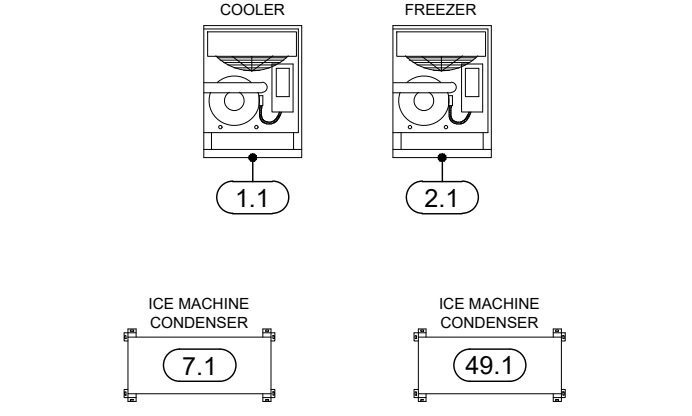
STRUCTURAL SUPPORT AS WELL AS CURBS, PADS OR REDWOOD RAILS FOR COMPRESSORS, ON ROOF OR INSIDE STRUCTURE, TO BE PROVIDED BY OTHERS.

SEE MANUFACTURER'S SHOP DRAWINGS FOR DETAILED REQUIREMENTS FOR CLEARANCE ACTUAL SIZES, MECHANICAL, PLUMBING & ELECTRICAL REQUIREMENTS, FOR WATER COOLED UNITS, STRICT ADHERENCE TO MANUFACTURER'S REQUIREMENTS FOR MIN. MAX. WATER TEMP AND PRESSURE MUST BE MAINTAINED.

ASHRAE CALCULATIONS AND ANY RESULTING REQUIREMENTS FOR COMPRESSOR AREA, PIPING CHASES AND FREON DETECTION SYSTEMS SHALL BE THE RESPONSIBILITY OF OTHERS.

ALL REFRIGERANT PIPING CHASES AND BUILDING PENETRATIONS SHALL BE THE RESPONSIBILITY OF THE BUILDING TRADES AND TO COMPLY WITH ALL LOCAL CODES. EXACT LINE RUNS OF REFRIGERATION PIPING SHALL BE DETERMINED IN COORDINATION WITH THE REFRIGERATION INSTALLER.

ALL ELECTRICAL DISCONNECTS TO BE PROVIDED BY OTHERS.



FREDDY'S FROZEN CUSTARD AND STEAKBURGERS

FALCON, CO

PROJECT NUMBER: 2021165

DATE: 12.09.2021

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

DRAWN BY: SDS APPROVED BY: JTG

SHEET TITLE: **EQUIPMENT LAYOUT PLAN**

SHEET NUMBER: **QF100**

This document contains confidential information, is an instrument of a professional service, and the property of TriMark. It shall not be used on other projects or for the extension of this project without TriMark's written approval.

Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

REVISIONS

DATE	NO.	DESCRIPTION	MADE BY
12.23.2021	1	REMOVED POWER SOAK, ADDED 3 COMP & U/C DISH MACHINE	SDS
01.19.2022	2	UPDATED BASE PLAN, REPLACED DOAS WITH MUA	SDS
08.03.2022	3	CHANGED PLUMBING SHEET TO QF500	SDS

FREDDY'S FROZEN CUSTARD AND STEAKBURGERS
FALCON, CO

PROJECT NUMBER: 2021165

DATE: 12.09.2021

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

DRAWN BY: SDS APPROVED BY: JTG

SHEET TITLE:

PLUMBING REQUIREMENTS PLAN

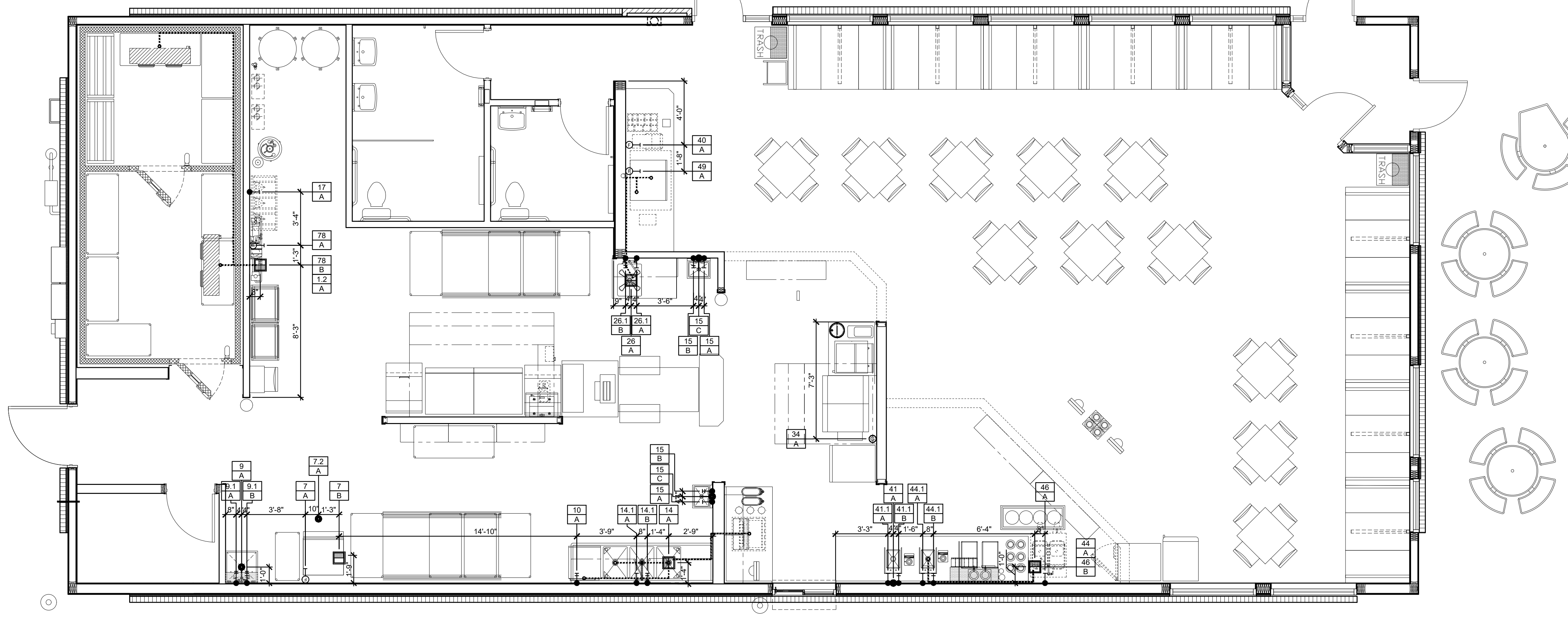
SHEET NUMBER: QF500

PLUMBING NOTES

- THESE DRAWINGS ARE TO BE USED AS AN INSTRUMENT OF REFERENCE BY ALL OTHER TRADES AND CONTRACTORS. ALL TRADES SHALL VERIFY THE INFORMATION AS INDICATED ON THESE PLANS.
- DIMENSIONS AND REQUIREMENTS FOR ALL EQUIPMENT THAT IS LISTED AS EXISTING, PROVIDED BY OTHERS OR PROVIDED BY OWNER, MUST BE VERIFIED WITH THE APPROPRIATE PARTIES.
- ALL LOCAL, STATE AND NATIONAL CODES SHALL APPLY.
- THESE UTILITY REQUIREMENT DRAWINGS INDICATE THE UTILITY AND LOCATION OF REQUIREMENTS BASED ON THE EQUIPMENT SPECIFIED.
- ALL EQUIPMENT SHALL BE PLUMBED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND/OR SHOP DRAWINGS.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ON THIS PLAN ARE FROM THE FINISHED FLOOR, CEILING, WALLS OR COLUMN CENTERLINES TO THE CENTERLINE OF THE ROUGH-INS.
- ALL PLUMBING CONNECTIONS SHALL BE EXTENDED AND INTERCONNECTED TO CONNECTION POINTS ON THE EQUIPMENT BY OTHERS. UNLESS SPECIFIED, ALL HARDWARE REQUIRED FOR THESE CONNECTIONS SHALL BE SUPPLIED BY THE PLUMBING CONTRACTOR.
- SURFACE MOUNTED PIPING WILL NOT BE ALLOWED. ALL PIPING SHALL BE EXTENDED THROUGH AND OUT OF BUILDING WALLS WHERE POSSIBLE. WHERE SURFACE MOUNTED PLUMBING IS UNAVOIDABLE, IT MUST BE COORDINATED WITH HOCKENBERGS.
- ROUGH-INS OUT OF FLOOR SHOULD BE STUBBED UP 4" ABOVE FINISHED FLOOR AND BROUGHT TO THE REQUIRED HEIGHT AFTER EQUIPMENT IS SET IN PLACE.
- ONLY COMPONENTS SUPPLIED STANDARD BY THE MANUFACTURER ARE INCLUDED. ALL HARDWARE REQUIRED FOR CONNECTIONS SHALL BE SUPPLIED BY THE PLUMBING CONTRACTOR. SUCH COMPONENTS INCLUDE BUT ARE NOT LIMITED TO, SHUT-OFFS, PRESSURE REGULATORS, VACUUM BREAKERS, P-TRAPS, BACKFLOW PREVENTERS, ETC.
- PLUMBING CONTRACTOR TO VERIFY THAT ALL APPLIANCES ARE SUPPLIED WITH APPROPRIATE GAS PRESSURE AND THAT ANY VARIANCES IN GAS PRESSURE BE CLEARLY IDENTIFIED AND BROUGHT TO THE IMMEDIATE ATTENTION OF HOCKENBERGS.
- ALL INDIRECT WASTE AND CONDENSATE DRAIN LINES SHALL BE EXTENDED FROM EQUIPMENT FITTINGS TO APPROPRIATE DRAINS AS CODES REQUIRE, BY OTHERS.
- UNLESS OTHERWISE SPECIFIED, HOT WATER SUPPLIED TO BOOSTER HEATER SHALL BE A MINIMUM TEMPERATURE OF 140° F.
- PLUMBING CONTRACTOR TO VERIFY WATER TEMPERATURE REQUIREMENTS FOR EACH PIECE OF EQUIPMENT. ANY DISCREPANCY BETWEEN MANUFACTURER'S REQUIREMENTS AND TEMPERATURES PROVIDED SHALL BE CLEARLY IDENTIFIED AND BROUGHT TO THE IMMEDIATE ATTENTION OF HOCKENBERGS.
- PLUMBING CONTRACTOR TO PROVIDE INSULATED HOT WATER CONNECTIONS BETWEEN BOOSTER HEATER AND DISHMACHINE.
- UNLESS OTHERWISE SPECIFIED BY CODE, ALL DRAIN LINES FOR DISPOSERS SHALL BY-PASS GREASE INTERCEPTORS.
- NO GENERAL PURPOSE FLOOR DRAINS ARE SHOWN ON THESE PLANS. THE SPECIFICATION OF THOSE DRAINS, AS WELL AS THE DESIGN FOR REQUIRED SLOPES IN THE FLOOR TO THOSE DRAINS, SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND/OR ENGINEERS.

PLUMBING SYMBOLS

ITEM NUMBER	PLUMBING ROUGH-IN NOTE
1	CONNECTION NUMBER (SEE SCHEDULE)
2	COLD WATER CONNECTION
3	HOT WATER CONNECTION
4	HOT WATER CONNECTION - 140° MINIMUM
5	FLOOR SINK
6	FLOOR SINK-HALF COVER
7	FLOOR DRAIN
8	FUNNEL FLOOR DRAIN
9	FILTERED COLD WATER
10	INDIRECT DRAIN
11	DIRECT DRAIN
12	GAS



PLUMBING REQUIREMENTS

- | | | | |
|------|--|------|---|
| 12 | WALK-IN COOLER EVAPORATOR
A FLOOR SINK, PC TO EXTEND INDIRECT WASTE FROM WALK-IN COOLER AND FREEZER EVAPORATOR COILS THROUGH WALL TO FLOOR SINK | 26.1 | FAUCET
B 1/2" HW, 18" AFF |
| 7 | ICE MACHINE
A 1/2" FILTERED CW, 60" AFF | 34 | FRYER SYSTEM
A 1-1/4" GAS (320,000 BTU), 12" AFF, 12" TO 14" W.C. RECOMMENDED AT MANIFOLD TO ENSURE 7" W.C. GAS PRESSURE REQUIRED TO FRYER CONNECTION |
| 7 | ICE MACHINE & BIN
B FLOOR SINK, PC TO EXTEND INDIRECT WASTE FROM ICE MACHINE AND BIN TO FLOOR SINK | 40 | ICED TEA BREWER - BY OTHERS
A 1/2" FILTERED CW, 44" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS |
| 7.2 | FLOOR TROUGH
A 2" DIRECT WASTE, STUB-UP, VERIFY ALL ROUGH-IN REQUIREMENTS WITH PURVEYOR | 41 | HAND SINK
A 1-1/2" DIRECT WASTE, 14" AFF |
| 9 | MOP SINK
A 2" DIRECT WASTE, STUB UP | 41.1 | FAUCET
A 1/2" CW, 18" AFF |
| 9.1 | SERVICE FAUCET
A 1/2" CW, 36" AFF | 41.1 | FAUCET
B 1/2" HW, 18" AFF |
| 9.1 | SERVICE FAUCET
B 1/2" CW, 36" AFF | 44 | SERVICE SINK
A FLOOR SINK, PC TO EXTEND INDIRECT WASTE FROM SINK TO FLOOR SINK |
| 10 | UNDERCOUNTER DISH MACHINE
A 3/4" CW, 14" AFF | 44.1 | FAUCET
A 1/2" CW, 18" AFF |
| 14 | POT & PAN SINK
A FLOOR SINK, PC TO EXTEND INDIRECT WASTE FROM (3) SINKS, DISH MACHINE, AND ICE BIN TO FLOOR SINK | 44.1 | FAUCET
B 1/2" HW, 18" AFF |
| 14.1 | PRE-RINSE UNIT WITH ADD-A-FAUCET
A 1/2" HW, 14" AFF | 46 | CUSTARD MACHINE
A 1/2" CW, 24" AFF |
| 14.1 | PRE-RINSE UNIT WITH ADD-A-FAUCET
B 1/2" HW, 14" AFF | 46 | CUSTARD MACHINE
B FLOOR SINK, PC TO EXTEND INDIRECT WASTE FROM CUSTARD MACHINE TO FLOOR SINK |
| 15 | HAND SINKS
A 1/2" CW, 14" AFF (TWO LOCATIONS) | 49 | ICE MACHINE - BY OTHERS
A 1/2" FILTERED CW, 72" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS |
| 15 | HAND SINKS
B 1/2" HW, 14" AFF (TWO LOCATIONS) | 74.3 | MAKE UP AIR
A 3/4" GAS, (163,249 BTU), STUB-UP ON ROOF, LOCATION TBD BY ARCHITECT, VERIFY ALL ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S SHOP DRAWINGS |
| 15 | HAND SINKS
C 1-1/2" DIRECT WASTE, 18" AFF (TWO LOCATIONS) | 78 | WATER FILTER
A 3/4" C.W. MNPT, S.O. 96" AFF, RUN FILTERED WATER LINE TO (2) ICE MAKERS, (3) SODA DISPENSERS, CARBONATOR(S), AND (1) TEA BREWER ... P.C. TO PROVIDE AND INSTALL A BY PASS VALVE ON OUTGOING SIDE OF FILTER SYSTEM - REFER TO DETAIL ON THIS SHEET |
| 17 | BAG-N-BOX - BY OTHERS
A 1/2" CW, 66" AFF, VERIFY ALL ROUGH-IN REQUIREMENTS | 78 | WATER FILTER
B FLOOR SINK, PC TO EXTEND INDIRECT WASTE FROM WATER FILTER TO FLOOR SINK |
| 26 | SERVICE SINK
A FLOOR SINK, PC TO EXTEND INDIRECT WASTE FROM SINK AND ICE MACHINE (THRU WALL) TO FLOOR SINK | | |
| 26.1 | FAUCET
A 1/2" CW, 18" AFF | | |

ROOFTOP EXHAUST FANS & MAKE-UP AIR UNITS

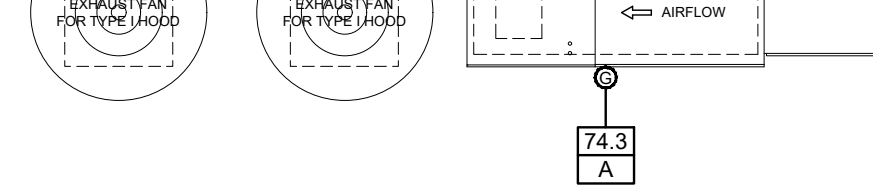
THESE ROOF TOP ITEMS ARE TO BE LOCATED BY THE ARCHITECT & ENGINEERS IN CONJUNCTION WITH THE EXHAUST HOOD MANUFACTURER'S SHOP DRAWING. REFER TO ARCHITECTURAL/ENGINEERING DRAWINGS FOR EXACT LOCATIONS.

REFER TO THE LATEST APPROVED MANUFACTURER'S SHOP DRAWINGS FOR COMPLETE INFORMATION AND DETAILS REGARDING ALL ASPECTS OF FANS &/OR MAKE UP AIR UNITS, INCLUDING ACTUAL SIZES, REQUIRED CLEARANCE, ETC.

ALL PENETRATIONS THRU ROOF OR BUILDING STRUCTURE, INCLUDING WALLS, FLOORS, JOISTS OR OTHER STRUCTURAL MEMBERS, IS TO BE BY OTHERS.

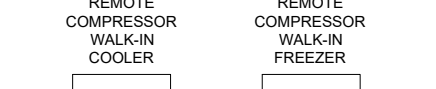
ALL ELECTRICAL DISCONNECTS TO BE PROVIDED BY OTHERS.

EXHAUST FANS FURNISHED BY KEC, G.C. TO INSTALL KEC SUPPLIED WIND BAND EXTENSIONS.



REMOTE COMPRESSORS & CONDENSING UNITS

THESE NOTES APPLY TO MULTI-SYSTEM COMPRESSOR RACKS AS WELL AS INDIVIDUAL COMPRESSORS AND CONDENSORS.



EXACT LOCATION OF COMPRESSORS ARE TO BE DETERMINED BY ARCHITECT. FREE & EASY ACCESS INTO AREA FOR COMPRESSORS MUST BE PROVIDED BY OTHERS, TO ALLOW PLACEMENT OF RACK AS WELL AS MAINTAIN MINIMUM CLEARANCE REQUIREMENTS.

SUFFICIENT AIR CHANGES MUST BE PROVIDED IN THIS AREA TO ALLOW ADEQUATE AIR CIRCULATION FOR WATER COOLED OR AIR COOLED COMPRESSORS.

STRUCTURAL SUPPORT AS WELL AS CURBS, PADS OR REDWOOD RAILS FOR COMPRESSORS, ON ROOF OR INSIDE STRUCTURE, TO BE PROVIDED BY OTHERS.

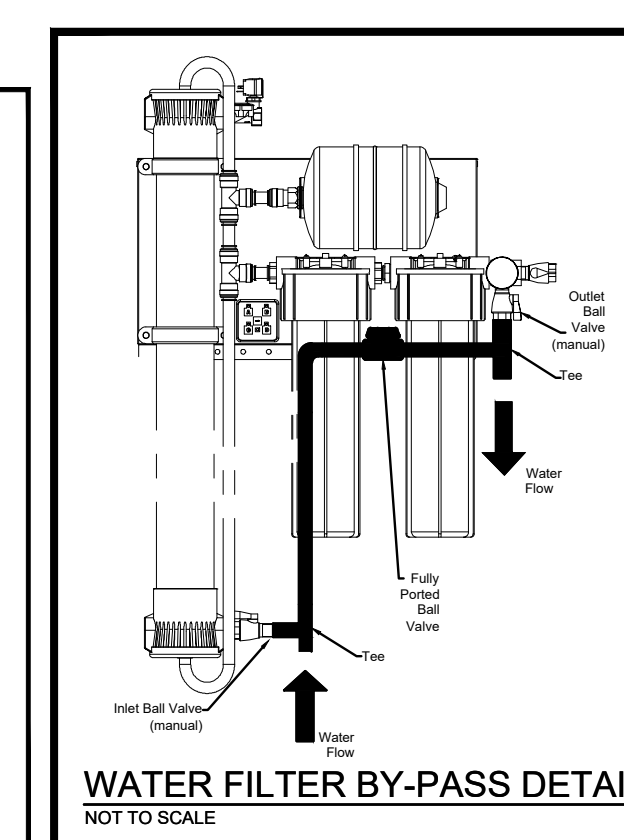
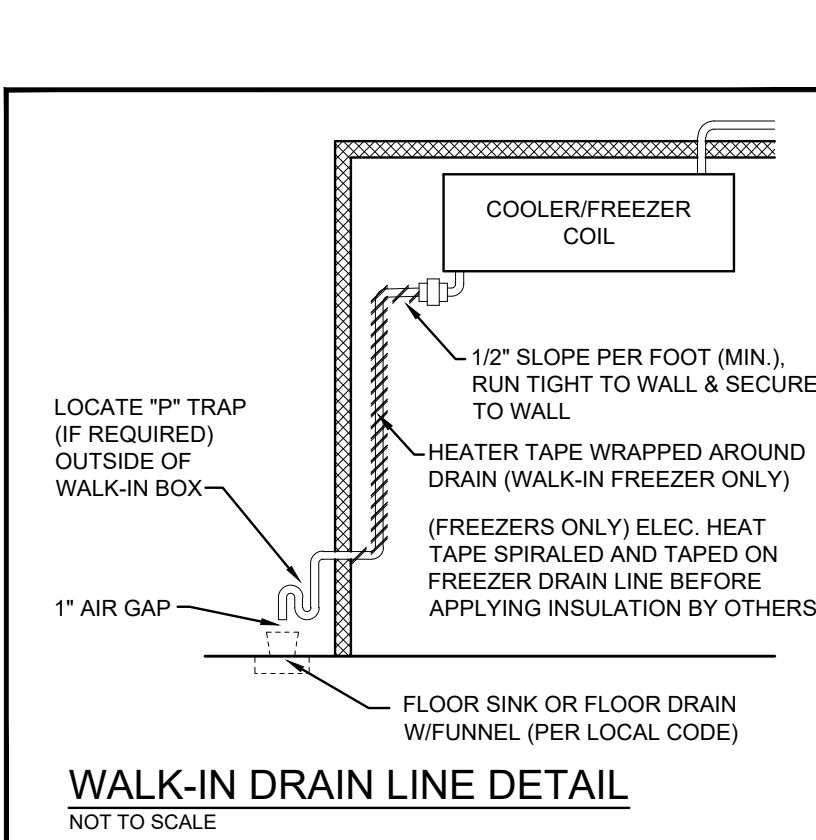
SEE MANUFACTURER'S SHOP DRAWINGS FOR DETAILED REQUIREMENTS FOR CLEARANCE ACTUAL SIZES, MECHANICAL, PLUMBING & ELECTRICAL REQUIREMENTS, FOR WATER COOLED UNITS. STRICT ADHERENCE TO MANUFACTURER'S REQUIREMENTS FOR MIN. MAX. WATER TEMP AND PRESSURE MUST BE MAINTAINED.

ASHRAE CALCULATIONS AND ANY RESULTING REQUIREMENTS FOR COMPRESSOR AREA, PIPING CHASES AND FLEED DETECTION SYSTEMS SHALL BE THE RESPONSIBILITY OF OTHERS.

ALL REFRIGERANT PIPING CHASES AND BUILDING PENETRATIONS SHALL BE THE RESPONSIBILITY OF THE BUILDING TRADES AND TO COMPLY WITH ALL LOCAL CODES. EXACT LINE RUNS OF REFRIGERATION PIPING SHALL BE DETERMINED IN COORDINATION WITH THE REFRIGERATION INSTALLER.

ALL ELECTRICAL DISCONNECTS TO BE PROVIDED BY OTHERS.

PLUMBING NOTE: VERIFY ALL DETAILS WITH MANUFACTURERS LATEST SHOP DRAWINGS.



LOT 5, FALCON MARKETPLACE

7575 FALCON MARKETPLACE

EL PASO COUNTY, COLORADO

DEVELOPMENT PLAN

LEGAL DESCRIPTION:

LOT 5, FALCON MARKETPLACE

FLOODPLAIN STATEMENT:

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 08041C0553G, EFFECTIVE DATE DECEMBER 7, 2018.

A LOMR TO MODIFY THE FLOODPLAIN HAS BEEN APPROVED BY FEMA, CASE NO. 21-08-0534P (OCT 7, 2021) WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2022.

ADA DESIGN PROFESSIONAL STANDARDS:

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARD AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.
2. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
3. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

NOTES:

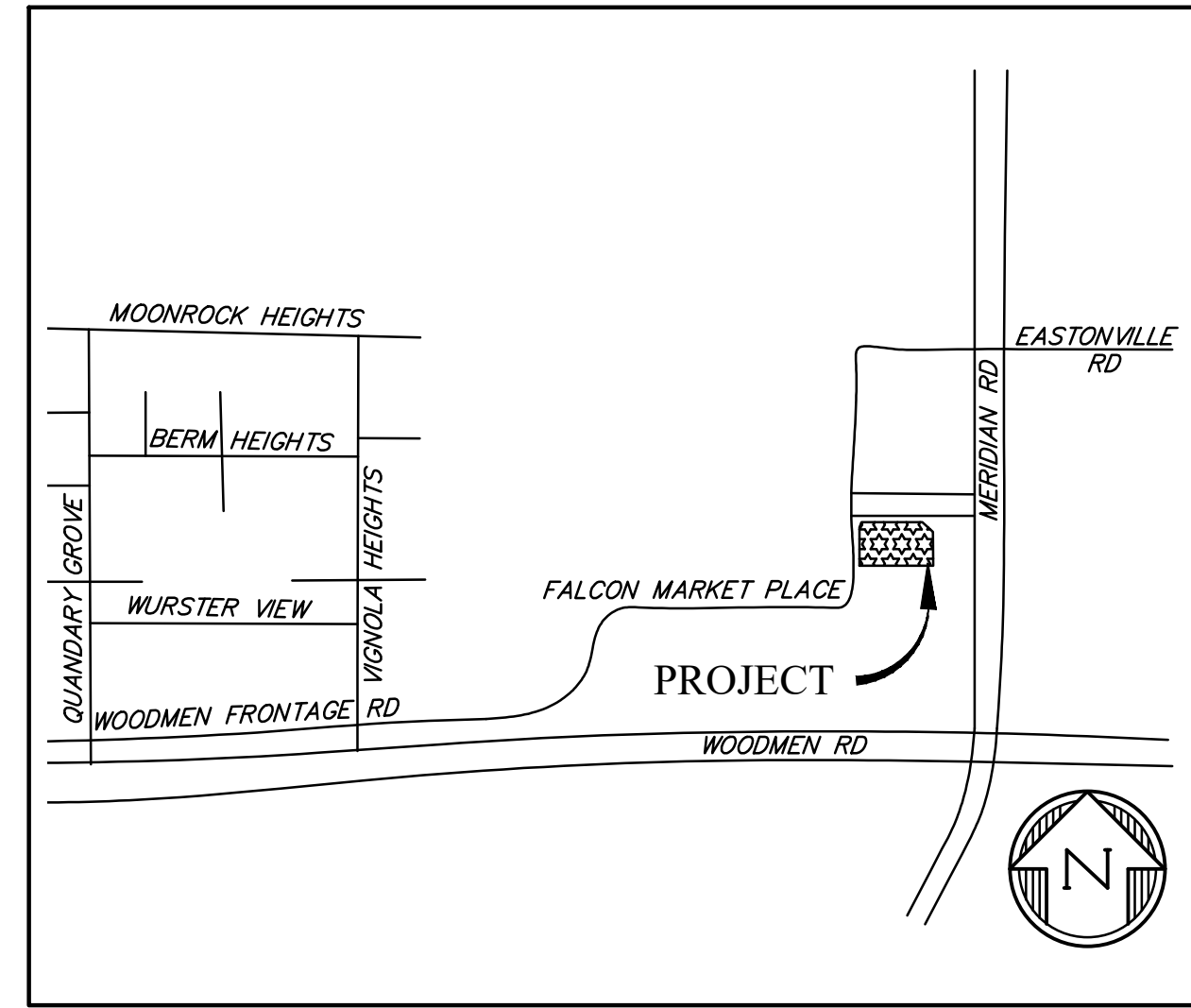
1. A SEPARATE SIGN PERMIT IS REQUIRED.
2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
3. THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.

GENERAL NOTES:

1. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
2. THE GENERAL DRAINAGE PATTERNS ARE TO THE SOUTHERLY DIRECTION.
3. THIS DEVELOPMENT IS PROPOSED IN ONE PHASE.
4. LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
5. ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
6. ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS ARE TO BE CONSTRUCTED WITH TYPE 3 CURB AND GUTTER.

APPROXIMATE SCHEDULE OF DEVELOPMENT:

BEGIN SPRING 2022 COMPLETE SUMMER 2022



VICINITY MAP
NTS

SITE/BUILDING DATA:

OWNER/CONTRACTOR: TRIPOD VENTURES, LLC
 6050 STETSON HILLS BLVD #295
 COLORADO SPRINGS, CO 80923
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

TAX SCHEDULE NUMBER: 5301403001

DEVELOPMENT PLAN/LOT AREA: 0.781 AC +/-
 LOT AREA COVERAGE: 76.5% (0.61 AC.)
 OPEN SPACE: 8.95%
 LANDSCAPING: 14.55%
 IMPERMEABLE SURFACE: 76.5%

ZONING: (EXISTING & PROPOSED) CR

LAND USE: DRIVE-IN/FAST FOOD RESTAURANT

DRAINAGE BASIN: FALCON

BUILDING CONSTRUCTION TYPE: V, SPRINKLED

BUILDING AREA: 3,146 SF
 OUTDOOR PATIO DINING: 345 SF

BUILDING HEIGHT:
 ALLOWED: 50'
 PROPOSED: 24'

BUILDING SETBACKS:
 FRONT: EXISTING & PROPOSED 25'
 SIDE: EXISTING & PROPOSED 25'
 REAR: EXISTING & PROPOSED 25'

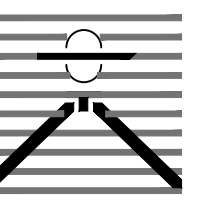
PARKING:

TOTAL REQUIRED	
FAST FOOD RESTAURANT	1 PER 100 = 31
ADA STALLS	1 PER 25 = 2
TOTAL PROVIDED	
STANDARD STALLS	28
ADA STALLS PROVIDED	2
TOTAL PROPOSED	30

SHEET INDEX

SHT1	CV	DEVELOPMENT PLAN COVER SHEET
SHT2	USP	UTILITY & SITE PLAN

PREPARED BY:



DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 (719) 260-0887
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

TRIPOD VENTURES

6050 STETSON HILLS BLVD.,
 STE #295
 COLORADO SPRINGS, CO 80923
 (719) 217-7279
 KGERSTNER@TRIPODUSA.com

CONSTRUCTION PLANS FOR:
LOT 5, FALCON MARKETPLACE
 EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	01/07/2022
LATEST ISSUE	7/6/2022

DESIGNED BY: KGV
 DRAWN BY: SDM
 CHECKED BY: TDM
 FILE NAME: 20988-10-CV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

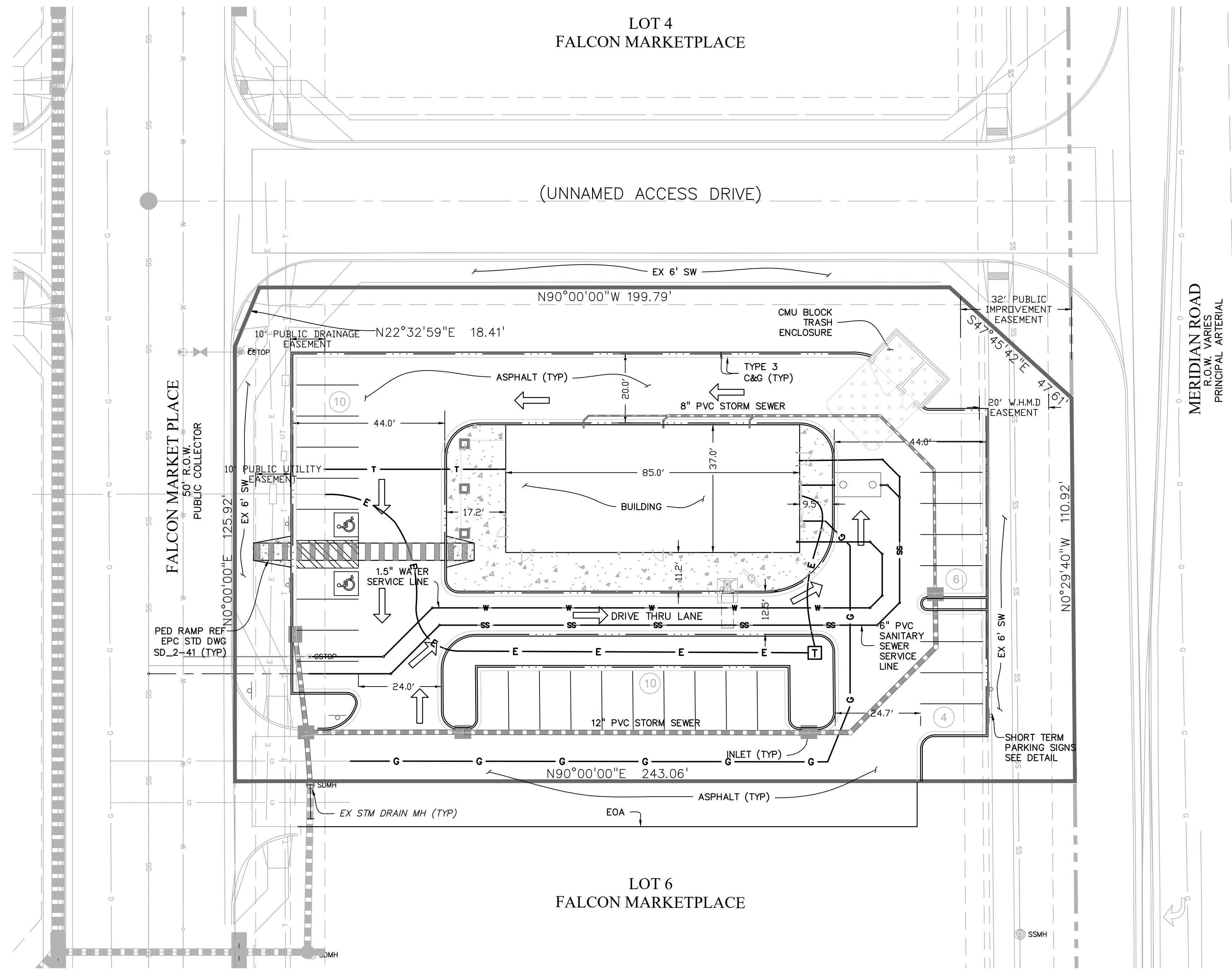
COVER SHEET

PROJECT NO. 20988-10CSCV
 DRAWING NO.

CV

SHEET: 1 OF 2



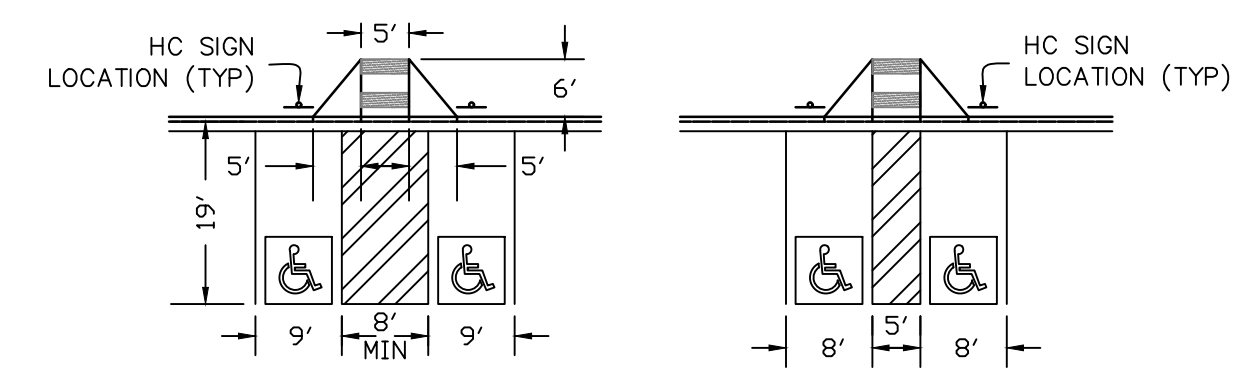
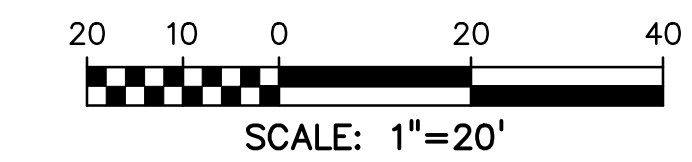
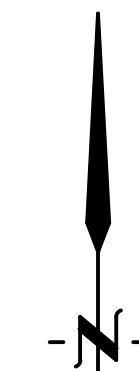


ABBREVIATION

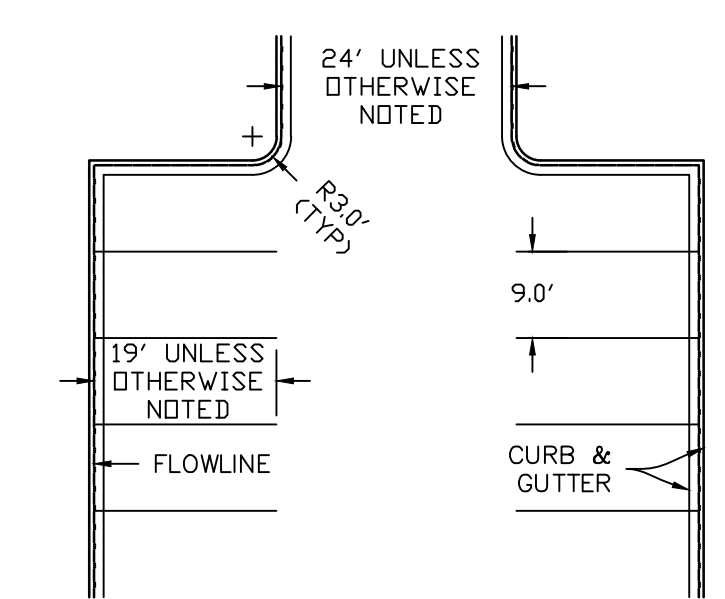
C&G	CURB AND GUTTER
EOA	EDGE OF ASPHALT
EX	EXISTING
MH	MANHOLE
PED	PEDESTRIAN
PP	PROPOSED
STM	STORM
SW	SIDEWALK
TELE	TELEPHONE
TYP	TYPICAL

LEGEND

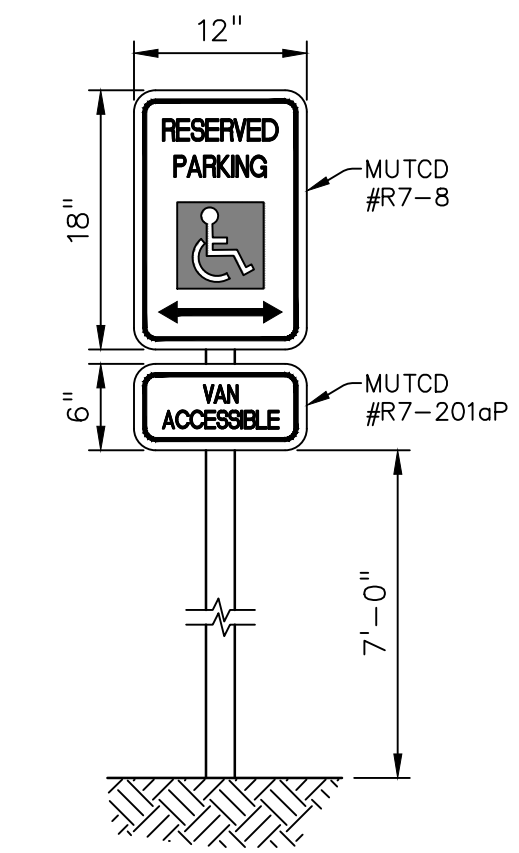
PROPERTY LINE.....	---
ROW.....	---
EASEMENT.....	---
STOP SIGN.....	⊥
SANITARY SERVICE LINE.....	SS
GAS SERVICE LINE.....	G
WATER SERVICE LINE.....	W
ELECTRIC SERVICE LINE.....	E
TELE SERVICE LINE.....	E
ADA ACCESSIBLE ROUTE TO PUBLIC ROW.....	|||||
NUMBER OF PARKING STALLS.....	2
HANDICAP PARKING.....	♿



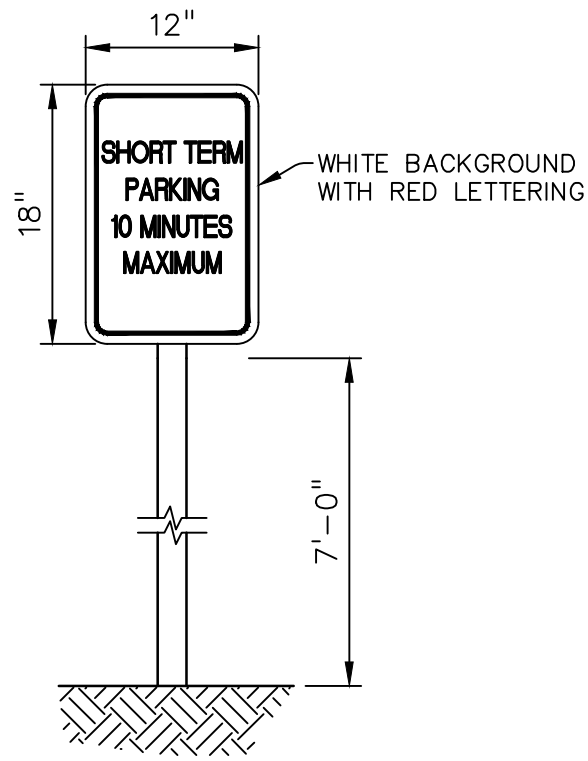
VAN PARKING LAYOUT NTS
REGULAR PARKING LAYOUT NTS
TYPICAL HANDICAP PARKING LAYOUT NTS



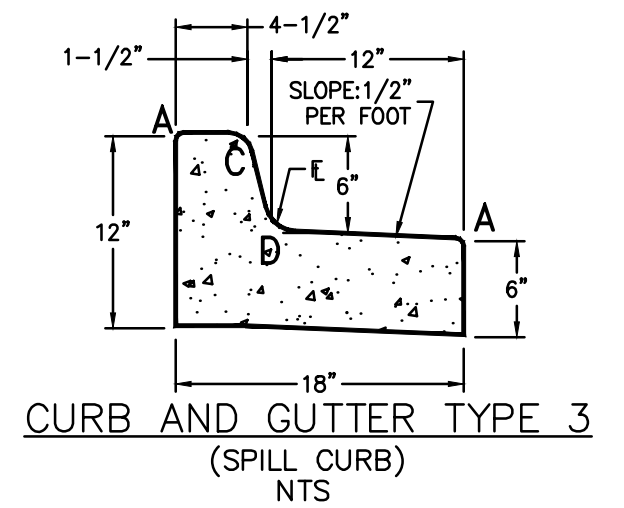
TYPICAL PARKING LAYOUT NTS



HC SIGN DETAIL NTS



SIGN DETAIL NTS



CURB AND GUTTER TYPE 3 (SPILL CURB) NTS

LENGTH FOR RADII

A	= 1/2"
C	= 1-1/2"
D	= 1-1/2" TO 2"

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719) 260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

TRIPOD VENTURES

6050 STETSON HILLS BLVD.,
STE #295
COLORADO SPRINGS, CO 80923
(719) 217-7279
KGERSTNER@TRIPODUSA.COM

CONSTRUCTION PLANS FOR:

LOT 5, FALCON MARKETPLACE

EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	01/07/2022
LATEST ISSUE	6/6/2022

DESIGNED BY:	KGV
DRAWN BY:	SDM
CHECKED BY:	TDM
FILE NAME:	20988-10-USP

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

UTILITY & SITE PLAN

PROJECT NO. 20988-10CSCV
DRAWING NO.





THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

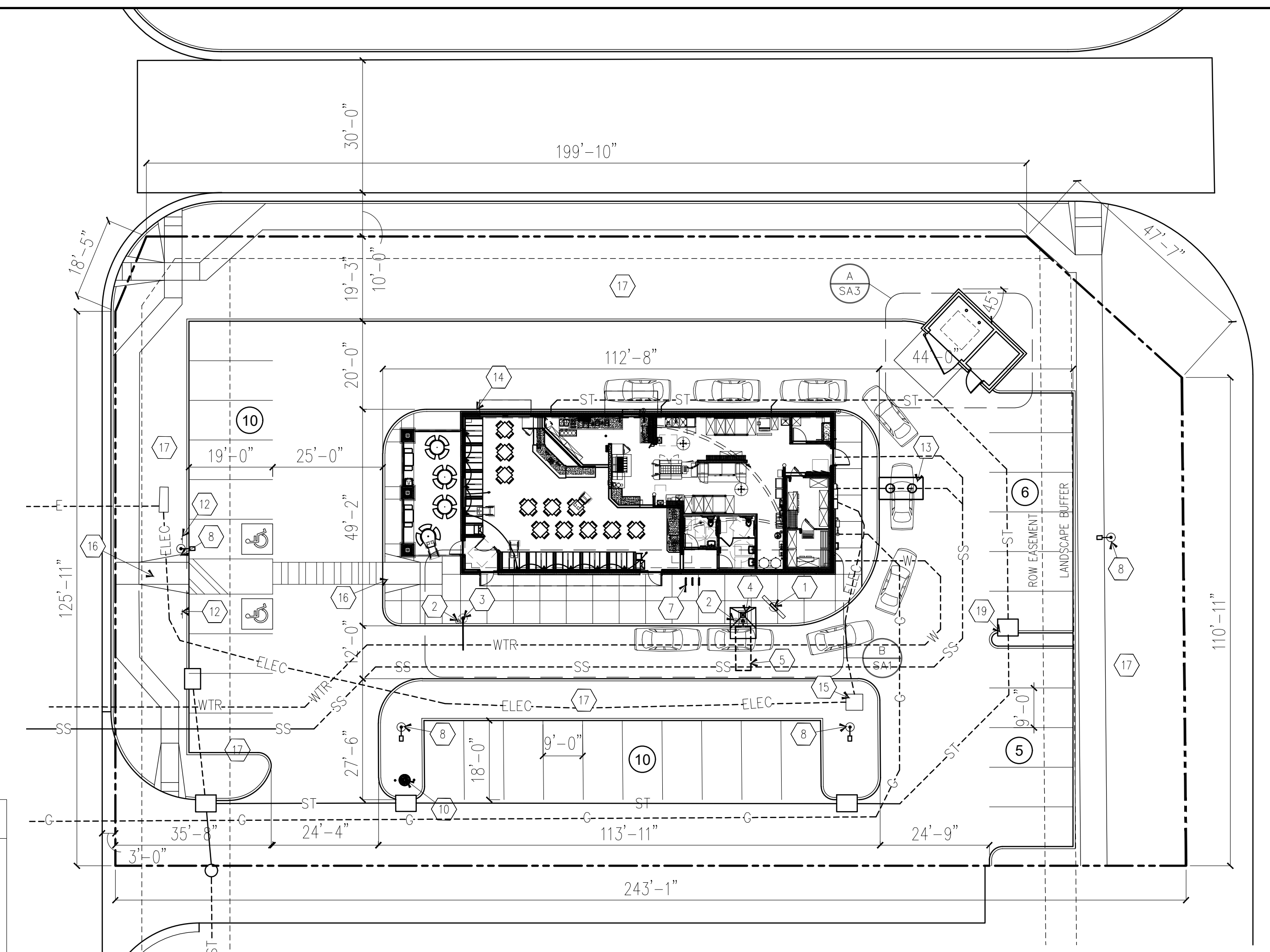
FREDDY'S FROZEN CUSTARD 7575 FALCON MARKETPLACE FALCON, CO.

DAN WINTER ARCHITECT
1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

DATE
02/10/2022 BID SET

DRAWN BY:
CHECKED BY:

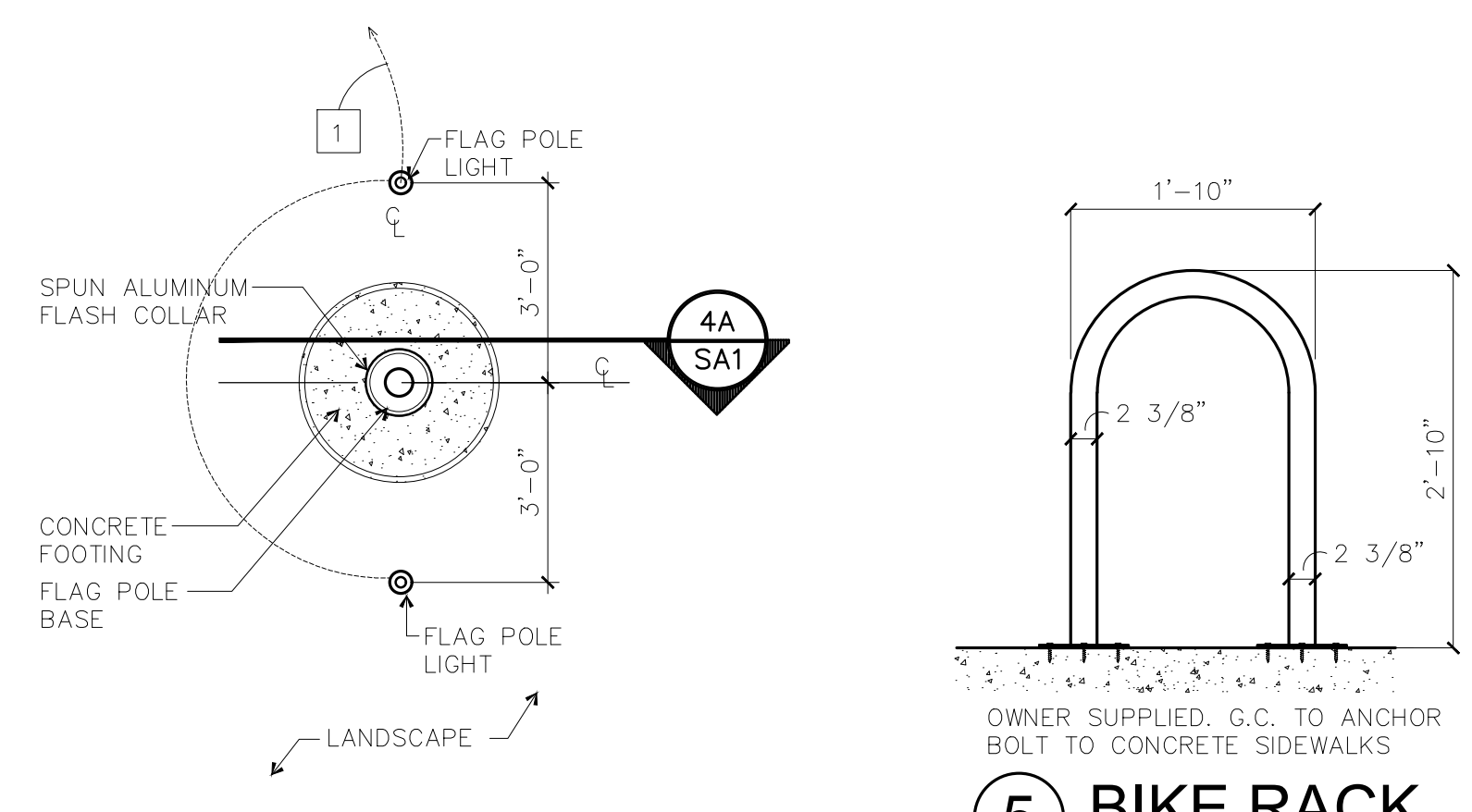
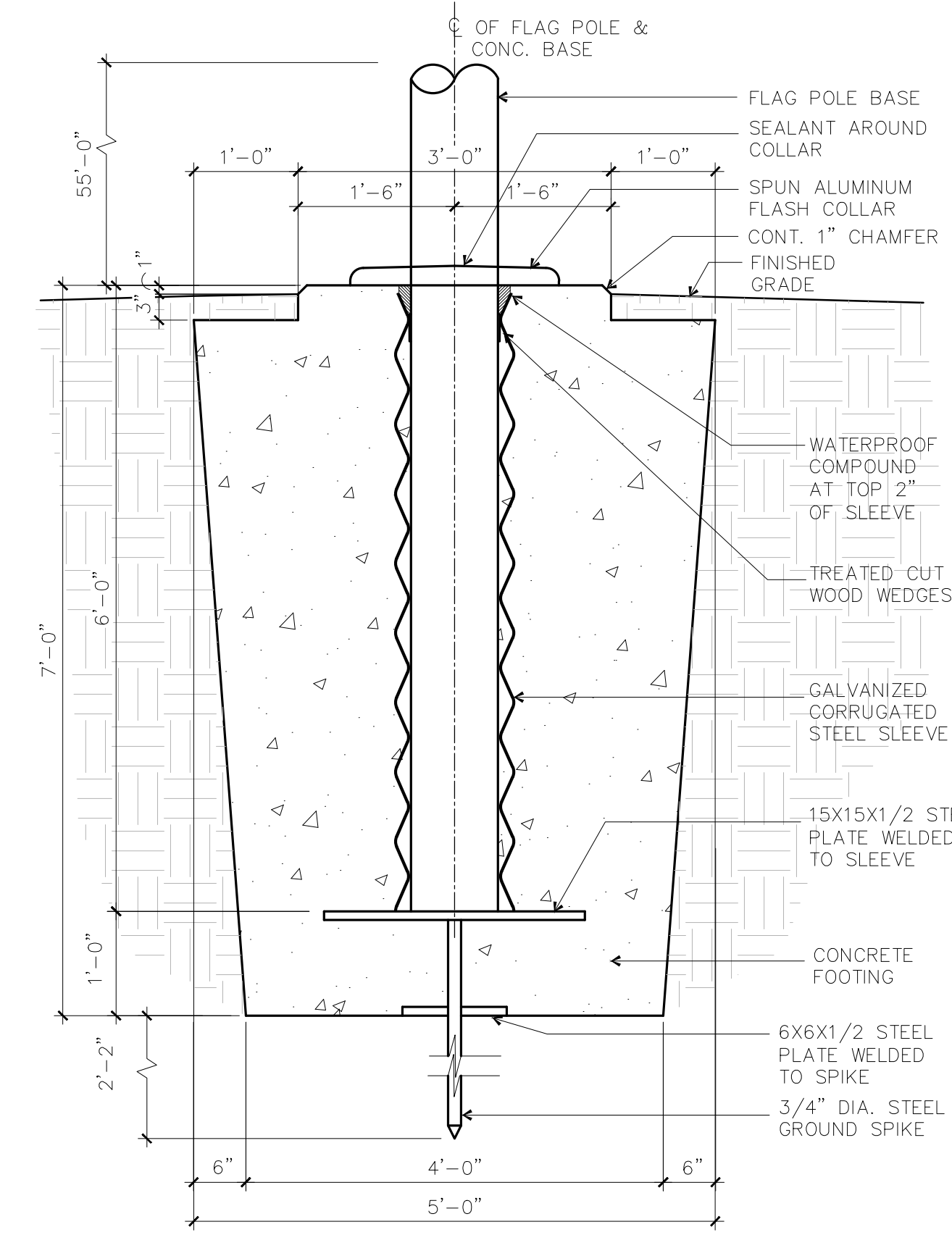
SHEET NO.



A ARCHITECTURAL SITE PLAN
1"=20'-0"
NORTH

CONCORD INDUSTRIES FLAG POLE SPECIFICATIONS

EXPOSED HEIGHT (feet)	SHAFT DIAMETER (inch)	MAXIMUM WALL THICKNESS (inch)	MAXIMUM UNFLAGGED WINDSPEED (mph)	RECOMMENDED FLAG SIZE (feet)	FLAGGED WINDSPEED (mph)	CONCORD CONTINENTAL CATALOG PART NUMBER
35'-0"	7	.156	165	6X10	110	ESR35C75-ACL

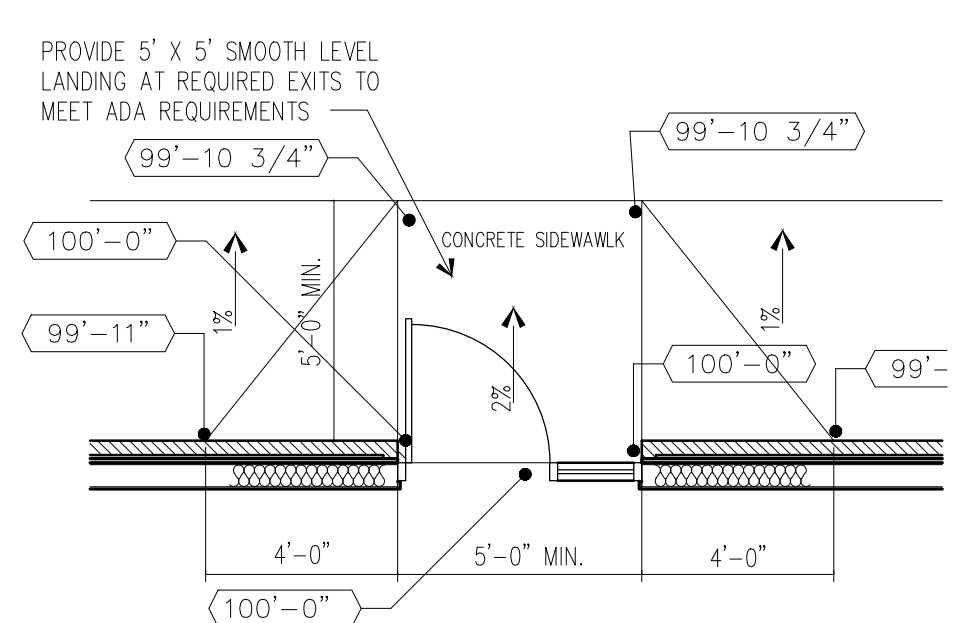


5 BIKE RACK
3/4" = 1'-0"

OWNER SUPPLIED. G.C. TO ANCHOR BOLT TO CONCRETE SIDEWALKS

LIGHT FIXTURES:
KICHLER - 120V LED 29W 10 DEG. S 42K AZT MODEL NO. 16204AZT42 (TEXTURED ARCHITECTURAL BRONZE)
LIGHT FIXTURES STAKE:
KICHLER - ACCESSORY STAKE 120V - MODEL NO. 15276BK (BLACK (PAINTED))

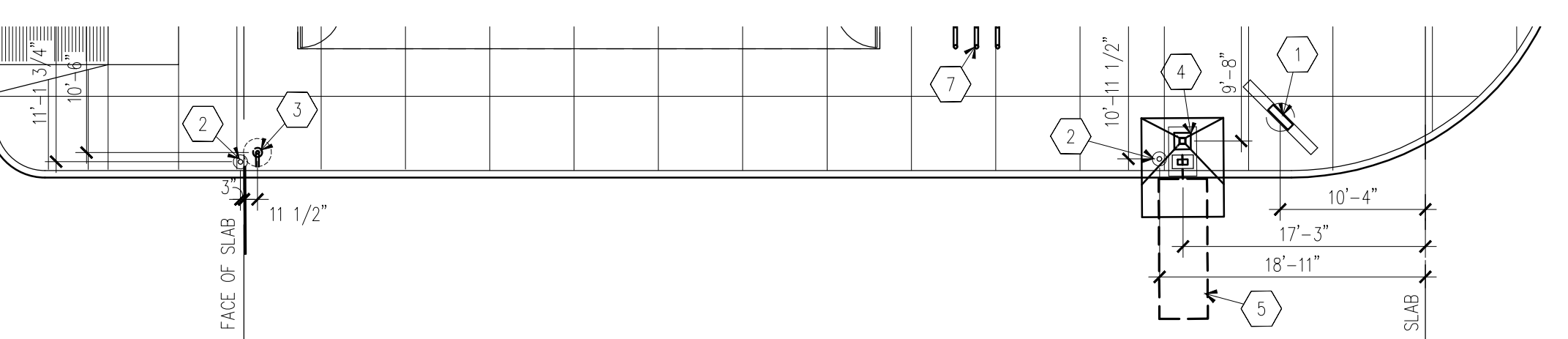
1 ROUTE CIRCUIT TO PANEL INDICATED VIA 120V PHOTOCELL. LOCATE PHOTOCELL ON ROOF OF BUILDING FACING NORTH.



- ADA SIDEWALK AND RAMP NOTES**
- THE CROSS SLOPE OF A SIDEWALK SHALL BE 2% (1/4" / PER 12") MAX. AND 1% (1/8" / PER 12") MIN. THE SLOPE CAN BE TOWARD THE PAVEMENT OR AWAY FROM THE PAVEMENT AS LONG AS POSITIVE DRAINAGE IS MAINTAINED.
 - CURB RAMPS SHALL HAVE A MIN. WIDTH OF 48 INCHES. THE CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF (1" / PER 12")
 - A LANDING THE WIDTH (W) OF THE CURB RAMP AND FIVE FEET IN LENGTH SHALL BE CONSTRUCTED AT THE TOP OF CURB RAMPS. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - CARE SHALL BE TAKEN TO ENSURE A UNIFORM GRADE ON RAMPS, FREE OF SAGS AND SHORT GRADE CHANGES.
 - THE NORMAL GUTTER LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREAS OF RAMPS.
 - SIDEWALKS THAT ARE PART OF AN ADA ACCESSIBLE ROUTE AND ALL CURB AND ADA RAMPS SHALL BE CONSTRUCTED TO MEET ALL ADA REQUIREMENTS AND TOLERANCES.
 - SIDEWALKS ABUTTING ASPHALT SHALL HAVE A THICKENED EDGE.
 - PROVIDE CONTROL JOINTS AT INTERVALS EQUAL TO CONCRETE SIDEWALK WIDTH, BUT IN NO CASE GREATER THAN 10'-0".
 - CONTROL JOINTS MAY BE MADE WITH A GROOVING TOOL AT THE TIME OF FINISHING OR WITH A CONCRETE SAW AFTER CONCRETE HAS SUFFICIENTLY CURED.
 - CONTROL JOINTS SHALL BE 1" DEEP AND 1/4" WIDE.
 - PROVIDE EXPANSION JOINTS AT MAXIMUM OF 32'-0" INTERVALS AND AT EXISTING STRUCTURES OR CONCRETE.

SITE PLAN KEY NOTES

- NEW MENU BOARD. REF. 2/SA2 FOR FOUNDATION DETAIL'S
- NEW BOLLARD REF. 2/SA1
- NEW CLEARANCE BAR 5/SA2
- NEW ORDER CANOPY 4/SA2
- NEW DETECTOR LOOP
- NEW BOLLARD REF. 2/SA1
- BIKE RACK REF. 5/SA1
- LIGHT POLE REF. CIVIL DWGS.
- STOP SIGN. REF. CIVIL DWGS.
- FLAG POLE REF. 4/SA1 & 4A/SA1 FOR DETAILS
- NOT USED
- ADA SIGN REF. CIVIL DRAWINGS FOR DETAILS
- GREASE INTERCEPTOR REF. PLUMBING PLANS FOR DETAILS
- FREDDY'S PEDESTRIAN SIGN REF. 1A/SA1
- ELECTRICAL TRANSFORMER
- ACCESSIBLE RAMP REF. CIVIL FOR DETAIL
- LANDSCAPE AREA REF. CIVIL DWGS.
- CONCRETE WHEEL STOP. REF. CIVIL DWGS.
- STORM WATER STRUCTURE. REF. CIVIL DWGS.
- SANITARY SEWER STRUCTURE. REF. CIVIL DWGS.
- WATER METER. REF. CIVIL DWGS.
- FIRE HYDRANT - REF. CIVIL DWGS.

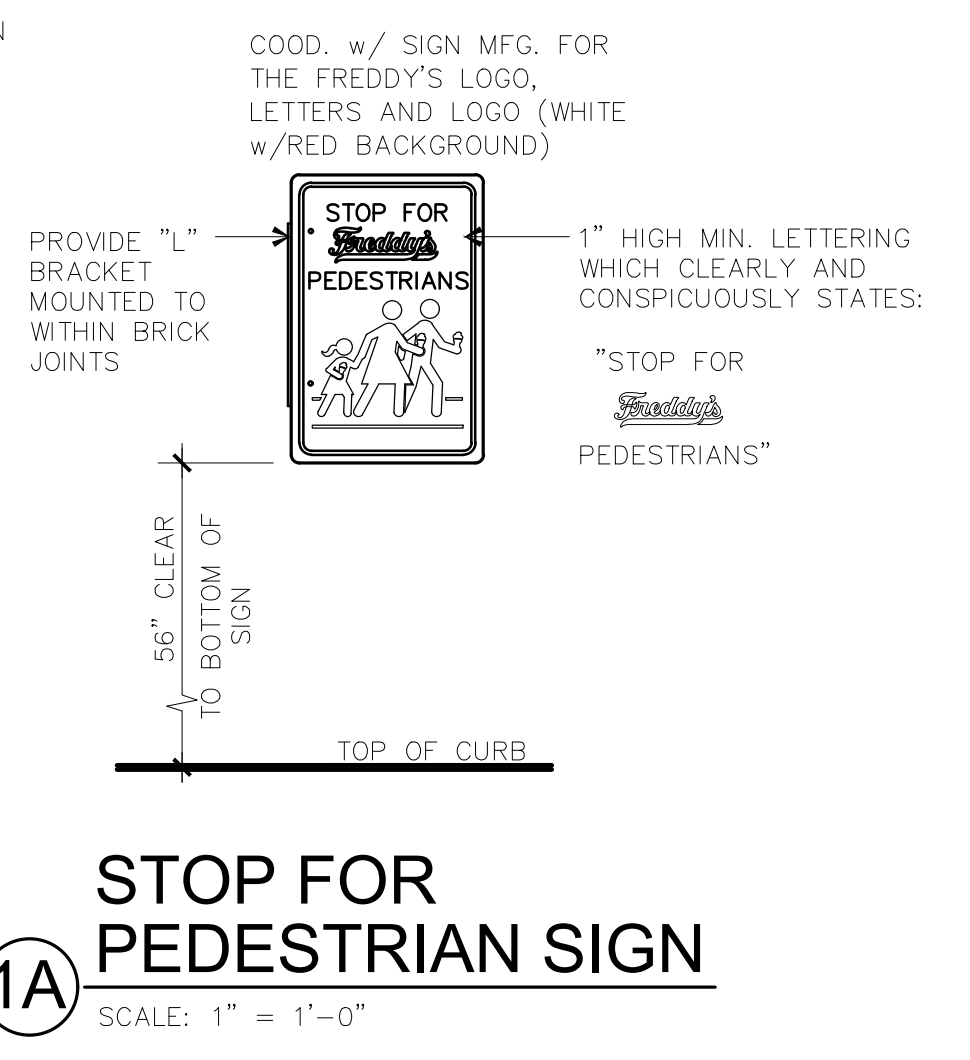
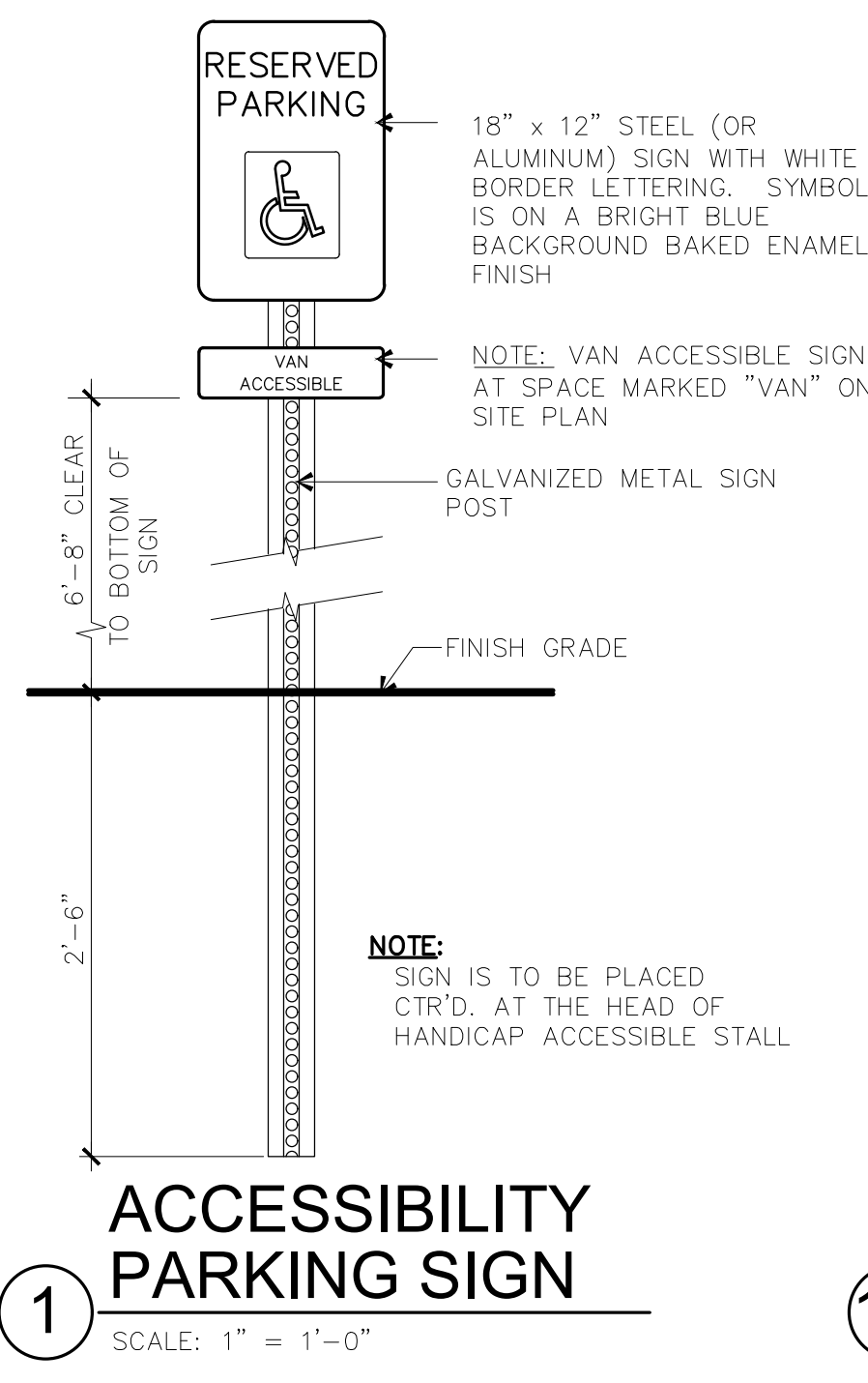
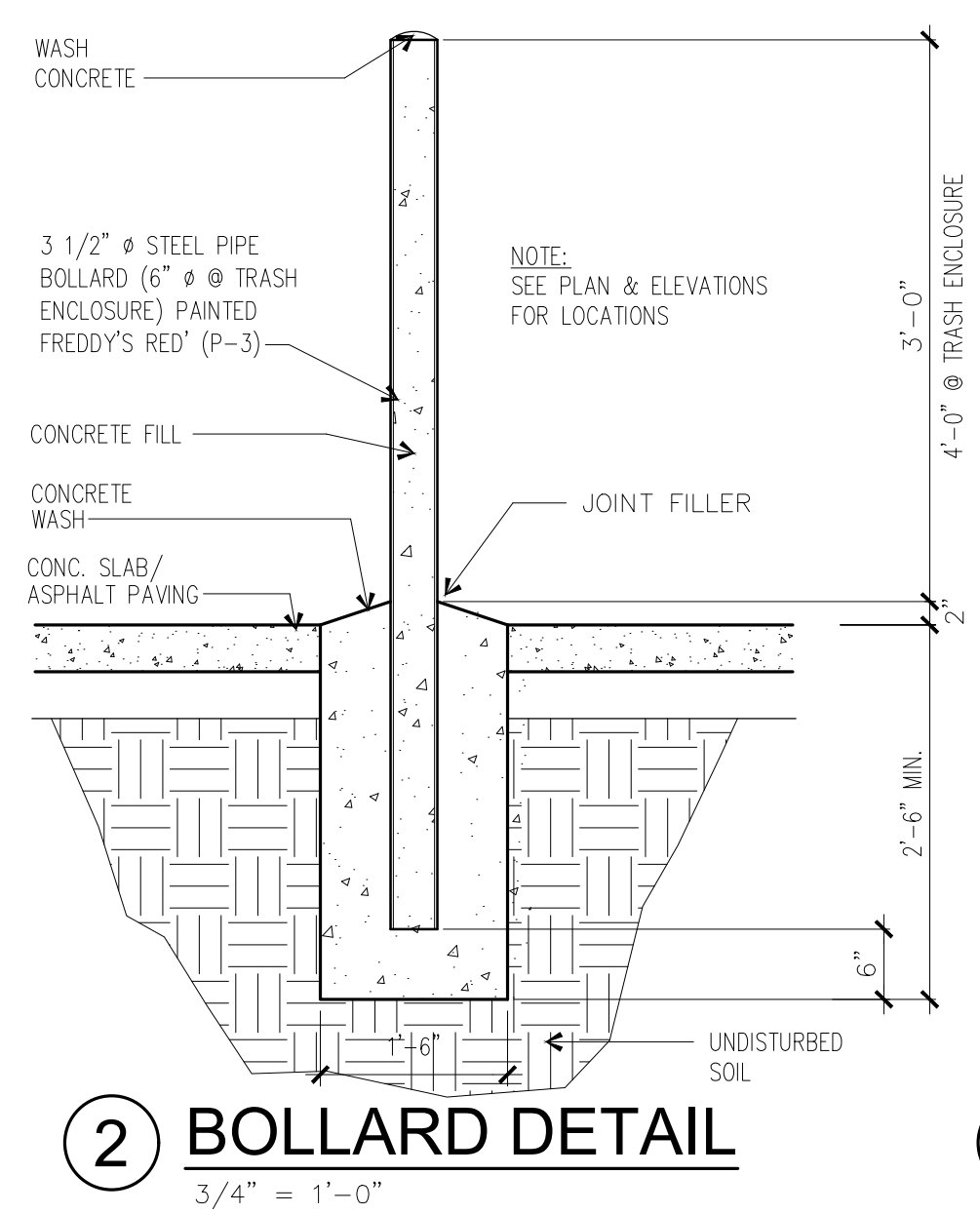


SITE PLAN GENERAL NOTES

- REFERENCE DETAILS SHEET SA2 FOR MAINSTREET MENU BOARD, MAINSTREET PRE-SELL BOARD & CLEARANCE BAR FOUNDATIONS. REFERENCE DETAIL "4" SHEET SA2 FOR ORDER CONFIRMATION BOARD & DRIVE THRU CANOPY FOUNDATION.
- REFERENCE MAINSTREET DOCUMENTS FOR MENU BOARD, PRE-SELL BOARD & CLEARANCE BAR INSTALLATION DETAILS.
- REFERENCE SHEET E1 & E5 FOR ELECTRICAL CONNECTIONS TO MAINSTREET MENU BOARD, MAINSTREET PRE-SELL BOARD, ORDER CONFIRMATION SYSTEM, LOOP DETECTOR, DRIVE THRU CANOPY AND DT TIMING SYSTEM LOOP DETECTOR.
- REFERENCE MENU BOARD MANUFACTURERS DOCUMENTS FOR INSTALLATION REQUIREMENTS. REFERENCE ELECTRICAL DRAWINGS FOR POWER AND COMM. SYSTEM REQUIREMENTS.
- SEE DETAILS SH. SA2 FOR MENU BOARD, CANOPY AND ORDER CONFIRMATION BOARD.
- ALL DIMENSIONS ARE FROM FACE OF FOUNDATION OR FACE OF CURB COORDINATE ACTUAL LOCATIONS WITH NEW CURBS

NOTE: ALL DIMENSIONS ARE FROM FACE OF BUILDING SLAB TO CENTERLINE OF SUPPORTS UNLESS NOTED ON PLAN. COORDINATE ACTUAL LOCATIONS WITH CURBS.

NOTE: COORDINATE CONC. FDN. LOCATIONS & UNDERGROUND UTILITY SERVICES PRIOR TO BEGINNING CONSTRUCTION.

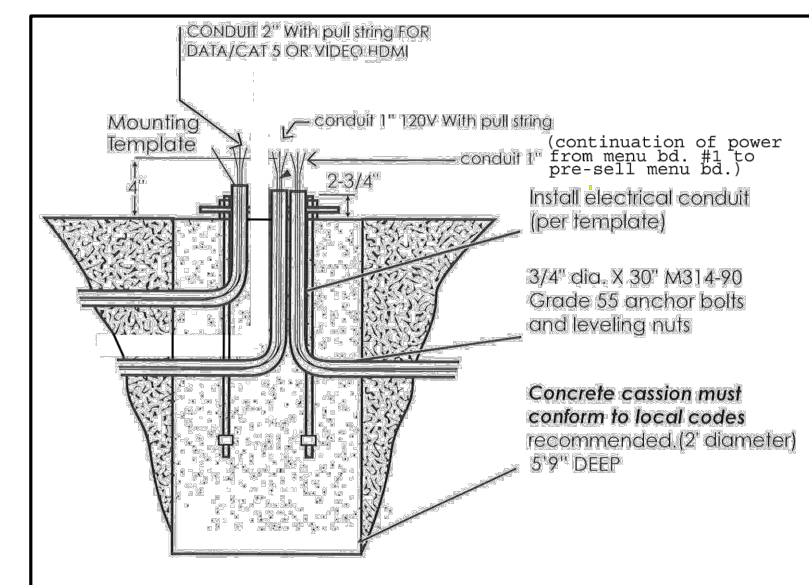




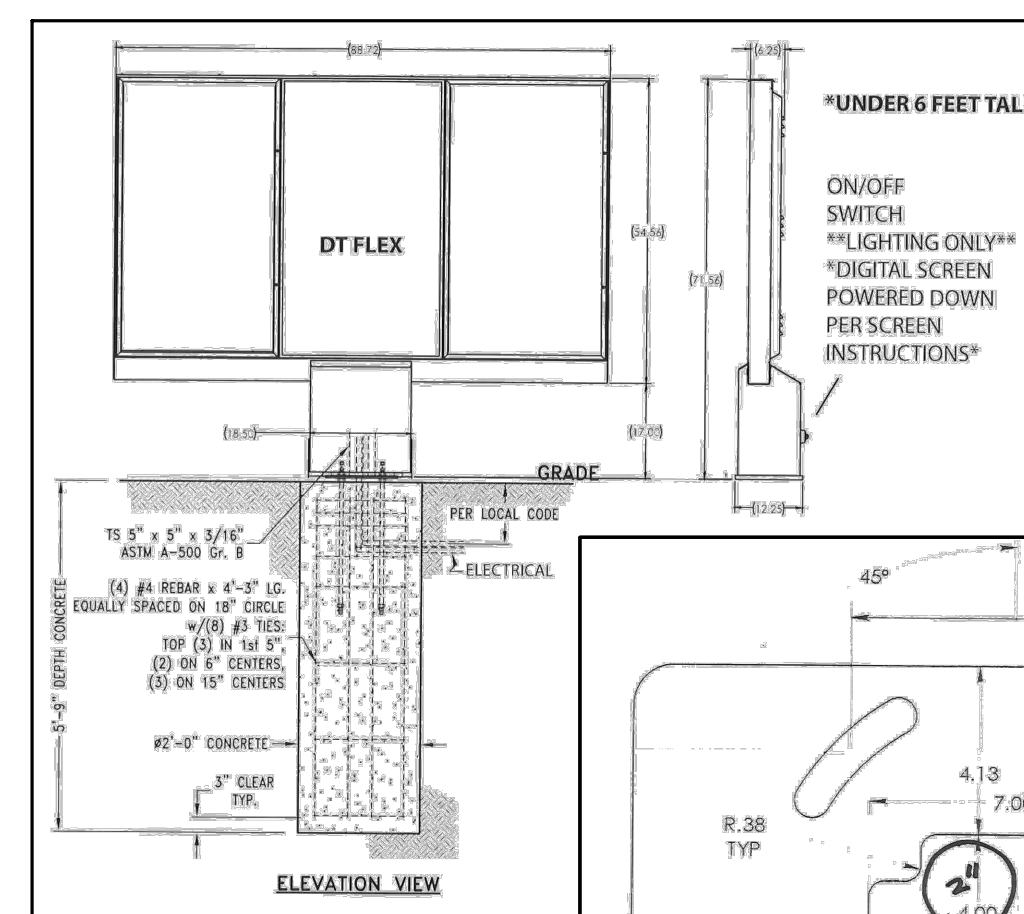
THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

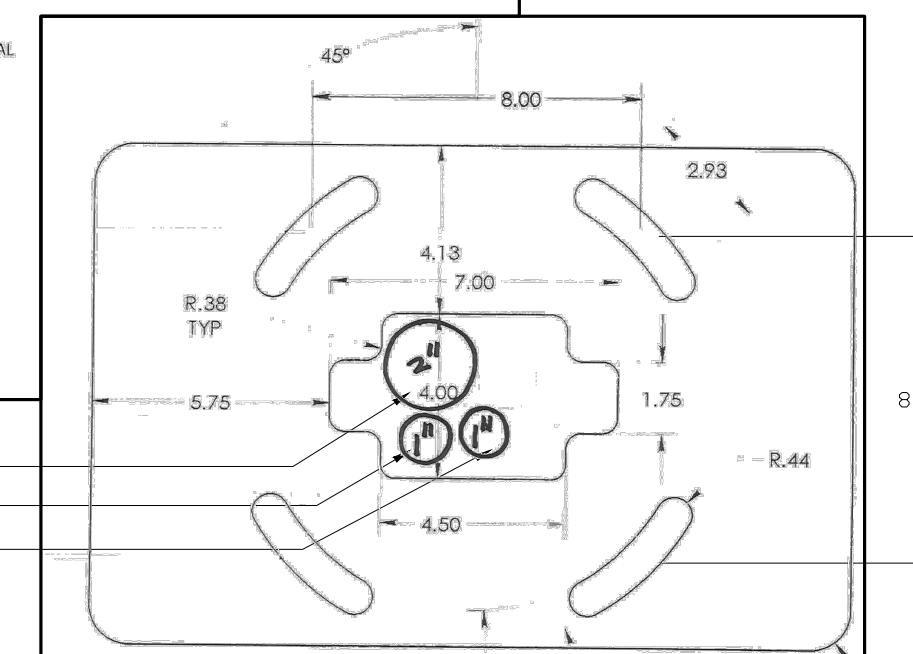
FREDDY'S FROZEN CUSTARD
7575 FALCON MARKETPLACE
FALCON, CO.



CONDUIT AT MENU BOARD



FOUNDATION DTL



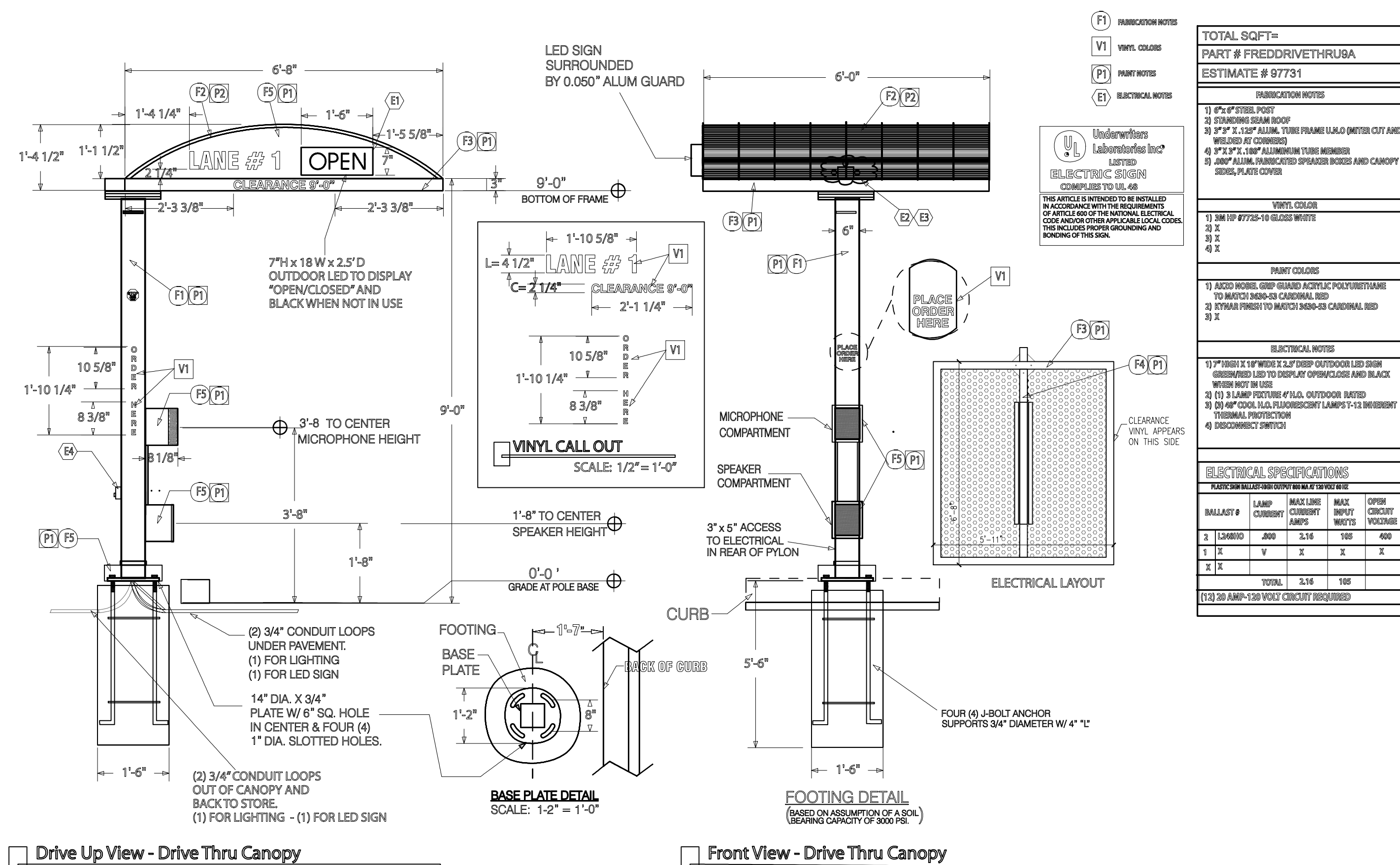
BASE PLATE (PLAN VIEW)

① NOT USED

② MENU BOARD DETAILS

SCALE: NO SCALE

③ NOT USED



④ DRIVE-UP CANOPY DRAWINGS

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

⑤ SINGLE ARM CLEARANCE BAR DETAILS

N.T.S.

DAN WINTER ARCHITECT
1024 EAST FIRST STREET
WICHITA, KS.
67214
PH. 316-267-7142

SITE PLAN DETAILS

DATE
12/30/2021

DRAWN BY:
TDF
CHECKED BY:
DW

SHEET NO.
SA2



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKETPLACE
FALCON, CO.

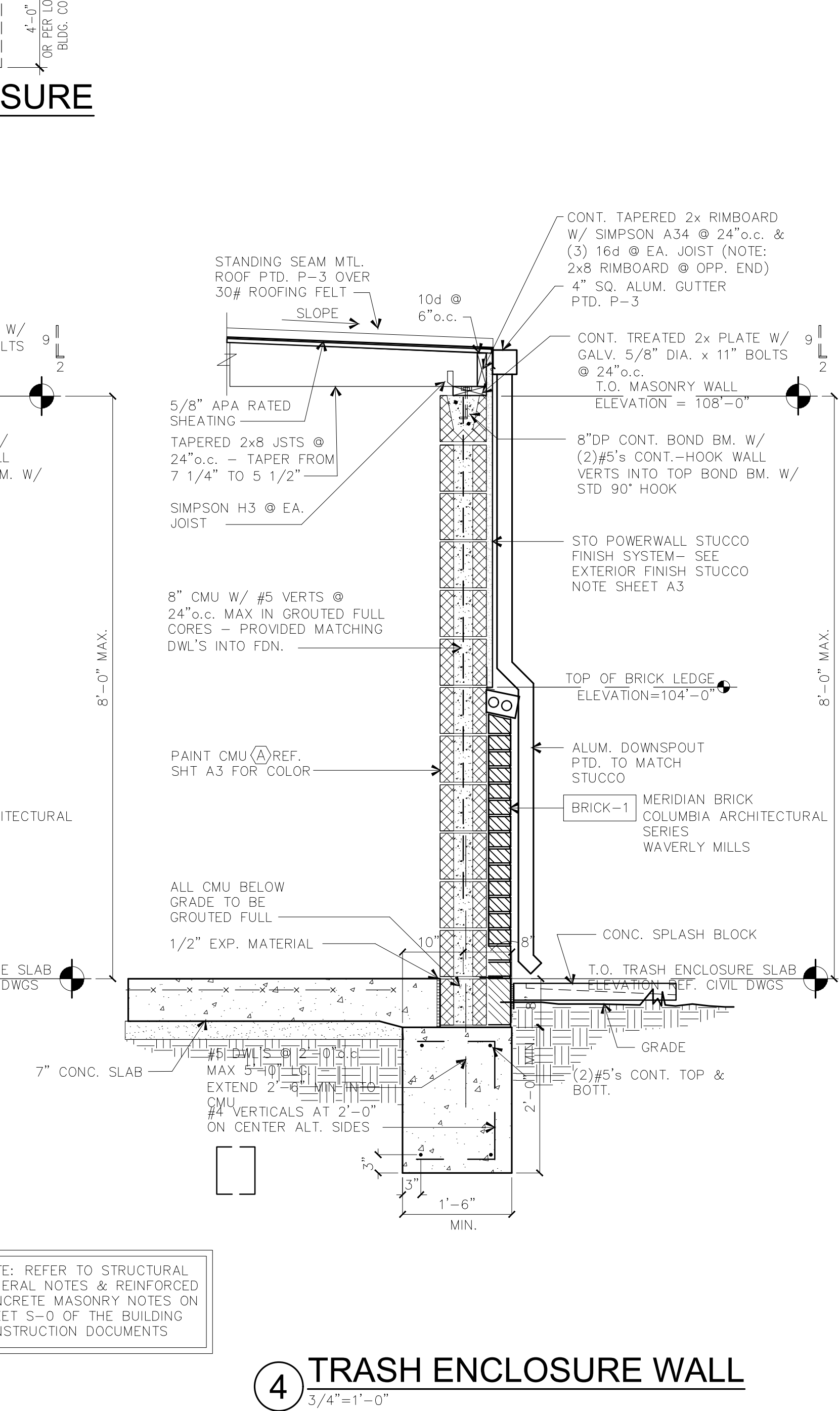
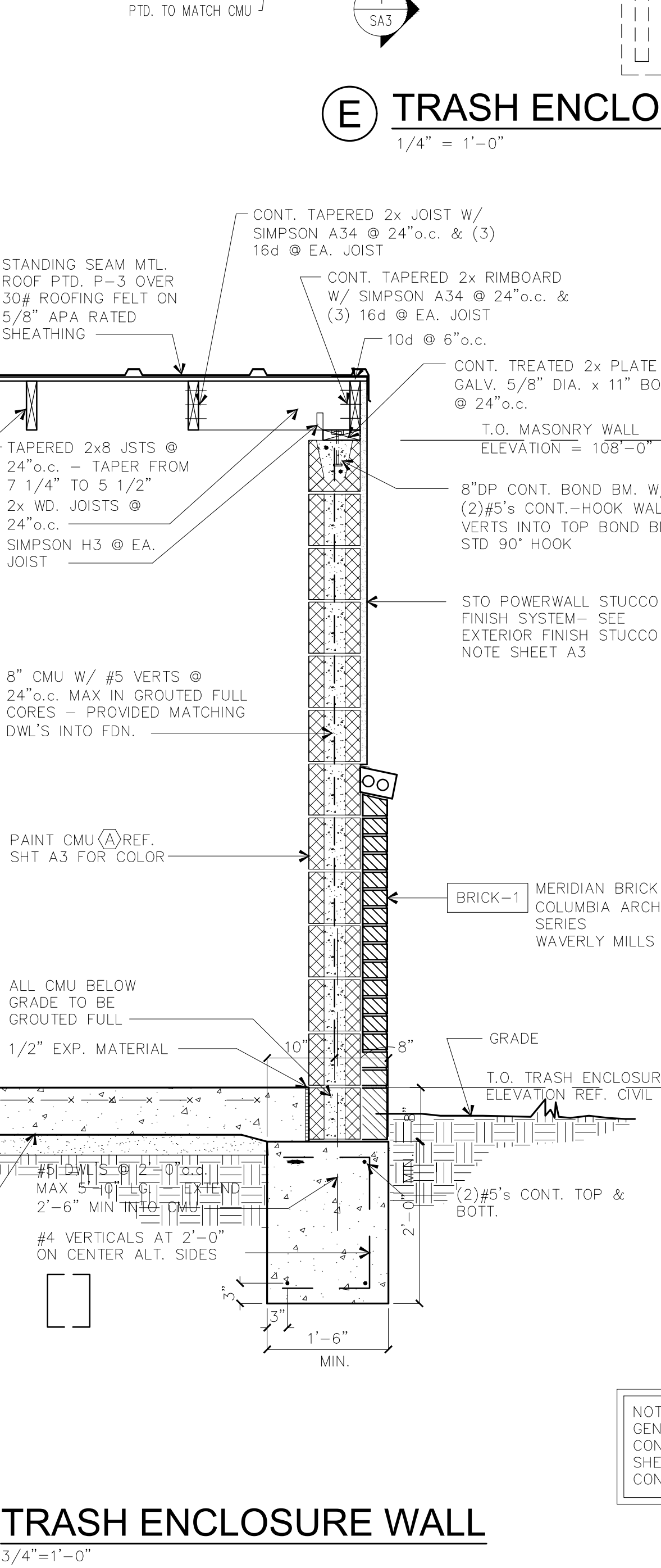
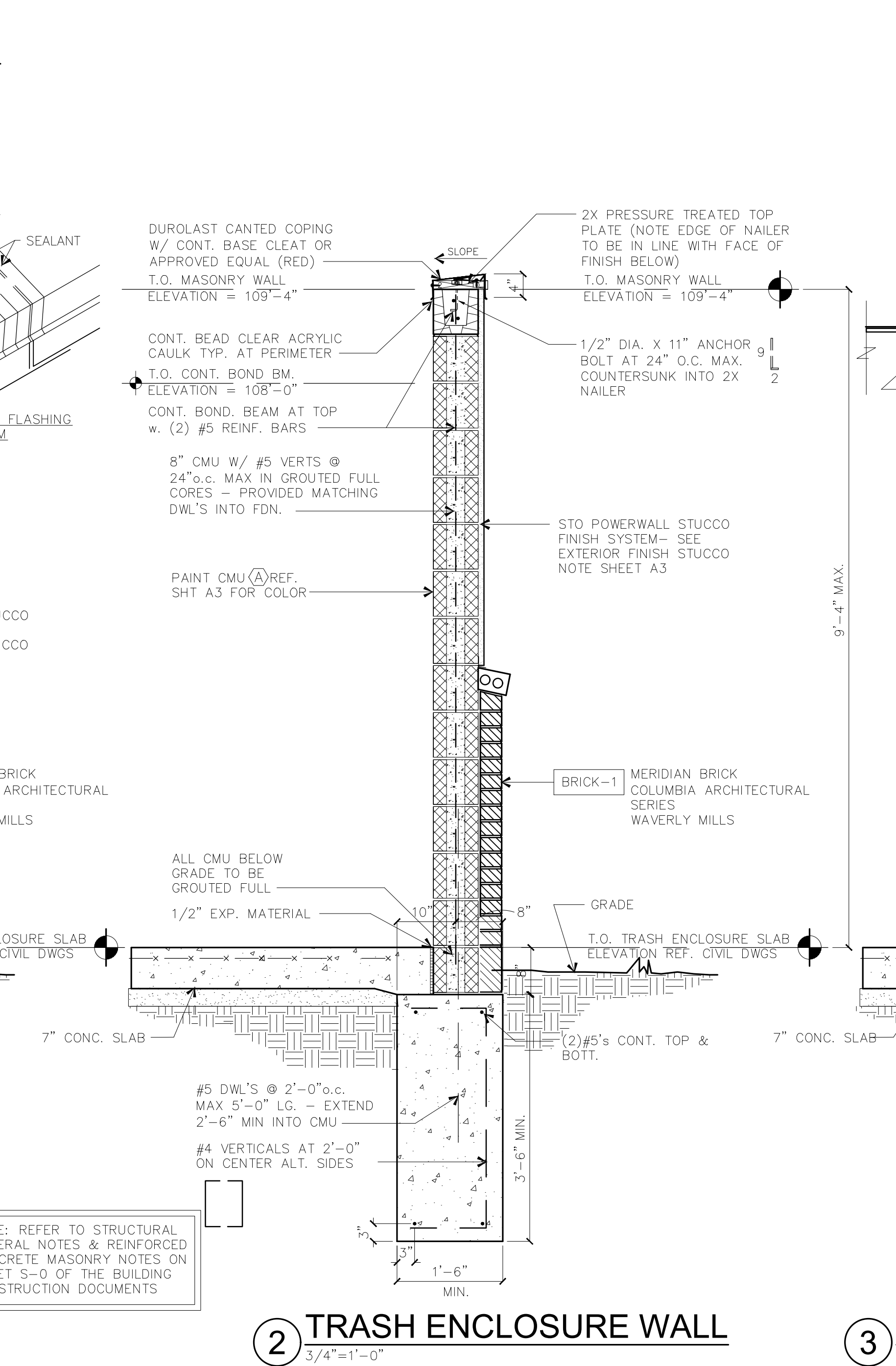
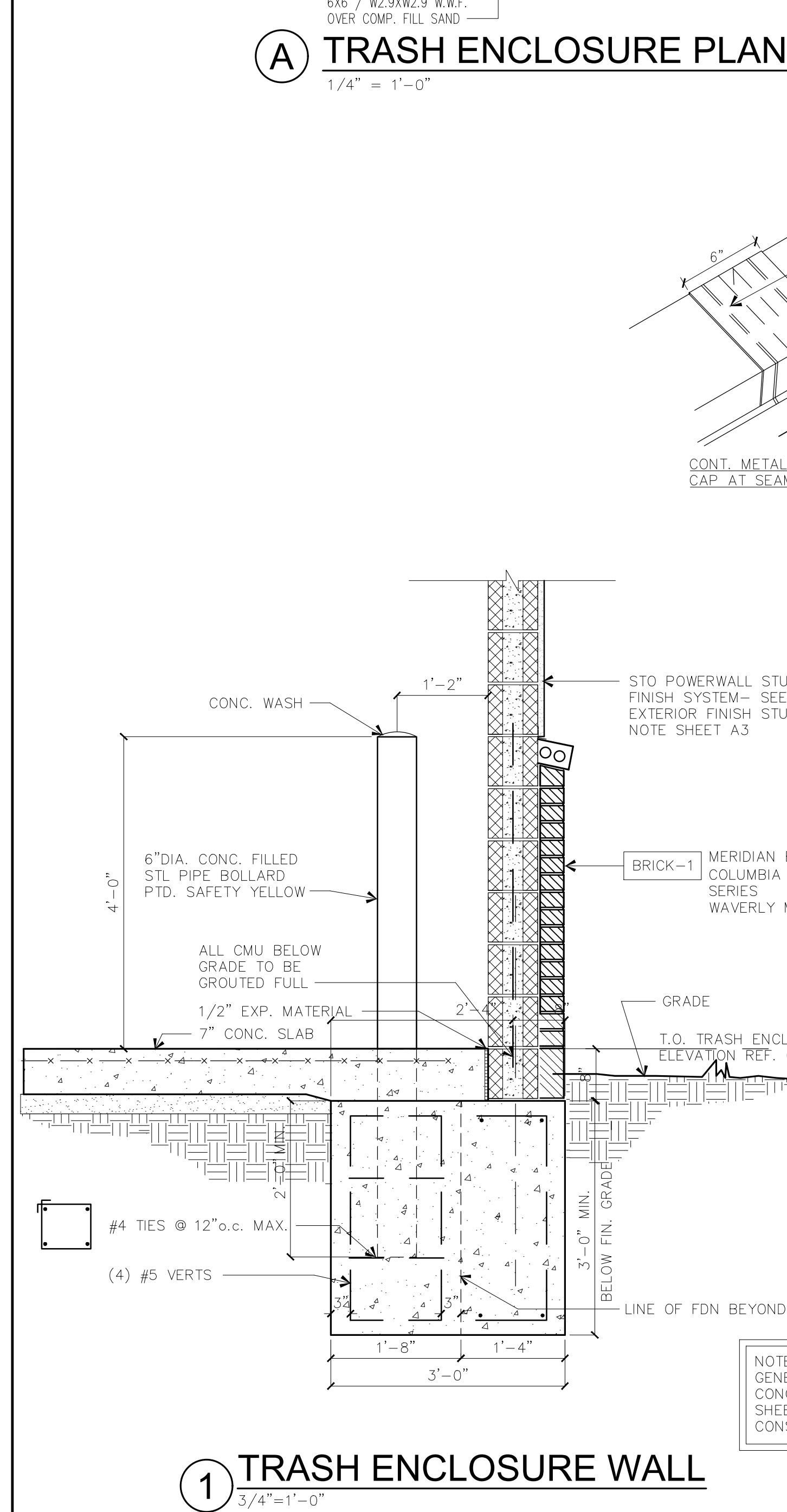
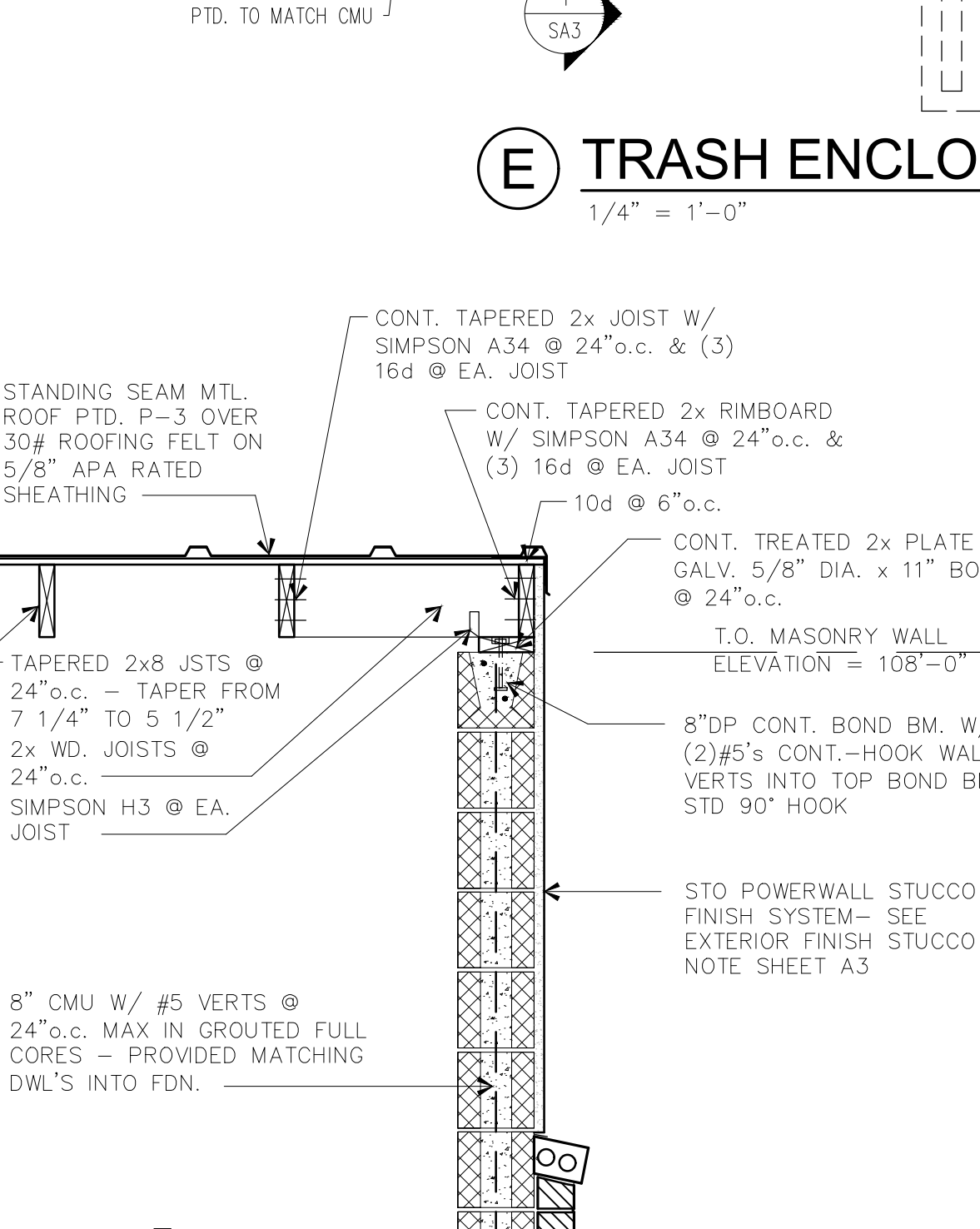
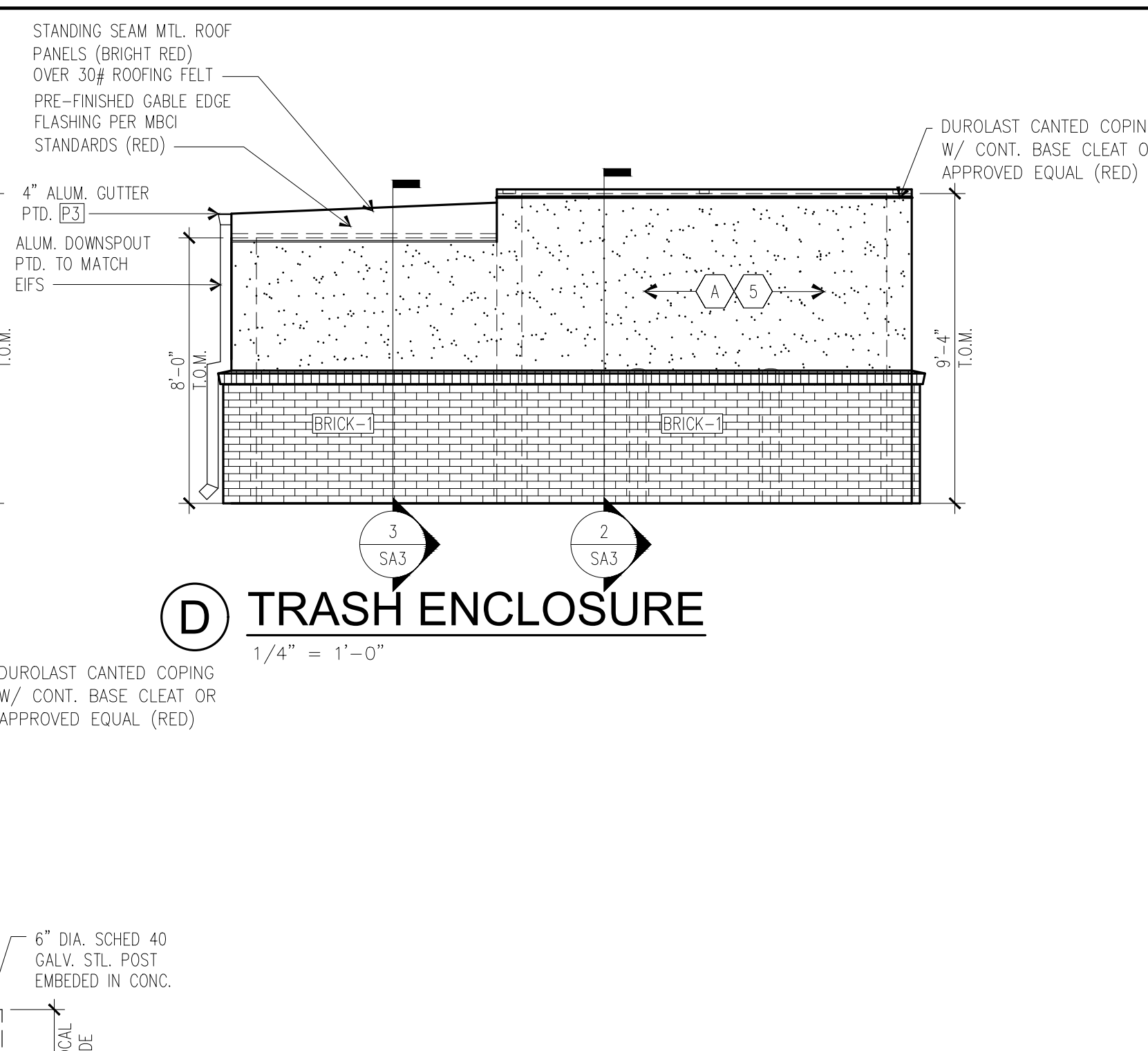
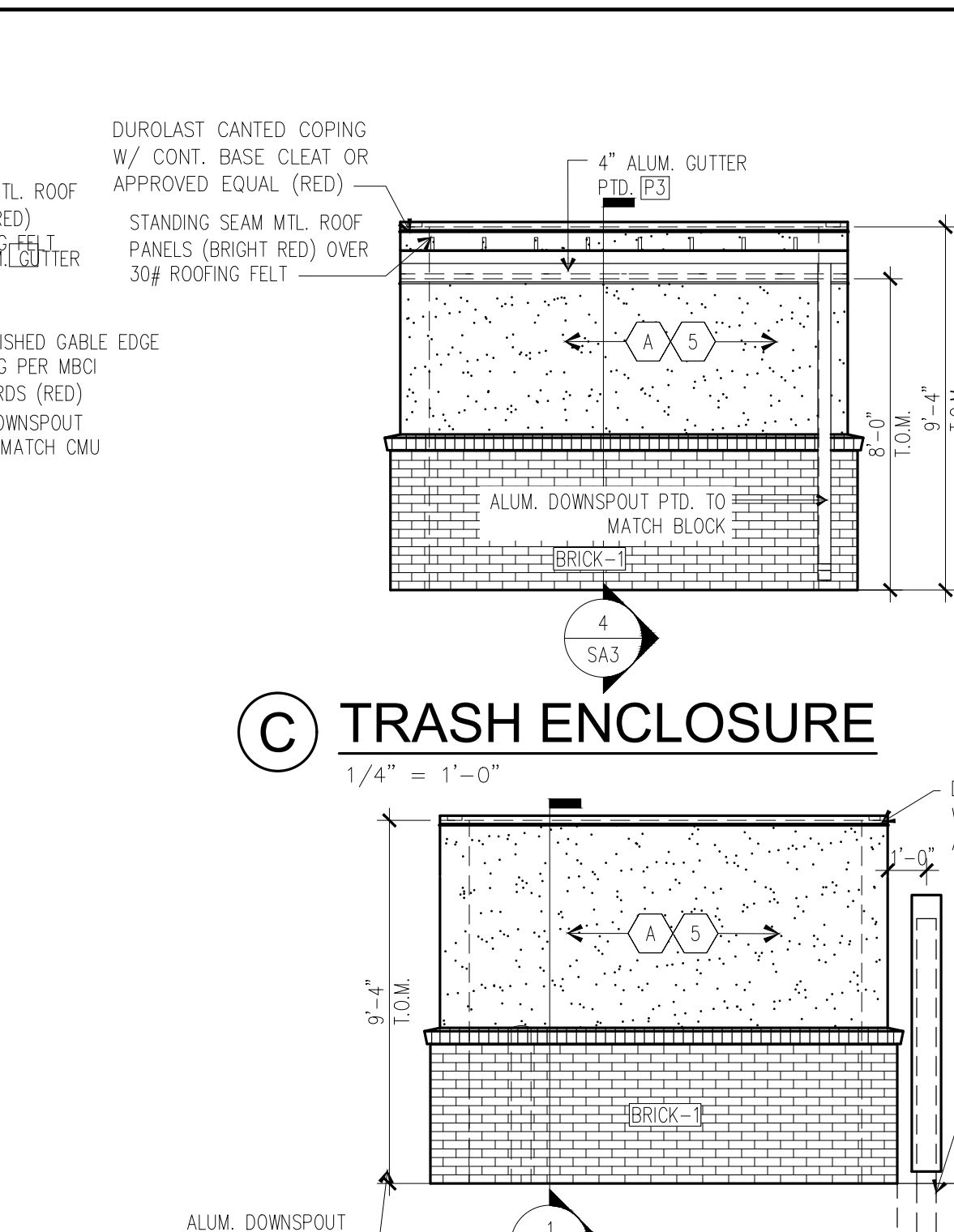
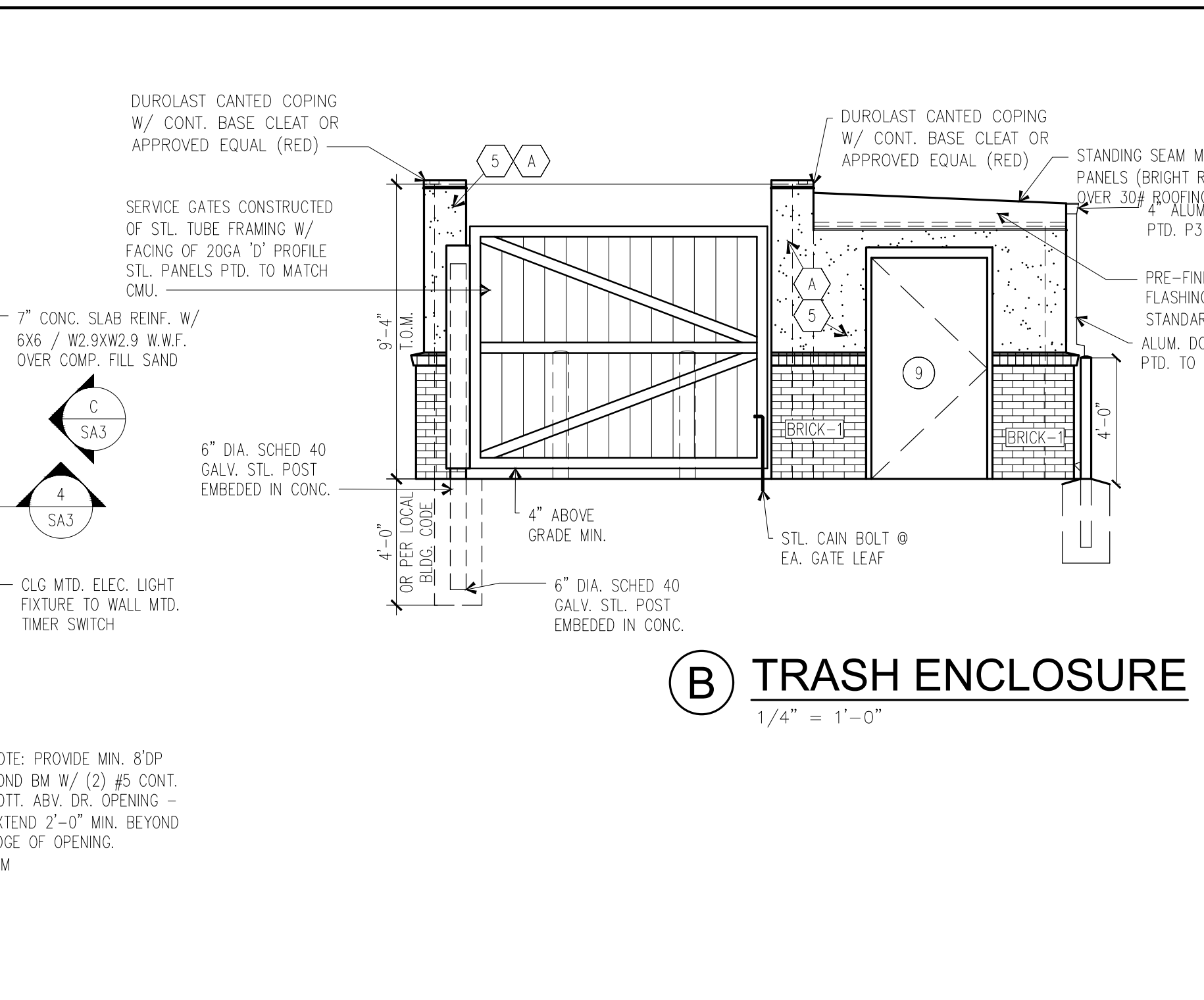
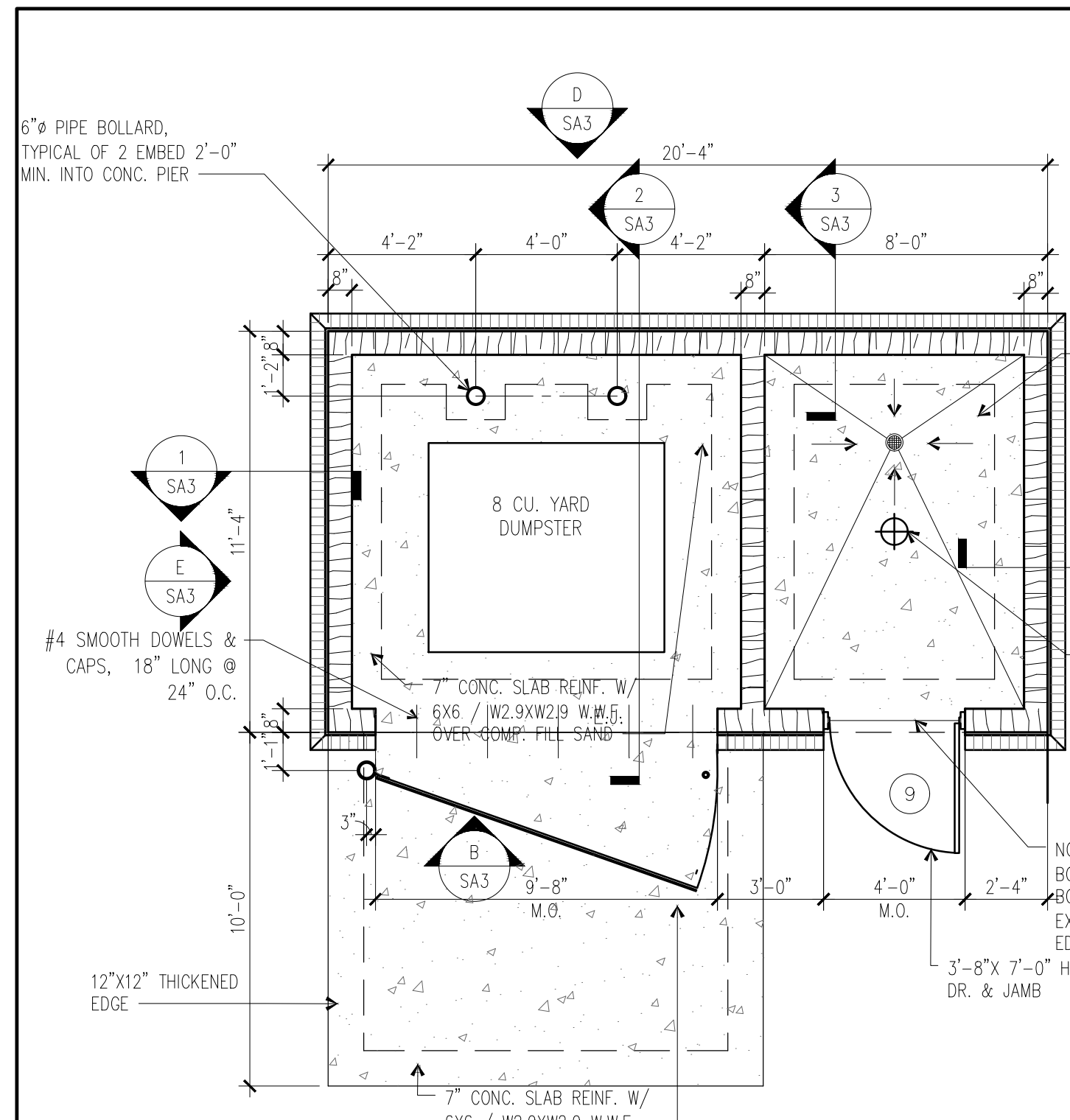
DAN WINTER ARCHITECT
1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

TRASH ENCLOSURE PLAN & DETAILS

DATE
12/30/2021

DRAWN BY:
RB
CHECKED BY:
DW

SHEET NO.
SA3



NOTE: REFER TO STRUCTURAL GENERAL NOTES & REINFORCED CONCRETE MASONRY NOTES ON SHEET S-0 OF THE BUILDING CONSTRUCTION DOCUMENTS

NOTE: REFER TO STRUCTURAL GENERAL NOTES & REINFORCED CONCRETE MASONRY NOTES ON SHEET S-0 OF THE BUILDING CONSTRUCTION DOCUMENTS



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD

7575 FALCON MARKETPLACE

FALCON, CO.

DAN WINTER ARCHITECT
 1024 EAST FIRST STREET
 WICHITA, KS. 67214
 PH. 316-267-7142

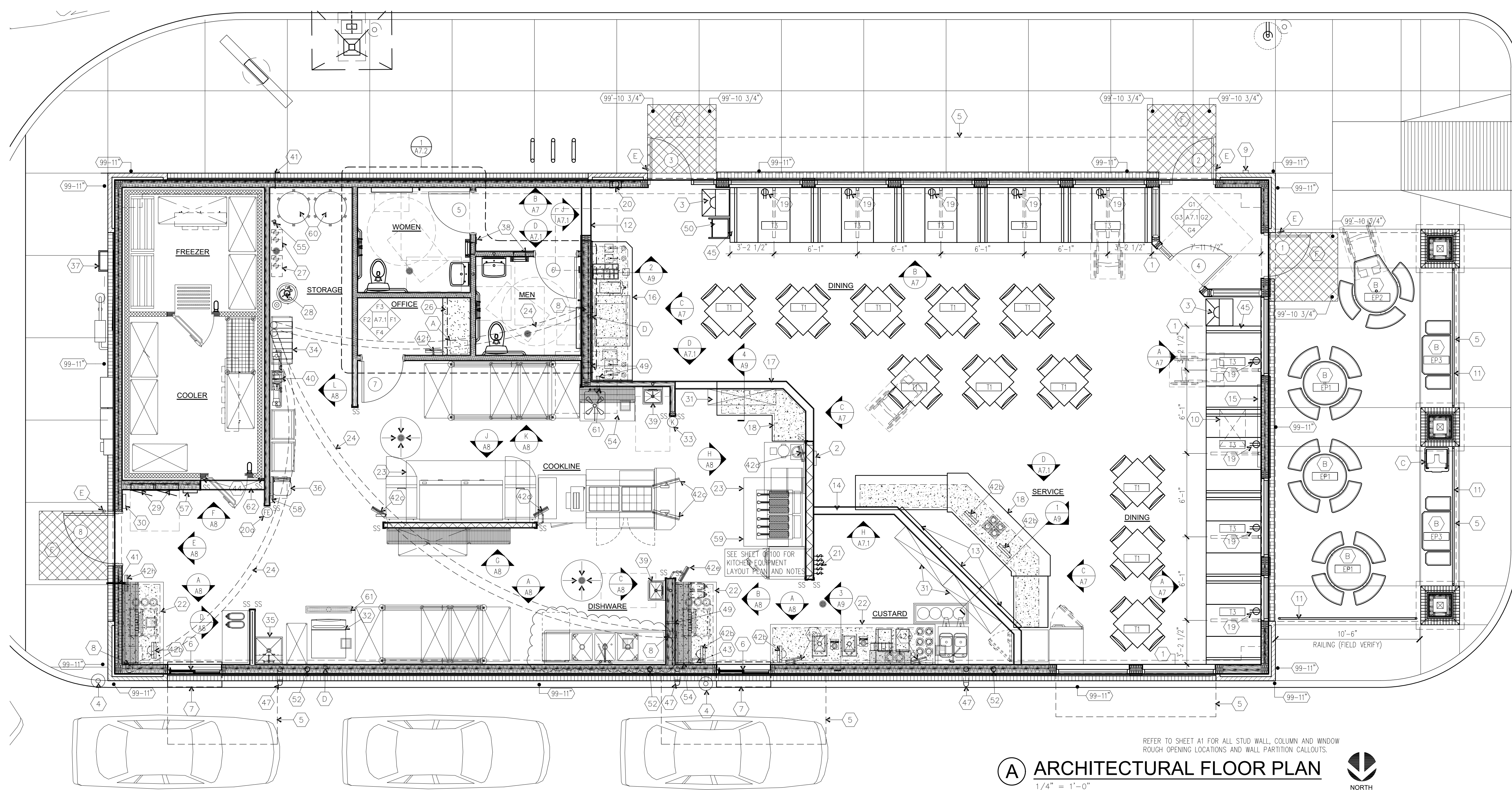
ARCH FLOOR PLAN

DATE
12/30/2021

DRAWN BY:
HM
 CHECKED BY:
DW, RB

SHEET NO.
A1.1

- PLAN KEYNOTES:**
- 1 DIMENSIONS ARE FROM OUTSIDE FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED
 - 2 CLOCK MTD. AT 8'-6" A.F.F.
 - 3 TRASH RECEPTACLE
 - 4 CONC. FILLED PIPE BOLLARD, REF. DTL. 2/SA1
 - 5 BACKLIT AWNING ABOVE
 - 6 READY ACCESS MODEL 275/ SINGLE PANEL SLIDER, 48"W x 60" H R.O. (INCL. AIR CURTAIN ABOVE), MANUAL OPEN/ ELECTRONIC RELEASE, MOD. 275-R/L, OPENS ON SIDE THE CAR APPROACHES
 - 7 READY ACCESS MODEL AA300 - 275 PASS-THRU AIR CURTAIN SYSTEM
 - 8 6" PVC SYRUP LINE CHASE TO 6" ABOVE CLG. - NOTE: G.C. TO COORDINATE LOCATION IN WALL WITH KITCHEN EQUIP. CABINET SHOP DRAWINGS TO AVOID CONFLICT(S) WITH CABINET BRACING AND SUPPORTS
 - 9 RECESSED KNOX BOX OR @ LOC. DESIGNATED BY FIRE MARSHAL
 - 10 ACCESS HATCH (ABOVE)
 - 11 REF. TO DETAILS 5/A3 FOR GUARD RAIL DTLs.
 - 12 SOFFIT ABOVE SEE 2/A2.1
 - 13 DIGITAL MENU BOARD ABOVE
 - 14 MENU BD. SOFFIT ABOVE SEE BULKHEAD FRAMING A1.0 FOR DIMENSIONS; REF. 1/A2.1 FOR DETAILS
 - 15 FREDDY'S SIGN (ABOVE) BY OWNER INSTALLED BY SIGN MANUFACTURER
 - 16 SS DRINK COUNTER PROVIDED BY EQUIP. SUPPLIER REF. OF SHEETS
 - 17 PICKUP COUNTER SOFFIT ABOVE SEE BULKHEAD FRAMING A1.0 FOR DIM'S; REF. 4/A2.1 FOR DTLs.
 - 18 SEE SHT. A10 FOR COUNTER DETAILS AND DIMENSIONS
 - 19 OUTLET/USB ABOVE BOOTH AT 36" A.F.F. REF. A7.0
 - 20 2A10BC FIRE EXTINGUISHER (IN RECESSED WALL CABINET)
 - 21 2A10BC FIRE EXTINGUISHER (WALL MTD. w/ BRACKET)
 - 22 SWITCH BANK
 - 23 CUSTARD AND DRIVE THRU COUNTERS BY EQUIPMENT SUPPLIER REF. OF SHEETS
 - 24 EXHAUST HOOD ABOVE
 - 25 SYRUP LINES ABOVE CLG.
 - 26 NOT USED
 - 27 PLASTIC LAMINATE COUNTERTOP
 - 28 HOT WATER HEATER (TANKLESS)
 - 29 CO2 TANK & RESERVE BACK UP TANK
 - 30 20" WIDE ELECTRICAL PANEL BOXES
 - 31 IRRIGATION CONTROL BOX
 - 32 UPPER SHELVES BEHIND MENU BOARD AND ABOVE PICKUP COUNTER
 - 33 ICE MACHINE
 - 34 TYPE "K" FIRE EXTINGUISHER (WALL MTD. w/ BRACKET)
 - 35 BAG N BOX
 - 36 MOP SINK
 - 37 FREDUCATION STATION & CHAIR
 - 38 ROOF LADDER
 - 39 ADA TACTILE RR SIGN
 - 40 HAND SINK
 - 41 WATER FILTER - FIELD VERIFY EXACT LOCATION, REF. KITCHEN ELEVATION, SHT. A8
 - 42 3/4" PVC FOR VIDEO CAMERA. VERIFY EXACT LOC.
 - 42a WALL MOUNTED POS SCREEN
 - 42b DESK MOUNTED POS SCREEN
 - 42c POLE MOUNTED MENU SCREEN
 - 42d WALL MOUNTED MENU SCREEN
 - 42e WALL MOUNTED DRINK SCREEN
 - 42f WALL MOUNTED OFFICE SCREEN
 - 42g WALL MOUNTED DRIVE THRU CAMERA SCREEN
 - 42h WALL MOUNTED SECURITY SCREEN
 - 43 WALL MOUNTED HEADSET STATION @ 96"
 - 44 SS FILLER PANEL BY G.C. REF. DETAIL 5/A7
 - 45 FINISH [] BACK OF BOOTH. REF. FINISH SCHEDULE SHEET A1.2
 - 46 NOT USED
 - 47 ROOF DRAIN OVERFLOW W/LAMBS TONGUE
 - 48 GREASE INTERCEPTOR - F. VERIFY LOCATION, REF. PLUMB. AND CIVIL PLANS
 - 49 3" PVC THRU-WALL FOR SODA DRAIN LINE
 - 50 CHILD HIGH CHAIRS. PROVIDE BY OWNER
 - 51 NOT USED
 - 52 ROOF DRAIN LEADER
 - 53 NOT USED
 - 54 PREP. SINK
 - 55 1 1/2" WATER SUPPLY
 - 56 NOT USED
 - 57 LIGHTING CONTROLS
 - 58 DOOR CHIME
 - 59 FIELD VERIFY & COORDINATE LOCATION OF EXHAUST HOOD WITH KITCHEN EQUIP. SUPPLIER TO AVOID CONFLICT OF HOOD PANEL w/ KITCHEN EQUIP. BELOW
 - 60 OIL RECOVERY TANKS
 - 61 TRENCH DRAIN
 - 62 SOFFIT ABOVE REF. DETAIL 3 & 7/A2.1



A ARCHITECTURAL FLOOR PLAN
 1/4" = 1'-0"

REFER TO SHEET A1 FOR ALL STUD WALL, COLUMN AND WINDOW ROUGH OPENING LOCATIONS AND WALL PARTITION CALLOUTS.



AREA CALCULATIONS (NET)

VESTIBULE	48 SQ. FT.
DINING	1099 SQ. FT.
CUSTARD	230 SQ. FT.
COOKLINE	375 SQ. FT.
DISHWARE/STORAGE	287 SQ. FT.
STORAGE	70 SQ. FT.
MECHANICAL	96 SQ. FT.
OFFICE	42 SQ. FT.
RESTROOMS	234 SQ. FT.
HALL	37 SQ. FT.
COOLER/FREEZER	220 SQ. FT.
TAXI DRIVE THRU WINDOW	123 SQ. FT.
FREDDY'S AREA (NET)	2,714 SQ. FT.
FREDDY'S AREA (GROSS)	3,027 SQ. FT.

SEATING CALCULATIONS

IN STORE	
3 4 SEAT BOOTHS	36
11 4 SEAT TABLES	44
TOTAL IN STORE DINING	80
PATIO	
4 4 SEAT TABLES	16
2 2 SEAT TABLES	4
TOTAL PATIO SEATING	20
TOTAL SEATING	100

FRAMING LEGEND:

- = 2x WOOD STUDS @ 16" o.c. SEE STUD LAYOUT PLAN A1.0 & WALL PARTITIONS A11 FOR WALL WIDTHS AND NOTES
- = NEW METAL STUDS SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
- = 2x WOOD STUDS @ 16" o.c. W/FULL BATT INSUL. SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
- = NEW COOLER WALLS
- = BRICK - SEE EXTERIOR FINISH SCHEDULE SHEET A3.0

GENERAL PLAN NOTES:

- A SAFE BY OWNER INSTALLED TO FLOOR BY G.C. (VERIFY)
- B WAUSAU TILE CEMENT TABLE (BY OWNER)
- C WAUSAU TILE CEMENT RECEPTACLE (BY OWNER)
- D 3" PVC ELBOW WHERE LIQUID REFRIG. LINES COME THRU WALL - REFER TO DETAIL BY KITCHEN EQUIP. SUPPLIER SHEET 2Q00
- E HEAVY DUTY FLOOR DOOR STOP
- F PROVIDE 5' X 5' SMOOTH LEVEL CONCRETE LANDING AT REQUIRED EXITS TO MEET ADA REQUIREMENTS
- FE NEW MIN. TYPE 2A 10BC WALL MOUNT FIRE EXTINGUISHER PROVIDED BY VENDOR AND INSTALLED BY G.C. I.O. 60" A.F.F. MAX. PROTRUSION INTO PATH OF CIRCULATION 4" MAX. G.C. TO PROVIDE MIN. OF (2) FIRE EXTINGUISHERS. G.C. TO VERIFY & COORDINATE LOCATIONS AND QUANTITIES WITH LOCAL FIRE MARSHAL.
- K NEW TYPE K WALL MOUNT FIRE EXTINGUISHER PROVIDED BY VENDOR AND INSTALLED BY G.C. I.O. 60" A.F.F. MAX. PROTRUSION INTO PATH OF CIRCULATION 4" MAX.
- SS STAINLESS STEEL CORNER GUARDS REFER TO SHEET A7.0 FOR CORNER EDGE DETAILS.



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKETPLACE
FALCON, CO.

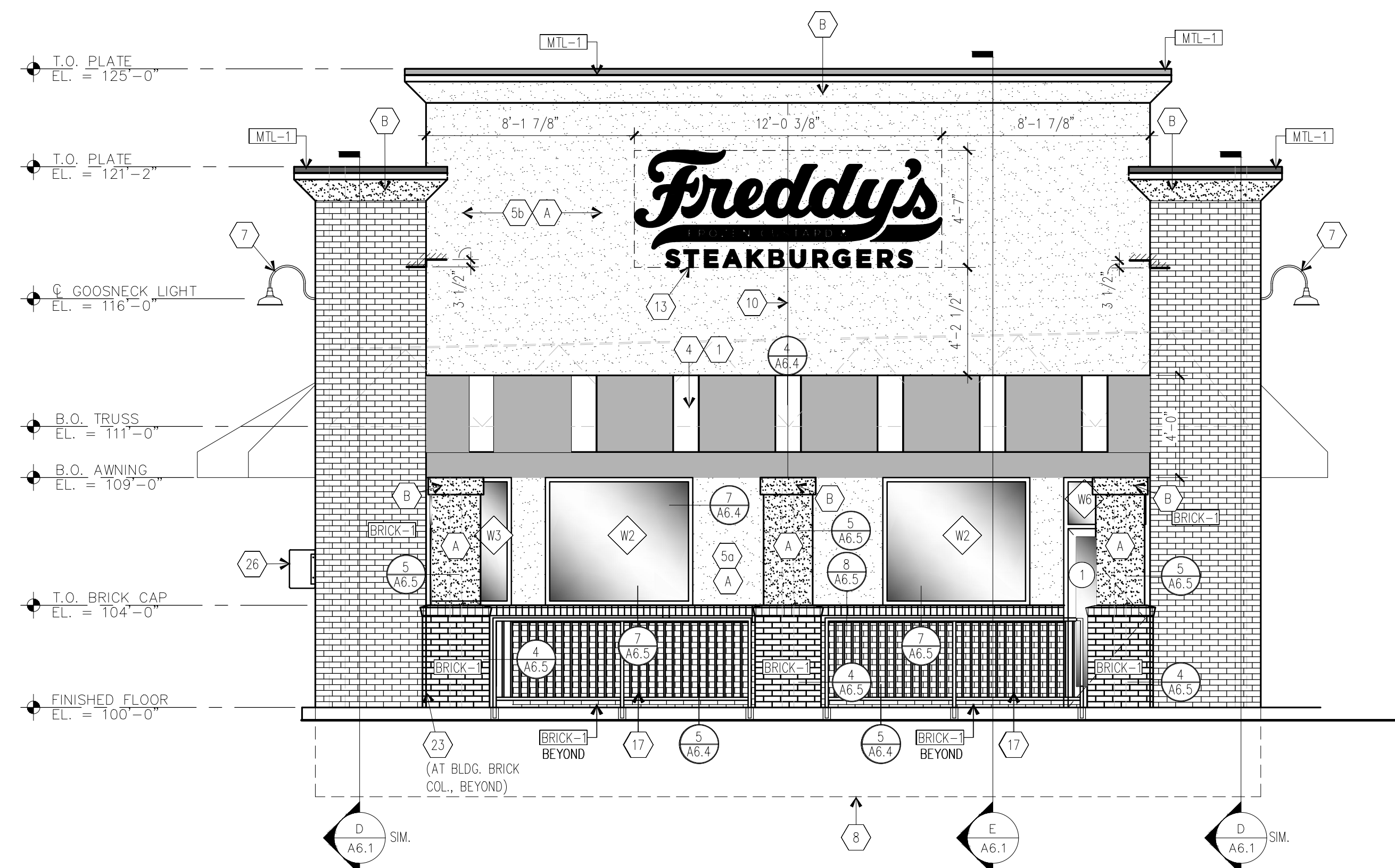
DAN WINTER ARCHITECT
1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

EXTERIOR ELEVATIONS

DATE
12/30/2021

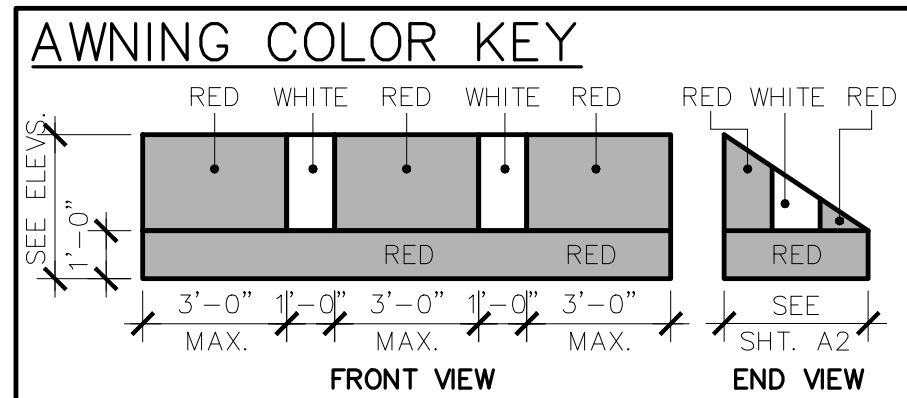
DRAWN BY:
RB
CHECKED BY:
DW

SHEET NO.
A3



(A) EAST ELEVATION
1/4" = 1'-0"

SIGNAGE AREA: EAST ELEVATION
FREDDY'S = 55 SQ.FT.
TOTAL = 55 SQ.FT.
EL PASO COUNTY, CO.
GENERAL DEVELOPMENT STANDARDS CHAPTER
6.2.10(E)(g)



NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER, AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

CAULKING COLOR NOTE:
- AT EIFS / BRICK - MATCH EIFS
- AT BRICK / BRICK - MATCH BRICK
- AT EIFS / EIFS - MATCH EIFS
- AT EIFS / STOREFRONT - MATCH DARK BRONZE FRAME

EXTERIOR FINISH SCHEDULE						
SHERWIN WILLIAMS - PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD						
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
BUILDING WALLS	PAINT *	(A)	SHERWIN WILLIAMS	#7533	KHAKI SHADE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BUILDING TRIM	PAINT *	(B)	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CONE	PAINT *	(C)	SHERWIN WILLIAMS	#17-143	BISCUIT FREDDY'S CONE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CUSTARD	PAINT *	(D)	SHERWIN WILLIAMS	#17-313	FREDDY'S ICE WHITE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BOLLARD	PAINT	(P3)	SHERWIN WILLIAMS	#17-572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	(P4)	SHERWIN WILLIAMS	#B66B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
* NOTE: ALL EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) IS PRE-MIXED WITH SHERWIN-WILLIAMS COLORS AS SPEC'D. ABOVE. NO PAINTING OF BUILDING E.I.F.S. (INCL. CONE) IS REQUIRED.						
EXTERIOR BRICK	DESCRIPTION	FINISH NO.	MFGR.	COLOR & TEXTURE	REMARKS	
BUILDING BRICK (OPT. #1)	BRICK MODULAR (OPT. #1)	(BRICK-1)	MERIDIAN BRICK	COLUMBIA ARCHITECTURAL SERIES	WAVERLY MILLS	GROUT COLOR - GRAY
BUILDING BRICK (OPT. #2)	BRICK MODULAR (OPT. #2)	(BRICK-2)	THE LAKEWOOD BRICK COMPANY	ACME BRICK CO. P.316-341-3594	WELLSHIRE	GROUT COLOR - GRAY MODULAR & TIN - MADE RUMBLED
METAL COPING	DESCRIPTION	FINISH NO.		COLOR	REMARKS	
BUILDING COPING	COPING	(MTL-1)	DUROLAST	BRITE RED	2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.	

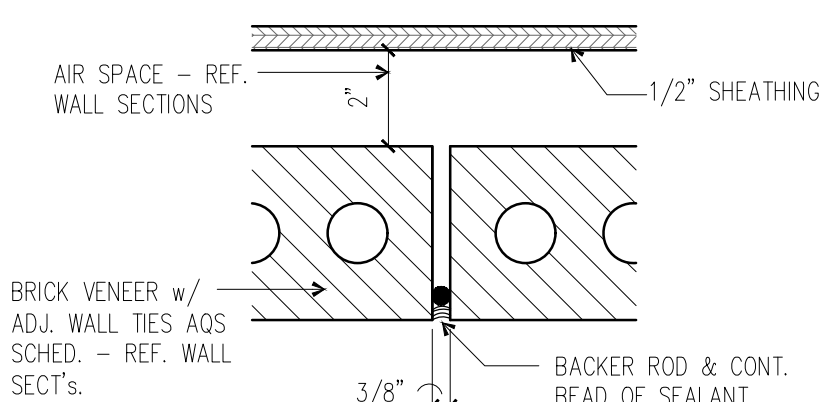
GENERAL NOTES:

SIGNS SHOWN ON THESE ELEVATIONS ARE FOR CODE REVIEW PURPOSES ONLY. THESE SIGN ELEVATIONS ARE NOT TO BE USED AS OR CONSTRUED AS SHOP DRAWINGS FOR SIGN CONSTRUCTION. SIGN SHOP DRAWINGS ARE PRODUCED BY THE SIGN MANUFACTURER FOR REVIEW AND APPROVAL BY THE OWNER.

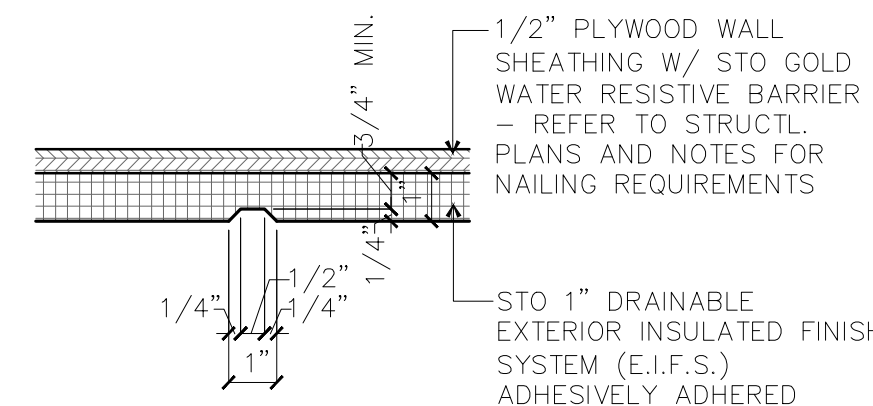
NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER, AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

ELEVATION KEY NOTES:

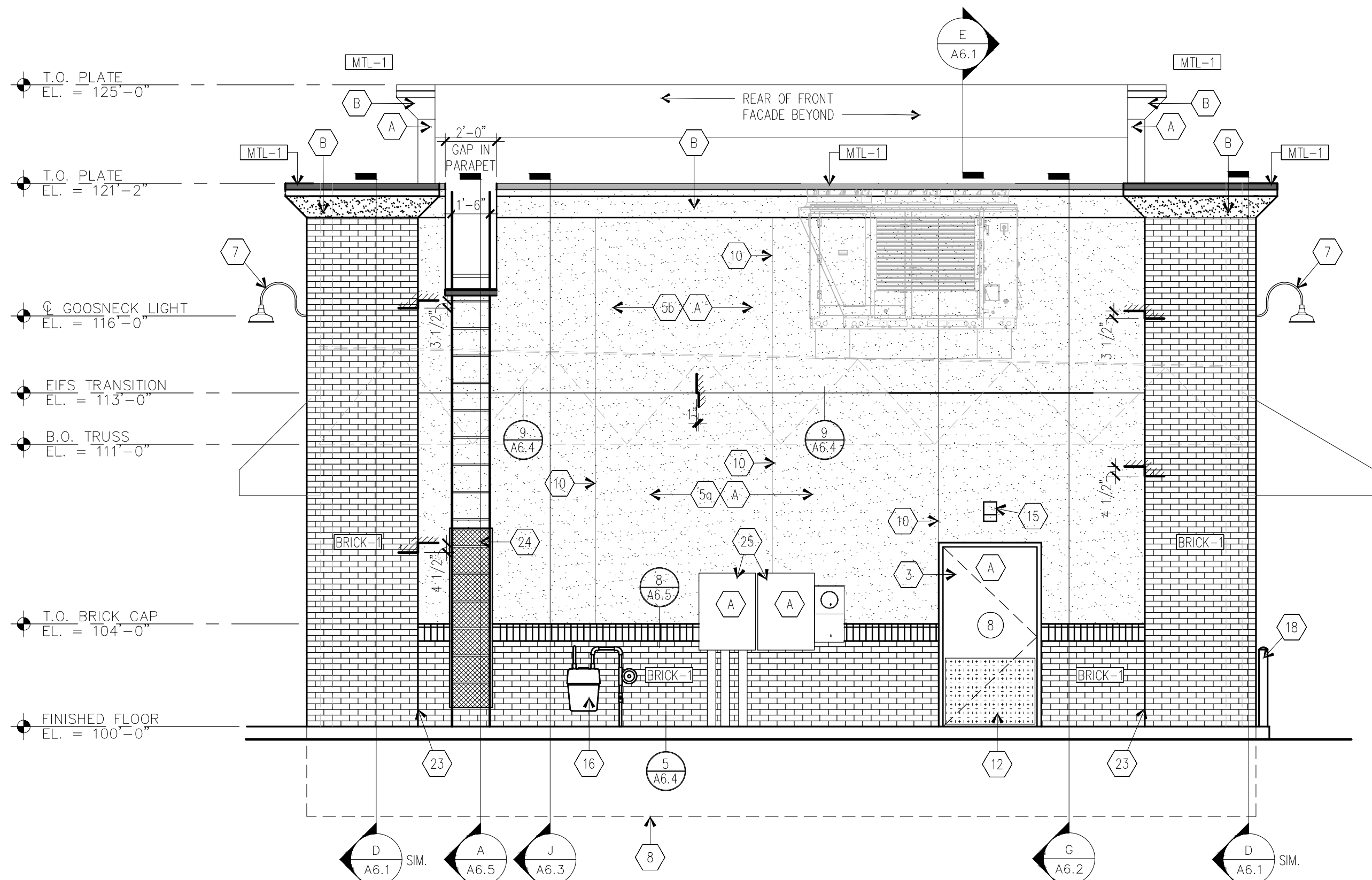
- (1) (2)-TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNINGS, TYP. SUPPLIED BY OWNER, WRED & INSTALLED BY ELEC. CONTR.
- (2) OVERFLOW DRAIN WITH LAMBS TONGUE
- (3) HOLLOW METAL EXIT DR. REF. DOOR SCHED.
- (4) EXTERIOR VINYL AWNING & ALUM FRAME BY OWNER AND AWNING MANUF. TYP REF. AWNING COLOR KEY SHT'S A3 & A4
- (5a) STO 1 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
- (5b) STO 2 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
- (6) NOT USED
- (7) GOOSENECK LIGHT FIXTURE 'RED'
- (8) CONCRETE FOUNDATION REFER TO STRUCTL. PLANS FOR SIZE AND DETAILS
- (9) NOT USED
- (10) EIFS CONTROL JOINT REF. DETAIL 4/A3
- (11) NOT USED
- (12) 42"x 30" DIAMOND TREAD PLATE
- (13) SIGNAGE BY OWNER - INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
- (14) NOT USED
- (15) WALL PACK LIGHT FIXTURE. ABOVE REAR DOOR - REF. ELEC. PLANS
- (16) GAS METER PTD. VERIFY LOC.
- (17) REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS. (IF REQUIRED, NOT SHOWN ON PROTOTYPE)
- (18) 4" CONC. FILLED PIPE BOLLARD. FREDDY'S RED
- (19) NOT USED
- (20) READY ACCESS MODEL AA300 CURTAIN - 275 PASS-THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQ'TS. SEE MANUFACTURER FOR APPROPRIATE AIR CURTAIN CONFIGURATION BASED ON GEOGRAPHY.
- (21) READY ACCESS MODEL 275 WINDOW/ MANUAL SINGLE PANEL SLIDER, 48"W x 60" H. R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELECTRONIC RELEASE - OPENS ON SIDE THE CAR APPROACHES. BRONZE FINISH - PROVIDED BY & INSTALLED BY G.C.
- (22) RECESSED KNOX BOX
- (23) BRICK EXPANSION JOINT REF. DETAIL 3/A3
- (24) NOT USED
- (25) STEEL MESH HINGED GATE (W/LOCK) TO ENCLOSE BOTTOM OF ACCESS LADDER. (PAINT TO MATCH FIN.)
- (26) ELECTRICAL CT CABINET & DISCONNECT - PTD., VERIFY LOCATION
- (27) FREDDY'S PEDESTRIAN CROSSING SIGN. BOTTOM OF SIGN @ 56" A.F.F.



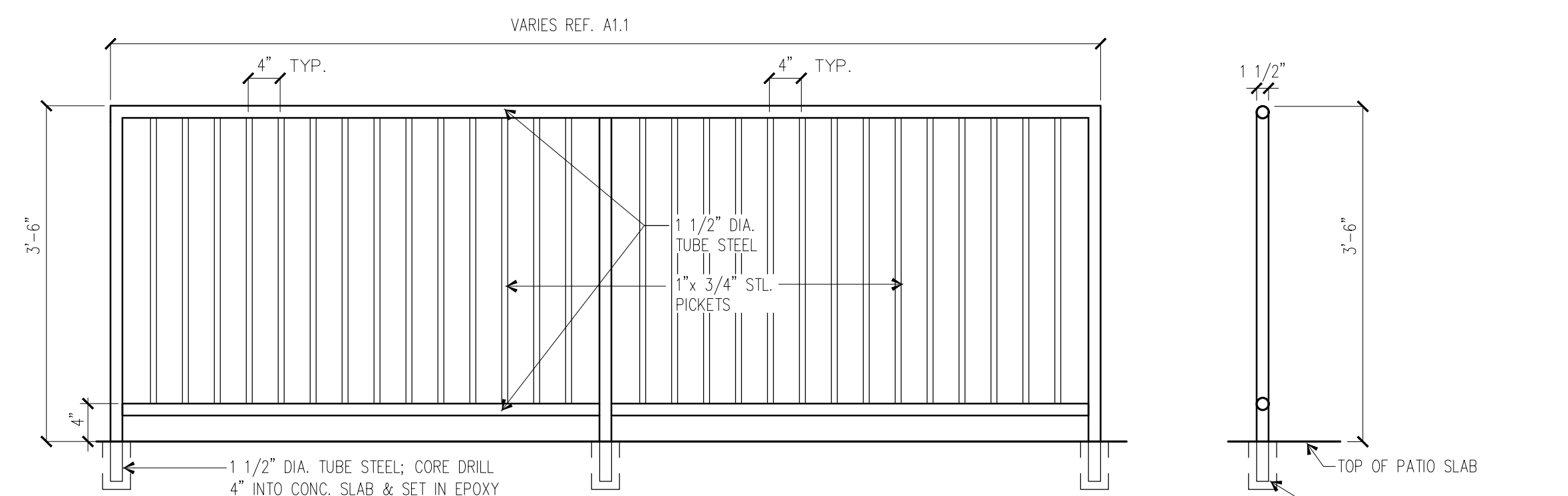
(3) BRICK CONTROL JOINT
3" = 1'-0" MARKED CJ ON EXTERIOR ELEVATIONS SHEETS A3 & A4



(4) EIFS CONTROL JOINT
3" = 1'-0" MARKED CJ ON EXTERIOR ELEVATIONS SHEETS A3 & A4



(B) WEST ELEVATION
1/4" = 1'-0"



(5) PATIO GUARD RAIL SECTION
3/4" = 1'-0"

PAINT: ALL METAL RAILINGS TO BE PAINTED BLACK (P4 - DIRECT TO METAL PAINT) PER FINISH SCHED. ARCH. SHEET A1.2

1 1/2" DIA. TUBE STEEL; CORE DRILL 4" INTO CONC. SLAB & SET IN EPOXY



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD
7575 FALCON MARKETPLACE
FALCON, CO.

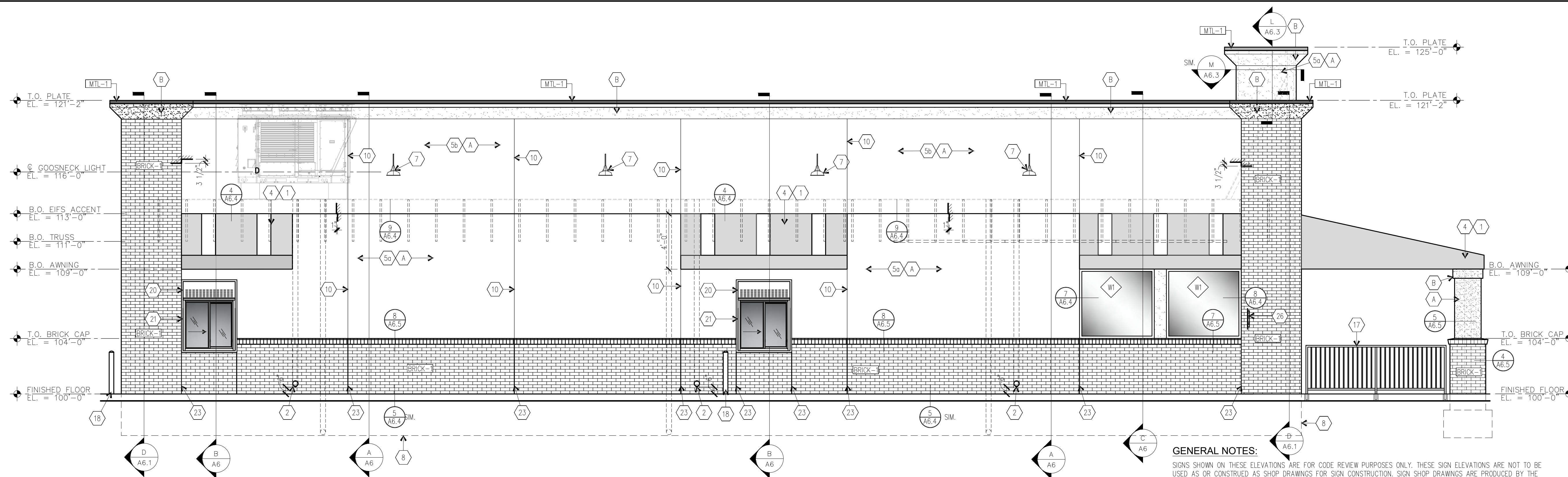
DAN WINTER ARCHITECT
1024 EAST FIRST STREET
WICHITA, KS.
67214
PH. 316-267-7142

EXTERIOR ELEVATIONS

DATE
12/30/2021

DRAWN BY:
RB
CHECKED BY:
DW

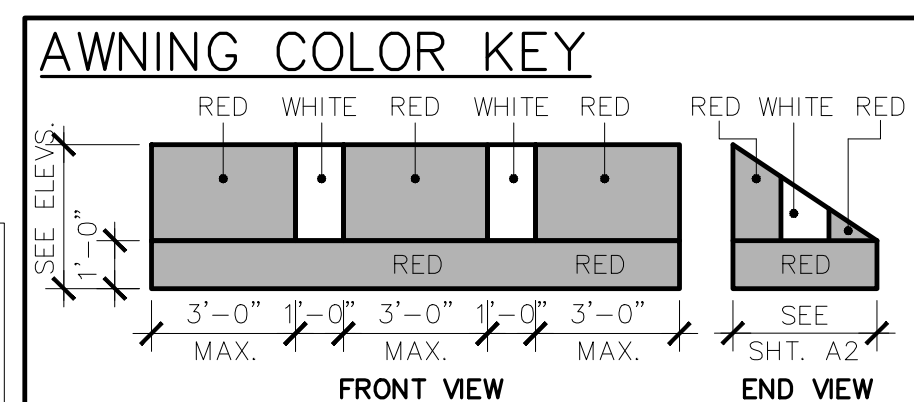
SHEET NO.
A4



(A) SOUTH ELEVATION
1/4" = 1'-0"

NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER: AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

CAULKING COLOR NOTE:
- AT EIFS / BRICK - MATCH EIFS
- AT BRICK / BRICK - MATCH BRICK
- AT EIFS / EIFS - MATCH EIFS
- AT EIFS / STOREFRONT - MATCH DARK BRONZE FRAME



EXTERIOR FINISH SCHEDULE						
SHERWIN WILLIAMS - PARENT NUMBER: BE37 FREDDY'S FROZEN CUSTARD						
EXTERIOR PAINT	DESCRIPTION	FINISH NO.	MFGR.	MFGR. NO.	COLOR	REMARKS
BUILDING WALLS	PAINT *	(A)	SHERWIN WILLIAMS	#7533	KHAKI SHADE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BUILDING TRIM	PAINT *	(B)	SHERWIN WILLIAMS	#6126	FREDDY'S PEARL	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CONE	PAINT *	(C)	SHERWIN WILLIAMS	#17-143	BISCUIT FREDDY'S CONE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
CUSTARD	PAINT *	(D)	SHERWIN WILLIAMS	#17-313	FREDDY'S ICE WHITE	PAINT WITH TWO COATS ACRYLIC LATEX (SATIN)
BOLLARD	PAINT	(P3)	SHERWIN WILLIAMS	#17-572	FREDDY'S RED	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
GUARD RAIL	PAINT	(P4)	SHERWIN WILLIAMS	#B66B300	FREDDY'S JET BLACK	PAINT WITH TWO COATS HIGH PERFORMANCE ACRYLIC (GLOSS)
* NOTE: ALL EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) IS PRE-MIXED WITH SHERWIN-WILLIAMS COLORS AS SPEC'D. ABOVE. NO PAINTING OF BUILDING E.I.F.S. (INCL. CONE) IS REQUIRED.						
EXTERIOR BRICK	DESCRIPTION	FINISH NO.	MFGR.	COLOR & TEXTURE	REMARKS	
BUILDING BRICK (OPT. #1)	BRICK MODULAR (OPT. #1)	(BRICK-1)	MERIDIAN BRICK	COLUMBIA ARCHITECTURAL SERIES	WAVERLY MILLS	GROUT COLOR - GRAY
BUILDING BRICK (OPT. #2)	BRICK MODULAR (OPT. #2)	(BRICK-2)	THE LAKEWOOD BRICK COMPANY	ACME BRICK CO. P.316-941-3594	WELLSHIRE	GROUT COLOR - GRAY MODULAR & TIN - MADE RUMBLD
METAL COPING	DESCRIPTION	FINISH NO.	COLOR	REMARKS		
BUILDING COPING	COPING	(MTL-1)	DUROLAST	BRITE RED	2 PC COMPRESSION COPING CAP. SLOPE TOWARDS ROOF.	

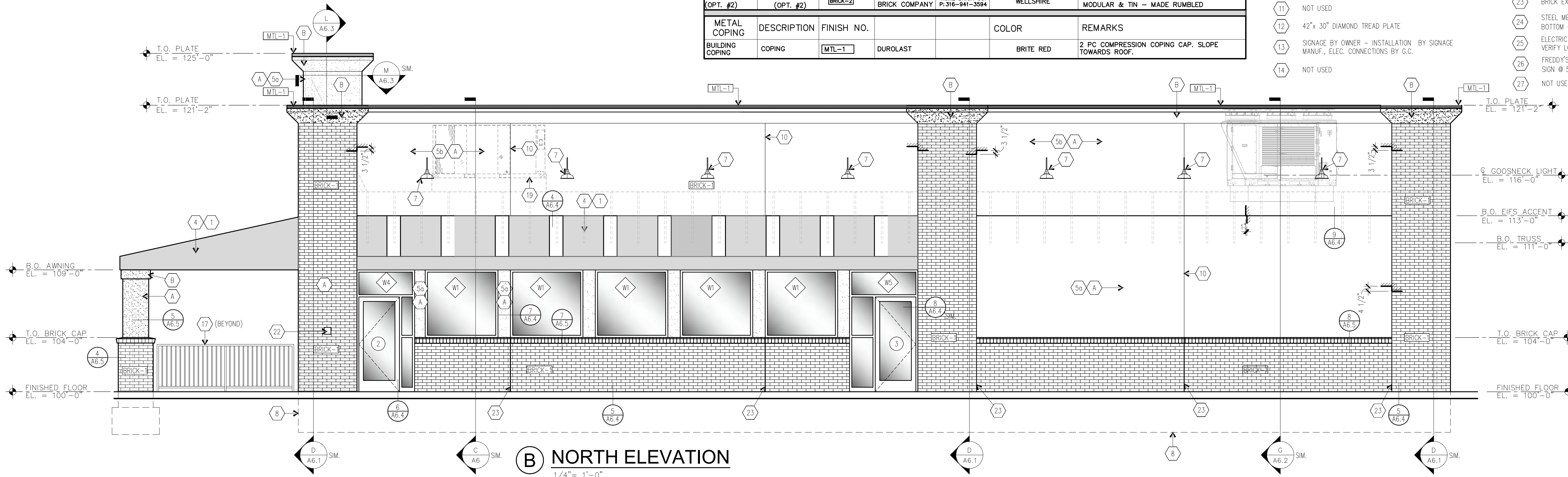
GENERAL NOTES:

SIGNS SHOWN ON THESE ELEVATIONS ARE FOR CODE REVIEW PURPOSES ONLY. THESE SIGN ELEVATIONS ARE NOT TO BE USED AS OR CONSTRUED AS SHOP DRAWINGS FOR SIGN CONSTRUCTION. SIGN SHOP DRAWINGS ARE PRODUCED BY THE SIGN MANUFACTURER FOR REVIEW AND APPROVAL BY THE OWNER.

NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER: AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

ELEVATION KEY NOTES:

- 1 (2)-TUBE, STRIP LED FIXTURES WITH CLEAR LENS COVERS TO BACK LIGHT AWNINGS. TYP. SUPPLIED BY OWNER. WIRED & INSTALLED BY ELEC. CONTR.
- 2 OVERFLOW DRAIN WITH LAMBS TONGUE
- 3 HOLLOW METAL EXIT DR. REF. DOOR SCHED.
- 4 EXTERIOR VINYL AWNING & ALUM FRAME BY OWNER AND AWNING MANUF. TYP. REF. AWNING COLOR KEY SHTS A3 & A4
- 5a STO 1 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
- 5b STO 2 1/2" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED "SAND PEBBLE FIN."
- 6 NOT USED
- 7 GOOSENECK LIGHT FIXTURE 'RED'
- 8 CONCRETE FOUNDATION REFER TO STRUCTL. PLANS FOR SIZE AND DETAILS
- 9 NOT USED
- 10 EIFS CONTROL JOINT REF. DETAIL 4/A3
- 11 NOT USED
- 12 42"x 30" DIAMOND TREAD PLATE
- 13 SIGNAGE BY OWNER - INSTALLATION BY SIGNAGE MANUF., ELEC. CONNECTIONS BY G.C.
- 14 NOT USED
- 15 WALL PACK LIGHT FIXTURE. ABOVE REAR DOOR - REF. ELEC. PLANS
- 16 GAS METER PTD. VERIFY LOC.
- 17 REFER TO DETAIL 5/A3 FOR GUARD RAIL DETAILS. (IF REQUIRED, NOT SHOWN ON PROTOTYPE)
- 18 4" CONC. FILLED PIPE BOLLARD. FREDDY'S RED
- 19 NOT USED
- 20 READY ACCESS MODEL AA300 CURTAIN - 275 PASS-THRU AIR CURTAIN SYSTEM W/ STATUARY BRONZE FIN. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQ'TS. SEE MANUFACTURER FOR APPROPRIATE AIR CURTAIN CONFIGURATION BASED ON GEOGRAPHY.
- 21 READY ACCESS MODEL 275 WINDOW/ MANUAL SINGLE PANEL SLIDER, 48"W x 60" H. R.O. (INCL. AIR CURTAIN ABOVE). MANUAL OPEN/ ELECTRONIC RELEASE - OPENS ON SIDE THE CAR APPROACHES. BRONZE FINISH - PROVIDED BY & INSTALLED BY G.C.
- 22 RECESSED KNIX BOX
- 23 BRICK EXPANSION JOINT REF. DETAIL 3/A3
- 24 STEEL MESH HINGED GATE (W/LOCK) TO ENCLOSE BOTTOM OF ACCESS LADDER. (PAINT TO MATCH EIFS).
- 25 ELECTRICAL CT CABINET & DISCONNECT - PTD., VERIFY LOCATION
- 26 FREDDY'S PEDESTRIAN CROSSING SIGN. BOTTOM OF SIGN @ 56" A.F.F.
- 27 NOT USED

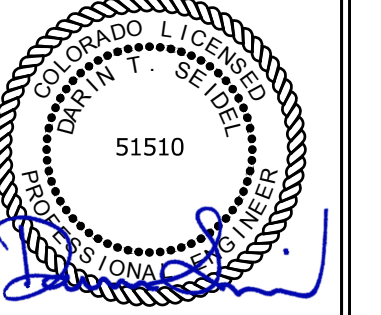


(B) NORTH ELEVATION
1/4" = 1'-0"



FREDDY'S FROZEN CUSTARD
7575 FALCON MARKETPLACE
FALCON, CO.

2/21/2022



DAN WINTER
ARCHITECT
1024 EAST
FIRST STREET
WICHITA, KS.
67214
PH. 316-267-7142

ELECTRICAL
 SITE PLAN

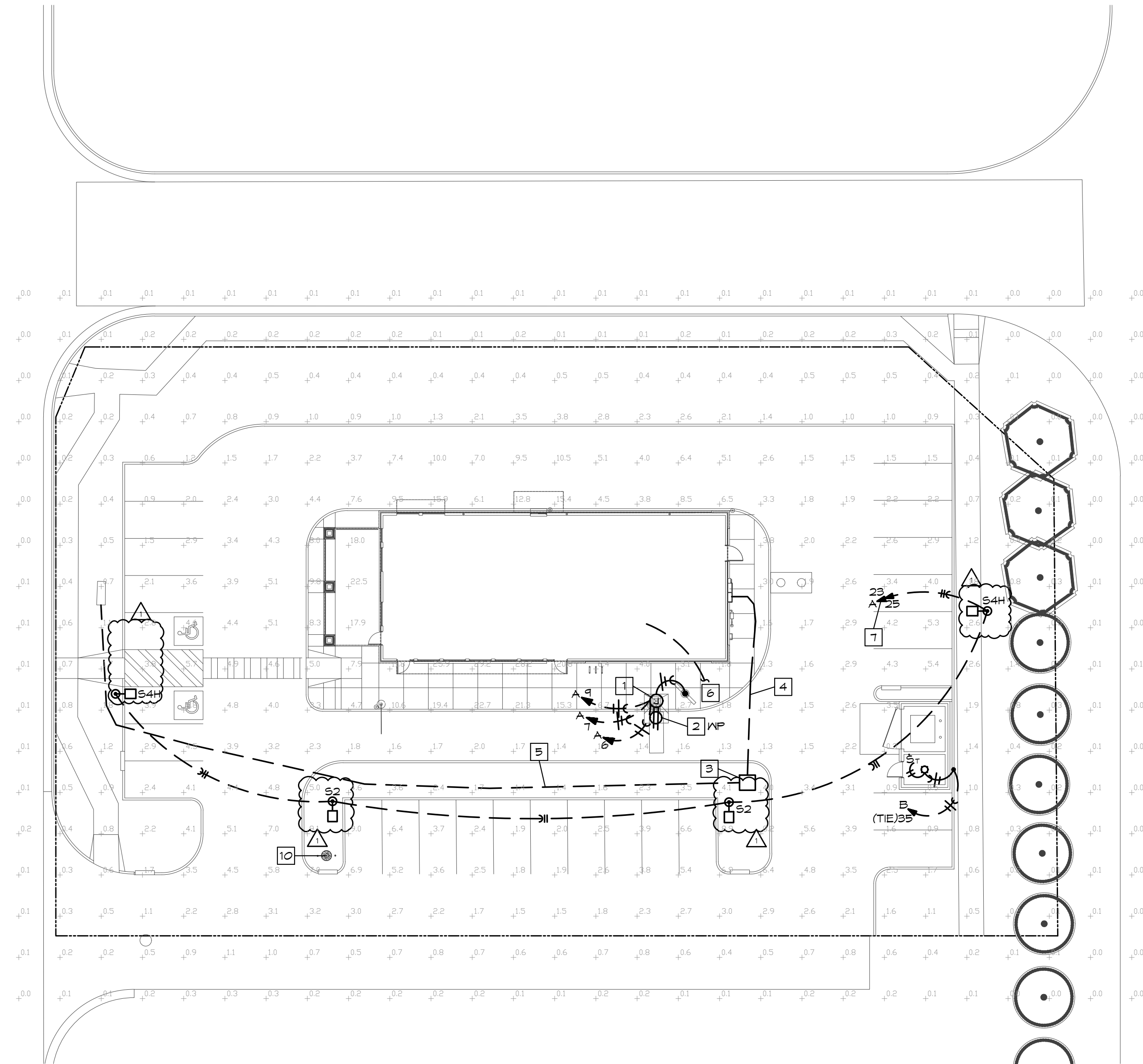
DATE
01/27/2022
 REV 1 - 02/17/22

DRAWN BY:
SM/MS
 CHECKED BY:
DS/EK

SHEET NO.
E-5

SITE ELECTRICAL PLAN NOTES

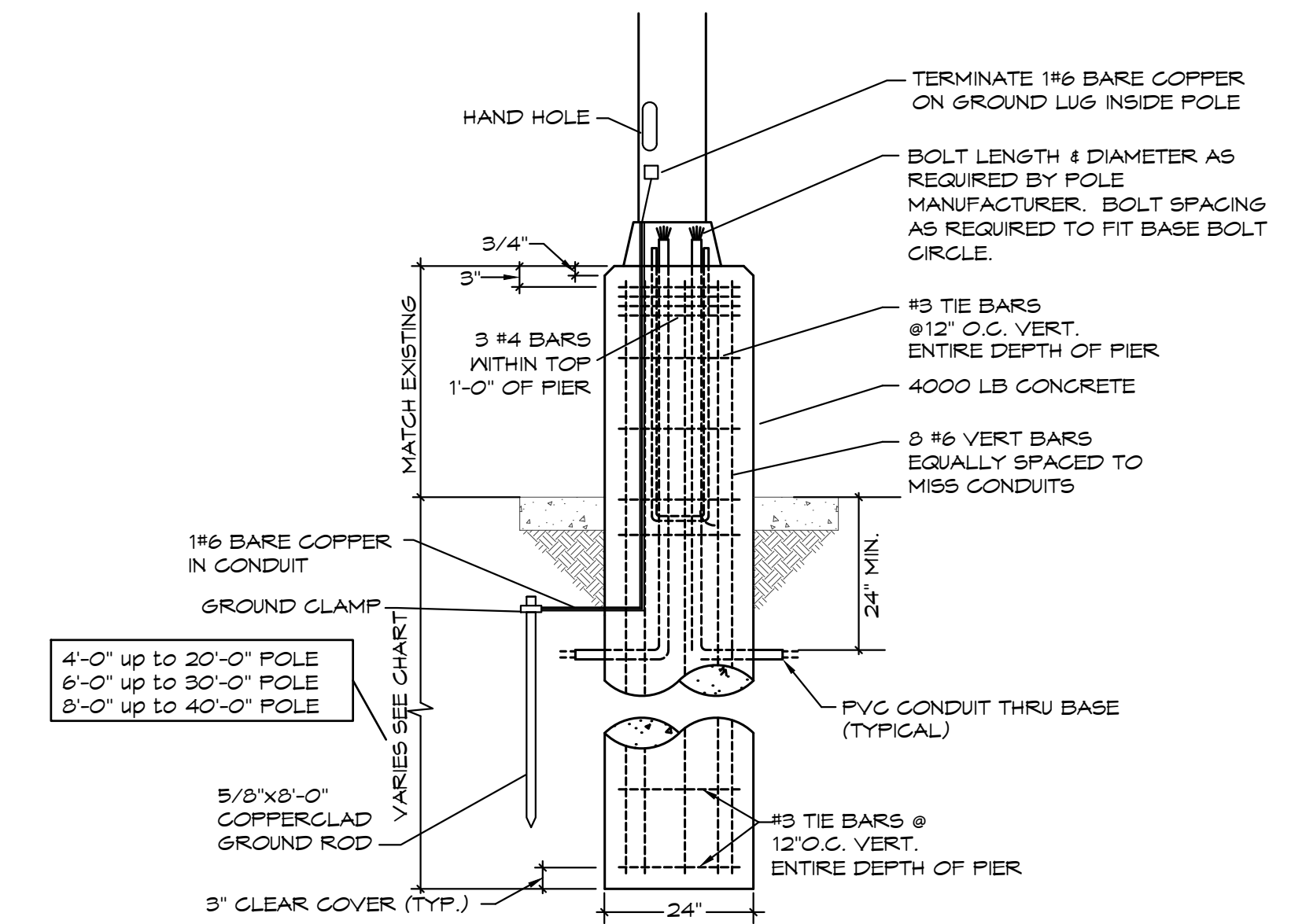
- 1 CONNECT TO MENU BOARD AND PRE-SELL BOARD PER MANUFACTURER'S INSTRUCTIONS. ONE CIRCUIT THRU TIMECLOCK AND ONE CIRCUIT UNSWITCHED FOR SPEAKER POST. REFER TO KEYNOTE 29 ON SHEET E1.
- 2 RECEPTACLE FOR OCB. MOUNT WEATHERPROOF DUPLEX INSIDE POST AT +24". CONDUIT TO BE RUN INSIDE POST.
- 3 PROPOSED PAD-MOUNTED TRANSFORMER - SEE ELECTRICAL RISER DIAGRAM ON SHEET E4. COORDINATE EXACT LOCATION WITH LOCAL UTILITY COMPANY.
- 4 SECONDARY CONDUCTORS FROM TRANSFORMER. SEE RISER DIAGRAM ON SHEET E4.
- 5 4" C FOR PRIMARY CABLES BY UTILITY COMPANY. COORDINATE ROUTING & TERMINATION POINT WITH LOCAL SERVICE PROVIDER.
- 6 1/2" C TO PROPERTY FOR TELEPHONE SERVICE. TERMINATE AT LOCATION DIRECTED BY LOCAL SERVICE PROVIDER.
- 7 ROUTE CIRCUIT TO PANEL INDICATED VIA EXTERIOR LIGHTING CONTROLS. SEE DETAIL ON SHEET E2.
- 8 NOT USED.
- 9 NOT USED.
- 10 LOCATION OF FLAG POLE AND IN-GROUND LIGHTING. REFER TO SHEET E2 FOR LIGHTING CIRCUITING AND CONTROLS.



ELECTRICAL SITE PLAN
 SCALE: 1"=20'
 NORTH

STATISTICAL AREA SUMMARY

AREA	AVG FC	MAX FC	MIN FC	MAX/MIN	AVG/MIN
PARKING	4.0	10.2	0.4	25.5:1	10.0:1



POLE FOUNDATION DETAIL
 SCALE: NONE

BC PROJECT #: 21959
This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on the project only. Pursuant to the Architectural/Professional Regulation Act of 2000, all drawings, specifications, plans and designs, including the overall form, arrangement and composition of spaces and elements according thereto, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

BC ENGINEERS
INCORPORATED
 5720 Reeder Shawnee, Ks. 66203 (913)262-1772