



RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward

LOT 4A, PARKER POINTE SUBDIVISION FILING NO.

1, AMENDMENT NO. 1

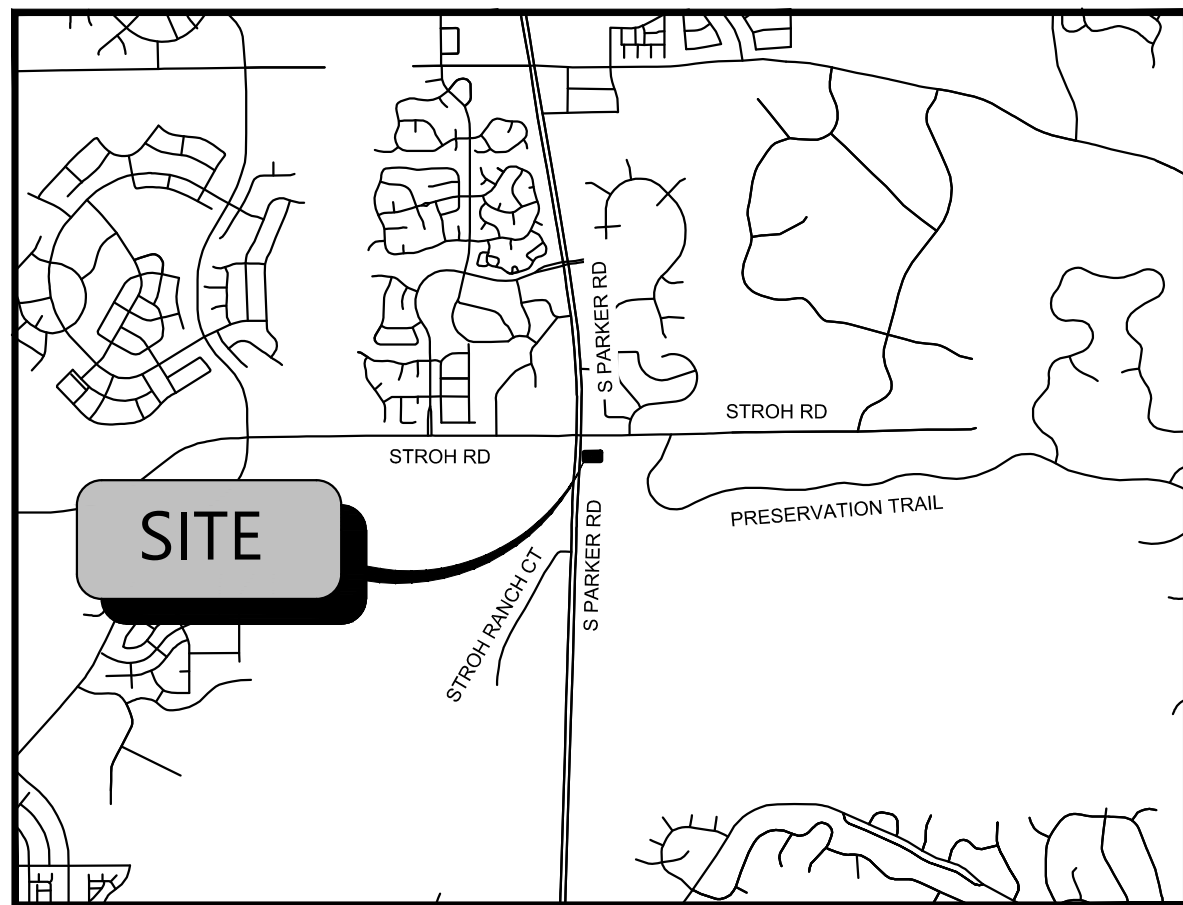
SITE PLAN FOR



LOCATED AT S. PARKER RD & STROH RD
CITY OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

TOTAL SITE ACREAGE: 0.60 AC

SITE AREA	
TOTAL PROPERTY AREA:	0.60 AC. / 25,933 SF.
DISTURBED AREA:	0.67 AC. / 29,406 SF.
IMPERVIOUS AREA:	0.40 AC. / 17,639 SF.
LANDSCAPED AREA:	0.19 AC. / 8,294 SF.
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF PARKER
ZONING:	MIXED-USE COMMUNITY
ADJACENT ZONING:	PLANNED DEVELOPMENT
PROPOSED USE:	COMMERCIAL RESTAURANT WITH DRIVE THRU
BUILDING SETBACKS	
REQUIRED BUILDING SETBACK	
FRONT MIN BUILDING SETBACK	25'
FRONT MAX BUILDING SETBACK	NONE
SIDE MIN BUILDING SETBACK	5' (NONRESIDENTIAL)
SIDE MAX BUILDING SETBACK	10' (ADJACENT TO STREET)
REAR BUILDING SETBACK	5' MIN. WITH ALLEY
REAR BUILDING SETBACK	8' MIN. WITHOUT ALLEY
PROVIDED BUILDING SETBACK	
FRONT (W) BUILDING SETBACK	65.2'
SIDE (S) BUILDING SETBACK	18'
SIDE (N) BUILDING SETBACK	51.5'
REAR (E) BUILDING SETBACK	113.5'
BUILDING SUMMARY	
PROPOSED BUILDING AREA:	1,495 SF
REQUIRED BUILDING HEIGHT LIMIT:	45'
PROVIDED BUILDING HEIGHT:	±20'
PROPOSED NUMBER OF BUILDINGS:	1
PARKING SUMMARY	
PARKING REQUIREMENTS	
1 SPACE PER EACH 4 PERSONS OF RATED CAPACITY OF 37 PEOPLE (EXCLUDING OUTDOOR SEATING)	
10 SPACES	
12 SPACES (INCLUDING 1 ADA SPACE)	
DRIVE-THROUGH STACKING PROVIDED	
BIKE SPACES REQUIREMENTS	
1 REQUIRED - 10% OF VEHICLE SPACES PROVIDED	
TOTAL BIKE PARKING PROVIDED	
4 SPACES	



VICINITY MAP
N.T.S.



FEMA MAP
N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 08035C0182G DATED MARCH, 16 2016.



AERIAL MAP
N.T.S.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1- 800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

TOWN OF PARKER PLAN SET

Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.20	GENERAL NOTES
C2.00	SITE PLAN
SF-9	BICYCLE RACK
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE SPECIFICATION AND NOTES
L1.03	LANDSCAPE DETAILS
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION SPECIFICATIONS AND DETAILS
E0.1	ELECTRICAL NOTES & SYMBOLS
E1.0	ELECTRICAL SITE PLAN
E1.1	PHOTOMETRIC SITE PLAN
E1.2	EXTERIOR LIGHTING SPEC SHEETS
E1.3	IECC REPORT
E1.4	EXTERIOR LIGHTING CUTSHEET
E4.0	ELECTRICAL ONE-LINE DIAGRAM
E4.1	ELECTRICAL PANEL SCHEDULES
E4.2	ELECTRICAL GEAR DETAILS
E5.0	ELECTRICAL SPECIFICATIONS
A1.0	DUMPSTER ENCLOSURE PLAN AND ELEVATIONS
A6.0	EXTERIOR ELEVATION (COLOR)
A6.1	EXTERIOR ELEVATION (COLOR)
-	MENU BOARD AND CANOPY DETAILS

BLACK ROCK COFFEE BAR

TOTAL SITE AREA: 0.60 AC. / 25,933 SF.
DISTURBED AREA: 0.67 AC. / 29,406 SF.
ZONING: MIXED-USE COMMUNITY (MC)

DEVELOPMENT TEAM

OWNER

DOUBLETREE VENTURES, LLC
P.O. BOX 40326
DENVER, CO 80204
CONTACT: BRIAN ZUREK
EMAIL: BRIAN@DOUBLETREEVENTURES.COM

CIVIL ENGINEER

ATWELL, LLC
9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
PHONE: (###) ###-####
CONTACT: NICHOLAS SALAZAR
EMAIL: NSALAZAR@ATWELL.COM

SURVEYOR

BARRON LAND
2790 N. ACADEMY BLVD., SUITE 311
COLORADO SPRINGS, CO 80917
PHONE: (719) 360-6827
CONTACT: SPENCER BARRON

DEVELOPER

BLACK ROCK COFFEE BAR
16307 NE CAMERON BLVD
PORTLAND, OR 97230
PHONE: (541) 531-2149
CONTACT: TONY POLLOTTA

PROJECT NARRATIVE

BLACK ROCK COFFEE BAR IS OWNED BY BLACK ROCK DEVELOPMENT COMPANY, LLC. THEY ARE A PREMIUM CRAFT COFFEE SHOP WITH MULTIPLE LOCATIONS ACROSS THE COUNTRY. THE CONSIDER THEMSELVES A "PART OF LOCAL COMMUNITIES. EACH BLACK ROCK COFFEE BAR TEAM FINDS WAYS TO SERVE THEIR NEIGHBORHOODS, AND BY DOING SO WE HELP RAISE THE BAR FOR RELATIONSHIP AND COMPASSION." THEIR PROTOTYPE BUILDING IS ROUGHLY 600-700 SQUARE FEET IN SIZE, WITH STATE-OF-THE-ART DESIGN AND IDENTIFIABLE BRANDING ELEMENTS. THEY OFFER PATIO AND INDOOR SEATING WITH THE OPTION OF DRIVE-THRU AVAILABILITY.

A BUILDING WITH THE STANDARD DUAL-LANE ORDERING SINGLE LANE PICKUP IS BEING PROPOSED FOR THIS LOCATION. THIS PROJECT WOULD UTILIZE A PROPOSED ACCESS POINT TO DECLAN DRIVE.

LEGAL DESCRIPTION

LOT 4A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 ACCORDING TO THE PLAT AS RECORDED JULY 31, 2024 AT RECEPTION NO. 2024031650, COUNTY OF DOUGLAS, STATE OF COLORADO

ADDRESS OF RECORD:
6940 STROH ROAD, PARKER, CO

BENCHMARK

ELEVATIONS ARE BASED UPON DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT "1.060032" (ELEVATION - 5903.17 NADV88)

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, T7S, R66W OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE EAST WITH A #6 REBAR WITH 2" ALUMINUM CAP IN MONUMENT BOX STAMPED "PLS 22561" AND ON THE WEST WITH A #6 REBAR WITH A 3.25" ALUMINUM CAP IN MONUMENT BOX STAMPED "PLS 29761", AND IS ASSUMED TO BEAR S 89°59'29" W, A FIELD MEASURED DISTANCE OF 2648.43 FEET.

GOVERNING AGENCIES AND UTILITY CONTACTS

WATER & WASTEWATER

PARKER WATER AND SANITATION DISTRICT
13939 ANCESTRY DRIVE
PARKER, CO 80134
PHONE: (303) 841-4627
EMAIL: RRAMSEY@PWSD.ORG
CONTACT: ROBERT RAMSEY

ENGINEERING DEPARTMENT

TOWN OF PARKER ENGINEERING & PUBLIC WORKS
20120 E. MAINSTREET
PARKER, CO 80134
PHONE: (303) 840-9546
EMAIL: CKUDLAUSKAS@PARKERCO.GOV
CONTACT: CHARLES KUDLAUSKAS

FIRE PROTECTION

TOWN OF PARKER FIRE AND LIFE SAFETY
20120 E. MAINSTREET
PARKER, CO 80138
PHONE: (303) 805-3169
CONTACT: RANDY CAPRA
EMAIL: RCAPRA@PARKERONLINE.ORG
BUILDING PERMIT
TOWN OR PARKING BUILDING DIVISION
20120 E. MAINSTREET
PARKER, CO 80138
PHONE: (303) 841-1970
CONTACT: RANDY SALE
EMAIL: RSALE@PARKERONLINE.ORG

GAS PROVIDER

XCEL ENERGY
1123 WEST 3RD AVE,
DENVER, CO 80223
PHONE: (303) 571-3927
CONTACT: BUILDER'S CALL LINE
(800) 628-1212 X3

PHONE PROVIDER

CENTURYLINK
9750 EAST COSTILLA AVE.
ENGLEWOOD, CO 80112
PHONE: (720) 578-5142

ELECTRIC PROVIDER

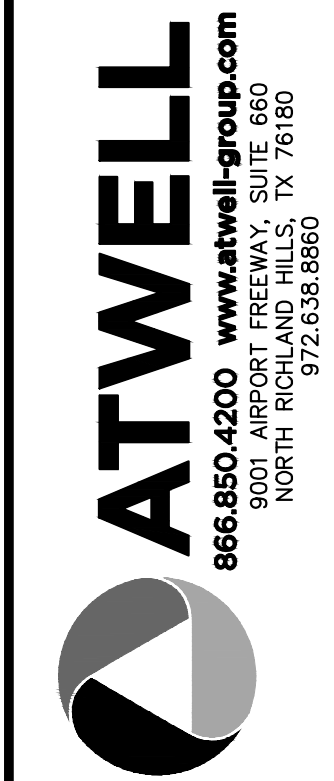
CORE ELECTRIC COOPERATIVE
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
PHONE: (303) 332-9540
CONTACT: BRUFF SHEA



Know what's Below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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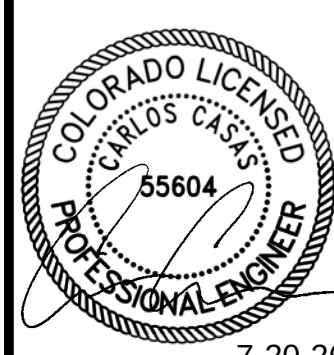
LOT 4A, PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1
S. PARKER RD & STROH RD
PARKER
DOUGLAS COUNTY, COLORADO

BLACK ROCK COFFEE BAR
13135 DECLAN DRIVE
BLACK ROCK COFFEE BAR
COVER SHEET

DATE 2026-06-29

2026-06-29
FIELD COORDINATION

REVISIONS



7-20-26

DRAWN BY: K. SARWAR
CHECKED BY: N. SALAZAR
PROJECT MANAGER: N. SALAZAR
JOB #: 24003198
FILE CODE: ##
SHEET NO. C0.00

PROJECT GENERAL NOTES

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF IMPROVEMENTS SHALL MEET OR EXCEED THE CITY AND APPLICABLE UTILITY DISTRICT STANDARDS AND SPECIFICATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS. ALL REFERENCES TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS, UNLESS SPECIFICALLY STATED OTHERWISE.

2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE PLANS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED, AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

3. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY TO FURNISH SAFE WORKING CONDITIONS FOR THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY RULES AND REGULATIONS.

4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS AND TO COORDINATE SUCH RELOCATIONS WITH THE APPROPRIATE UTILITY PROVIDER AND ALL AFFECTED PARTIES.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY/DISTRICT TO OBTAIN TEMPORARY POWER, TELEPHONE, AND WATER SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES/DISTRICTS INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WHETHER SHOWN OR NOT SHOWN ON THE PLANS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

9. THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION FENCE PRIOR TO, AND THROUGHOUT CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY, STATE, OR LOCAL DISTRICTS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH INSPECTION.

11. THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DISTRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

12. THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DITRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

14. INCLUDED IN THIS PACKAGE IS THE DEMOLITION AND DISPOSAL OF ALL EXISTING UTILITIES, SITE IMPROVEMENTS AND SITE FURNISHINGS NEEDED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN IN THIS SET OF CONSTRUCTION DRAWINGS. ALL QUESTIONS IN REGARD TO DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.

15. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTING ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS. COORDINATES PROVIDED ON THE DRAWING SHALL BE VERIFIED. ANY WORK DONE INCORRECTLY BASED UPON THE PROVIDED COORDINATES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FIXED AT HIS OWN EXPENSE.

16. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE CITY OR UTILITY COMPANY/DISTRICT STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

17. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE OWNER/DEVELOPER AND THE ENGINEER IMMEDIATELY.

18. BENCHMARK VERIFICATION: THE CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

19. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.

SITE/GRADING GENERAL NOTES

1. CONTOURS SHOWN REPRESENT FINISHED ELEVATIONS. ADJUSTMENT TO SUBGRADE FOR ALL STRUCTURES (IE PAVING, SIDEWALKS, SLABS, ETC) IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

2. EXISTING SPOT ELEVATIONS AT MATCH POINTS WERE DERIVED FROM CONTOURS PROVIDED WITH THE SITE MAPPING AND ARE ANTICIPATED TO BE +/- AND SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION. ANY DEVIATION SHALL BE REPORTED TO THE ENGINEER.

3. PRIOR TO PLACING ANY CONCRETE CURB, GUTTER, PANS, AND ACCESSIBLE RAMPS, THE FORMWORK ELEVATIONS SHALL BE VERIFIED AND PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL. ANY WORK THAT DOES NOT COMPLY WITH THIS REQUIREMENT AND IS PLACED IN ERROR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4. NO PROPOSED LANDSCAPED SLOPE SHALL EXCEED 3:1, OR AS SPECIFIED OTHERWISE BY LOCAL CODE.

5. CONTRACTOR SHALL REFER TO BUILDING ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF BUILDINGS AND APPURTENANCES. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.

6. ALL LANDSCAPED AREAS ARE TO BE CONDITIONED PER THE REQUIREMENTS OF THE LANDSCAPE PLANS. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED ACCORDING TO THE LANDSCAPE PLAN(S) AND GRADING, EROSION AND SEDIMENT CONTROL PLAN(S).

7. ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. CONTRACTOR SHALL NOTIFY ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DATA SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

8. ASPHALT GRADES SHALL NOT BE LESS THAN 1.00% IN THE DIRECTION OF FLOW, CURB AND GUTTER AND CONCRETE PAN GRADES SHALL NOT BE LESS THAN 0.50% IN THE DIRECTION OF FLOW. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. PAVEMENT OR CURBS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

9. HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.

10. HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.

11. THE FOLLOWING IS APPLICABLE TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT:

a. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

b. THE GRADE OF HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. HANDICAP PARKING SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.

c. HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL GRADE OF 5.0%. ACCESSIBLE ROUTES EXCEEDING 5.0% SHALL BE CONSTRUCTED WITH RAMPS AND HAND RAILS HAVING A MAXIMUM SLOPE OF 8.33% FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A 2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMP.

12. PRIOR TO PLACEMENT OF CURB AND PAVEMENT CONTRACTOR SHALL VERIFY COMPLIANCE WITH ADA STANDARDS.

13. IF DURING THE GRADING AND CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE DEVELOPER/OWNER, THE ENGINEER, AND THE GEOTECHNICAL ENGINEER IMMEDIATELY.

14. ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

15. ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES, AND CONCRETE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.

16. CONCRETE PAVEMENT JOINTS SHALL MEET THE REQUIREMENTS OF CDOT STANDARDS AND SPECIFICATIONS, AND CDOT STANDARD PLAN NO. M-412-1, UNLESS NOTED OTHERWISE.

17. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.

18. REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.

19. CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH OWNER AND SIGNAGE MANUFACTURER.

20. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH OWNER AND SIGNAGE MANUFACTURER, AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO THE OWNER FOR APPROVAL.

21. REFER TO THE SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.

22. GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

23. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREAS.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET PAVEMENT, FENCES, SOD, LANDSCAPING, SPRINKLER SYSTEMS, AND UTILITIES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL LOCATION AND CONDITION.

25. IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER MODIFIED OR TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT CLOSE OUT.

26. THE CONTRACTOR SHALL PROTECT THE PROJECT BENCHMARK(S) THROUGHOUT CONSTRUCTION AND SET ADDITIONAL PROJECT BENCHMARKS AS NECESSARY TO MAINTAIN VERTICAL CONTROL THROUGHOUT THE DURATION OF THE PROJECT.

27. THE CONTRACTOR SHALL INSPECT AND REPAIR EXISTING DRAINAGE STRUCTURES AS NEEDED, AND CLEAN OUT EXISTING PIPES TO REMOVE ALL SILT AND DEBRIS.

MSE RETAINING WALL GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE FULL DESIGN AND CONSTRUCTION OF THE MSE RETAINING WALLS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND INDUSTRY STANDARDS AND SPECIFICATIONS.

2. THE ALIGNMENT OF THE MSE WALLS IS SHOWN ON THE PLANS AND ASSOCIATED PROFILES DEPICTING THE FINISHED GRADE AT THE TOP OF THE WALL (TOW) AND BOTTOM OF THE WALL (BOW) AND IS NOT INTENDED TO SHOW ANY PORTION OF THE WALL BELOW FINISHED GRADE. CHANGES IN THE TOP OF WALL ELEVATIONS SHALL BE ACHIEVED BY UNIFORMLY STEPPING THE WALL.

3. CONTRACTOR IS REQUIRED TO:

a. REVIEW THE GEOTECHNICAL REPORT FOR THE SITE AND VERIFY THE REPORT PROVIDES ALL INFORMATION REQUIRED FOR THE DESIGN OF THE WALL.

b. PROVIDE FULL DESIGN OF THE WALL INCLUDING DESIGN CALCULATIONS AND CONSTRUCTION DRAWINGS PREPARED BY A LICENSED ENGINEER TO BE SUBMITTED TO THE CITY FOR APPROVAL. THE DESIGN SHALL CONSIDER THE LONG TERM STRUCTURAL STABILITY OF THE WALL AND ADDRESS DRAINAGE BEHIND THE WALL.

c. OBTAIN ALL PERMITS REQUIRED FOR THE WORK.

d. VERIFY EXISTING AND PROPOSED ELEVATIONS AT TOP OF WALL.

e. PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR CONSTRUCTION AND INSTALLATION OF THE WALL.

f. PROVIDE MATERIAL TESTING OF ALL MATERIALS USED FOR CONSTRUCTION OF WALLS.

g. DETAIL, PROVIDE, AND INSTALL A PEDESTRIAN GUARDRAIL ALONG THE TOP OF ALL WALLS INSTALLED. SUBMIT DETAILS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

h. SUBMIT TO THE ARCHITECT A COLOR AND TEXTURE SAMPLE OF THE BLOCK TO BE USED PRIOR TO INSTALLATION.



RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE

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LOT 4A, PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1	S. PARKER RD & STROH RD	PARKER	DOUGLAS COUNTY, COLORADO
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BLACK ROCK COFFEE BAR	13135 DECLAN DRIVE	BLACK ROCK COFFEE BAR	GENERAL NOTES
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DATE 2025-12-04

REVISIONS



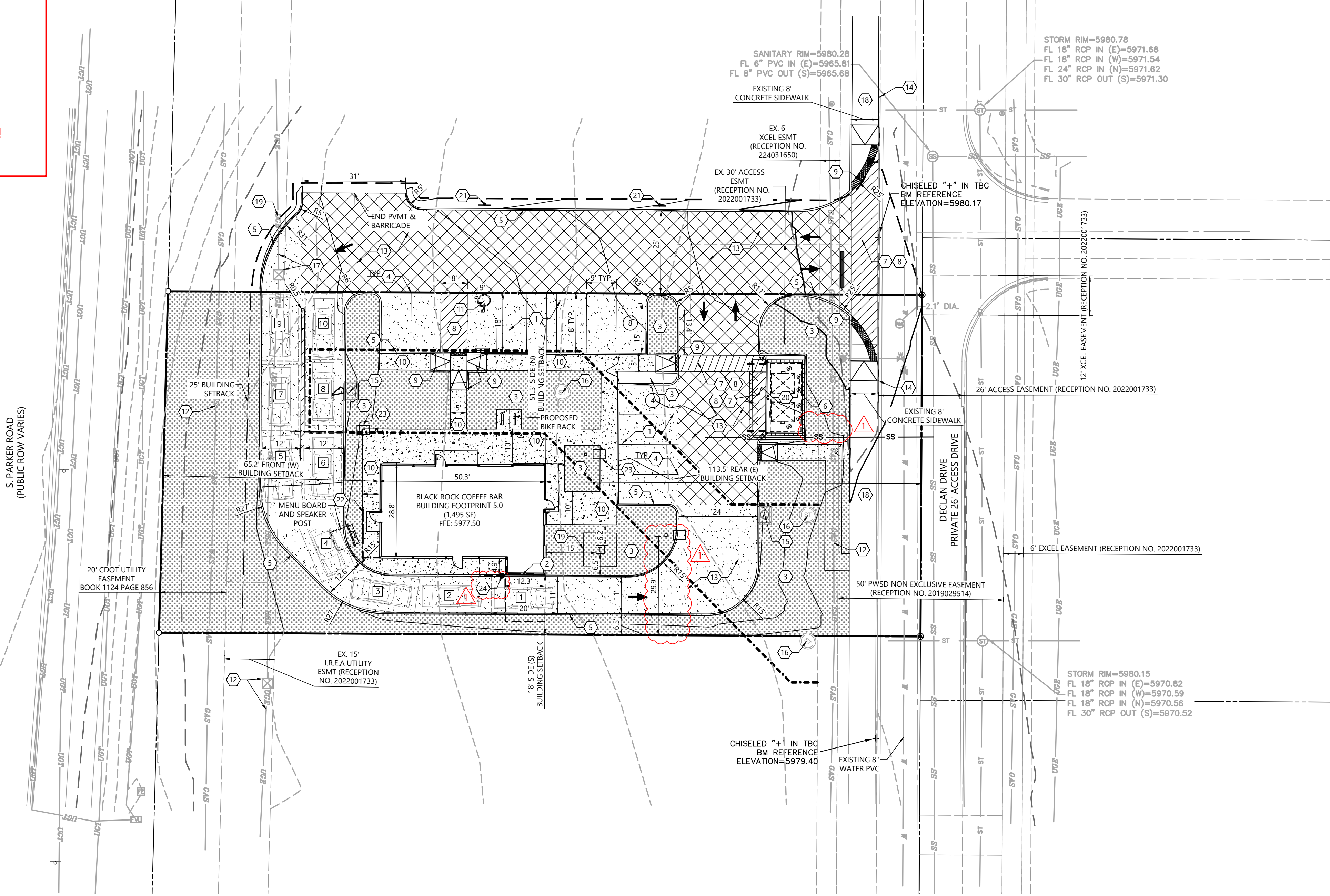
DRAWN BY: K. SARWAR
CHECKED BY: N. SALAZAR
PROJECT MANAGER: N. SALAZAR
JOB #: 24003198
FILE CODE: ##
SHEET NO. C1.20



RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward



SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT LINE
- 6" CURB
- HANDICAP STALL
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- # OF STACKING
- VEHICLE STACKING SPACE
- SIGN

NOTE

- | NOTE NUMBER | CORRESPONDING DETAIL NUMBER (SEE DETAIL SHEETS) |
|--|---|
| 1. INSTALL 2" AC PAVEMENT OVER 10" AGGREGATE BASE (PER GEOTECH REPORT) | C700 |
| 2. PROPOSED PICK-UP WINDOW WITH COUNTER | SEE ARCHITECTURAL PLANS FOR DETAILS |
| 3. PROPOSED LANDSCAPE | SEE LANDSCAPE PLANS FOR DETAILS |
| 4. 4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET) | - |
| 5. CONSTRUCT 6" SINGLE CURB | - |
| 6. DUMPSTER ENCLOSURE | - |
| 7. INSTALL ADA CROSSWALK | - |
| 8. 4" WIDE PAINTED STRIPE @ 2' O.C. AND 45 DEGREES | - |
| 9. CONSTRUCT DIRECTIONAL CURB RAMP PER PARKER STANDARD DETAIL #18. | C700 |
| 10. CONSTRUCT SIDEWALK PER PARKER STANDARD DETAIL #4 | C700 |
| 11. ADA PARKING STALL WITH ADA SYMBOL AND REQUIRED PAINT. | - |
| 12. PROTECT EXISTING UTILITIES IN PLACE. | - |
| 13. INSTALL 3 1/2" AC OVER 10" AGGREGATE BASE (PER GEOTECH REPORT) | C700 |
| 14. MATCH EXISTING ASPHALT ALONG DECLAN DRIVE PER PARKER STANDARD DETAIL #26 | C700 |
| 15. INSTALL 5' CURB INLET | C700 |
| 16. PROPOSED STORM MANHOLE | C700 |
| 17. EXISTING UTILITIES TO BE RELOCATED | - |
| 18. EXISTING 8" CONCRETE SIDEWALK | - |
| 19. PROPOSED 5'-8" X 5'-0" TRANSFORMER PAD | - |
| 20. 7" PORTLAND CEMENT CONCRETE OVER 8" AGGREGATE BASE (PER GEOTECH REPORT) | C700 |
| 21. PROPOSED SIGN "NO PARKING - FIRE LANE" | - |
| 22. PROPOSED SCREEN WALL | SEE ARCHITECTURAL PLANS FOR DETAILS |
| 23. PROPOSED AREA LIGHT | SEE PHOTOMETRIC SITE PLAN FOR DETAILS |
| 24. PROPOSED BOLLARD | - |

SITE GENERAL NOTES:

- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
- USE 3' RADII, UNLESS SHOWN OTHERWISE.
- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: BARRON LAND. THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS.
- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- FOR WORK IN, OR ADJACENT TO, STREET RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- ALL PARKING LOT LIGHTING MUST BE INSTALLED AND OPERATE SO AS NOT TO PRODUCE GLARE OR CAST DIRECT ILLUMINATION ACROSS THE BOUNDING PROPERTY LINE. LOW PRESSURE SODIUM LIGHTING IS PROHIBITED. ALL LIGHTING FIXTURES MUST BE RESTRICTED TO DOWN-LIGHT OR CUT-OFF TYPES.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



Know what's below.
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LOT 4A: PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1
S. PARKER RD & STROH RD
PARKER
DOUGLAS COUNTY, COLORADO

BLACK ROCK COFFEE BAR
13135 DECLAN DRIVE
BLACK ROCK COFFEE BAR
SITE PLAN

DATE 2026-06-29

2026-06-29
FIELD COORDINATION

REVISIONS



7-20-26

0 10' 20'
SCALE: 1"=20'

DRAWN BY: K. SARWAR
CHECKED BY: N. SALAZAR
PROJECT MANAGER: N. SALAZAR
JOB #: 24003198
FILE CODE: ##
SHEET NO.

C2.00

TOWN OF PARKER STANDARD DETAILS



RFCC

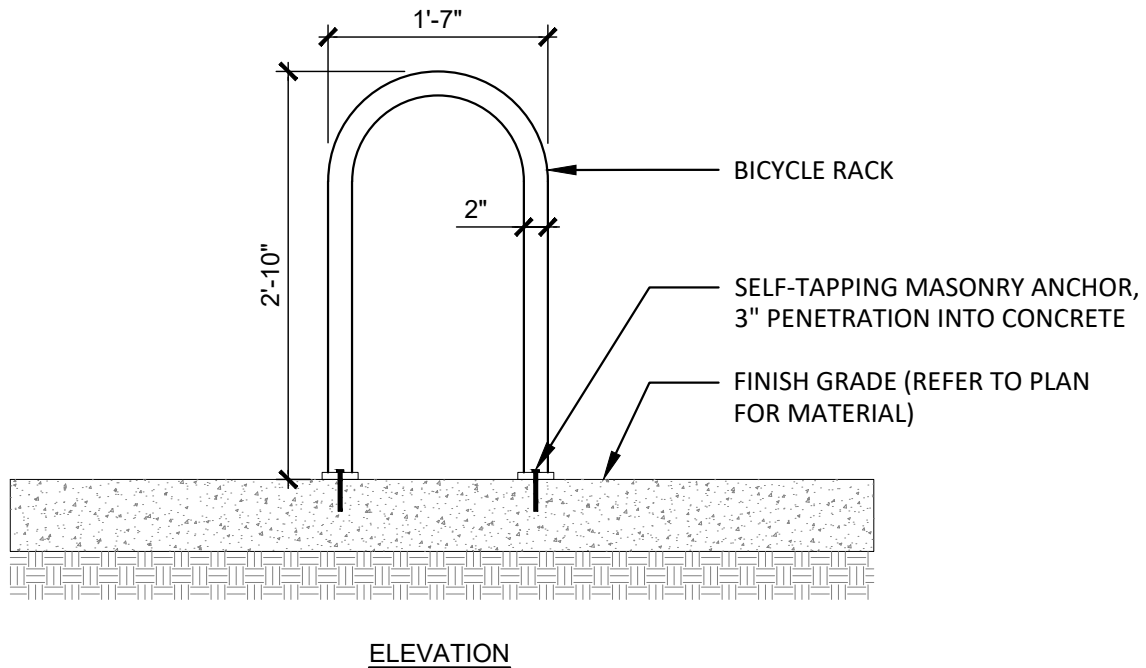
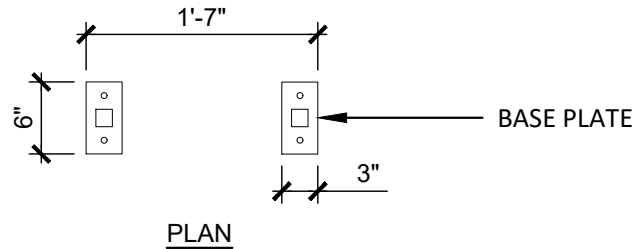
APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward



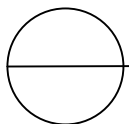
PARKER
COLORADO

Parks and Recreation



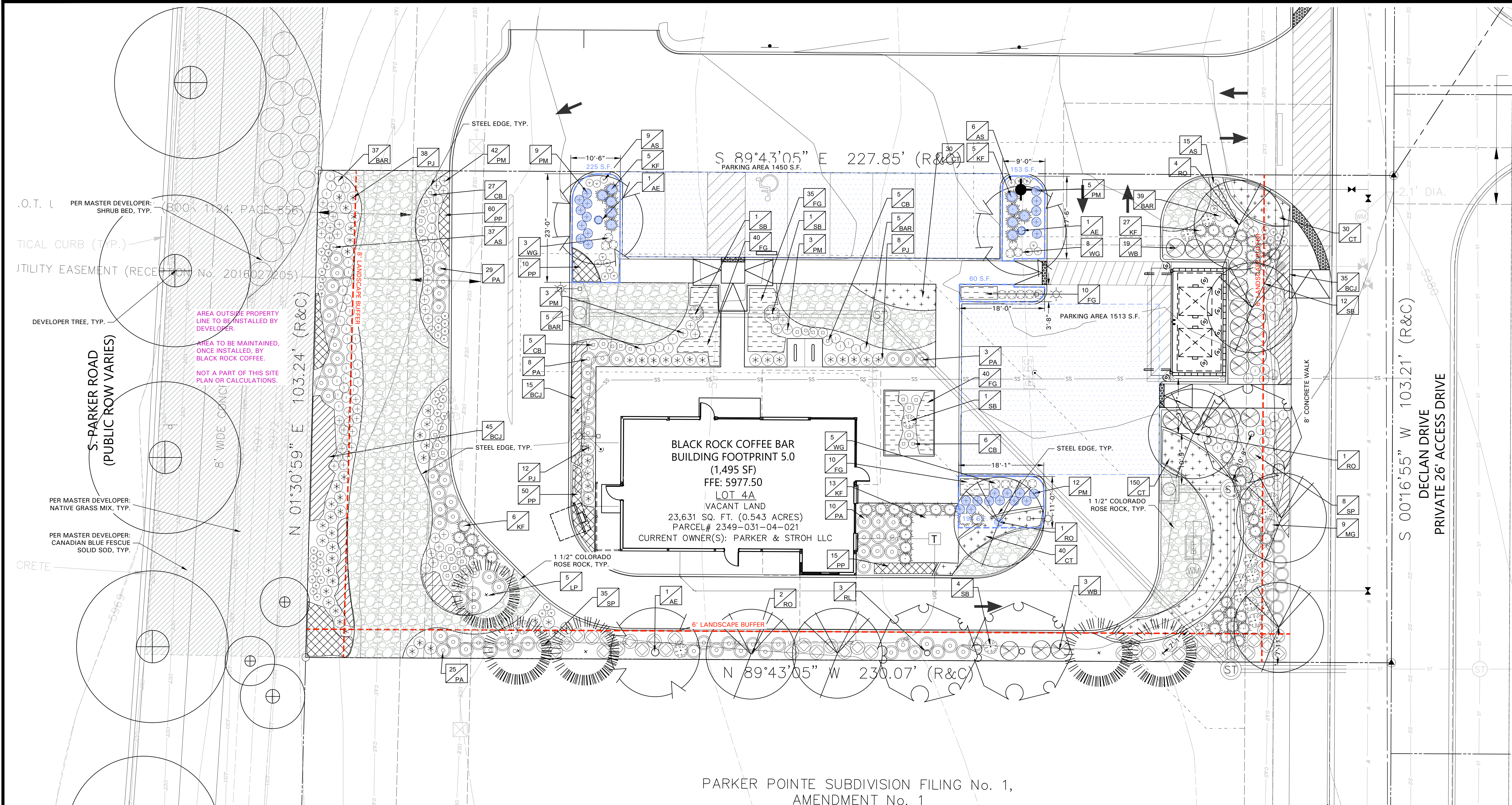
NOTES:

1. BASIS-OF-DESIGN: BIKE RACK (MADRAX U-200), SURFACE MOUNTED, COLOR: BLACK
2. FINAL LOCATION TO BE VERIFIED IN FIELD WITH OWNER AND DESIGN TEAM COORDINATE WITH OWNER ON EXACT LOCATION.
3. WHERE BICYCLE RACK SITS ON UNIT PAVING, MASONRY ANCHOR TO EXTEND THROUGH UNIT PAVING AND EMBED INTO C.I.P. CONCRETE FOOTING TO MIN. 3" DEPTH.



BICYCLE RACK

3/4" = 1'-0"



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE, CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:
SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (1 1/4"), EXCLUDING TOP GROWTH AND THATCH.

LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- COLORADO BLUE GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAWN REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC. OR APPROVED EQUAL.
- HYDROMULCH WITH COLORADO BLUE GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH COLORADO BLUE GRASS SEED THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2" SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANDetails.
- ROCK SHALL BE COLORADO ROSE ROCK, 1.5" IN DIAMETER, RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

PLANS NOTED:

LANDSCAPE DESIGN FEATURES OF COMMERCIAL, MIXED-USE, INDUSTRIAL, AND MULTIPLE-FAMILY DEVELOPMENTS

- LANDSCAPE PLANTING MATERIALS SHALL GENERALLY BE LAYERED AGAINST A BUILDING OR EDGE TREATMENT FROM HIGH TO LOW IN HEIGHT SO THAT THE FULL CHARACTER OF THE PLANTS CAN BE APPRECIATED AND UTILIZED TO SHAPE EXTERIOR SPACES.
- TREE GRATES SHALL BE A MINIMUM OF FIVE (5) FEET BY EIGHT (8) FEET.
- UTILIZE LAWN AREAS ONLY WHERE ACTIVE RECREATION AND USAGE WILL OCCUR.
- PROVIDE A MINIMUM EIGHT (8) FOOT LANDSCAPE BUFFER BETWEEN PUBLIC WALKWAYS AND BUILDING EDGES EXCEPT AT BUILDING ENTRY AND EXIT POINTS.
- THE PLANTING STRIP BETWEEN THE BACK OF THE ROADWAY CURB AND THE SIDEWALK SHALL BE PLANTED WITH SHRUBS AND GROUNDCOVER OR LOW WATER USE TURF AND DESIGNED TO CREATE VISUAL INTEREST.
- THE SPACE BETWEEN THE PUBLIC REALM AND A BUILDING FACADE THAT DOES NOT HAVE AN ACTIVE USE SHALL BE DESIGNED WITH HIGHER STANDARDS OF LANDSCAPING AND STREETScape TO CREATE AN ATTRACTIVE BUILDING FRONT AND STREET EDGE.
- SELECT NATURAL PLANT MATERIALS THAT TRANSITION BETWEEN NATURAL OPEN SPACES AND THE INTERNAL PROJECT LANDSCAPE MATERIAL.
- UTILIZE LANDSCAPING TO LOGICALLY SHAPE SPACES THAT CREATE AND FACILITATE CIRCULATION PATHS IN LOGICAL AND INTUITIVE PATTERNS. USE LANDSCAPING TO HELP GUIDE PEOPLE TO BUILDING ENTRY POINTS THROUGH HIGHER CONCENTRATION OF LANDSCAPE MATERIAL.

NO CHANGE TO THE APPROVED LANDSCAPE AND STREETScape PLAN MAY OCCUR WITHOUT PRIOR APPROVAL FROM THE TOWN AND THE WATER SANITATION DISTRICT

GRAPHIC SCALE
0 10 20 FEET
Scale 1"=10'-0"

AWR
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

AMANDA W. RICHARDSON
1484
12/08/2020
Original Date of License
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

PARKER COLORADO
RFCC
APPROVED DATE: 07/27/2026
Planning Approval By: E. Steward

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

811
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9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
972.556.0660

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S. PARKER RD & STROH RD
PARKER
DOUGLAS COUNTY, COLORADO

BLACK ROCK COFFEE BAR
13135 DECLAN DRIVE
LANDSCAPE PLAN

DATE 2025-10-8

REVISIONS

DRAWN BY: K. SARWAR
CHECKED BY: N. SALAZAR
PROJECT MANAGER: N. SALAZAR
JOB #: 24003198
FILE CODE: ##
SHEET NO: L1.01

SECTION 32 9200 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

- A. ALL LANDSCAPE WORK PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS.

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS AND/OR MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
1. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 10 OCTOBER 1980, EDITION BY AMERICAN NATIONAL STANDARDS INSTITUTE (2001) - PLANT MATERIAL.
B. AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE: 1942 EDITION OF STANDARDIZED PLANT NAMES.
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOIL OR SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOD SOIL.
B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE REGROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
B. NO TREES, GRASS, GROUND COVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD
G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR
H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AS REQUIRED.
J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
L. REAPPLY MULCH TO BARE AND THIN AREAS.
M. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDRO-MULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

- A. TREES, SHRUBS, GROUND COVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.
E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE UNDEGRADED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE

OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
F. AT THE TIME BEDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL, AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE SHALL NOT REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PERIODS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION
1. BALLED AND BURLAPPED B&B PLANTS; DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
B. DELIVERY
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
2. DELIVER ONLY PLANT MATERIALS THAT ARE PLANTING READY. ALL UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DETACHMENT OF LEAVES.
5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES AND SPECIFICATIONS.
C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, NURSERY DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCODING AND/OR GRIDLING ROOTS, AND FREE FROM ANY OTHER ROOT DISEASE (SUCH AS SHARPY AND ROOTS).
J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, FREE FROM ROT AND INJURY.
L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.
M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
N. MULTITRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINS DALLAS GRASS OR NO GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS:
a. CLAY - BETWEEN 7-27%
b. SILT - BETWEEN 15-25%
c. SAND - LESS THAN 52%
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COARSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS; OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
F. ORGANIC FERTILIZER: FERTILIZED, SUSTANE, OR GREEN SEEN OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE SHALL BE A MINIMUM 5% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURAEDGE STEEL OR APPROVED EQUAL.
B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)
D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, DARK, RAIN SAND.
E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED GRANITE.
G. ROCK - LOCALLY AVAILABLE NATIVE ROCK 1.5" IN DIAMETER.
H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT

HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREAS:
1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION IS COMPLETE. ALL CONSTRUCTION ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSPORT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OR DETACHMENT OF LEAVES. PLANTS SHALL BE WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.
G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.
H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ½ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTINUE TO WATER CAREFULLY TO ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".
I. DO NOT WRAP TREES.
J. DO NOT OVER PRUNE.
K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.
L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.
P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

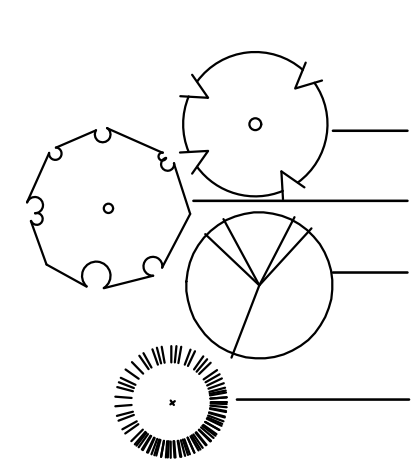
- Q. OBSERVATION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER, WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING PINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

- O. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
2. TOP OF EDGING SHALL BE 2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOISING THEM AT END OF EACH WORK DAY.
B. REPAIR RUTS, HOLES AND SCARS IN GROUND SURFACES.
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE CLEAN, FREE AND BE A MINIMUM 5% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
E. WHENEVER THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



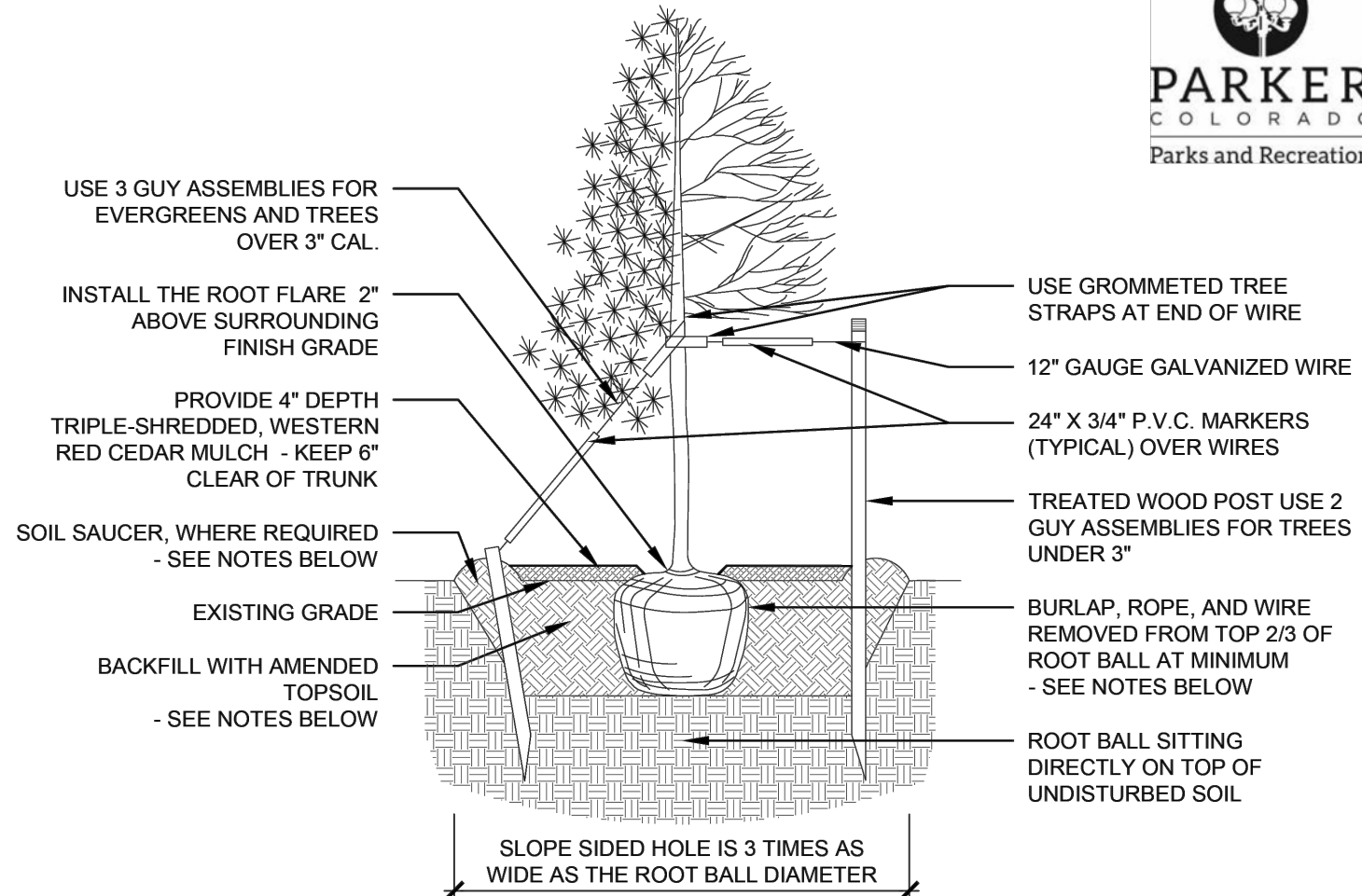
PLANT SCHEDULE							
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	MATURE SIZE	YEARS TO MATURITY
DECIDUOUS TREES							
3	AE	Accolade Elm	<i>Ulmus 'Accolade'</i>	3" cal.	12' ht., 4' spread	60' ht x 40' w	10-15 years
3	RL	Redmond Linden	<i>Tilia americana 'Redmond'</i>	3" cal.	12' ht., 4' spread	60' ht x 40' w	20-30 years
8	RO	Northern Red Oak	<i>Quercus rubra</i>	3" cal.	12' ht., 5' spread	60' ht x 40' w	30-35 years
14	TOTAL DECIDUOUS TREES						
EVERGREEN TREES							
5	LP	Lacebark Pine	<i>Pinus bungeana</i>	3" cal.	12' ht., 5' spread	40' ht x 25' w	20-30 years
5	TOTAL EVERGREEN TREES						
19	TOTAL TREES						
DECIDUOUS SHRUBS							
86	BAR	Concord Barberry	<i>Berberis thunbergii 'Concorde'</i>	5 gal.	full, 20" sprd, 24" o.c.	2' ht x 3' w	2-3 years
43	CB	Chokeberry	<i>Aronia melanocarpa 'UCONNAM165'</i>	5 gal.	full, 20" sprd, 24" o.c.	2' ht x 4' w	2-3 years
20	SB	Spanish Gold Broom	<i>Cytisus purgan 'Spanish Gold'</i>	5 gal.	full, 24" sprd, 36" o.c.	4' ht x 5' w	2-3 years
44	SP	Snowmound Spirea	<i>Spirea nipponica 'Snowmound'</i>	5 gal.	full, 24" sprd, 36" o.c.	5' ht x 8' w	2-3 years
193	TOTAL DECIDUOUS SHRUBS						
EVERGREEN SHRUBS							
75	PA	Panchito manzana	<i>Arctostaphylos x coloradensis 'Panchito'</i>	5 gal.	full, 24" sprd, 36" o.c.	2.5' ht x 5' w	2-3 years
58	PJ	Pencil Point Juniper	<i>Juniperus communis 'Compressa'</i>	5 gal.	full, 20" spread, 30" o.c.	3' ht x 2' w	10 years
74	PM	Pine, Mugo, Teeny	<i>Pinus mugo 'Teeny'</i>	5 gal.	full, 20" sprd, 24" o.c.	2' ht x 3' w	5-10 years
22	WB	Wichita Blue Juniper	<i>Juniperus scopulman 'Wichita Blue'</i>	5 gal.	full, 24" sprd, 42" o.c.	15' ht x 6' w	8-10 years
229	TOTAL EVERGREEN SHRUBS						
422	TOTAL SHRUBS						
ORNAMENTAL GRASSES							
135	FG	Fountain Grass	<i>Pennisetum orientale</i>	1 gal.	full, 18" o.c.	2' ht x 2' w	2 years
56	KF	Karl Foerster Feather Reed Grass	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	5 gal.	full, 24" spread, 36" o.c.	4' ht x 3' w	2 years
9	MG	Maiden Grass, Gold Bar	<i>Miscanthus sinensis 'Gold Bar'</i>	5 gal.	full, 20" spread, 30" o.c.	4' ht x 3' w	2 years
200	TOTAL ORNAMENTAL GRASSES						
PERENNIAL							
135	PP	Pikes Peak Purple Penstemon	<i>Penstemon x mexicali 'Pikes Peak Purple'</i>	1 gal.	full, 12" o.c.	1' ht x 1' w	2 years
EVERGREEN GROUNDCOVER							
70	AS	Angelina Sedum	<i>Sedum rupestre 'Angelina'</i>	1 gal.	full, 18" o.c.	6" ht x 24" w	3 years
95	BCJ	Blue Chip Juniper	<i>Juniperus horizontalis 'Blue Chip'</i>	1 gal.	full, 24" o.c.	1' ht x 8' w	5-10 years
250	CT	Creeping Thyme	<i>Thymus serpyllum</i>	1 gal.	full, 18" o.c.	6" ht x 18" w	3 years
16	WG	Wall Germander	<i>Teucrium chamaedrys</i>	1 gal.	full, 18" o.c.	18" ht x 24" w	3 years
566	TOTAL PERENNIAL AND EVERGREEN GROUNDCOVER						
766	TOTAL ORNAMENTAL GRASSES, PERENNIALS, EVERGREEN GROUNDCOVER						
GROUNDCOVER							
1 1/2" Colorado Rose Rock							
3/4" Morrison Grey Rock mulch (in all shrub beds - areas with no hatch)							

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

A. INTERNAL LANDSCAPING

NET SITE AREA	LANDSCAPE AREA			% LIVE COVER		
	REQUIRED (15%)	PROVIDED	SURPLUS/DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS/DEFICIT
25,933 S.F.	3890 S.F. (15%)	8,294 S.F. (44%)	4404 S.F.	2918 S.F. (75%)	8294 S.F.	5376 S.F.
TURF GRASS (maximum)	584 S.F. (15%)	0 S.F.				

TOWN OF PARKER STANDARD DETAILS

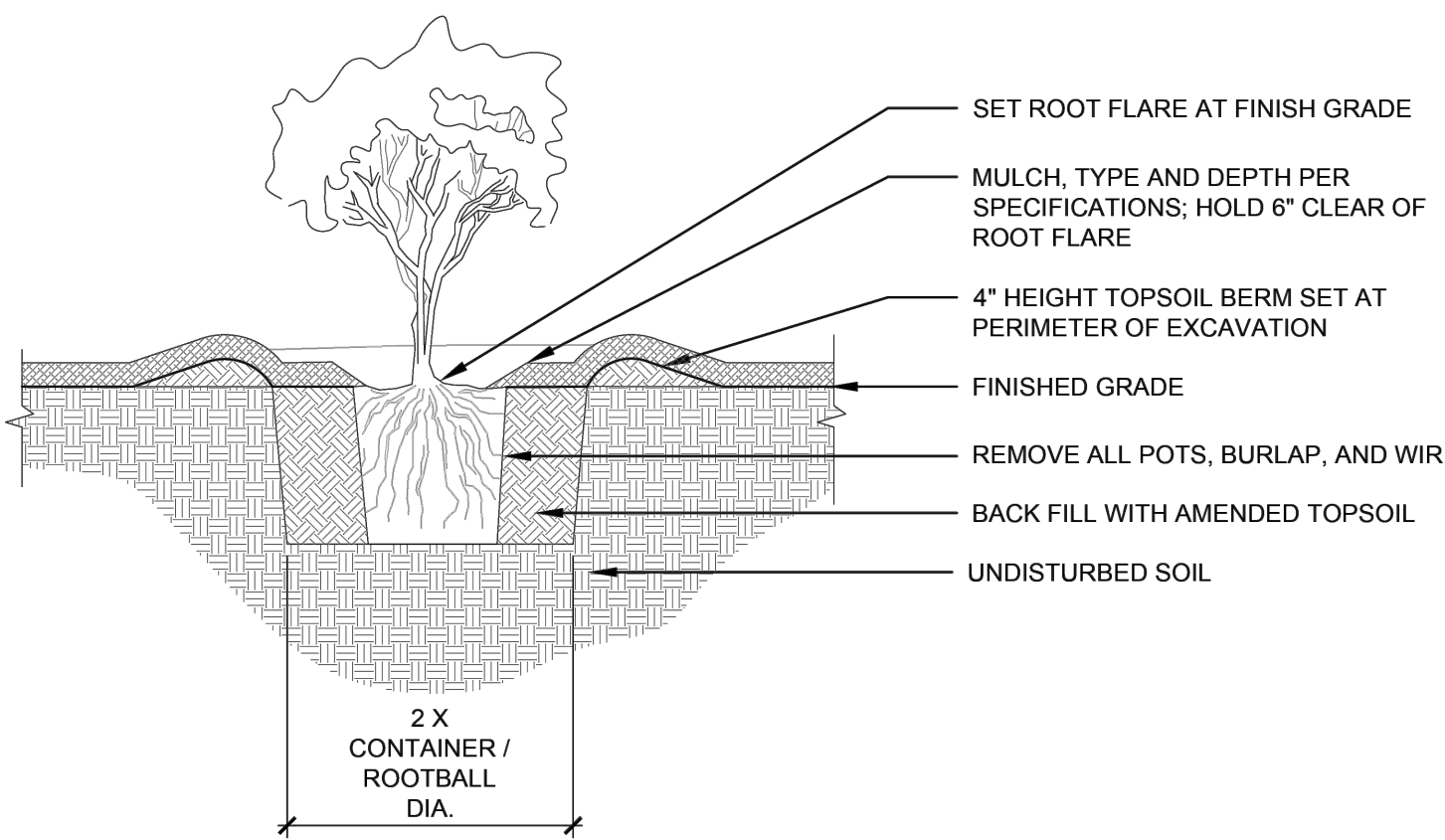


- NOTES:
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES, MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL.
 2. BACKFILL SHALL CONSIST OF APPROVED ON-SITE TOPSOIL BLENDED W/ COMPOST AMENDMENT. IF ON-SITE TOPSOILS ARE NOT APPROVED FOR USE, BACKFILL W/ IMPORTED TOPSOIL BLENDED WITH COMPOST AMENDMENT. REFER TO SPECIFICATION SECTION 329113 FOR ADDITIONAL INFORMATION.
 3. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 4. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 5. FORM SOIL INTO A 6" SAUCER AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS. AWAY FROM TRUNK.
 6. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 7. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY AFTER CONSULTATION WITH THE TOWN ARBORIST.
 8. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

TREE PLANTING
1/4" = 1'-0"

DATE: MAY 2023 | DETAIL SD-3

TOWN OF PARKER STANDARD DETAILS

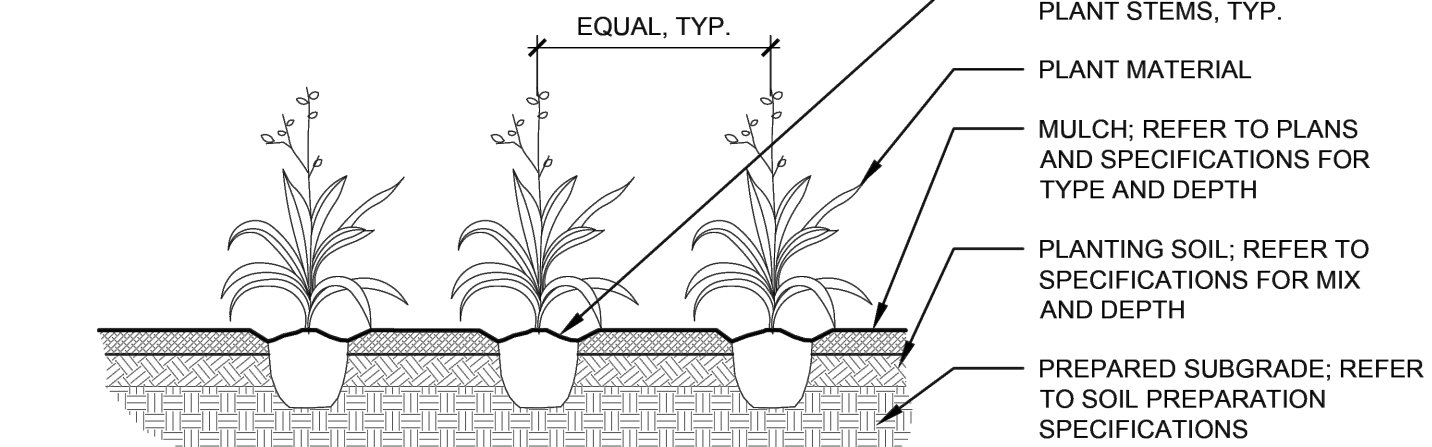
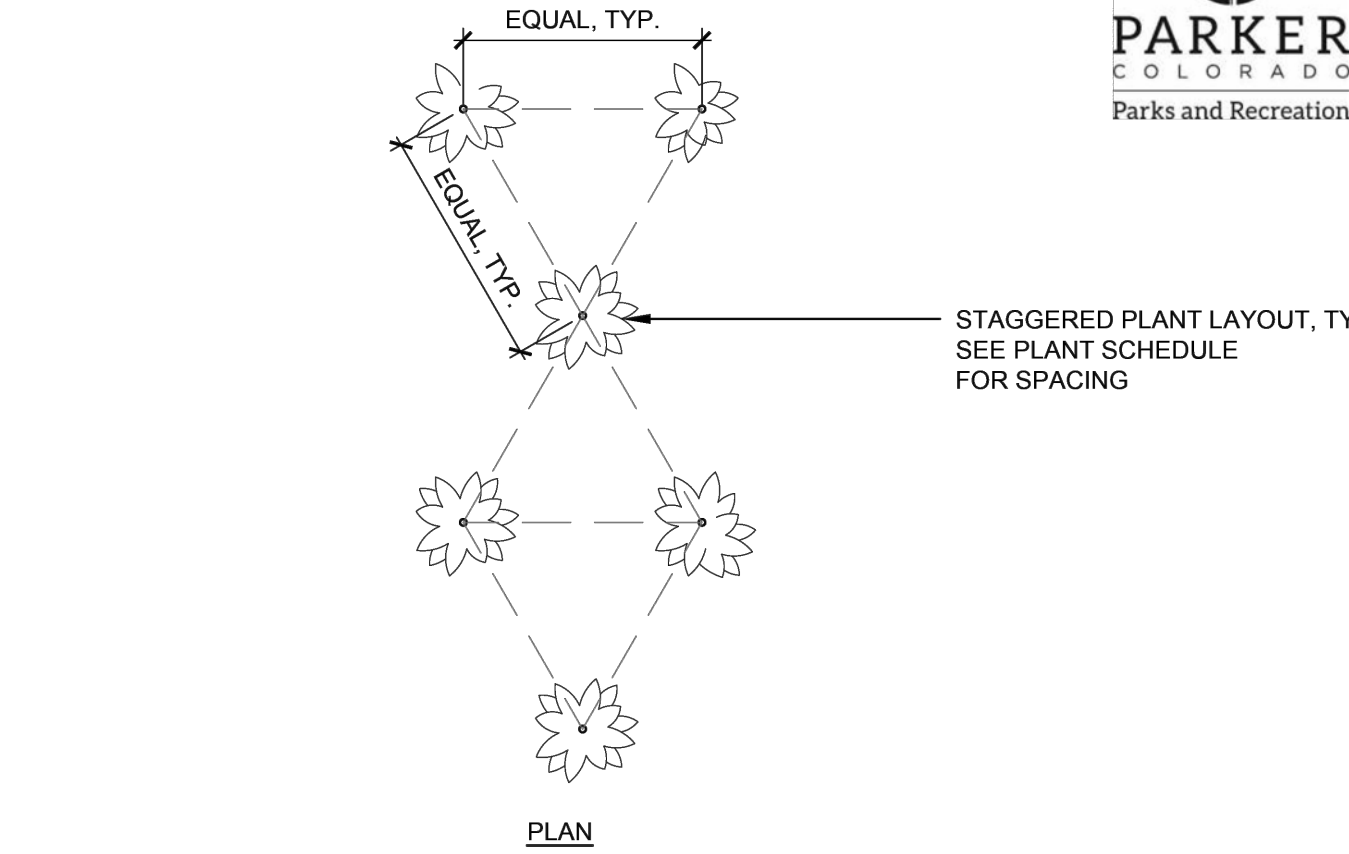


- NOTES:
1. PRUNE ALL DAMAGED, DISEASED OR WEAK LIMBS.
 2. CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
 3. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS.
 4. DEEP WATER AFTER PLANTING.

SHRUB PLANTING
1/2" = 1'-0"

DATE: MAY 2023 | DETAIL SD-5

TOWN OF PARKER STANDARD DETAILS

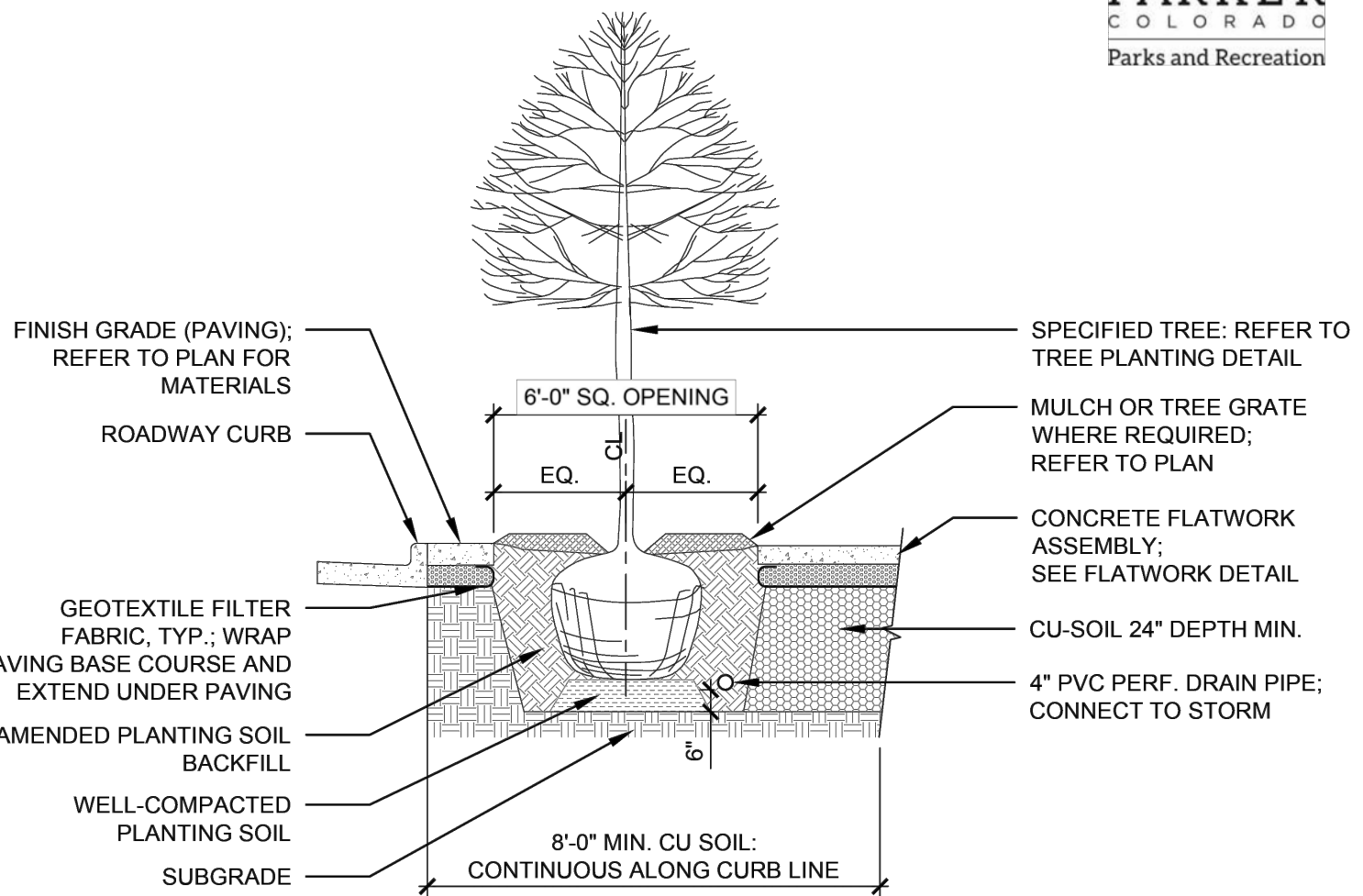


- NOTES:
1. WHEN BACKFILLING AROUND PLANTS, DO NOT ALLOW AIR POCKETS TO FORM.
 2. AFTER PLANTING, WATER THOROUGHLY.

PERENNIAL PLANTING
1/4" = 1'-0"

DATE: MAY 2023 | DETAIL SD-6

TOWN OF PARKER STANDARD DETAILS

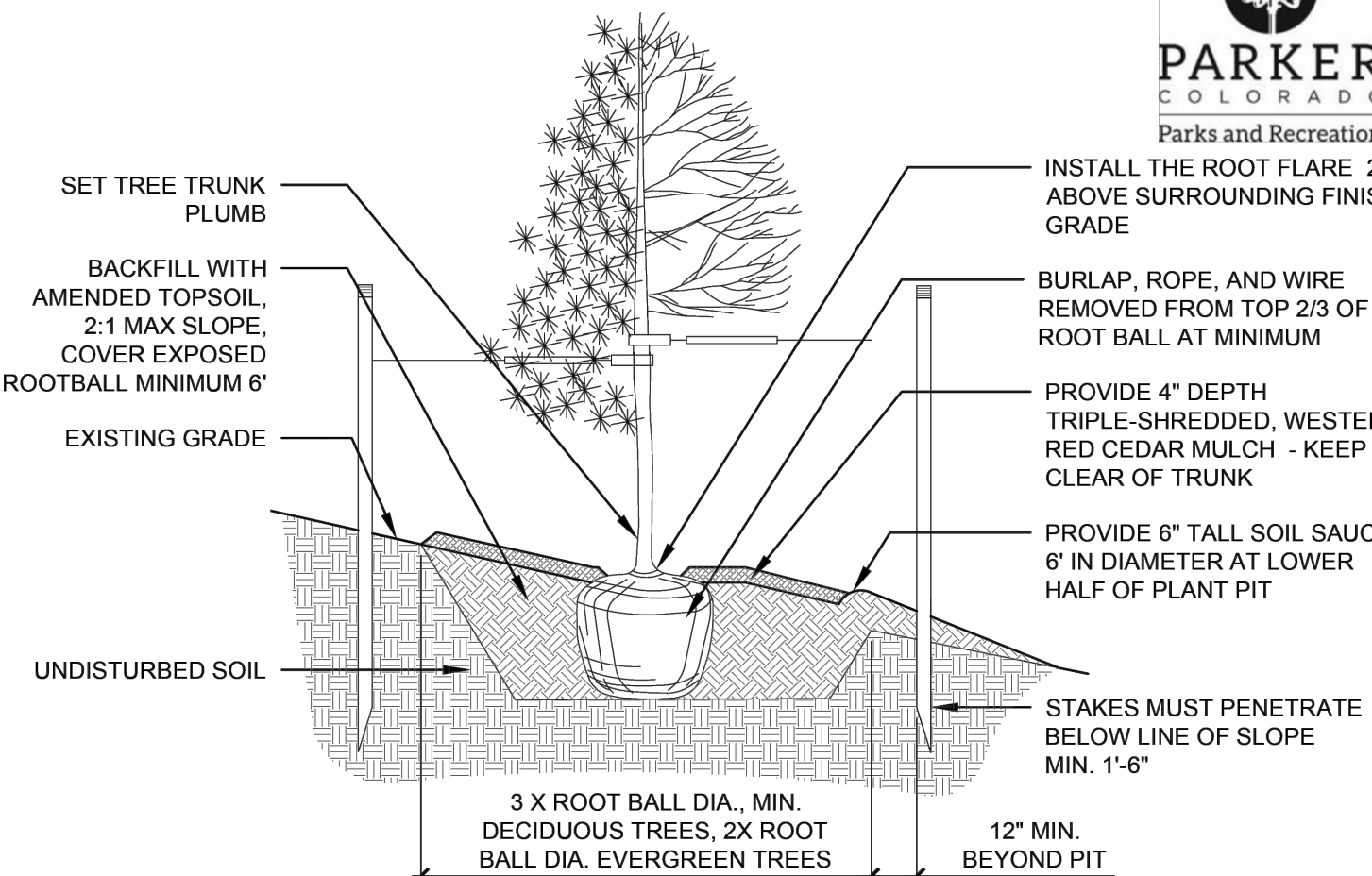


- NOTES:
1. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK.
 2. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 3. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY AFTER CONSULTATION WITH THE TOWN ARBORIST.
 4. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

CU SOIL TREE PIT
1/4" = 1'-0"

DATE: MAY 2023 | DETAIL SD-2

TOWN OF PARKER STANDARD DETAILS



- NOTES:
1. THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES 4:1 OF GREATER.
 2. EXCAVATE PLANTING HOLES WITH SLOPING SIDES, MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL.
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 9. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

TREE PLANTING ON SLOPE
1/4" = 1'-0"

DATE: MAY 2023 | DETAIL SD-4



RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward



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Aledo, Texas 76008
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MEMBER UTILITIES.



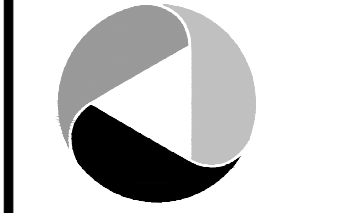
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND
UTILITIES ARE SHOWN IN AN APPROXIMATE
MANNER ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE OWNER OR ITS
REPRESENTATIVE. THE CONTRACTOR SHALL
DETERMINE THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE COMMENCING
WORK, AND AGREES TO BE FULLY RESPONSIBLE
FOR ANY AND ALL DAMAGES WHICH MAY BE
OCCURRED BY THE CONTRACTOR'S FAILURE TO
EXACTLY LOCATE AND PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE
RESPONSIBILITY OF THE CONTRACTOR. NEITHER
THE OWNER NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY RESPONSIBILITY FOR
SAFETY OF THE WORK OF PERSONS ENGAGED IN
THE WORK, OF ANY NEARBY STRUCTURES, OR OF
ANY OTHER PERSONS.

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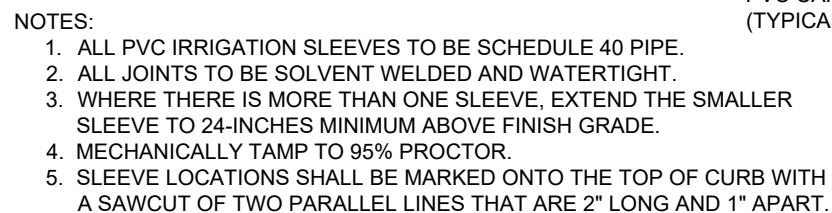
LOT 4A, PARKER POINTE SUBD. FILING
NO. 1, AMEND. NO. 1
S. PARKER RD & STROH RD
PARKER
DOUGLAS COUNTY, COLORADO

BLACK ROCK COFFEE BAR
13135 DECLAN DRIVE
LANDSCAPE DETAILS

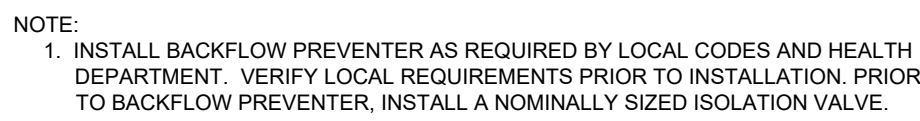
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REVISIONS

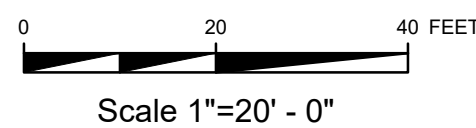
DRAWN BY: K. SARWAR
CHECKED BY: N. SALAZAR
PROJECT MANAGER: N. SALAZAR
JOB #: 24003198
FILE CODE: ##
SHEET NO. L1.03



1 IRRIGATION PVC SLEEVES
N.T.S.



2 DOUBLE CHECK ASSEMBLY
N.T.S.



Scale 1"=20' - 0"

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES LEAVING PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 P.V.C PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDITIONS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GET ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH STATE BOARD OF HIGH REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL LOSS OR ACCEPTANCE OF LOSS THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO PAVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTINGS AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED THINER (3') FEET OF ANY DRIVEWAY, TRAFFIC AREA OR OTHER WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWING POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPICLES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3"4" BLOW DOWN DRAIN TIE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, THE CONTRACTOR SHALL PROVIDE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILD PLANS).
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWING ALL APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.

[illegible]

FLOW RANGE GPM	PIPE SIZE
0 - 8 GPM	3/4"
8 - 12 GPM	1"
12 - 22 GPM	1-1/4 "
22 - 28 GPM	1-1/2"
28 + GPM	2"

NOTE:

1. ENTIRE SYSTEM SHALL BE INSTALLED PER STATE STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.
2. THIS DESIGN IS DIAGNOSTIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHALL BE LOCATED INSIDE AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS OF THE PLANTING AREA. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR PRIOR TO THE CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
3. VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE; IF OWNER SHOULD ELECT FOR FULL COVERAGE, CONTRACTOR TO PROCURE AND INSTALL THE NECESSARY EQUIPMENT FOR THE DESIRED SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.
4. IRRIGATION CONTRACTOR IS TO COORDINATE LOCATION AND PLACEMENT OF ALL IRRIGATION ITEMS WITH THE GENERAL CONTRACTOR. CONTRACTOR IS TO USE EXTREME CARE IN TRENCHING TO AVOID EXISTING AND ADJACENT UTILITIES. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO IRRIGATION INSTALLATION.
5. IRRIGATION SPRAY NOZZLES TO BE ADJUSTED TO AVOID PAVEMENT, BUILDING, WALLS, FENCES, UTILITIES, EQUIPMENT, SIGNAGE, AND CALL BOX.
6. REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.
7. IN TURF AREAS (BOTH SOD AND HYDROMULCH AREAS) OUTSIDE OF IRRIGATION PERMANENT COVERAGE, CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED, TYPE.
8. CONTRACTOR TO TAKE ALL NECESSARY MEASURES TO PREVENT WATER FROM ENTERING ADJACENT AREAS. CONTRACTOR TO BE RESPONSIBLE FOR ALLOWING AIR TO ENTER DURING SHUTDOWN. INSTALL TRUST BLOCKS AND AIR/VACUUM RELIEF VALVES AS NECESSARY TO PROTECT MAINLINE SYSTEM. CONTRACTOR TO PROVIDE AN ANTI-SUCK BACK VALVE AT ALL TURNS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
9. ALL MAINLINE PIPING 3 INCHES AND LARGER SHALL BE BELL AND GASKETED CLASS 200 PVC PIPE. SDR 21. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE ANTI-BACKFLOW OR DISTRIBUTOR FOR PRODUCT DEMONSTRATION.
10. GROUP VALVES IN FIELD ARE NECESSARY FOR FLEXIBLE SCHEDULING. CENTER FEED LATERALS WHEN POSSIBLE.

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

REVISIONS

12 01

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

- 1.1 DESCRIPTION
- A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.

- 1.2 RELATED WORK
- A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

- A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.
- B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.
- C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.
- B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH PIPE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

- A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.
- B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

- A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:
- a. TRENCHING
- b. BACKFILL
- c. AUTOMATIC CONTROLLED SYSTEM
- d. AS BUILT DRAWINGS
- B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.
- C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

- C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.
- D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.
- E. SECTION 32 9300 - LANDSCAPE
- F. SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

- A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.
- B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.
- D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

- a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.
- b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.
- e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.
- f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.6 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

- A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.
- B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.
- C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:
- a. CONNECTION TO EXISTING WATER LINES
- b. CONNECTION TO ELECTRICAL POWER
- c. GATE VALVES
- d. ROUTING OF SPRINKLER PRESSURE LINES
- e. SPRINKLER CONTROL VALVES
- f. QUICK COUPLING VALVES
- g. OTHER RELATED EQUIPMENT
- D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.
- E. EQUIPMENT TO BE FURNISHED:

a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

- i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.
- ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER
- b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

- A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
- B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
- C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

- A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.
- B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

- A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.
- B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.
- C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.
- D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

- B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.
- C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN
- D. PVC PIPE: CLASS 200 SPR 21
- E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"
- F. 24V WIRE - SIZE 14, TYPE UF
- G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
- H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION

- A. SITE CONDITIONS:
- a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.
- b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT.
- c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO

INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

- a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALLS AND WALLS WHEREVER POSSIBLE.
- b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.
- c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- B. WATER SUPPLY:
- a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.
- b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

- a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVER GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.
- b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.
- c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.
- d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.
- e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.
- f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

- a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.
- b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

C. TRENCHING AND BACKFILL UNDER PAVING:

- a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

- a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.
- b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED

BEFORE APPLYING SOLVENT.

- c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLOX TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

- E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

- F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.

- G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

H. REMOTE CONTROL VALVES:

- a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.
- b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.
- c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

- a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

- b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

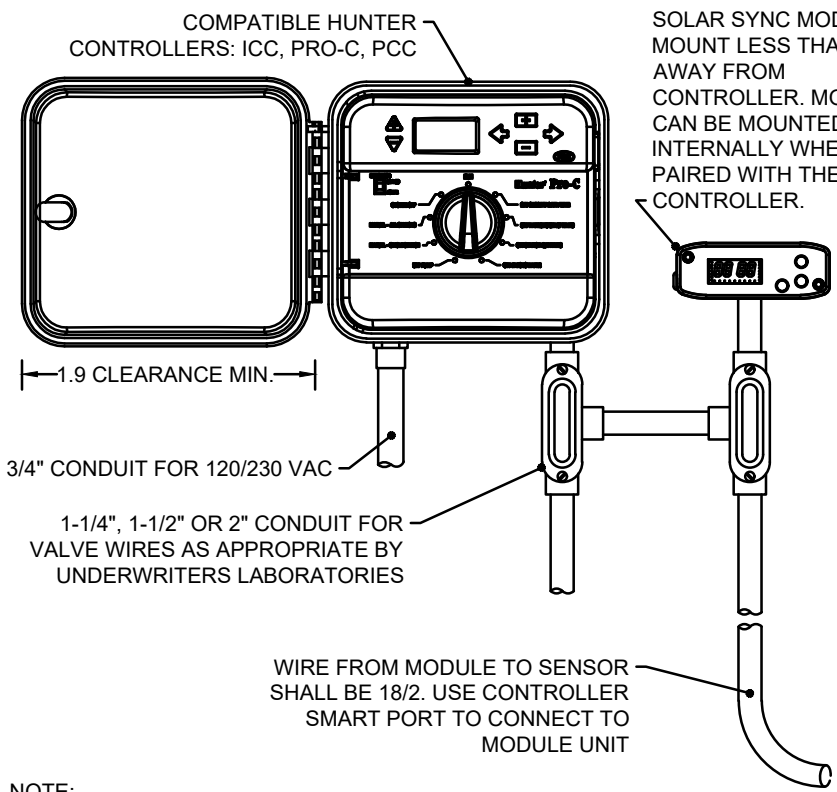
J. SPRINKLER HEADS:

- a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.
- b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.
- c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

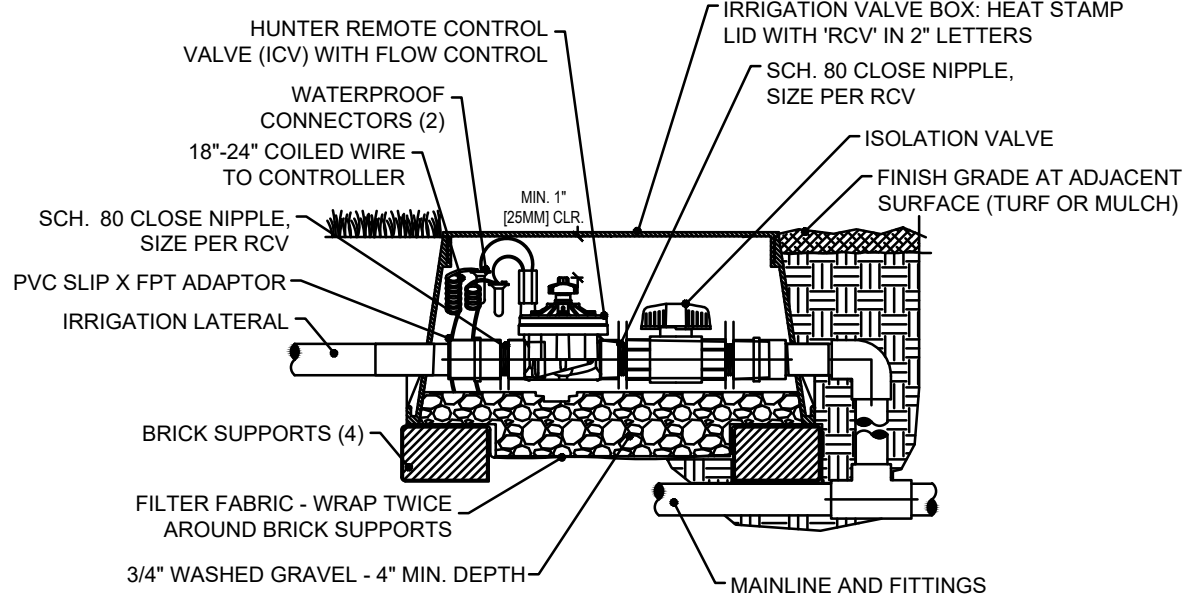
3.4 TESTING

- A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.
- B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.
- C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.
- D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

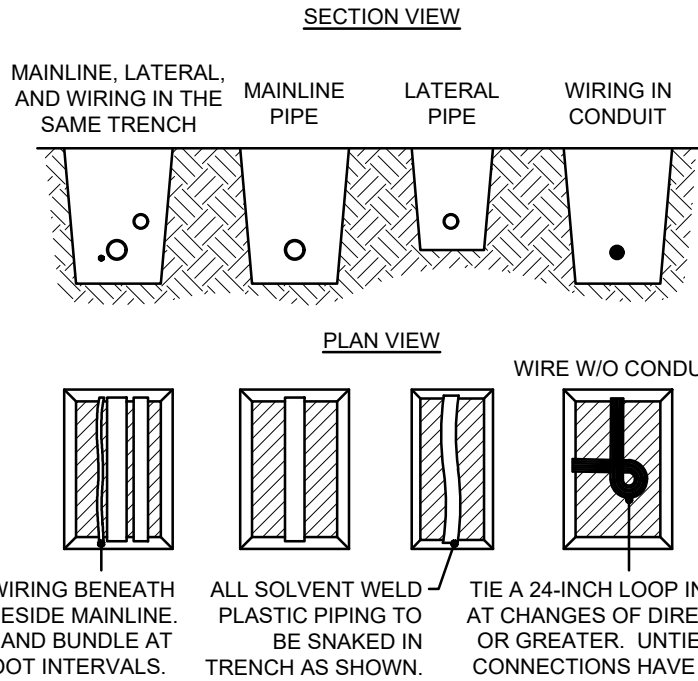
END OF SECTION



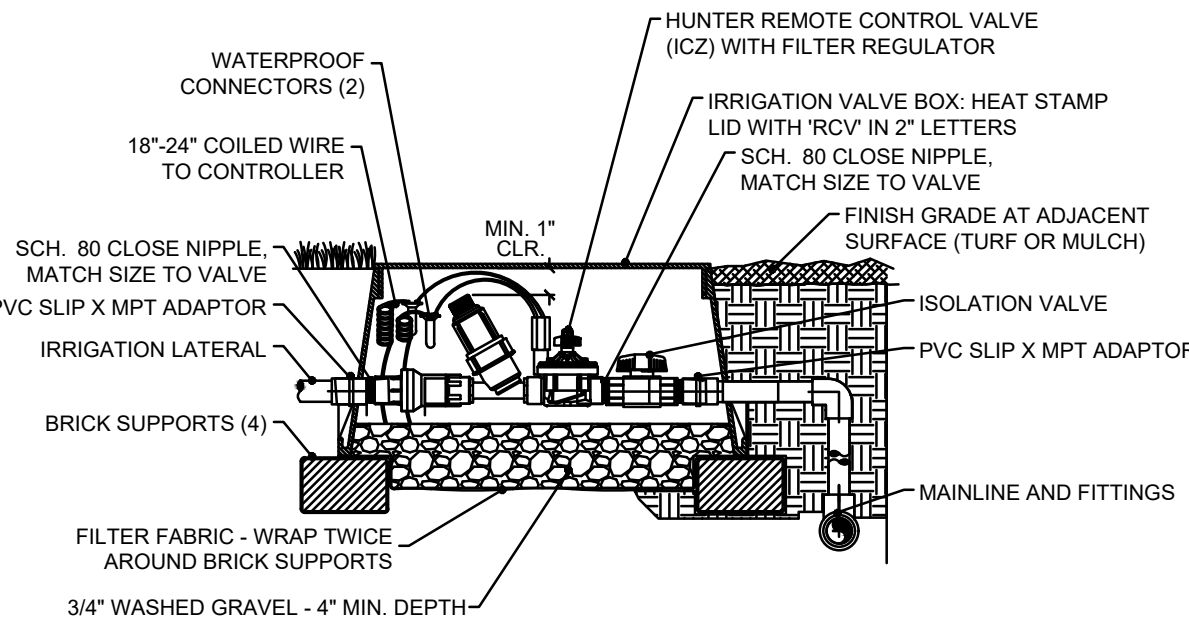
1 PRO-C CONTROLLER W/SOLAR SYNC SYSTEM
N.T.S.



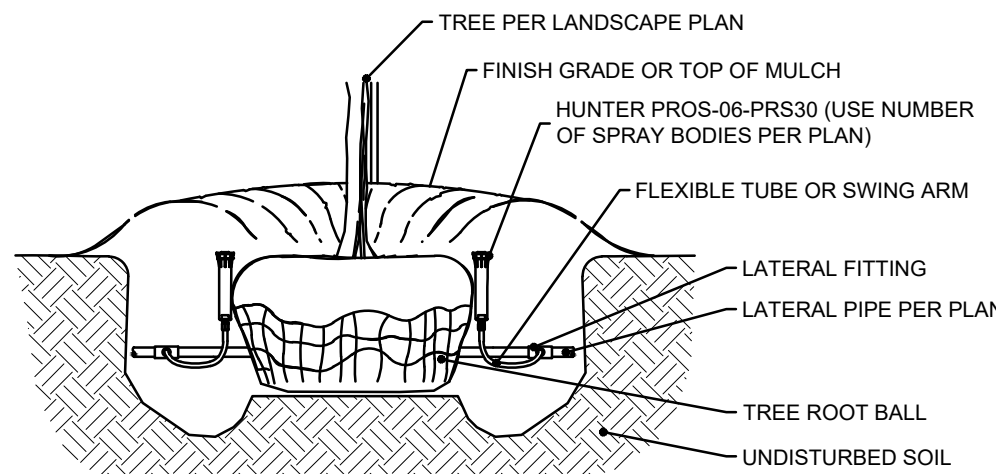
2 IN-LINE VALVE (ICV) WITH ISOLATION VALVE
N.T.S.



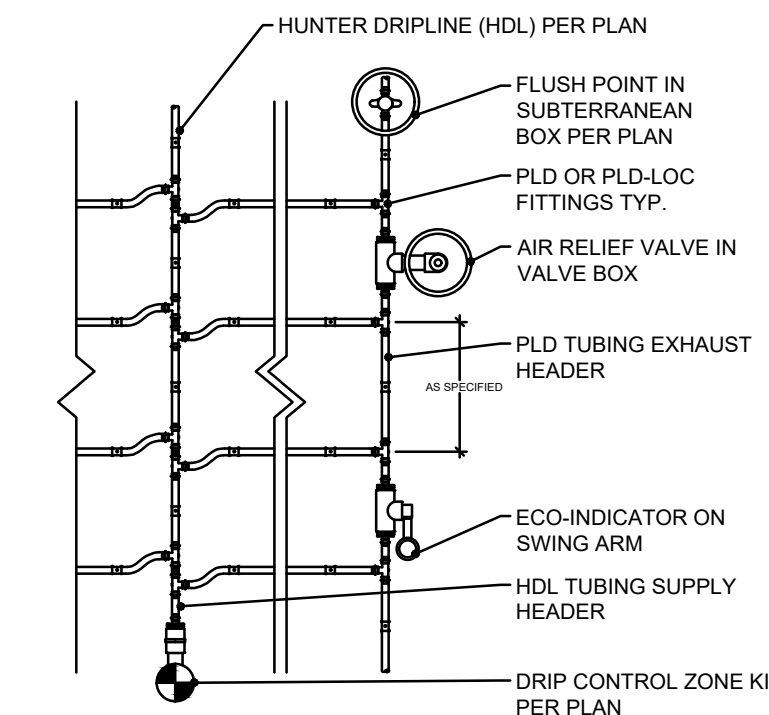
3 PIPE AND WIRING TRENCHING
N.T.S.



4 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE
N.T.S.

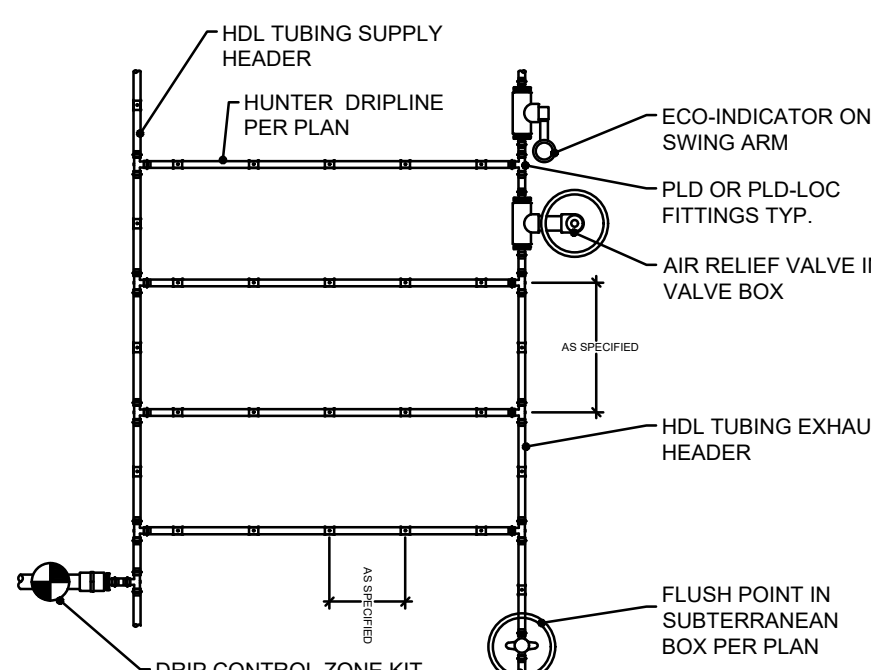


5 TREE BUBBLER ASSEMBLY WITH HUNTER PROS-06-PRS30
N.T.S.



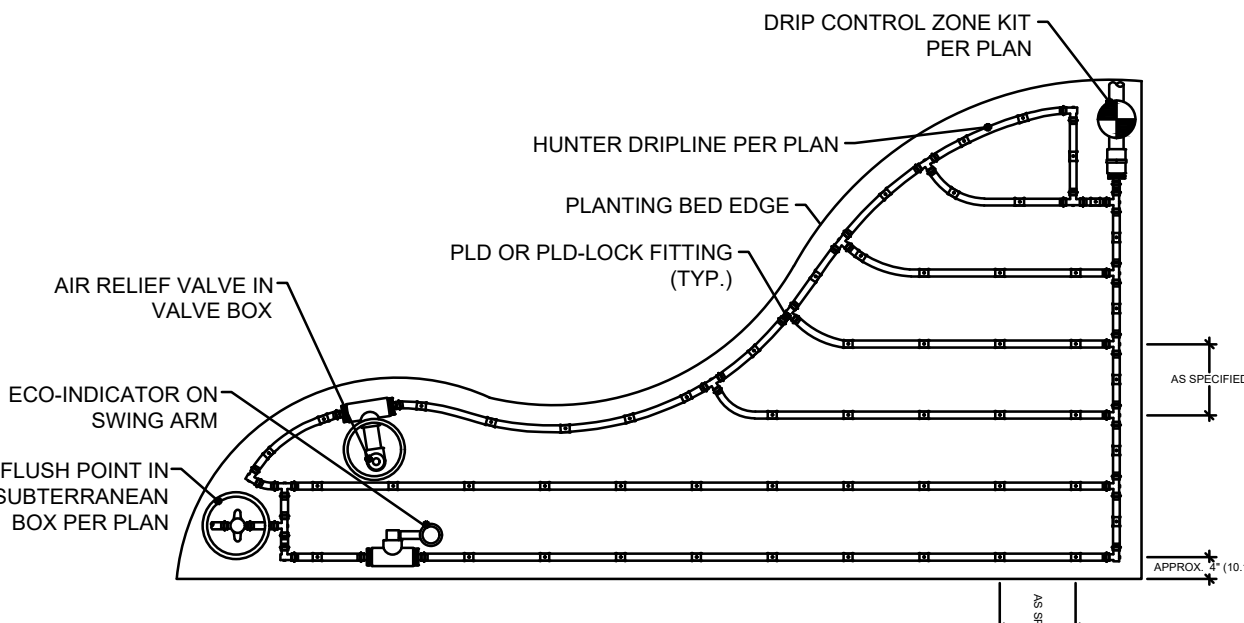
- NOTE:
- AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 - ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 - FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

6 HUNTER DRIPLINE- PLANTING BED CENTER FEED
N.T.S.



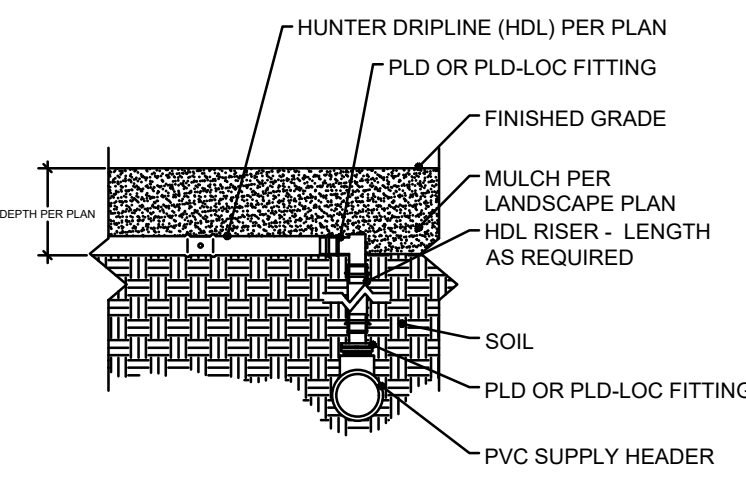
- NOTE:
- AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 - ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 - FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

7 HUNTER DRIPLINE- PLANTING BED
N.T.S.

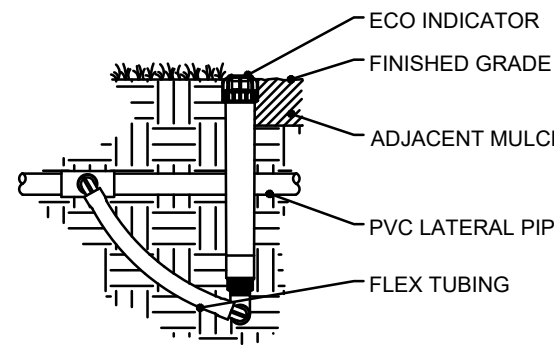


- NOTE:
- AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 - ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 - FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

8 HUNTER DRIPLINE- IRREGULAR PLANTING AREA
N.T.S.



9 HUNTER DRIPLINE CONNECTION W/DRIPLINE AND ELBOW
N.T.S.



10 ECO INDICATOR- FLEX TUBING
N.T.S.



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RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE PROVIDER SHALL BE RESPONSIBLE FOR ANY INJURY OR DAMAGE TO THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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24 HOUR
EMERGENCY CONTACT

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972.565.9580

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13135 DECLAN DRIVE
PARKER
IRRIGATION SPECIFICATIONS AND DETAILS

DATE 2025-10-8

REVISIONS

DRAWN BY: K. SARWAR
CHECKED BY: N. SALAZAR
PROJECT MANAGER: N. SALAZAR
JOB #: 24003198
FILE CODE: ##
SHEET NO.

ELECTRICAL SYMBOLS LEGEND	
SYMBOLS	DESCRIPTION
	FLUORESCENT FIXTURE, WITH FIXTURE DESIGNATED BY LETTER.
NL 	NIGHT LIGHT – NOT SWITCHED
	CEILING OR WALL MOUNTED FIXTURE
	JUNCTION BOX
	SINGLE/DOUBLE FACED EXIT SIGN – NOT SWITCHED
	DOUBLE HEAD EMERGENCY LIGHT WITH BATTERY BACK UP.
S	SINGLE POLE SWITCH, +48” A.F.F.
S ₃	THREE WAY SWITCH, +48” A.F.F.
S _a	OUTLET CONTROL INDICATOR
S _D	DIMMER SWITCH
S _{OS}	OCCUPANCY SENSOR SWITCH
S _T	THERMAL OVERLOAD SWITCH
	DUPLEX RECEPTACLE, +18” A.F.F.
	DUPLEX RECEPTACLE ABOVE COUNTER, VERIFY HEIGHT
	FOURPLEX RECEPTACLE, +18” A.F.F.
	HALF SWITCHED DUPLEX RECEPTACLE
	POWER/PHONE/DATA FLUSH FLOOR OUTLET
	250 VOLT RECEPTACLE PER UNIT REQUIREMENTS
	600 VOLT RECEPTACLE PER UNIT REQUIREMENTS
	TELEPHONE/DATA SYSTEM OUTLET, 4” SQUARE BOX AND COVERPLATE, 3/4”C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, +18” A.F.F.
	TELEVISION OUTLET PLASTER RING AT +18” A.F.F. (U.N.O.) HUBBELL COVERPLATE, 3/4”C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
	CONDUIT BELOW FLOOR OR UNDERGROUND
	CONDUIT IN WALL OR ABOVE CEILING
LA 1,3 	HOMERUN TO PANEL (SEE GROUNDING NOTE)
	MOTOR CONNECTION
	DISCONNECT SWITCH
	DUCT SMOKE DETECTOR
	LIGHTNING ARRESTER
*** ALL SYMBOLS ON LEGEND MAY NOT APPLY TO DRAWING(S). ***	

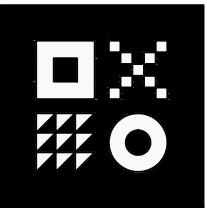
ABBREVIATIONS	
E	EXISTING LIGHT OR DEVICE TO REMAIN
ER	EXISTING LIGHT OR DEVICE TO BE REMOVED OR RELOCATED
R	RELOCATED LIGHT OR DEVICE
N	NEW LIGHT OR DEVICE
A.F.F.	ABOVE FINISHED FLOOR
C	CONDUIT
E.C.	EMPTY CONDUIT WITH PULLWIRE
E.D.F.	ELECTRICAL DRINKING FOUNTAIN.
GND	GROUND
MLO	MAIN LUGS ONLY
MCB	MAIN CIRCUIT BREAKER
S.E.S.	SERVICE ENTRANCE SECTION
WP	WEATHER PROOF
WR	WATER RESISTANT
GFI/GFCI	GROUND–FAULT CIRCUIT INTERRUPTER
U.N.O.	UNLESS NOTED OTHERWISE
	SECURITY CAMERA
	SPEAKER
S.U.S.E	SUITABLE FOR USE AS SERVICE EQUIPMENT

SCOPE OF WORK	
ELECTRICAL ENGINEERING CONSTRUCTION DOCUMENTATION FOR A 860 SF GROUND UP OF A NEW RETAIL SPACE FOR A NEW COFFEE SHOP.	
DESIGN INCLUDES:	
– ELECTRICAL SITE PLAN. – ELECTRICAL PHOTOMETRIC SITE PLAN. – IECC REPORT. – ONE–LINE DIAGRAM, PANEL SCHEDULES & FAULT CURRENT CALCULATIONS.	

* REFER TO ARCHITECTURAL E2.0 FOR INTERIOR LIGHTING PLAN. * REFER TO ARCHITECTURAL E3.0 FOR INTERIOR POWER FLOOR & ROOF PLAN.
--

DEFERRED SUBMITTAL - FIRE ALARM NOTES
FIRE ALARM SYSTEM MODIFICATIONS MAY BE INCLUDED IN THIS PROJECT & SHALL BE A DEFERRED SUBMITTAL. ANY DEVICES SHOWN ON THE ELECTRICAL PLANS ARE FOR BID PURPOSES ONLY, AND NOT FOR CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT FIRE ALARM REQUIREMENTS, INCLUDING ANY MODIFICATIONS OR UPGRADES NECESSARY TO THE EXISTING SYSTEM, WITH LANDLORD AND AUTHORITY HAVING JURISDICTION. CONTRACTOR IS TO PROVIDE COMPLETE DWGS & ALL COSTS SHALL BE INCLUDED IN THE BID. FIRE ALARM DEVICES ARE TO BE COMPATIBLE WITH LANDLORDS FIRE ALARM SYSTEM. IF ENGINEERED FIRE ALARM DRAWINGS ARE REQUIRED, THEY ARE TO BE PREPARED BY A LOCAL LICENSED FIRE ALARM CONTRACTOR AND SUBMITTED TO THE LANDLORD AND AUTHORITY HAVING JURISDICTION FOR APPROVAL PRIOR TO ANY WORK COMMENCEMENT.

GENERAL NOTES
A. EXAMINE THE CONTRACT DRAWINGS AND ALL AVAILABLE INFORMATION CONCERNING EXISTING INSTALLATION, STRUCTURE, AND LOCAL CONDITIONS. VISIT THE SITE TO UNDERSTAND THE NATURE AND SCOPE OF ALL WORK TO BE PERFORMED AND VERIFY EXISTING CONDITIONS. THE SUBMISSION OF A BID WILL BE TAKEN AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND THAT ALL EXISTING CONDITIONS HAVE BEEN CONSIDERED. NO ALLOWANCES WILL BE MADE AFTER THE PROJECT HAS BEEN AWARDED FOR FAILURE TO VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THAT OF THESE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
B. THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND /OR OTHER REPAIR DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THE CONTRACT. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC., AS REQUIRED.
C. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS AND BUILDING DETAILS. VERIFY LOCATION OF ALL OUTLETS, SWITCHES, AND WALL MOUNTED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS AND ACTUAL CONDITIONS. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHTING FIXTURES. VERIFY ALL CEILING TYPES WITH ARCHITECTURAL DRAWINGS BEFORE ORDERING FIXTURES.
D. PRIOR TO ROUGH–IN AND FINAL CONNECTION, VERIFY ELECTRICAL CHARACTERISTICS AND EXACT LOCATION OF EQUIPMENT.
E. GROUT AND SEAL ALL CONDUIT PENETRATIONS OF WALLS AND FLOOR SLABS TO PRESERVE FIRE RATING AND WATERTIGHT INTEGRITY.
F. ALL WIRING TO BE INSTALLED IN RACEWAYS. TYPE OF RACEWAY SHALL BE AS REQUIRED BY CODE. MINIMUM CONDUIT SIZE SHALL BE 3/4”C. FOR POWER AND 1”C. FOR DATA. RACEWAYS RUN ACROSS ROOF SHALL BE MINIMUM 4” ABOVE ROOF.
G. BRANCH CIRCUIT WIRING SHALL BE THHN/THWN INSULATION. EXTERIOR WIRING SHALL BE THWN–2. PANEL FEEDERS. SHALL BE TYPE XHHW. ALL WIRE SHALL BE COPPER. MINIMUM WIRE SIZE SHALL BE #12. PER THE LATEST NEC CODE ADOPTED BY THE CITY OF PARKER, A SEPARATE NEUTRALS ARE TO BE PROVIDED FOR EACH CIRCUIT OR PROVIDE MULTI–POLE HANDLE TIE FOR EACH MULTI–WIRE CIRCUIT
H. PROVIDE CODE SIZED GROUNDING CONDUCTOR WIRE IN ALL CONDUITS.
I. ALL ELECTRICAL EQUIPMENT SHALL BE NEW, U.L. APPROVED AND COMMERCIAL GRADE.
J. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PARKER, LATEST ADOPTED NATIONAL ELECTRICAL CODE (NEC), AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
K. IT SHALL BE THE ELECTRICAL CONTRACTOR’S RESPONSIBILITY TO PROVIDE ONE (1) SET OF COMPLETE CONSTRUCTION DRAWINGS.
L. PROVIDE NEW PANEL DIRECTORIES INDICATING SPECIFIC CIRCUIT INFORMATION TO DISTINGUISH EACH CIRCUIT FROM ANY OTHER PER NEC.
M. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION OF DEVICES, WIRE & CONDUIT. WHERE THESE ITEMS ARE NO LONGER USED ALL UNUSED WIRE SHALL BE REMOVED BACK TO THE PANEL. ANY DOWNSTREAM EQUIPMENT TO REMAIN IN USE SHALL BE RECONNECTED.



ARDEBILI Engineering	Project Number: 25280 Design Engineer: OT 7328 E Stetson Dr., Scottsdale, AZ 85251 P: 480.626.7072 ardebilieng.com
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NOTICE

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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S. PARKER RD & STROH RD

PARKER

DOUGLAS COUNTY, COLORADO

BLACK ROCK COFFEE BAR

13135 DECLAN DRIVE

ELECTRICAL NOTES & SYMBOLS

DATE 2025-06-04

 1st Round CC

 2026-01-08

 Field Coordination

2026-06-29

REVISIONS





DRAWN BY: OT

CHECKED BY: PC

PROJECT MANAGER: OT

JOB #: 24003198

FILE CODE: ##

SHEET NO.

E0.1

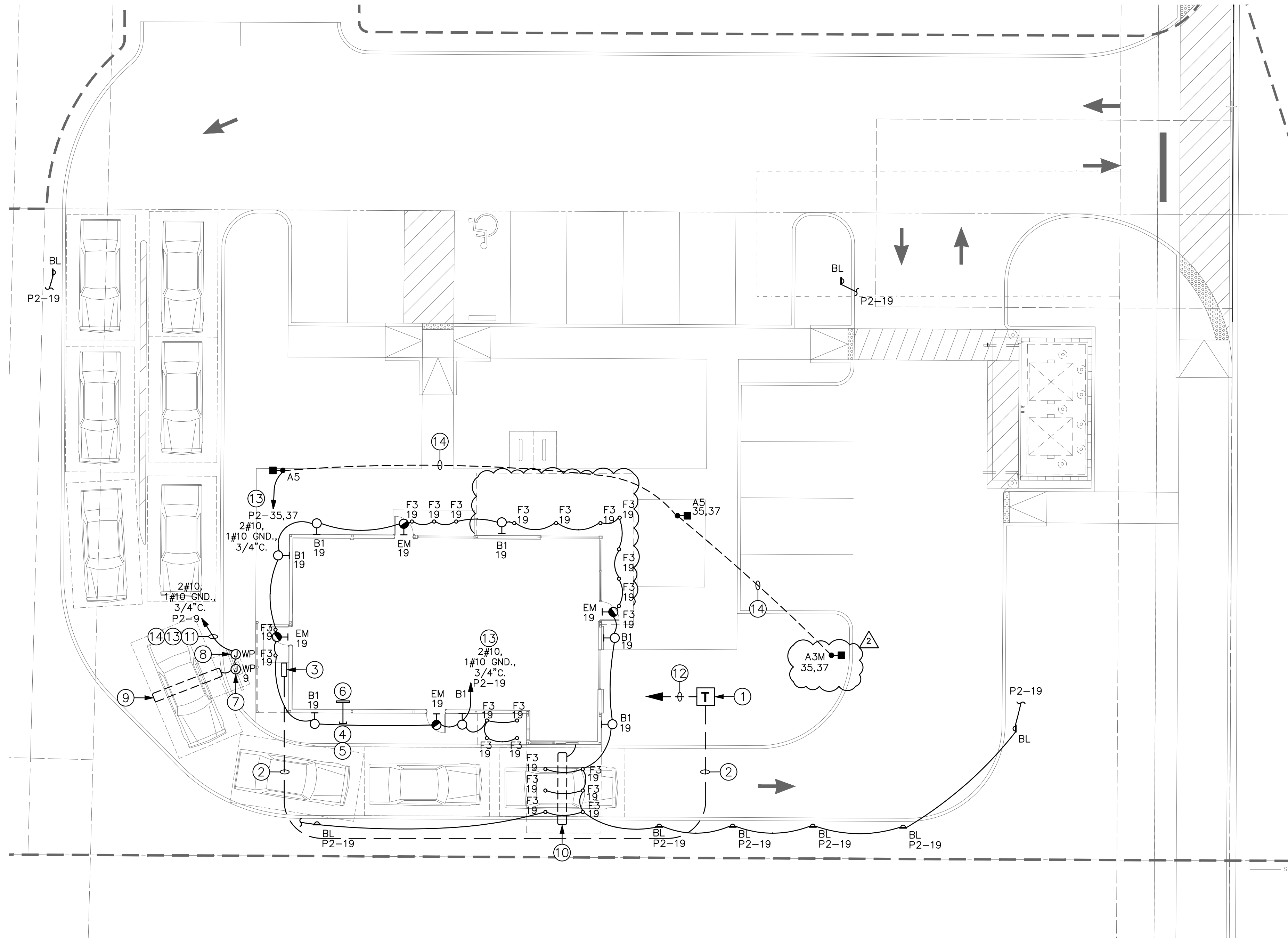
CAD FILE: 25280.E10 SITE PLAN



RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward



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

GENERAL NOTES

- ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL NIGHT SKY ORDINANCE.
- ALL EXTERIOR LIGHTING AND SIGNAGE TO BE FED WITH #10 CU. U.N.O.
- ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE NEMA-3R RATED.
- CONTRACTOR TO COORDINATE EXACT SITE LIGHTING FIXTURE LOCATIONS WITH LANDSCAPE DRAWINGS.
- ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410-4. ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410, ALL SUB ARTICLES.
- FIRE ALARM EQUIPMENT SHALL BE COORDINATED FOR EXACT LOCATION AND REQUIREMENTS WITH FIRE MARSHALL.
- ALL PVC CONDUIT MUST HAVE A MINIMUM OF #12 CU. GROUND CONDUCTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SCHEDULING WITH POWER AND TELEPHONE UTILITY COMPANIES INCLUDING PROVIDING (2) COMPLETE SETS OF DRAWINGS TO EACH COMPANY. ALL WORK SHALL BE INSTALLED PER EACH UTILITY COMPANIES FINAL DESIGN DRAWINGS.
- ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL EXTERIOR LIGHT FIXTURES WITH ARCHITECTURAL DRAWINGS.

KEYED NOTES

- PROPOSED LOCATION OF NEW UTILITY TRANSFORMER. VERIFY EXACT LOCATION WITH UTILITY COMPANY.
- NEW SECONDARY FEEDERS FROM TRANSFORMER PER POWER COMPANY REQUIREMENTS. ROUTING SHOWN FOR REFERENCE ONLY.
- PROPOSED LOCATION OF NEW SERVICE ENTRANCE SECTION IN NEMA-3R ENCLOSURE.
- 4" UNDERGROUND PVC CONDUIT WITH PULLWIRE AND BENDS PER TELEPHONE COMPANY REQUIREMENTS. TRENCH AND BACKFILL AS REQUIRED. REFER TO NEC TABLE 300.5 FOR ADDITIONAL REQUIREMENTS.
- TERMINATE AND STUB CONDUIT TO PROPERTY LINE OR EXISTING CABINET PER TELEPHONE COMPANY REQUIREMENTS.
- PROPOSED LOCATION OF MPOP (MAIN POINT OF PRESENCE) FOR TELEPHONE COMPANY DEMARCATION AND TERMINATION.
- PROVIDE W.P. J-BOX FOR DRIVE-THRU MENU BOARD. COORDINATE EXACT POWER REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.
- PROVIDE W.P. J-BOX FOR DRIVE-THRU SPEAKER. COORDINATE EXACT POWER REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.
- CONNECT SPEAKER PEDESTAL TO DETECTION LOOP. COORDINATE EXACT REQUIREMENT WITH MANUFACTURER PRIOR TO ROUGH-IN.
- PROVIDE STUB UP FOR DETECTION LOOP. COORDINATE EXACT REQUIREMENT WITH MANUFACTURER PRIOR TO ROUGH-IN.
- PROVIDE (3) ELECTRICAL CONDUITS FOR DRIVE-THRU EQUIPMENT.
- PROPOSED PRIMARY PER UTILITY COMPANY.
- CIRCUIT ROUTED THRU TIME CLOCK.
- PROVIDE #10 WIRE IN 3/4" NONMETALLIC CONDUIT, 24" BELOW FINISHED GRADE OR PER NEC 300.5. VERIFY EXACT ROUTING PRIOR TO INSTALLATION. TRENCH, BACKFILL, AND REPAIR LANDSCAPE/HARDSCAPE AS REQUIRED.

CONDUIT ROUTING NOTE

CONDUIT ROUTING IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD COORDINATE EXACT CONDUIT ROUTING WITH ARCHITECT PRIOR TO INSTALLATION. ROUTE FEEDERS CONCEALED BELOW GRADE ONSITE AND CONCEALED FROM PUBLIC VIEW WITHIN SPACE WHEN POSSIBLE.

NOTE

ALL UNDERGROUND CONDUIT FOR BRANCH CIRCUITS SHALL BE A MINIMUM OF 24" BELOW GRADE, OR PER NEC TABLE 300.5.



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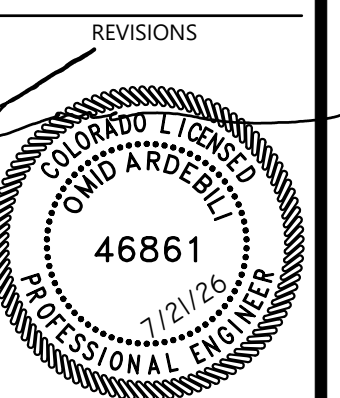
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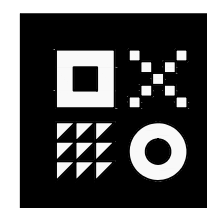
BLACK ROCK COFFEE BAR	13135 DECLAN DRIVE	ELECTRICAL SITE PLAN
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DATE	2025-06-04
1st Round CC	2026-01-08
Field Coordination	2026-06-29



DRAWN BY: OT
CHECKED BY: PC
PROJECT MANAGER: OT
JOB #: 24003198
FILE CODE: ##
SHEET NO.

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Engineering

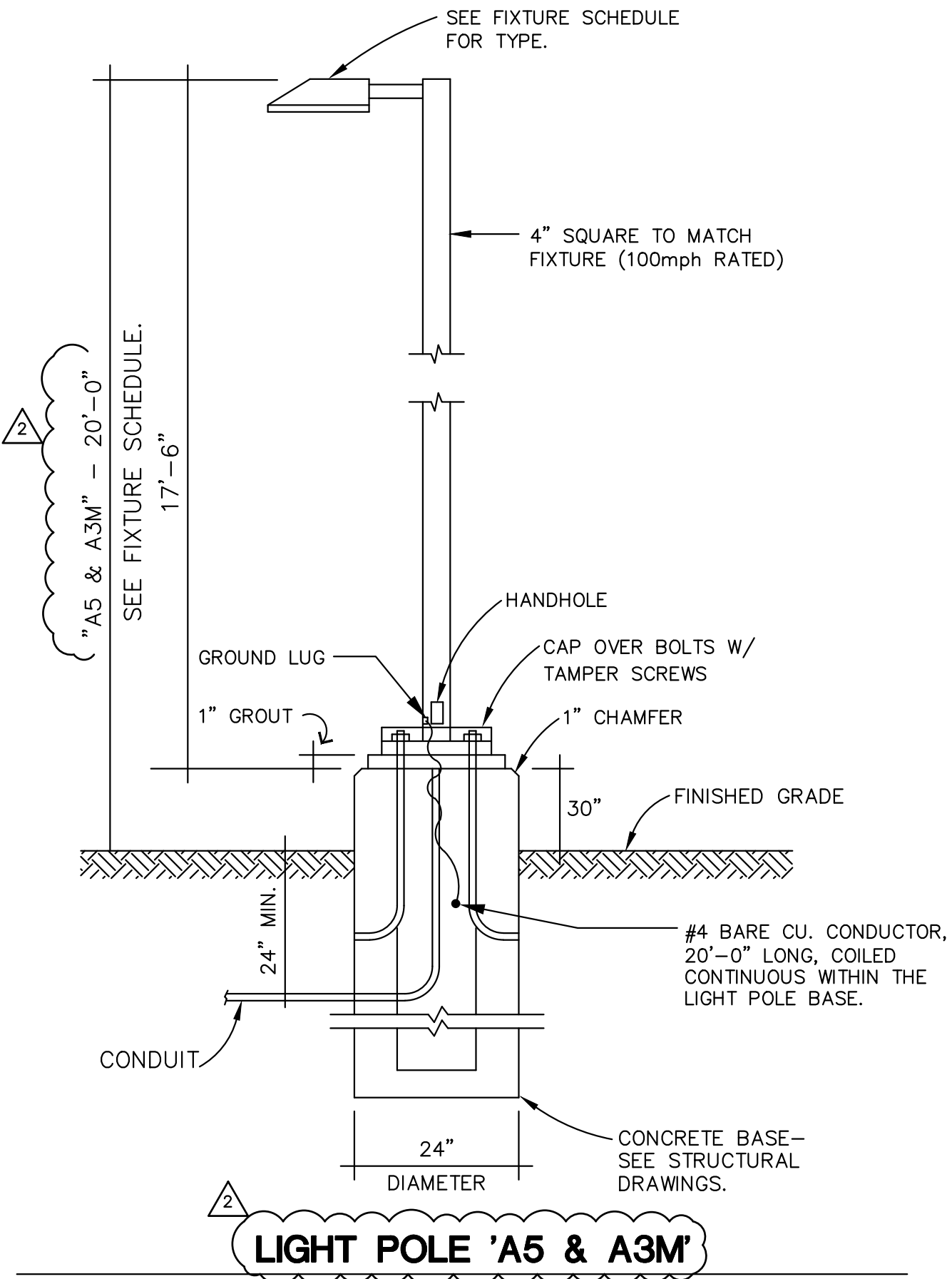
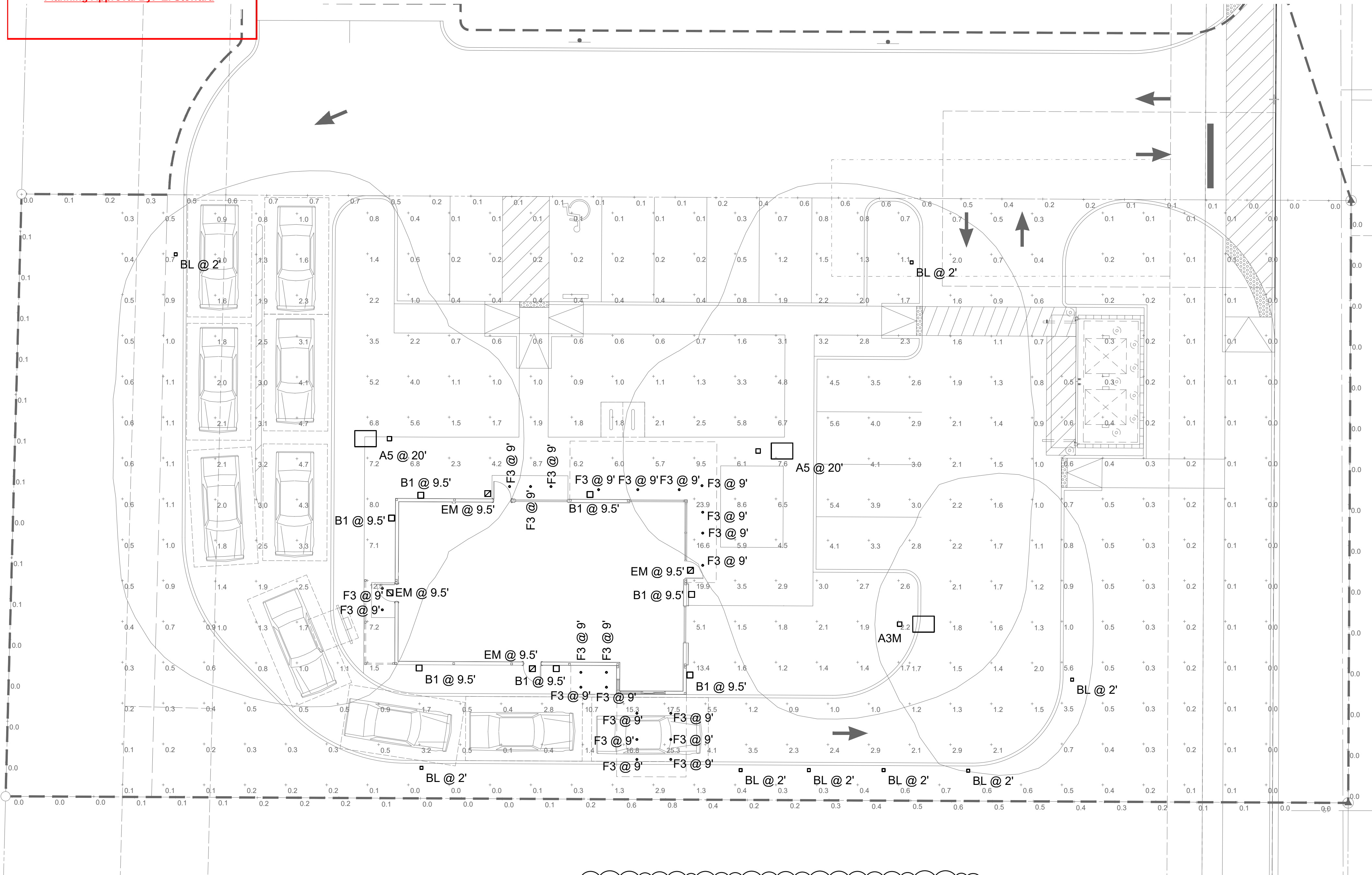
Project Number: 25280 | Design Engineer: OT
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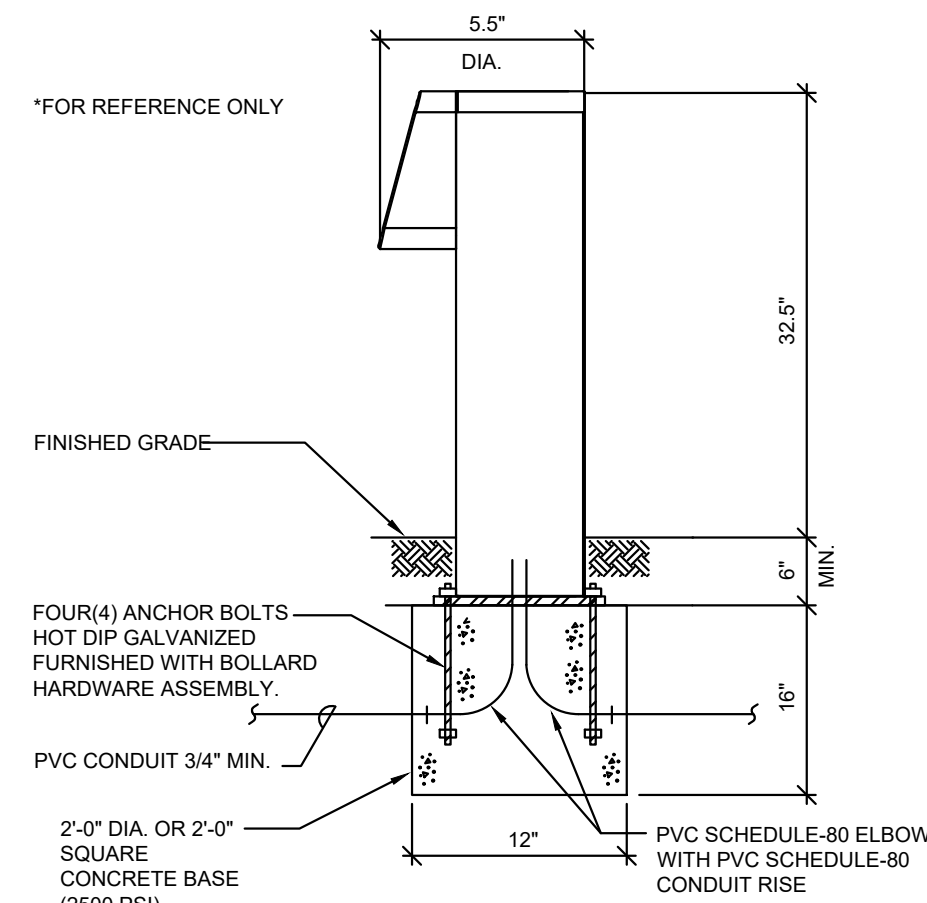
RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward



NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF COLORADO AND BE STAMPED AND SEALED ACCORDINGLY.



CONCRETE PEDESTAL 'BL' BASE DETAIL
NOT TO SCALE

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE AISLES/PARKING	+	2.6 fc	25.3 fc	0.1 fc	253.0:1	26.0:1
FC@ PROPERTY LINE	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
SITE FC	+	1.6 fc	23.9 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power
	F3	22	ALPHABET LIGHTING	NUE4-QW-SW-10LM-30K-80-WW	NUE 4" WALL WASH EXTERIOR DOWNLIGHT.WET RATED FIXTURE	1	890	15.3
	B1	7	RB LIGHTING	4427-XX-13W-3K	4" LED SQUARE CYLINDER DOWNLIGHT. OUTDOOR WALL MOUNTED LED. WET RATED FIXTURE	1	911	13.3
	A5	2	OPTEC LED	OLA1-080-40-5	SINGLE HEAD LED POLE LIGHT. LED ARAEA SERIES LARGE 80W, 4000K, TYPE 5 MOUNTED AT 20'-0" AFG.	1	12719	80
	BL	8	Hydrel	WANDER1 PM1 P1 90CRI 30K MVOLT LM	SINGLE OPTIC PATHWAY LIGHT, PEDESTAL MOUNT, 1 FIXTURE, PERFORMANCE PACKAGE I, 90 CRI, 3000K, MULTI-VOLT (120V-277V), LONG FORWARD THROW, MEDIUM LATERAL THROW.	1	303	4.38
	EM	4	EXITRONIX	TRL-ACEM-BR	TRITON LED SERIES, 5000 K, 70 CRI, FIXTURE IS EQUIPPED WITH 90 MINUTES OF EMERGENCY BATTERY PACK.	1	319	0
	A3M	1	LITHONIA LIGHTING	DSX0 LED P1 40K 80CRI T3M EGSR	SINGLE-HEAD LED POLE LIGHT, P1 PERFORMANCE PACKAGE, 33W, 4000K COLOR TEMPERATURE, 80 CRI, TYPE III MEDIUM DISTRIBUTION, WITH EXTERNAL GLARE SHIELD, MOUNTED AT 20'-0" AFG	1	2880	33.21

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



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BLACK ROCK COFFEE BAR

13135 DECLAN DRIVE

PHOTOMETRIC SITE PLAN

DATE 2025-06-04

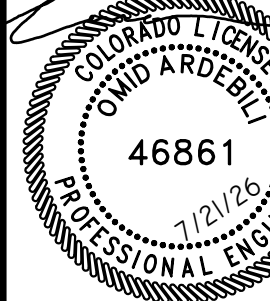
1st Round CC

2026-01-08

Field Coordination

2026-06-29

REVISIONS



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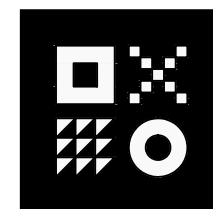
PROJECT MANAGER: OT

JOB #: 24003198

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Engineering

Project Number: 25280 | Design Engineer: OT
7328 E Stetson Dr., Scottsdale, AZ 85251
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Optec LED LIGHTING

Area Series (Small)

The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Nichia brand LEDs and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-gelling with no harmful out-gassing. All models come standard with a universal pole mount, bracket or an optional wall surface box. Luminaires are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Nichia
- Color Temperatures: 4000K & 5000K (Other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IESNA criteria)
- Operating Temperature: -40°C (-40°F) to 40°C (104°F)
- Durable All Aluminum Pressure Die Cast Housing
- Powder Coat Finish
- Salt Fog Tested to 2500 hours / per ASTM B117
- IP65 Rated (wet listed) / NEMA IEC 665-20
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 20 kV
- Control Options: 0-10V Dimming Standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL, UL 1598, UL 8750, NEMA C82.77
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)
- 3G Vibration tested (ANSI C136.31)

Catalog:
Project:
Type: A5



WARRANTY

- Up to 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens			Bug Rating		
		2000K	3000K	5000K	B	U	G
Type 2	OLA1-080	10,800	10,960	10,960	3 *	0	1
	OLA1-120	15,840	16,200	16,200	3 *	0	2
	OLA1-150	19,800	20,250	20,250	3 *	0	2
Type 3	OLA1-080	11,600	11,760	11,760	2 *	0	2
	OLA1-120	16,560	16,920	16,920	3 *	0	2
	OLA1-150	20,540	21,000	21,000	3 *	0	2
Type 3L	OLA1-080	10,799	10,960	10,960	3 *	0	3
	OLA1-120	15,960	16,199	16,199	3 *	0	3
	OLA1-150	19,800	20,249	20,249	4 *	0	3
Type 3R	OLA1-080	10,799	10,960	10,960	3 *	0	3
	OLA1-120	15,960	16,198	16,198	3 *	0	3
	OLA1-150	19,800	20,250	20,250	4 *	0	3
Type 4	OLA1-080	10,596	10,794	10,794	3 *	0	2
	OLA1-120	15,472	15,712	15,712	3 *	0	2
	OLA1-150	19,046	19,349	19,349	3 *	0	2
Type 4L	OLA1-080	10,800	10,960	10,960	3 *	0	3
	OLA1-120	16,080	16,320	16,320	3 *	0	3
	OLA1-150	19,800	20,250	20,250	4 *	0	4
Type 4R	OLA1-080	10,800	10,960	10,960	3 *	0	3
	OLA1-120	16,080	16,320	16,320	3 *	0	3
	OLA1-150	19,781	20,250	20,250	4 *	0	4
Type 5	OLA1-080	10,032	10,185	10,185	4	0	3
	OLA1-120	15,049	15,278	15,278	4	0	3
	OLA1-150	18,811	19,097	19,097	5	0	4

* Backlight = 1 when BC (Backlight Control System) is applied.

Voltage (V)	CCT @ 30°		
	80W	120W	150W
120	0.67	1.00	1.25
208	0.38	0.58	0.72
240	0.33	0.50	0.63
277	0.29	0.43	0.54
347	0.23	0.35	0.43
480	0.17	0.25	0.31

Optec LED LIGHTING

1700 De Soto Place, Ontario, CA 91761

P: 888-743-5220

optecledlighting.com



Area Series (Small)

ORDERING INFORMATION

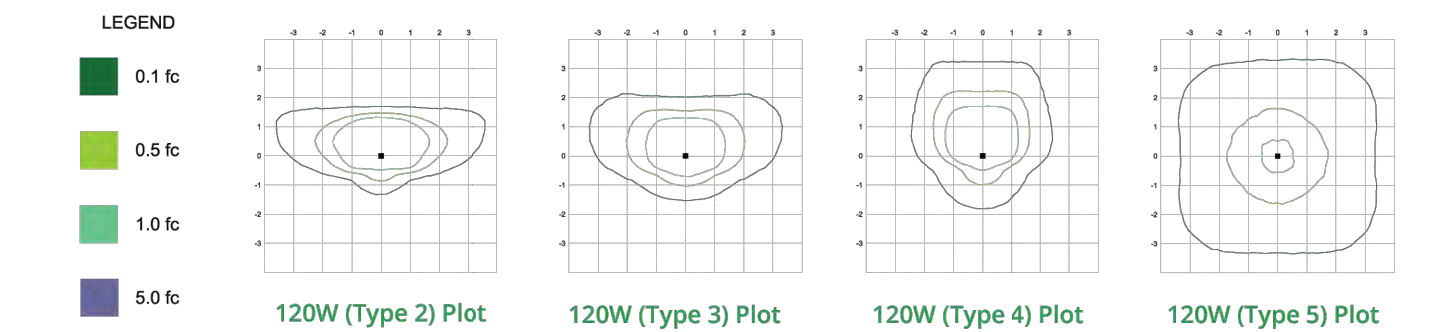
EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

SERIES	WATTAGE	VOLTAGE	CO-OR TEMP	DISTRIBUTION	MOUNTING	FINISH	CONTROLS / OPTIONS
OLA1 = Optec LED Area Light	080 = 80W 120 = 120W 150 = 150W	UNVL = 120-277V UNVH = 1347-480V	30 = 3000K 40 = 4000K 50 = 5000K	2 = Type 2 3 = Type 3 3L = Type 3 Left 3R = Type 3 Right 4 = Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5	SQ = Square Pole® RD = Round Pole® WM = Wall Mount® TA = Tether Adapter® LK = Levelling Kit®	WH = White DB = Dark Bronze BL = Black NA = Natural Aluminum GM = Graphic Metallic CF = Custom Finish	OSWS = Occupancy Sensor (WattStopper®) PS1 = Photocell Recastable 5-pin PS2 = Photocell Recastable 5-pin PS3 = Photocell Recastable 5-pin WCS = Wireless Control (WattStopper®) BC = Backlight Control System® SF = Single Fuse (120V, 277V, 347V) DF = Double Fuse (220V, 480V, 480V) TSC = Twist Lock Shorting Cap 904 = UL904 Filter

1. For details, reference accessory data sheet.
2. WM option requires 50 pole mount bracket (ordering example: SQ-WM)
3. Levelling kit adjusts up to 5 degrees or down by 5 degrees
4. OSWS = For WattStopper® PS error information and options contact factory
5. WCS = For Synapse wireless controls information and options contact factory for details
6. Photocell (delta) = Full in "CCT" mode (lumen otherwise specified)

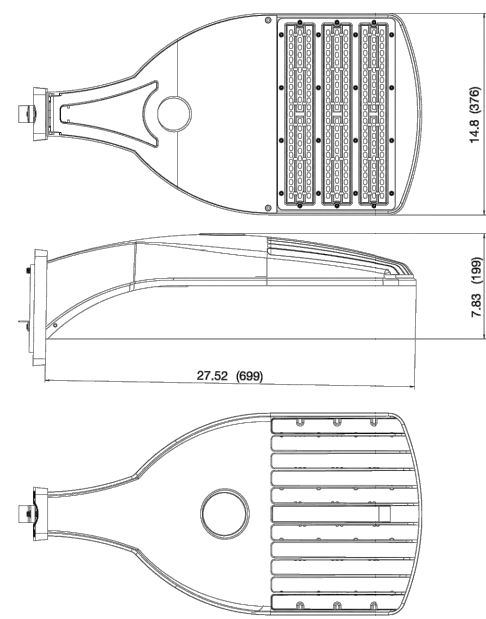
PHOTOMETRIC PERFORMANCE

Isofootcandle plots = OLA1 120W model in 5000K CCT @ 30° mounting height. Distances are in units of mounting height.



Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



Wattage	80W	120W	150W
Length (inches / mm)	27.52 / 699	27.52 / 699	27.52 / 699
Width (inches / mm)	14.8 / 376	14.8 / 376	14.8 / 376
Height (inches / mm)	7.83 / 199	7.83 / 199	7.83 / 199
Weight (lbs / kg)	19.4 / 8.8	19.4 / 8.9	20 / 9.1

Wattage	80	120	150
Effective Projected Area (EPA) in ft²	0.96	1.92	2.77
80	0.96	1.92	2.77
120	0.96	1.92	2.77
150	0.96	1.92	2.77

Optec LED LIGHTING
Revised 5/9/21

13400 West Lisbon Road, Unit 400, Brookfield, WI 53005

P: 888-743-5220

optecledlighting.com

4427
120V

4" LED Architectural Square Cylinder Downlight



Catalog #:	Type B1
Project:	Date
Prepared by:	

DESCRIPTION

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W, 17W, or 27W AC modules, with finishes available in black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

DESIGN FEATURES

Construction

- Aluminum die-cast with powder coat finish

Electrical

- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Operating temperature: -31°F (-35°C) to 122°F (50°C)
- Stable driving current prevents inrush damage to circuit switches and modules
- Available in 80CRI, 3000K & 4000K

Installation

- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

Lens

- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° beam angle

Finish

- Black, brushed aluminum or oil-rubbed bronze

Certifications

- cCSAus for wet location
- 5 year limited warranty
- Wet location rated



TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

Specifications and dimensions subject to change without notice.



LIGHTING · FANS

4427
120V

Specification & Ordering

Model #	Dimensions (H x W x D)	Watt	Lumens (delivered)	Lumens (source)	Color Temp
4427	7-7/8" x 4-1/4" x 6-3/4"	13W	845lm	1280lm	3K 3000K
		17W	1105lm	1710lm	4K 4000K
		27W	1755lm	2570lm	

ORDERING

Model #	Finish	Watts	CCT
4427	BK : Black	-13 : 13W	-3K : 3000 K
	BA : Brushed Aluminum	-17 : 17W	-4K : 4000 K
	OB : Oil-rubbed Bronze	-27 : 27W	

Example: 4427BK-13-3K



TRITON LED Series
LED General and Emergency Lighting

The Triton LED Series is an indoor or outdoor, die-cast, architectural, high-performance LED fixture designed to work in emergency lighting and combined general/emergency lighting applications.

FEATURES & BENEFITS

- Switchable AC operation for use as dusk to dawn with photocontrol option or use of a normally open switch/LED
- A 1/2 inch NPT threaded conduit opening is provided at the top of the enclosure and sealed with a closure plug
- Optional cold weather package -4°F to 122°F (-20°C to 50°C)
- UL Listed 90 minute emergency run time, 24 hour recharge time
- Suitable for Wet or Damp Locations

SPECIFICATIONS

Illumination: Long lasting, energy efficient, ultra-bright white 11W, 8000K CCT LED
Housing: Low-profile, streamlined, die-cast aluminum housing
Input: 120/277VAC Dual primary, 60Hz
Battery: Maintenance-free NiCad battery
Operating Temp: 0°C to 50°C (32°F to 122°F)
Run Time: cULus Listed 90 minute emergency run time, 24 hour recharge time
Mounting: Universal J-box mounting pattern or surface wiring through top conduit power lead
Finishes: Black, dark bronze, silver or white
Options: CL - Cold Location package, suitable for temperatures from -20°C to 50°C (-4°F to 122°F)
Certifications: cULus Listed for Damp or Wet Locations, meets or exceeds UL 924, NEC requirements and NFPA 101
Warranty: Any component that fails due to a manufacturing defect is guaranteed for five years with a separate five year prorated warranty on the battery. The warranty does not cover physical damage, abuse or instances of uncontrollable natural forces.

ORDERING INFORMATION Example: TRL-ACEM-BR-CL

Series	Product Category	Finish	Options (Factory Installed)
TRL	ACEM® = Normally on with Emergency Lighting	BL = Black	CL = Cold Location Package
		BR = Dark Bronze	
		SA = Silver	
		WH = White	

* "Normally off" standby battery backup operation is available. See installation instructions for details.

Specifications are subject to change without notice. Installation must be performed in accordance with Barron Lighting Group installation instructions.

10800164 Rev 13

Page 1 of 2



CONSTRUCTION

Our Triton LED Series offers a decorative, low-profile, architectural design with die-cast aluminum housing and durable powder coated finishes in silver and dark bronze. The Triton LED Series can be switched on and off by the integrated photocontrol or by a normally open switch while maintaining UL 924 compliance. The unit features a fully sealed and gasketed enclosure for Damp and Wet Location applications.

ILLUMINATION

Units come standard with a single 11W high-performance LED featuring 1080 lumens in AC mode and 260 lumens in emergency backup mode, 5000K CCT and a CRI of 70. Features a UV-stable mirror-bright reflector and prismatic polycarbonate refractor for ideal light output.

ELECTRICAL

Input

Dual-voltage input 120 or 277VAC @ 60Hz.

Nickel Cadmium Battery - NiCad (With Battery Only)

Extronix NiCad batteries are maintenance-free with a life expectancy of 15 years. NiCad batteries offer high-discharge rates and continue to perform in a vast temperature range from 0°C to 50°C (32°F to 122°F). Cold Location (CL) option temperature range is -20°C to 50°C (-4°F to 122°F).

Emergency

The Triton LED will operate for a minimum of 90 minutes during a loss of power with a 24 hour maximum recharge time for the battery.

Low Voltage Disconnect

Low Voltage Disconnect (LVD) measures the battery terminal voltage. The LVD continuously monitors the battery terminal voltage and if it should fall below a preset voltage threshold, the LVD will disconnect the load. When the battery is recharging and voltage is raised above another preset voltage threshold, the load is automatically reconnected.

Test Button

The test button is easy to locate and provides manual verification of the transfer circuit and emergency lamps.

INSTALLATION

Universal J-box mounting pattern or surface wiring through the top conduit power feed make installation quick and easy.

Wet Location Rated (Standard)

Wet Location Rated fixture that allows water or other liquids to drip, splash or flow on or against. The construction prevents the accumulation of water on live parts.

Guardian Self-Test/Self-Diagnostics

The Guardian provides self-testing and self-diagnostic capabilities to the unit equipment.

At predetermined intervals, the unit equipment will automatically switch into battery mode. The unit equipment will also perform various self-diagnostic tests of the unit. Visual signaling will alert maintenance personnel to a fault of the unit equipment electronics, emergency lamp(s), battery and/or battery charger. The circuitry continuously monitors the operating condition of the unit equipment and battery charging circuit/battery supply voltage.

The unit equipment will automatically switch to battery mode every 28 days for a period of one minute. The unit equipment will automatically switch to battery mode every six months for a period of 30 minutes.

CONFORMANCE TO CODES & STANDARDS

The Triton LED Series is UL Listed and meets or exceeds the following: UL 924, NEC requirements and NFPA 101.

ON-CENTER SPACING

(Using multiple units mounted at a typical 9 foot height, 85/50/20 reflectance)

Model	# of LED Lamps	3' Path, 6' Corridor	6' Path, 6' Corridor
TRL-ACEM	1	32' (9'MH)	30' (9'MH)



RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward



Know what's below. Call before you dig.

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LOT 4A, PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1

BLACK ROCK COFFEE BAR

13135 DECLAN DRIVE

EXTERIOR LIGHTING SPEC SHEETS

PARKER

DOUGLAS COUNTY, COLORADO

DATE 2025-06-04

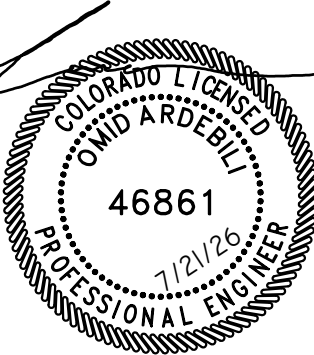
1st Round CC

2026-01-08

Field Coordination

2026-06-29

REVISIONS



DRAWN BY: OT

CHECKED BY: PC

PROJECT MANAGER: OT

JOB #: 24003198

FILE CODE: ##

SHEET NO.

E.1.2

Specifications are subject to change without notice. Installation must be performed in accordance with Barron Lighting Group installation instructions.

10800164 Rev 13

Page 2 of 2



Project Number: 25280 | Design Engineer: OT
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC

Project Title: 25280 - BRC

Project Type: New Construction

Exterior Lighting Zone: 3 (Other (LZ3))

Construction Site:

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

Area/Surface Category	Quantity	C Allowed Watts /	D Tradable Watts	E Allowed Watts (B X C)
Parking area	22043 ft2	0.06	Yes	1323
		Total Tradable Watts (a) = 1323		
		Total Allowed Watts = 1323		
		Total Allowed Supplemental Watts (b) = 500		

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 500 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A B Lamps / Fixture	C # of Fixture	D Wattage	E (C X D)
Parking area (22043 ft2): Tradable Wattage				
LED: F3: NUE 4" WALL WASH EXTERIOR DOWNL: Other:	1	21	15	321
LED: B1: 4" LUD SQUARE CYLINDER: Other:	1	7	13	93
LED: A5: SINGLE HEAD POLE LIGHT: Other:	1	2	80	160
LED: BL: PEDESTAL MOUNT: Other:	1	8	4	35
LED: EM: WALL PACK LED: Other:	1	4	11	44
LED: A3M: SINGLE HEAD POLE LIGHT: Other:	1	1	33	33
Total Tradable Proposed Watts =				687

Exterior Lighting PASSES: Design 62% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMAR THAIBER, D.E.

Omar Thailer

Signature

07/21/2026

Date

Project Title: 25280 - BRC

Report date: 07/21/26

Data filename:

Page 1 of 4

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.7 (EL28)1	Automatic lighting controls for exterior lighting installed. Controls will be daylight/light controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. Location on plans/spec: E1.0 & E4.1
C405.7 (EL26)2	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.8 (EL27)2	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.9.1, C405.9.2 (EL28)2	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.10 (EL29)2	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.1.1 (EL30)2	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 45 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.11, C405.11.1 (EL31)2	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)

2 Medium Impact (Tier 2)

3 Low Impact (Tier 3)

Project Title: 25280 - BRC

Report date: 07/21/26

Data filename:

Page 3 of 4

COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 20.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 (PR8)1	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met. Location on plans/spec: E1.1 & E1.2
C406 (PR9)1	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)

2 Medium Impact (Tier 2)

3 Low Impact (Tier 3)

Project Title: 25280 - BRC

Report date: 07/21/26

Data filename:

Page 2 of 4

COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 20.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C405.5.1 (F19)1	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.1.1 (F17)1	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)

2 Medium Impact (Tier 2)

3 Low Impact (Tier 3)

Project Title: 25280 - BRC

Report date: 07/21/26

Data filename:

Page 4 of 4

Alphabet

NU4

4" Square Wall Wash Standard White

NSF

AT

DF

PR

water

Trim

Trimless

Trimless Millwork

FEATURES

DIMMING AND CONTROLS

CONSTRUCTION

LED

ELECTRICAL

FIXTURE HEIGHT

TRIMMED

TRIMLESS

MILLWORK

Alphabet by LEDra Brands, Inc. | 88 Maxwell Irvine, CA 92608 | PH: 714.263.9559 FAX: 714.263.9569 | AlphabetLighting.com

v.423.25 | NU4QW | Page 1 of 8

Alphabet

NU4

4" Square Wall Wash Standard White

NSF

AT

DF

PR

water

Trim

Trimless

Trimless Millwork

FEATURES

DIMMING AND CONTROLS

CONSTRUCTION

LED

ELECTRICAL

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HYDREL

WANDER

WANDER1

WANDER3

DIMENSIONS

PERFORMANCE SUMMARY

STANDARD DISTRIBUTION

ORDERING INFORMATION

EXAMPLE: WANDER1 PM1 H22 P1 90CRI 27K MVOLT LM ZT BL

Notes: 1 is required field.

Notes: 1. Zinc Undercoat provides corrosion protection for Marine Environment and Natatorium Construction. 2. RALTED for pricing only, replace with applicable RAL call out when ready to order. See the RALBYCOLORCHURGE for available options. It is recommended that Hydrel products only use textured paints.

Notes: 1. 35LM/40LM available with ELV/DIMM0 dimming. 2. Custom set up fee plus minimum quantity required per color. 3. IC/ICAT/CP not available in 35LM/40LM. 4. LUT/LUTP not available in 35LM/30LM/35LM/40LM. 5. GUV (D2V) not available in 10LM. 6. AWWNR reference page 8 for product specifications on Athena wireless node.

* 166dLED and DMX uses logarithmic dimming curve as standard. For linear dimming curve, add 1.5" after dimming code, i.e. DIMM0.1N.

ARDEBILI Engineering

Project Number: 25280 | Design Engineer: OT

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P: 480.626.7072 | ardebilieng.com

REVISIONS

46861

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward

811

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LOT 4A: PARKER POINTE SUBD: FILING NO. 1: AMEND. NO. 1

BLACK ROCK COFFEE BAR

13135 DECLAN DRIVE

IECC REPORT

DATE: 2025-06-04

1st Round CC

2026-01-08

Field Coordination

2026-06-29

DRAWN BY: OT

CHECKED BY: PC

PROJECT MANAGER: OT

JOB #: 24003198

FILE CODE: ##

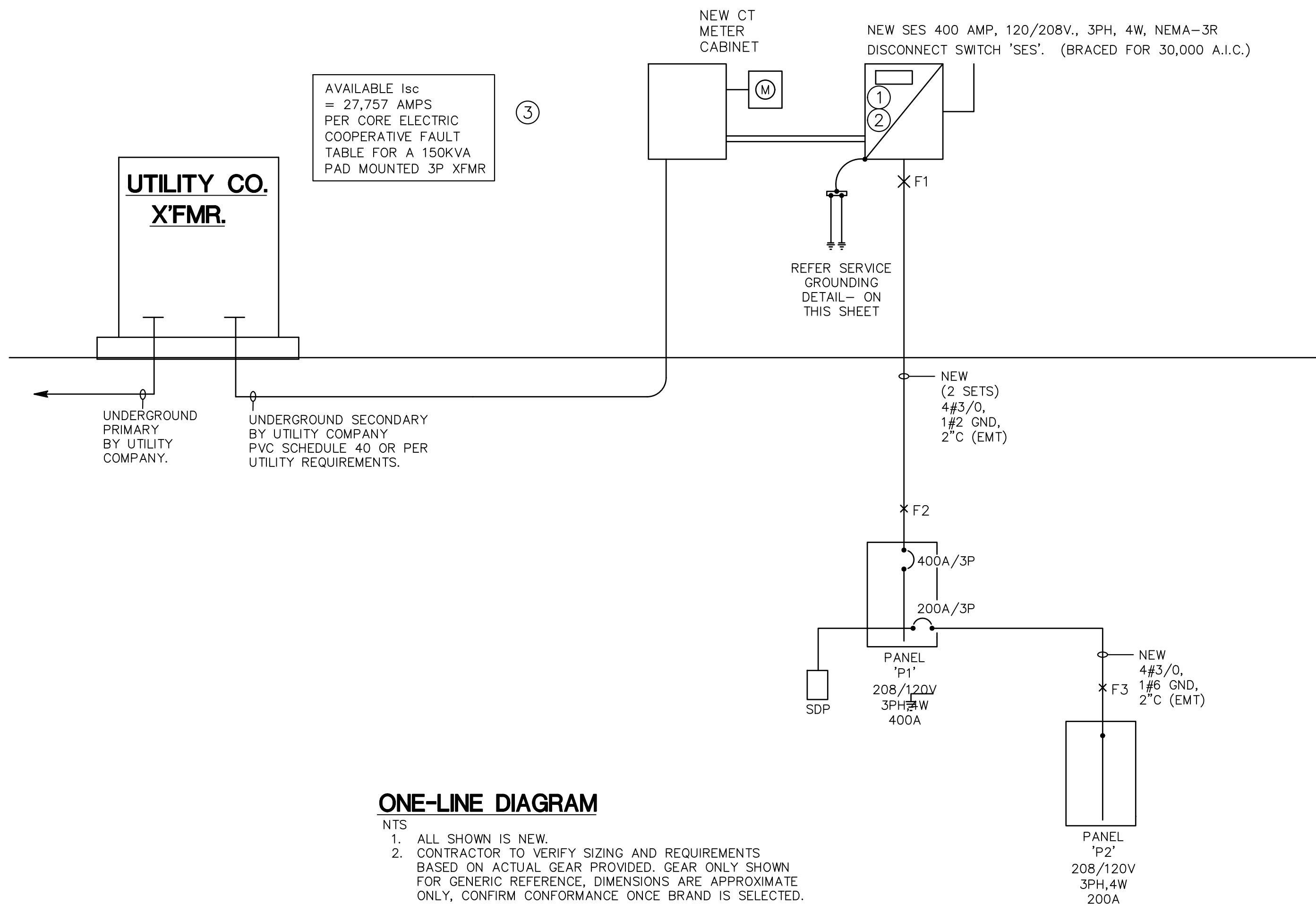
SHEET NO: E1.3



RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward

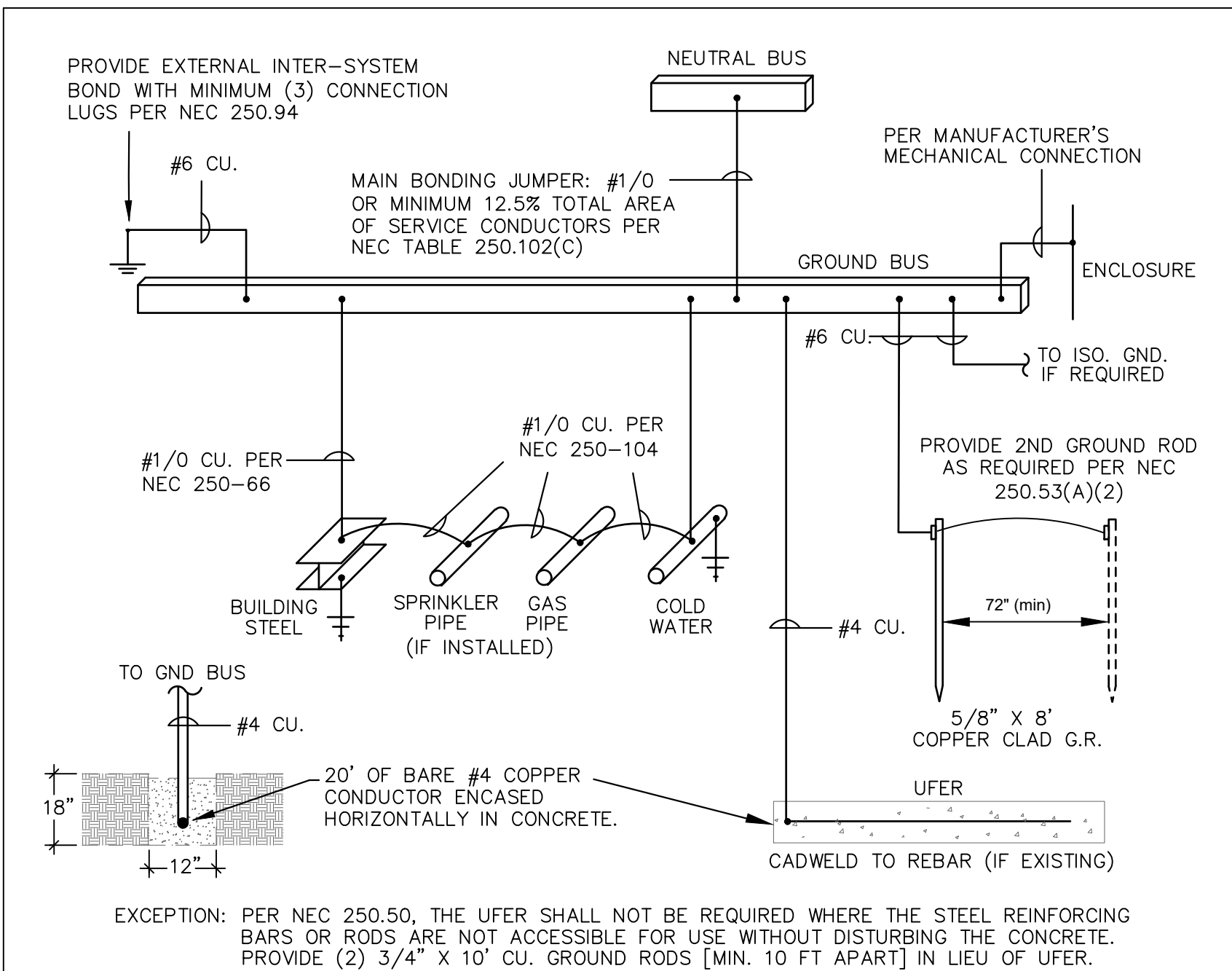


ONE-LINE DIAGRAM

- NTS
1. ALL SHOWN IS NEW.
 2. CONTRACTOR TO VERIFY SIZING AND REQUIREMENTS BASED ON ACTUAL GEAR PROVIDED. GEAR ONLY SHOWN FOR GENERIC REFERENCE, DIMENSIONS ARE APPROXIMATE ONLY, CONFIRM CONFORMANCE ONCE BRAND IS SELECTED.

ELECTRICAL SERVICE NOTE

PRIOR TO PURCHASE OF MAIN SERVICE ENTRANCE EQUIPMENT, VERIFY PROPOSED SERVICE IS ACCEPTABLE TO BOTH UTILITY COMPANY AND A.H.J. NOTIFY THE ENGINEER OF REJECTIONS AND COMMENTS PERTINENT TO THE MAIN SERVICE ENTRANCE EQUIPMENT.



SERVICE GROUNDING DETAIL

NOT TO SCALE

GENERAL NOTES

- THESE REQUIREMENTS ARE PROVIDED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, ARTICLE 250 PERTAINING TO 'GROUNDING ELECTRODE SYSTEMS'.
- 1) THE METALLIC PIPING BOND, BUILDING STEEL BOND, AND THE 2ND SERVICE BONDING MUST BE BONDED TOGETHER AND TO THE GROUNDING ELECTRODE SYSTEM IF PRESENT.
 - 2) ALL SPLICING SHALL BE EXOTHERMIC WELDS (CAD WELDS).
 - 3) ALL INSTALLATIONS SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF NEC ARTICLE 250 AND ANY STATE AND/OR LOCAL REQUIREMENTS.
 - 4) THE GROUNDING SYSTEM SHALL PROVIDE LESS THAN 25 OHMS RESISTANCE TO GROUND AT THE SERVICE CONNECTION. INSTALL ADDITIONAL GROUND RODS IF GROUND RESISTANCE EXCEEDS 25 OHMS PER NEC 250.56

ONE-LINE GENERAL NOTES

- A. SWITCHBOARD COMPONENTS, INCLUDING OVERCURRENT PROTECTIVE DEVICES SHALL BE FULLY RATED FOR THE AVAILABLE FAULT CURRENT SHOWN.
- B. PROVIDE ARC FLASH AND SHOCK HAZARD WARNING IDENTIFICATION PER NEC ARTICLE 110.16
- C. "NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ENGINEER AND THE ELECTRICAL INSPECTOR."
- D. THE FEEDER LENGTHS SHOWN IN THE INPUT DATA IS FOR CALCULATIONS ONLY. IT IS NOT THE INTENT TO USE THESE ENTERED LENGTHS FOR USAGE OF ACTUAL FIELD FEEDER LENGTH MEASUREMENTS.
- E. PER NEC 240.2 CURRENT LIMITING OVERCURRENT A DEVICE THAT, WHEN INTERRUPTING CURRENTS IN ITS CURRENT-LIMITING RANGE, REDUCES THE CURRENT FLOWING IN THE FAULTED CIRCUIT TO A MAGNITUDE SUBSTANTIALLY LESS THAN THAT OBTAINABLE IN THE SAME CIRCUIT IF THE DEVICE WERE REPLACED WITH A SOLID CONDUCTOR HAVING COMPARABLE IMPEDANCE.
- F. ALL SWITCHBOARDS, SWITCHGEAR, AND PANELBOARDS SUPPLIED BY FEEDERS SHALL BE PERMANENTLY MARKED TO INDICATE EACH DEVICE OR EQUIPMENT WHERE THE POWER ORIGINATES. THE LABEL SHALL BE PERMANENTLY AFFIXED, OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED, AND NOT HANDWRITTEN PER NEC 408.4(B)

PANEL SCHEDULES GENERAL NOTES

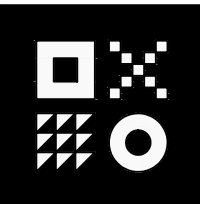
- A. A.I.C. RATING SHOWN ON PANEL SCHEDULES ARE THE MINIMUM RATING FOR NEW AND REPLACEMENT OVERCURRENT PROTECTIVE DEVICES. EACH DEVICE SHALL BE FULLY RATED AT AFC AS SHOWN ON ONE-LINE DIAGRAM.
- B. ALL PANEL BOARDS SHALL HAVE A TYPE WRITTEN DIRECTORY IDENTIFYING EACH NUMBERED CIRCUIT PLACED IN A DIRECTORY HOLDER INSIDE THE DOOR.
- C. THE CONTRACTOR SHALL PERMANENTLY MARK WITH PERMANENT MARKER THE CIRCUIT IDENTIFICATIONS ON THE COVERPLATES OF RECEPTACLES, EQUIPMENT, AND LIGHTING JUNCTION BOXES. (STICK ON LABELS NOT ACCEPTABLE)
- D. PER NEC 210.4(B) ALL MULTIWIRED BRANCH CIRCUITS ARE TO BE PROVIDED WITH A DEVICE THAT WILL DISCONNECT POWER TO ALL UNGROUNDED CONDUCTORS SIMULTANEOUSLY AT THE POINT OF ORIGIN.
- E. ALL LIFE SAFETY CIRCUITS SHALL REQUIRE A LOCK ON DEVICE. FIRE ALARM CIRCUITS SHALL HAVE RED IDENTIFICATION AND BE IDENTIFIED AS FIRE ALARM CIRCUIT.
- F. PER NEC 408.4(A) EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE.
- G. PER NEC 700.12(F)2 INSTALLATION OF UNIT EQUIPMENT, EMERGENCY LIGHTS, EXIT SIGNS & OTHER UNIT EQUIPMENT SHALL BE CLEARLY IDENTIFIED WITHIN & AT THE DISTRIBUTION PANEL.

KEYED NOTES

1. PROVIDE WEATHERPROOF PLACARD STATING AVAILABLE FAULT CURRENT AND DATE CALCULATED PER NEC 110.24.
2. PROVIDE ARC-FLASH HAZARD WARNING LABEL: LABEL SHALL INDICATE NOMINAL VOLTAGE, AVAILABLE FAULT CURRENT, CLEARING TIME (UNDER SPECIAL INSPECTION) AND THE DATE THE LABEL IS APPLIED PER NEC 110.16(B). MAIN BREAKER SHALL BE LSIG.
3. E.C. SHALL INSTALL UTILITY COMPLIANT CT/METER. COORDINATE FINAL APPROVAL WITH LOCAL ELECTRICAL UTILITY COMPANY.

FAULT CURRENT SCHEDULE

DEVICE	FAULT	AIC RATING	L-N VOLTS	UTILITY	FED FROM		FEEDER						TOTAL MOTOR FAULT	DIRECTLY CONNECTED MOTOR LOAD	
				FAULT	DEVICE	FAULT	SIZE	X / 1000'	R / 1000'	LENGTH	X	R		KVA	FAULT
SES		27,757	120V	27,228			(2)#3/0	0.021	0.0385		0	0	529		
F1	DS-1	10,000	120V	9,471	SES	27,228	(2)#3/0	0.021	0.0385	1'	0	0	529		
F2	P1	9,751	120V	9,221	DS-1	9,471	(2)#3/0	0.021	0.0385	12'	0.0003	0.0005	530	23.2	257
F3	P2	9,238	120V	8,736	P1	9,221	#3/0	0.042	0.077	12'	0.0005	0.0009	502	24.6	273



ARDEBILI
Engineering

Project Number: 25280 | Design Engineer: OT
7328 E Stetson Dr., Scottsdale, AZ 85251
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LOT 4A, PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1

S. PARKER RD & STROH RD

PARKER

DOUGLAS COUNTY, COLORADO

BLACK ROCK COFFEE BAR

13135 DECLAN DRIVE

ELECTRICAL ONE-LINE DIAGRAM

DATE 2025-06-04

1st Round CC
2026-01-08
Field Coordination
2026-06-29

REVISIONS



DRAWN BY: OT

CHECKED BY: PC

PROJECT MANAGER: OT

JOB #: 24003198

FILE CODE: ##

SHEET NO.

E4.0

CAD FILE: 25280.ELO ONE LINE DIAGRAM

SES

NEW SERVICE

ROOM ELEC ROOM		VOLTS 208Y/120V 3P 4W			AIC 30,000		
MOUNTING SURFACE		BUS AMPS 400			400		
FED FROM UTILITY		NEUTRAL 100%			LUGS STANDARD		
NOTE NEMA 1							
CKT #	CIRCUIT DESCRIPTION	KVA LOAD			FRAME TRIP/POLES	COND.	FEEDER RACEWAY AND CONDUCTORS
		A	B	C			
1	FUSED DISCONNECT DS-1	41.6	36.7	43.7	400/3	(2)2°C, 4#3/0, #1/0G	
TOTAL CONNECTED KVA BY PHASE		41.6	36.7	43.7			
		CONN KVA	CALC KVA		CONN KVA	CALC KVA	
LIGHTING		1.38	1.72	(125%)	RECEPTACLES	9.01	9.01 (50%>10)
LARGEST MOTOR		19.6	4.9	(25%)	KITCHEN EQUIPMENT	47.8	31.1 (65%)
MOTORS		47.8	47.8	(100%)	CONTINUOUS HEATING	4.69	5.86 (125%)
						11.4	11.4 (100%)
					TOTAL LOAD	112	
					BALANCED 3-PHASE LOAD	310 A	

P1

NEW PANEL

ROOM STORAGE AREA			VOLTS 208Y/120V 3P 4W			AIC 22,000					
MOUNTING SURFACE			BUS AMPS 400			MAIN BKR 400					
FED FROM DS-1			NEUTRAL 100%			LUGS STANDARD					
NOTE NEMA 1											
CKT #	CKT BKR	CIRCUIT DESCRIPTION	KVA LOAD			CKT #	CKT BKR	CIRCUIT DESCRIPTION	KVA LOAD		
			A	B	C				A	B	C
1	20/1	STORAGE AREA RECEPTACLE(S)	0.72			2	20/1	IT CABINET RECEPTACLES(S)	0.72		
3	20/1	DINING AREA RECEPTACLE(S)		1.26		4	20/1	KITCHEN RECEPTACLE(S)		0.9	
5	20/2	E7(ICE MACHINE)			1.42	6	20/1	E14(BUNN GRINDER)			1.32
7			1.42			8	20/1	E9(SWIFT GRINDER)	0.78		
9	20/1	#1 E19(UNDER COUNTER REFRIGERATOR)		0.24		10	30/2	#2 E17(MICROWAVE)		3.1	
11	30/2	#1 E17(MICROWAVE)			3.1	12					3.1
13			3.1			14	20/1	E10(VITAMIX BLENDER)	1.8		
15	20/1	#1 E10(VITAMIX BLENDER)		1.8		16	20/2	E26(BEVERAGE FREEZER)		1.3	
17	20/1	#2 E19(UNDER COUNTER REFRIGERATOR)			0.24	18					1.3
19	20/1	E20(NITRO BREW COFFEE DISPENSOR)	0.6			20	20/1	POS EQUIPMENT	0.5		
21	20/1	E9(SWIFT GRINDER)		0.78		22	20/1	E18(UNDER COUNTER REFRIGERATOR)		0.36	
23	30/2	E8(RANCILIO ESPRESSO MACHINE)			3	24	20/1	E27(HOT WATER DISPENSER)	0.36		1.85
25			3			26	20/1	KITCHEN RECEPTACLE(S)		0.37	
27	20/1	#2 E10(VITAMIX BLENDER)		1.8		28	20/1	RO SYSTEM RECEPTACLE(S)			
29	20/1	#3 E10(VITAMIX BLENDER)			1.8	30	20/1	E10(VITAMIX BLENDER)		1.8	
31	20/1	POS EQUIPMENT	0.5			32	70/3	RTU-1	6.53		
33	-/1	SPACE		0		34				6.53	
35	-/1	SPACE			0	36					6.53
37	200/3	PANEL P2				38	-/3	SPD	0		
39			21.5	18.3		40				0	
41					18.3	42					0
						TOTAL CONNECTED KVA BY PHASE			41.6	36.7	43.7
						TOTAL CONNECTED AMPS BY PHASE			349	306	367
		CONN KVA	CALC KVA					CONN KVA	CALC KVA		
LIGHTING		1.38	1.72	(125%)		RECEPTACLES		9.01	9.01	(50%>10)	
LARGEST MOTOR		19.6	4.9	(25%)		KITCHEN EQUIPMENT		47.8	31.1	(65%)	
MOTORS		47.8	47.8	(100%)		CONTINUOUS HEATING		4.69	5.86	(125%)	
								11.4	11.4	(100%)	
						TOTAL LOAD			112		
						BALANCED 3-PHASE LOAD			310 A		

P2

NEW PANEL

ROOM STORAGE AREA			VOLTS 208Y/120V 3P 4W					AIC 22,000			
MOUNTING SURFACE			BUS AMPS 200					MLO			
FED FROM P1			NEUTRAL 100%					LUGS STANDARD			
NOTE NEMA 1											
CKT #	CKT BKR	CIRCUIT DESCRIPTION	KVA LOAD			CKT #	CKT BKR	CIRCUIT DESCRIPTION	KVA LOAD		
			A	B	C				A	B	C
1	40/2	E8(RANCILIO ESPRESSO MACHINE	3			2	20/1	#1 E10(VITAMIX BLENDER)	1.8		
3				3		4	20/1	#2 E10(VITAMIX BLENDER)		1.8	6.53
5	35/2	E13(COFFEE BREWER)			2.65	6	70/3	RTU-2			
7			2.65			8			6.53		
9	20/1	DRIVE-THRU SPEAKER, MENUBOARD		1		10				6.53	
11	20/1	KITCHEN AREA LIGHTING			0.378	12	20/1	ROOF RECEPTACLE(S)			0.36
13	20/2	E6(MOBILE ICE BIN)	1.47			14	20/1	DINING AREA LIGHTING	0.312		
15				1.47		16	20/1	RESTROOM LIGHTING & CEF-1		0.218	
17	20/1	CP-1			0.097	18	50/2	EW-1			4
19	20/1	EXTERIOR BUILDING LIGHTING	0.507			20			4		
21	20/1	EXTERIOR SIGNAGE 1		1.2		22	20/1	EXTERIOR SIGNAGE 3		1.2	
23	20/1	EXTERIOR SIGNAGE 2			1.2	24	20/1	EXTERIOR RECEPTACLE(S)			0.72
25	20/1	WALK-IN COOLER LIGHTING	0.08			26	20/1	WALK-IN COOLER FAN	0.192		
27	20/1	TIME SWITCH		0.05		28	20/1	E18(UNDER COUNTER REFRIGERATOR)		0.36	
29	20/3	E15(WALK-IN CLR CONDENSER)			0.696	30	20/1	EUH-1			1.5
31			0.696	0.696		32	20/1	DINE-IN AREA LIGHTING	0.174		
33						34	20/1	BIG FAN		0.75	
35	20/2	EXTERIOR POLE LIGHTING		0.12		36	-/1	SPACE			0
37			0.12			38	-/1	SPACE	0		
39	-/1	SPACE		0		40	-/1	SPACE		0	
41	-/1	SPACE			0	42	-/1	SPACE			0
						TOTAL CONNECTED KVA BY PHASE			21.5	18.3	18.3
						TOTAL CONNECTED AMPS BY PHASE			180	154	155
			CONN KVA		CALC KVA			CONN KVA		CALC KVA	
LIGHTING			1.38	1.72	(125%)	RECEPTACLES			2.61	2.61	(50%>10)
LARGEST MOTOR			19.6	4.9	(25%)	KITCHEN EQUIPMENT			15.3	11.3	(LARGEST 2)
MOTORS			24.6	24.6	(100%)	CONTINUOUS			4.69	5.86	(125%)
						HEATING			9.5	9.5	(100%)
						TOTAL LOAD			60.5		
						BALANCED 3-PHASE LOAD			168 A		

PANEL SCHEDULES GENERAL NOTES

- A. A.I.C. RATING SHOWN ON PANEL SCHEDULES ARE THE MINIMUM RATING FOR NEW AND REPLACEMENT OVERCURRENT PROTECTIVE DEVICES. EACH DEVICE SHALL BE FULLY RATED AT AFC AS SHOWN ON ONE-LINE DIAGRAM.
- B. ALL PANEL BOARDS SHALL HAVE A TYPE WRITTEN DIRECTORY IDENTIFYING EACH NUMBERED CIRCUIT PLACED IN A DIRECTORY HOLDER INSIDE THE DOOR.
- C. THE CONTRACTOR SHALL PERMANENTLY MARK WITH PERMANENT MARKER THE CIRCUIT IDENTIFICATIONS ON THE COVERPLATES OF RECEPTACLES, EQUIPMENT, AND LIGHTING JUNCTION BOXES. (STICK ON LABELS NOT ACCEPTABLE)
- D. PER NEC 210.4(B) ALL MULTIWIRED BRANCH CIRCUITS ARE TO BE PROVIDED WITH A DEVICE THAT WILL DISCONNECT POWER TO ALL UNGROUNDED CONDUCTORS SIMULTANEOUSLY AT THE POINT OF ORIGIN.
- E. ALL LIFE SAFETY CIRCUITS SHALL REQUIRE A LOCK ON DEVICE. FIRE ALARM CIRCUITS SHALL HAVE RED IDENTIFICATION AND BE IDENTIFIED AS FIRE ALARM CIRCUIT.
- F. PER NEC 408.4(A) EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE.
- G. PER NEC 700.12(F)2 INSTALLATION OF UNIT EQUIPMENT, EMERGENCY LIGHTS, EXIT SIGNS & OTHER UNIT EQUIPMENT SHALL BE CLEARLY IDENTIFIED WITHIN & AT THE DISTRIBUTION PANEL.

PANELBOARD SYMBOLS

▲	CONTROLLED BY TIME CLOCK/PHOTOCELL (VIA CONTACTOR)
◆	GFCI - GROUND FAULT CIRCUIT INTERRUPTER BREAKER



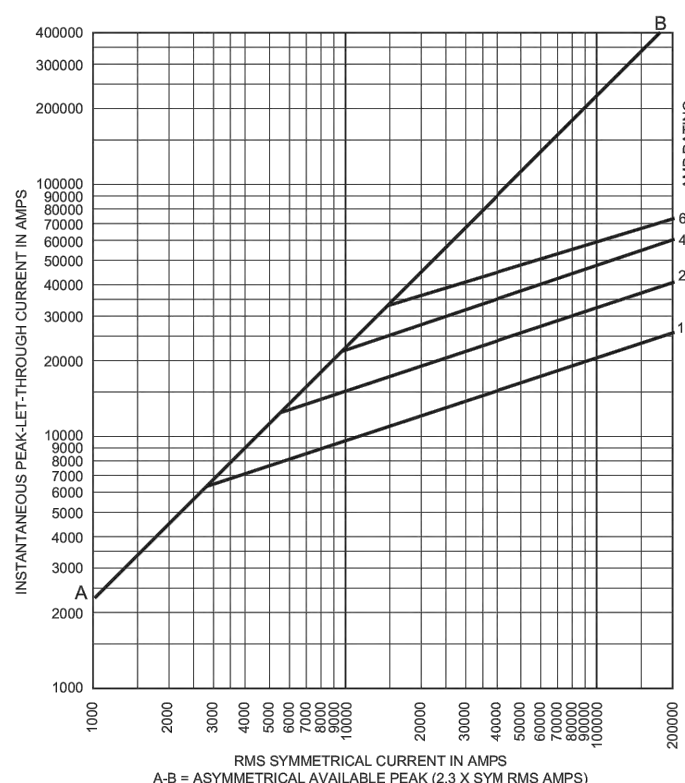
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APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward

Technical Data 1020
Effective July 2023FRN-R Class RK5 250Vac, 125/250Vdc
70-600A, dual element, time-delay fuses

Current-limitation curves:



Current-limiting effects:

Prospect S.C.C.	Let-through current (apparent RMS Sym. vs. fuse rating)			
	100A	200A	400A	600A
5000	3000	5000	5000	5000
10,000	4000	7000	10,000	10,000
15,000	5000	8000	11,000	15,000
20,000	6000	9000	12,000	16,000
25,000	7000	10,000	13,000	17,000
30,000	8000	11,000	14,000	18,000
35,000	9000	12,000	15,000	19,000
40,000	10,000	13,000	16,000	20,000
45,000	11,000	14,000	17,000	21,000
50,000	12,000	15,000	18,000	22,000
60,000	13,000	16,000	19,000	23,000
70,000	14,000	17,000	20,000	24,000
80,000	15,000	18,000	21,000	25,000
90,000	16,000	19,000	22,000	26,000
100,000	17,000	20,000	23,000	27,000
150,000	20,000	24,000	27,000	32,000
200,000	24,000	29,000	32,000	

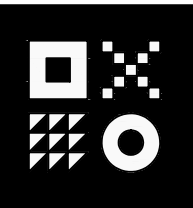
FUSE FULL OUT DISCONNECT CLASS RK5
DS-1 TIME-DELAY FUSES.

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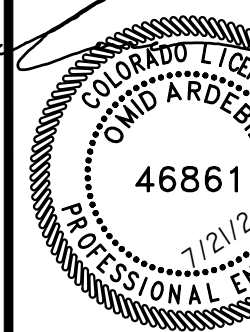
13135 DECLAN DRIVE

ELECTRICAL PANEL SCHEDULES

DATE 2025-06-04

1st Round CC
2026-01-08
Field Coordination
2026-06-29

REVISIONS



DRAWN BY: OT

CHECKED BY: PC

PROJECT MANAGER: OT

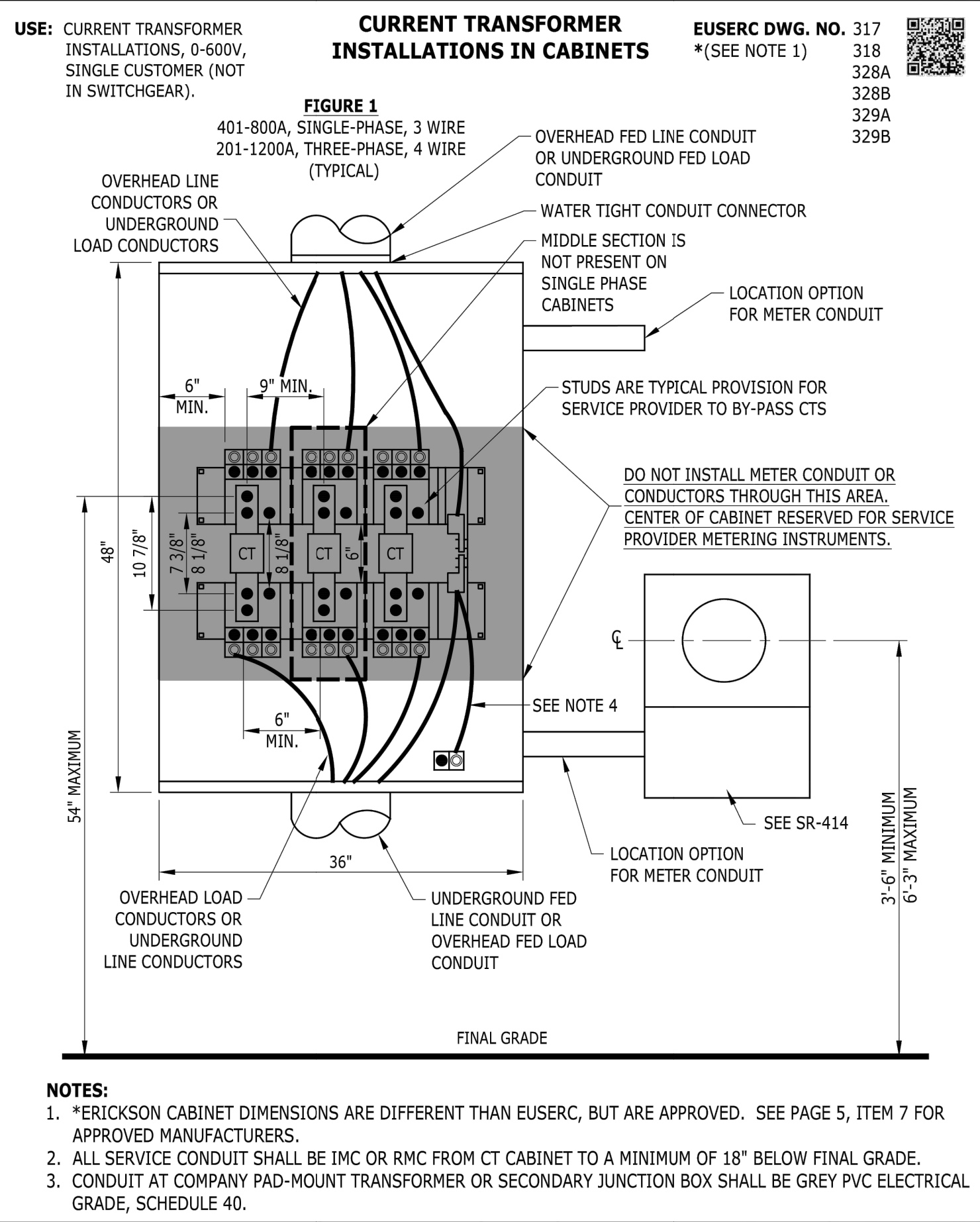
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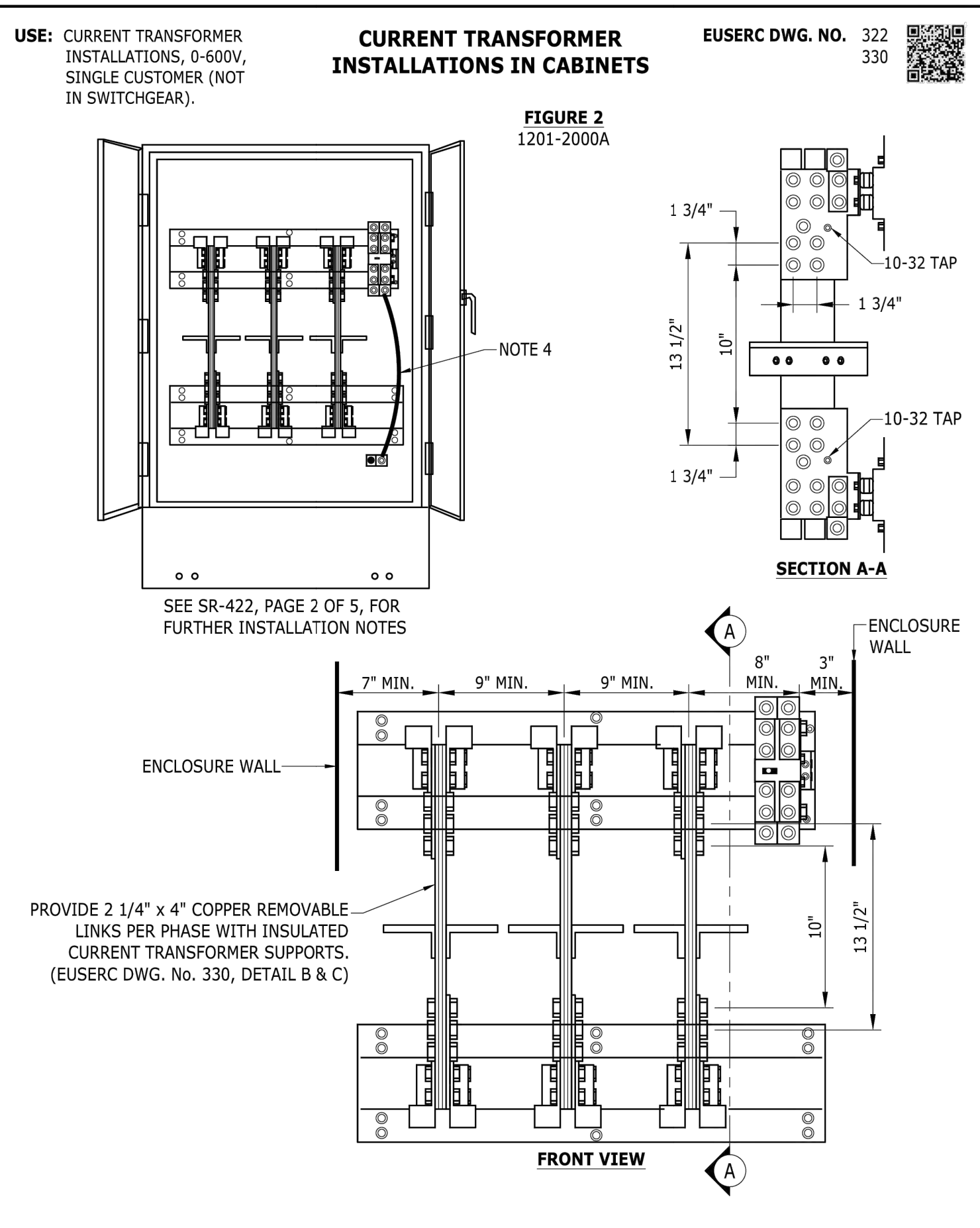
SHEET NO.

E.4.1

CAD FILE: 25280.ELO ONE LINE DIAGRAM



*USE ONLY AS BASIS OF DESIGN



Specifications

400A FUSED DISCONNECT

Eaton DH365NRK

Eaton 400A/3P HD Fusible Safety Switch
600V w/Neut Nema 3R**

General specifications	
PRODUCT NAME	Eaton heavy duty fusible safety switch
CATALOG NUMBER	DH365NRK
UPC	782113207261
PRODUCT LENGTH/DEPTH	44.76 in
PRODUCT HEIGHT	12.39 in
PRODUCT WIDTH	24.12 in
PRODUCT WEIGHT	151 lb
WARRANTY	Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.
COMPLIANCES	NEC 230.62 (C) Compliant Barrier
CERTIFICATIONS	UL Listed



Powering Business Worldwide

Specifications

400A PULLBOX

Eaton 3MTB400R

Eaton main terminal box, 400A, Aluminum, NEMA 3R, Overhead/underground, Four-wire, Three-phase, 120/208V, (1) #6 AWG-600 kcmil, (2) #1/0 AWG-250 kcmil

General specifications	
PRODUCT NAME	Eaton main terminal box
CATALOG NUMBER	3MTB400R
UPC	786849053086
PRODUCT LENGTH/DEPTH	6.5 in
PRODUCT HEIGHT	7.5 in
PRODUCT WIDTH	13.5 in
PRODUCT WEIGHT	54 lb
WARRANTY	Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.
CERTIFICATIONS	UL Listed
CATALOG NOTES	For compression lug landing kits, order 3MTB1200CLK (includes landings for 3-phases and neutral).



Powering Business Worldwide

Physical Attributes	
ENCLOSURE	NEMA 3R
ENCLOSURE MATERIAL	Painted galvanized steel
FUSE CLASS PROVISION	Class H
FUSE CONFIGURATION	Fusible with neutral
NUMBER OF POLES	Three-pole
NUMBER OF WIRES	4
TYPE	Heavy duty fusible safety switch

Miscellaneous	
PRODUCT CATEGORY	Heavy Duty, Fusible with neutral

Performance Ratings	
AMPERAGE RATING	400A
HP RATING - MAX	250, 350 hp (3PH @480/600 V)
NEMA RATING	NEMA 3R
VOLTAGE RATING	600 V

Resources	
CATALOGS	Commercial Distribution, Switching Devices, Volume 2, Tab 1
SPECIFICATIONS AND DATASHEETS	Eaton Specification Sheet: DH365NRK

PROJECT NAME:
PROJECT NUMBER:
PREPARED BY:
DATE:



Eaton Corporation plc
Eaton House
30 Pembroke Road
Dublin 4, Ireland
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Product specifications	
AMPERAGE RATING	400A
BUS MATERIAL	Aluminum
FEED TYPE	Top/bottom
PHASE	Three-phase
VOLTAGE RATING	120/208 V
WIRE SIZE	(1) #6 AWG-600 kcmil, (2) #1/0 AWG-250 kcmil
UTILITY APPROVALS	MI : Consumers Energy MI : DTE Energy (Detroit Edison) HI : Hawaiian Electric MT : NorthWestern Energy NE : NorthWestern Energy SD : NorthWestern Energy WY : NorthWestern Energy WI : WE Energies / Wisconsin Public Service (WPS) MD : Baltimore Gas and Electric DC : PEPCO MD : PEPCO
ENCLOSURE	NEMA 3R
NUMBER OF WIRES	4

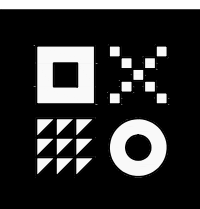
Resources	
CATALOGS	Residential and Light Commercial, Metering Products, Volume 1, Tab 4
SPECIFICATIONS AND DATASHEETS	Eaton Specification Sheet: 3MTB400R



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APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward



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Engineering

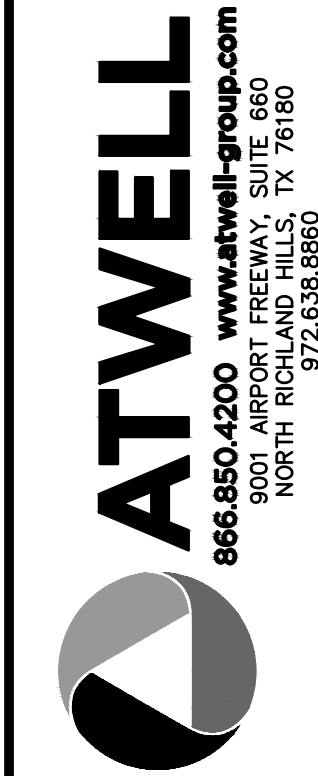
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7328 E Stetson Dr., Scottsdale, AZ 85251
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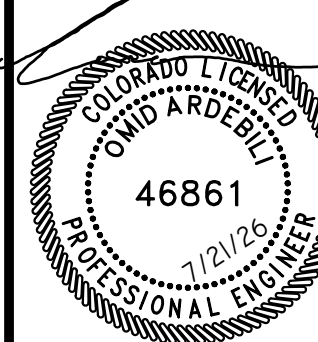


LOT 4A, PARKER POINTE SUBD. FILING NO. 1, AMEND. NO. 1
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BLACK ROCK COFFEE BAR
13135 DECLAN DRIVE
ELECTRICAL GEAR DETAILS

DATE	2025-06-04
1st Round CC	2026-01-08
Field Coordination	2026-06-29

REVISIONS



DRAWN BY: OT
CHECKED BY: PC
PROJECT MANAGER: OT
JOB #: 24003198
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E4.2

ELECTRICAL SPECIFICATIONS

16001 SCOPE OF WORK

THE WORK DESCRIBED UNDER THIS SECTION OF THE SPECIFICATIONS INCLUDES FURNISHING ALL MATERIAL LABOR AND EQUIPMENT, EXCEPT AS FURNISHED UNDER OTHER SECTIONS OF THE SPECIFICATIONS, TO INSTALL ALL ELECTRICAL WORK AS SHOWN IN THE DRAWINGS AND AS SPECIFIED AND REFERRED TO HEREIN.

.01 EXAMINATION OF THE PREMISES

THE CONTRACTOR WILL BE HELD TO HAVE EXAMINED THE PREMISES AND SATISFIED HIMSELF AS TO EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGATED TO OPERATE IN PERFORMING HIS PART OF THE WORK OR THAT WHICH WILL IN ANY MANNER AFFECT THE WORK UNDER HIS CONTRACT.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK , VERIFY THE DIMENSIONS AT THE SITE, CORRECTNESS OF DIMENSIONS WILL BE THIS CONTRACTORS RESPONSIBILITY. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. IMMEDIATELY REPORT DIFFERENCES TO THE ARCHITECT AND DO NOT PROCEED WITH WORK UNTIL ARCHITECT RENDERS HIS DECISION.

.02 REGULATIONS, PERMITS, AND INSPECTIONS

REGULATIONS: COMPLY WITH ALL APPLICABLE CODES, RULES , AND REGULATIONS. ALL MATERIALS, EQUIPMENT, AND WORK MUST CONFDY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND THE APPLICABLE MUNICIPAL AND LIFE SAFER CODES.

PERMITS: OBTAIN AND PAY FOR ALL PERMITS, FEES , AND LICENSES REQUIRED TO PERFORM WORK DESCRIBED HEREIN.

INSPECTIONS: ALL WORK MUST BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES. PRIOR TO FINAL APPROVAL, FURNISH THE ARCHITECT WITH CERTIFICATES OF INSPECTION AND APPROVALS BY THE LOCAL AUTHORITIES.

.03 WORK LISTED ELSEWHERE

FURNISHING AND INSTALLING MOTOR CONTROLS UNLESS IN MOTOR CONTROL CENTER. FURNISHING HOLE CUTTING IN PRE CAST STRUCTURAL CONCRETE.

.04 EXISTING SERVICES AND REMODEL AREAS

MAINTAIN ALL SERVICES, POWER, SOUND, TELEPHONE, ETC. TO EXISTING BUILDINGS OR AREAS. INTERRUPTIONS OF SERVICES REQUIRED FOR "CUT-OVER" OR CONNECTIONS OF NEW CABLES, ETC. SHALL BE DONE AT THE CONVENIENCE OF THE TENANT AND BE APPROVED IN WRITING BY THE TENANT PRIOR TO THE INTERRUPTION.

.05 TEMPORARY POWER

PROVIDE TEMPORARY POWER AS REQUIRED BY THE GENERAL CONTRACTOR. THIS SERVICE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE JOB AS THE WORK PROGRESSES.

PROVIDE OUTLETS AT CONVENIENT POINTS AND IN SUFFICIENT NUMBERS SO THAT NO EXTENSION CORD IS OVER 50 FEET IN LENGTH IS REQUIRED TO REACH ANY WORK POINT. MAINTAIN GENERAL LIGHTING IN CORRIDORS, STAIRS, BASEMENT AND OTHER AREAS NOT RECEIVING DAYLIGHT REQUIRED FOR SAFETY. REMOVE TEMPORARY WORK AS RAPIDLY AS REQUIRED FOR OR ALLOWED BY INSTALLATION OF PERMANENT WORK.

16420 SERVICE ENTRANCE EQUIPMENT

SERVICE ENTRANCE EQUIPMENT TO HAVE SHORT CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN AVAILABLE FAULT CURRENT, AND MEET ALL THE REQUIREMENTS OF U.L. STANDARD NO. 891. OUTDOOR GEAR TO BE NEMA 3R. ALL SWITCHGEAR TO BE FREE STANDING, UNLESS OTHERWISE INDICATED, MOUNTED ON 4" CONCRETE PAD EXTENDING A MINIMUM OF 6 INCHES IN FRONT OF EQUIPMENT.

END SECTION SHALL BE PROVIDED WITH FULL CAPACITY THROUGH BUS FOR FUTURE EXTENSION TO FUTURE SECTIONS.

16425 SWITCHBOARDS

SWITCHBOARDS TO BE SQUARED D TYPE QMB OR EQUAL, FREE STANDING, 90" HIGH, MIN. 14" DEEP WITH TYPE QMB SWITCHES. END SECTION WITH FULL CAPACITY THRU - BUS FOR FUTURE SECTION. MOUNT ON 4" CONCRETE PAD EXTENDING A MINIMUM OF 6 INCHES IN FRONT OF SWITCHBOARDS.

16440 SAFETY SWITCHES

SAFETY SWITCHES SHALL BE HEAVY DUTY TYPE, WHERE OUTSIDE THE BUILDING, THE SWITCHES SHALL BE RAINTIGHT TYPE NEMA 3R. ALL SWITCHES SHALL BE LOCKABLE.

16471 PANELS

PANEL TYPE AS INDICATED ON THE DRAWINGS. NEW FLUSH PANELS TO HAVE (3) 3/4" EMPTY CONDUITS STUBBED INTO ACCESSIBLE CEILING SPACE.

PROVIDED A GROUND BUS IN ALL PANELS INCLUDING EXISTING PANELS WHEREIN WORK IS DONE OR LOADS ADDED. CHECK ALL BREAKERS. REPLACE DEFECTIVE BREAKERS IN AFOREMENTIONED PANELS.

VERIFY THE INTERRUPTING CAPACITY OF ALL BREAKERS WITH REQUIREMENT INDICATED ON THE DRAWINGS. REPLACE EXISTING BREAKERS NOT MEETING REQUIRED A.I.C. RATING.

16461 DRY TYPE TRANSFORMERS (IF ANY)

SHALL BE EQUAL TO SQUARE D, 150 DEGREE TEMPERATURE RISE; SERIES 7410/7411, CLEARANCE ALL AROUND PER MANUFACTURES RECOMMENDATION. PROVIDE ISOLATION PADS.

16510 LIGHTING FIXTURES

FLOURESCENT FIXTURES SHALL BE FURNISHED WITH UL LISTED HIGH POWER-FACTOR BALLASTS. CONTRACTOR SHALL VERIFY CEILING CONSTRUCTION BEFORE ORDERING RECESSED UNITS AND SHALL PROVIDE PLASTER OR DRY WALL FRAMES AS REQUIRED.

RECESSED INCANDESCENT FIXTURES AND FLOURESCENT DOWN LIGHTS SHALL BE LISTED FOR USE IN INSULATED CEILING SPACES, AND SHALL HAVE ANY REQUIRED FEED-THRU BOXES. LAMPS FOR INCANDESCENT FIXTURES SHALL BE 1000 HOUR INSIDE FROSTED 130 VOLT, NOT EXCEEDING THE WATTAGE FOR WHICH THE FIXTURE IS LABELED AND SHALL BE OF THE TYPE RECOMMENDED BY THE FIXTURE MANUFACTURE. LAMPS SHALL BE OF THE SAME MANUFACTURE AS FLOURESCENT.

ALL FIXTURES SHALL BE PROPERLY SUPPORTED FROM CEILING STRUCTURE, NOT FROM GYPBOARD OR PLASTER. SURFACE OR PENDANT MOUNT FLOURESCENT FIXTURES SHALL BE BOLTED TOGETHER FOR PROPER ALIGNMENT AND BONDING.

ALL FLOURESCENT FIXTURES RECESSED IN THE CEILING OR IN A GRID CEILING SHALL BE PROVIDED WITH EARTHQUAKE CLIPS AS REQUIRED BY CODE.

16195 NAME PLATES

PROVIDE CONTRAST PLASTIC EMBOSSING TAPE, ADHESIVE BAKED NAMEPLATES FOR ALL STARTERS AND DISCONNECT SWITCHES.

PROVIDE LAMICOD NAMEPLATES FOR ALL DISTRIBUTION SWITCHES, BREAKERS, LIGHTING AND POWER PANELS INDICATING ITEMS SERVED. SIZE OF LETTERS SHALL BE MINIMUM OF 3/16" HIGH.

16120 WIRE

ALL WIRE AND CABLE SHALL BE NEW, 600 VOLT INSULATED, OF TYPES SPECIFIED BELOW. ALL WIRE AND CABLE SHALL BEAR THE UNDERWRITERS' LABEL AND SHALL BE BROUGHT TO THE JOB IN UNBROKEN PACKAGES. WIRE SHALL BE COLOR CODED PER NEC.

BRANCH CIRCUIT WIRING SHALL BE A MINIMUM #12 AWG COPPER

WIRE AND CABLE NO. 4 AWG AND SMALLER SHALL BE TYPE THW OR THHN/THWN

WIRE AND CABLE LARGER THAN NO. 4 AWG SHALL BE TYPE XHHW. ALL AIR CONDITIONING FEEDERS SHALL BE TYPE XHHW.

ALL WIRING IN PANELBOARDS, SWITCHBOARDS, AND GUTTERS SHALL BE NEATLY ARRANGED. WIRE SHALL BE HELD BUNDLED BY TY-RAPS. WIRES SHALL BE CONNECTED TO CIRCUIT BREAKERS, SWITCHES AND OTHER DEVICES PERPENDICULAR TO TERMINAL LUGS.

ALL WIRING IN MANHOLES, PULL BOXES OR JUNCTION BOXES OVER 12 INCHES IN LENGTH SHALL BE BUNDLED IN A NEAT AND ORDERLY MANNER.

AFTER COMPLETION OF UNDERGROUND SPLICES AND SPLICES IN MANHOLES, SEAL SPLICES WITH SCOTCHCOAT #22 COATING OR EQUAL TO MOISTURE PROOF CABLES.

LEAVE NO LESS THAN 6 INCHES OF WIRE AT EACH OUTLET FOR CONNECTION TO LIGHTING FIXTURES, SWITCHES, RECEPTACLES AND OTHER PIECES OF EQUIPMENT. WHERE WIRES FEED THROUGH AN OUTLET OR JUNCTION BOX, NEATLY TUCK 6 INCH LOOP IN BOTTOM OF BOX.

LIGHTING AND POWER CIRCUITS SHALL BE IDENTIFIED BY PANEL LETTER AND CIRCUIT NUMBER WITH BRADY WRAPAROUND CLOTH WIRE MARKERS AT ALL TERMINATIONS AND JUNCTIONS.

ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS SHALL BE COLOR-CODED AS FOLLOWS:

FOR ALL 120 V TO GROUND CIRCUITS; PHASE CONDUCTORS - BLACK, RED, BLUE NEUTRAL CONDUCTOR - WHITE

FOR ALL 277 V TO GROUND CIRCUITS; PHASE CONDUCTORS - BROWN, ORANGE, YELLOW NEUTRAL CONDUCTORS - GRAY

LARGE FEEDER CONDUCTORS SHALL BE CODED BY COLORED TAPE WRAPPED AROUND THE CONDUCTOR AT EACH PULLBOX, TERMINATION POINT AND SPICE.

ALL CONNECTIONS TO CIRCUIT BREAKERS AND SWITCHES AND ALL JOINTS IN WIRES SHALL BE MADE AS NOTED BELOW:

CONNECTIONS TO CIRCUIT BREAKERS AND SWITCHES: NO. 12 WIRE SHALL BE FORMED AROUND BINDING POST OR SCREW. NO. 10 AND 8 WIRE - BUCHANAN, "TERMED" OR APPROVED EQUAL, LOCKING TONGUE LUG. NO. 6 WIRE AND LARGER - BURNDY "QUICK-LUG" TYPE QDA, OR APPROVED EQUAL, ROUND FLANGE SOLDERLESS LUG.

FIXTURE CONNECTIONS: CIRCUIT WIRING CONNECTIONS TO FIXTURE WIRE SHALL BE MADE WITH PRESSURE-TYPE SOLDER-LESS CONNECTORS - BUCHANAN, SCOTCHLOC OR WING NUT OR APPROVED EQUAL, COMPLETE WITH INSULATOR AND SECURITY RING.

JOINTS IN WIRES: NO. 6 WIRE AND LARGER - BURNDY OR APPROVED EQUAL. NO. 8 WIRE AND SMALLER - BUCHANAN, SCOTCHLOC, WING NUT, OR EQUAL, PRESSURE-TYPE SOLDERLESS CONNECTORS COMPLETE WITH INSULATOR AND SECURITY RING.

CONTROL WIRING AND ALL OTHER STANDARD WIRING TO SCREW CONNECTIONS SHALL BE PROVIDED WITH T AND B STA-KON TERMINALS.

SOLID CONDUCTORS SHALL LOOP TIGHTLY AND COMPLETELY AROUND TERMINAL SCREWS ON ALL WIRING DEVICES.

UNINSULATED SOLDERLESS CONNECTORS TO BE INSULATED AS FOLLOWS: TAPE WITH A COVERING OF RUBBER TAPE, EQUAL IN THICKNESS TO THE INSULATION. THIS SHALL BE FOLLOWED WITH AN OUTER COVERING OF FRICTION TAPE IN TWO LAYERS. ONE COAT OF WATERPROOF PAINT SHALL BE APPLIED WHEN SUBJECT TO MOISTURE.

WIRE AND CABLE TO BE PULLED INTO CONDUITS WITHOUT STRAIN, USE POWDERED SOAPSTONE, MINERALAC, OR OTHER APPROVED LUBRICANT.

WIRE SHALL NOT BE RE-PULLED IF SAME HAS BEEN PULLED OUT OF A CONDUIT RUN. NO CONDUCTOR SHALL BE PULLED INTO CONDUIT UNTIL CONDUIT SYSTEM IS COMPLETE, INCLUDING JUNCTION BOXES, PULL BOXES, ETC., WITHOUT PERMISSION OF ARCHITECT.

16110 CONDUIT

IN GENERAL, ELECTRICAL METALLIC TUBING SHALL BE USED FOR ALL WIRING EXCEPT IN OR UNDER CONCRETE, EARTH, OR FILL. ELECTRICAL METALLIC TUBING MAY BE USED IN FURRED SPACES, WOOD FRAME WALLS WHERE CONDUITS DO NOT EXCEED 2 1/2" IN SIZE, BRICK, BLOCK, TILE, AND CONCRETE WALLS ARE NOT CONSIDERED HOLLOW AND RIGID CONDUIT SHALL BE PROVIDED FOR THESE AREAS.

.01 RIGID STEEL CONDUITS OR INTERMEDIATE METAL CONDUITS SHALL BE USED IN CONCRETE SLABS, IN SOLID GROUTED CELLS OR CONCRETE MASONRY WALLS, BRICK, OR TILE WALLS, FOR ALL EXPOSED CONDUIT OUTSIDE OF THE BUILDING, AND FOR CONDUITS EXCEEDING 2 1/2" IN SIZE. IN ADDITION ALL WIRING IN OR UNDER CONCRETE, EARTH, OR FILL SHALL BE RIGID GALVANIZED OR SHERARDIZED STEEL RIGID CONDUIT UNDER CONCRETE, IN EARTH, OR FILL SHALL BE COATED WITH POLYETHYLENE TAPE. SCOTCH NO. 50 OR APPROVED EQUAL, SPIRAL WRAPPED 1/2" LAPPED TO AN OVERALL THICKNESS OF NOT LESS THAN 15 MILS.

.02 USE FLEXIBLE METAL CONDUITS FOR RECESSED FIXTURES, MOTOR, TRANSFORMER AND OTHER EQUIPMENT SUBJECT TO MOVEMENT. USE LIQUID TIGHT TYPE WHERE EXTERIOR OR SUBJECT TO LIQUID SPRAY OR DRIPPING.

.03 UL LISTED SCHEDULE 40 PVC CONDUIT MAY BE USED FOR UNDERGROUND RUNS. EXPANSION JOINTS AT 75 FEET ON CENTER OR AS REQUIRED BY MFR. ALL BENDS SHALL BE MADE PERMANENT.

.04 NON-METALLIC CONDUIT INSTALLED BELOW CONCRETE FLOORS MAY BE INSTALLED IN THE FILL, HOWEVER, A PORTION OF THE CONCRETE FILL MATERIAL MUST BE PLACED AROUND THE CONDUIT FOR RIGID SUPPORT. NON-METALLIC CONDUIT OUTSIDE THE FILL SHALL BE BURIED A MINIMUM OF 18" BELOW GRADE. NON-METALLIC CONDUIT SHALL BE PROVIDED WITH CODE SIZE COPPER BOND WIRE INSIDE THE CONDUIT FOR ELECTRICAL CONTINUITY, AND SHALL BE INSTALLED IN ACCORDANCE TO NEC ARTICLE NO. 250. WRAPPED RIGID STEEL ELBOWS SHALL BE USED FOR RISERS ON PVC CONDUIT RUNS AND SHALL BE GROUND.

CONDUIT PLACED IN A CONCRETE SLAB SHALL BE LARGER THAN 3/4" TRADE SIZE DIAMETER AND CONDUIT SMALLER THAN 3/4" SHALL BE USED FOR UNDERGROUND CIRCUITS. CONDUIT SHALL HAVE MINIMUM 1" CONCRETE COVER. NO CONDUIT SHALL BE IMBEDDED IN A SLAB THAT IS LESS THAN 3-1/2" THICK, EXCEPT FOR LOCAL OFFSETS. NO CONDUIT SHALL BE PLACED BETWEEN THE REINFORCING STEEL AND THE BOTTOM OF THE SLAB.

ALL CONDUIT UNDER CONCRETE DRIVES OR ANY LOCATION WHERE SUBJECT TO DAMAGE BY HEAVY EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 24" BELOW GRADE OR 18" BELOW GRADE ENCASED IN A 3" THICK CONCRETE ENVELOPE.

TRENCHING, BACKFILLING, AND CONCRETE WORK FOR ELECTRICAL WORK SHALL BE DONE UNDER THIS SECTION AND AS REQUIRED BY LOCAL AND/OR RULING AUTHORITIES AND REGULATING AGENCIES.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SLEEVES AND CHASES REQUIRED WHERE CONDUITS PASS THROUGH FLOORS OR WALLS, AND SHALL SEAL ALL OPENING AND FINISH TO MATCH ADJACENT SURFACES. WHERE EXPOSED CONDUITS PASS THROUGH WALLS, FLOORS, OR CEILINGS, ESCUTCHEON PLATES SHALL BE PROVIDED.

ALL NECESSARY SERVICES AND BLOCKOUTS SHALL BE PROVIDED.

ALL EMPTY CONDUITS SHALL BE PROVIDED WITH PULL WIRE.

.05 RIGID CONDUIT FITTINGS

PROVIDE DOUBLE LOCKNUTS AND BUSHINGS EXCEPT AT THREADED HUBS.

.06 EMT OR FLEX FITTINGS

FOR EMT, OR MALLEABLE IRON, COMPRESSION TYPE ONLY. FOR FLEXIBLE CONDUIT, COMPRESSION OR CLAMP TYPE CONNECTORS SHALL HAVE INSULATED THREADS.

.07 MC CABLE

METAL CLAD CABLE MAY BE USED IN LIEU OF EMT CONDUIT AND WIRE FOR BRANCH CIRCUIT WIRING IF ACCEPTABLE TO AUTHORITIES.

16140 WIRING DEVICES

RECEPTACLES SHALL BE FURNISHED AS INDICATED BELOW:

Ⓢ 20 AMP 120 VOLT DUPLEX	HUBBELL #5362 W/#P8 COVERPLATE
ⓈⓈ 20 AMP 120 VOLT DUPLEX, WEATHERPROOF	HUBBELL #5362 W/TAYMAC #10110 COVERPLATE
ⓈⓈ 20 AMP 120 VOLT DUPLEX, GROUND FAULT	HUBBELL # GF-5362 W/#J26 COVERPLATE
ⓈⓈ 20 AMP 120 VOLT FOURPLEX	HUBBELL (2) #5352 W/#P82 COVERPLATE
ⓈⓈ 20 AMP 120 VOLT DUPLEX, ISOLATED GROUND	HUBBELL # 1G-5362 W/#P8 COVERPLATE

WHEN SURFACE WEATHERPROOF MOUNTING IS REQUIRED, RECEPTACLES SHALL BE MOUNTED IN AN FS CONDUIT BOX.

ELEVATION OF EACH RECEPTACLE SHALL BE AT THE FLOOR PLUS 18" TO CENTER UNLESS OTHERWISE NOTED.

ALL SWITCHES SHALL BE FURNISHED IN ACCORDANCE WITH THE FOLLOWING TABLE. SWITCHES SHALL BE OF THE SAME MANUFACTURER AS THE RECEPTACLES FURNISHED.

\$ 20 AMP 1 POLE	HUBBELL #1221-1 WITH #P1 COVERPLATE
\$3 20 AMP 3 POLE	HUBBELL #1223-1 WITH #P1 COVERPLATE

COVERPLATES FOR RECEPTACLES, SWITCHES AND OUTLETS SHALL BE PROVIDED BE PLASTIC, WITH COLOR AS SELECTED BY THE ARCHITECT.

16130 BOXES

BOXES IN EXPOSED OR WET LOCATIONS SHALL BE CAST STEEL CONDUIT BODIES. IN CONCEALED LOCATIONS, THEY SHALL BE SHEET STEEL BOXES WITH GALVANIZED OR SHERARDIZED FINISH, NEOPRENE GASKETED, SCREWED COVERS.

SHEET STEEL BOXES SHALL BE STANDARD ONE-PIECE KNOCKOUT BOXES. WHERE OUTLETS ARE INSTALLED IN CONCRETE SLABS, BOXES SHALL BE CONCRETE CAST TYPE BOXES. BOXES SHALL NOT BE LESS THAN 4" IN DIAMETER AND 1-1/2" DEEP. OUTLET BOXES SET IN CONCRETE SHALL BE SET TO HAVE FINAL OPENING FLUSH WITH FINISH SURFACE.

CAST-METAL CONDUIT BODIES SHALL BE CROUSE-HINDS CONDUITS, APPLETON UNILETS, OR APPROVED EQUIVALENT. BOXES SHALL BE ARRANGED WITH THREADED CONNECTORS FOR RIGID CONDUIT. ALL CONDUIT BODIES SHALL HAVE SUITABLE COVERS, WHICH SHALL BE PROVIDED WITH GASKET FOR EXTERIOR AND MOIST LOCATIONS.

POWER / PHONE FLOOR OUTLETS SHALL BE STEEL CITY #664 WITH # 664CST COVER (VERIFY COLOR), #664-BP PHONE PLATE, #664RP RECEPTACLE PLATE AND 20A DUPLEX RECEPTACLE. PHONE COMPARTMENT TO HAVE 3/4" E.C. TO CEILING SPACE WA FLOOR / WALL.

OUTLETS SET IN FURRED CEILING AND STUD WALLS SHALL BE ANCHORED TO THE CEILING OR WALL STRUCTURE WITH SUITABLE STEEL STRAPS.

OUTLET BOXES SHALL BE USED AS PULL AND JUNCTION BOXES WHEREVER POSSIBLE AND WHERE REQUIRED. BOXES IN PLASTERED WALLS OR CONCRETE BLOCK WALLS IN FINISHED AREAS AND CEILINGS SHALL HAVE TWO GANG RAISED PLASTER RINGS AND BLANK WALL PLATE. OTHER BOXES SHALL HAVE BLANK COVERS.

WHERE OTHER THAN OUTLET BOXES ARE REQUIRED, PULL AND JUNCTION BOXES SHALL BE CONSTRUCTED OF GALVANIZED STEEL CONFIRMING TO CODE REQUIREMENTS. EXTERIOR BOXES SHALL BE OF WEATHERPROOF CONSTRUCTION AND SHALL BE PROVIDED WITH NEOPRENE COVER GASKETS. BOXES SHALL BE RIGIDLY ATTACHED TO THE STRUCTURE, INDEPENDENT OF ANY CONDUIT SUPPORT.

HANGERS / INSERTS

FURNISH AND INSTALL ALL UNISTRUT, HANGERS, SUPPORTS, ETC. REQUIRED FOR WORK UNDER THIS DIVISION. SUPPORT CONDUIT FROM BUILDING STRUCTURE,NOT FROM CEILING SUPPORTS. BRANCH CIRCUIT CONDUIT 3/4" AND SMALLER MAY BE RUN FROM CEILING SUPPORTS USING SPRING STEEL CLIPS.

CONCRETE, EXCAVATION, FILL, BACKFILL

FURNISH ALL CONCRETE, EXCAVATION, FILL, BACKFILL AND STEEL REQUIRED FOR THIS WORK UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL CONCRETE, FILL, BACKFILL, STEEL, ETC., WHERE REQUIRED SHALL BE IN STRICT ACCORDANCE WITH SPECIFICATIONS SET UP IN OTHER DIVISIONS

OF THE SPECIFICATIONS.

FINAL LOCATION OF SURFACE FEATURES

SHALL BE ACCOMPLISHED IN THE FIELD, SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE LOCATION OF ALL SWITCHES, FIXTURES, PANELS, ETC. AND THEIR PROXIMITY AND RELATIONSHIP TO ALL VISBLE FEATURES OF EQUIPMENT FURNISHED BY OTHER TRADES, SHALL BE MADE KNOWN TO THE ARCHITECT. IN CASE OF CONFLICT BETWEEN TRADES, OR BETWEEN A TRADE AND THE ARCHITECT, THE DECISION OF THE ARCHITECT SHALL BE FINAL AND HIS INSTRUCTIONS IN THESE MATTERS SHALL BE FOLLOWED BY ALL CONCERNED.

PAINTING

ALL EXPOSED EQUIPMENT, CONDUIT, FLUSH PANEL FRONT, TRANSFORMER, SWITCHES, SWITCHBOARDS, PANELS AND SIMILAR ITEMS SHALL BE PAINTED AS SPECIFIED UNDER THE PAINTING SECTION OF THESE SPECIFICATIONS.

CLEANING UP PREMISES

AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH CAUSED BY EMPLOYEES. METAL FLOOR PANS SHALL BE PROVIDED PIPE THREADING MACHINES AND BENCHES AND SHALL BE USED AT ALL TIME TO PREVENT CONCRETE FLOORS BECOMING OIL SOAKED. UPON COMPLETION OF THE JOB, REMOVE ALL DEBRIS, CLEAN ALL SWITCHPLATES, FIXTURES, PANEL TRIMS AND IN GENERAL, LEAVE THE PREMISES IN A CLEAN AND TIDY CONDITION.

ACCEPTABLE MANUFACTURERS

THE FOLLOWING IS A LIST OF MANUFACTURERS WHOSE SPECIFICATION GRADE EQUIPMENT IS ACCEPTABLE AS TO MANUFACTURER. SUBSTITUTIONS SHALL NOT CAUSE OR CONTRIBUTE TO CHANGES UNLESS THESE CHANGES ARE APPROVED BY THE ARCHITECT PRIOR TO SUBSTITUTION.

ITEMS: CAREFUL CHECKING MUST BE MADE TO VERIFY THAT THE EQUIPMENT WILL MEET ALL CAPACITIES, REQUIREMENTS, SPACE ALLOCATIONS, AND THAT THE WEIGHTS ARE NOT EXCESSIVE.

POWER DISTRIBUTION EQUIPMENT: SQUARE D, SIEMENS, CHALLENGER, SUN VALLEY ELECTRIC

WIRE AND CABLES: GENERAL CABLE, ANACONDA, CAPITOL, CIRCLE AW, GENERAL ELECTRIC, OKONITE, ROME, SIMPLEX, KAISER.

LOCAL WALL SWITCHES, RECEPTACLES, PILOT LIGHTS: PASS AND SEYMOUR, SIERRA, BRYANT, CIRCLE F, GENERAL ELECTRIC, HUBBELL, RUSSELL & STOLL, ARROW-HART.

DEVICE PLATES: HUBBELL, SLATER, PASS AND SEYMOUR, SIERRA, BRYANT, ARROW-HART, LEVITON.

LAMPS: GENERAL ELECTRIC, PHILLIPS, PENNSYLVANIA.

CONDUIT: TRIANGLE, NATIONAL ELECTRIC CO., JONES-McLAUGHLIN REPUBLIC.

FITTINGS: THOMAS AND BETTS, APPLETON, CROUSE-HINDS.

CAST OUTLET BOXES: CROUSE-HINDS, APPLETON.

BALLASTS: ADVANCE, GENERAL ELECTRIC, JEFFERSON, WESTINGHOUSE, PENNSYLVANIA, UNIVERSAL.

FLOOR BOXES: HUBBELL, LEW STEEL CITY.

OUTLET BOXES: RACO, STEEL CITY, SLATER.

SHOP DRAWINGS

ALL DATA SHALL BE SUBMITTED AT ONE TIME, BOUND AND INDEXED IN AN ORDERLY MANNER. PRIOR TO STARTING THE WORK, SUBMIT TO THE ARCHITECT FOR APPROVAL, SIX (6) SETS OF SHOP DRAWINGS OF SERVICE ENTRANCE SECTION, SWITCHBOARDS, PANELBOARDS, LIGHTING FIXTURES,TRANSFORMERS AND ALL EQUIPMENT TO BE FABRICATED.

FINAL INSPECTION AND TEST

FURNISH ALL METERS, CABLES, CONNECTIONS AND APPARATUS NECESSARY FOR MAKING TESTS.

TEST SYSTEM FOR SHORTS AND GROUNDS. FAULTY WIRING SHALL BE REMOVED AND REPLACED. ANY DEVICE, APPARATUS OR FIXTURE INSTALLED SHOWING SUBSTANDARD PERFORMANCE SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ARCHITECT.

MEGGER ALL SYSTEM NEUTRALS IN THE PRESENCE OF THE ENGINEER TO INSURE THE NEUTRAL IS NOT GROUNDED WITHIN THE SYSTEM. TEST SHALL BE MADE AFTER ALL BRANCH CIRCUIT WIRING IS INSTALLED AND CONNECTED.

TEST ALL GROUND FAULT RELAYS IN THE PRESENCE OF THE ENGINEER. SET RELAY FOR TIME AND CURRENT RATING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.

ALL EQUIPMENT RATED AT 1,000 AMPS OR MORE, OR 480 VOLTS SHALL BE TESTED FOR INSULATION BREAKDOWN PRIOR TO ITS BEING ENERGIZED. SUCH EQUIPMENT SHALL WITHSTAND FOR A PERIOD OF ONE MINUTE WITHOUT BREAKDOWN, THE APPLICATIONS OF A 60HZ ALTERNATING POTENTIAL OF 1,000V PLUS TWICE THE RATED VOLTAGE OF THE DEVICE. TEST SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER.

HIGH-POTENTIAL TESTING

THE HIGH-POTENTIAL TESTS SHALL BE MADE BY AN INDEPENDENT COMPANY HIRED BY THE ELECTRICAL CONTRACTOR. COPIES OF THE REPORT CERTIFIED BY A REGISTERED ENGINEER, SHALL BE FORWARDED TO THE ARCHITECT WITHIN TWO (2) WEEKS AFTER THE TESTS ARE PERFORMED.

TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. "HI-POT" TEST VOLTAGES AND TIMES SHALL BE COORDINATED WITH AND DETERMINED BY THE OWNER'S REPRESENTATIVE WHEN ANY OTHER CABLE OR DEVICES, OTHER THAN THAT INSTALLED NEW BY ELECTRICAL CONTRACTOR UNDER HIS CONTRACT, IS TO BE INCLUDED IN THE TEST PROCEDURES. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING, HIS INTENTIONS TO PERFORM THE HI-POTTING TEST, INCLUDING TIME AND DATE AND THE TESTING AGENCY.

IN GENERAL TESTS SHALL BE CONDUCTED AS FOLLOWS:

MAXIMUM D.C. VOLTAGES 52.8 KV.

BUILD-UP TIME TO TEST VOLTAGE - ONE (1) MINUTE IN 10 KV DC STEPS WITH RECORDED MILL-AMP READINGS AT 156, 30 AND 45 SECONDS.

HOLDING TIME AT TEST VOLTAGE - FIVE (5) MINUTES, WITH RECORDED MILL-AMP READING AT THE END OF EACH MINUTE.

"DECAY TIME" SHALL BE RECORDED WITH SHUT-OFF AT APPROXIMATELY 1-3 KV.

THE "HI-POT" TEST SHALL NOT BE MADE UNTO ANY PORTION OF AN

ENERGIZED DEVICE. SUFFICIENT TIME LAG SHALL BE ALLOWED IN THE ORIGINAL REQUEST FOR THE OWNER TO SET UP A DEFINITE PERIOD OF TESTING IF ANY PORTION OF THE OWNER'S DISTRIBUTION SYSTEM IS INVOLVED.

GROUNDING

THE NEUTRAL CONDUCTORS AND ALL OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS AS REQUIRED BY CODE SHALL BE GROUNDED. GROUNDING BUSHING SHALL BE USED AS REQUIRED AND SHALL BE 0.2. INSULATED TYPE BL OR APPROVED EQUAL. NO GROUNDING SHALL BE MADE TO GAS PIPING. WHERE EQUIPMENT OR DEVICES ARE SERVED BY NON-METALLIC DUCTS, ENCLOSURES SHALL BE GROUNDED BY MEANS OF A CODE SIZE BARE OR GREEN INSULATED EQUIPMENT GROUND WIRE INSTALLED IN THE DUCT WITH THE CURRENT CARRYING CONDUCTORS AND BE BONDED SECURELY IN EACH CABINET TERMINATING THE GROUND WIRE. COPPER JUMPERS SHALL BRIDGE FLEXIBLE CONDUIT AND BE INSTALLED IN THE CONDUIT. ALL SERVICE GROUNDS SHALL BE IN ACCORDANCE WITH THE UFER GROUND.

ALL EMT, FLEXIBLE CONDUIT, MC CABLE, OR PVC CONDUIT SHALL BE PROVIDED WITH AN INSULATED GREEN GROUND WIRE.

16700 COMMUNICATIONS

16740 TELEPHONE:

PROVIDE EMPTY CONDUIT OR DUCT WITH "JET-LINE" OR EQUAL POLYPROPYLENE PULL LINE AND TERMINAL MOUNTING BOARD AS SHOWN ON DRAWINGS.

USE LARGE RADIUS RIGID GALVANIZED STEEL CONDUIT FOR BENDS AND OFFSETS IN DUCT RUNS.

ALL CONDUIT RUNS TO TELEPHONE OUTLET BOXES SHALL BE A MINIMUM OF 3/4" AND HAVE A MAXIMUM OF TWO 90 DEGREE BENDS.

TELEPHONE TERMINAL BOARDS SHALL BE 3/4" FIR PLYWOOD, GRADE CC PLUS SIZE AS INDICATED ON DRAWINGS. TELEPHONE TERMINAL CABINETS SHALL HAVE THE DOOR FASTENED TO THE TRIM WITH CONCEALED HINGES AND BE PROVIDED WITH FLUSH TYPE COMBINATION LATCH AND LOCK, KEYED TO MATCH LIGHTING PANELS, CABINETS AND TRIM SHALL BE FACTORY PAINTED WITH TWO FINISH COATS.

PROVIDE ALL NECESSARY MATERIAL AND LABOR REQUIRED BY THE TELEPHONE COMPANY FOR DELIVERING SERVICE TO THE TELEPHONE TERMINAL BOARD. ALL CONDUIT, TRENCHING AND BACKFILL SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE TELEPHONE COMPANY STANDARDS.

16800 DATA:

ALL CONDUIT RUNS TO DATA OUTLET BOXED SHALL BE A MINIMUM OF 3/4" AND HAVE A MAXIMUM OF TWO 90 DEGREE BENDS.

ALL DATA OUTLETS ARE TO HAVE WALL PLATES TO MATCH THE DEVICE PLATE.

GUARANTEE

GUARANTEE ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP FOR ALL SECTIONS UNDER THIS DIVISION IN WRITING TO BE FREE FROM DEFECT OF MATERIAL AND WORKMANSHIP FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. REPLACE WITHOUT CHARGE, ANY MATERIAL OR EQUIPMENT PROVING DEFECTIVE DURING THIS PERIOD. THE GUARANTEE SHALL INCLUDE PERFORMANCE OF THE EQUIPMENT UNDER ALL CONDITIONS OF LOAD, INSTALLING ANY ADDITIONAL ITEMS OF CONTROL AND/OR PROTECTIVE DEVICES AS REQUIRED.

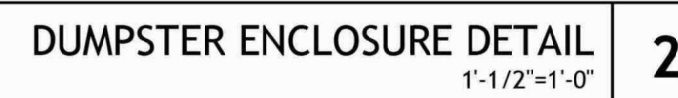
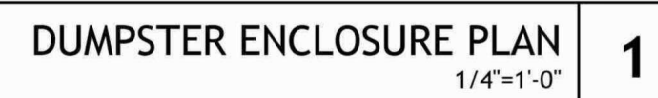
GENERAL ELECTRICAL NOTES (NOTES APPLY WHETHER KEYED TO PLAN OR NOT)

1 LIGHTING

1a SEE ARCHITECTURAL PLANS AND REFLECTED CEILING PLAN FOR LOCATION OF ALL LIGHT FIXTURES, INCLUDING CLOVE AND MILLWORK LIGHTING. WHERE FIXTURE LOCATIONS NEED TO BE CHANGED, COORDINATE WITH ARCHITECT. AVOID ROLL-UP DOORS.

1b BEFORE ORDERING FIXTURES, FIELD VERIFY THAT FIXTURES WILL FIT IN AVAILABLE SPACE.

1c VERIFY LAMP TYPE / COLOR, NUMBER OF LAMPS PER FIXTURE, LENS TYPE, AND VOLTAGE BEFORE ORDERING NEW FIXTURES TO MATCH EXISTING.



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SHEET TITLE:

**DUMPSTER
ENCLOSURE PLAN
AND ELEVATIONS**

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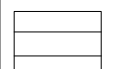
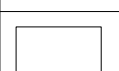
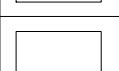
PROJECT NUMBER:
BRC25004



RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward

FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY AND TOWER)				
 1	CORRUGATED METAL	WESTERN STATES	WESTERN RIB 7.2 PANELS 24 GA	PREFINISHED COLOR SILVER ZINC MATTE FINISH
 2	CORRUGATED METAL	WESTERN STATES	WESTERN WAVE 16.0 PANELS 24 GA	PREFINISHED MATTE CHARCOAL GRAY
 3	LAP SIDING	JAMES HARDIE	WOODTONE RUSTIC SERIES 9 1/4" WIDE	PRE-FINISHED SAND CASTLE
FLASHING, COLUMNS AND CANOPY				
 4	PAINTED STEEL	SHERWIN WILLIAMS	COLOR TO MATCH DEVELOPMENT METAL AWNINGS	SW4026 SLATE GRAY
 5	PAINTED STEEL	WESTERN STATES	PREFINISHED PARAPET CAP	COLOR SILVER ZINC MATTE
 6	PAINTED STEEL	SHERWIN WILLIAMS	PREFINISHED PARAPET CAP	COLOR MATTE CHARCOAL GRAY
 7	MASONRY	ANGELUS BLOCK	SMOOTH FACE	COLOR ONXY TO MATCH APPROVED DEVELOPMENT PALETTE

- KEY NOTES
1.

FINISH EXTERIOR MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATION.
2.

STEEL CANOPY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.

WINDOW. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
4.

DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
5.

SIGNAGE. UNDER SEPARATED SUBMITTAL.
6.

48" W X 12" D SERVICE COUNTER AR 34" AFF.
7.

DOWNSPOUT DAYLIGHT.
8.

EXTERIOR LIGHTING AT 9"-2" AFF. TYP OF (7), CAP FLASHING.
10.

AWNING CORRUGATED METAL PANEL.
11.

RTU - SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
12.

SCREENED ROOFTOP MECHANICAL
13.

GLAZING AT DOOR AND THIS ENTIRE STOREFRONT TO BE DARK TINTED GLASS
14.

SCREEN WALL
15.

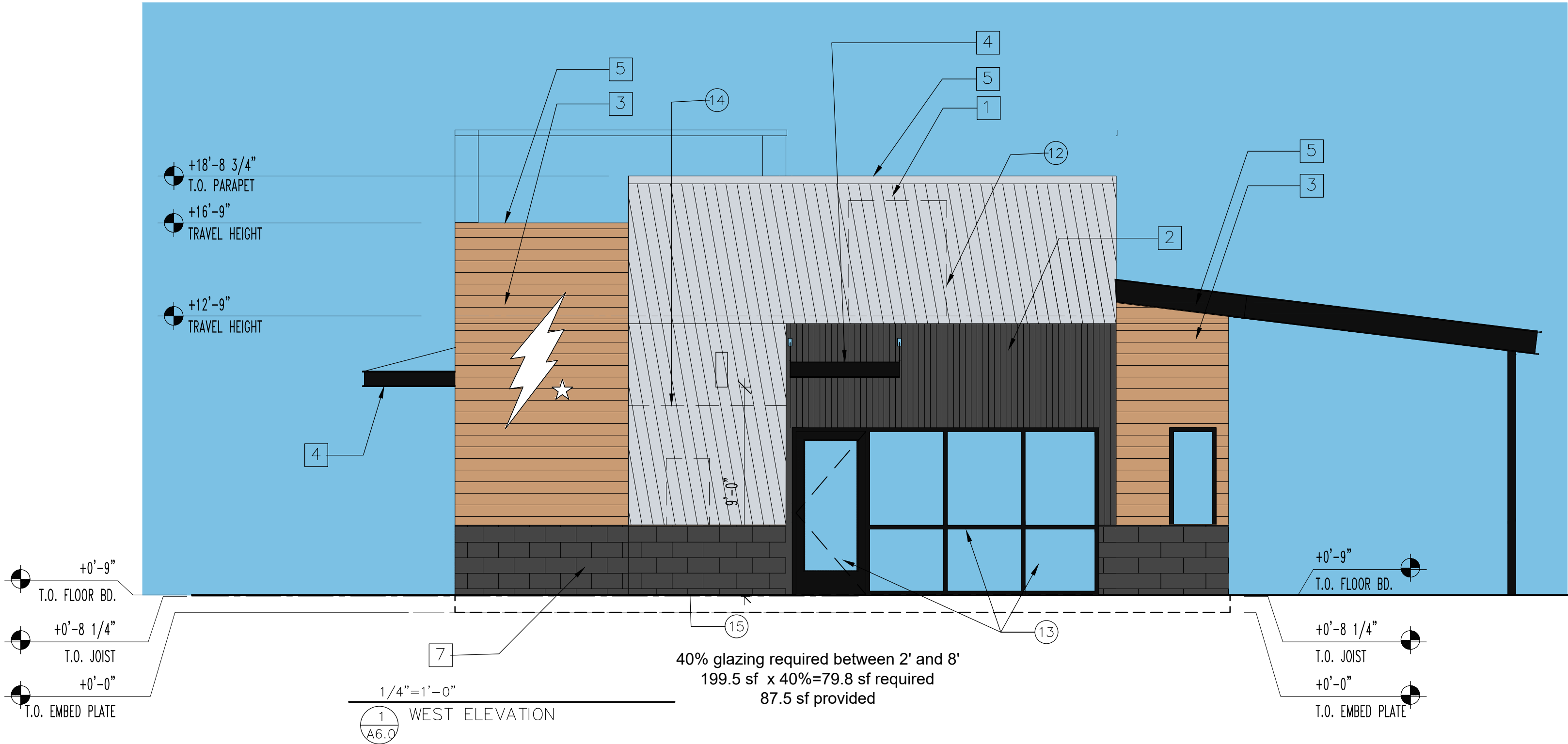
WALL MOUNTED ELECTRIC METER AND DISCONNECT TO BE PAINTED TO MATCH SURROUNDING WALL COLOR.



3836 W BUCKEYE RD
BUILDING C
PHOENIX, AZ 85009
623-328-5196

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SIGNS WILL BE REVIEWED FOR COMPLIANCE AND APPROVED THROUGH THE SIGNAGE PERMIT PROCESS



BLACK ROCK COFFEE
MODULAR BUILDING



NOT FOR
CONSTRUCTION

CONTROL # 001
JOB NUMBER:
DATE: 2-4-25
CONTENTS:
EXTERIOR ELEVATIONS

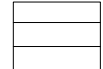
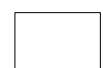
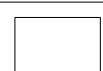
A6.0



RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward

FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY AND TOWER)				
 1	CORRUGATED METAL	WESTERN STATES	WESTERN RIB 7.2 PANELS 24 GA	PREFINISHED COLOR SILVER ZINC MATTE FINISH
 2	CORRUGATED METAL	WESTERN STATES	WESTERN WAVE 16.0 PANELS 24 GA	PREFINISHED MATTE CHARCOAL GRAY
 3	LAP SIDING	JAMES HARDIE	WOODTONE RUSTIC SERIES 9 1/4" WIDE	PRE-FINISHED SAND CASTLE
FLASHING, COLUMNS AND CANOPY				
 4	PAINTED STEEL	SHERWIN WILLIAMS	COLOR TO MATCH DEVELOPMENT METAL AWNINGS	SW4026 SLATE GRAY
 5	PAINTED STEEL	WESTERN STATES	PREFINISHED PARAPET CAP	COLOR SILVER ZINC MATTE
 6	PAINTED STEEL	SHERWIN WILLIAMS	PREFINISHED PARAPET CAP	COLOR MATTE CHARCOAL GRAY
 7	MASONRY	ANGELUS BLOCK	SMOOTH FACE	COLOR ONXY TO MATCH APPROVED DEVELOPMENT PALETTE

- KEY NOTES
1.

FINISH EXTERIOR MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATION.
2.

STEEL CANOPY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3.

WINDOW. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
4.

DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
5.

SIGNAGE. UNDER SEPARATED SUBMITTAL.
6.

48" W X 12" D SERVICE COUNTER AR 34" AFF.
7.

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EXTERIOR LIGHTING AT 9"-2" AFF. TYP OF (7).
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SCREENED ROOFTOP MECHANICAL
13.

ELECTRICAL METER AND DISCONNECT
14.

SCREEN WALL

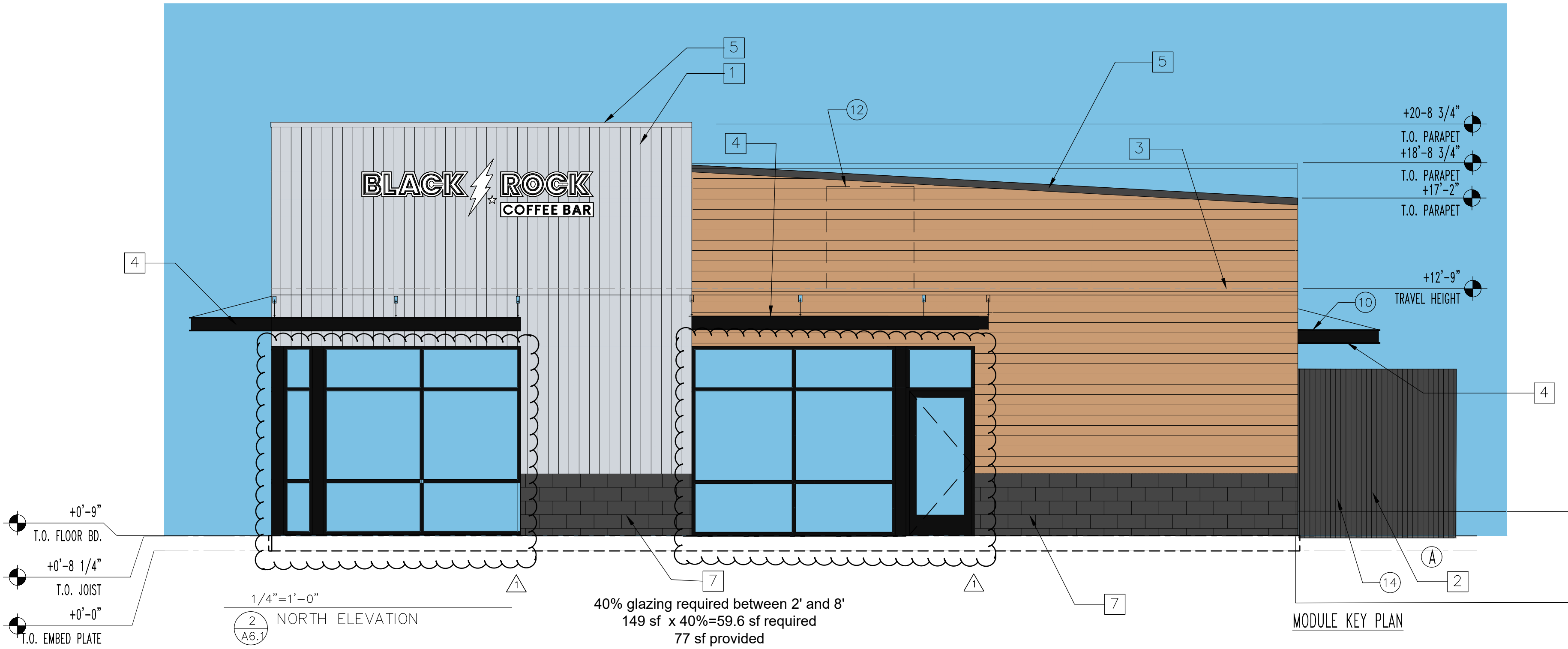
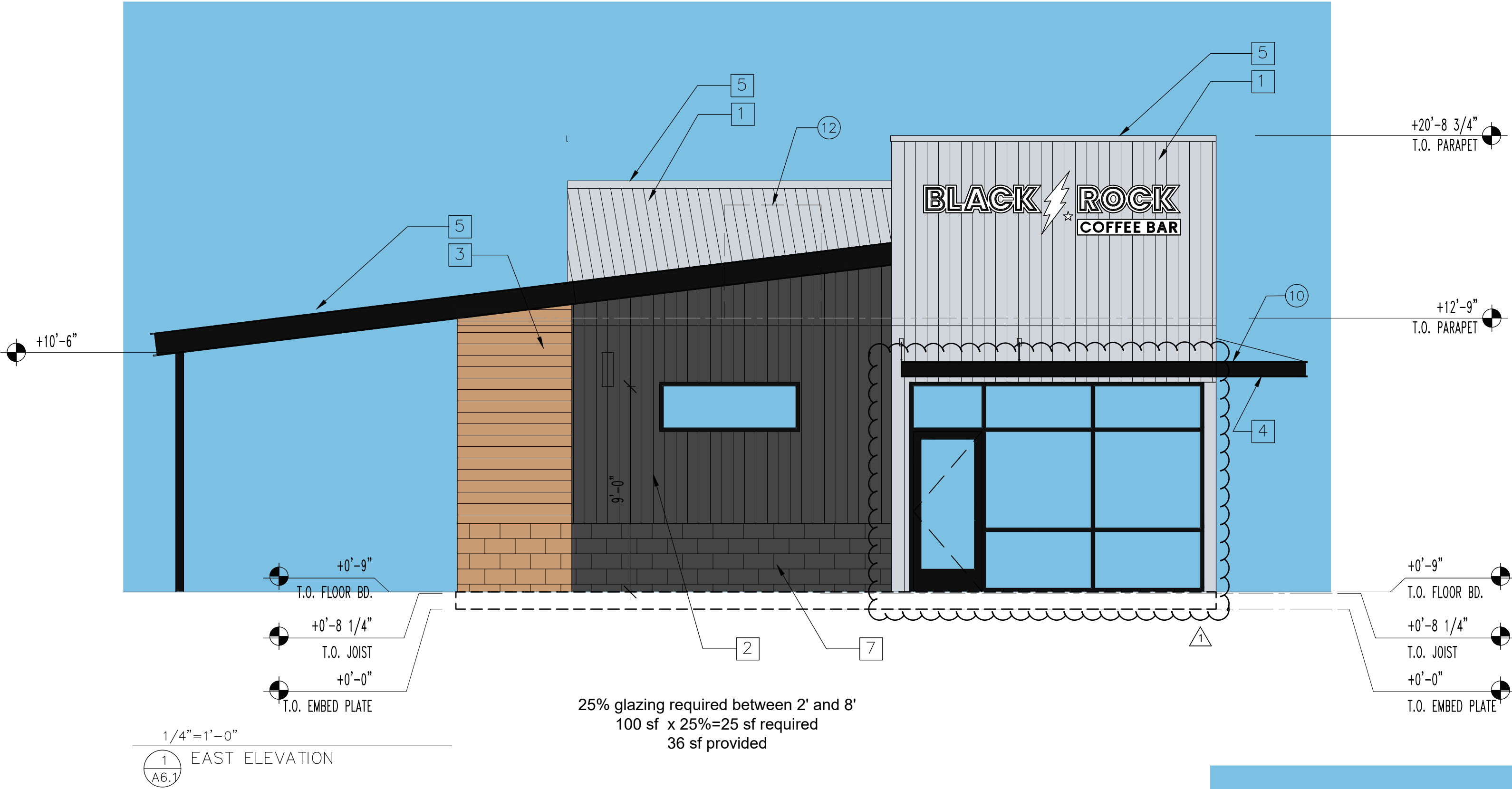


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BLACK ROCK COFFEE
MODULAR BUILDING

6/29/26 - Planning Comment

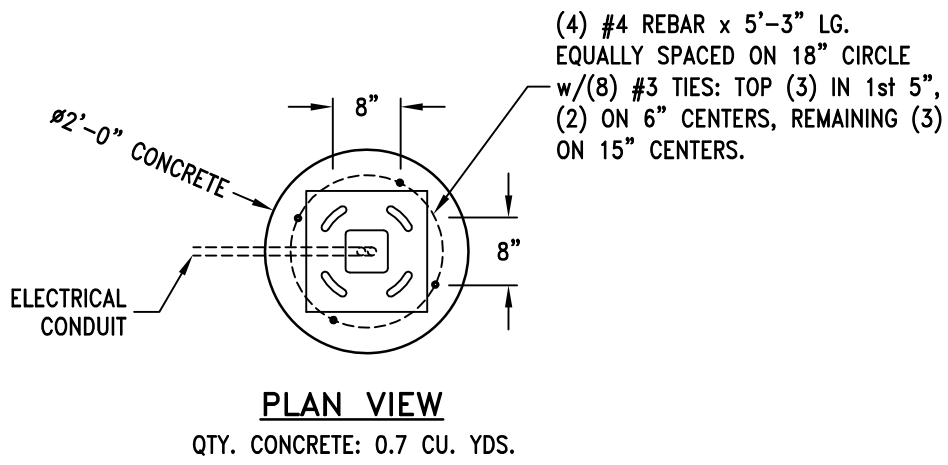
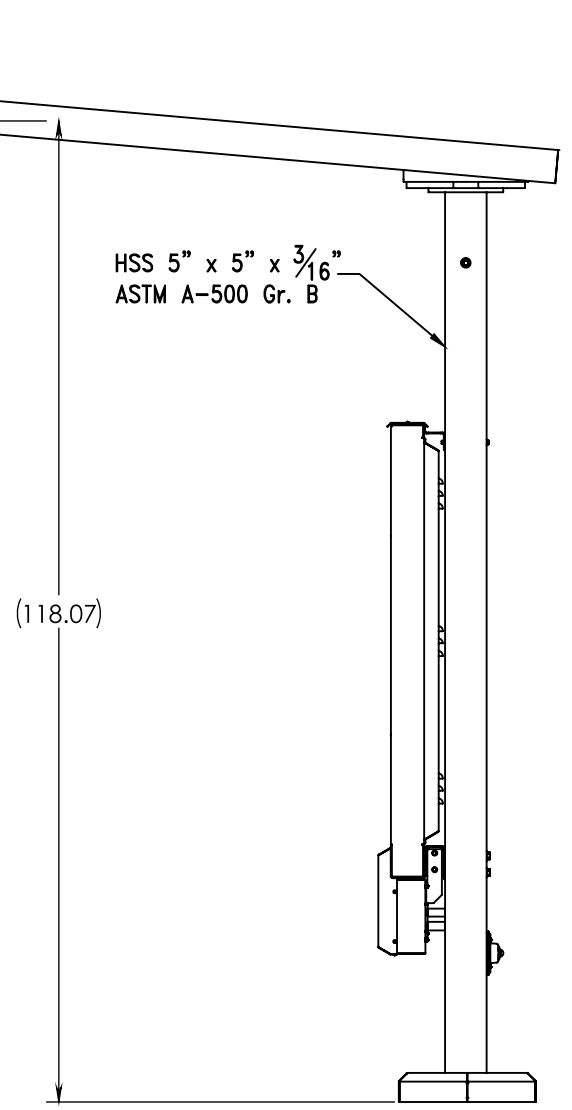
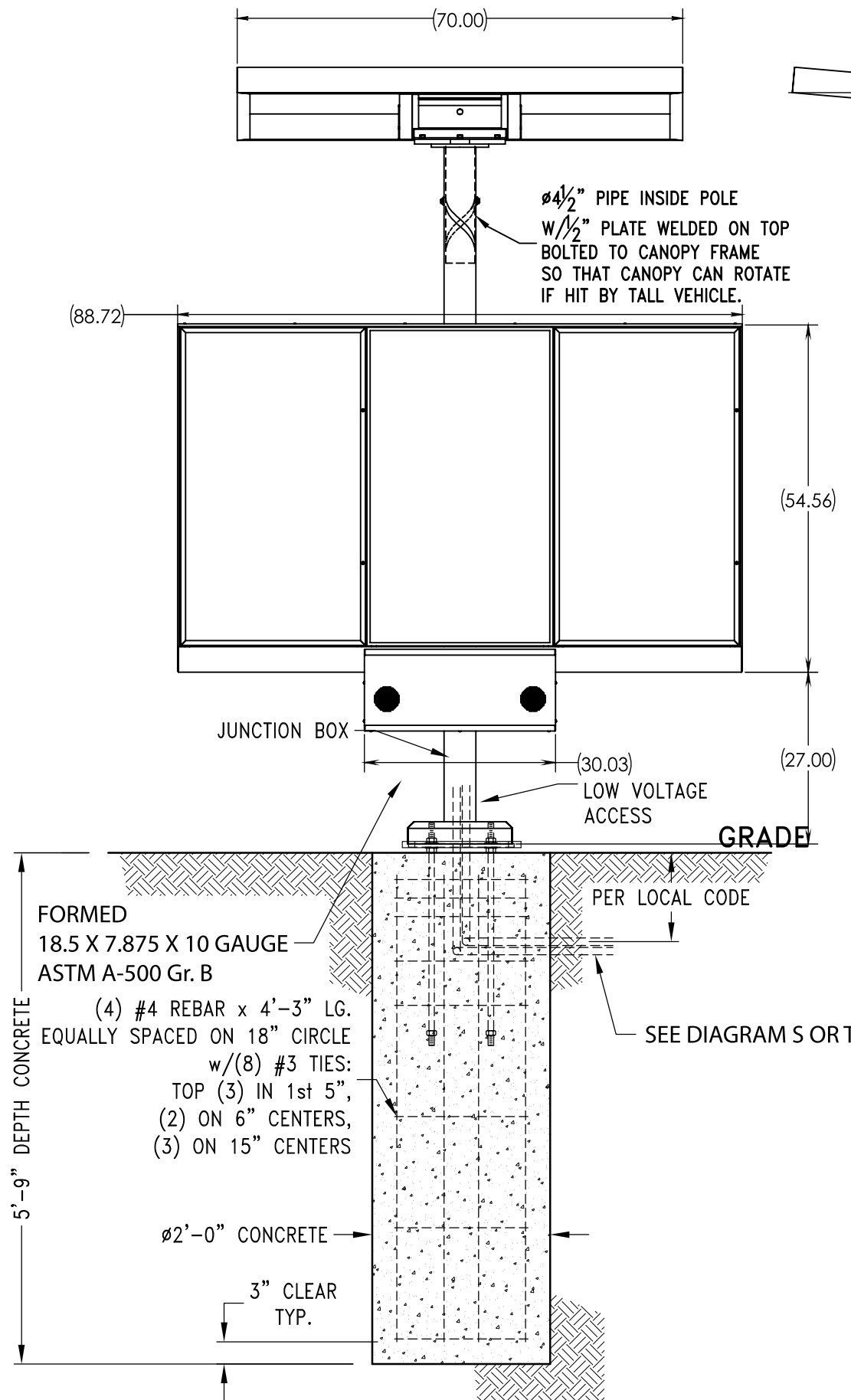
STATE OF COLORADO

ROBERT A BRIGGS

ARCHITECT

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CONTENTS:
EXTERIOR ELEVATIONS

A6.1



SEE DETAIL VIEWS – SHEET 2

PARKER
COLORADO

RFCC

APPROVED DATE: 07/27/2026

Planning Approval By: E. Steward

ESTABLISHED 1911

PORTLAND
9160 SE 74th Ave
Portland OR 97206
503-777-4555
ramsaysigns.com

BLACK ROCK
COFFEE BAR

BLACK ROCK COFFEE
3565 SPECTRUM AIR WAY
COLORADO SPRINGS, CO 80911

PROPOSED DESIGN

ACCOUNT EXECUTIVE:
JOE GIBSON

PROJECT MANAGER:
CHRISTINA ROBBINS

DESIGNER:
TJH

DATE:
1/9/2026

REVISION NOTES:

RAMSAY SIGNS IS A UL RECOGNIZED MANUFACTURER

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 L73 Grounding and Bonding Statement for each permanently connected sign the following statement or equivalent "This sign is intended to be installed in the accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" should be either directly marked on the sign or label attached to the sign, included in the installation instructions, or provided on a separate sheet or tag shipped with the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical code.

ACCOUNT EXECUTIVE (APPROVAL):

CLIENT (APPROVAL):

LANDLORD (APPROVAL):

DESIGN NUMBER:
26-0016-R3

REVISION #: DESIGNER: DATE:
R3 TJH 3/13/26

THE HOWARD COMPANY

PAGE 1