



Planning Commission Regular Meeting

Tuesday, September 15, 2026, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times. For further information, please contact the Planning Department at 970-547-3160.

I. CALL TO ORDER, ROLL CALL (5:30PM)

- A. LOCATION MAP
- B. APPROVAL OF MINUTES
- C. APPROVAL OF AGENDA

II. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35PM)

III. CONSENT CALENDAR (5:40PM)

- A. DEJONG ADDITION (CS) 211 ROYAL TIGER RD; PL-2026-0182

IV. WORK SESSIONS (5:45PM)

- A. LITTLE RED SCHOOL HOUSE EXPANSION TOWN PROJECT WORK SESSION (CC) 600 REILING RD; PL-2026-0204

V. OTHER MATTERS (6:15PM)

- A. TOWN COUNCIL SUMMARY

VI. ADJOURNMENT (6:30PM)



Little Red Schoolhouse
Town Project Work
Session, 600 Reiling Rd.

Dejong Addition, 211
Royal Tiger Rd.



PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:35 p.m. by Chair Propper.

ROLL CALL

Mike Giller (absent)	Mark Leas (absent)	Matt Smith	Allen Frechter (absent)
Ethan Guerra (virtual)	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

With no changes, the August 18, 2026 minutes were approved.

APPROVAL OF AGENDA

With no changes, the September 1, 2026 Planning Commission agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments

WORK SESSIONS:

1. Comprehensive Plan Underutilized Parcels Analysis

Mr. Kulick presented the topic for the work session which will include a focus on three areas: the Conservation District, Breckenridge South (including Breckenridge Elementary, 555 S. French St. and the rodeo grounds), and Park Avenue Corridor. The continuing analysis of underutilized parcels is a requirement for the Town's Comprehensive Plan Update.

The following specific questions were asked of the Commission:

1. Does the Commission agree with the staff recommendation of applying the existing Conservation District density limitations to any workforce housing developments within the Conservation District?
2. Does the Commission agree with the staff recommendation of an allowed workforce housing density of 20 UPA for the Breckenridge South area?
3. Does the Commission agree with the staff recommendation of an allowed workforce housing density of 30 UPA for the Park Avenue corridor area?
4. Are there other specific areas of Town the Commission thinks should be reviewed in the same way?

Commissioner Questions / Comments:

Ms. Gort: There are buildings that are not historic within the conservation district, if a developer wanted to demolish such buildings, would that be something that is allowed? (Mr. Kulick: Non-historic buildings are able to be redeveloped but that redevelopment will need to adhere with the Handbook of Design Standards. Typically, the Council has not allowed deviation from the handbook and they have been staunch supporters of what the regulations are in regard to density and other applicable handbook regulations.) So if it's an old apartment building they want to tear down, they can't replace it now? (Mr. Kulick: Typically, you cannot fully scrape or demolish a building within the conservation district and build something that exceeds the currently allowed density, because the new structure would need to be in compliance with the existing regulations.)

Ms. Gort: If we could do a workforce housing development on one of these parcels, typically it would require negotiation with the town because it would exceed the density requirements? (Mr. Kulick: The Groll is a good example of a privately owned multi-family building that was constructed before the conservation district and historic handbook of design standards. This building is a legally non-conforming development that exceeds the currently allowed UPA of the conservation district and historic design

- handbook. This property is a good example of multi-family housing that legally exceeds the district's allowed UPA, is owned by one individual, and essentially functions as workforce housing.)
- Ms. Propper: I am comfortable with sticking with the 9 UPA that is allowed in the conservation district.
- Mr. Smith: I agree.
- Mr. Guerra: I agree with all of you.
- Ms. Gort: I agree too. I want to encourage developers to modernize and remodel buildings within the conservation district, but I don't want increased density to shift the character of the conservation district.
- Ms. Propper: For Breckenridge South, my main focus is Breckenridge Elementary, however the town doesn't own the parcel. I do believe this parcel would be a good candidate for greater density, above 20 UPA. I don't see redevelopment of the Ice Rink (Mr. Kulick: There are some areas of the Ice Rink parcel that we could do some expansions to, but the parcel is rather limited.)
- Mr. Smith: Could you give us a local example of a 20 UPA development in town? (Mr. Kulick: Powder Ridge would be a good example if we removed an entire floor of the building or removed one third of its length. It would be a two-story building that is similar in scale to Powder Ridge.)
- Ms. Gort: My main concern with the Breckenridge Elementary parcel is the proximity to the Carter Park space. I fear that a greater density development on the Breckenridge Elementary parcel would eliminate the views and appeal of Carter Park. (Mr. Kulick: There are various ways to capture the greater density without hindering the views from Carter Park. Harris Street could be extended to allow for townhomes. You could also do a lower density on the north end of the Breckenridge Elementary and then increase the density as you move south.)
- Ms. Gort: A developer would have the right to develop whatever they wanted on this parcel, correct? (Mr. Kulick: We can add guidance and control within the policy that would be passed to allow for the greater density of the parcel.)
- Mr. Guerra: I agree with the concerns of retaining the views of the pavilion at Carter Park, and this parcel is one example of a parcel that could likely be developed in the near future.
- Mr. Kulick: It could have multifamily units at 1,200 SF and townhomes at 1,600 SF per SFE.
- Mr. Guerra: That is extremely dense unit sizes. I understand this is hypothetical, but these are extremely dense units.
- Mr. Kulick: If this property was developed as market-rate and not workforce housing, the site would be limited to 4 UPA. If a private developer were to acquire and develop this parcel by right, density would be extremely limited. However, due to its location, the SF of single-family units could have unlimited density, which would allow single-family lots to build very large SF homes that could total more square footage than multifamily at 20 UPA.
- Ms. Gort: That is a big jump from 4 UPA to 20 UPA.
- Mr. Smith: Agreed.
- Mr. Gort: What regulations apply to this Parcel? (Mr. Kulick: It is outside the conservation district and is located within the transition area. Therefore the development of these lots is not subject to the Historic Design Handbook.)
- Mr. Guerra: The purpose of this exercise is to identify parcels that could potentially be utilized for the development of workforce housing. The exercise is not to decide how we would like those parcels to be developed, but rather to guide the possibilities of development.
- Mr. Smith: I believe that we should limit the density to 20 UPA and that the south end of the parcel be an extension of Carter Park.
- Mr. Guerra: The south end of the parcel is currently utilized as a park.
- Mr. Guerra: I think for the purpose of this exercise, 20 UPA does make sense for this parcel.

- Ms. Gort: I agree that the 20 UPA makes sense, but contingent that an open space or view corridor is maintained from Carter Park.
- Ms. Propper: It is hard to say because we don't know who would potentially acquire that parcel, and what they would propose.
- Mr. Kulick: We are not removing any amenities to the Ice Rink, the parking lot, the Troll Hike, we would only be looking at where additional density can fit onto that site without disturbing the existing.
- Mr. Guerra: I think the ice rink parcel has potential for higher density.
- Mr. Kulick: The 555 S French ST is a site where I understand we are questioning the parcel's developability, given the steep grades and presence of wetlands. We can re-evaluate the criteria for this parcel to ensure accurate scoring.
- Ms. Propper: I am comfortable with 20 UPA on the Breckenridge Elementary parcel related to this exercise.
- Ms. Gort: The increased density of workforce housing is how these projects become feasible, so I think increasing the density is necessary to make workforce housing projects happen.
- Mr. Smith: I don't see buildable area on the Ice Rink lot or the 555 S French ST lot. The ice rink parcel doesn't just have wetlands it is more of a stream.
- Mr. Kulick: Moving on to the third focus area, we are looking at the Park Avenue corridor. Staff recommends this as an appropriate area for higher-density.
- Mr. Propper: Did we transfer all the density from the north Gondola lot? (Mr. Kulick: Yes we did transfer all the density off that parcel. However, it is one of the most complex parcels. We have a parking agreement with Vail on that parcel, and we are currently renegotiating that agreement. We do believe that there will be some level of parking that will always exists on this parcel.
- Mr. Kulick: Our goal with this activity is: if you saw greater density of workforce housing along this corridor, would it be harmonious with the surrounding environments?
- Mr. Smith: I do agree that a higher density in the Park Avenue corridor would make sense here.
- Ms. Propper: I agree that it does fit this location to have a higher density.
- Ms. Gort: I do agree that higher density makes sense here, but I do have concerns for workforce housing in proximity to the Gondola and large central gathering locations and having conflict of users.
- Mr. Guerra: I agree with the greater density here, because of this parcel's central location it is the perfect location for a greater level of density for workforce housing. We have already reviewed and considered developing the North Gondola lot with Breckenridge Grand Vacations, but those plans were reconfigured and reoriented in the community. However, those plans were for underground parking and a mixed-use development that met parking requirements at a greater density.
- Mr. Kulick: We are just trying to determine the appetite for increased levels of density for the sole purpose of more workforce housing development.
- Mr. Guerra: Under those parameters, I agree.
- Ms. Gort: I agree with the 30 UPA in the Park Ave corridor as staff has recommended.
- Mr. Smith: I agree with the 30 UPA in the Park Ave corridor as staff has recommended. I think this is appropriate and even a slightly higher UPA would also work for this area.
- Ms. Propper: I agree with the staff recommendation of 30 UPA for workforce housing density within the Park Ave corridor.
- Mr. Smith: Are there any definitive clusters within the Top 30 parcels at this point?
- Mr. Kulick: I believe the conservation district had a tight cluster of top 30 parcels. Also in the northern parts of town, we have ongoing development and clusters of top 30 parcels. Staff will analyze this and get back to the commission.
- Mr. Smith: I do think we should do a similar activity with the properties in the top 30 on the northern portion of Town.

- Ms. Propper: No other specific areas recommended for additional review.
- Mr. Guerra: No other specific areas recommended for additional review.
- Ms. Gort: No other specific areas recommended for additional review.
- Mr. Kulick: The need for workforce housing is moving target. Things have changed even in 4 or 5 years. At Vista Verde we did lower income housing, and now with Runway we've moved on the middle and upper middle class and that's going to have an impact. Currently we have 1,745 workforce units in the Upper Blue Basin. If we pulled those out, the market would become much more competitive. The Council is aggressively trying to buy down existing housing stock in addition to creating new housing. But we do have to create new housing units just to maintain what we have today. So that's an answer to the question of why we still need more workforce housing.
- Ms. Gort: The county has also added a lot, beyond the workforce housing development within Breckenridge.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 7:00 p.m.

Susan Propper, Chair



TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT

Class C Major Single Family Development Staff Report

Project Title:	Dejong Addition	
Proposal:	Construct a 1,945 sq. ft. addition to an existing single family residence and complete a full interior and exterior remodel. A majority of the walls and some of the ridgelines of the original structure will remain, along with an existing shed. The residence will have six bedrooms, four and one half bathrooms, and a two vehicle garage. The property will have an interior gas fireplace.	
PC#:	PL-2026-0182	
Project Manager:	Caleb Swartz, Planner I	
Preapplication Meeting Date (REQUIRED):	July 30, 2026	
Date of Report:	September 10, 2026	
Property Owner:	Frank and Ashley Dejong	
Architect:	Brandon Smith, Rooted Architecture	
Proposed Use:	Single Family	
Address:	211 Royal Tiger RD, Breckenridge, CO, 80424	
Legal Description:	Weisshorn Subdivision, Block 3, Lot 3	
Area of Site in Square Feet:	23,958 sq. ft.	0.55 acres
Existing Site Conditions and History:	This lot contains an existing 1,939 SF single-family residence, originally constructed in 1970. The lot's lowest topography is on the NW corner, and the highest point is on the SW corner. The lot has mature tree coverage, including spruce, aspen, and pine. The lot has an existing shed and asphalt driveway. The lot abuts Royal Tiger Road to the north and single-family residences to the east, south, and west.	
Building Floor Area:	Existing Square Footage	Proposed Square Footage
Lower Level:	951 sq. ft.	2,120 sq. ft.
Main Level:	988 sq. ft.	1,764 sq. ft.
Shed	120 sq. ft.	120 sq. ft.
Total Aboveground Density:	2,059 sq. ft.	4,004 sq. ft.
Total Density:	2,059 sq. ft.	4,004 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 12	
*Above Ground Density (3A/3R):	Allowed: 5,990 sq. ft.	Proposed: 4,004 sq. ft.
F.A.R.	1:4.00 FAR	
*Policy 3A limits the above ground density in certain neighborhoods without building or disturbance envelopes. Weisshorn lots are limited to the smaller of 8,000 sq. ft. or a F.A.R. of 1:4.		
No. of Main Residence Bedrooms:	6 bedrooms	
No. of Main Residence Bathrooms:	4.5 bathrooms	
Height (6A/6R):*	25.0 feet overall	
	*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat	
Platted Building/Disturbance /Footprint Envelope?	No Envelope	This application has been classified as a Class C Development because it proposes an addition to a single family or duplex residence which exceeds 10% of the existing floor area, and is located on a lot outside of the Conservation District which does not contain a platted Building or Disturbance Envelope.
Setbacks (9A/9R):	Complies. The existing/proposed rear setback is approximately 3' short of the required 15' setback. The project's scope of work does not modify the existing deck that does not meet Policy 9A; however, the deck structure was originally constructed with the home in 1970 and is therefore legally nonconforming.	
Front:	Required: 25'	Proposed: 60.25'
Side:	Required: 15' (combined 50')	Proposed: 54.5'

Side:	Required: 15'	Proposed: 20.7'
Rear:	Required: 15'	Existing/Proposed: 12.8'
Site and Environmental Design (7R):	The proposal complies with Policy 7R.	
Lot Coverage/Open Space (21R):	complies	
Drip line of Building/Non-Permeable Sq. Ft.:	3,058 sq. ft.	12.76%
Hard Surface/Non-Permeable Sq. Ft.:	2,279 sq. ft.	9.51%
Open Space / Permeable:	18,604 sq. ft.	77.65%
Snowstack (13A/13R):	complies	
Required Square Footage:	570 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	662 sq. ft.	
Parking (18A/18R):	complies	
Required:	5 spaces	
Proposed:	5 spaces	
Energy Conservation (33A/33R):	complies	
Outdoor heated space:	NO	
Number of Gas Fired:	1 Gas Fired	1 indoor
Architectural Compatibility (5/A & 5/R):	The proposed addition will increase the overall size of the existing single-family residence while maintaining the home's established architectural style and overall height. The addition continues the residence's primary gable roof forms and incorporates similar roof pitches, detailing, and proportions to create cohesion with the existing residence. The addition is a mountain contemporary architectural style characterized by traditional gable roof forms, natural materials, muted colors, and contemporary detailing. The proposed colors blend well with the surrounding natural environment. Overall, the proposed addition is architecturally compatible with the existing residence and is an attractive design that fits the surrounding area. <u>Trim, Fascia, Soffit, and Roof Beams:</u> STK or stained clear cedar, "Black Adler Semi Solid Stain", or equal. <u>Siding:</u> Vertical 1x6 T&G wood cedar siding, "Black Alder Semi-Solid Stain", or equal. <u>Board & Batten Siding:</u> Vertical FRT wood cedar siding, "River Birch Semi-Solid Stain", or equal. <u>Stone Veneer:</u> Coronado stone - sealed limestone, "Cream". <u>Stone Cap:</u> Coronado stone - sealed limestone, "Cream". <u>Windows, Door Clad, and Flashing:</u> Sierra Pacific, "Charcoal", or equal. <u>Roof:</u> Timberline UHDS asphalt shingle roof, "Charcoal". Western States Metal, "Matte Patina".	
Exterior Materials and Colors:		
Landscaping (22A/22R):	Staff finds that the proposed landscaping plan effectively enhances the natural appearance of the property and provides screening/buffering between the right-of-way and neighboring lots. With the construction of the proposed addition the applicant proposes to remove 4 trees and add 10 new trees.	
Planting Type	Quantity	Size
Quaking Aspen	8	2"-3" Cal. (50% Multi-Stem)
Colorado Spruce	2	8' - 14' Tall
Potentilla	6	5 Gallon
Alpine Currant	6	5 Gallon
Peking Cotoneaster	5	5 Gallon
Native Ground Cover and Perennials	All disturbed locations	1 Flat
Defensible Space (22A):	Complies	
Exterior Lighting (9-12):	Complies	
Allowed Number of Fixtures:	22	
Proposed Number of Fixtures:	15	
Driveway Slope:	2.0%	
Point Analysis (Sec. 9-1-17-3):	This application meets all Absolute Policies. The project has not been assigned any positive or negative points under the Development Code's Relative Policies.	
Staff Action:	Staff has approved the Dejong Addition, PL-2026-0182, showing a passing score of zero (0) points and with the attached Findings and Conditions	
Additional Findings and Conditions of Approval:	None.	

TOWN OF BRECKENRIDGE

Dejong Addition
Lot 3, Block 3, Weisshorn Subdivision #1
211 Royal Tiger RD
PL-2026-0182

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **September 10, 2026** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September 15, 2026** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **March 22, 2028**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans and incorporate Engineering comments and revisions on the building permit plan set.
13. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
14. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
15. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12-inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
16. **Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit. If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit. Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.**
17. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of

eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.

18. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.
19. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Building Permit.***

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

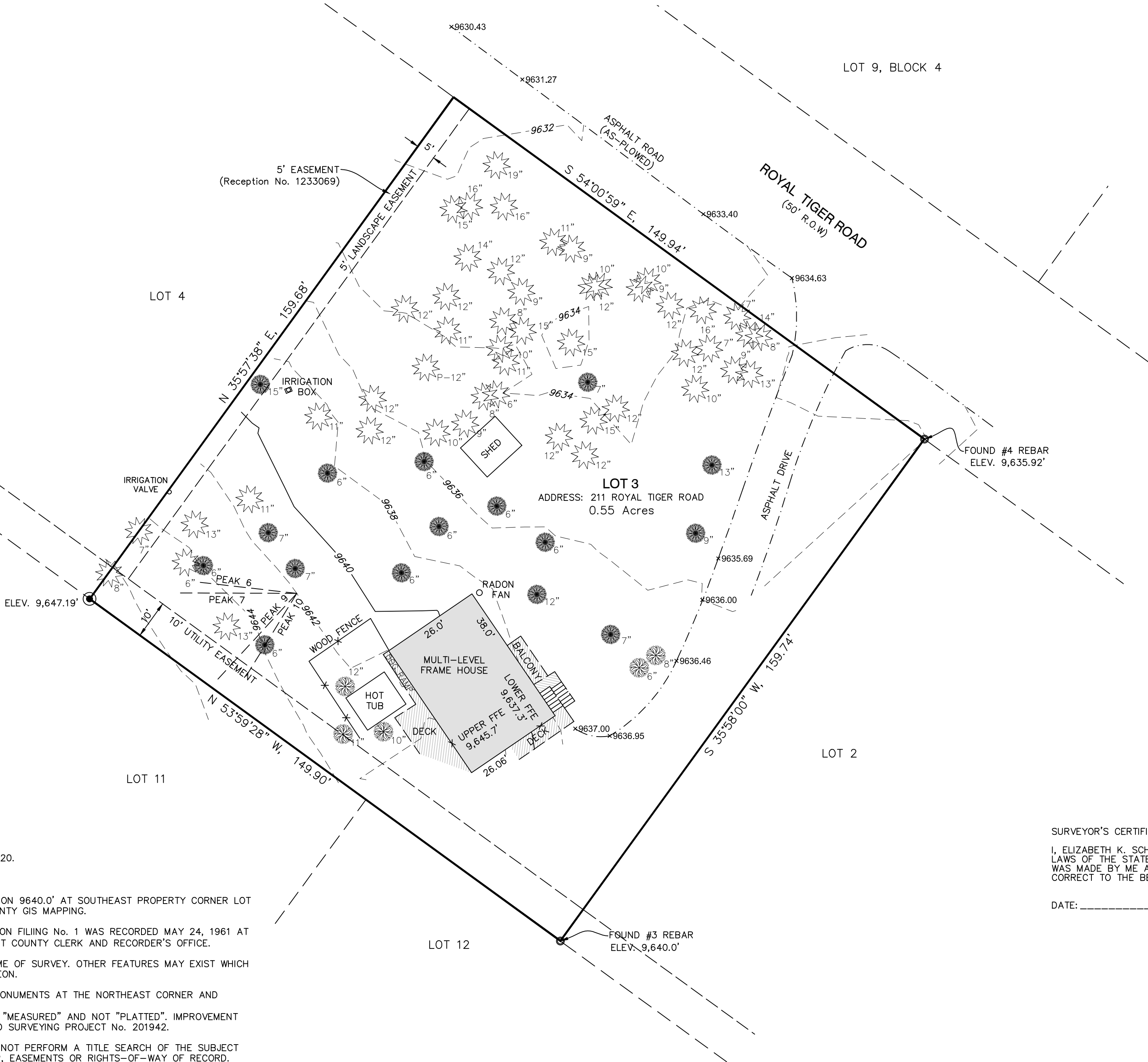
20. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
21. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
22. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
23. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
24. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color. All exterior metal, including metal siding and roofing, shall be non-reflective.
25. Applicant shall screen all utilities.
26. **Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.**
27. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

28. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
29. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
30. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**
31. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

(Initial Here)

A PARTIAL TOPOGRAPHIC MAP OF
LOT 3, BLOCK 3, WEISSHORN SUBDIVISION FILING No.1

TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- | | |
|---|------------------------------------|
|  | FOUND REBAR & ALUMINUM CAP |
|  | FOUND REBAR |
|  | 3" ASPEN TREE WITH TRUNK DIAMETER |
|  | 3" PINE TREE WITH TRUNK DIAMETER |
|  | 3" SPRUCE TREE WITH TRUNK DIAMETER |

GENERAL NOTES

1. DATE OF SURVEY: DECEMBER 17, 2020.
2. CONTOUR INTERVAL = TWO FEET.
3. PROJECT BENCHMARK: HELD ELEVATION 9640.0' AT SOUTHEAST PROPERTY CORNER LOT 3, INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.
4. THE PLAT FOR WEISSHORN SUBDIVISION FILING No. 1 WAS RECORDED MAY 24, 1961 AT RECEPTION No. 93364 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
5. SNOW AND ICE ON PROPERTY AT TIME OF SURVEY. OTHER FEATURES MAY EXIST WHICH WERE NOT VISIBLE NOR SHOWN HEREON.
6. BASIS OF BEARINGS: THE FOUND MONUMENTS AT THE NORTHEAST CORNER AND SOUTHWEST CORNER OF LOT 3.
ALL BEARINGS AND DIMENSIONS ARE "MEASURED" AND NOT "PLATTED". IMPROVEMENT SURVEY PLAT DONE BY SUMMIT LAND SURVEYING PROJECT No. 201942.
7. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP. EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____



ELIZABETH K. SCHMIDT
COLORADO P.I.S. 37047

<i>Drawn BNT</i>	<i>Dwg 2489 TP.dwg</i>	<i>Project 2489</i>
<i>Date 12/29/20</i>	<i>Scale 1" = 20'</i>	<i>Sheet 1 of 1</i>



SCHMIDT

LAND SURVEYING, INC.

P.O. Box 5761
FRISCO, CO 80443 970-409-9963

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

DEJONG RESIDENCE

211 Royal Tiger Road, Breckenridge CO 80424



ROOTED
ARCHITECTURE

SEAL:

06/24/2024
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

DE JONG RESIDENCE
211 Royal Tiger Road, Breckenridge CO 80424

GENERAL NOTES			PROJECT DATA		SHEET INDEX																																																										
1) COPYRIGHT: ALL PLANS, DESIGNS, AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ROOTED ARCHITECTURE, LLC. AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED FOR OR ANY PURPOSE WHATSOEVER WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. 2) CODES: THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION AS ADOPTED BY THE TOWN OF BRECKENRIDGE, COLORADO. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES. 3) FIELD VERIFICATION: VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY. 4) DIMENSIONS: WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR OP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED. 5) DISCREPANCIES: THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTION FROM THE ARCHITECT. 6) DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. 7) CHANGES TO THE WORK: ANY ITEMS DESCRIBED HEREIN THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES. 8) WORKMANSHIP: IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY. 9) SUBSTITUTIONS: SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL. 10) CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.			11) EXCAVATION PROCEDURES: UPON COMPLETION OF ANY EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER. 12) FIELD CUTTING OF STRUCTURAL MEMBERS: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. REFER TO CURRENT INTERNATIONAL BUILDING CODE, MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS. 13) EXTERIOR MATERIAL MOCK UP: THE GENERAL CONTRACTOR SHALL PROVIDE A MOCK UP OF ALL EXTERIOR MATERIALS FOR REVIEW BY THE OWNER, ARCHITECT AND INTERIOR DESIGNER. THIS MOCK UP SHALL BE PROVIDED AND SIGNED OF IN WRITING PRIOR TO ANY EXTERIOR FINISH WORK. THE SAMPLE SHALL INCLUDE FASCIA, TRIM WINDOW CLADDING, AND ALL OTHER EXTERIOR FINISHES INCLUDING 3'X3' SAMPLE OF EXTERIOR STONE WORK. THIS SHALL BE RETAINED ON SITE UNTIL THE FINAL PUNCH LIST IS COMPLETE. 14) WEATHER CONDITIONS: THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACES MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANES, AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER (W.R. GRACE FOR BITUTHENE, ETC.) PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO PROVIDE THESE WRITTEN APPROVALS REMOVES ALL RESPONSIBILITY FOR THE WORK FROM THE ARCHITECT. 15) BUILDING AREA BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER USE. 16) PROJECT STAKING THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER/ARCHITECT AND DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING. 17) SITE DISTURBANCE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION. 18) PROJECT GRADES THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREA SLOPES PRIOR TO POURING ANY FOUNDATIONS. SURVEY WORK SHOULD BE VERIFIED IN DETAIL. 19) EXISTING CONDITIONS THE PLANNED MODIFICATIONS AND ADDITIONS INCLUDED IN THESE DOCUMENTS DO NOT REQUIRE CHANGES OR MODIFICATIONS TO THE EXISTING STRUCTURAL COMPONENTS OF THIS BUILDING. THE GENERAL CONTRACTOR IS TO FIELD VERIFY ALL STRUCTURAL CONDITIONS ARE UNCHANGED DURING DEMOLITION AND CONSTRUCTION. ANY AND ALL STRUCTURAL COMPONENTS DISCOVERED TO REQUIRE MODIFICATION SHALL BE REPORTED TO THE ARCHITECT AND IF REQUIRED, REFERRED TO A STRUCTURAL ENGINEER FOR EVALUATION AND RECOMMENDATION BEFORE WORK PROCEEDS IN AFFECTED AREA. 20) 3D MODELING THIS PROJECT HAS BEEN DIGITALLY MODELED IN 3D SOFTWARE. THE DIGITAL MODEL IS PROVIDED FOR REFERENCE PURPOSES ONLY. TRANSMISSION OF DIGITAL MODEL FILES CONSTITUTES A WARRANTY BY THE PARTY TRANSMITTING FILES TO THE PARTY RECEIVING FILES THAT THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF THE DIGITAL DATA. UNLESS OTHERWISE AGREED IN WRITING, ANY USE OF, TRANSMISSION OF, OR RELIANCE ON THE MODEL IS AT THE RECEIVING PARTY'S RISK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF QUESTIONS OR COORDINATION ISSUES BETWEEN THE CONTRACT DOCUMENTS AND DIGITAL MODEL.		PROJECT DESCRIPTION: NEW ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LEGAL DESCRIPTION: 211 ROYAL TIGER ROAD - BRECKENRIDGE, CO. LOT 3 BLOCK 3 WEISSHORN SUB # 1 USGS DATUMS NEW GARAGE LEVEL: 98'-10" = VERIFY USGS EXISTING LOWER LEVEL: 100'-0" = VERIFY USGS 9,637.3' EXISTING UPPER LEVEL: 108'-5" = VERIFY USGS AREAS CALCULATIONS <table><tr><th></th><th>FINISHED</th><th>UNFINISHED</th><th>TOTAL</th></tr><tr><td>EXISTING LOWER LEVEL</td><td>898 SF</td><td>53 SF</td><td>951 SF</td></tr><tr><td>EXISTING UPPER LEVEL</td><td>988 SF</td><td>0 SF</td><td>988 SF</td></tr><tr><td>NEW LOWER LEVEL</td><td>379 SF</td><td>790SF</td><td>1,169 SF</td></tr><tr><td>NEW UPPER LEVEL</td><td>776 SF</td><td>0 SF</td><td>776 SF</td></tr><tr><td>TOTAL:</td><td>3,041 SF</td><td>843 SF</td><td>3,884 SF</td></tr><tr><td>EXISTING SHED</td><td></td><td>120 SF</td><td>120 SF</td></tr></table> NOTE: SQUARE FOOTAGE CALCULATIONS ARE FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES Total w/ Shed: 4,004 SF CODE INFORMATION 2024 International Residential Code (IRC) (With Amendments) <i>Including Appendix BE and Appendix BG</i> 2024 International Energy Conservation Code (IECC) (With Amendments) 2024 International Plumbing Code (IPC) <i>Including Appendix C</i> 2024 International Mechanical Code (IMC) <i>Including Appendix A</i> 2024 International Fuel Gas Code (IFGC) <i>Including Appendices A and B</i> 2023 National Electrical Code (NEC) 2025 Colorado Wildfire Resiliency Code 2023 Colorado Model Electric Ready and Solar Ready Code 2024 International Existing Building Code (IEBC)<i>for remodels and additions</i> ENERGY REQUIREMENTS			FINISHED	UNFINISHED	TOTAL	EXISTING LOWER LEVEL	898 SF	53 SF	951 SF	EXISTING UPPER LEVEL	988 SF	0 SF	988 SF	NEW LOWER LEVEL	379 SF	790SF	1,169 SF	NEW UPPER LEVEL	776 SF	0 SF	776 SF	TOTAL:	3,041 SF	843 SF	3,884 SF	EXISTING SHED		120 SF	120 SF	<table><tr><th>SHEET NUMBER</th><th>SHEET NAME</th><th>SHEET ISSUE DATE</th></tr><tr><td>A0.1</td><td>COVER SHEET</td><td>2026.09.02</td></tr><tr><td>A0.2</td><td>SITE PLAN</td><td>2026.09.02</td></tr><tr><td>A0.3</td><td>LANDSCAPE PLAN</td><td>2026.09.02</td></tr><tr><td>A1.1</td><td>FLOOR PLAN - LOWER</td><td>2026.09.02</td></tr><tr><td>A1.2</td><td>FLOOR PLAN - UPPER</td><td>2026.09.02</td></tr><tr><td>A1.3</td><td>ROOF PLAN</td><td>2026.09.02</td></tr><tr><td>A4.1</td><td>EXTERIOR ELEVATIONS</td><td>2026.09.02</td></tr><tr><td>A4.2</td><td>EXTERIOR ELEVATIONS</td><td>2026.09.02</td></tr></table>		SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	A0.1	COVER SHEET	2026.09.02	A0.2	SITE PLAN	2026.09.02	A0.3	LANDSCAPE PLAN	2026.09.02	A1.1	FLOOR PLAN - LOWER	2026.09.02	A1.2	FLOOR PLAN - UPPER	2026.09.02	A1.3	ROOF PLAN	2026.09.02	A4.1	EXTERIOR ELEVATIONS	2026.09.02	A4.2	EXTERIOR ELEVATIONS	2026.09.02
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SCHMIDT LAND SURVEYING, INC. LIZ SCHMIDT 970 409-9963						IVAN STANLEY FINE HOME BUILDERS JEREMY FISCHER 970-389-3310		ROOTED ARCHITECTURE, LLC BRANDON SMITH 469.363.2821		FRANK AND ASHLEY DEJONG																																																					

No.	Date	Revisions

Project No: 2024-13
Stage: 75% SCHEMATIC
Date: 12.09.2024
Scale: 12" = 1'-0"

DRAWING TITLE:

COVER SHEET

DRAWING NO:

A0.1

1. CONTRACTOR TO INSTALL EROSION CONTROL FENCING DURING CONSTRUCTION AS REQUIRED BY TOWN OF FRISCO, COLORADO
2. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
3. CONTRACTOR TO REMOVE SILT FENCE UPON COMPLETION OF PROJECT. DAMAGED AREAS TO BE REPAIRED INCLUDING RE-GRADING AND RE-GRASSING AS NECESSARY.
4. ALL EROSION CONTROL DEVICES AND REQUIREMENTS TO BE IN ACCORDANCE WITH TOWN DEVELOPMENT CODE AND PLANS / SPECIFICATIONS.

FIRST 20' OF DRIVEWAY NOT TO EXCEED 4% SLOPE AND REMAINING DRIVEWAY NOT TO EXCEED 8% SLOPE. GUEST PARKING AND TURNOUT AREAS NOT TO EXCEED 4% SLOPE. (REFER TO TOWN DEVELOPMENT CODE FOR ADDITIONAL REQUIREMENTS)

INSTALL DRAIN TILE (PERFORATED PLASTIC DRAINAGE PIPE) ALONG THE EXTERIOR OF THE FOOTINGS OF BASEMENT OR CRAWLSPACE WALLS TO PROVIDE DRAINAGE AROUND FOUNDATION PERIMETER.

- EXISTING MINOR CONTOUR - - - - - 9,642 - - - - -
- EXISTING MAJOR CONTOUR _____ 9,640 _____
- PROPOSED CONTOUR ●—————●

1. CONTRACTOR SHALL PROVIDE PROPER SITE GRADING THAT DIRECTS SURFACE WATER AWAY FROM BUILDING FOUNDATIONS, WALLS AND NEIGHBORING PROPERTIES.
2. GRADING AND LANDSCAPING SHOULD BE PLANNED WITH A SURFACE GRADE OF AT LEAST 4% AROUND AND AWAY FROM THE ENTIRE STRUCTURE. REFER TO TOWN OF BRECKENRIDGE DEVELOPMENT CODE FOR SITE DRAINAGE REQUIREMENTS.
3. PROPOSED SITE DRAINAGE INDICATED ON SITE PLAN WITH FLOW ARROWS:

1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
3. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE.
4. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVAL.
5. PROTECT REMAINING TREES WITH APPROVED BARRIER DURING CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL ZONING AND SUBDIVISION CONDITIONS.
7. FINISHED GRADING SHALL BE A MINIMUM OF 6" BELOW FOUNDATION REFERENCE ADOPTED IRC.
8. CONTRACTOR TO TRIM OR REMOVE ANY TREES ADJACENT TO BUILDING FOUNDATION AS REQUIRED, VERIFY WITH OWNER PRIOR TO REMOVAL.

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

SHORT DRY GRASS MIX @ 2 LB/5000 SF:

HARD FESCUE	30%
CREEPING RED FESCUE	30%
SHEEP FESCUE	25%
CANADA BLUEGRASS	10%
CANBY BLUEGRASS	5%

SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.

MOUNTAIN MAGIC WILDFLOWER MIX @ 1 LB/10,000 SF:

BABY'S BREATH	BLANKETFLOWER
CALIFORNIA POPPYS	SHIRLEY POPPY
BLUE FLAX	LUPINE MIX
WALLFLOWER	MAIDEN PINKS
ROCK MTN PENSTEMON	WILD THYME

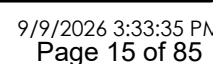
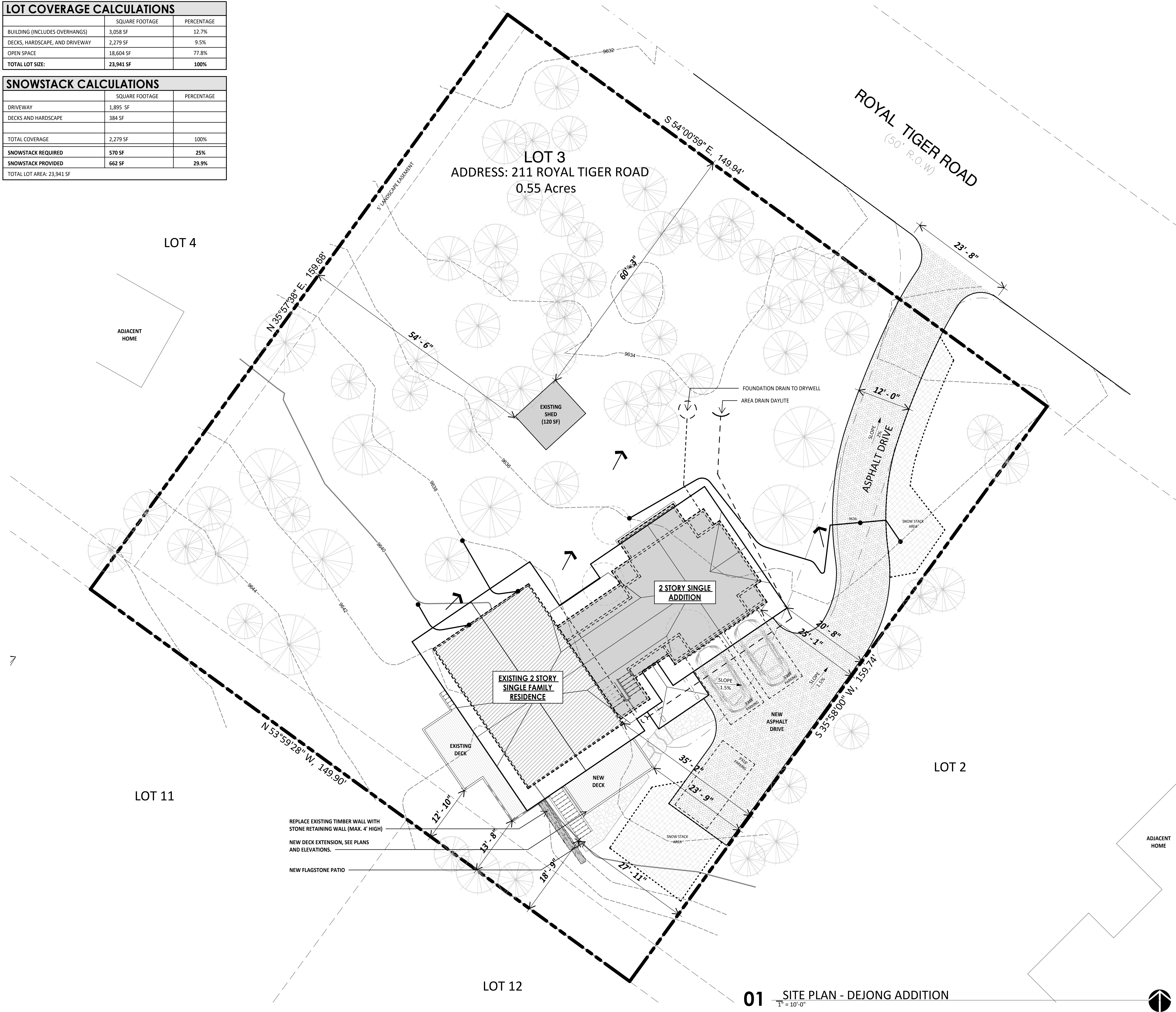
ROCKY MOUNTAIN BLUE COLUMBINE MIX @ 1LB/25,000 SF

OR

WESTERN NATIVE WILDFLOWER MIX @ 1 LB/6000 SF:

MOUNTAIN LUPINE	CONEFLOWER - WESTERN
COLUMBINE - COLORADO	SULFUR FLOWER
GERANIUM - RICHARDSON	NODDING GROUNDSEL
ASTER - GENGLEMANNS	WESTERN LARKSPUR
GAILLARDIA / BLANKET FLOWER	AMERICAN VETCH
ORANGE MOUNTAIN DAISY	GIANT LOUSEWORT
PENSTEMON - WASATCH	PENSTEMON - RYDBERGS
PENSTEMON - SMALL FLOWERED	PENSTEMON - ROCKY MOUNTAIN

SNOWSTACK CALCULATIONS		
	SQUARE FOOTAGE	PERCENTAGE
DRIVEWAY	1,895 SF	
DECKS AND HARDSCAPE	384 SF	
TOTAL COVERAGE	2,279 SF	100%
SNOWSTACK REQUIRED	570 SF	25%
SNOWSTACK PROVIDED	662 SF	29.9%
TOTAL LOT AREA: 23,941 SF		



1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND. PROVIDE 2'-3" (MIN.) CLAY FINE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT CO. SHORT SEED MIX (AS APPROVED) BY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
2. KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHEN LOCATED.
3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
4. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
7. ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
8. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
9. NATURALIZE GROUPINGS OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
10. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
11. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES AND DOWNSPOUT DISCHARGE AREAS. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTION.
12. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL. FOUNDATIONS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
14. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
15. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.
16. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
17. REVEGETATE ALL DISTURBED SITE AREAS WITH APPROVED SEED MIX.

1. PROVIDE AND MAINTAIN DEFENSIBLE SPACE AROUND ALL STRUCTURES IN ACCORDANCE WITH APPLICABLE LOCAL JURISDICTION REQUIREMENTS AND CURRENT COLORADO STATE FOREST SERVICE (CSFS) HOME IGNITION ZONE RECOMMENDATIONS.
2. DEFENSIBLE SPACE SHALL BE PROVIDED AROUND THE PRIMARY STRUCTURE AND ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGES, SHEDS, DECKS AND OTHER IMPROVEMENTS.
3. WHERE DEFENSIBLE SPACE EXTENDS BEYOND THE PROPERTY LINE, WORK ON ADJACENT PROPERTY SHALL NOT BE PERFORMED WITHOUT PROPERTY OWNER AUTHORIZATION. PROPERTY SHALL THE MAXIMUM PRACTICABLE DEFENSIBLE SPACE WITHIN THE SUBJECT PROPERTY.
4. WHERE LOCAL WILDFIRE MITIGATION, FIRE DISTRICT, HOA OR LAND-USE REQUIREMENTS ARE MORE RESTRICTIVE THAN THESE GENERAL NOTES, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN.

PROVIDE AN EMBER-RESISTANT, NONCOMBUSTIBLE ZONE IMMEDIATELY ADJACENT TO THE STRUCTURE. REMOVE COMBUSTIBLE VEGETATION, WOOD MULCH, NEEDLES, LEAVES, DEAD VEGETATION AND OTHER COMBUSTIBLE MATERIALS. USE NONCOMBUSTIBLE MATERIALS SUCH AS GRAVEL, ROCK, CONCRETE, PAVERS OR SIMILAR MATERIALS ADJACENT TO THE STRUCTURE. DO NOT LOCATE FIREWOOD, LUMBER, COMBUSTIBLE STORAGE OR OTHER READILY IGNITABLE MATERIAL WITHIN ZONE 1.

REDUCE CONTINUOUS VEGETATIVE FUELS. TREES, SHRUBS AND OTHER VEGETATION SHALL BE SPACED AND MAINTAINED TO MINIMIZE HORIZONTAL AND VERTICAL FUEL CONTINUITY. REMOVE DEAD TREES, DEAD BRANCHES, BRUSH, NEEDLES, LEAVES AND ACCUMULATIONS OF COMBUSTIBLE VEGETATIVE MATERIAL WITHIN ZONE 2.

THIN AND MANAGE TREES AND VEGETATION TO REDUCE FIRE INTENSITY, INTERRUPT CONTINUOUS TREE CANOPIES AND REDUCE THE POTENTIAL FOR CROWN FIRE. PROVIDE TREE AND VEGETATION SPACING APPROPRIATE FOR SPECIES, SLOPE, TOPOGRAPHY AND SITE CONDITIONS. DEFENSIBLE SPACE DISTANCES AND TREE SPACING MAY BE REQUIRED TO INCREASE ON STEEP SLOPES OR WHERE OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

KEY	COMMON	BOTANICAL	NO.	SIZE
EXISTING TREES				
	EXISTING TREE TO REMAIN	VARIES	--	SEE SURVEY
	EXISTING TREE TO BE REMOVED	VARIES	--	SEE SURVEY
PROPOSED TREES				
	COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	2	(1) 8' TO 10' TALL (3) 12' TO 14' TALL
	ASPEN	POPULUS TREMULOIDES	8	2"-3" CAL. 50% MULTI-STEM
PROPOSED SHRUBS, GROUNDCOVER, & PERENNIALS				
	POTENTILLA	POTENTILLA FRUTICOSA	6	5 GALLON
	ALPINE CURRANT	RIBES ALPINUM	6	5 GALLON
	PEKING COTONEASTER	COTONEASTER LUCIDUS OR APICULATUS	5	5 GALLON
	NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	--	1 FLAT



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DE JONG RESIDENCE

LANDSCAPE PLAN

A0.3

NOTES: FLOOR PLAN

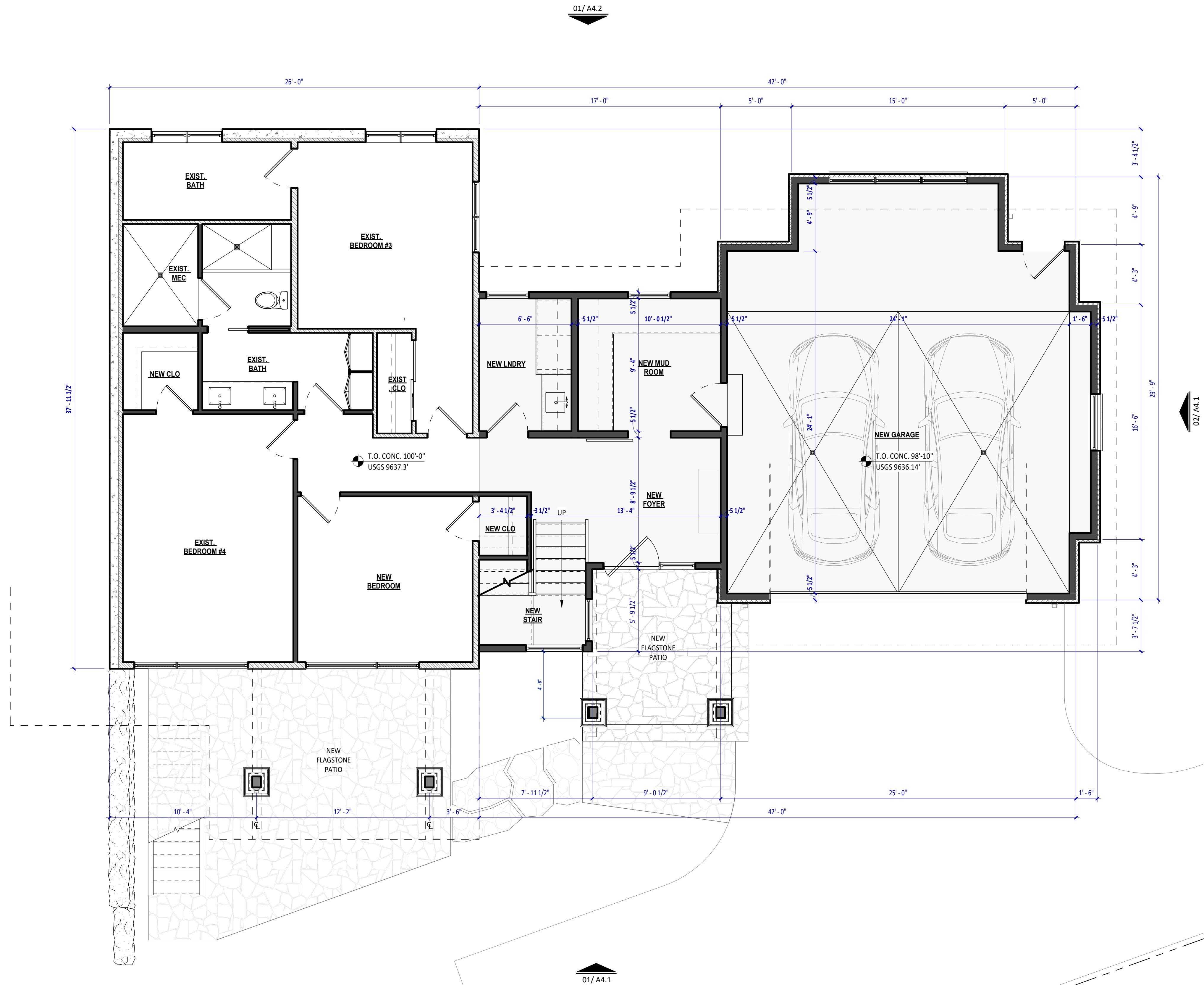
- ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ERRORS OR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL CONTRACTORS TO SEE THAT ALL ITEMS MEET OR EXCEED CODE REQUIREMENTS.
- BUILDING SHALL VERIFY ALL DIMENSIONS, INTERIOR & EXTERIOR FINISHES, CONSTRUCTION & FRAMING METHODS PRIOR TO CONSTRUCTION.
- ALL MATERIALS & WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THIS PROJECT ARE TO CONFORM WITH ALL LOCAL, STATE, NATIONAL, & INTERNATIONAL BUILDING CODES AS DESCRIBED IN THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE.
- DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O. ALL DIMENSIONS LABELED "CLEAR" ARE TO FACE OF FINISH MATERIAL.
- ALL INTERIOR GYPSUM BOARD TO BE 1/2" MINIMUM. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS. USE 5/8" TYPE "X" DRYWALL SEPARATIONS BETWEEN LIVING SPACES AND GARAGES AS REQUIRED BY CODE.
- ALL TUB & SHOWER UNITS TO HAVE ANTI-SCALDING DEVICES INSTALLED.
- GARAGE DOORS TO BE CERTIFIED BY MANUFACTURER FOR LOCAL WIND REQUIREMENTS
- CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND HEATING WORK WITH SUBCONTRACTORS PRIOR TO STARTING WORK. PROVIDE ARCHITECT AND OWNER WITH SUBMITTALS WHERE APPLICABLE.
- ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
- MILLWORK SUBCONTRACTOR TO PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECTS, OWNER, AND CONTRACTOR FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

KEYNOTES: FLOOR PLAN

#	NOTE
2.1	GUARDRAIL (SEE DETAIL). MIN. 36" HIGH PER IRC. LATERAL LOADING TO MEET IRC REQTS.
2.2	INSTALL RECESSED COLD WATER OUTLET FOR ICE MAKER
2.3	INSTALL RECESSED COLD/HOT WATER OUTLET FOR WASHING MACHINE
2.4	COORDINATE INTERIOR MILLWORK WITH INTERIOR DESIGNER
2.5	COORDINATE FIREPLACE DESIGN/LAYOUT WITH INTERIOR DESIGNER
2.6	INTERIOR SOUND BATT INSULATION AT BEDROOMS AND BATHROOMS, TYP.
2.10	DASHED LINES INDICATE WALLS BELOW
2.11	DECORATIVE BEAMS ABOVE, TYP. (REF INTERIORS)
2.12	CUSTOM INDOOR SAUNA UNIT, COORDINATE INSTALL REQTS. WITH MFR.

WALL LEGEND

NEW 2X4 / 2X6 WOOD STUD WALL
EXISTING 2X4 / 2X6 WOOD STUD WALL
EXISTING WALL TO BE REMOVED



01 DEJONG ADDITION - LOWER FLOOR PLAN

1/4" = 1'-0"

EXISTING: 951 SF
NEW FINISHED AREA: 379 SF
NEW UNFINISHED AREA (GARAGE / MECH): 790 SF



ROOTED
ARCHITECTURE

SEAL:

06/24/2024

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DE JONG RESIDENCE

211 Royal Tiger Road, Breckenridge CO 80424

No. Date Revisions

Project No: 2024-13
Stage: 75% SCHEMATIC
Date: 12.09.2024
Scale: As indicated

DRAWING TITLE:

FLOOR PLAN -
LOWER

DRAWING NO:

A1.1

NOTES: FLOOR PLAN

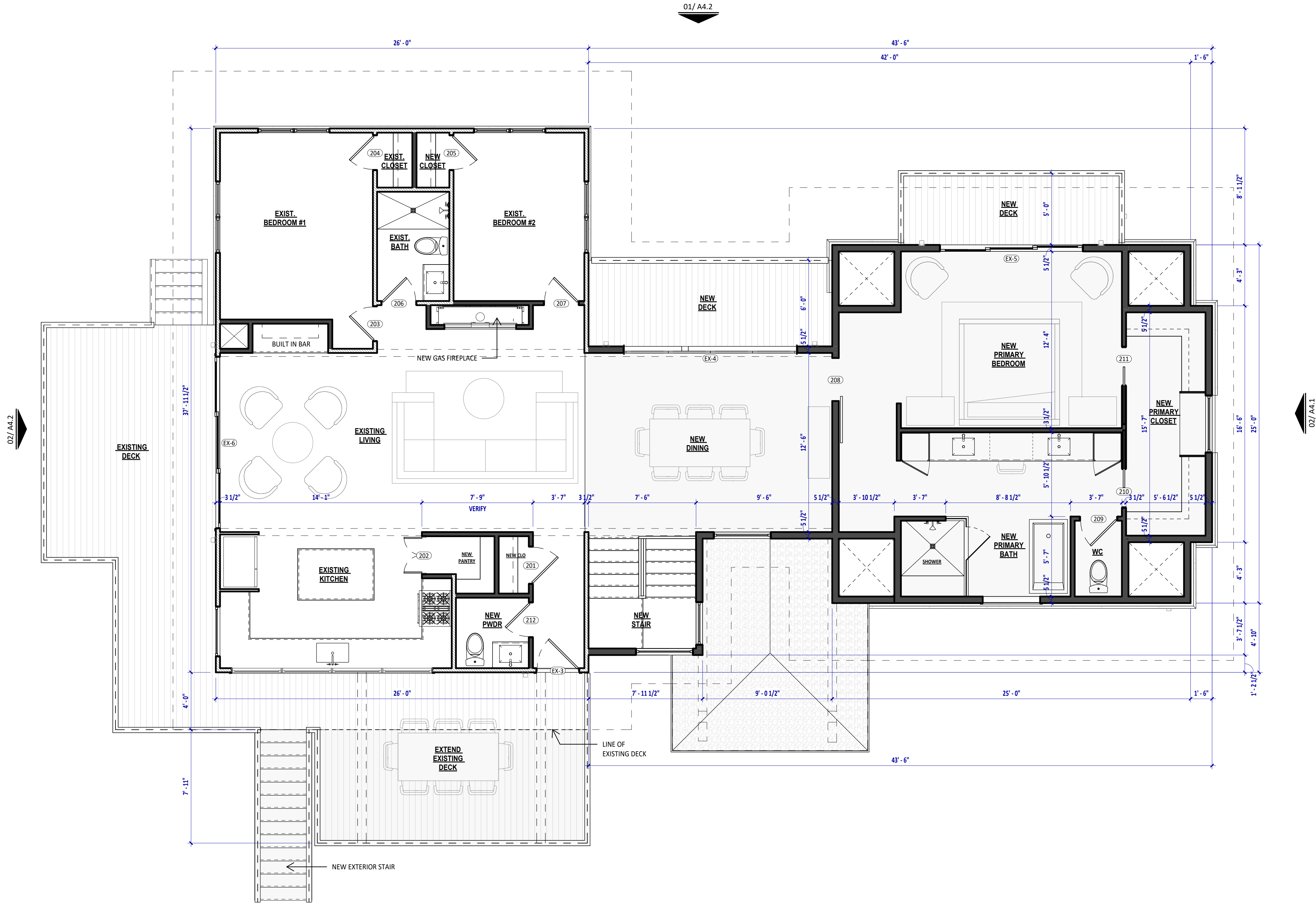
- ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ERRORS OR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL CONTRACTORS TO SEE THAT ALL ITEMS MEET OR EXCEED CODE REQUIREMENTS.
- BUILDING SHALL VERIFY ALL DIMENSIONS, INTERIOR & EXTERIOR FINISHES, CONSTRUCTION & FRAMING METHODS PRIOR TO CONSTRUCTION.
- ALL MATERIALS & WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THIS PROJECT ARE TO CONFORM WITH ALL LOCAL, STATE, NATIONAL, & INTERNATIONAL BUILDING CODES AS DESCRIBED IN THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE.
- DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O. ALL DIMENSIONS LABELED "CLEAR" ARE TO FACE OF FINISH MATERIAL.
- ALL INTERIOR GYPSUM BOARD TO BE 1/2" MINIMUM. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS. USE 5/8" TYPE "X" DRYWALL SEPARATIONS BETWEEN LIVING SPACES AND GARAGES AS REQUIRED BY CODE.
- ALL TUB & SHOWER UNITS TO HAVE ANTI-SCALDING DEVICES INSTALLED.
- GARAGE DOORS TO BE CERTIFIED BY MANUFACTURER FOR LOCAL WIND REQUIREMENTS
- CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND HEATING WORK WITH SUBCONTRACTORS PRIOR TO STARTING WORK. PROVIDE ARCHITECT AND OWNER WITH SUBMITTALS WHERE APPLICABLE.
- ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
- MILLWORK SUBCONTRACTOR TO PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECTS, OWNER, AND CONTRACTOR FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

KEYNOTES: FLOOR PLAN

#	NOTE
2.1	GUARDRAIL (SEE DETAIL). MIN. 36" HIGH PER IRC. LATERAL LOADING TO MEET IRC REQTS.
2.2	INSTALL RECESSED COLD WATER OUTLET FOR ICE MAKER
2.3	INSTALL RECESSED COLD/HOT WATER OUTLET FOR WASHING MACHINE
2.4	COORDINATE INTERIOR MILLWORK WITH INTERIOR DESIGNER
2.5	COORDINATE FIREPLACE DESIGN/LAYOUT WITH INTERIOR DESIGNER
2.6	INTERIOR SOUND BATT INSULATION AT BEDROOMS AND BATHROOMS, TYP.
2.10	DASHED LINES INDICATE WALLS BELOW
2.11	DECORATIVE BEAMS ABOVE, TYP. (REF INTERIORS)
2.12	CUSTOM INDOOR SAUNA UNIT, COORDINATE INSTALL REQTS. WITH MFR.

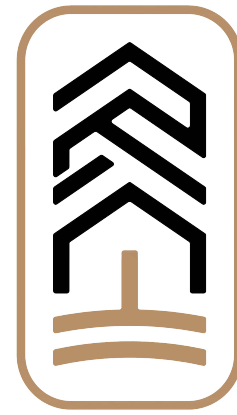
WALL LEGEND

NEW 2X4 / 2X6 WOOD STUD WALL
EXISTING 2X4 / 2X6 WOOD STUD WALL
EXISTING WALL TO BE REMOVED



01 DEJONG ADDITION - UPPER FLOOR PALN
1/4" = 1'-0"

EXISTING: 988 SF
NEW FINISHED AREA: 776 SF
NEW UNFINISHED AREA (GARAGE / MECH): 0 SF



ROOTED
ARCHITECTURE

SEAL:

06/24/2024

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DE JONG RESIDENCE

211 Royal Tiger Road, Breckenridge CO 80424

No. Date Revisions

Project No: 2024-13
Stage: 75% SCHEMATIC
Date: 12.09.2024
Scale: As indicated

DRAWING TITLE:

FLOOR PLAN -
UPPER

DRAWING NO:

A1.2

NOTES: ROOF PLAN

1. COORDINATE INSTALLATION OF NEW ROOFING WITH OTHER TRADES. REPORT ANY CONFLICTS WITH ITEMS INSTALLED BY OTHER TRADES TO DESIGNER.
2. REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
3. ALL PLUMBING VENTS SHALL EXTEND ABOVE THE FINISHED SURFACE OF THE ROOF SYSTEM AS REQUIRED TO PROVIDE FOR A MINIMUM OF 8" BASE FLASHING.
4. ALL EXPOSED METAL FLASHING/ TRIM PIECES TO BE PRE-FINISHED 24 GA. STL. U.N.O.. PROVIDE PRE-FINISHED OR FIELD PAINT FLASHING ONLY AS NOTED.
5. GUTTERS - ALL GUTTERS TO BE PRE-FINISHED. PROVIDE PRE-FINISHED SUPPORTS AND SPACERS @ 36" O.C. MAX. MATCH EXISTING GUTTER PROFILE AND FINISH.
6. ALL DOWNSPOUTS TO BE PRE-FINISHED , REFERENCE ELEVATIONS FOR LOCATIONS.
7. PROVIDE HEAT TAPE AT GUTTERS AND DOWNSPOUTS. REFER TO ROOF PLAN FOR ADDITIONAL FUTURE HEAT TAPE OUTLETS. SEE ROOF PLAN FOR WATERPROOF OUTLETS AT SIDEWALL AREAS. ALL GUTTERS AND DOWNSPOUTS TO BE HEATED. REFER TO PLAN FOR ALL SOLAR AND HEAT TAPE.
8. PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF
9. PROVIDE VALLEY FLASHING AT ALL VALLEYS AS INDICATED ON PLANS.
10. OVERHANG DIMENSIONS ARE TO END OF RAFTER OR TRUSS AS INDICATED ON PLANS.
11. PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.
12. PROVIDE ILC AS REQUIRED.
13. CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT.
14. DOWNSPOUTS SHALL NOT DISCHARGE ONTO FLATWORK OR DECKS BELOW. CONTRACTOR TO ROUTE DISCHARGE BELOW SURFACE OR PROVIDE CHANNEL DRAIN IN FLATWORK WITH HEAT TAPE.
15. REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
16. UNVENTED ROOFS SHALL HAVE A MINIMUM 60% AIR IMPERMEABLE CLOSED CELL INSULATION AT UNDERSIDE OF DECK.

NOTES: ROOF MAINTENANCE

THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.

RIDGE HEIGHT CALCULATIONS

RIDGE	RIDGE HEIGHT (USGS)	PROP. GRADE (USGS)	EXIST. GRADE (USGS)	ROOF HEIGHT
A	SEE ELEVATIONS	XXXX'	XXXX'	--'
B				
C				
D				
E				
F				
G				

NOTE:

02/ A4.2

(EXISTING DECK BELOW)

(DECK BELOW)

01/ A4.2

01/ A4.1

02/ A4.1



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DRAWING TITLE:

ROOF PLAN

DRAWING NO:

A1.3

EXTERIOR FINISH LEGEND		
MATERIAL SYMBOL	TYPE	NOTES:
	BOARD AND BATTEN FRT WOOD SIDING	VERTICAL BOARD AND BATTEN FRT WOOD SIDING STK OR CLEAR CEDAR (OR EQUAL) SW 3024 RIVER BIRCH - SEMI-SOLID STAIN
	VERTICAL 1X6 T&G FRT WOOD SIDING	VERTICAL 1X6 T&G FRT WOOD SIDING STK OR CLEAR CEDAR (OR EQUAL) SW 3022 BLACK ALDER - SEMI-SOLID STAIN
	TRIM, FASCIA, AND BEAMS	RAFTERS, SOFFITS, FASCIA, AND ROOF BEAMS REF STRUCTURAL SW 3022 BLACK ALDER - SEMI-SOLID STAIN
	NATURAL STONE VENEER	NATURAL STONE VENEER CORONADO STONE - LIMESTONE (SEALED) COLOR: CREAM
	NATURAL STONE CAP / SILL	NATURAL STONE CAP / SILL CORONADO STONE - LIMESTONE (SEALED) COLOR: CREAM
	WINDOW / DOOR CLAD AND FLASHING	SIERRA PACIFIC "BRONZE" (OR EQUAL)
	STANDING SEAM METAL ROOFING	STANDING SEAM METAL ROOF - WESTERN STATES OR EQUAL COLOR: MATTE PATINA *NON-REFLECTIVE MATTE FINISH
	ASPHALT SHINGLE ROOFING	FIBERGLASS ASPHALT SHINGLE ROOF TIMBERLINE UHDZ COLOR: CHARCOAL

NOTE: CONTRACTOR TO PROVIDE PHYSICAL MATERIAL SAMPLE BOARD FOR OWNER / ARCHITECT APPROVAL
ALL MATERIALS TO BE NON REFLECTIVE

NOTES: WEATHER RESISTIVE BARRIER

1. INSTALL WEATHER RESISTIVE BARRIER IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS AND DETAILS. USE ONLY APPROVED PRODUCTS AND FASTENING METHODS.
2. REFERENCE LOCAL AND NATIONAL BUILDING CODES AND REGULATIONS PRIOR TO INSTALLATION. INSTALL PER GOVERNING CODE REQUIREMENTS. NOTIFY ARCHITECT IF ANY CONFLICT ARISES.

NOTES: AIR BARRIER / VAPOR BARRIER

IN COMPLIANCE WITH ENERGY CODE REQUIREMENTS, PROVIDE CONTINUOUS, SOLID AIR BARRIERS OVER ALL INSULATION SURFACES. PROVIDE AIR BARRIERS BEHIND ALL CONCEALED AREAS, SUCH AS TUBS, DROPPED CEILING AREAS, SOFFITS DECORATIVE BEAMS AND STRUCTURAL BEAMS ADJACENT TO THERMAL ENVELOPE WALLS. THESE BARRIERS SHOULD BE COORDINATED AND INSTALLED AT THE TIME OF FRAMING AND MUST BE CONTINUOUS AND UNBROKEN. PROVIDE AIR BARRIERS AND INSULATION AT THE THERMAL ENVELOPE LINE OF ALL CHIMNEYS. AIR BARRIERS CAN BE 6 MIL POLYFILM PLASTIC, DRYWALL OR SOLID SHEATHING. COORDINATE ALL AIR BARRIERS WITH VAPOR BARRIERS AND INSULATION REQUIREMENTS AS OUTLINED IN DIVISION VII. PROVIDE AND SCHEDULE A PRE-MEETING WITH THE ARCHITECT AND FRAMER TO REVIEW THESE REQUIREMENTS PRIOR TO ANY FRAMING WORK.

NOTES: WILDFIRE RESILIENCY REQUIREMENTS

STRUCTURE HARDENING:
BUILDING SHALL BE CONSTRUCTED UTILIZING WILDFIRE-RESISTANT MATERIALS AND ASSEMBLIES AS REQUIRED BY THE COLORADO WILDFIRE RESILIENCY CODE.

ALL EXTERIOR BUILDING COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S TESTED AND LISTED ASSEMBLY REQUIREMENTS. EXTERIOR MATERIALS IDENTIFIED AS IGNITION-RESISTANT, NONCOMBUSTIBLE, OR FIRE-RETARDANT-TREATED SHALL BEAR APPROVED LABELING AND DOCUMENTATION AVAILABLE FOR INSPECTION. FIELD-APPLIED COATINGS, PAINTS, OR TREATMENTS SHALL NOT BE SUBSTITUTED FOR REQUIRED TESTED IGNITION-RESISTANT MATERIALS UNLESS SPECIFICALLY APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

ROOFING:
ROOFING SHALL BE CLASS A FIRE-RATED THROUGHOUT. ROOF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND LISTING DOCUMENTATION. ROOF PENETRATIONS SHALL BE FLASHED AND SEALED TO PREVENT EMBER INTRUSION. ROOF VALLEYS SHALL BE MAINTAINED FREE OF COMBUSTIBLE DEBRIS. GUTTERS AND DOWNSPOUTS SHALL COMPLY WITH CWRC REQUIREMENTS FOR WILDFIRE-PRONE AREAS.

EAVES, SOFFITS, AND OVERHANGS:
EAVES, SOFFITS, FASCIA, AND OVERHANG ASSEMBLIES SHALL COMPLY WITH CWRC STRUCTURE HARDENING REQUIREMENTS. (1) EXPOSED COMBUSTIBLE PROJECTIONS SHALL BE MINIMIZED WHERE PRACTICAL. (2) OPEN EAVE CONSTRUCTION SHALL NOT BE PERMITTED WHERE PROHIBITED BY THE ADOPTED WILDFIRE CLASSIFICATION.

EXTERIOR WALLS:
EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION-RESISTANT, OR OTHERWISE APPROVED FOR THE APPLICABLE WILDFIRE HAZARD CLASSIFICATION. FIBER CEMENT SIDING, MASONRY, STUCCO, METAL CLADDING, OR APPROVED IGNITION-RESISTANT PRODUCTS MAY BE USED WHERE COMPLIANT WITH CWRC REQUIREMENTS. EXTERIOR WALL PENETRATIONS SHALL BE SEALED TO PREVENT EMBER INTRUSION. FIRE-RETARDANT TREATED WOOD COMPLYING WITH SECTION 402.3 ON THE EXTERIOR SIDE. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE 2024 INTERNATIONAL BUILDING CODE.

WINDOWS AND GLAZING:
EXTERIOR WINDOWS SHALL COMPLY WITH CWRC REQUIREMENTS FOR WILDFIRE EXPOSURE. (1) WINDOWS LOCATED ON WILDFIRE-EXPOSED ELEVATIONS SHALL UTILIZE TEMPERED GLAZING WHERE REQUIRED. (2) MULTI-PANE GLAZING SHALL BE PROVIDED WHERE REQUIRED BY THE APPLICABLE HAZARD CLASSIFICATION.

EXTERIOR DOORS:
EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE, SOLID-CORE, OR OTHERWISE COMPLIANT WITH CWRC REQUIREMENTS. WEATHER STRIPPING SHALL BE INSTALLED AT ALL EXTERIOR DOOR PERIMETERS.

VENTS:
ATTIC, CRAWLSPACE, FOUNDATION, AND ROOF VENTS SHALL COMPLY WITH EMBER-RESISTANT VENT REQUIREMENTS. VENT OPENINGS SHALL BE PROTECTED WITH APPROVED WILDFIRE-RESISTANT ASSEMBLIES AND SCREENING AS REQUIRED BY CODE. ALL VENTS SHALL BE INSTALLED PER TESTED AND LISTED ASSEMBLY REQUIREMENTS.

DECKS, PORCHES, AND APPENDAGES:
DECKING MATERIALS SHALL BE APPROVED IGNITION-RESISTANT, NONCOMBUSTIBLE, OR OTHERWISE COMPLIANT WITH THE ADOPTED WILDFIRE CLASSIFICATION. EXTERIOR STAIRS, LANDINGS, BALCONIES, AND SIMILAR APPENDAGES SHALL COMPLY WITH CWRC REQUIREMENTS. AREAS BENEATH DECKS SHALL COMPLY WITH ENCLOSURE OR IGNITION-RESISTANCE REQUIREMENTS WHERE APPLICABLE. COMBUSTIBLE STORAGE BENEATH DECKS IS PROHIBITED.

UNDERFLOOR AREAS:
CRAWLSPACES AND UNDERFLOOR AREAS SHALL BE ENCLOSED AND PROTECTED AS REQUIRED BY THE ADOPTED WILDFIRE HAZARD CLASSIFICATION. OPENINGS SHALL BE PROTECTED AGAINST EMBER INTRUSION.

GARAGES:
GARAGE EXTERIOR WALLS, DOORS, SOFFITS, AND ROOF ASSEMBLIES SHALL COMPLY WITH WILDFIRE-RESILIENT CONSTRUCTION REQUIREMENTS APPLICABLE TO THE PRIMARY STRUCTURE. WEATHER SEALS SHALL BE INSTALLED AT GARAGE DOOR PERIMETERS TO REDUCE EMBER INTRUSION.

02 NORTHEAST ELEVATION

1/4" = 1'-0"



ROOTED
ARCHITECTURE

SEAL:

06/24/2024
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DE JONG RESIDENCE
211 Royal Tiger Road, Breckenridge CO 80424

No.	Date	Revisions

Project No: 2024-13
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Scale: As indicated

DRAWING TITLE:
EXTERIOR ELEVATIONS
DRAWING NO:

A4.1



WD-1

VERTICAL B&B FRT WOOD SIDING
STK OR CLEAR CEDAR (OR EQUAL)
SW 3024 RIVER BIRCH- SEMI-SOLID STAIN



WD-2

VERTICAL 1X6 T&G WOOD SIDING
STK OR CLEAR CEDAR (OR EQUAL)
SW 3022 BLACK ALDER- SEMI-SOLID STAIN



WD-3

WOOD TRIM AND FASCIA
STK OR CLEAR CEDAR (OR EQUAL)
SW 3022 BLACK ALDER- SEMI-SOLID STAIN



ST-1

NATURAL STONE VENEER
CORONADO STONE- LIMESTONE (SEALED)
COLOR: CREAM



ST-2

NATURAL STONE CAP / SILL
CORONADO STONE- LIMESTONE (SEALED)
COLOR: CREAM



M-1

WINDOW / DOOR CLAD AND FLASHING
SIERRA PACIFIC "CHARCOAL"
(OR EQUAL)



R-1

METAL STANDING SEAM ROOFING
WESTERN STATES METAL
COLOR: MATTE PATINA



R-2

ASPHALT SHINGLE ROOF
TIMBERLINE UHDZ
COLOR: CHARCOAL

*ALL MATERIALS TO BE NON-REFLECTIVE
TOWN OF BRECKENRIDGE.*

*CONTRACTOR TO PROVIDE MOCK-UP
FOR FINAL APPROVAL*

NOTES: WILDFIRE RESILIENCY REQUIREMENTS

STRUCTURE HARDENING:

BUILDING SHALL BE CONSTRUCTED UTILIZING WILDFIRE-RESISTANT MATERIALS AND ASSEMBLIES AS REQUIRED BY THE COLORADO WILDFIRE RESILIENCY CODE.

ALL EXTERIOR BUILDING COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S TESTED AND LISTED ASSEMBLY REQUIREMENTS. EXTERIOR MATERIALS IDENTIFIED AS IGNITION-RESISTANT, NONCOMBUSTIBLE, OR FIRE-RETARDANT-TREATED SHALL BEAR APPROVED LABELING AND DOCUMENTATION AVAILABLE FOR INSPECTION. FIELD-APPLIED COATINGS, PAINTS, OR TREATMENTS SHALL NOT BE SUBSTITUTED FOR REQUIRED TESTED IGNITION-RESISTANT MATERIALS UNLESS SPECIFICALLY APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

ROOFING:

ROOFING SHALL BE CLASS A FIRE-RATED THROUGHOUT. ROOF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND LISTING DOCUMENTATION. ROOF PENETRATIONS SHALL BE FLASHED AND SEALED TO PREVENT EMBER INTRUSION. ROOF VALLEYS SHALL BE MAINTAINED FREE OF COMBUSTIBLE DEBRIS. GUTTERS AND DOWNSPOUTS SHALL COMPLY WITH CWRC REQUIREMENTS FOR WILDFIRE-PRONE AREAS.

EAVES, SOFFITS, AND OVERHANGS:

EAVES, SOFFITS, FASCIA, AND OVERHANG ASSEMBLIES SHALL COMPLY WITH CWRC STRUCTURE HARDENING REQUIREMENTS. (1) EXPOSED COMBUSTIBLE PROJECTIONS SHALL BE MINIMIZED WHERE PRACTICAL. (2) OPEN EAVE CONSTRUCTION SHALL NOT BE PERMITTED WHERE PROHIBITED BY THE ADOPTED WILDFIRE CLASSIFICATION.

EXTERIOR WALLS:

EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION-RESISTANT, OR OTHERWISE APPROVED FOR THE APPLICABLE WILDFIRE HAZARD CLASSIFICATION. FIBER CEMENT SIDING, MASONRY, STUCCO, METAL CLADDING, OR APPROVED IGNITION-RESISTANT PRODUCTS MAY BE USED WHERE COMPLIANT WITH CWRC REQUIREMENTS. EXTERIOR WALL PENETRATIONS SHALL BE SEALED TO PREVENT EMBER INTRUSION. FIRE-RETARDANT TREATED WOOD COMPLYING WITH SECTION 402.3 ON THE EXTERIOR SIDE. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE 2024 INTERNATIONAL BUILDING CODE.

WINDOWS AND GLAZING:

EXTERIOR WINDOWS SHALL COMPLY WITH CWRC REQUIREMENTS FOR WILDFIRE EXPOSURE. (1) WINDOWS LOCATED ON WILDFIRE-EXPOSED ELEVATIONS SHALL UTILIZE TEMPERED GLAZING WHERE REQUIRED. (2) MULTI-PANE GLAZING SHALL BE PROVIDED WHERE REQUIRED BY THE APPLICABLE HAZARD CLASSIFICATION.

EXTERIOR DOORS:

EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE, SOLID-CORE, OR OTHERWISE COMPLIANT WITH CWRC REQUIREMENTS. WEATHER STRIPPING SHALL BE INSTALLED AT ALL EXTERIOR DOOR PERIMETERS.

VENTS:

ATTIC, CRAWLSPACE, FOUNDATION, AND ROOF VENTS SHALL COMPLY WITH EMBER-RESISTANT VENT REQUIREMENTS. VENT OPENINGS SHALL BE PROTECTED WITH APPROVED WILDFIRE-RESISTANT ASSEMBLIES AND SCREENING AS REQUIRED BY CODE. ALL VENTS SHALL BE INSTALLED PER TESTED AND LISTED ASSEMBLY REQUIREMENTS.

DECKS, PORCHES, AND APPENDAGES:

DECKING MATERIALS SHALL BE APPROVED IGNITION-RESISTANT, NONCOMBUSTIBLE, OR OTHERWISE COMPLIANT WITH THE ADOPTED WILDFIRE CLASSIFICATION. EXTERIOR STAIRS, LANDINGS, BALCONIES, AND SIMILAR APPENDAGES SHALL COMPLY WITH CWRC REQUIREMENTS. AREAS BENEATH DECKS SHALL COMPLY WITH ENCLOSURE OR IGNITION-RESISTANCE REQUIREMENTS WHERE APPLICABLE. COMBUSTIBLE STORAGE BENEATH DECKS IS PROHIBITED.

UNDERFLOOR AREAS:

CRAWLSPACES AND UNDERFLOOR AREAS SHALL BE ENCLOSED AND PROTECTED AS REQUIRED BY THE ADOPTED WILDFIRE HAZARD CLASSIFICATION. OPENINGS SHALL BE PROTECTED AGAINST EMBER INTRUSION.

GARAGES:

GARAGE EXTERIOR WALLS, DOORS, SOFFITS, AND ROOF ASSEMBLIES SHALL COMPLY WITH WILDFIRE-RESILIENT CONSTRUCTION REQUIREMENTS APPLICABLE TO THE PRIMARY STRUCTURE. WEATHER SEALS SHALL BE INSTALLED AT GARAGE DOOR PERIMETERS TO REDUCE EMBER INTRUSION.

Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of three finish choices ensures this design profile successfully blends with all architectural aesthetics.

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

- Marine-grade powder coat finishes
- Impact-resistant, UV stabilized frosted acrylic lensing
- Up light and down light options, with 10° and 36° beam spread options

SPECIFICATIONS

DELIVERED LUMENS	2419 Up-Downlight / 1212 Downlight
WATTS	29.9 Up-Downlight / 15.6 Downlight
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting, or Down Only
MOUNTING OPTIONS	Wall
OPTICS	10° and 36°
PERFORMANCE OPTIONS	Photocontrol / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	Up-Downlight B1-U5-G0 / Downlight B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	8 lbs.



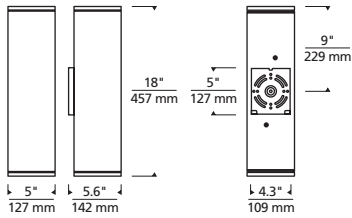
* Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

7000WTEG	CRI/CCT	LENGTH	BEAM SPREAD*	LENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
	827 80 CRI, 2700K	18 18"	N 10° NARROW	C CLEAR	B BLACK	DO DOWNLIGHT ONLY	UNV 120V-277V	NONE
	830 80 CRI, 3000K		W 36° WIDE		Z BRONZE	UD UPLIGHT / DOWNLIGHT		PC BUTTON PHOTOCONTROL
	840 80 CRI, 4000K		NN 10° UP AND DOWN		H CHARCOAL			SP SURGE PROTECTION
			WW 36° UP AND DOWN		Y GRAY			PCSP BUTTON PHOTOCONTROL & SURGE PROTECTION
			NW 10° AND 36°					

*N, W = DOWNLIGHT ONLY (DO); NN, WW, NW = UP AND DOWNLIGHT ONLY (UD)

TEGEL 18 WALL SCNCE



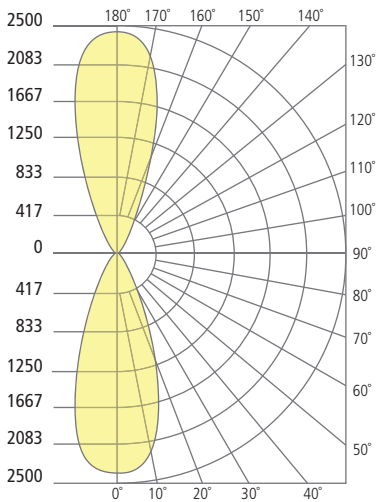
Tegel 18

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

TEGEL 18 UP/DOWN

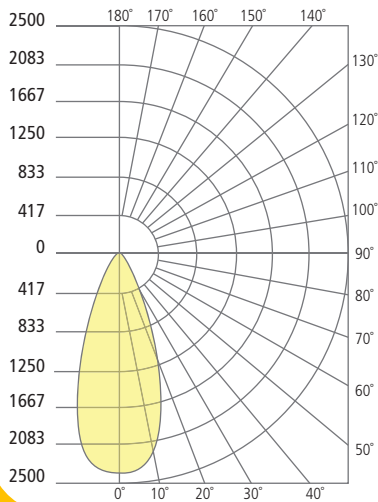
Total Lumen Output: 2419
Total Power: 29.9
Luminaire Efficacy: 80.6
Color Temp: 3000K
CRI: 80+
BUG Rating: B1-U5-G0



Up-downlight

TEGEL 18 DOWN

Total Lumen Output: 1212
Total Power: 15.6
Luminaire Efficacy: 77.7
Color Temp: 3000K
CRI: 80+
BUG Rating: B1-U0-G0



Downlight

PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES



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GENERATION BRANDS
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500

Planning Commission Staff Report

Subject: Little Red Schoolhouse Expansion Project
(Town Project Work Session – PL-2026-0204)

Proposal: A 1,642 sq. ft. addition to the existing childcare facility for one classroom/flex space, offices, a meeting/break room, and an expanded entrance. The project includes interior and mechanical upgrades, roof work, parking lot reconstruction, landscaping, and a replacement trash enclosure.

Date: September 11, 2026 (For meeting of September 15, 2026)

Project Manager: Clif Cross, Planner II

Applicant/Agent: Kelly Albrecht, Clark & Enersen
Greta Shackelford, Little Red Schoolhouse

Owner: LRSH Inc.
Town of Breckenridge

Address: 600 Reiling Road

Legal Description: Lot 8, Block 7, Vista Point Subdivision No. 1

Land Use District: 14: Residential (2 UPA for non-restricted development, 4 UPA with guarantees of affordable housing, 6 UPA for mobile home park or subdivision)

Site Area: 0.9482 acres (41,303.59 square feet)

Site Conditions: The property contains the existing single-story childcare facility with 5,723 sq. ft. of existing density. The property also contains fenced play areas, a drop-off loop with parking spaces, and a mix of landscaping around the building. The property is accessed from Reiling Road from the North and bounded by Rachel Lane to the west. There is public open space featuring a playground along the southern and eastern property lines.

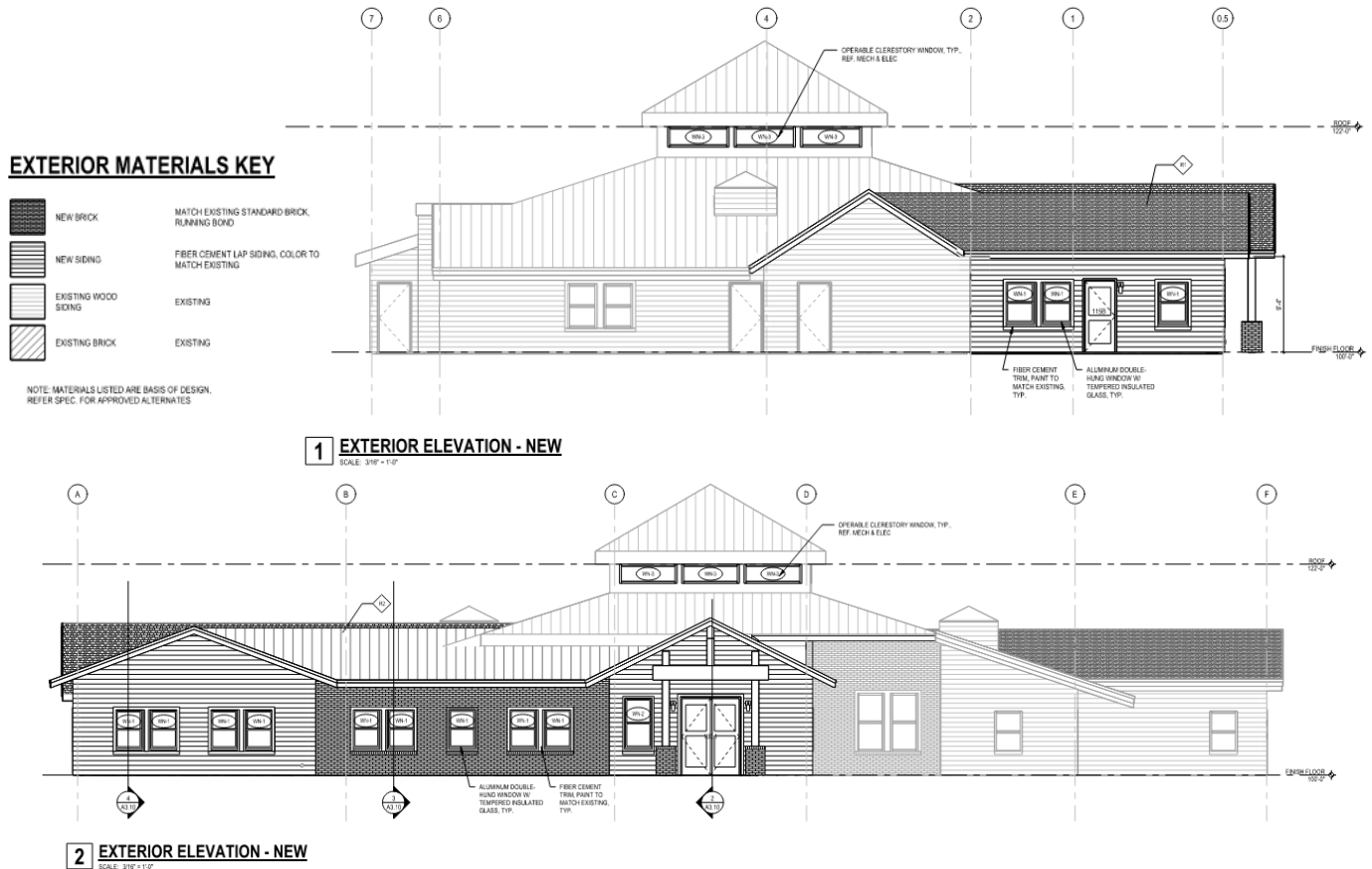
Adjacent Uses: North: Reiling Road ROW
East: Public Open Space, Park
South: Public Open Space, Park
West: Rachel Lane

Density/ Mass: Existing density: 5,723 sq. ft.
New density: 1,642 sq. ft.
Total proposed density: 7,365 sq. ft.

Height: Recommended: 26'
Proposed: ~13' 4"

Parking: Recommended: 14
Proposed: 25

Snowstack:	Required:	not provided
	Proposed:	not provided
Setbacks:	Suggested:	
	Front:	1 ft.
	Sides:	1 ft.
	Rear:	1 ft.
	Proposed:	
	Front (south):	~62' ~33' (trash enclosure)
	Side (west):	38' 8"
	Side (east):	~60' 12' 11" (trash enclosure)
	Rear (south):	16' 4"



Item Background

The Little Red Schoolhouse was constructed in 2004. Its floor plan has remained largely unchanged, with minor exterior improvements, including solar panels and play areas. The Town is partnering with the school to accommodate additional students and improve the facility for students and staff, consistent with the Town Council’s goal of expanding childcare.

The project retains six age-group classrooms and adds a summer classroom/flex room designed for 16 children and additional office space. It also expands the entrance and reconfigures the existing multipurpose area for storage and circulation.

At this preliminary work session, staff requests Commission feedback on architectural compatibility, parking and drop-off circulation, landscaping, and outdoor play areas. Final compliance findings and a complete point analysis will be presented at a future Town Project Hearing.

Staff Comments

Land Use (Policies 2/A & 2/R): The proposal continues the existing childcare use. Staff considers the project an institutional use, including its accessory offices and support spaces. Staff supports the proposed use. The property is located within the Vista Point Master Plan area and complies with the existing institutional/childcare use contemplated in the Master Plan documents. Staff has no concerns regarding the existing use.

Density/Intensity & Mass(3/A, 3/R, 4/A & 4/R): The addition increases the main building from 5,723 sq. ft. to 7,365 sq. ft. Policy 3/A(F) exempts community facilities and institutional uses from transferring density to accommodate the use. Staff finds this exemption applies to the proposed childcare expansion and has no concerns. The final density calculation must include any countable enclosed area in the separate trash enclosure.

Architectural Compatibility (5/A & 5/R): The addition incorporates gable and shed roof forms below the existing central roof element. The entry and classroom gables break up the primary frontage. Staff finds the proposed scale and roof forms compatible with the existing schoolhouse.

Proposed materials include fiber-cement lap siding and trim, brick, aluminum windows, asphalt shingles, and standing-seam metal roofing. The siding, brick, and roofing are proposed to match the existing building. Policy 5/R allows fiber-cement siding and brick is allowed for institutional uses without a material-related point deduction. Staff supports the proposed materials, including the red body color and exposed metal elements.

Building Height (6/A & 6/R): The one-story addition measures approximately 13 feet 4 inches from grade to the mean roof elevation, below the recommended height of 26 feet. The addition remains below the existing central roof element. Staff finds the proposed height and scale appropriate and has no concerns under this policy.

Site and Environmental Design (7/R): The addition and parking improvements are concentrated in previously developed areas, including the existing parking lot. Staff has no concerns with the overall extent of site disturbance.

Placement of Structures (9/A & 9/R): The addition is located along the primary frontage, with the replacement trash enclosure near the eastern driveway. Both structures exceed the minimum one-foot setback required for nonresidential development under Policy 9/A. Staff has no concerns with the proposed placement.

Snow Removal and Storage (13/R): Policy 13/R encourages snow storage equal to approximately 25% of the area to be cleared. The project has not provided a snow-storage calculation or designated storage areas.

The final plan must identify functional snow storage coordinated with parking, landscaping, sight lines, accessible routes, and play areas prior to the Town Project hearing.

Refuse and Recycling (15/A & 15/R): The replacement trash enclosure uses materials coordinated with the schoolhouse. The final design must accommodate refuse and recycling, address bear resistance, and provide collection access that avoids conflicts with drop-off, pedestrian circulation, and play areas. Staff supports the enclosed facility.

Access / Circulation and Parking (16/A & 16/R; 17/A; 18/A & 18/R): The parking lot is reconstructed with angled parking that will replace existing perpendicular spaces and new accessible spaces near the expanded entrance. Both driveways to Reiling Road and the connection to the recreation path are retained. Staff has no concerns regarding the circulation.

Childcare facilities are not separately listed in the Town's parking requirements. Staff considers the elementary and junior high school category the most comparable use under Section 9-3-8(F) and proposes applying its classroom-based parking standard. The expanded facility includes seven classrooms, requiring a minimum of 14 parking spaces. The project increases parking spaces from 22 existing spaces to 25 proposed spaces, including two accessible spaces. Although the proposal meets the minimum requirement, it exceeds the maximum allowance of 2.2 spaces per classroom. Staff would note that the number of parking spaces is inadequate during peak hours (~5:00-5:30 pm) and having additional spaces available would be a positive by-product of the expansion. Staff will review and discuss the proposed parking before the Town Project Hearing.

Proposed parking grades include slopes of approximately 4.57% and 4.63%, exceeding the 4% sustained-grade maximum under Section 9-3-9(F). Engineering review will address driveway grades, aisle widths, turning movements, emergency access, and accessible circulation which may require revisions.

Landscaping (22/A & 22/R): The applicant proposes removing 41 trees and planting one lodgepole pine, 50 shrubs, and 115 perennials. Staff finds the proposed tree replacement insufficient to offset the loss of established landscaping. A more substantial landscape plan is required, including additional trees to restore screening and buffering along Reiling Road. The revised plan must also address required buffers, interior parking landscaping, plant sizes, and coordination with snow storage.

Plant selection and placement must comply with Policy 22 and the Colorado Wildfire Resiliency Code, including immediate zone requirements (within five feet of structures). The immediate zone should incorporate noncombustible ground cover, with ignition-resistant plantings only where permitted by the applicable standards. Staff requires removal of juniper from the planting schedule due to its high flammability and replacement with less flammable alternatives in appropriate locations.

The site/landscape plan must identify the ignition zones and address planting, wood mulch, play surfacing, and fencing near the building. Staff recommends resolving these details with Building and Fire District reviewers before finalizing the landscape and play-area design.

Social Community (24/A & 24/R): The expansion advances the Town Council’s goal of expanding childcare and provides additional services encouraged under Policy 24/R. The Little Red Schoolhouse previously received positive eight (+8) points under Policy 24/R(C). Valley Brook also received positive eight (+8) points under Policy 24/R(C) for a new childcare center. The Montessori School received positive three (+3) points under Policy 24/R(C) for renovating an existing building into a childcare facility. Staff is not aware of comparable precedent specifically for an expansion of an existing childcare facility.

Staff recommends consideration of positive three (+3) points under Policy 24/R(B), Community Needs, for addressing the Town Council’s childcare goal, and positive four (+4) points under Policy 24/R(C), Social Services, for expanding childcare services. These represent the lowest positive awards under each subsection, for a combined total of positive seven (+7) points. Staff considers these awards appropriate for an expansion of an existing facility and requests Commission feedback on establishing this precedent. Final point recommendations will be presented at the Town Project Hearing.

Institutional uses are exempt from employee housing impact mitigation under Policy 24/A(B)(3). The proposed offices are accessory to the childcare facility. Staff has no concerns regarding compliance with this provision.

Drainage (27/A & 27/R): Parking lot regrading includes a new inlet and storm connection. Engineering review will address drainage capacity, downstream impacts, and utility and easement conflicts.

Exterior Lighting (Sec. 9-12): The plans indicate three new wall-mounted sconces, with the remaining fixtures shown as existing. The most recent exterior lighting compliance survey identifies the property as dark sky compliant. The applicant shall provide cut sheets for the new fixtures to demonstrate compliance with the Town’s exterior lighting standards.

The applicant shall also clarify whether the existing light posts along the building’s frontage will be retained, relocated, or replaced to accommodate the expansion and revised circulation. Any new or relocated fixtures shall be reviewed for compliance. A site photometric plan prepared by a registered Colorado engineer is required to evaluate lighting levels and light spill under the proposed layout.

Point Analysis (Section: 9-1-17-3): Staff will complete the point analysis after receiving the outstanding information and referral comments. Potential positive points for childcare services will be evaluated with any remaining relative-policy issues. Absolute-policy compliance remains subject to the revisions and verification identified above.

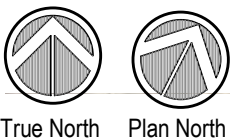
Planning Commission Questions

Staff requests Commissioner feedback on the following:

1. Does the Commission agree with staff that the addition's scale, roof forms, and proposed materials are compatible with the existing schoolhouse?
2. Does the Commission support the proposed entrance and parking concept, subject to minor revisions?
3. Does the Commission agree with staff's concerns regarding landscape screening and the need to coordinate planting, snow storage, and defensible space?
4. Does the Commission support awarding positive points for the childcare expansion under both Policy 24/R(B), Community Needs (+3 points), and Policy 24/R(C), Social Services (+4 points), for a combined total of positive seven (+7) points?
5. Are there other issues staff and the project team should address before the Town Project Hearing?

Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO 80424



VICINITY PLAN

Not to Scale

GENERAL

G0.00	Title Sheet & Drawing Index
G0.01	General Notes, Symbols & Abbreviations
G0.10	Code Compliance Plan
G0.20	ADA Details

CIVIL

C1.01	Existing Conditions & Demolition Plan
C3.01	Grading Plan
C6.01	Construction Details
C6.02	Construction Details
C6.03	Construction Details
C6.04	Construction Details

LANDSCAPE ARCHITECTURE

L1.01	Tree Mitigation Plan
L2.01	Landscape Layout & Materials Plan
L4.01	Landscape Planting Plan

STRUCTURAL

S0.00	Structural Notes
S0.01	Demo Plan
S1.01	Footing & Foundation Plan
S2.01	Framing Plan
S3.01	Foundation Details
S4.01	Framing Details

ARCHITECTURAL

A0.00	Wall Type Schedule & Details
A0.11	First Floor Demolition Plan
A0.20	Roof Demolition Plan
A1.11	Floor Plan - Phase 1
A1.12	Floor Plan - Phase 2
A1.21	First Floor Reflected Ceiling Plan
A1.30	Roof Plan
A2.10	Exterior Elevations
A3.10	Building Cross Sections
A6.11	Enlarged Plans
A6.12	Enlarged Ceiling Plans
A6.20	Interior Elevations
A6.40	Door Schedule, Door Types, Frame Types

INTERIOR FINISHES

F1.20	Enlarged Finishes Plans
F1.21	Enlarged Finishes Plans - Existing Building
F1.22	Wainscot Plan
F1.30	Room Finishes Schedule & Details

MECHANICAL

M0.00	Mechanical Abbreviations, Symbols & Notes
M0.01	Crawl Space HVAC Demolition Plan
M0.11	First Floor HVAC Demolition Plan
M0.12	HVAC Piping Demolition Plan
M1.01	Crawl Space HVAC Plan
M1.11	First Floor HVAC Plan
M1.21	HVAC Piping Plan
M3.01	Mechanical Details
M3.02	Mechanical Details
M4.01	Mechanical Schedules

PLUMBING

P0.00	Plumbing Abbreviations, Symbols & Notes
P1.01	Plumbing Demolition Plans
P1.11	Plumbing Plans - Crawl Space
P1.12	Plumbing Plans - First Floor
P4.01	Plumbing Schedules

ELECTRICAL

E0.00	Electrical Abbreviations, Symbols Legend & General Notes
E0.21	First Floor Electrical Demolition Plan
E1.01	First Floor Lighting Plan
E2.01	First Floor Power Plan

Design Development Submittal

Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-001-25

07/31/2026

DRAFT

PREPARED FOR PRELIMINARY
SUBMISSION AND REVIEW ONLY --
NOT FOR CONSTRUCTION.

Title Sheet & Drawing
Index

G0.00

MATERIAL SYMBOLS

EARTHWORKS		
EARTH NON COMPACTED	EARTH/COMPACTED FILL	GRAVEL/POROUS FILL
CONCRETE		
CONCRETE	PRECAST CONCRETE	SAND/MORTAR/PLASTER
MASONRY		
CMU	COMMON/FACE BRICK	STRUCTURAL FACING TILE
STONE		
BLUESTONE/SLATE/SOPESTONE/FLAGGING	RUBBLE	LIMESTONE
METAL		
ALUMINUM	BRASS/BRONZE	STEEL
WOOD		
FINISH	BLOCKING	PLYWOOD
PARTICLE BOARD		
GLASS		
GLASS	STRUCTURE	GLASS BLOCK
INSULATION		
BATTLOOSE FILL	RIGID	SPRAY/FOAM
PARTITIONS		
NEW PARTITION	DEMOLITION	EXISTING

REFERENCE SYMBOLS

	VIEW NAME SCALE: 1/8" = 1'-0"	DETAIL REFERENCE NUMBER
		NORTH ARROW
		DETAIL OR SECTION NUMBER SHEET ON WHICH IT IS FOUND
		SECTION REFERENCE
		DETAIL REFERENCE
		ELEVATION REFERENCE
		DETAIL SECTION REFERENCE
		GRID LINE
		ELEVATION REFERENCE
		DOOR/OPENING IDENTIFIER
		WINDOW/OPENING IDENTIFIER
		WALL TYPE REFERENCE
		EXTERIOR WALL TYPE REFERENCE
		ROOF TYPE REFERENCE
		FLOOR TYPE REFERENCE
		NOTES - PLANS, RCP, ROOF, ELEVATIONS
		NOTES - DEMOLITION
	CLASSROOM 101 CLASSROOM 101 - 150 SF CLASSROOM 101 - 150 SF OCC - Occ Load	ROOM IDENTIFIER
		MATCHLINE
		GRAPHIC SCALE
		REVISION TAG & CLOUD INDICATOR

REVISION TAG INFORMATION:
TOP indicates the instrument type
A = Addendum
B = Bid Package
D = Construction Change Directive or Change Directive
F = Field Order
G = Guaranteed Maximum Price
I = Architects Supplemental Instructions or Architects Supplemental information
L = Limited Permit
P = Proposal Request, Proposal Request Order or Change Proposal Request
R = Request For Information
BOTTOM indicates consecutive number assigned to instrument type.

GENERAL NOTES

- ALL DISCIPLINES SHALL BE RESPONSIBLE FOR THEIR SCOPE OF WORK. THIS WORK IS TO BE SCHEDULED AND COMPLETED WITH THE GENERAL CONTRACTOR'S FULL KNOWLEDGE.
- ALL DIMENSIONS LOCATING PLUMBING FIXTURES ARE FROM FINISH MATERIAL NOT FROM GPDW SHEATHING.
- FINAL CLEANING - REMOVE OR REPAIR DAMAGED OR SOILED SPOTS ON NEWLY PAINTED WALLS AND ON ALL NEWLY INSTALLED WORK. REMOVE DUST AND DEBRIS FROM ALL NEW WORK.

STANDARD ABBREVIATIONS

A/E	ARCHITECT/ENGINEER	COMPL	COMPLETE	FPL	FIREPLACE
AB	ANCHOR BOLT	CONC	CONCRETE	FRFR	FIREPROOFING
ABBR	ABBREVIATE	CONC FL	CONCRETE FLOOR	FRM	FRAME
ABV	ABOVE	CONF	CONFERENCE	FRNT	FRONT
AC	AIR CONDITIONING	CONN	CONNECTION	FS	FAR SIDE
ACID RES	ACID-RESISTANT	CONSTR	CONSTRUCTION	FS	FLAT SCREEN
ACOUS	ACOUSTICAL	CONT	CONTINUOUS	FS	FULL SIZE
ACOUS INSUL	ACOUSTICAL INSULATION	CONTR	CONTRACTOR	FSP	FIRE STANDPIPE
ACOUS PLAS	ACOUSTICAL PLASTER	COORD	COORDINATE	FSTNR	FASTENER
ACOUS PNL	ACOUSTICAL PANEL	CORR	CORROSION	FTG	FOOTING
ACOUS TILE	ACOUSTICAL TILE	COV PL	COVER PLATE	FUR	FURRING
ACT	ACTUAL	CPRS	COMPRESSIBLE	FUT	FUTURE
AD	AREA DRAIN	CPT	CARPET	FXTR	FIXTURE
ADC	AUTOMATIC DOOR CLOSER	CRCMF	CIRCUMFERENCE	GALV	GALVANIZED
ADDL	ADDITIONAL	CRS	COLD ROLLED STEEL	GB	GRAB BAR
ADDM	ADDENDUM	CSG	COLD ROLLED STEEL	GC	GENERAL CONTRACTOR
ADJ	ADJUSTABLE	CSK	COUNTERSUNK	GDRL	GUARD RAIL
ADJC	ADJACENT	CSMT	CASEMENT	GENL	GENERAL
AF	ACCESS FLOOR	CSWK	CASEWORK	GFI	GROUND FAULT INTERRUPTER
AFF	ABOVE FINISHED FLOOR	CT	CERAMIC TILE	GL	GLASS
AFG	ABOVE FINISHED GRADE	CTV	CABLE TELEVISION	GL BLK	GLASS BLOCK
AFS	ABOVE FINISHED SLAB	CUB	CUBICLE	GLU LAM	GLUE LAMINATED
AGGR	AGGREGATE	CUR	CURRENT	GLZ	GLAZING
AHR	ANCHOR	CW	COLD WATER	GLZ CMU	GLAZED CONCRETE MASONRY UNIT
AHU	AIR HANDLING UNIT	DBL GLZ	DOUBLE GLAZING	GND	GROUND
ALD	ALUMINUM DOOR	DEPT	DEPARTMENT	GPDW	GYP SUM DRY WALL
ALM	ALARM	DET	DETAIL	GR	GRADE
ALT	ALTERNATE	DF	DRINKING FOUNTAIN	GR BM	GRADE BEAM
ALUM	ALUMINUM	DFR	DRAPERY FABRIC	GRTG	GRATING
AMB	AMBIENT	DH	DOUBLE HUNG	GUT	GUTTER
AMPL	AMPLIFIER	DIA	DIAMETER	GYP	GYP SUM
AMT	AMOUNT	DIM	DIMENSION	GYP PLAS	GYP SUM PLASTER
ANN	ANNUNCIATOR	DIST	DISTANCE	H	HIGH
ANOD	ANODIZED	DIV	DIVIDER	H&CW	HOT AND COLD WATER
ANT	ANTENNA	DIW	DEIONIZED WATER	HC	HOSE BIBB
AP	ACCESS PANEL	DJ	DOUBLE JOIST	HC	HANDICAP
APC	ACOUSTICAL PANEL CEILING	DL	DEAD LOAD	HCU	HOLLOW CORE
APPX	APPENDIX	DL	DRAPERY LINER	HCMU	HOLLOW CONCRETE MASONRY UNIT
ARCH	ARCHITECT (URAL)	DMFF	DAMP-PROOFING	HD	HEAVY DUTY
ASB	ASBESTOS	DN	DOWN	HDBD	HARBORBOARD
ASC	ABOVE SUSPENDED CEILING	DO	DOTTO	HDJT	HEAD JOINT
ASPH	ASPHALT	DR	DOOR	HDR	HEADER
ASYM	ASYMMETRICAL	DR	DRAIN	HDWD	HARDWOOD
AV	AUDIO VISUAL	DRCLS	DOOR CLOSURE	HGT	HEIGHT
AVE	AVENUE	DS	DOWNSPOUT	HLB	HORIZONTAL LOUVER BLINDS
AWC	ACOUSTICAL WALL COVERING	DST	DOOR STOP	HM	HOLLOW METAL
AWP	ACOUSTICAL WALL PANEL	DT	DRAIN TILE	HMD	HOLLOW METAL DOOR
B&B	BALLED AND BURLAPPED	DUPL	DUPLICATE	HMF	HOLLOW METAL FRAME
BAF	BAFFLE	DVTL	DOVETAIL	HNDRL	HAND RAIL
BAL	BALANCE	DW	DISHWASHER	HO	HOLD-OPEN
BB	BULLETIN BOARD	DWL	DOWEL	HORIZ	HORIZONTAL
BC	BOTTOM OF CURB	DWR	DRAWER	HR	HOUR
BD	BOARD	DWTR	DUMBWAITER	HS	HIGH STRENGTH
BEV	BEVEL	E	EAST	HSB	HIGH STRENGTH BOLT
BF	BOTH FACES	EA	EACH	HTG	HEATING
BFF	BELOW FINISH FLOOR	EF	EACH FACE	HVAC	HEATING, VENTILATION, AIR CONDITIONING
BFP	BACKFLOW PREVENTER	EIFS	EXTERIOR INSULATION FINISH SYSTEM	HW	HOT WATER
BITUM	BITUMINOUS	EJ	EXPANSION JOINT	HYD	HYDRANT
BUT	BED JOINT	EL	ELEVATION	ID	INSIDE DIAMETER
BL	BASE LINE	ELEC	ELECTRICAL	IF	INSIDE FACE
BLDG	BUILDING	ELEV	ELEVATOR	INCAND	INCANDESCENT
BLK	BLOCK	EMER	EMERGENCY	INL	INLET
BLKG	BLOCKING	EMER SHR	EMERGENCY SHOWER	INSTL	INSTALLATION
BLKHD	BULKHEAD	ENAM	ENAMEL	INSUL	INSULATION
BLST	BALLAST	ENR	ENGINEER	INTR	INTERIOR
BM	BEAM	ENCL	ENCLOSURE	INV	INVERT
BO	BOTTOM OF	ENGR	ENGINEER	INV EL	INVERT ELEVATION
BOC	BACK OF CURB	ENTR	ENTRANCE	JAN	JANITOR
BOW	BOTTOM OF WALL	EO	ELECTRICAL OUTLET	JC	JANITOR'S CLOSET
BP	BASE PLATE	EP	ELECTRICAL PANEL	JST	JOIST
BRCG	BRACING	EPS	EXPANDED POLYSTYRENE	JT	JOINT
BRDG	BRIDGING	EPX	EPOXY FLOOR	KB	KNEE BRACE
BRDG JST	BRIDGING JOIST	EQ	EQUAL	KO	KNOCKOUT
BRG	BEARING	EQL SP	EQUALLY SPACED	KOP	KNOCKOUT PANEL
BRG PL	BEARING PLATE	EQUIP	EQUIPMENT	KPL	KICK PLATE
BRK	BRICK	EQUIV	EQUIVALENT	KWY	KEYWAY
BRKT	BRACKET	ERECT	ERECTION	L	LEFT
BRSS	BRASS	ESCAL	ESCALATOR	LAB	LABORATORY
BRZ	BRONZE	ESMT	EASEMENT	LAV	LAVATORY
BS	BOTH SIDES	EST	ESTIMATE	LB	POUND
BSMT	BASEMENT	EW	EACH WAY	LBR	LUMBER
BTM	BOTTOM	EXC	EXCAVATE	LCMU	LIGHTWEIGHT CONCRETE MASONRY UNIT
BUR	BUILT-UP ROOF	EXG	EXISTING	LD BRG	LOAD BEARING
BW	BOTH WAYS	EXH FN	EXHAUST FAN	LDG	LANDING
C&G	CURB AND GUTTER	EXH HD	EXHAUST HOOD	LF	LINEAR FOOT
C/C	CENTER TO CENTER	EXP	EXPANSION	LG	LENGTH
CAB	CABINET	EXSP	EXPOSED	LH	LEFT HAND
CAV	CAVITY	EXST	EXISTING	LHR	LEFT HAND REVERSE
CB	CATCH BASIN	EXST GR	EXISTING GRADE	LIN	LINEAR
CCTV	CLOSED CIRCUIT TELEVISION	EXTN	EXTENSION	LIN	LINOLEUM
CEM	CEMENT	F BRK	FIRE BRICK	LIQ	LIQUID
CEM PLAS	CEMENT PLASTER	F/F	FACE TO FACE	LKR	LOCKER
CER	CERAMIC	FBD	FIBERBOARD	LKR RM	LOCKER ROOM
CER TILE	CERAMIC TILE	FC	FIRE COATED	LL	LIVE LOAD
CFLG	COUNTER FLASHING	FD	FLOOR DRAIN	LNTL	LINTEL
CG	CORNER GUARD	FDN	FOUNDATION	LOC	LOCATION
CH BD	CHALKBOARD	FEC	FIRE EXTINGUISHER CABINET	LONG	LONGITUDINAL
CHAN	CHANNEL	FF	FACTORY FINISH	LRG	LARGE
CHFR	CHAMFER	FFE	FINISH FLOOR ELEVATION	LS	LUMP SUM
CHK	CHECK	FGL	FIBERGLASS	LT	LIGHT
CI	CAST IRON	FIN	FINISH	LT WT	LIGHTWEIGHT
CIP	CAST IN PLACE	FIN FL	FINISH FLOOR	LTG	LIGHTING
CIR	CIRCLE	FIN GR	FINISH GRADE	LVL	LEVEL
CJ	CONTROL JOINT	FL	FLASHING	LVR	LOUVER
CL	CENTER LINE	FLDG	FOLDING	LW PLAS	LIGHTWEIGHT PLASTER
CLG	CEILING	FLG	FLANGE	LWC	LIGHTWEIGHT CONCRETE
CLG DIFF	CEILING DIFFUSER	FLR	FLOOR	M	METER
CLG HT	CEILING HEIGHT	FLR FIN	FLOOR FINISH	MAINT	MAINTENANCE
CLL	CONTRACT LIMIT LINE	FLR PL	FLOOR PLATE	MARB	MARBLE
CLOS	CLOSET	FLR SK	FLOOR SINK	MAS	MASONRY
CLSR	CLEAR	FLT GL	FLOAT GLASS	MATL	MATERIAL
CLST	CLOSURE	FLUOR	FLUORESCENT	MAX	MAXIMUM
CM	COMPOSITE	FOC	FACE OF CONCRETE	MB	MARKERBOARD
CMU	CONCRETE MASONRY UNIT	FOM	FACE OF MASONRY	MBR	MEMBER
CNR	CORNER	FOS	FACE OF STUD	MC	METAL CLAD
CNTR	COUNTER				
CO	CLEANOUT				
COL	COLUMN				
COMM	COMMERCIAL				

REIN	REINFORCEMENT	UPS	UNINTERRUPTIBLE POWER SUPPLY
REM	REMOVABLE	UR	URINAL
REQD	REQUIRED	UTIL	UTILITY
RESIL	RESILIENT	V	VOLT
RFG	ROOFING	VAC	VACUUM
RFM	RECESSED FLOOR MAT	VAV	VARIABLE AIR VOLUME
RH	RIGHT HAND	VB	VAPOR BARRIER
RHR	RIGHT HAND REVERSE	VB	VINYL BASE
RND	ROUND	VCT	VINYL COMPOSITION TILE
RO	ROUGH OPENING	VDB	VISUAL DISPLAY BOARD
RST	RUBBER STAIR TREAD	VERT	VERTICAL
RT	RUBBER TILE	VEST	VESTIBULE
RV	ROOF VENT	VIB	VIBRATION
RVS	REVERSE	VNR	VENER
S	SOUTH	VOL	VOLUME
S	SEATING	VR	VAPOR RETARDER
SALV	SALVAGE	VT	VINYL TILE
SB	SPLASH BLOCK	VWC	VINYL WALL COVERING
SC	SOLID CORE	W	WEST
SCH	SCHEDULE	WI	WITH
SCMU	SOLID CONCRETE MASONRY UNIT	WIO	WITHOUT
SCRN	SCREEN	WW	WALL TO WALL
SD	STORM DRAIN	WC	WATER CLOSET
SECT	SECTION	WC	WALL COVERING
SF	SYSTEMS FURNITURE	WCPT	WALL CARPET
SGL	SINGLE	WD	WOOD
SHR	SHOWER	WDD	WOOD DOOR
SHTHG	SHEATHING	WDW	WINDOW
SHVL	SHELVES	WF	WIDE FLANGE
SIM	SIMILAR	WF	WOOD FLOORING
SJ	SLIP JOINT	WGL	WIRE GLASS
SK	SINK	WH	WALL HUNG
SLA	SLATE	WH	WATER HEATER
SLP	SLOPE	WHSE	WAREHOUSE
SLS	SUB-FLOOR LEVELING SYSTEM	WL	WIND LOAD
SLV	SLEEVE	WLD	WELDED
SM	SHEET METAL	WR	WATER RESISTANT
SMLS	SEAMLESS	WS	WEATHERSTRIPPING
SP	SPACING	WSCT	WAINSCOT
SPCL	SPECIAL	WT	WEIGHT
SPEC	SPECIFICATION	WTR	WATER
SPKLR	SPEAKER	WTRPRF	WATERPROOFING
SPRT	SUPPORT	WWM	WELDED WIRE MESH
SQ	SQUARE	X SECT	CROSS SECTION
SOFT	SQUARE FOOT		
SOIN	SQUARE INCH		
SOYD	SQUARE YARD		
SS	STAINLESS STEEL		
SSK	SERVICE SINK		
SSM	SOLID SURFACING MATERIAL		
ST	STAIN		
ST	STREET		
STAG	STAGGERED		
STC	SOUND TRANSMISSION CLASS		
STD	STANDARD		
STIR	STIRRUP		
STL	STEEL		
STL JST	STEEL JOIST		
STL PL	STEEL PLATE		
STN	STONE		
STOR	STORAGE		
STRUCT	STRUCTURAL		
STRUCT STL	STRUCTURAL STEEL		
SUPPL	SUPPLEMENT		
SURF	SURFACE		
SUSP	SUSPENDED		
SUSP CLG	SUSPENDED CEILING		
SVB	SHEET VINYL BASE		
SVF	SHEET VINYL FLOOR		
SYM	SYMBOL		
SYMM	SYMMETRICAL		
SYST	SYSTEM		
T	TABLE		
T&B	TOP AND BOTTOM		
T&G	TONGUE AND GROOVE		
TB	TACKBOARD		
TB-xx	TEST BORING-xx(E.G. TB-1)		
TC	TOP OF CURB		
TD	TRENCH DRAIN		
TE	TRANSITION EDGE		
TECH	TECHNICAL		
TEMP	TEMPORARY		
TER	TERRAZZO		
TFI	TENANT FURNISHED-TENANT INSTALLED		
THK	THICK		
THRES	THRESHOLD		
THRU	THROUGH		
TKBD	TACKBOARD		
TLT	TOILET		
TMPD	TEMPERED		
TMPD GL	TEMPERED GLASS		
TNL	TUNNEL		
TO	TOP OF		
TOF	TOP OF FLANGE		
TOFF	TOP OF FINISH FLOOR		
TOJ	TOP OF JOIST		
TOL	TOLERANCE		
TOS	TOP OF STEEL		
TOT	TOTAL		
TOW	TOP OF WALL		
TRNBKL	TURNBUCKLE		
TS	TENSILE STRENGTH		
TS	TUBE STEEL		
TV	TELEVISION		
TYP	TYPICAL		
UDR	UNDER		
UDRLMNT	UNDERLAYMENT		
UF	UPHOLSTERY FABRIC		
UFD	UNDER FLOOR DUCT		
UG	UNDERGROUND		
UL	UNDERWRITERS LABORATORY		
ULT	ULTIMATE		
UNEX	UNEXCAVATED		
UNFIN	UNFINISHED		
UNO	UNLESS NOTED OTHERWISE		

Design Development Submittal

Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-001-25

07/31/2026

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Designer
Checker

General Notes, Symbols & Abbreviations

G0.01

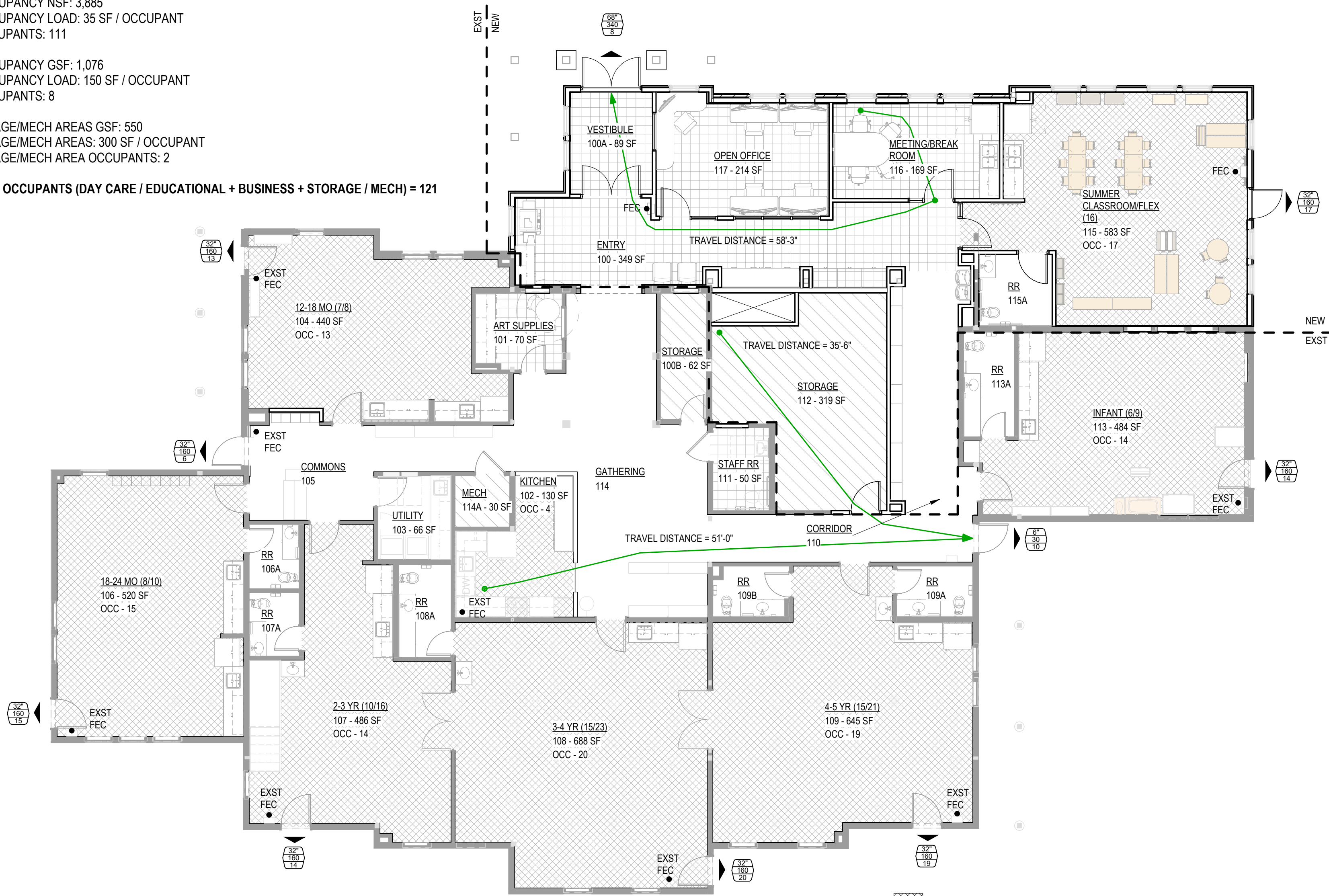
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E-OCCUPANCY NSF: 3,885
E-OCCUPANCY LOAD: 35 SF / OCCUPANT
E OCCUPANTS: 111

B-OCCUPANCY GSF: 1,076
B-OCCUPANCY LOAD: 150 SF / OCCUPANT
B OCCUPANTS: 8

STORAGE/MECH AREAS GSF: 550
STORAGE/MECH AREAS: 300 SF / OCCUPANT
STORAGE/MECH AREA OCCUPANTS: 2

TOTAL OCCUPANTS (DAY CARE / EDUCATIONAL + BUSINESS + STORAGE / MECH) = 121



1 FIRST FLOOR CODE PLAN
SCALE: 1/8" = 1'-0"

CODE SYMBOL LEGEND		
SYMBOL	DESCRIPTION	PROTECTION ELEMENTS
	CLEAR WIDTH MAX EGRESS LOAD ASSUMED EGRESS LOAD	
	EXIT - INTERIOR (assembly occ. over 50 and exits from floors.)	
	EXIT - EXTERIOR	
	FIRE EXTINGUISHER	
	ROOM DESIGNATION	Room type / Occupancy type Maximum Allowable Occupants

GENERAL INFORMATION		
LOCATION: Breckenridge Little Red Schoolhouse 600 Reiling Rd. Breckenridge, CO 80424	AGENCY INFORMATION: Town of Breckenridge Breckenridge, CO 80824 REASON FOR SUBMITTAL: Building Addition	AUTHORITY HAVING JURISDICTION: Town of Breckenridge
PROJECT DESCRIPTION		
New building addition to accommodate additional classroom and office spaces for the Little Red School House, an existing early education and childcare facility for the Town of Breckenridge. Existing portion of building to receive finish and mechanical upgrades		
APPLICABLE CODES		
2024 - International Building Code (IBC) 2024 - International Plumbing Code (IPC) 2024 - International Mechanical Code (IMC) 2023 - National Electric Code (NEC) 2017 - ICC A117.1 Standard for Accessible and Usable Buildings and Facilities	2006 - ICC Electric Code 2024 - International Energy Conservation Code 2024 - International Fuel Gas Code 2024 - International Existing Building Code	2025 - Colorado Wildfire Resiliency Code 2023 - Colorado Model Electric Ready and Solar Ready Code

OCCUPANCY/ STRUCTURAL CLASSIFICATION
Single story building. Exterior walls, interior walls, floor, and roof to be wood frame construction.

ACTIVE LIFE SAFETY SYSTEMS:	PASSIVE LIFE SAFETY SYSTEMS:
Fire Alarm: Required/Provided: Per NFPA 72 Smoke Detection: Required/Provided: Per NFPA 72 Exit Signs: Required/Provided: Battery Emergency Lighting: Required/Provided: Battery Suppression-Automatic: Not Required Fire Extinguishers: Required/Provided: Per NFPA 10	Corridor ratings: None Stairwells: N/A Shafts: N/A Occupancy Separations: None Fire Separations: None

CODE ITEM			
OCCUPANCY CLASSIFICATION:	E	TOTAL BUILDING SQUARE FOOTAGE:	
		EXISTING	5,723 SF
CONSTRUCTION TYPE:	TYPE VB	ADDITIONAL	1,642 SF
		TOTAL	7,365 SF
INCIDENTAL USE SEPARATIONS:	NA	ROOF AREA	8,295 SF
BUILDING HEIGHT: (2024 IBC TABLE 504.4)			
ALLOWABLE	1		
ACTUAL	1		
		EXIT ACCESS TRAVEL DISTANCE:	(IBC 2024 TABLE 1017.2)
		"E" OCCUPANCY	200 feet
BLDG. SQ. FT. : (2024 IBC TABLE 506.2)		COMMON PATH OF EGRESS TRAVEL	(IBC 2024 TABLE 1006.2.1)
ALLOWABLE PER FLOOR	9,500 SF	"E" OCCUPANCY	75 feet
ACTUAL	7,365 SF		
		MAXIMUM DEAD-END CORRIDOR	(IBC 2024 1020.5)
		"E" OCCUPANCY	20 feet
FIRE RESISTIVE REQUIREMENTS: (2024 IBC TABLE 601)			
STRUCTURAL FRAME	0	EGRESS WIDTH:	(IBC 2024 1005)
EXT. BEARING WALLS	0	STAIRWAYS	0.3 inches per occupant
INT. BEARING WALLS	0	OTHER COMPONENTS	0.2 inches per occupant
EXT. NON-BEARING WALLS	0		
INT. NON-BEARING WALLS	0	INTERIOR WALL & CEILING FINISH	(2024 IBC TABLE 803.13)
FLOORS	0		"E" OCCUPANCY
ROOFS	0	Exit Enclosures & Passageways	CLASS A
		Corridors	CLASS B
		Rooms & Enclosed Spaces	CLASS C

GENERAL NOTES:
1. PER IBC 2024 1020.2, EXCEPTION 1, A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP E WHERE EACH ROOM THAT IS USED FOR INSTRUCTION HAS NOT LESS THAN ONE DOOR OPENING DIRECTLY TO THE EXTERIOR AND ROOMS FOR ASSEMBLY PURPOSES HAVE NOT LESS THAN ONE-HALF OF THE REQUIRED MEANS OF EGRESS DOORS OPENING DIRECTLY TO THE EXTERIOR. EXTERIOR DOORS SPECIFIED IN THIS EXCEPTION ARE REQUIRED TO BE AT GROUND LEVEL.

OCCUPANCY	OCCUPANT LOAD	WATER CLOSETS				LAVATORIES			DRINKING FOUNTAINS		SERVICE SINK
		RATIO	MALE	RATIO	FEMALE	RATIO	MALE	FEMALE	RATIO	REQ'D	REQ'D
DAY CARE	111	1/15	3.7	1/15	3.7	1/15	3.7	3.7	1/100	1.11	
BUSINESS	8	1/25 for the first 50, then 1/50	0.32	1/25 for the first 50, then 1/50	0.32	1/40 for the first 80, then 1/80	0.1	0.1	1/100	0.08	
STORAGE	2	1/100	0.01	1/100	0.01	1/100	0.01	0.01	1/1000	0.002	
TOTAL REQUIRED		8.06				7.62			1.192		1
TOTAL PROVIDED		9 (EXISTING)		1 (NEW)		8 (EXISTING)		1 (NEW)	2		1 (EXST)

Design Development
Submittal

Breckenridge Little Red
Schoolhouse

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Code Compliance Plan

DEMOLITION NOTES

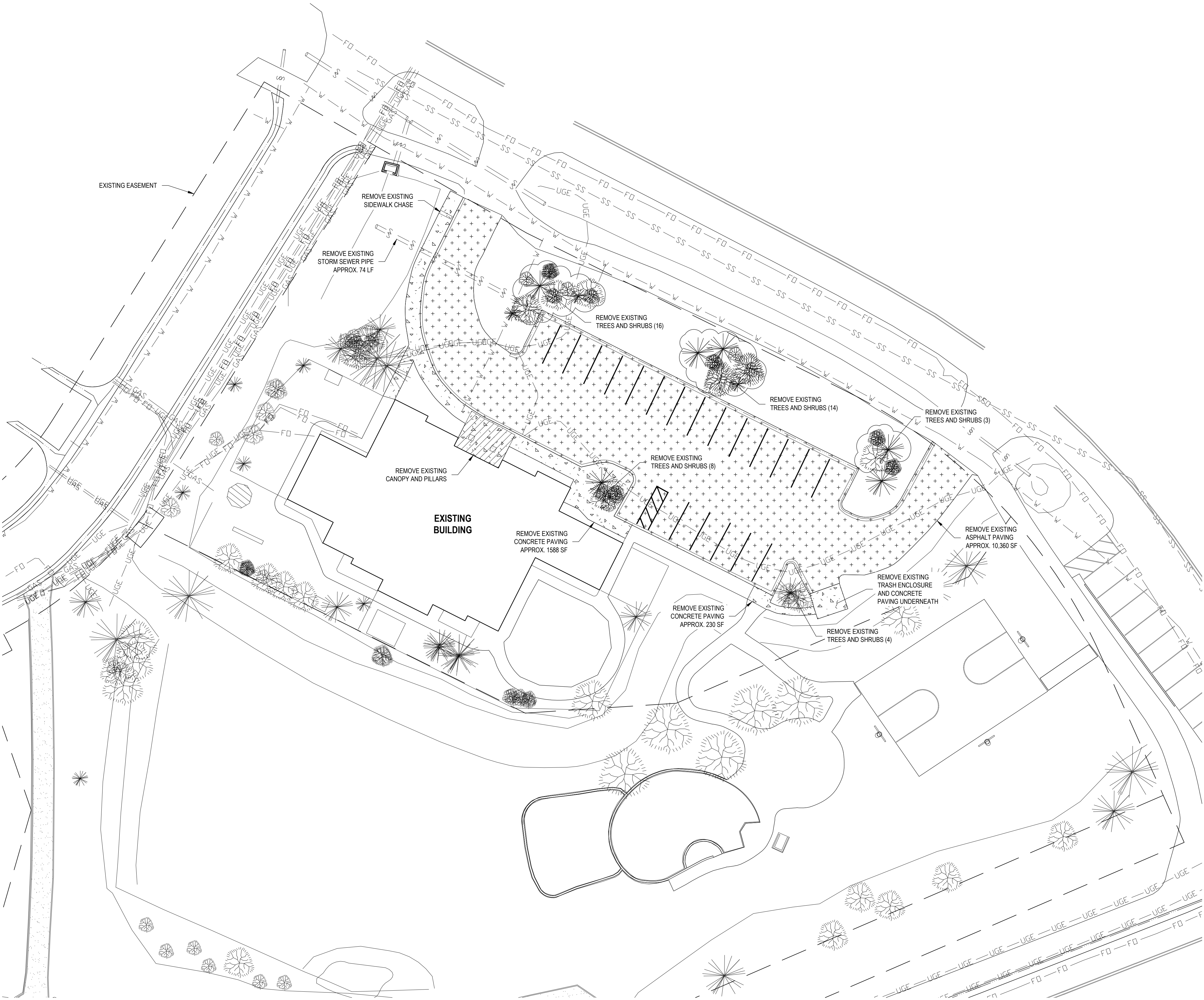
1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
2. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, SIGNING, BARRICADES, ENCLOSURES, ETC.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTORS EXPENSE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF FENCE, FLUMES, FOUNDATIONS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. (EXCEPT WHERE NOTED BY ENGINEER), SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE DEMOLITIONS AND DISPOSAL.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED, RELOCATED, AND/OR ABANDONED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
8. DO NOT DISRUPT UTILITY SERVICES TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
9. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY AND CDOT.
10. ALL DEMOLITION TO BE COMPLETED BY CONTRACTOR EXCEPT AS NOTED FOR CDOT DEMOLITION CONTRACTOR.

LEGEND

---	LIMITS OF DEMOLITION
- - - - -	SAWCUT LINE
- - - - -	APPROXIMATE RIGHT-OF-WAY
- - - - -	ROADWAY CENTERLINE
- - - - -	EXISTING BACK OF CURB
W W W	WATER MAIN
SS SS SS	SANITARY MAIN
S S S	STORM SEWER
GAS GAS GAS	GAS LINE
FO FO FO	FIBER OPTIC LINE
UGE UGE UGE	UNDERGROUND ELECTRIC
○	FENCE
⊠	STORM MANHOLE
⊛	EXISTING LIGHT POLE
⊞	TRANSFORMER
⊟	WATER VALVE
⊠	FIRE HYDRANT
⊞	IRRIGATION VALVE BOX
⊟	ELECTRIC BOX
⊠	BOLLARD
→	GUY WIRE

REMOVAL SURFACE LEGEND

+++++	SAWCUT, REMOVE, AND DISPOSE ASPHALT
XXXXX	REMOVE STRIPING FOR PARKING STALLS
△△△	REMOVE AND DISPOSE CONCRETE



EXISTING CONDITONS & DEMOLITION PLAN
SCALE: 1"=20'

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Existing Conditions &
Demolition Plan

C1.01

LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	FLOWLINE
	APPROXIMATE LIMITS OF GRADING
	EROSION CONTROL - SILT FENCE
	EROSION CONTROL - INLET PROTECTION
	EXISTING STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED STORM LINE
	OUTFALL CURB

GRADING NOTES

1. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB, FLOWLINE, OR TOP OF SIDEWALK IN PAVEMENT. IN ALL OTHER AREAS, THEY REPRESENT THE FINISHED GROUND SURFACE. THE CONTRACTOR SHALL LEAVE THE SITE AT SUBGRADE ELEVATIONS IN PARKING LOT AND BUILDING AREAS.
2. CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE PROPERTY LINE EXCEPT AS SHOWN ON THESE PLANS.
5. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF GRADING PRIOR TO PLACEMENT OF FILL MATERIAL AND REDISTRIBUTED WITH THE TOPSOIL. A STRIPPING DEPTH OF 6" IS ANTICIPATED ON THIS SITE.
6. SUFFICIENT TOPSOIL SHOULD BE SALVAGED AND STOCKPILED BY THE CONTRACTOR FOR RE-SPREADING IN PERMANENT PLANTING AREAS, INCLUDING PARKING LOT ISLANDS AND GREEN SPACES.
7. TOPSOIL SALVAGED AS PART OF THE EXCAVATION SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL AREAS DISTURBED BY THE WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED TO MATCH ADJACENT GRADES, READY FOR SEEDING. ANY ROCK OR SAND FROM PAVING ACTIVITIES SHALL BE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. ALL EXCESS SOILS, NOT RE-SPREAD WITHIN THE PROJECT LIMITS, SHALL BE REMOVED BY THE CONTRACTOR.
8. CONTRACTOR SHALL GRADE ALL LOW SPOTS TO DRAIN.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING FOR ALL NATURAL AND PAVED AREAS.
10. AT THE COMPLETION OF GRADING, THE CONTRACTOR SHALL REMOVE ANY EXCESS EXCAVATION FROM THE SITE.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO COMMENCING CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES, IF NECESSARY.
13. ANY GEOTECHNICAL/TESTING REPORTS SOLICITED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER.
14. ONCE STRIPPING AND REMOVAL OPERATIONS ARE COMPLETE, THE CONTRACTOR SHALL PROOFROLL THE AREAS TO RECEIVE STRUCTURAL FILL. THE CONTRACTOR SHALL INFORM THE GEOTECHNICAL ENGINEER PRIOR TO BEGINNING OF PROOFROLLING. THE GEOTECHNICAL ENGINEER SHALL WITNESS ALL PROOFROLLING.
15. FULL TIME OBSERVATION AND TESTING BY A QUALIFIED TESTING LAB OR PROFESSIONAL GEOTECHNICAL ENGINEER SHALL OCCUR TO MONITOR SITE STRIPPING, REMOVAL OF EXISTING FILL/BACKFILL IN THE BUILDING AREA (UNSUITABLE MATERIALS) AND PROOFROLLING AND FILL PLACEMENT.
16. CITY OF FORT COLLINS STORMWATER STAFF MAY DIRECT THE OWNER/OPERATOR TO INSTALL ADDITIONAL BMPS, REPAIR EXISTING BMPS, OR CLEAN DISCHARGES THAT HAVE BEEN TRANSPORTED OFFSITE IF EXISTING BMPS FAIL AND RESULT IN AN ILLICIT DISCHARGE TO THE CITY'S STORMWATER SYSTEM.
17. INSPECTION OF ALL EROSION CONTROL AND SEDIMENT CONTROL BMPS SHALL BE REQUIRED AT THE END OF EACH DAY'S WORK, WITH NECESSARY MAINTENANCE AND REPAIRS PROVIDED IMMEDIATELY.
18. STORM DRAIN INLETS SHALL BE PROTECTED FROM THE ENTRY OF SEDIMENT-LADEN WATER UNTIL FINAL STABILIZATION IS COMPLETE.

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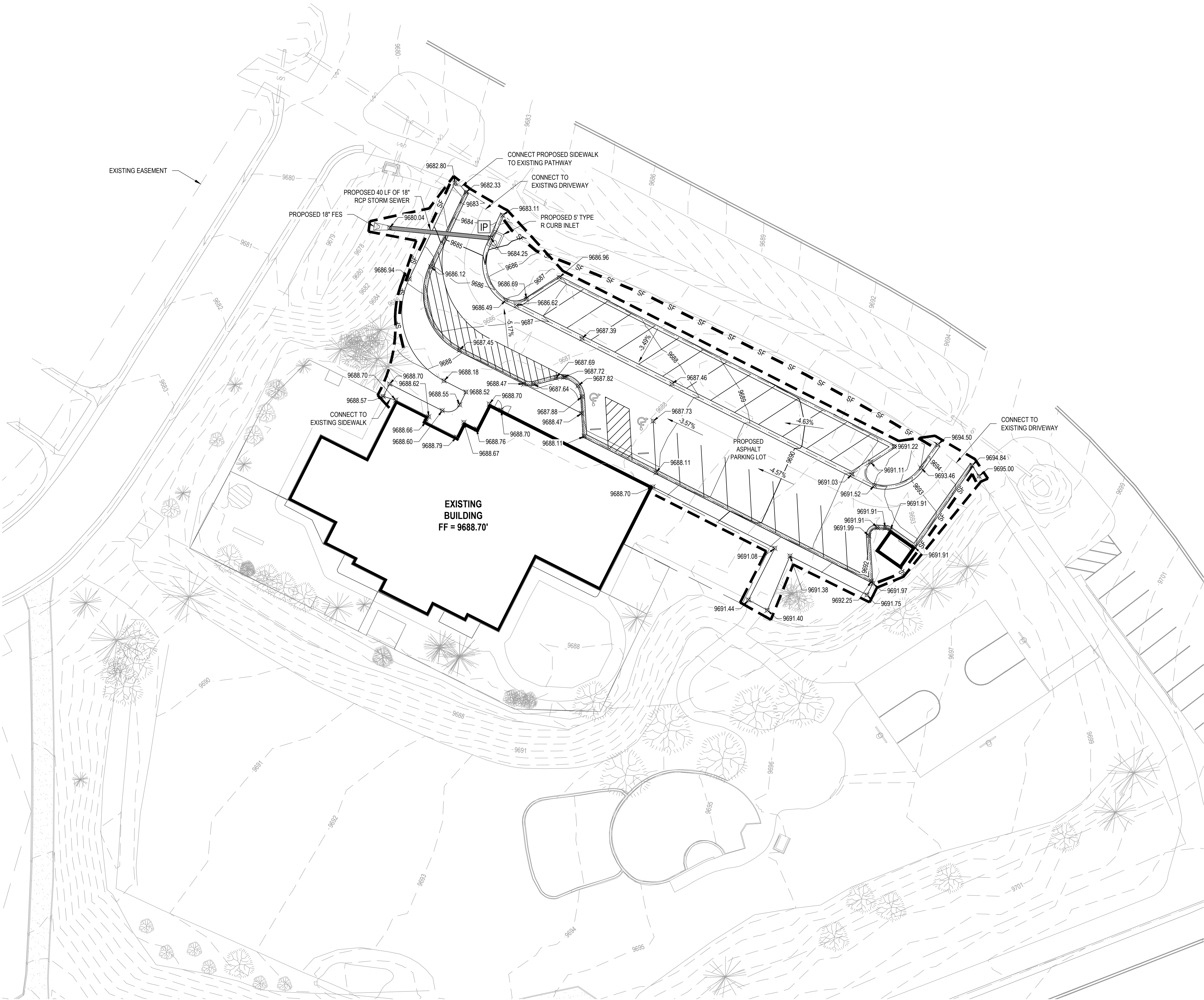
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Grading Plan

C3.01



GRADING PLAN

SCALE: 1"=20'

0'

10'

20'

40'

Silt Fence (SF)

SC-1

Description

A silt fence is a woven geotextile fabric attached to wooden posts and trenched into the ground. It is designed as a sediment barrier to intercept sheet flow runoff from disturbed areas.

Appropriate Uses

A silt fence can be used where runoff is conveyed from a disturbed area as sheet flow. Silt fence is not designed to receive concentrated flow or to be used as a filter fabric. Typical uses include:

- Down slope of a disturbed area to accept sheet flow.
- Along the perimeter of a receiving water such as a stream, pond or wetland.
- At the perimeter of a construction site.

Design and Installation

Silt fence should be installed along the contour of slopes so that it intercepts sheet flow. The maximum recommended tributary drainage area per 100 lineal feet of silt fence, installed along the contour, is approximately 0.25 acres with a disturbed slope length of up to 150 feet and a tributary slope gradient no steeper than 3:1. Longer and steeper slopes require additional measures. This recommendation only applies to silt fence installed along the contour. Silt fence installed for other uses, such as perimeter control, should be installed in a way that will not produce concentrated flows. For example, a "J-hook" installation may be appropriate to force runoff to pond and evaporate or infiltrate in multiple areas rather than concentrate and cause erosive conditions parallel to the silt fence.

See Detail SF-1 for proper silt fence installation, which involves proper trenching, staking, securing the fabric to the stakes, and backfilling the silt fence. Properly installed silt fence should not be easily pulled out by hand and there should be no gaps between the ground and the fabric.

Silt fence must meet the minimum allowable strength requirements, depth of installation requirement, and other specifications in the design details. Improper installation of silt fence is a common reason for silt fence failure; however, when properly installed and used for the appropriate purposes, it can be highly effective.

Silt Fence	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No



Photograph SF-1. Silt fence creates a sediment barrier, forcing sheet flow runoff to evaporate or infiltrate.

SC-1

Maintenance and Removal

Inspection of silt fence includes observing the material for tears or holes and checking for slumping fence and undercut areas bypassing flows. Repair of silt fence typically involves replacing the damaged section with a new section. Sediment accumulated behind silt fence should be removed, as needed to maintain BMP effectiveness, typically before it reaches a depth of 6 inches.

Silt fence may be removed when the upstream area has reached final stabilization.

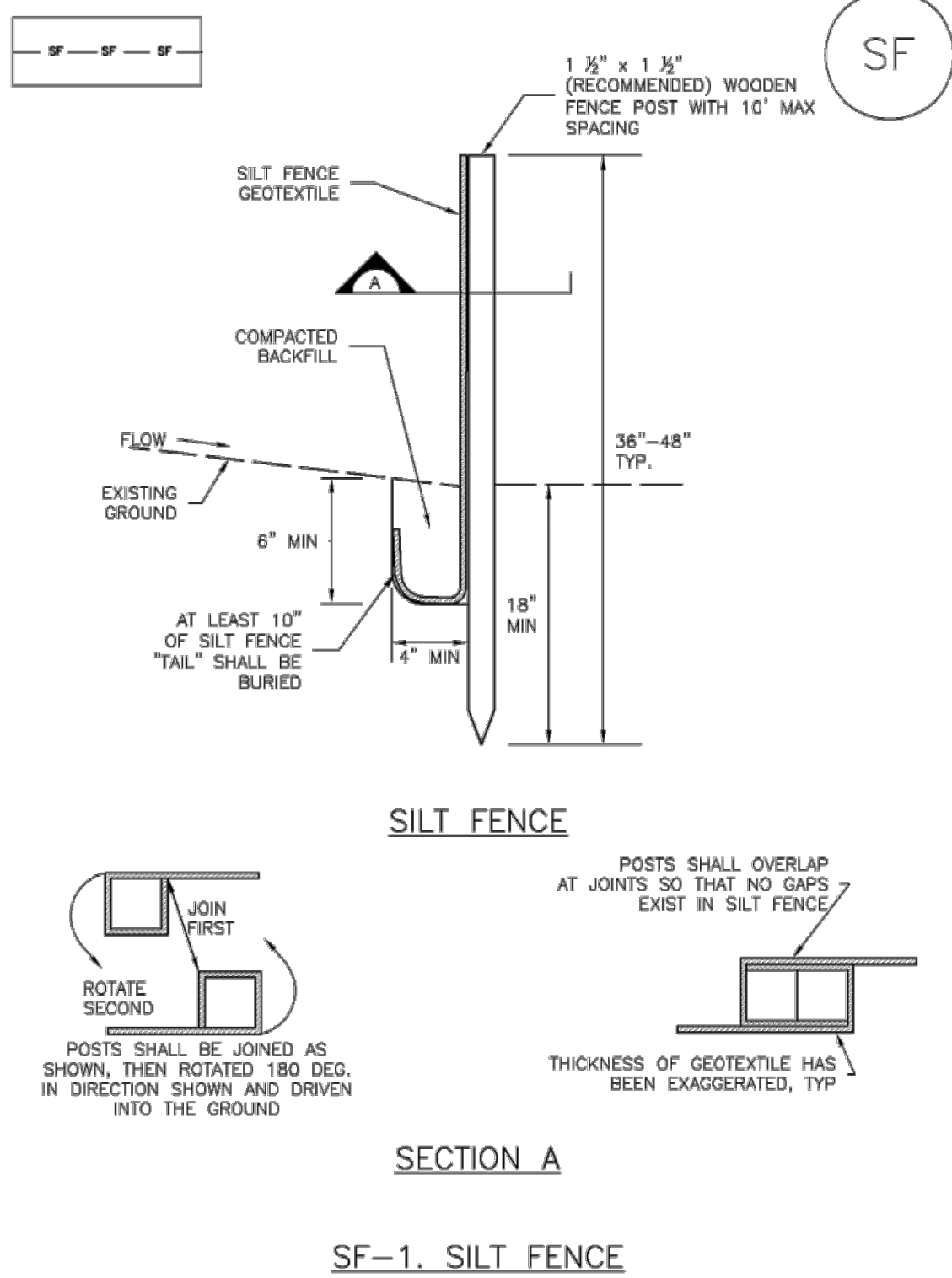


Photograph SF-2. When silt fence is not installed along the contour, a "J-hook" installation may be appropriate to ensure that the BMP does not create concentrated flow parallel to the silt fence. Photo courtesy of Tom Gore.

Silt Fence (SF)

Silt Fence (SF)

SC-1



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SF-3

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

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

SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION. (NOTE: ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

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

SF-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

Design Development Submittal

Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-001-25

07/31/2026

DRAFT
PREPARED FOR PRELIMINARY
SUBMISSION AND REVIEW ONLY --
NOT FOR CONSTRUCTION.

Construction Details

C6.02

Plot Time Stamp: 7 / 29 / 2026 11:28:22 AM
File Location/Name: \\csc-co-srv-004\600-699\697-001-25 Breckenridge LRSH\03 AutoCAD\697001 - C6.01.dwg

Vehicle Tracking Control (VTC) SM-4

Description

Vehicle tracking controls provide stabilized construction site access where vehicles exit the site onto paved public roads. An effective vehicle tracking control helps remove sediment (mud or dirt) from vehicles, reducing tracking onto the paved surface.

Appropriate Uses

Implement a stabilized construction entrance or vehicle tracking control where frequent heavy vehicle traffic exits the construction site onto a paved roadway. An effective vehicle tracking control is particularly important during the following conditions:

- Wet weather periods when mud is easily tracked off site.
- During dry weather periods where dust is a concern.
- When poorly drained, clayey soils are present on site.

Although wheel washes are not required in designs of vehicle tracking controls, they may be needed at particularly muddy sites.

Design and Installation

Construct the vehicle tracking control on a level surface. Where feasible, grade the tracking control towards the construction site to reduce off-site runoff. Place signage, as needed, to direct construction vehicles to the designated exit through the vehicle tracking control. There are several different types of stabilized construction entrances including:

VTC-1. Aggregate Vehicle Tracking Control. This is a coarse-aggregate surfaced pad underlain by a geotextile. This is the most common vehicle tracking control, and when properly maintained can be effective at removing sediment from vehicle tires.

VTC-2. Vehicle Tracking Control with Construction Mat or Turf Reinforcement Mat. This type of control may be appropriate for site access at very small construction sites with low traffic volume over vegetated areas. Although this application does not typically remove sediment from vehicles, it helps protect existing vegetation and provides a stabilized entrance.

Vehicle Tracking Control	
Functions	
Erosion Control	Moderate
Sediment Control	Yes
Site/Material Management	Yes

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Photograph VTC-1. A vehicle tracking control pad constructed with properly sized rock reduces off-site sediment tracking.

Vehicle Tracking Control (VTC) SM-4

VTC-3. Stabilized Construction Entrance/Exit with Wheel Wash. This is an aggregate pad, similar to VTC-1, but includes equipment for tire washing. The wheel wash equipment may be as simple as hand-held power washing equipment to more advance proprietary systems. When a wheel wash is provided, it is important to direct wash water to a sediment trap prior to discharge from the site.

Vehicle tracking controls are sometimes installed in combination with a sediment trap to treat runoff.

Maintenance and Removal

Inspect the area for degradation and replace aggregate or material used for a stabilized entrance/exit as needed. If the area becomes clogged and ponds water, remove and dispose of excess sediment or replace material with a fresh layer of aggregate as necessary.

With aggregate vehicle tracking controls, ensure rock and debris from this area do not enter the public right-of-way.

Remove sediment that is tracked onto the public right of way daily or more frequently as needed. Excess sediment in the roadway indicates that the stabilized construction entrance needs maintenance.

Ensure that drainage ditches at the entrance/exit area remain clear.

A stabilized entrance should be removed only when there is no longer the potential for vehicle tracking to occur. This is typically after the site has been stabilized.

When wheel wash equipment is used, be sure that the wash water is discharged to a sediment trap prior to discharge. Also inspect channels conveying the water from the wash area to the sediment trap and stabilize areas that may be eroding.

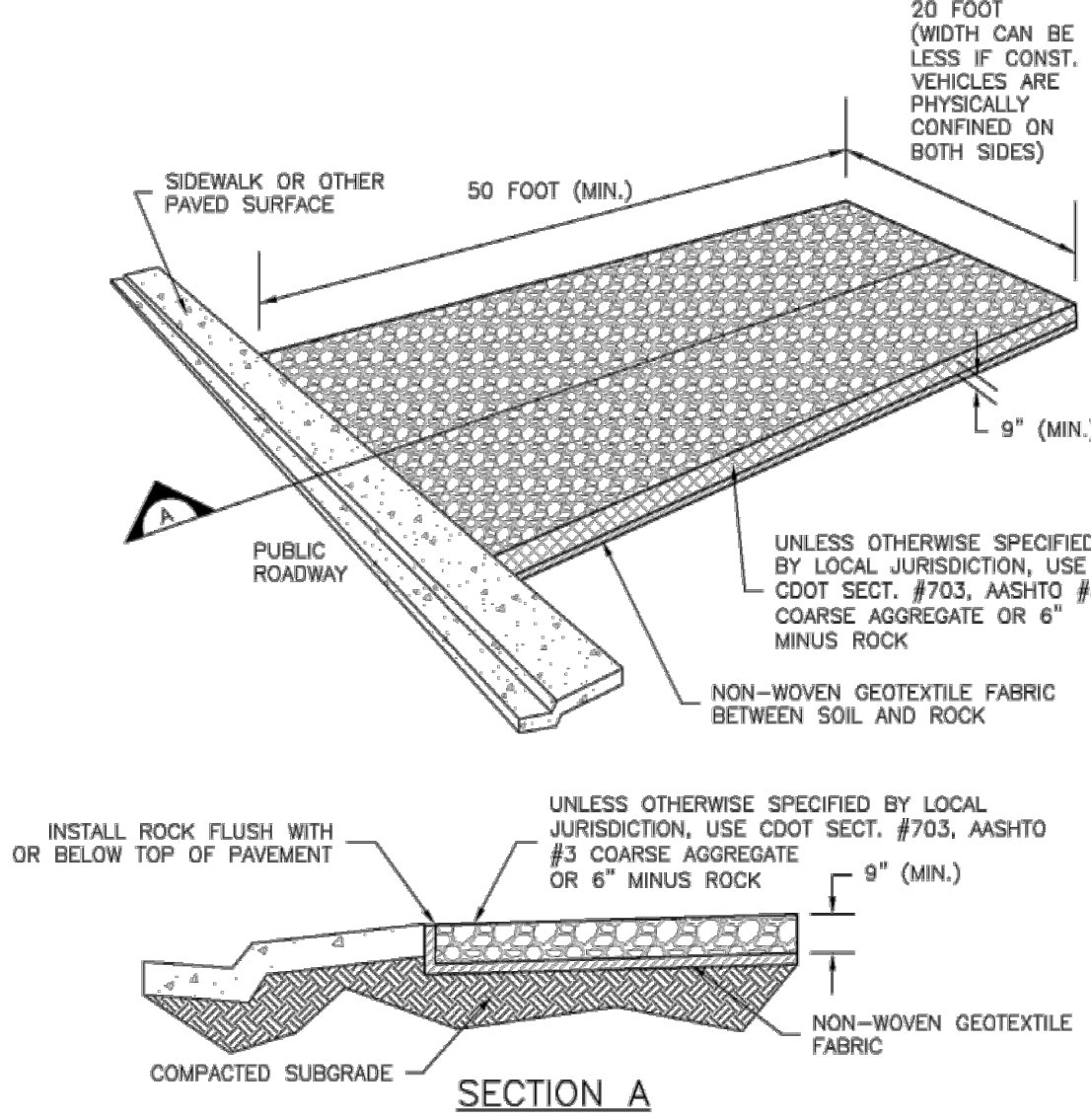
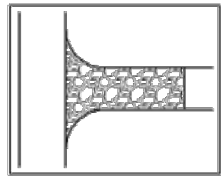
When a construction entrance/exit is removed, excess sediment from the aggregate should be removed and disposed of appropriately. The entrance should be promptly stabilized with a permanent surface following removal, typically by paving.



Photograph VTC-2. A vehicle tracking control pad with wheel wash facility. Photo courtesy of Tom Gore.

VTC-2 Urban Drainage and Flood Control District November 2010
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Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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Vehicle Tracking Control (VTC) SM-4

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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Concrete Washout Area (CWA) MM-1

Description

Concrete waste management involves designating and properly managing a specific area of the construction site as a concrete washout area. A concrete washout area can be created using one of several approaches designed to receive wash water from washing of tools and concrete mixer chutes, liquid concrete waste from dump trucks, mobile batch mixers, or pump trucks. Three basic approaches are available: excavation of a pit in the ground, use of an above ground storage area, or use of prefabricated haul-away concrete washout containers. Surface discharges of concrete washout water from construction sites are prohibited.

Appropriate Uses

Concrete washout areas must be designated on all sites that will generate concrete wash water or liquid concrete waste from onsite concrete mixing or concrete delivery.

Because pH is a pollutant of concern for washout activities, when unlined pits are used for concrete washout, the soil must have adequate buffering capacity to result in protection of state groundwater standards; otherwise, a liner/containment must be used. The following management practices are recommended to prevent an impact from unlined pits to groundwater:

- The use of the washout site should be temporary (less than 1 year), and
- The washout site should be not be located in an area where shallow groundwater may be present, such as near natural drainages, springs, or wetlands.

Design and Installation

Concrete washout activities must be conducted in a manner that does not contribute pollutants to surface waters or stormwater runoff. Concrete washout areas may be lined or unlined excavated pits in the ground, commercially manufactured prefabricated washout containers, or aboveground holding areas constructed of berms, sandbags or straw bales with a plastic liner.

Although unlined washout areas may be used, lined pits may be required to protect groundwater under certain conditions.

Do not locate an unlined washout area within 400 feet of any natural drainage pathway or waterbody or within 1,000 feet of any wells or drinking water sources. Even for lined concrete washouts, it is advisable to locate the facility away from waterbodies and drainage paths. If site constraints make these

Concrete Washout Area	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

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Photograph CWA-1. Example of concrete washout area. Note gravel tracking pad for access and sign.

Concrete Washout Area (CWA) MM-1

setbacks infeasible or if highly permeable soils exist in the area, then the pit must be installed with an impermeable liner (16 mil minimum thickness) or surface storage alternatives using prefabricated concrete washout devices or a lined aboveground storage area should be used.

Design details with notes are provided in Detail CWA-1 for pits and CWA-2 for aboveground storage areas. Pre-fabricated concrete washout container information can be obtained from vendors.

Maintenance and Removal

A key consideration for concrete washout areas is to ensure that adequate signage is in place identifying the location of the washout area. Part of inspecting and maintaining washout areas is ensuring that adequate signage is provided and in good repair and that the washout area is being used, as opposed to washout in non-designated areas of the site.

Remove concrete waste in the washout area, as needed to maintain BMP function (typically when filled to about two-thirds of its capacity). Collect concrete waste and deliver offsite to a designated disposal location.

Upon termination of use of the washout site, accumulated solid waste, including concrete waste and any contaminated soils, must be removed from the site to prevent on-site disposal of solid waste. If the wash water is allowed to evaporate and the concrete hardens, it may be recycled.



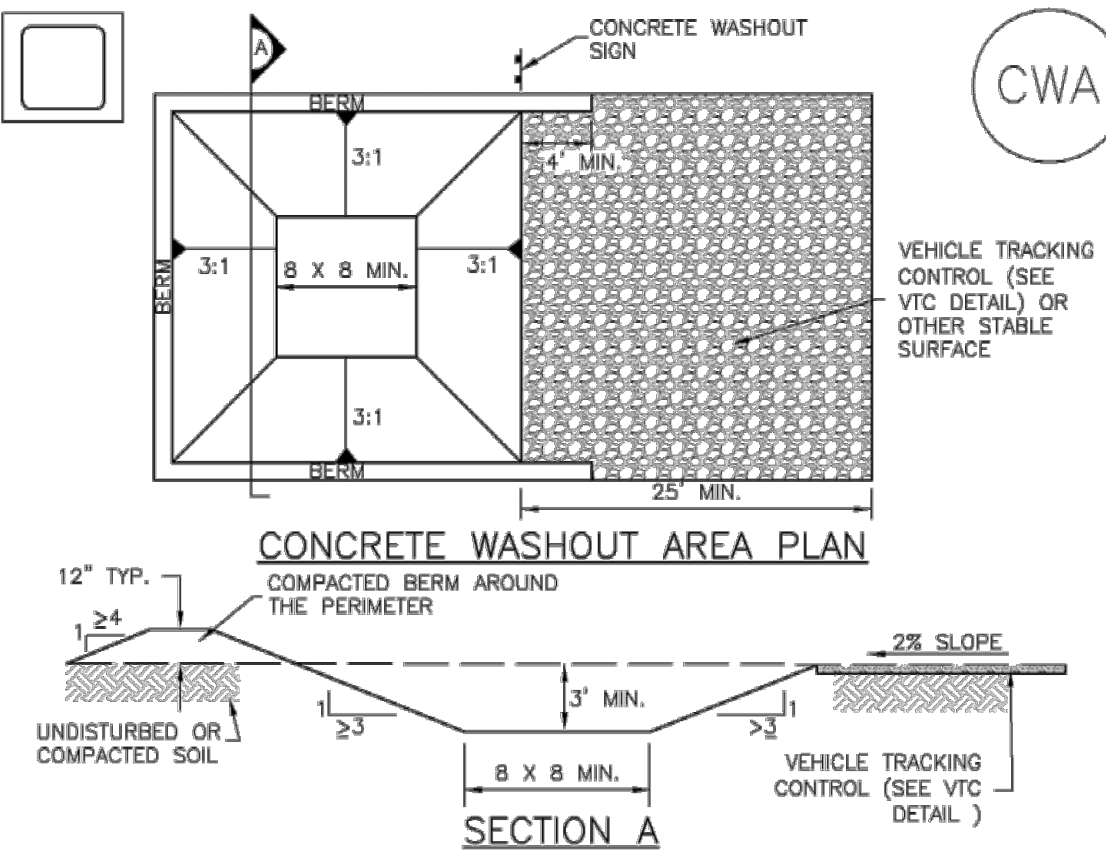
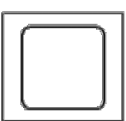
Photograph CWA-2. Prefabricated concrete washout. Photo courtesy of CDOT.



Photograph CWA-3. Earthen concrete washout. Photo courtesy of CDOT.

CWA-2 Urban Drainage and Flood Control District November 2010
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Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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Concrete Washout Area (CWA) MM-1

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Design Development Submittal

Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-001-25

07/31/2026

DRAFT

PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY -- NOT FOR CONSTRUCTION.

SC-6

Inlet protection consists of permeable barriers installed around an inlet to filter runoff and remove sediment prior to entering a storm drain inlet. Inlet protection can be constructed from rock socks, sediment control logs, silt fence, block and rock socks, or other materials approved by the local jurisdiction. Area inlets can also be protected by over-excavating around the inlet to form a sediment trap.



Photograph IP-1. Inlet protection for a curb opening inlet.

Install protection at storm sewer inlets that are operable during construction. Consider the potential for tracked-out sediment or temporary stockpile areas to contribute sediment to inlets when determining which inlets must be protected. This may include inlets in the general proximity of the construction area, not limited to downgradient inlets. Inlet protection is not a stand-alone BMP and should be used in conjunction with other upgradient BMPs.

To function effectively, inlet protection measures must be installed to ensure that flows do not bypass the inlet protection and enter the storm drain without treatment. However, designs must also enable the inlet to function without completely blocking flows into the inlet in a manner that causes localized flooding. When selecting the type of inlet protection, consider factors such as type of inlet (e.g., curb or area, sump or on-grade conditions), traffic, anticipated flows, ability to secure the BMP properly, safety and other site-specific conditions. For example, block and rock socks will be better suited to a curb and gutter along a roadway, as opposed to silt fence or sediment control logs, which cannot be properly secured in a curb and gutter setting, but are effective area inlet protection measures.

Several inlet protection designs are provided in the Design Details. Additionally, a variety of proprietary products are available for inlet protection that may be approved for use by local governments. If proprietary products are used, design details and installation procedures from the manufacturer must be followed. Regardless of the type of inlet protection selected, inlet protection is most effective when combined with other BMPs such as curb socks and check dams. Inlet protection is often the last barrier before runoff enters the storm sewer or receiving water.

Before runoff enters the storm sewer or receiving water.											
Design details with notes are provided for these forms of inlet protection:	<table><tr><th colspan="2">Inlet Protection (various forms)</th></tr><tr><th>Functions</th><th></th></tr><tr><td>Erosion Control</td><td>No</td></tr><tr><td>Sediment Control</td><td>Yes</td></tr><tr><td>Site/Material Management</td><td>No</td></tr></table>	Inlet Protection (various forms)		Functions		Erosion Control	No	Sediment Control	Yes	Site/Material Management	No
Inlet Protection (various forms)											
Functions											
Erosion Control	No										
Sediment Control	Yes										
Site/Material Management	No										
IP-1. Block and Rock Sock Inlet Protection for Sump or On-grade Inlets											
IP-2. Curb (Rock) Socks Upstream of Inlet Protection, On-grade Inlets											

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Inlet Protection (IP)

More information is provided below on selecting inlet protection for sump and on-grade locations.

When applying inlet protection in sump conditions, it is important that the inlet continue to function during larger runoff events. For curb inlets, the maximum height of the protective barrier should be lower than the top of the curb opening to allow overflow into the inlet during larger storms without excessive localized flooding. If the inlet protection height is greater than the curb elevation, particularly if the filter becomes clogged with sediment, runoff will not enter the inlet and may bypass it, possibly causing localized flooding, public safety issues, and downstream erosion and damage from bypassed flows.

Area inlets located in a sump setting can be protected through the use of silt fence, concrete block and rock socks (on paved surfaces), sediment control logs/straw wattles embedded in the adjacent soil and stacked around the area inlet (on pervious surfaces), over-excavation around the inlet, and proprietary products providing equivalent functions.

For curb and gutter inlets on paved sloping streets, block and rock sock inlet protection is recommended in conjunction with curb socks in the gutter leading to the inlet. For inlets located along unpaved roads, also see the Check Dam Fact Sheet.

Inspect inlet protection frequently. Inspection and maintenance guidance includes

- Inspect for tears that can result in sediment directly entering the inlet, as well as result in the contents of the BMP (e.g., gravel) washing into the inlet.
- Check for improper installation resulting in untreated flows bypassing the BMP and directly entering the inlet or bypassing to an unprotected downstream inlet. For example, silt fence that has not been properly trenched around the inlet can result in flows under the silt fence and directly into the inlet.
- Look for displaced BMPs that are no longer protecting the inlet. Displacement may occur following larger storm events that wash away or reposition the inlet protection. Traffic or equipment may also crush or displace the BMP.
- Monitor sediment accumulation upgradient of the inlet protection.

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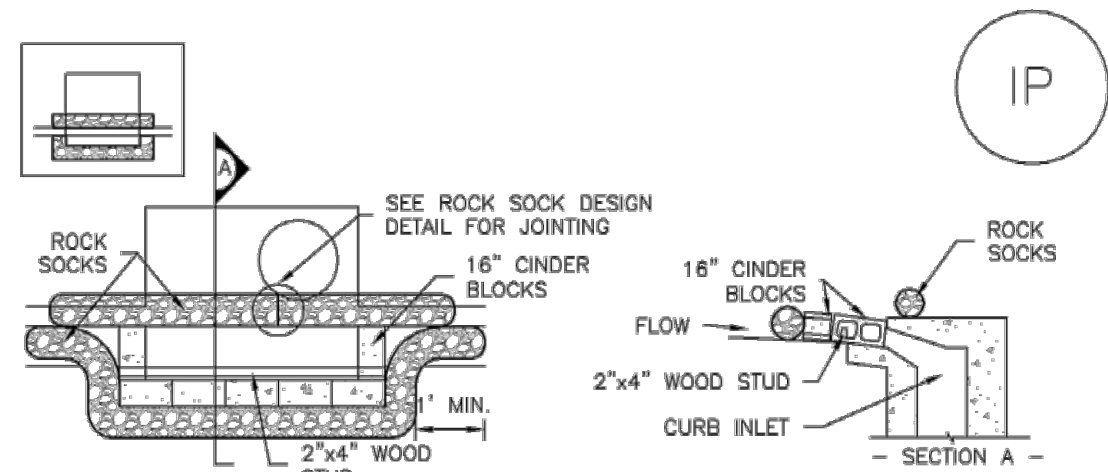
- Remove sediment accumulation from the area upstream of the inlet protection, as needed to maintain BMP effectiveness, typically when it reaches no more than half the storage capacity of the inlet protection. For silt fence, remove sediment when it accumulates to a depth of no more than 6 inches. Remove sediment accumulation from the area upstream of the inlet protection as needed to maintain the functionality of the BMP.

- Proprietary inlet protection devices should be inspected and maintained in accordance with manufacturer specifications. If proprietary inlet insert devices are used, sediment should be removed in a timely manner to prevent devices from breaking and spilling sediment into the storm drain.

Inlet protection must be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.

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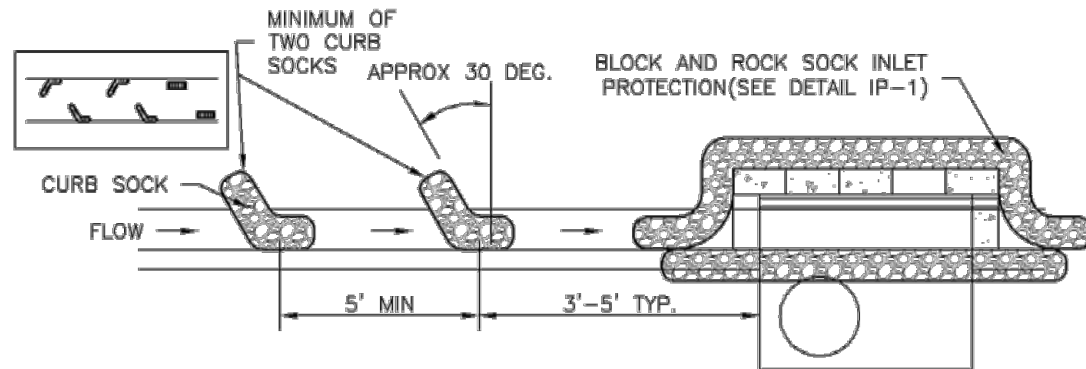
Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE
INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF
INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES:

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

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Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

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

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE AFTER A STORM WITHIN 24 HOURS FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 3/4 OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
August 2013

DEMOLITION NOTES

- 1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
- 2. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, SIGNING, BARRICADES, ENCLOSURES, ETC.
- 3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTORS EXPENSE
- 4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF FENCE, FLUMES, FOUNDATIONS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. (EXCEPT WHERE NOTED BY ENGINEER), SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE DEMOLITIONS AND DISPOSAL.
- 6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- 7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED, RELOCATED, AND/OR ABANDONED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
- 8. ALL SIDEWALK & PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING CONCRETE. THE CONTRACTOR SHALL SAW CUT AT NEAREST JOINT WHERE NECESSARY.
- 9. DO NOT DISRUPT UTILITY SERVICES TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
- 10. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.

GENERAL TREE & ROOT PROTECTION NOTES

- 1. PRESERVE & PROTECT THE ROOT ZONE OF ALL TREES TO REMAIN FROM CONSTRUCTION ACTIVITIES. PROVIDE TEMPORARY, 6' HIGH, CHAIN LINK FENCING, 1'-6" OUTSIDE OF DRIPLINE. THIS IS THE TREE PROTECTION ZONE. IN AREAS WHERE THE DRIPLINES TOUCH OR ARE CLOSE, A SINGLE FENCE INSTALLATION CAN ENCOMPASS THE MASSING. FENCING CAN ALSO DOUBLE AS THE LIMITS OF CONSTRUCTION FENCING, REF. THIS SHT.
- 2. INSTALL TEMPORARY FENCING AND RECEIVE APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY DEMOLITION WORK TO OCCUR IN THE AREA.
- 3. VEHICULAR TRAFFIC AND STORAGE OF MATERIAL IS PROHIBITED IN THE TREE PROTECTION ZONES.
- 4. GRADING & DUMPING OF CHEMICALS AND OTHER MATERIALS IS PROHIBITED IN THE TREE PROTECTION ZONES.
- 5. MINIMIZE FOOT TRAFFIC & SPREAD MULCH OVER ROOT ZONE AREAS (AREAS WITHIN THE DRIPLINE) AND WHEN NECESSARY TO COMPLETE CONSTRUCTION, BRIDGE OVER THE ROOT ZONE TO ELIMINATE COMPACTION.
- 6. WHEN IT IS NECESSARY TO CUT ROOTS FOR DEMOLITION OR NEW CONSTRUCTION, CLEANLY PRUNE CUT ROOTS AND REFILL CUT AREA WITH PLANTING BED SOIL AND WATER IMMEDIATELY.
- 7. REPAIR AND MULCH PLANTING BEDS AND OVER SEED TURF AREAS AFTER CHAIN LINK FENCE IS REMOVED AT THE END OF CONSTRUCTION.

GENERAL TREE REMOVAL NOTES

- 1. CLEAR AND GRUB TREES AS SHOWN ON THE TREE REMOVAL AND ROOT ZONE PROTECTION PLANS. COORDINATE WITH CAMPUS LANDSCAPE ARCHITECT AND LANDSCAPE SERVICES ON TREES TO SPADE AND PRESERVE FOR FUTURE TRANSPLANTING.
- 2. MINIMIZE DISTURBANCE TO TREES AND OTHER PLANTS THAT ARE TO REMAIN ON SITE. RESPECT TREE/ ROOT PROTECTION ZONES. WHEN NECESSARY, REMOVE TREES BY HAND WITHOUT THE AID OF LARGE MACHINES.
- 3. CONTRACTOR TO FOLLOW COLORADO DEPARTMENT OF TRANSPORTATION AVIAN PROTECTION PLAN PROCEDURES AND SCHEDULES BEFORE TREE REMOVAL.

SYMBOLS LEGEND

CONSTRUCTION FENCE

EXISTING TREE, TO REMAIN

M

EXISTING TREE, TO BE REMOVED

LEGEND

LIMITS OF DEMOLITION

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W

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TREE MITIGATION PLAN

SCALE: 1"=20'

Design Development
Submittal

Breckenridge Little Red
Schoolhouse

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-001-25

07/31/2026

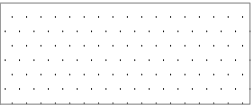
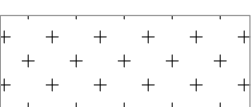
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Tree Mitigation Plan

L1.01

MATERIAL LEGEND

- 5" THICK CONCRETE PAVEMENT
- ASPHALT PAVING
- COBBLE MULCH
- CULTIVATED WOOD MULCH
- ENGINEERED WOOD FIBER

Design Development Submittal

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Breckenridge, CO 80424

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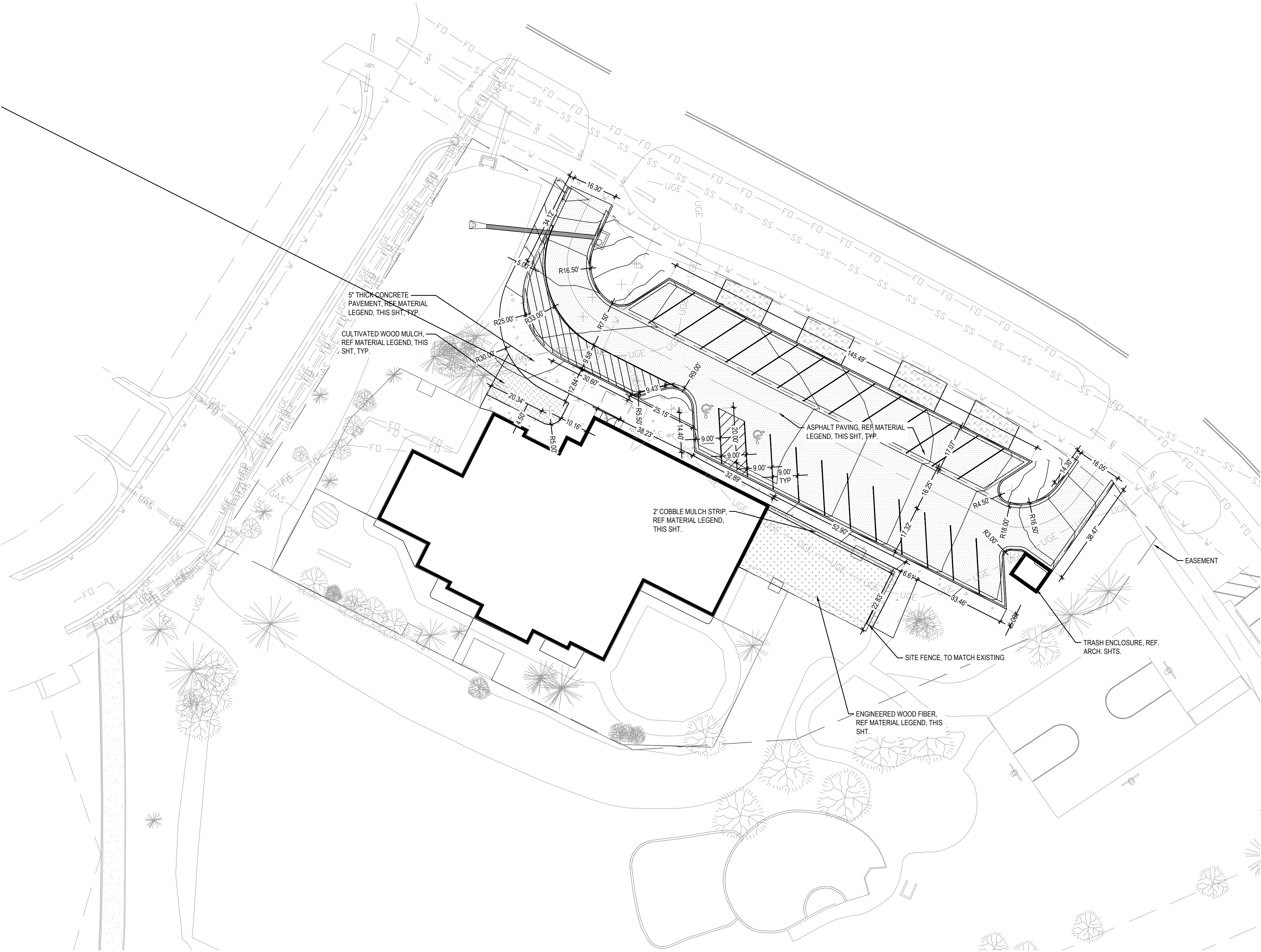
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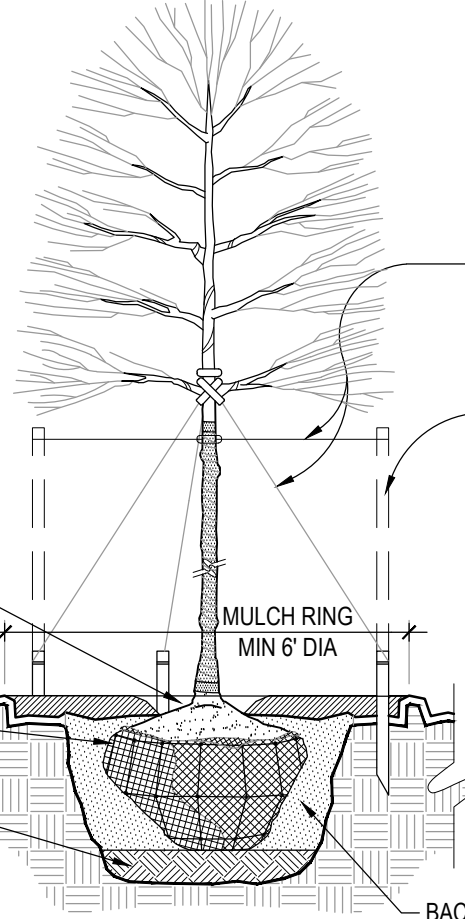
Landscape Layout
and Materials Plan

L2.01



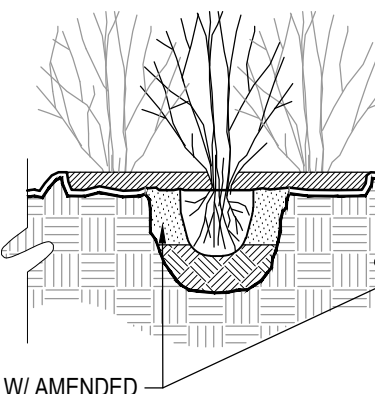
TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- APPLY 3" THICK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK.
- APPLY TREE WRAP TO TRUNK FROM THE BOTTOM UPWARD, SECURE w/ TAPE.
- EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL.
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE ROOT BALL AND REMOVE WIRE BASKETS.
- PLACE ALL ROOT BALLS ON UNEXCAVATED OR TAMPED SOIL, TYP.



STAKING REQUIREMENTS:

- STAKING SHALL BE w/APPROVAL OF LANDSCAPE ARCH. IF TREE WILL NOT BE ABLE TO SUPPORT ITSELF (DEPENDS ON SPECIES).
- WIRE / CABLE SHALL BE GALV, 14-GAUGE FOR TREES UNDER 2 1/2" CAL, 12-GAUGE FOR TREES OVER 2 1/2" CAL.
- TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH.
- STAKES SHALL BE 1 1/2" x 1 1/2" HARDWOOD OR EQUAL.



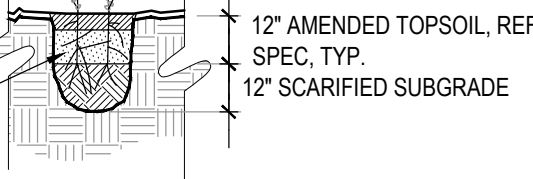
PLANTING BED NOTES:

- REMOVE TOP 12" OF SOIL.
- SCARIFY SUBGRADE TO A 12" DEPTH PRIOR TO PLACEMENT OF AMENDED TOPSOIL.
- PLACE 12" OF AMENDED TOPSOIL.
- COMPOSED OF 75% NEW OR REDISTRIBUTED TOPSOIL & 25% COMPOST. APPLY 3" THICK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS.

SHRUB PLANTING NOTES:

- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
- PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE.

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	QTY
TREES								
	PL	PINUS CONTORTA LATIFOLIA	LODGEPOLE PINE	1 1/2" CAL / 6" HEIGHT MIN.	#5 CONT.	60'	15'	1
SHRUBS								
	AV	ARTEMISIA TRIDENTATA VASEYANA	MOUNTAIN BIG SAGEBRUSH	18" HT MIN. W/ 3 CANES	#5 CONT.	3'	3'	11
	CS	CARAGANA ARBORESCENS	SIBERIAN PEASHRUB	18" HT MIN. W/ 3 CANES	#5 CONT.	15'	6'	3
	JB	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	18" HT MIN. W/ 3 CANES	#5 CONT.	1'	5'	6
	LI	LONICERA INVOLUCRATA	TWINBERRY	18" HT MIN. W/ 3 CANES	#5 CONT.	8'	8'	2
	PM	PINUS MUGO	MUGO PINE	18" HT MIN. W/ 3 CANES	#5 CONT.	4'	8'	5
	RA	RIBES ALPINUM	ALPINE CURRANT	18" HT MIN. W/ 3 CANES	#5 CONT.	5'	5'	9
	RG	RIBES AUREUM	GOLDEN CURRANT	18" HT MIN. W/ 3 CANES	#5 CONT.	5'	5'	9
	SA	SHEPHERDIA ARGENTEA	SILVER BUFFALO BERRY	18" HT MIN. W/ 3 CANES	#5 CONT.	8'	8'	5
PERENNIALS								
	AM2	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	12" HEIGHT	#1 CONT.	24"	24"	21
	AC	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	12" HEIGHT	#1 CONT.	12"	12"	16
	DP	DODECATHEON PULCHELLUM	SIERRA SHOOTING STAR	12" HEIGHT	#1 CONT.	20"	6"	15
	IR	IRIS MISSOURIENSIS	WESTERN BLUE IRIS	12" HEIGHT	#1 CONT.	12"	12"	18
	LL	LINUM PERENNE LEWISII	BLUE FLAX	12" HEIGHT	#1 CONT.	16"	18"	17
	MC	MERTENSIA CILIATA	MOUNTAIN BLUEBELLS	12" HEIGHT	#1 CONT.	24"	16"	12
	VW	VIOLA X WITTROCKIANA	PANSY	12" HEIGHT	#1 CONT.	7"	12"	16

1 PLANTING INSTALLATION

1/2" = 1'-0"

L-CE-21

SEED MIX LEGEND

	HIGH ALTITUDE SEED MIX	
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	33%
	FESTUCA BRACHYPHYLLA / ALPINE FESCUE	33%
	FESTUCA THURBERI / THURBER'S FESCUE	33%

Design Development
Submittal

Breckenridge Little Red
Schoolhouse

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CE No.: 697-001-25

07/31/2026

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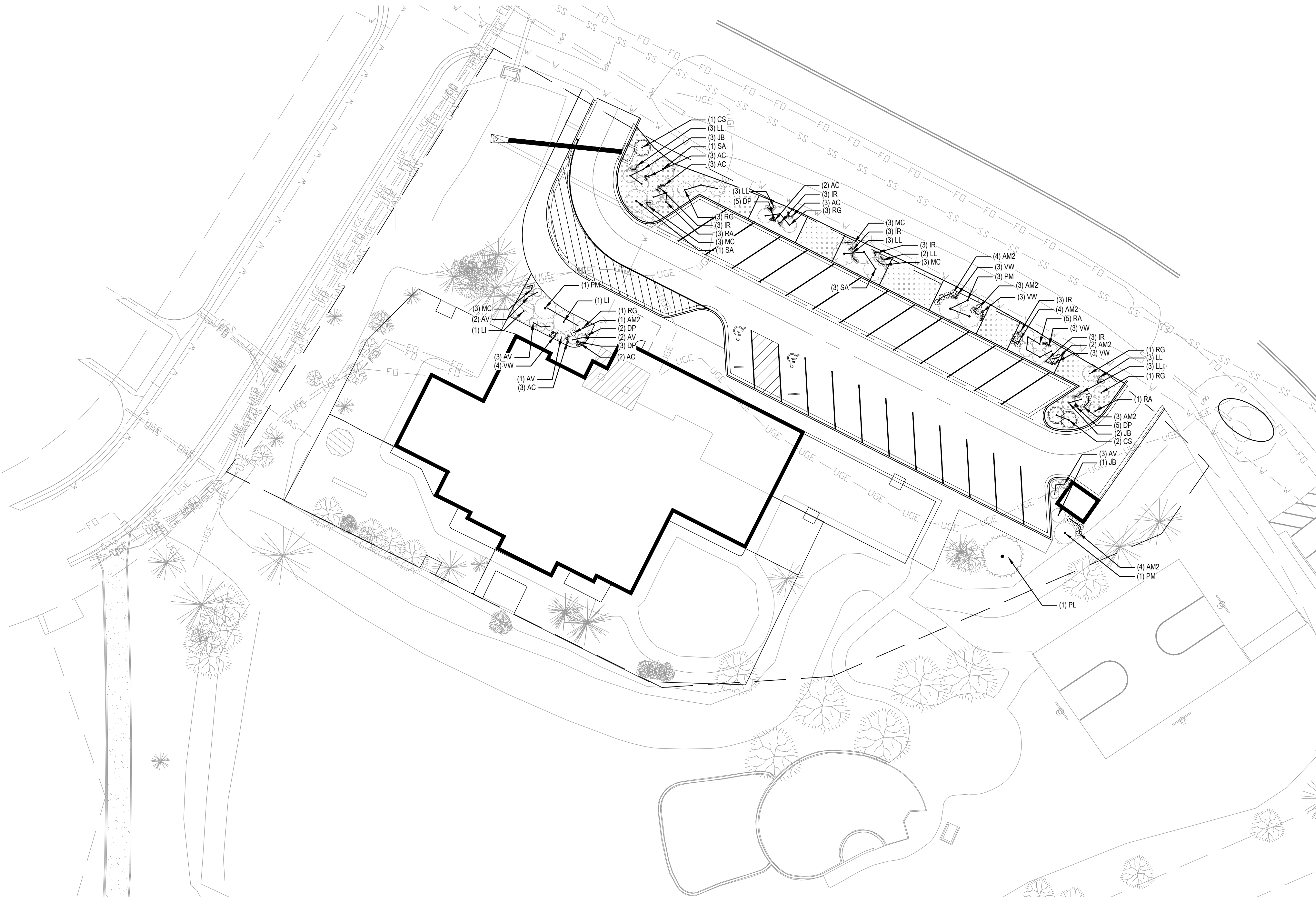
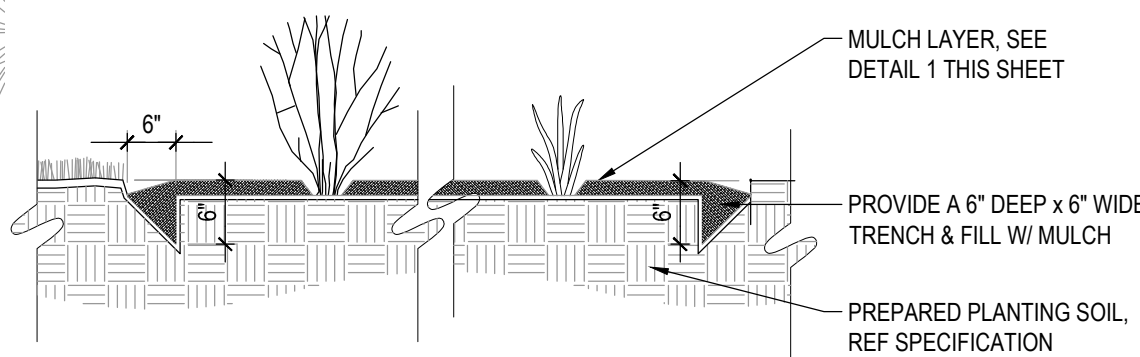
Landscape Planting Plan

L4.01

2 CULTIVATED MULCH EDGE

1/2" = 1'-0"

L-CE-33



LANDSCAPE PLANTING PLAN

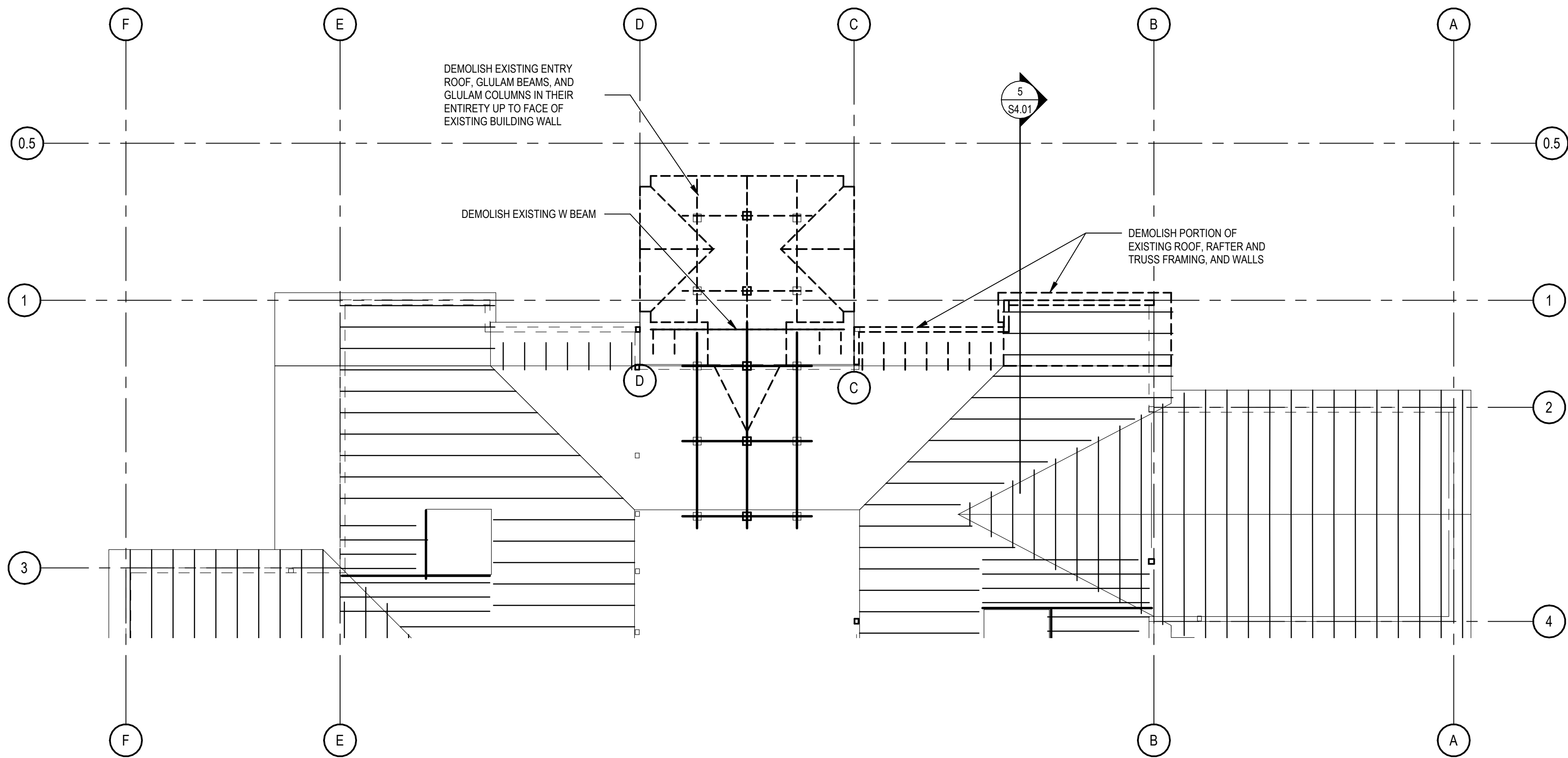
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123 N. College Avenue, Suite 200
Fort Collins, CO 80524
p 970.818.8999

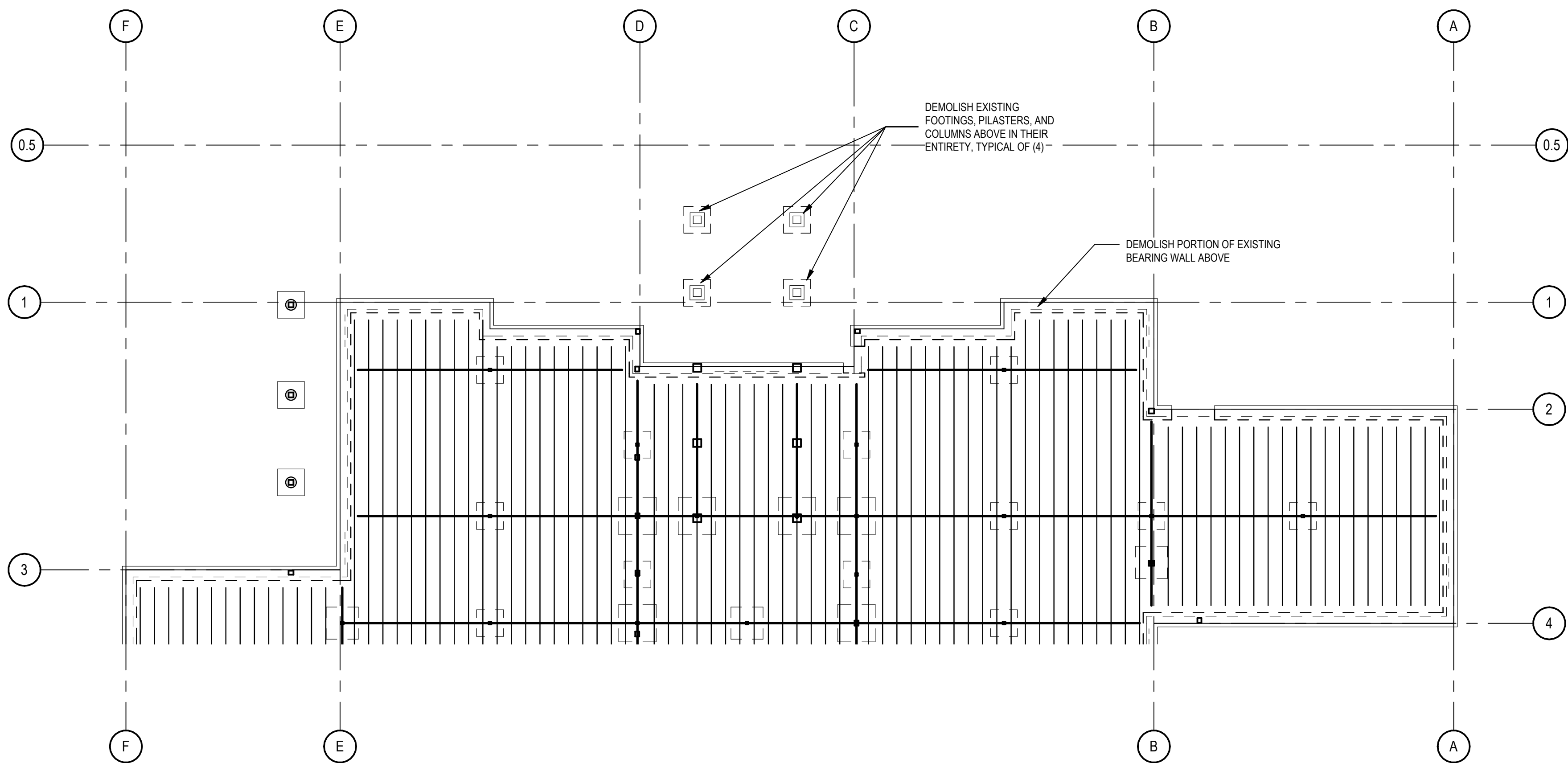
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EXISTING ROOF DEMOLITION PLAN

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



EXISTING FOOTING & FOUNDATION DEMO PLAN

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

**Design Development
Submittal**

**Breckenridge Little Red
School House**

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Breckenridge, CO 80424

CE No.: 697-001-025

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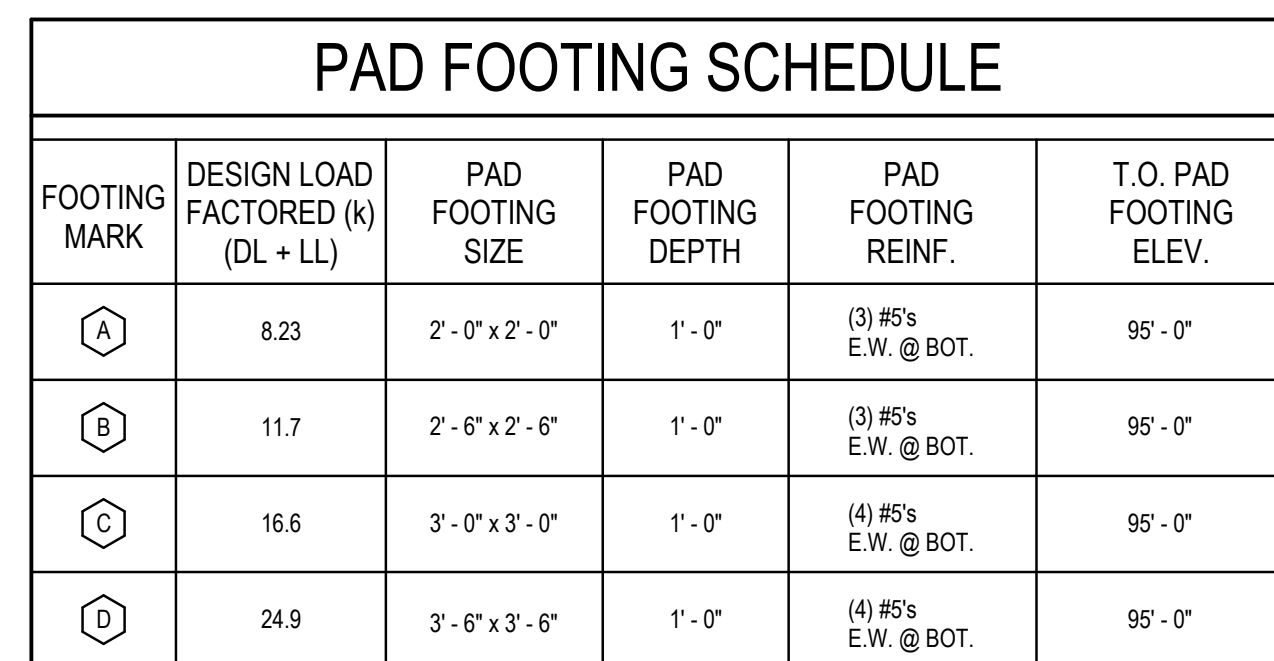
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Demo Plan

S0.01

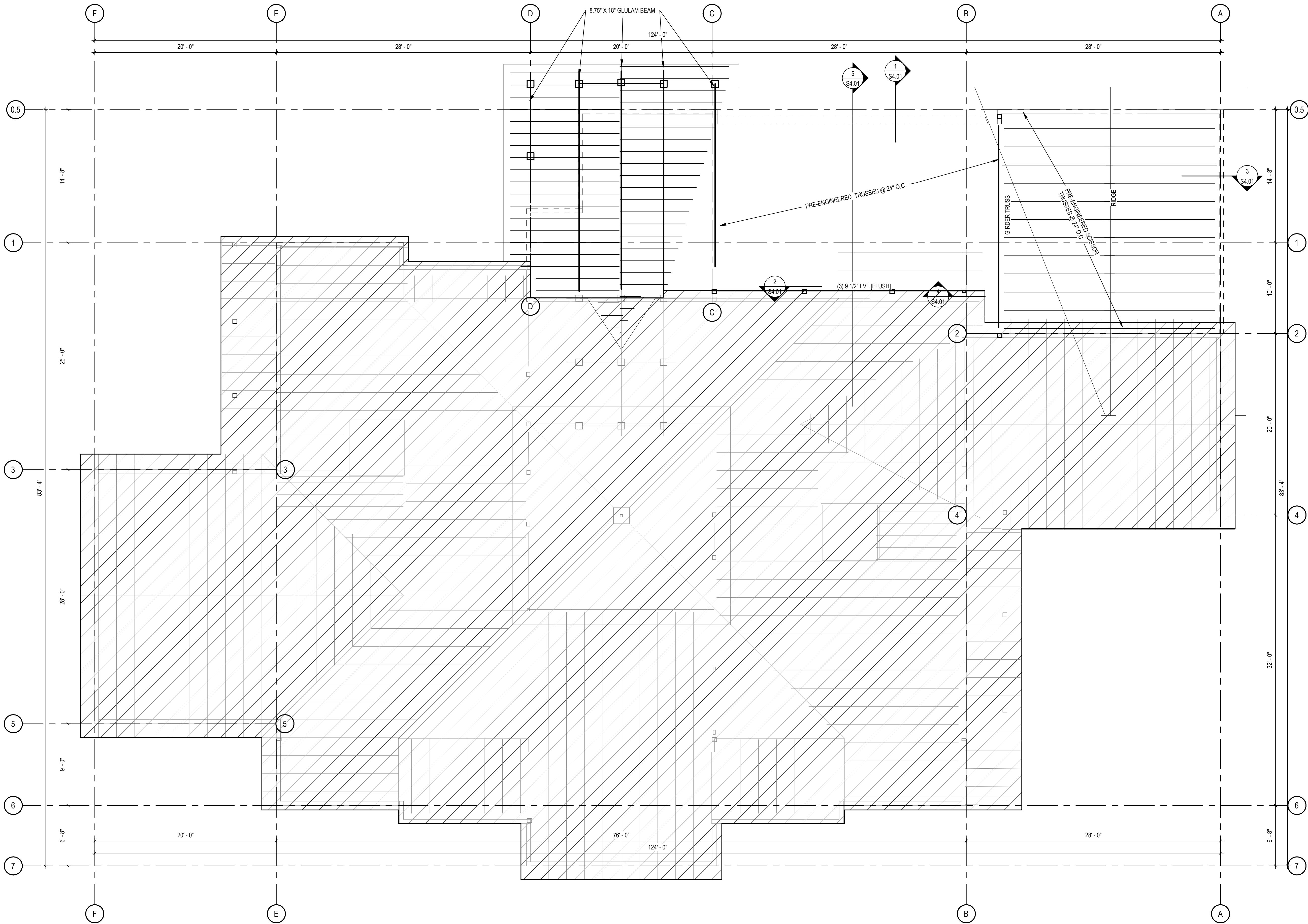
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S1.01



11. SEE DETAIL #X/SX.X FOR MECHANICAL EQUIPMENT BASE DETAIL. SEE SHEET ARCHITECTURAL & MECHANICAL SHEETS FOR EXACT LOCATIONS OF EQUIPMENT BASES.

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ROOF FRAMING PLAN

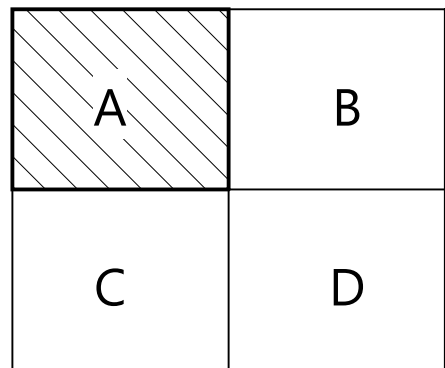
SCALE: 3/16" = 1'-0"

GENERAL FRAMING NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF THE NEW WORK WITHIN THE EXISTING CONDITIONS. ANY DEVIATION IN THE EXISTING CONDITIONS OR DIMENSIONS INDICATED SHALL BE COORDINATED WITH THE ENGINEER / ARCHITECT IN ORDER TO MODIFY THE PLAN ACCORDINGLY.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL DIMENSIONS WITH THE MECHANICAL UNIT SUPPLIER.

ROOF DECKING NOTES:

1. ROOF DECKING SHALL BE 5/8" THICK APA 40/20 RATED EXPOSURE 1 OSB OR PLYWOOD. ATTACH DECKING w/ #10s NAILS SPACED AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN PANEL FIELD.
2. ATTACH ROOF DECKING PANELS IN ACCORDANCE w/ ALL APA STANDARDS; THIS INCLUDES PROVIDING AN 1/8" SPACE (w/ PANEL CLIPS) AT ALL END AND EDGE JOINTS TO ALLOW FOR PANEL EXPANSION.
3. DECK PANELS SHALL HAVE A MINIMUM WIDTH OF 24".
4. POSITION LONG EDGE OF DECKING PANELS PERPENDICULAR TO FRAMING, STAGGER ABUTTING PANEL END JOINTS NOT LESS THAN ONE FRAMING MEMBER IN ALTERNATE COURSES OF PANELS.



Key Plan

Design Development Submittal

Breckenridge Little Red School House

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-001-025

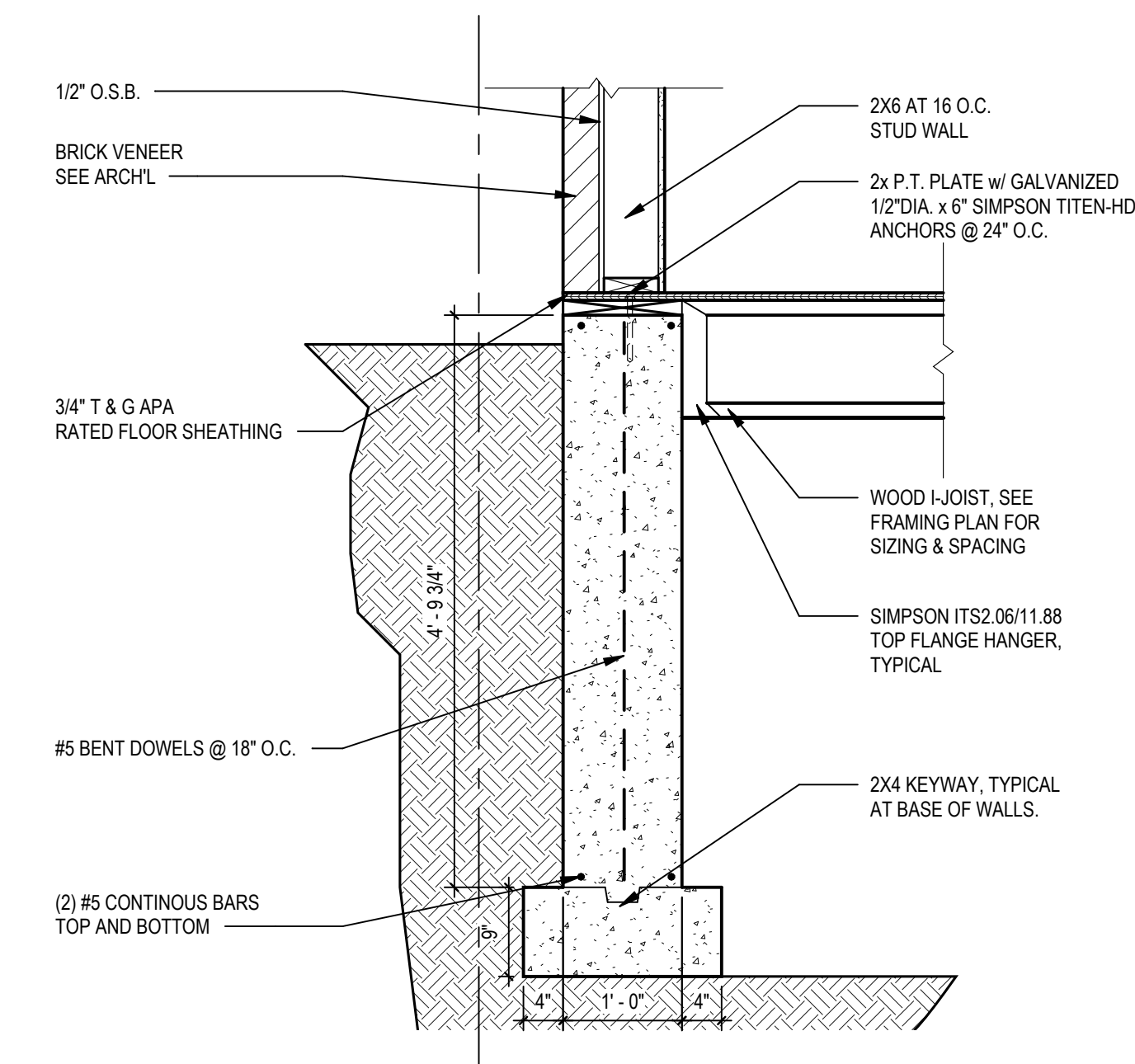
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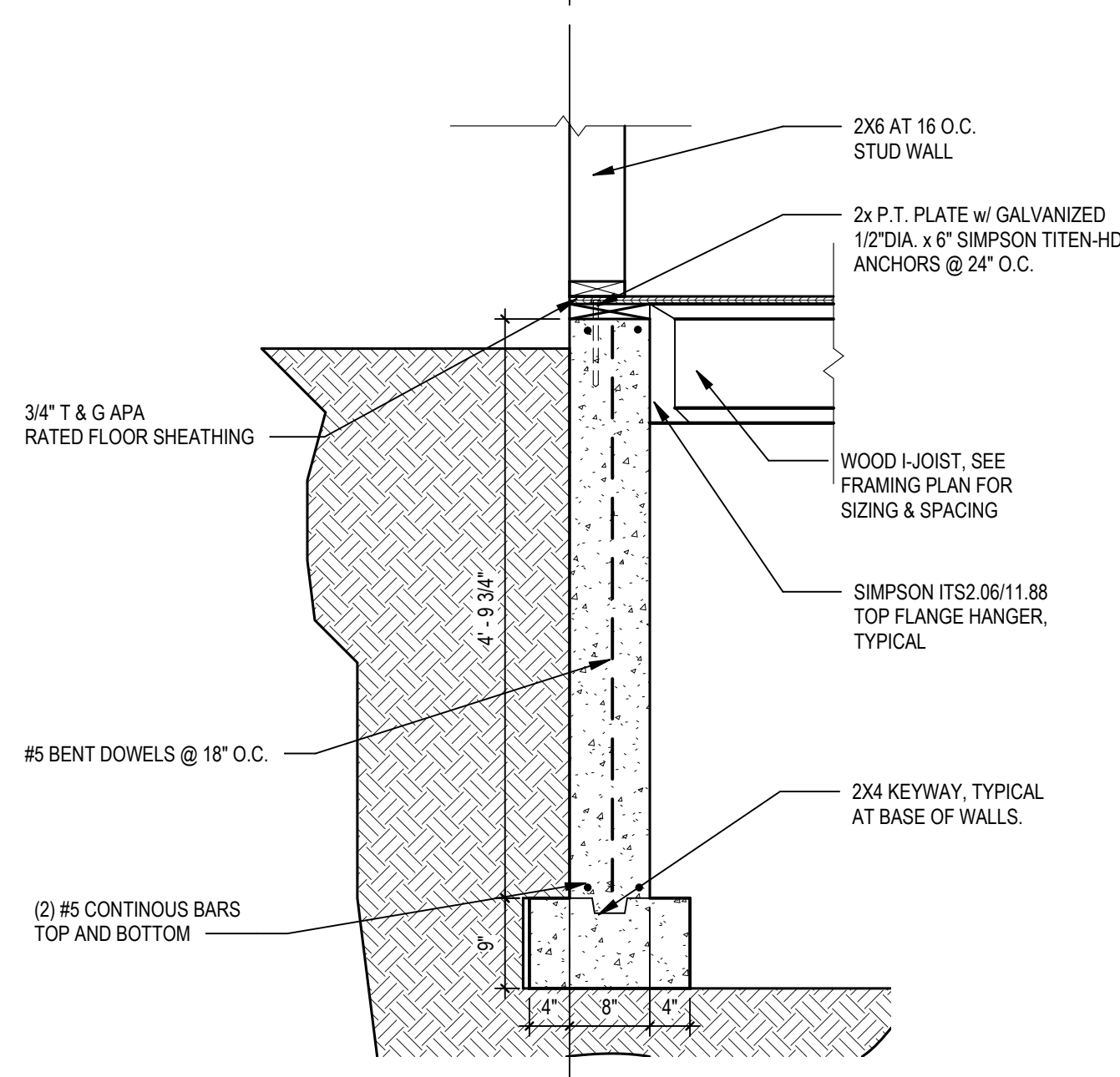
Framing Plan

S2.01



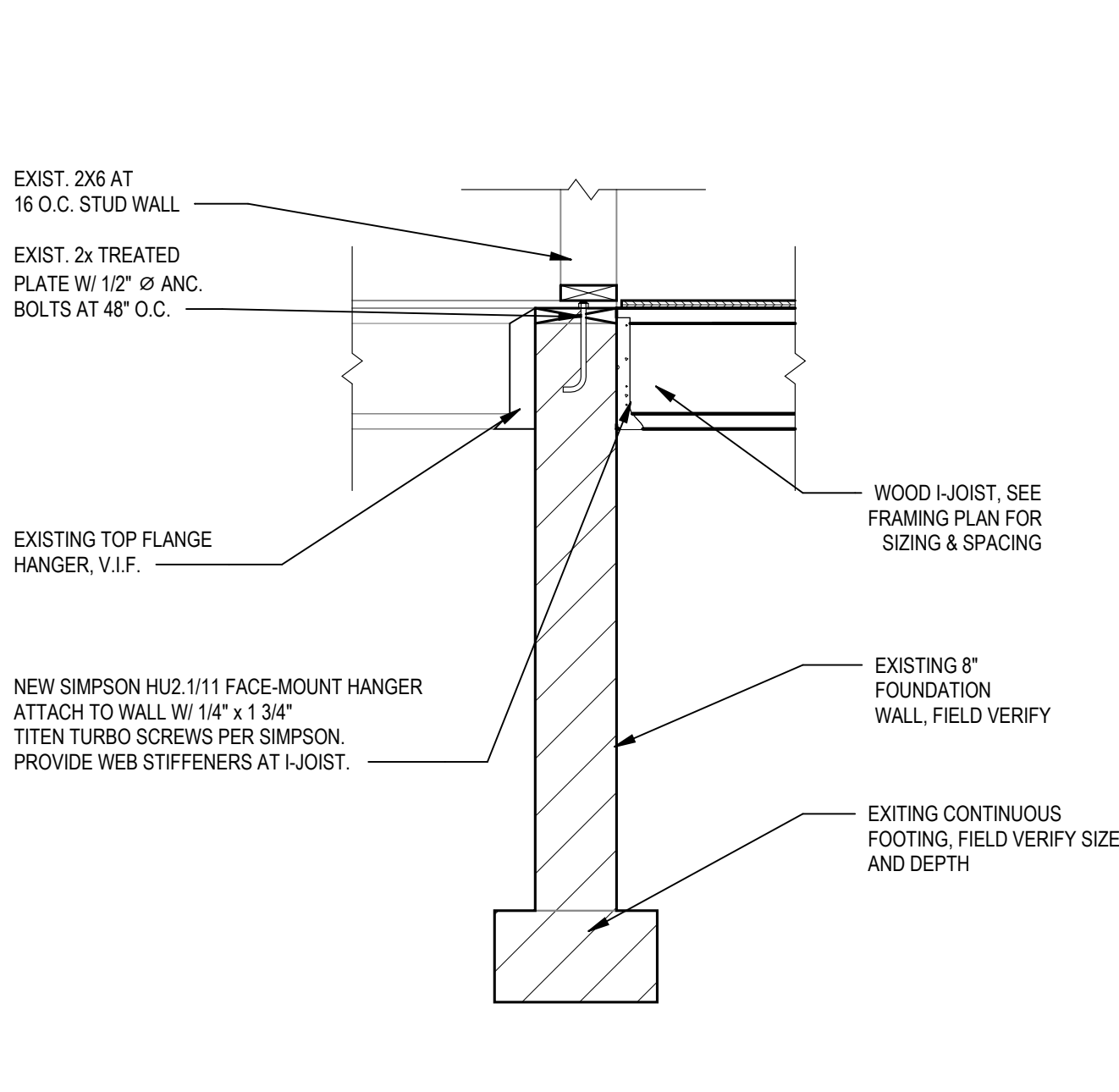
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SCALE: 3/4" = 1'-0"



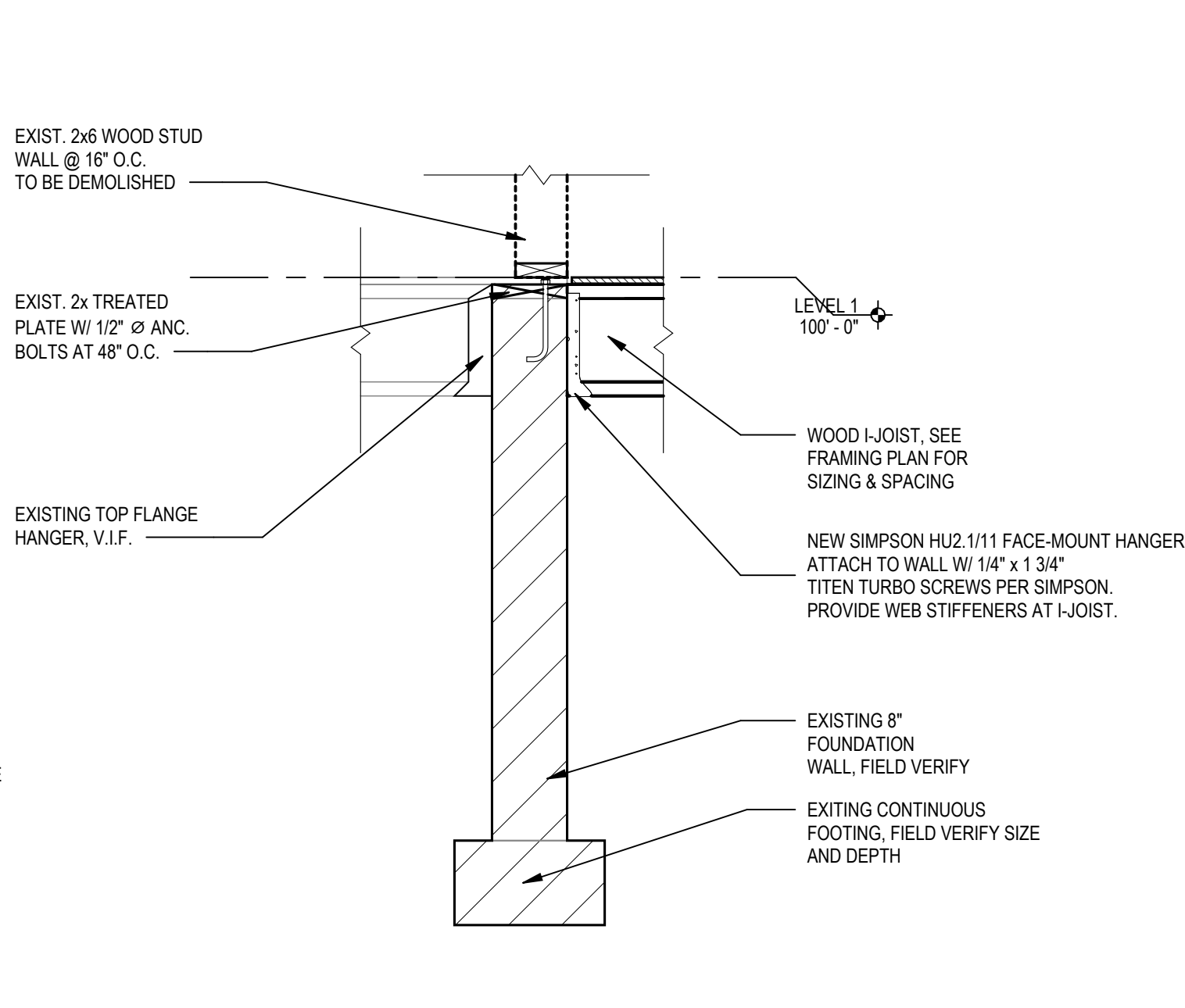
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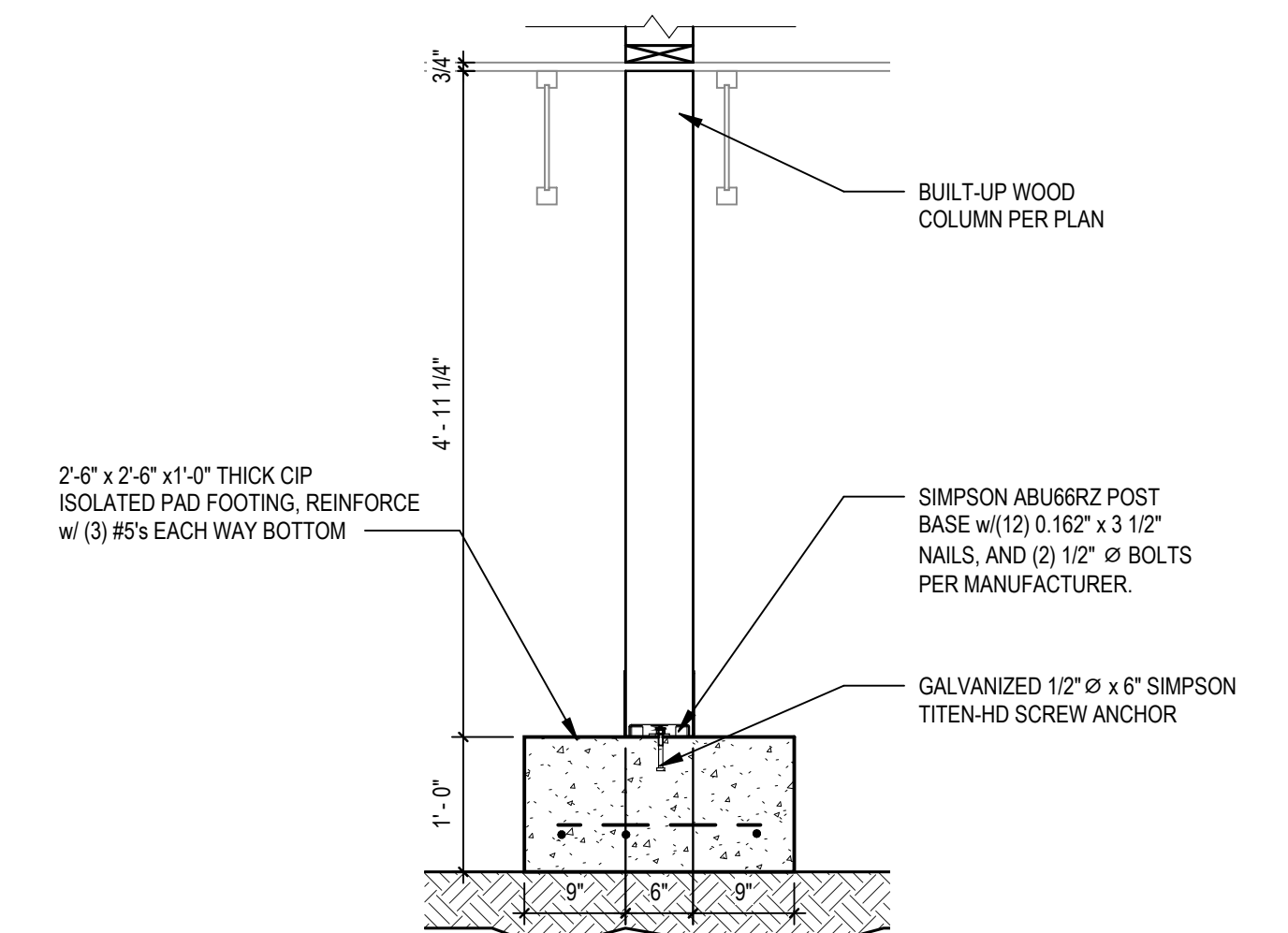
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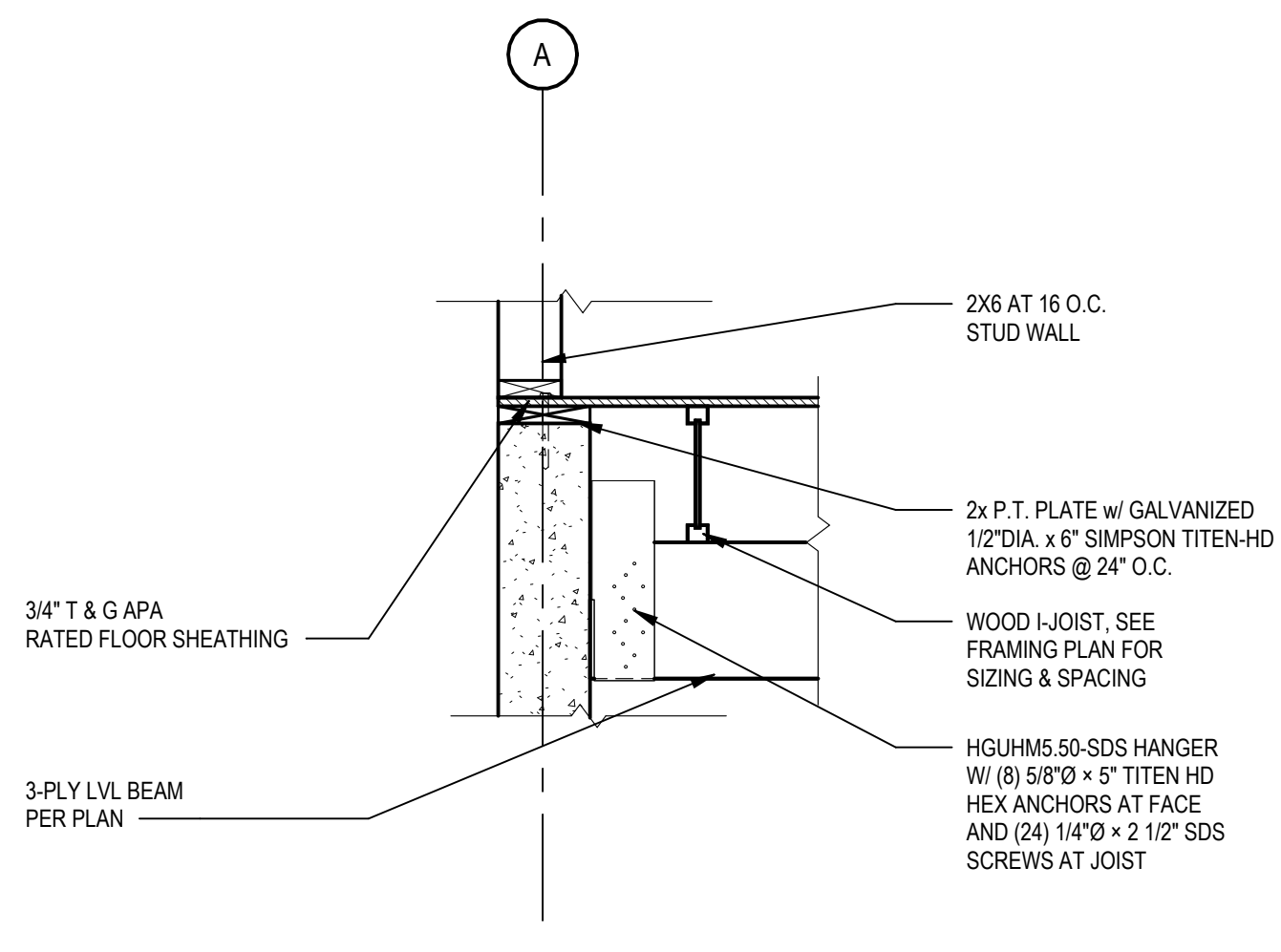
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SCALE: 3/4" = 1'-0"



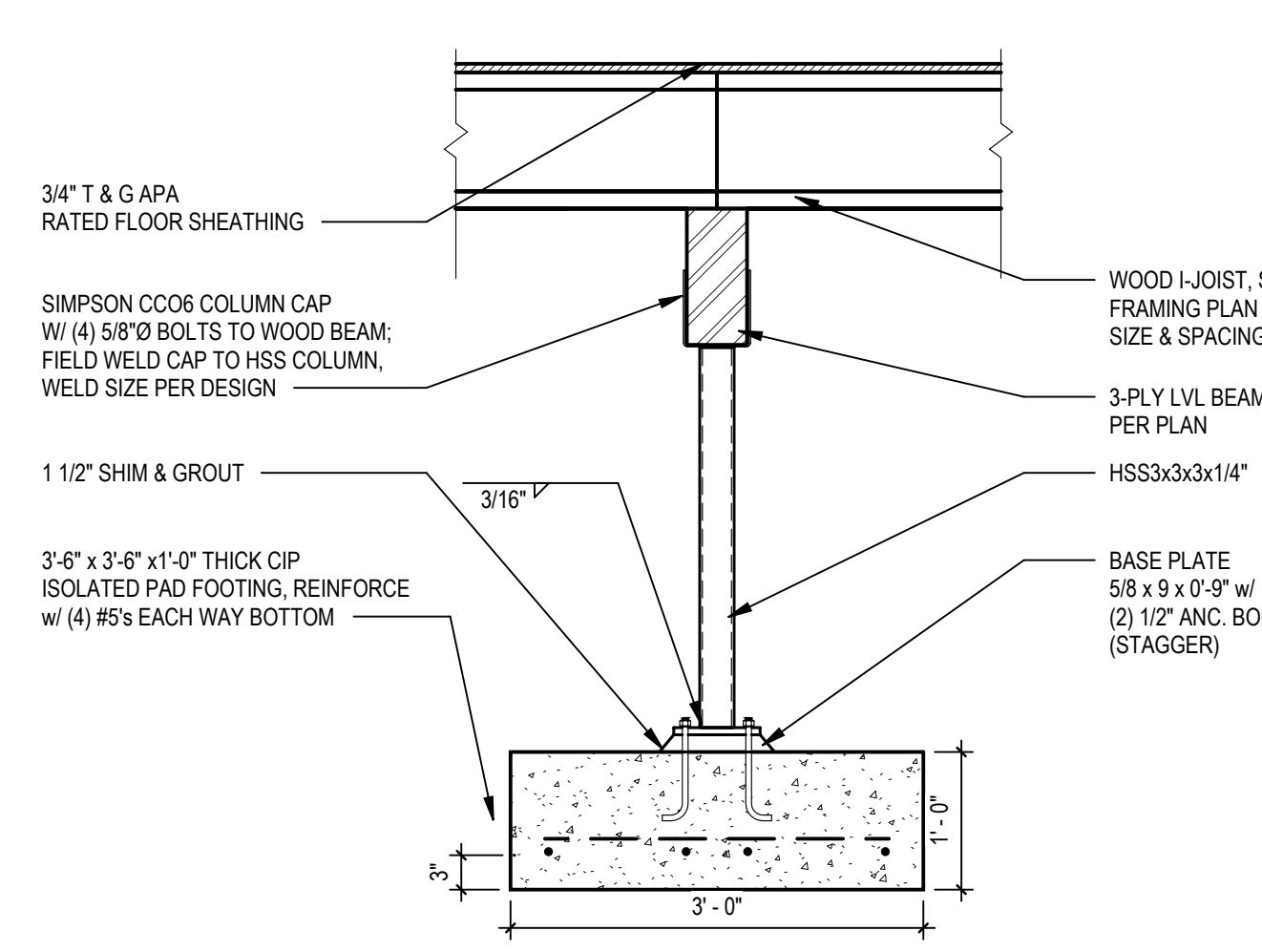
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SCALE: 3/4" = 1'-0"



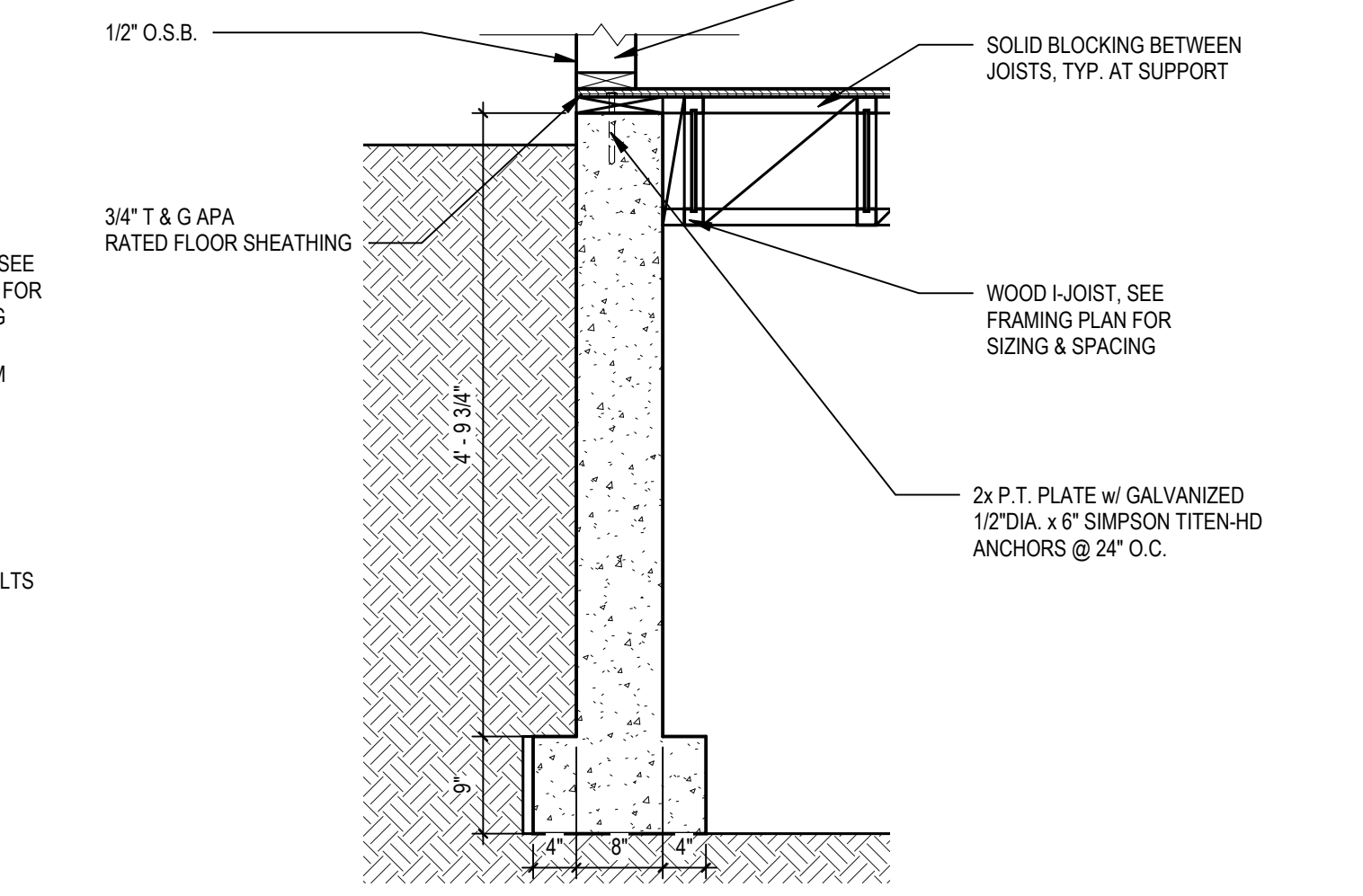
6 FOUNDATION SECTION

SCALE: 3/4" = 1'-0"



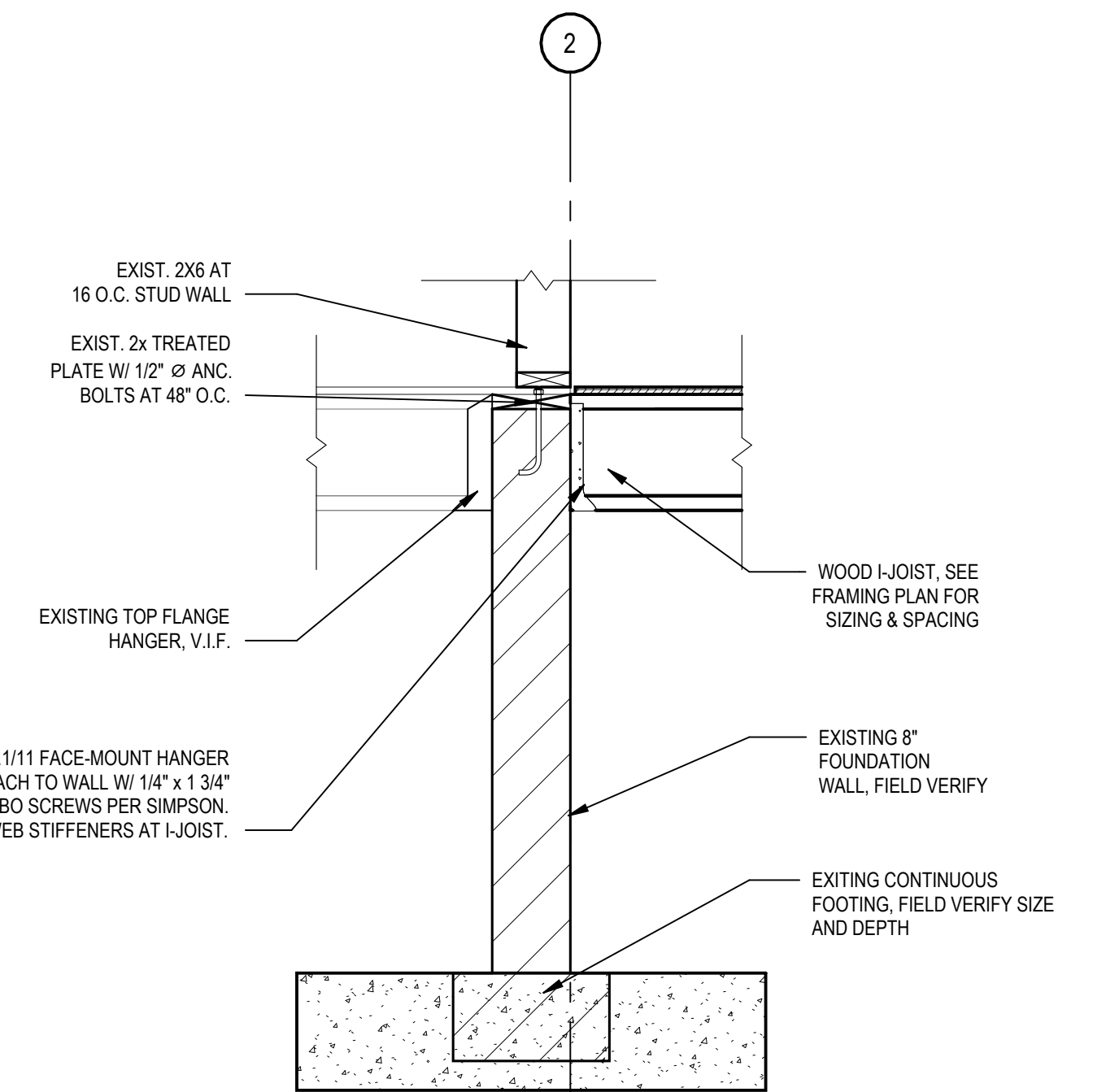
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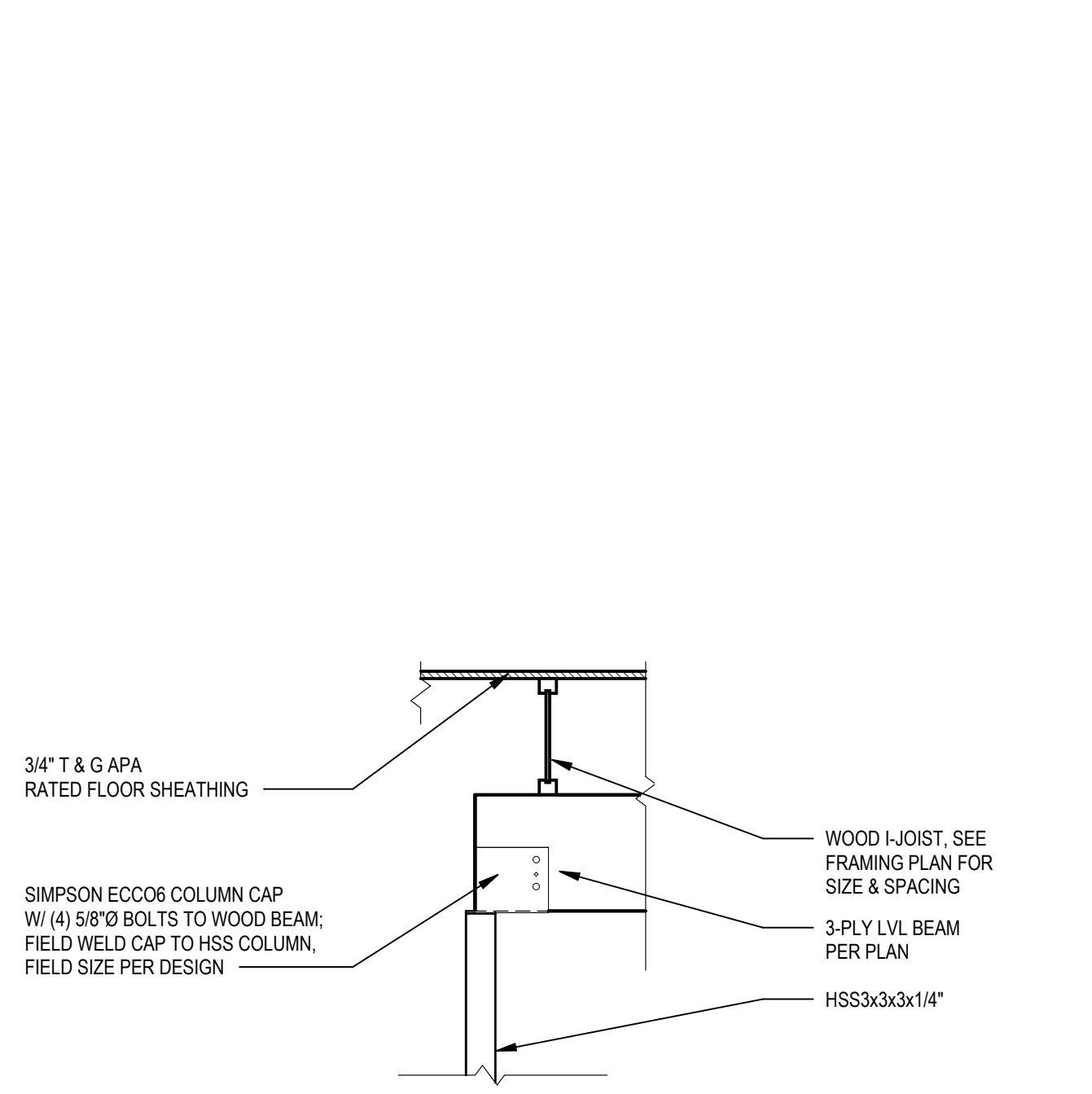
8 FOUNDATION SECTION

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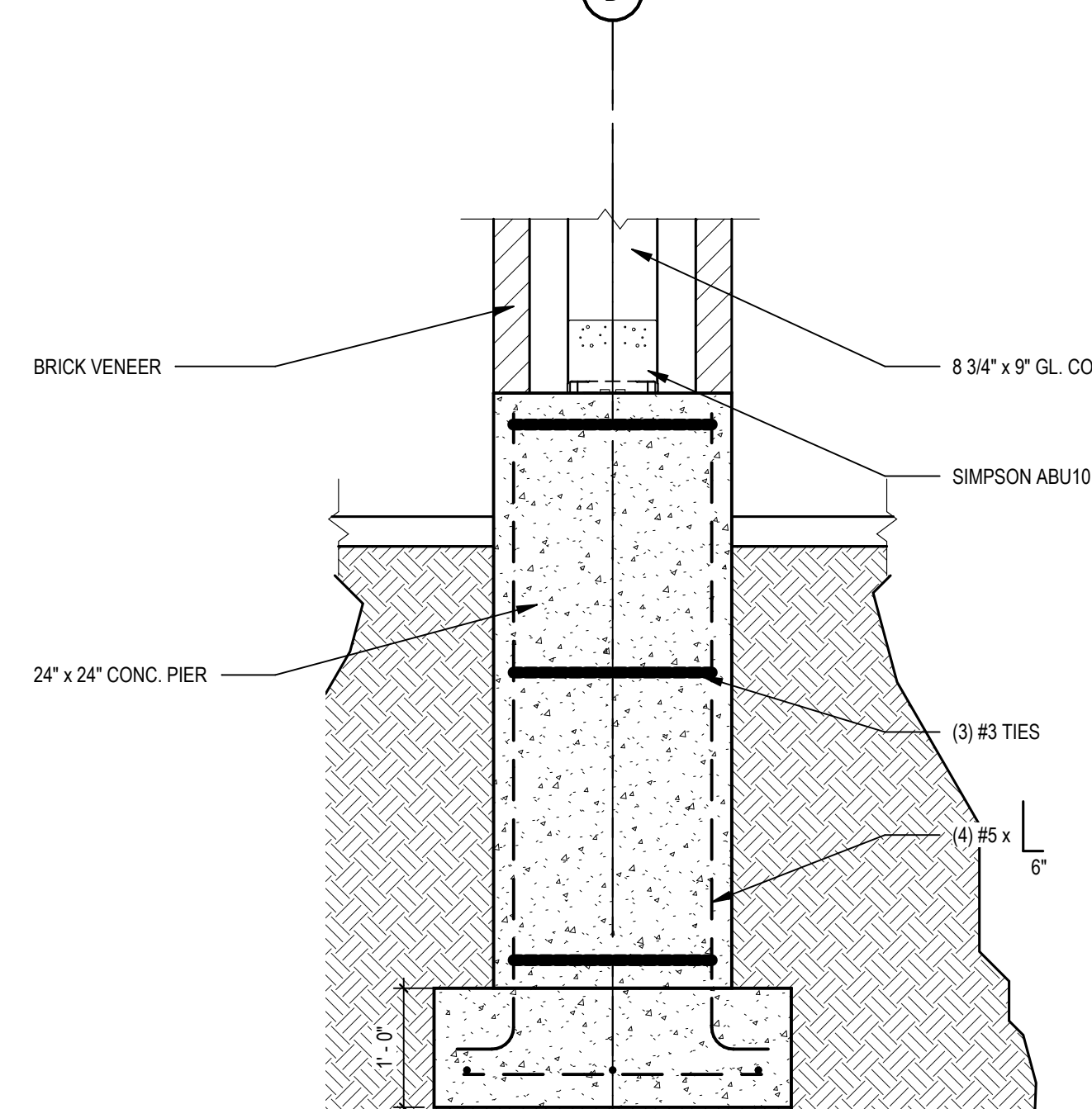
9 FOUNDATION SECTION

SCALE: 3/4" = 1'-0"



10 FOUNDATION SECTION

SCALE: 3/4" = 1'-0"



11 FOUNDATION SECTION

SCALE: 3/4" = 1'-0"

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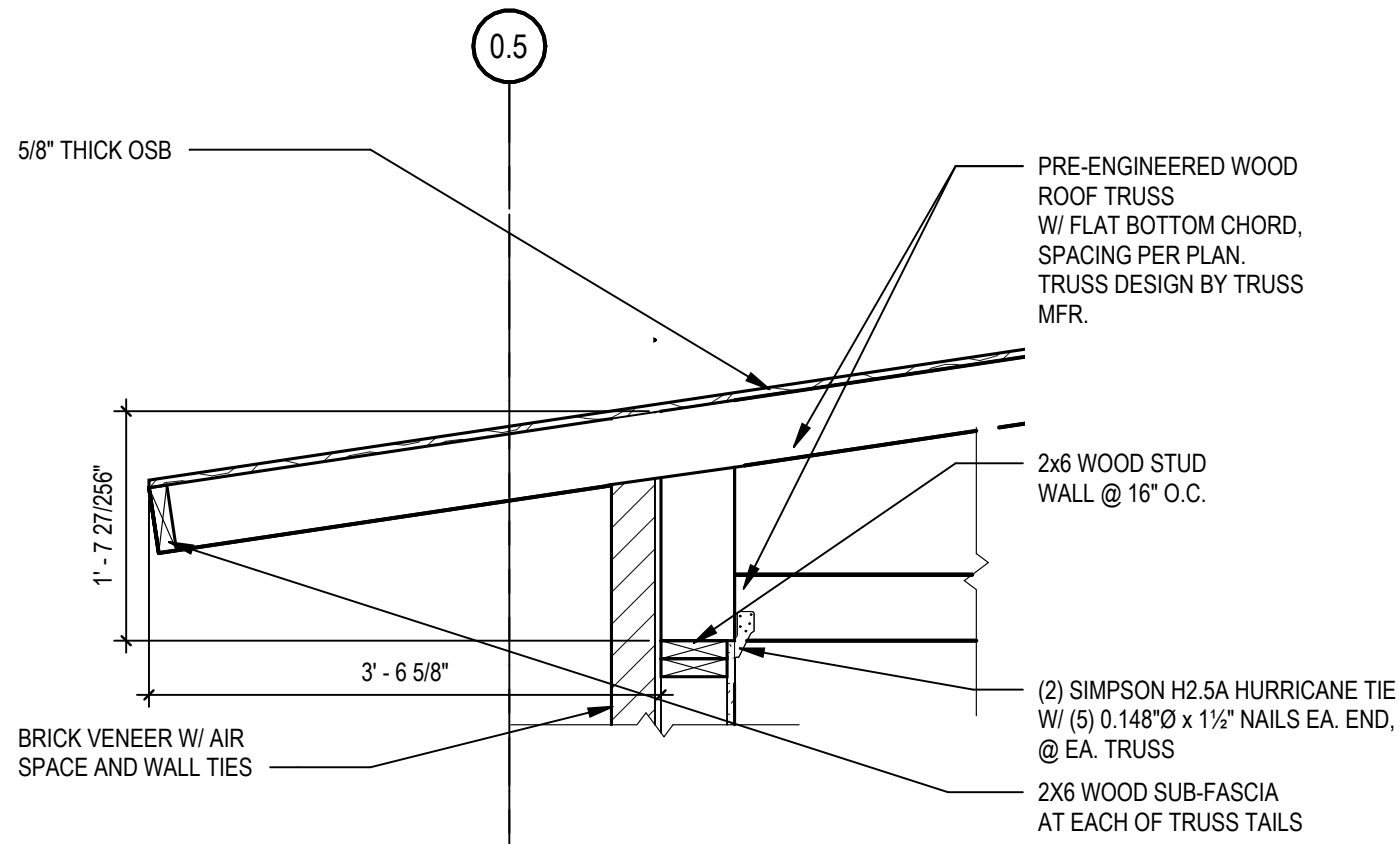
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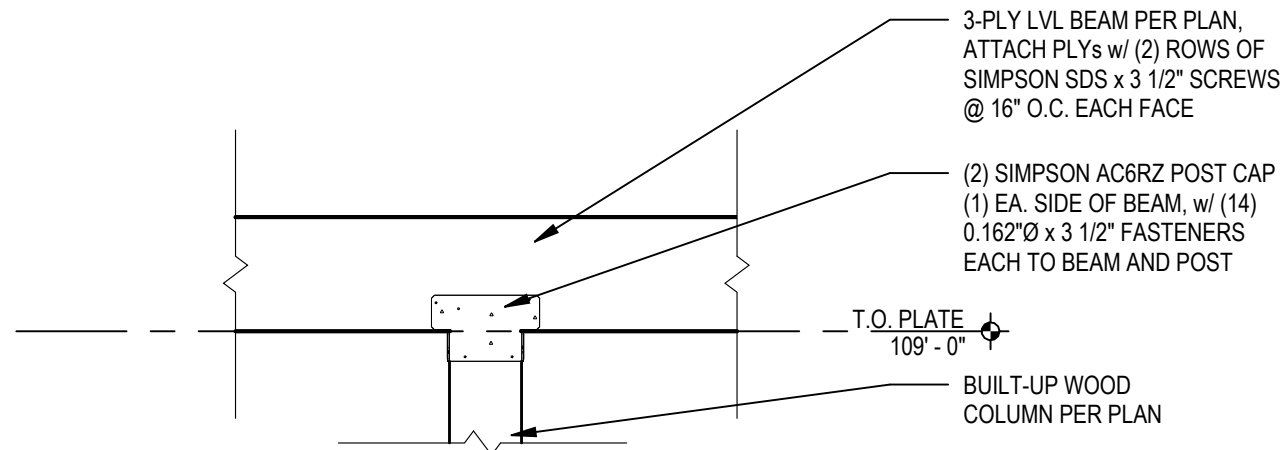
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S3.01

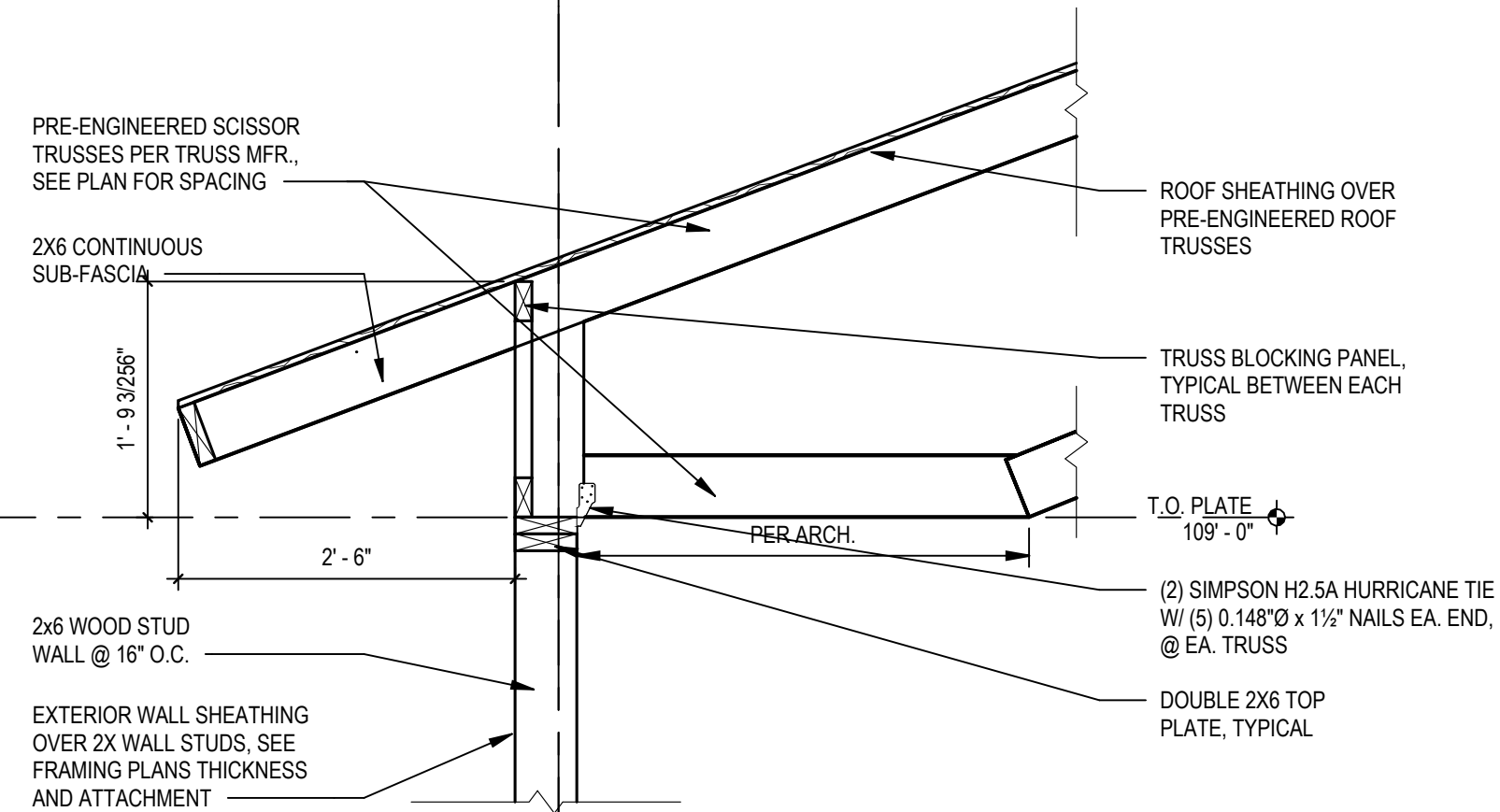
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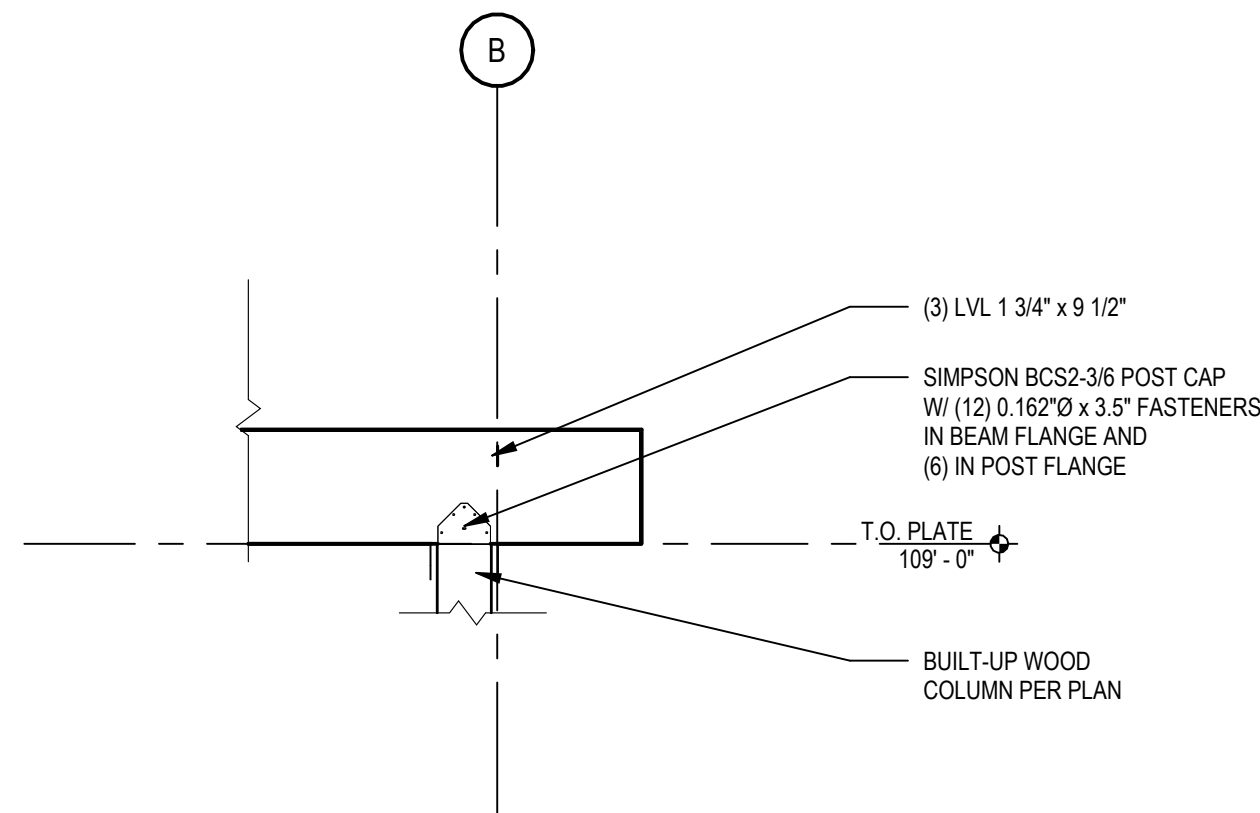
1 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"



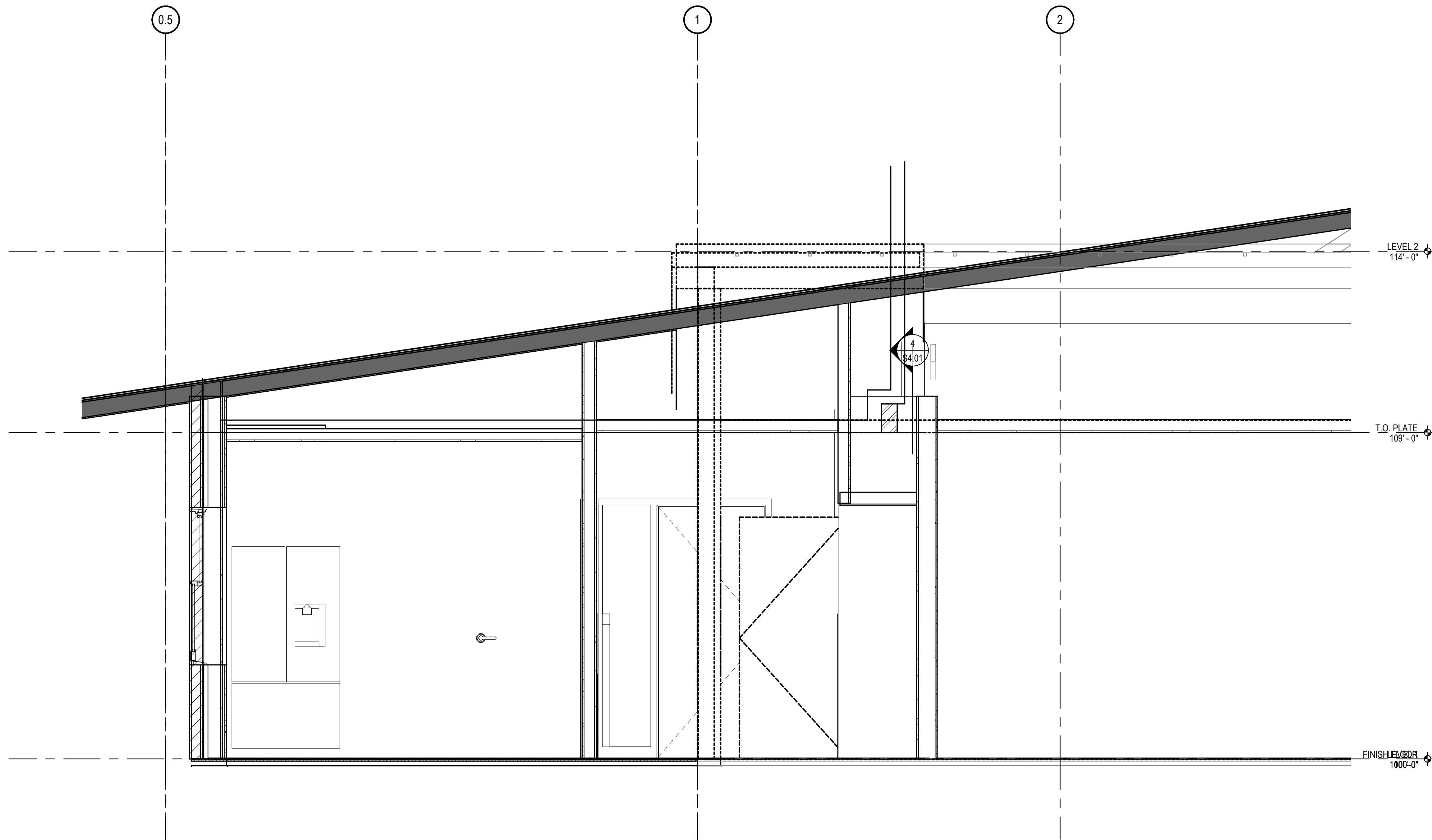
2 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"



3 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"



4 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"



5 Section 17
SCALE: 1/2" = 1'-0"

CLARK & ENERSEN

Architecture \ Engineering \ Planning \ Landscape Architecture \ Commissioning

clarkenersen.com

123 N. College Avenue, Suite 200
Fort Collins, CO 80524
p 970.818.8999

Design Development Submittal

Breckenridge Little Red School House

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-001-025

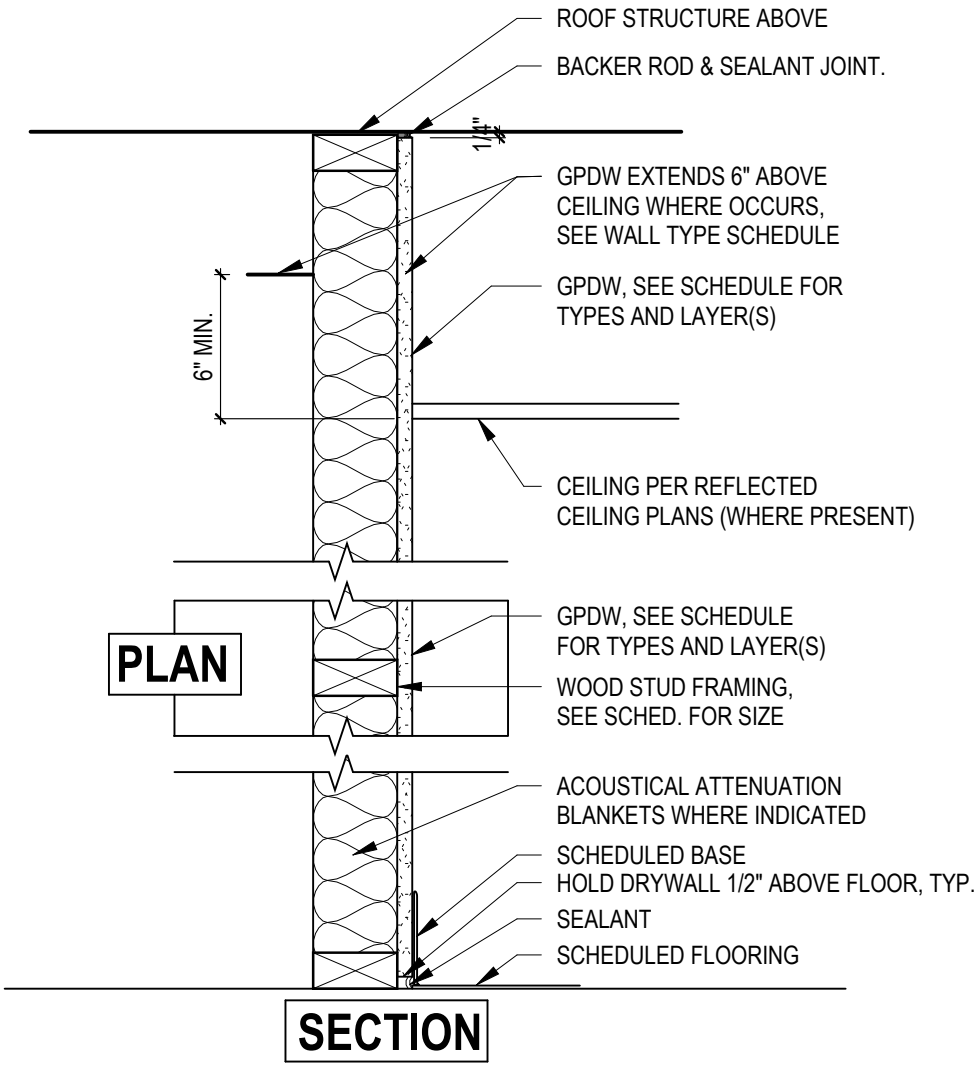
07/31/2026

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Framing Details

S4.01

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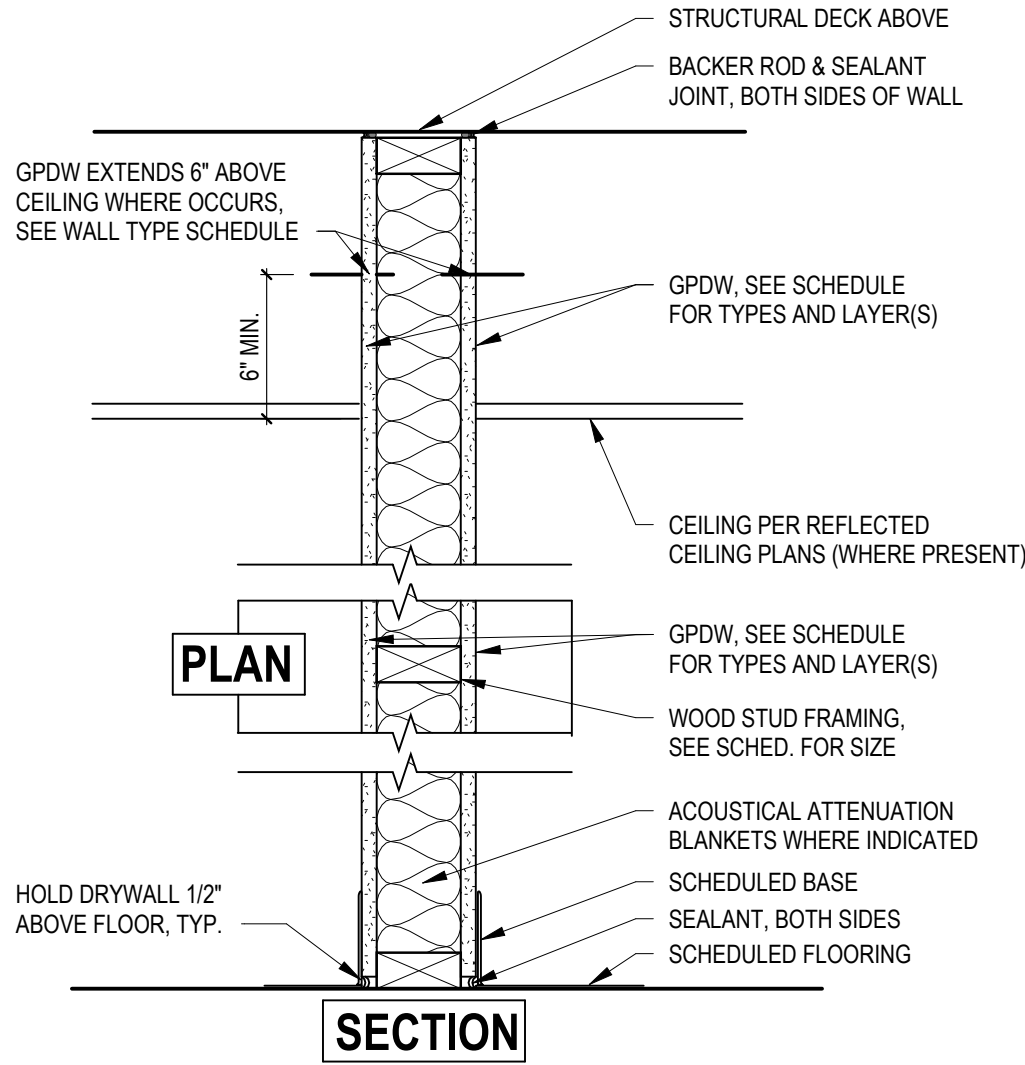


WOOD STUD FURRING - (TYPE A, B, C, D)

WALL TYPE SCHEDULE - METAL STUD FURRING									
TAG	SUPPORT	FACING - TAG SIDE	FACING - OPP SIDE	ACTUAL SIZE	HEIGHT	RATING	STC	INSULATION	REMARKS
A3	3 1/2" WOOD STUD FURRING @ 16" O.C.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	-	4 1/8"	STUDS TO STRUCTURE AND GPDW TO MIN. 6" ABOVE CEILING	NA	NA	-	
B6	5 1/2" WOOD STUD FURRING @ 16" O.C.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	-	6 1/8"	ENTIRE ASSEMBLY TO STRUCTURAL DECK	NA	NA	-	

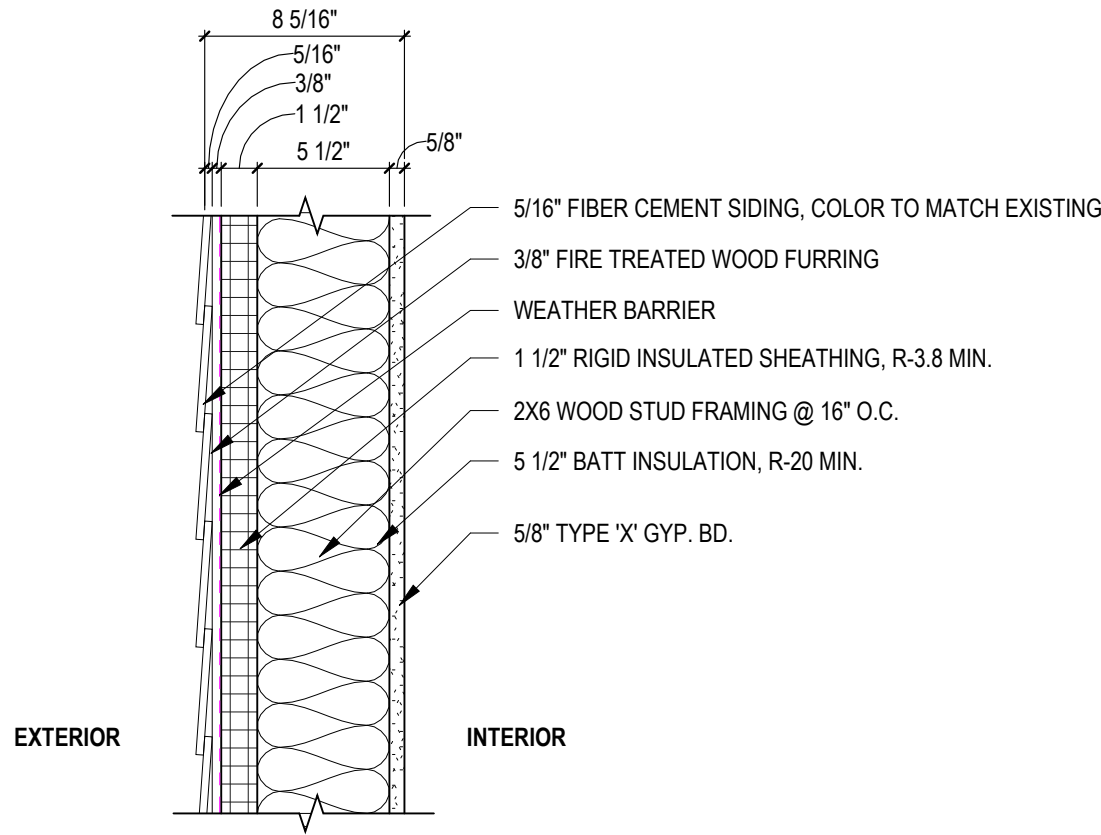
1 WALL TYPES

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

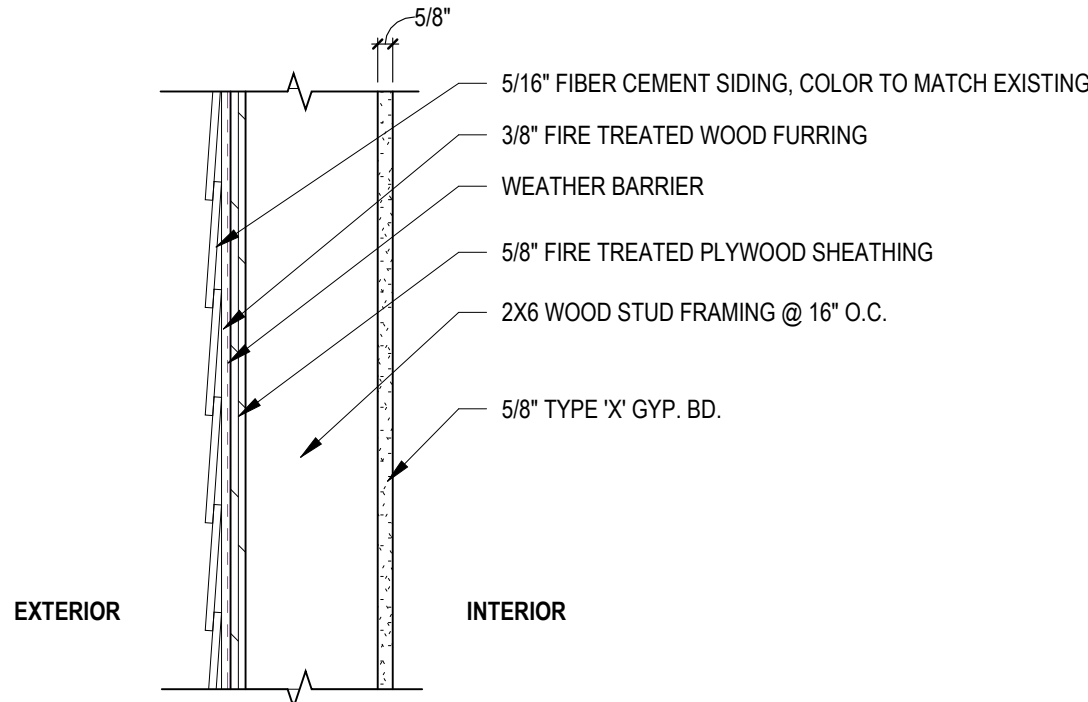


WOOD STUD PARTITION - (TYPE F, G, H, J, K)

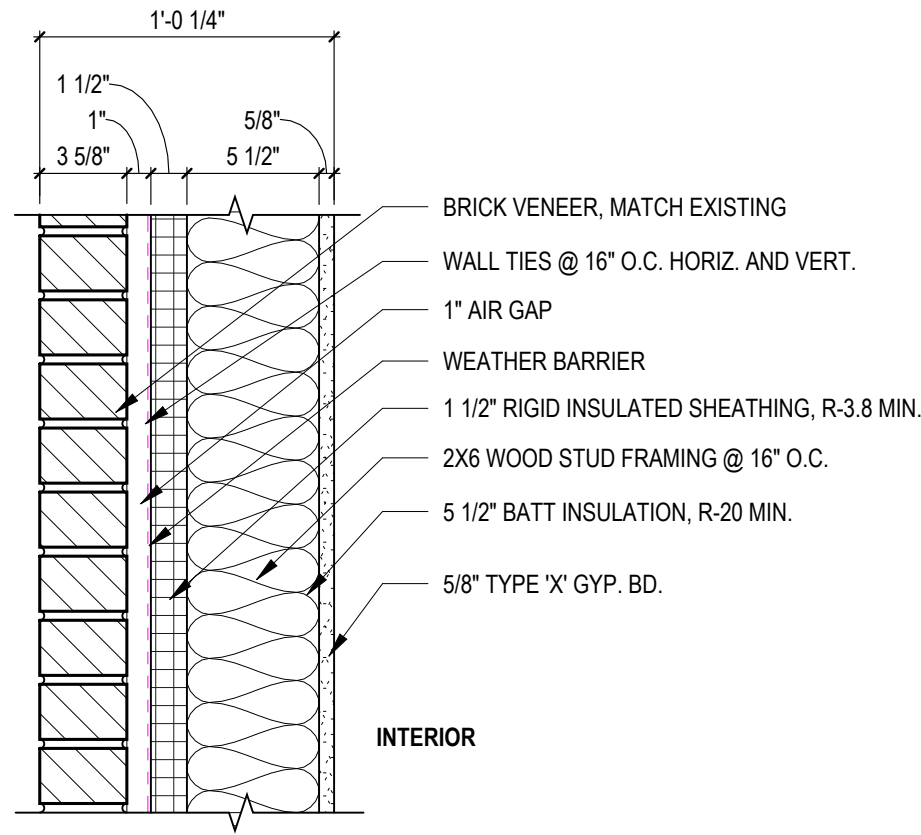
WALL TYPE SCHEDULE - METAL STUD PARTITION									
TAG	SUPPORT	FACING - TAG SIDE	FACING - OPP SIDE	ACTUAL SIZE	HEIGHT	RATING	STC	INSULATION	REMARKS
F3	3 5/8" STEEL STUDS @ 16" O.C.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	4 7/8"	STUDS TO STRUCTURE AND GPDW TO MIN. 6" ABOVE CEILING	NA	NA		
G6	5 1/2" WOOD STUDS @ 16" O.C.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	6 3/4"	ENTIRE ASSEMBLY TO STRUCTURAL DECK	NA	NA		
H3	3 1/2" WOOD STUDS @ 16" O.C.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	4 3/4"	ENTIRE ASSEMBLY TO STRUCTURAL DECK	NA	MIN. 44-48	3 1/2" SOUND BATT	SEAL AT PERIMETER AND ALL PENETRATIONS
H6	5 1/2" WOOD STUDS @ 16" O.C.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	(1) LAYER - 5/8" TYPE 'X' GPDW, PT.	6 3/4"	ENTIRE ASSEMBLY TO STRUCTURAL DECK	NA	MIN. 44-48	5 1/2" SOUND BATT	SEAL AT PERIMETER AND ALL PENETRATIONS



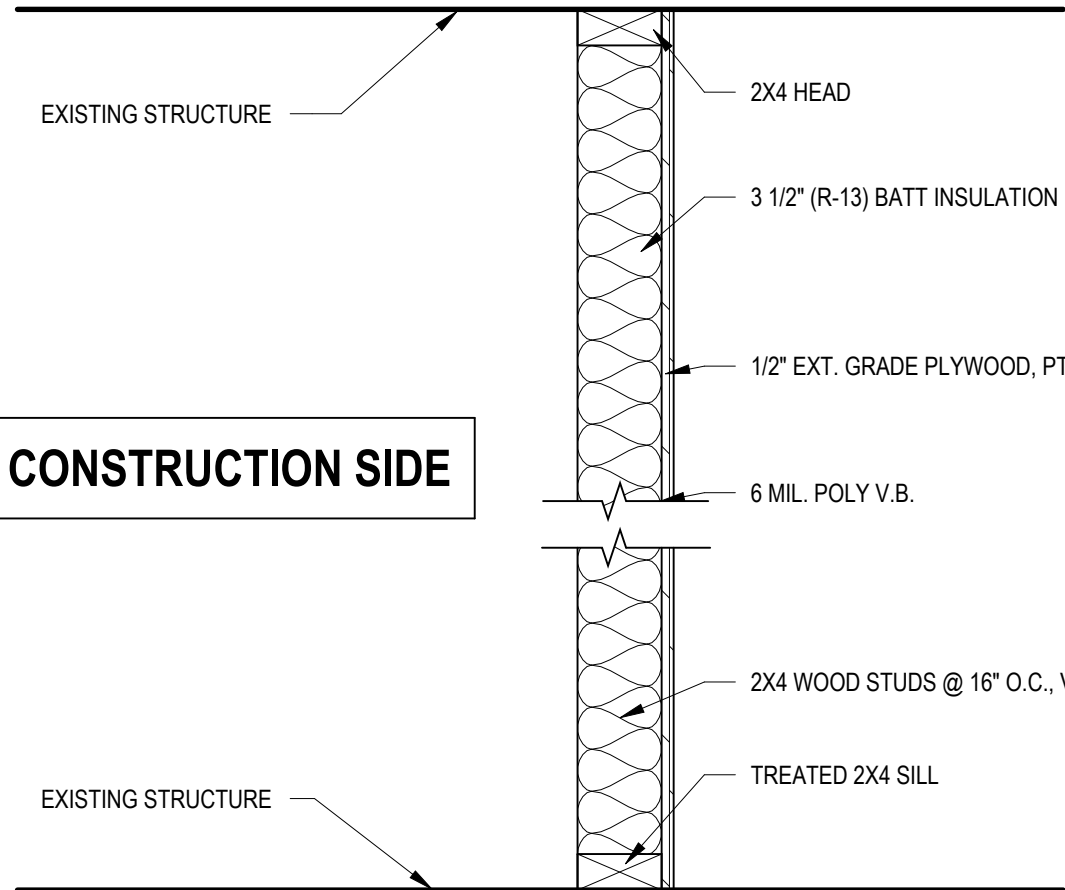
X1 - EXTERIOR WALL ASSEMBLY



X3 - EXTERIOR WALL ASSEMBLY



X2 - EXTERIOR WALL ASSEMBLY



2 TEMPORARY WALL PARTITION

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

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE SPACING OF STUDS W/ MECH. AND ELECTRICAL DRAWINGS.
2. WHERE TILE IS INDICATED ON THE FINISH SCHEDULE CONTRACTOR SHALL INSTALL A TILE BACKING PANEL AND/OR CEMENT BOARD IN LIEU OF GPDW INDICATED. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.
3. SCHEDULED WALL TYPES THAT INCLUDE WALL TILE ALLOW FOR 1/2" TILE & SETTING BED THICKNESS IN THE LISTED "ACTUAL SIZE" DIMENSIONS.
4. WHERE PLYWOOD IS INDICATED ON THE DRAWINGS CONTRACTOR SHALL INSTALL PLYWOOD IN LIEU OF GPDW INDICATED. SEE ELECTRICAL AND ARCHITECTURAL SHEETS FOR PLYWOOD LOCATIONS.
5. REF: SLIP CONNECTION DETAILS THIS SHEET FOR APPLICABLE TOP OF WALL CONDITIONS AT WALL TYPES.
6. STC-RATED ASSEMBLIES AND PARTITIONS INDICATED TO RECEIVE SOUND INSULATION. SEAL CONSTRUCTION AT PERIMETERS, BEHIND CONTROL JOINTS AND AT OPENINGS & PENETRATIONS WITH A CONTINUOUS BEAD OF ACOUSTICAL JOINT SEALANT. INSTALL ACOUSTICAL JOINT SEALANTS AT BOTH FACES OF PARTITIONS, AT PERIMETER AND THROUGH PENETRATIONS.
7. ALL WALL FRAMING THAT DOES NOT EXTEND TO STRUCTURE OR DECK SHALL BE BRACED AT 48" O.C. MIN.
8. PAINT WALLS PER ROOM FINISH SCHEDULE.
9. ALL WALL BOARD IN MECHANICAL ROOMS SHALL BE MOLD & MOISTURE RESISTANT DRYWALL.

Designer
Checker

Design Development
Submittal

Breckenridge Little Red
Schoolhouse

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CE No.: 697-001-25

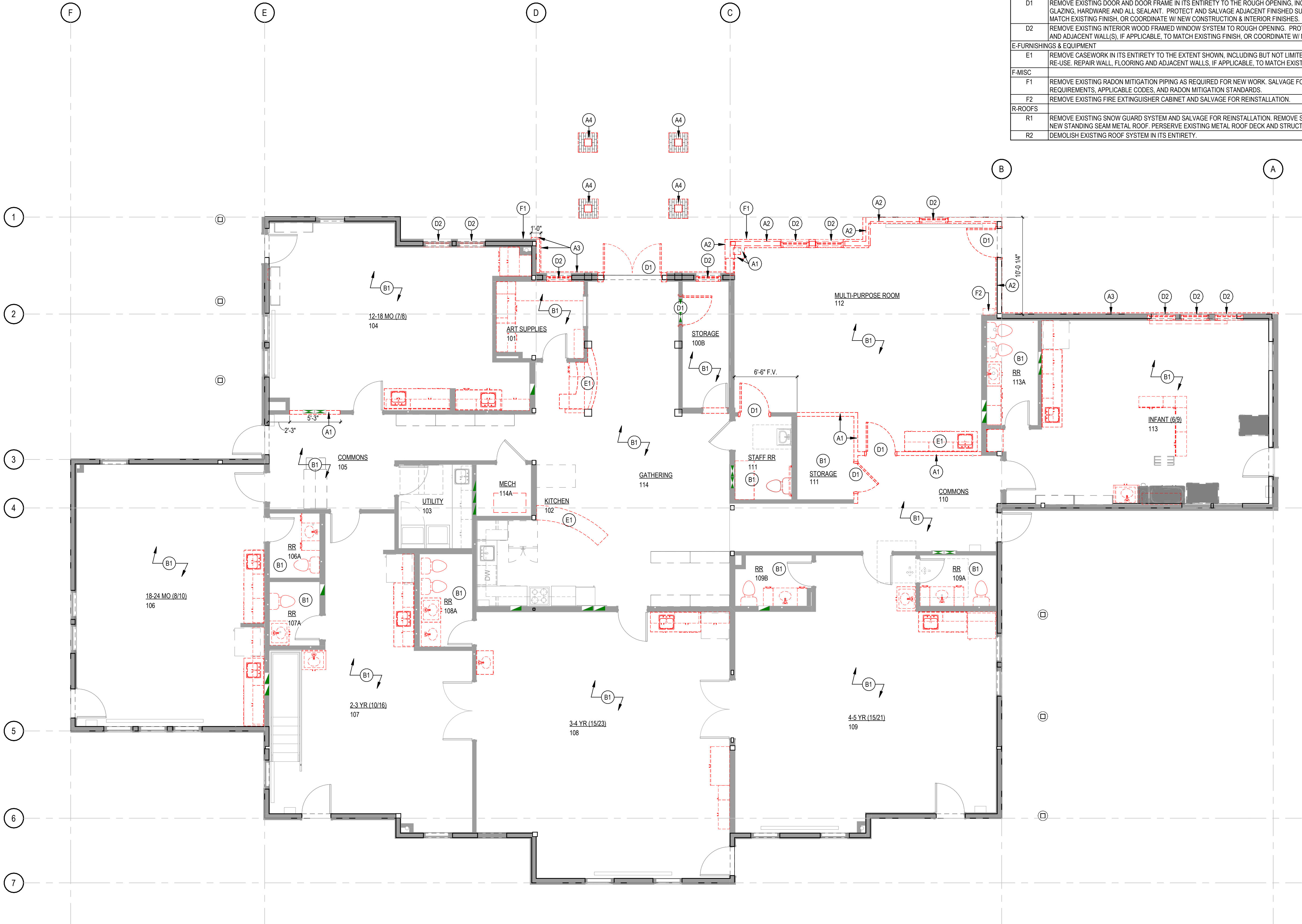
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Wall Type Schedule &
Details

A0.00

DEMOLITION KEY NOTES	
A-WALL	
A1	REMOVE EXISTING GYP. BOARD & STUD FRAMED WALL PARTITION IN ITS ENTIRETY FROM FLOOR TO TOP OF WALL TO THE EXTENT SHOWN, INCLUDING BUT NOT LIMITED TO GYP. BOARD, TRIM(S), FRAMING, ELECTRICAL, AND MECHANICAL, (STRUCTURAL STEEL TO REMAIN). REMOVE ELECTRICAL AND MECHANICAL BACK TO JUNCTION OR MAIN SUPPLYING UTILITY AND CAP. REPAIR WALL, FLOORING, CEILING AND ADJACENT WALL(S), IF APPLICABLE, TO MATCH EXISTING FINISH, OR COORDINATE W/ NEW CONSTRUCTION & INTERIOR FINISHES.
A2	REMOVE EXISTING EXTERIOR WALL SYSTEM FROM FOUNDATION TO EXISTING ROOF STRUCTURE.
A3	REMOVE EXISTING EXTERIOR WALL CLADDING TO WOOD STUD FROM FOUNDATION TO EXISTING ROOF STRUCTURE. COORDINATE WITH NEW CONSTRUCTION FOR EXTENT OF WORK.
A4	DEMOLISH EXISTING COLUMN AND, WHERE APPLICABLE, BRICK VENEER COLUMN WRAP IN ITS ENTIRETY. REFERENCE STRUCTURAL DEMO NOTES.
B-FLOOR	
B1	REMOVE EXISTING FINISH FLOORING AND WALL BASE AS REQUIRED FOR NEW CONSTRUCTION. PREPARE SUBFLOOR AND WALL TO RECEIVE NEW FINISH FLOORING AND WALL BASE. COORDINATE EXTENT OF NEW FINISH FLOORING W/ INTERIOR FINISHES. REPAIR WALLS, IF APPLICABLE, TO MATCH EXISTING FINISH, OR COORDINATE W/ NEW CONSTRUCTION & INTERIOR FINISHES.
D-DOORS & WINDOWS	
D1	REMOVE EXISTING DOOR AND DOOR FRAME IN ITS ENTIRETY TO THE ROUGH OPENING, INCLUDING BUT NOT LIMITED TO DOOR LEAF, DOOR FRAME, SIDELIGHT GLAZING, TRANSOM GLAZING, HARDWARE AND ALL SEALANT. PROTECT AND SALVAGE ADJACENT FINISHED SURFACES. REPAIR WALL, FLOORING, CEILING AND ADJACENT WALL(S), IF APPLICABLE, TO MATCH EXISTING FINISH, OR COORDINATE W/ NEW CONSTRUCTION & INTERIOR FINISHES.
D2	REMOVE EXISTING INTERIOR WOOD FRAMED WINDOW SYSTEM TO ROUGH OPENING. PROTECT AND SALVAGE ADJACENT FINISHED SURFACES. REPAIR WALL, FLOORING, CEILING AND ADJACENT WALL(S), IF APPLICABLE, TO MATCH EXISTING FINISH, OR COORDINATE W/ NEW CONSTRUCTION & INTERIOR FINISHES.
E-FURNISHINGS & EQUIPMENT	
E1	REMOVE CASEWORK IN ITS ENTIRETY TO THE EXTENT SHOWN, INCLUDING BUT NOT LIMITED TO COUNTERTOP, BASE CABINETS, PLUMBING FIXTURES. SALVAGE FOR POSSIBLE RE-USE. REPAIR WALL, FLOORING AND ADJACENT WALLS, IF APPLICABLE, TO MATCH EXISTING FINISH, OR COORDINATE W/ NEW CONSTRUCTION & INTERIOR FINISHES.
F-MISC	
F1	REMOVE EXISTING RADON MITIGATION PIPING AS REQUIRED FOR NEW WORK. SALVAGE FOR REINSTALLATION. REINSTALL THE RADON MITIGATION SYSTEM PER MANUFACTURER REQUIREMENTS, APPLICABLE CODES, AND RADON MITIGATION STANDARDS.
F2	REMOVE EXISTING FIRE EXTINGUISHER CABINET AND SALVAGE FOR REINSTALLATION.
R-ROOFS	
R1	REMOVE EXISTING SNOW GUARD SYSTEM AND SALVAGE FOR REINSTALLATION. REMOVE STANDING SEAM METAL ROOF TO THE EXTENT SHOWN TO ALLOW FOR INSTALLATION OF NEW STANDING SEAM METAL ROOF. PRESERVE EXISTING METAL ROOF DECK AND STRUCTURE. COORD. W/ NEW CONSTRUCTION.
R2	DEMOLISH EXISTING ROOF SYSTEM IN ITS ENTIRETY.



GENERAL DEMOLITION NOTES

1. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
2. PROTECT ITEMS NOT BEING REMOVED FROM DAMAGE DURING CONSTRUCTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING TO DETERMINE THE TOTAL QUANTITIES AND SCOPE OF WORK THAT IS TO OCCUR AND COORDINATE ANY DISCREPANCIES WITH THE ARCHITECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF NEW WORK WITHIN EXISTING CONDITIONS.
5. ALL MATERIALS REMOVED AND NOT REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFICALLY DESIGNATED TO REMAIN THE PROPERTY OF THE OWNER.
6. ALL WALLS INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ALL ELECTRICAL RECEPTACLES, SWITCHES AND CONDUITS, TELEPHONE OUTLETS, WIRING, MECHANICAL PIPING, AND PLUMBING, ETC.
7. REMOVE ALL SURFACE MOUNTED OBJECTS IN AREA OF WORK THAT ARE ABANDONED AND NOT INTENDED FOR REUSE. PREPARE SURFACE FOR NEW FINISH.
8. COORDINATE ALL DEMOLITION WORK BETWEEN TRADES.
9. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DEMOLITION WORK APPEARS TO AFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING BEFORE PROCEEDING WITH DEMOLITION ACTIVITIES.
10. REFER TO REFLECTED CEILING PLANS, MECHANICAL SHEETS, & ELECTRICAL SHEETS FOR ADDITIONAL DEMOLITION INFORMATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING MATERIALS TO REMAIN RESULTING FROM WORK UNDER THIS CONTRACT, AND SHALL RESTORE SUCH DAMAGE TO ITS ORIGINAL CONDITION.
12. BEFORE DEMOLITION BEGINS, CONTRACTOR SHALL CONFER WITH THE OWNER AND/OR BUILDING USERS TO SCHEDULE DISRUPTION OF DAILY ACTIVITIES.
13. ALL PRODUCTS AND EQUIPMENT SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION.
14. PURSUANT TO THE FEDERAL OSHA EMPLOYEE RIGHT-TO-KNOW ACT, THE CONTRACTOR IS HEREBY ADVISED THAT A POTENTIAL FOR LEAD HAZARD EXISTS. LEAD PAINT CAN BE PRESENT ON OLDER PAINTED SURFACES. THE CONTRACTOR IS ADVISED THAT HE/SHE IS RESPONSIBLE TO COMPLY WITH THE FEDERAL STANDARDS FOR LEAD PAINT IN THE CONSTRUCTION INDUSTRY THAT WERE ADOPTED IN JUNE OF 1993 BY OSHA CFR 29 PART 1926.62. THESE REGULATIONS REQUIRE THE CONTRACTOR TO DEVELOP WORK STRATEGIES WHEN WORKING WITH LEAD TO MINIMIZE AND PROTECT WORKERS FROM LEAD HAZARDS.
15. ASBESTOS ABATEMENT WILL BE PERFORMED UNDER SEPARATE CONTRACT. IF ASBESTOS IS SUSPECTED OR DISCOVERED DURING DEMOLITION, NOTIFY THE ARCHITECT.
16. CONSTRUCTION AREA SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION.
17. FINAL CLEANING SHALL INCLUDE THE FOLLOWING:
A. REMOVE LABELS THAT ARE NOT INTENDED TO BE PERMANENT.
B. CLEAN ALL TRANSPARENT SURFACES, INCLUDING MIRRORS AND GLASS IN DOORS AND WINDOWS.
C. CLEAN EXPOSED SURFACES AND INTERIOR HARD-SURFACED FINISHES TO A DUST-FREE CONDITION

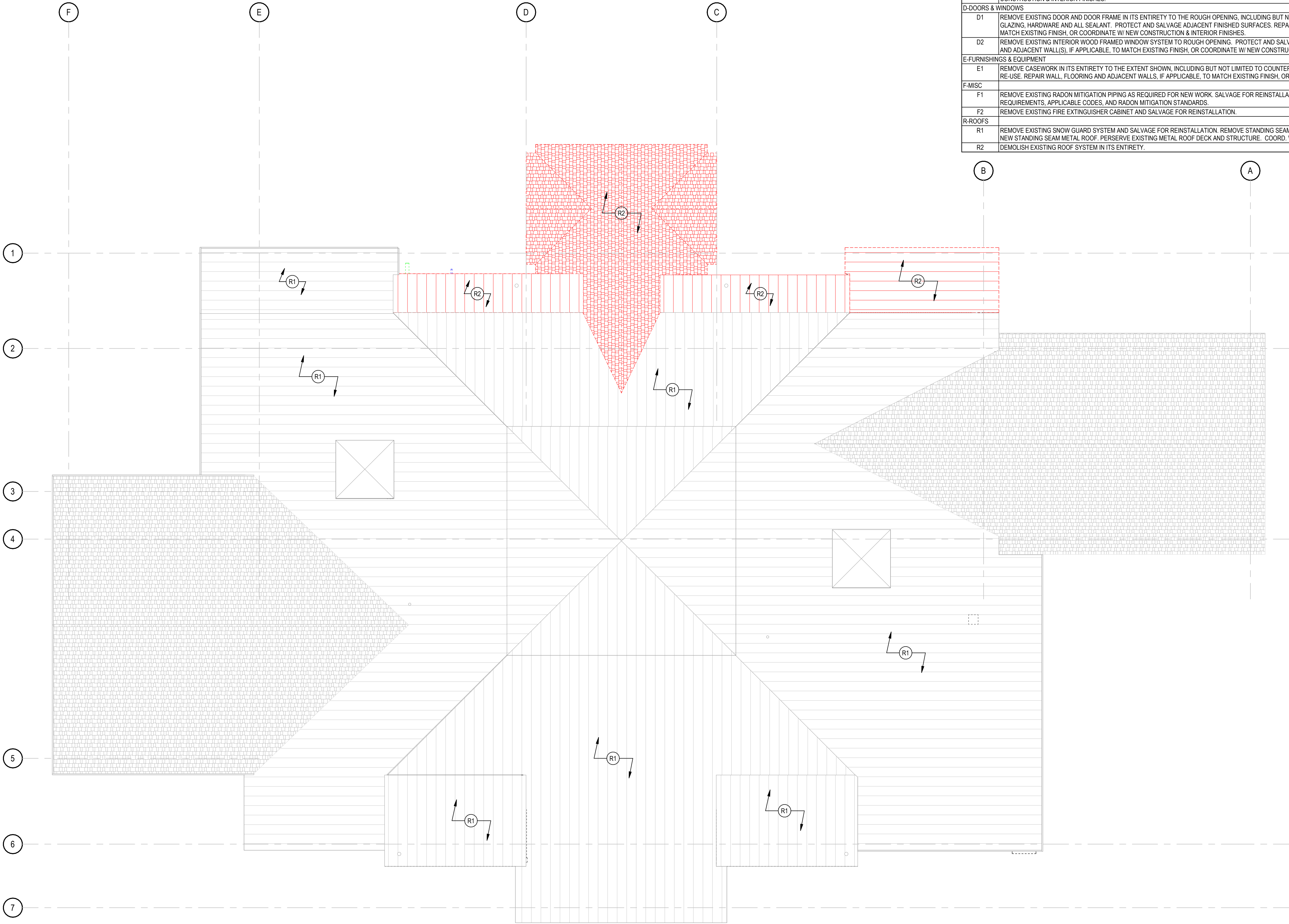
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1

ROOF DEMOLITION PLAN

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



DEMOLITION KEY NOTES	
A-WALL	
A1	REMOVE EXISTING GYP. BOARD & STUD FRAMED WALL PARTITION IN ITS ENTIRETY FROM FLOOR TO TOP OF WALL TO THE EXTENT SHOWN, INCLUDING BUT NOT LIMITED TO GYP. BOARD, TRIM(S), FRAMING, ELECTRICAL, AND MECHANICAL (STRUCTURAL STEEL TO REMAIN). REMOVE ELECTRICAL AND MECHANICAL BACK TO JUNCTION OR MAIN SUPPLYING UTILITY AND CAP. REPAIR WALL, FLOORING, CEILING AND ADJACENT WALL(S), IF APPLICABLE, TO MATCH EXISTING FINISH, OR COORDINATE W/ NEW CONSTRUCTION & INTERIOR FINISHES.
A2	REMOVE EXISTING EXTERIOR WALL SYSTEM FROM FOUNDATION TO EXISTING ROOF STRUCTURE.
A3	REMOVE EXISTING EXTERIOR WALL CLADDING TO WOOD STUD FROM FOUNDATION TO EXISTING ROOF STRUCTURE. COORDINATE WITH NEW CONSTRUCTION FOR EXTENT OF WORK.
A4	DEMOLISH EXISTING COLUMN AND, WHERE APPLICABLE, BRICK VENEER COLUMN WRAP IN ITS ENTIRETY. REFERENCE STRUCTURAL DEMO NOTES.
B-FLOOR	
B1	REMOVE EXISTING FINISH FLOORING AND WALL BASE AS REQUIRED FOR NEW CONSTRUCTION. PREPARE SUBFLOOR AND WALL TO RECEIVE NEW FINISH FLOORING AND WALL BASE. COORDINATE EXTENT OF NEW FINISH FLOORING W/ INTERIOR FINISHES. REPAIR WALLS, IF APPLICABLE, TO MATCH EXISTING FINISH, OR COORDINATE W/ NEW CONSTRUCTION & INTERIOR FINISHES.
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D2	REMOVE EXISTING INTERIOR WOOD FRAMED WINDOW SYSTEM TO ROUGH OPENING. PROTECT AND SALVAGE ADJACENT FINISHED SURFACES. REPAIR WALL, FLOORING, CEILING AND ADJACENT WALL(S), IF APPLICABLE, TO MATCH EXISTING FINISH, OR COORDINATE W/ NEW CONSTRUCTION & INTERIOR FINISHES.
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F-MISC	
F1	REMOVE EXISTING RADON MITIGATION PIPING AS REQUIRED FOR NEW WORK. SALVAGE FOR REINSTALLATION. REINSTALL THE RADON MITIGATION SYSTEM PER MANUFACTURER REQUIREMENTS, APPLICABLE CODES, AND RADON MITIGATION STANDARDS.
F2	REMOVE EXISTING FIRE EXTINGUISHER CABINET AND SALVAGE FOR REINSTALLATION.
R-ROOFS	
R1	REMOVE EXISTING SNOW GUARD SYSTEM AND SALVAGE FOR REINSTALLATION. REMOVE STANDING SEAM METAL ROOF TO THE EXTENT SHOWN TO ALLOW FOR INSTALLATION OF NEW STANDING SEAM METAL ROOF. PERSERVE EXISTING METAL ROOF DECK AND STRUCTURE. COORD. W/ NEW CONSTRUCTION.
R2	DEMOLISH EXISTING ROOF SYSTEM IN ITS ENTIRETY.

GENERAL DEMOLITION NOTES

1. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
2. PROTECT ITEMS NOT BEING REMOVED FROM DAMAGE DURING CONSTRUCTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING TO DETERMINE THE TOTAL QUANTITIES AND SCOPE OF WORK THAT IS TO OCCUR AND COORDINATE ANY DISCREPANCIES WITH THE ARCHITECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF NEW WORK WITHIN EXISTING CONDITIONS.
5. ALL MATERIALS REMOVED AND NOT REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFICALLY DESIGNATED TO REMAIN THE PROPERTY OF THE OWNER.
6. ALL WALLS INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ALL ELECTRICAL RECEPTACLES, SWITCHES AND CONDUITS, TELEPHONE OUTLETS, WIRING, MECHANICAL PIPING, AND PLUMBING, ETC.
7. REMOVE ALL SURFACE MOUNTED OBJECTS IN AREA OF WORK THAT ARE ABANDONED AND NOT INTENDED FOR REUSE. PREPARE SURFACE FOR NEW FINISH.
8. COORDINATE ALL DEMOLITION WORK BETWEEN TRADES.
9. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DEMOLITION WORK APPEARS TO AFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING BEFORE PROCEEDING WITH DEMOLITION ACTIVITIES.
10. REFER TO REFLECTED CEILING PLANS, MECHANICAL SHEETS, & ELECTRICAL SHEETS FOR ADDITIONAL DEMOLITION INFORMATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING MATERIALS TO REMAIN RESULTING FROM WORK UNDER THIS CONTRACT, AND SHALL RESTORE SUCH DAMAGE TO ITS ORIGINAL CONDITION.
12. BEFORE DEMOLITION BEGINS, CONTRACTOR SHALL CONFER WITH THE OWNER AND/OR BUILDING USERS TO SCHEDULE DISRUPTION OF DAILY ACTIVITIES.
13. ALL PRODUCTS AND EQUIPMENT SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION.
14. PURSUANT TO THE FEDERAL OSHA EMPLOYEE RIGHT-TO-KNOW ACT, THE CONTRACTOR IS HEREBY ADVISED THAT A POTENTIAL FOR LEAD HAZARD EXISTS. LEAD PAINT CAN BE PRESENT ON OLDER PAINTED SURFACES. THE CONTRACTOR IS ADVISED THAT HE/SHE IS RESPONSIBLE TO COMPLY WITH THE FEDERAL STANDARDS FOR LEAD PAINT IN THE CONSTRUCTION INDUSTRY THAT WERE ADOPTED IN JUNE OF 1993 BY OSHA CFR 29 PART 1926.62. THESE REGULATIONS REQUIRE THE CONTRACTOR TO DEVELOP WORK STRATEGIES WHEN WORKING WITH LEAD TO MINIMIZE AND PROTECT WORKERS FROM LEAD HAZARDS.
15. ASBESTOS ABATEMENT WILL BE PERFORMED UNDER SEPARATE CONTRACT. IF ASBESTOS IS SUSPECTED OR DISCOVERED DURING DEMOLITION, NOTIFY THE ARCHITECT.
16. CONSTRUCTION AREA SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION.
17. FINAL CLEANING SHALL INCLUDE THE FOLLOWING:
 - A. REMOVE LABELS THAT ARE NOT INTENDED TO BE PERMANENT.
 - B. CLEAN ALL TRANSPARENT SURFACES, INCLUDING MIRRORS AND GLASS IN DOORS AND WINDOWS.
 - C. CLEAN EXPOSED SURFACES AND INTERIOR HARD-SURFACED FINISHES TO A DUST-FREE CONDITION

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Schoolhouse

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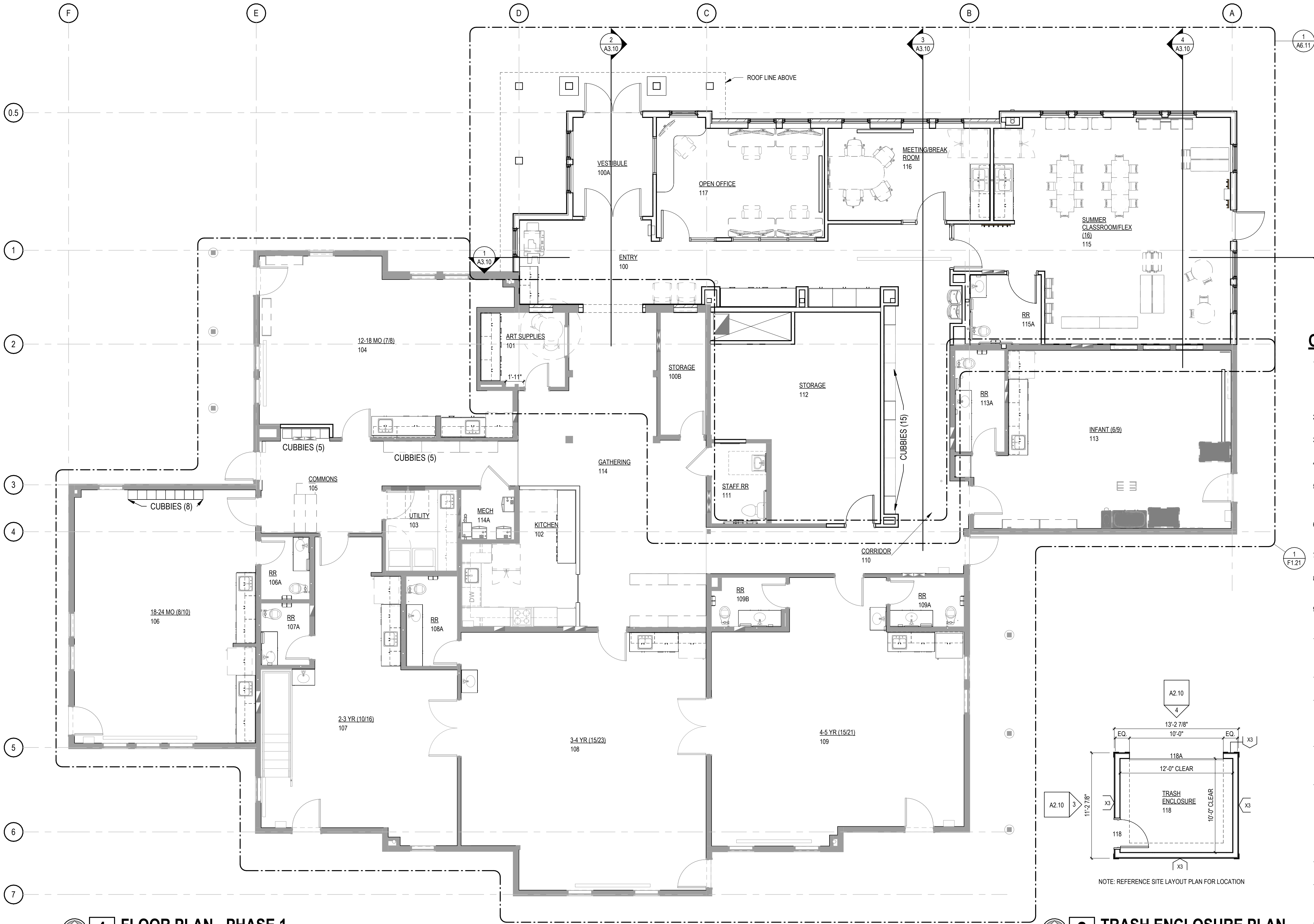
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Designer
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Roof Demolition Plan

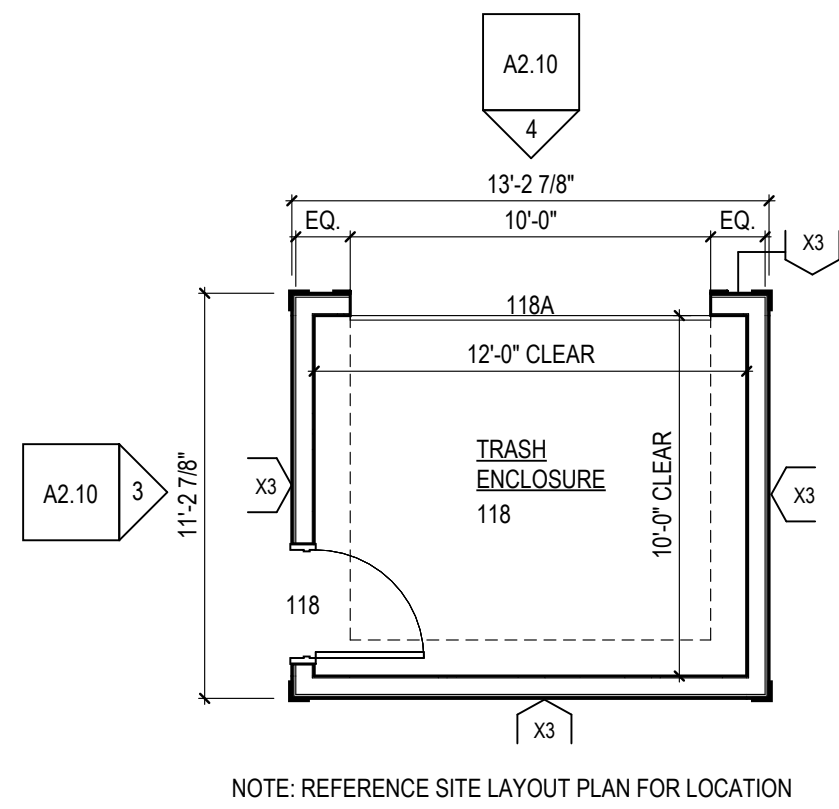
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Plot Time Stamp: 7/30/2026 6:03:39 PM
File Location/Name: Autodesk Docs://697-001-25 Breckenridge LRSH/697-001-025 Breckenridge LRSH A2.6.rvt



GENERAL PLAN NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF THE WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE INSTALLATION OF NEW WORK WITHIN THESE EXISTING CONDITIONS. ANY DEVIATIONS IN EXISTING CONDITIONS OR DIMENSIONS INDICATED SHALL BE COORDINATED WITH THE ARCHITECT AND OWNER.
2. ALL WALL / GENERAL PLAN DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, AND TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. CONSTRUCTION OF WALLS ARE DESIGNATED STARTING ON TAG SIDE OF WALL.
4. REFER TO STRUCTURAL DRAWINGS FOR GROUTING AND REINFORCEMENT OF CMU WALLS.
5. ALL INTERIOR WALL FRAMING NOTED IN WALL TYPE SCHEDULE EXTENDS TO STRUCTURAL DECKING. BRACE AS REQUIRED. PROVIDE DEEP LEG SLIP TRACK AT TOP OF ALL INTERIOR WALLS / STUDS EXTENDING TO STRUCTURE TO ALLOW FOR DEFLECTION OF STRUCTURE.
6. INTERIOR DOOR FRAMES SHALL BE INSTALLED WITH THE HINGE SIDE OF DOOR FRAME 4" FROM ADJACENT WALL, UNLESS OTHERWISE DIMENSIONED.
7. PROVIDE BULLNOSE UNITS @ ALL DOOR AND WINDOW OPENINGS, END WALLS, AND OUTSIDE CORNERS IN CMU WALLS.
8. ALL STEEL STUDS ARE MIN. 25 GA. UNLESS NOTED OTHERWISE. 20 GA STEEL STUDS REQUIRED AT ALL CEMENTITIOUS BACKER BOARD AND ABUSE RESISTANT GYPSUM BOARD AS SPECIFIED.
9. 5/8" CEMENTITIOUS BACKER BOARD SHALL BE SUBSTITUTED FOR GYP. BOARD IN ALL LOCATIONS WHERE CERAMIC AND/OR PORCELAIN WALL TILE FINISHES ARE TO BE INSTALLED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PRICING AND INSTALLATION OF APPROPRIATE FRAMING NEEDED FOR WALLS HEIGHT. REFER TO "INTERIOR STEEL STUD FRAMING GAUGE TABLE (1)" ON SHEET A0.00 FOR FRAMING GAGES AND STUD SIZING REQUIREMENTS.
11. REFER TO CODE COMPLIANCE PLANS FOR LOCATION OF FIRE RATED WALLS AND SMOKE SEPARATION WALL LOCATIONS AND REQUIREMENTS.
12. ALL OPENINGS IN RATED ASSEMBLIES SHALL BE SEALED WITH FIRE / SMOKE RATED MATERIALS AND ASSEMBLIES. INSTALL RATED JOINT SEALANTS AT BOTH FACES OF PARTITIONS, AT PERIMETERS, AND THROUGH FIRE RATED ASSEMBLIES. REFERENCE CODE COMPLIANCE PLANS FOR LOCATION OF RATED ASSEMBLIES.
13. ALL EXPANSION JOINT COVERS WITH CONNECTION TO RATED ASSEMBLIES SHALL MEET THE SAME REQUIRED RATING AS THE ASSEMBLY. REFERENCE CODE COMPLIANCE PLANS FOR LOCATION OF RATED ASSEMBLIES.
14. ALL STC-RATED WALL ASSEMBLIES AND PARTITIONS INDICATED SHALL HAVE STAGGERED SHEATHING AND GYP. BOARD JOINTS ON OPPOSITE SIDES OF ASSEMBLIES. REFERENCE WALL TYPE SCHEDULE FOR SOUND ATTENUATION INSULATION REQUIRED WITHIN STUD CAVITIES. SEAL ASSEMBLIES AT CONSTRUCTION PERIMETERS, DECKING MATERIAL (TOP & BOTTOM), BEHIND CONTROL JOINTS, AND AT ALL OPENINGS AND PENETRATIONS WITH A CONTINUOUS BEAD OF ACOUSTICAL JOINT SEALANT. INSTALL ACOUSTICAL JOINT SEALANTS AT BOTH FACES OF ASSEMBLIES.
15. ALL SPANDREL GLAZING SHALL HAVE METAL STUD AND GPDW FURRING WALLS AT INTERIOR SIDE OF GLAZING WHERE EXPOSED TO VIEW.
16. GENERAL CONTRACTOR SHALL COORDINATE REPAINTING OF WALLS BETWEEN SUBCONTRACTORS AFTER EXISTING FIXTURES ARE SCHEDULED TO BE REMOVED AND PRIOR TO FIXTURES BEING REINSTALLED. REFER TO ELECTRICAL & MECHANICAL PLANS.
17. ALL WALL BOARD IN MECHANICAL ROOMS SHALL BE MOLD & MOISTURE RESISTANT DRYWALL.



1 FLOOR PLAN - PHASE 1
SCALE: 3/16" = 1'-0"

2 TRASH ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"

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Schoolhouse

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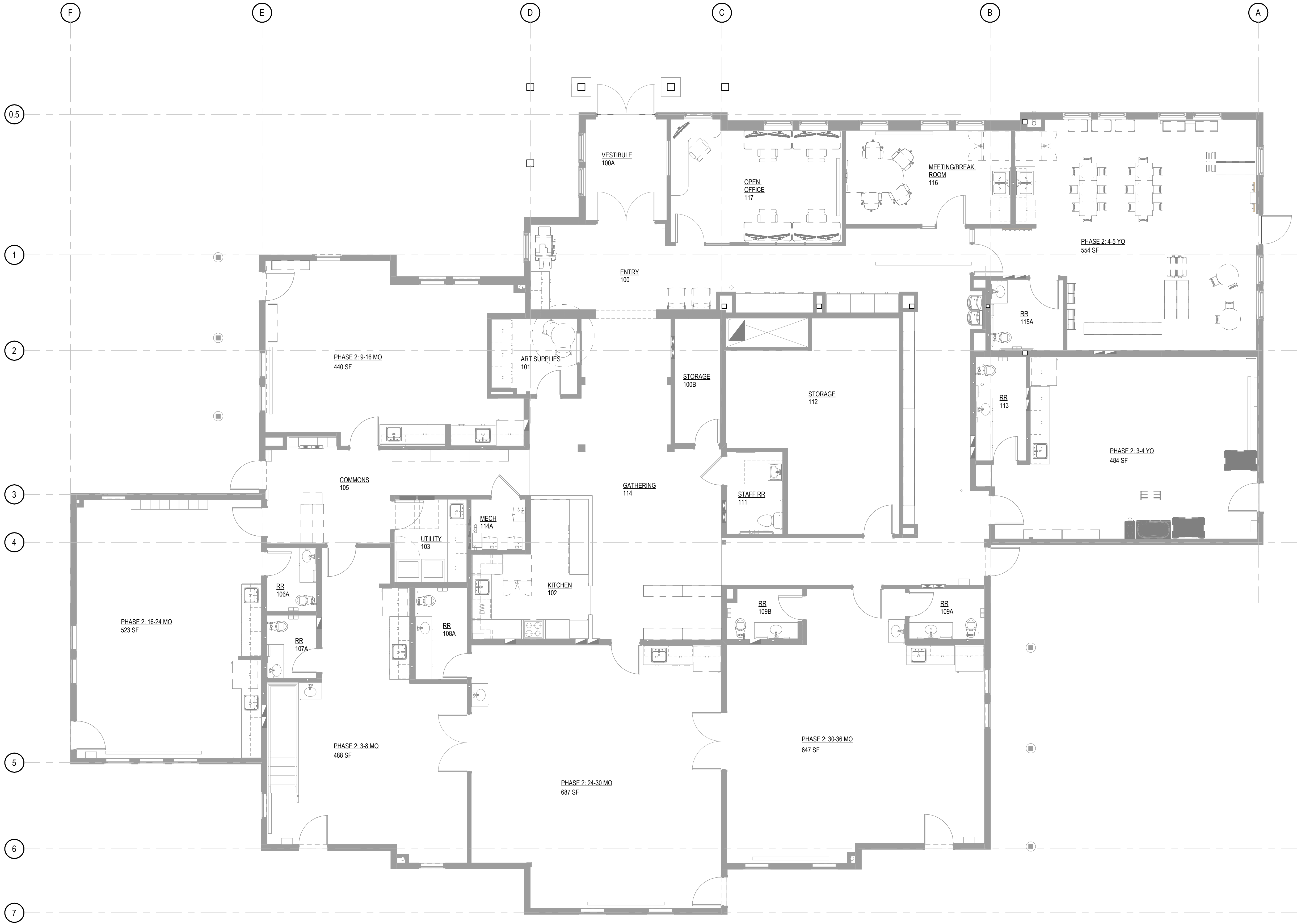
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Designer
Checker

Floor Plan - Phase 1

A1.11



1 FLOOR PLAN - PHASE 2
SCALE: 3/16" = 1'-0"

**Design Development
Submittal**

**Breckenridge Little Red
Schoolhouse**

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-001-25

07/31/2026

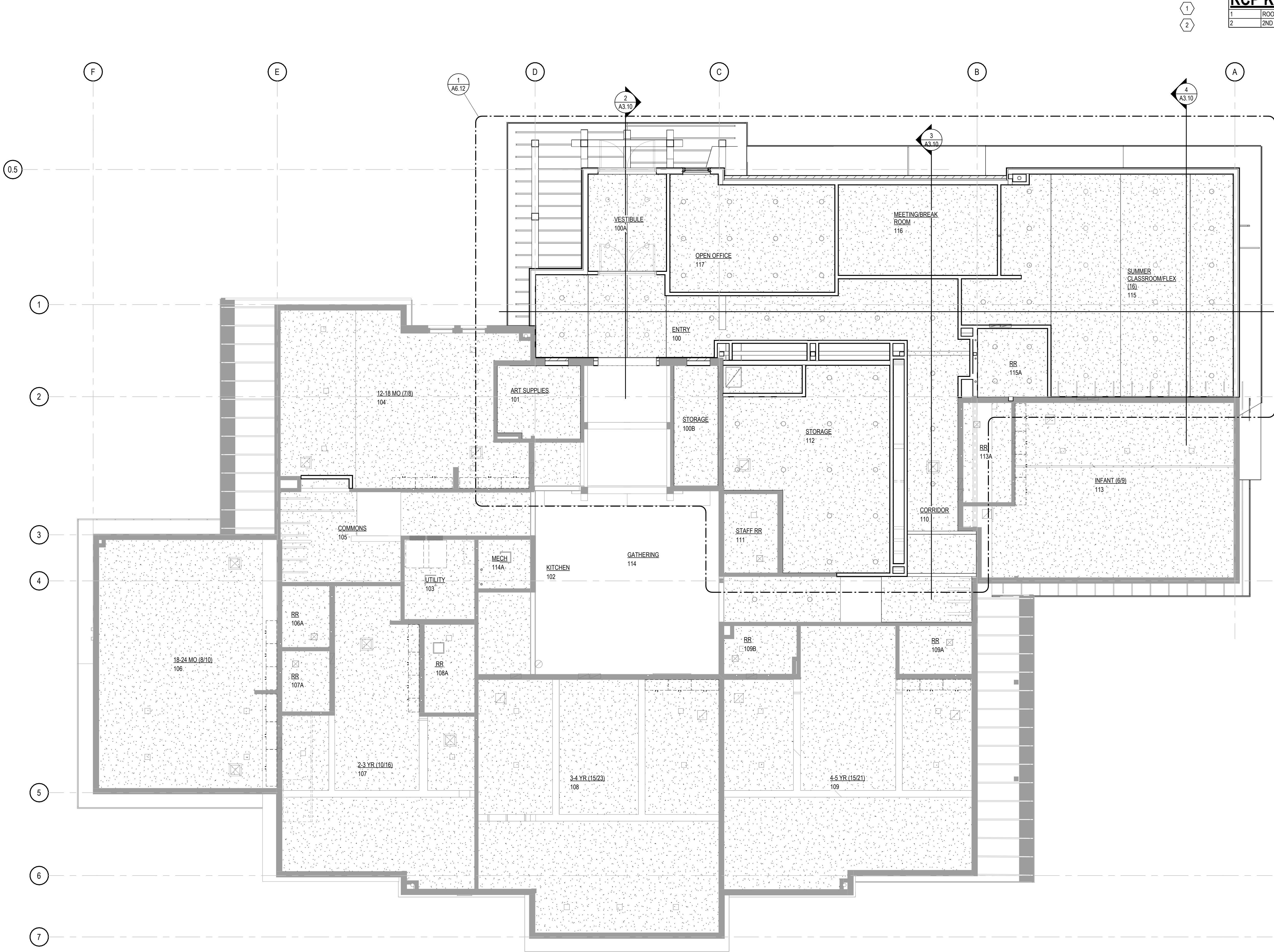
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Checker

Floor Plan - Phase 2

A1.12

Plot Time Stamp: 7/30/2026 6:03:45 PM
File Location/Name: Autodesk Docs://697-001-25 Breckenridge LRSH/697-001-025 Breckenridge LRSH A2.6.rvt



RCP KEY NOTES	
1	ROOF STUFF
2	2ND ITEM

RCP GENERAL NOTES

- NEW CEILINGS IN EXISTING BUILDING SHALL BE INSTALLED AT EXISTING HEIGHT. FIELD VERIFY PRIOR TO DEMOLITION.
- GPW BULKHEADS SHALL BE FRAMED WITH 25 GAUGE 3 5/8" STEEL STUDS @ 16" O.C. AND 5/8" TYPE 'X' GPW TO 6" ABOVE FINISH CEILING. BRACE AS REQUIRED.
- LIGHTING FIXTURES AND MECHANICAL DIFFUSERS / GRILLES ARE SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR EXACT LOCATIONS.
- ELEVATION TAGS ARE IN REFERENCE TO ARCHITECTURAL ELEVATIONS.
- WHERE CEILINGS ARE EXPOSED TO STRUCTURE ABOVE, PAINT ALL UNFINISHED MATERIALS OVERHEAD INCLUDING, BUT NOT LIMITED TO ROOF DECKING, DUCTS, PIPES, CONDUITS & JUNCTION BOXES; SEE FINISH SHEETS FOR PAINT.
- PROVIDE ACCESS PANELS AS REQUIRED IN HARD LID CEILINGS. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS.

RCP LEGEND

	5/8" SUSPENDED GPW CEILING SYSTEM
	ACOUSTICAL PANEL CEILING SYSTEM. SEE ROOM FINISH SCHEDULE & RCP FOR TYPE.
	LINEAR WOOD CEILING. REF: SPEC.
	2x2 ACCESS PANEL. REF: SPEC.
	RECESSED & PENDANT MOUNTED LIGHT FIXTURES. REF: ELECTRICAL
	RECESSED DOWNLIGHT. REF: ELECTRICAL
	EXIT SIGNAGE. REF: ELECTRICAL
	RETURN AIR / EXHAUST AIR GRILLE. REF: MECHANICAL
	SUPPLY AIR DIFFUSER. REF: MECHANICAL.

RCP ABBREVIATIONS

APC - ACOUSTICAL PANEL CEILING
LWC - LINEAR WOOD CEILING
MPS - METAL PANEL SOFFIT
GPW - GYPSUM DRY WALL

1 REFLECTED CEILING PLAN

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

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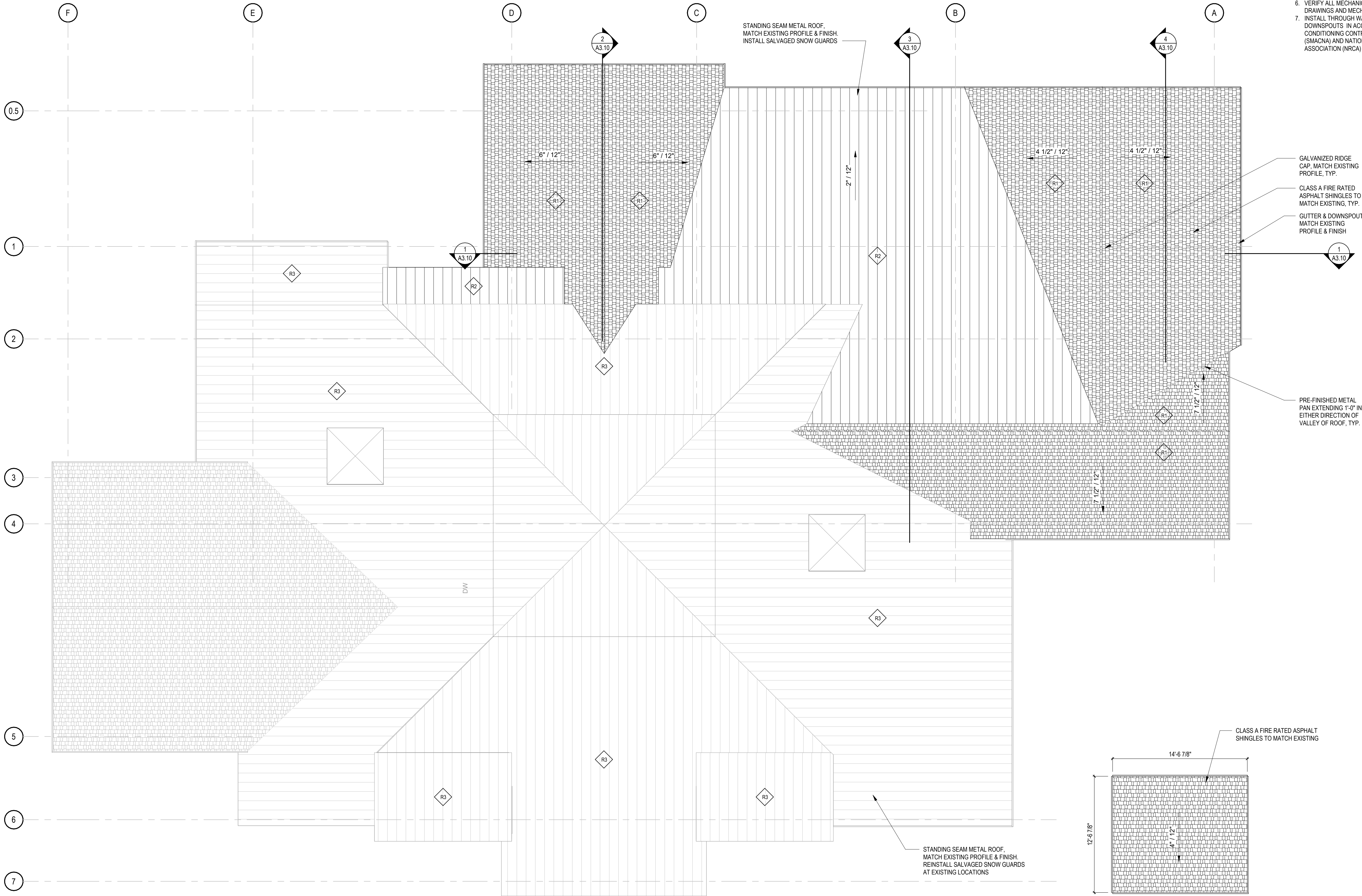
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First Floor Reflected
Ceiling Plan

A1.21

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



ROOF PLAN GENERAL NOTES

1. FIELD VERIFY LOCATION OF ALL ROOF PENETRATIONS.
2. REPLACE CAPS, BOOTS, & VENT COVERS AT ALL PENETRATIONS. MATCH EXISTING, LIKE CHARACTER AND AESTHETICS.
3. ALL EXISTING GUTTERS & DOWNSPOUTS TO BE PAINTED TO MATCH EXISTING PAINT COLOR.
4. THE ROOF SLOPE SHALL BE 1/4" PER FOOT UNLESS INDICATED OTHERWISE OR AS REQUIRED FOR CRICKETS AND SADDLES. SLOPE DIRECTION IS DOWN AS INDICATED. SLOPE IS NOTED IN DISTANCE PER FOOT.
5. PROVIDE CHAMFERS, CRICKETS AND SADDLES AS REQUIRED @ INSULATION HEIGHT TRANSITIONS & OBSTRUCTIONS TO DRAINAGE.
6. VERIFY ALL MECHANICAL PENETRATIONS WITH MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR.
7. INSTALL THROUGH WALL SCUPPERS, CONDUCTOR HEADS AND DOWNSPOUTS IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) AND NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) ROOFING MANUAL.

Design Development Submittal

Breckenridge Little Red Schoolhouse

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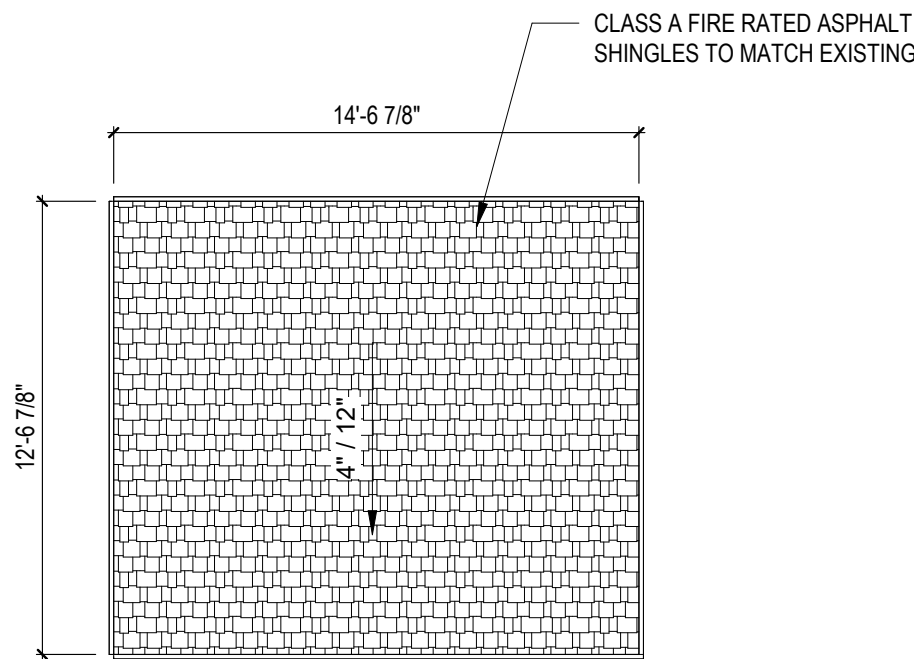
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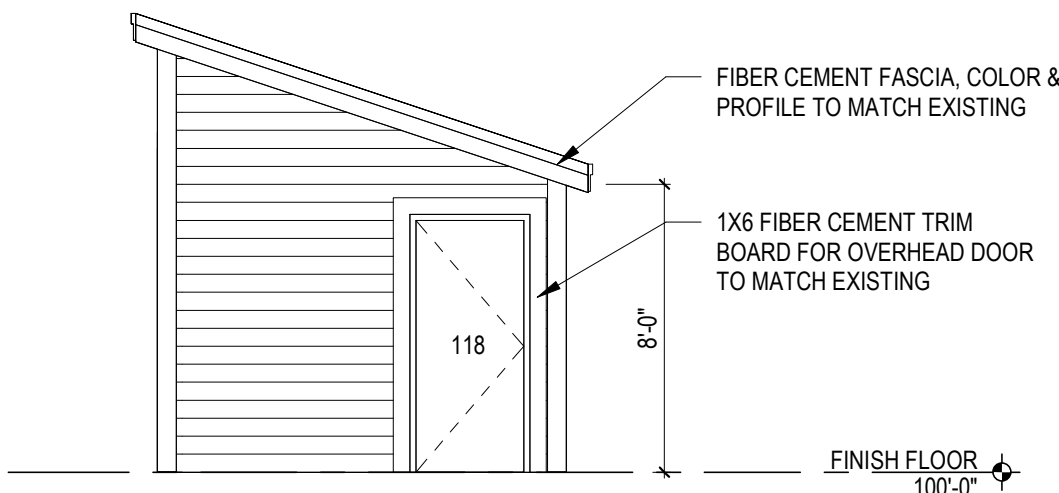
 2 TRASH ENCLOSURE ROOF PLAN
SCALE: 3/16" = 1'-0"



Roof Plan

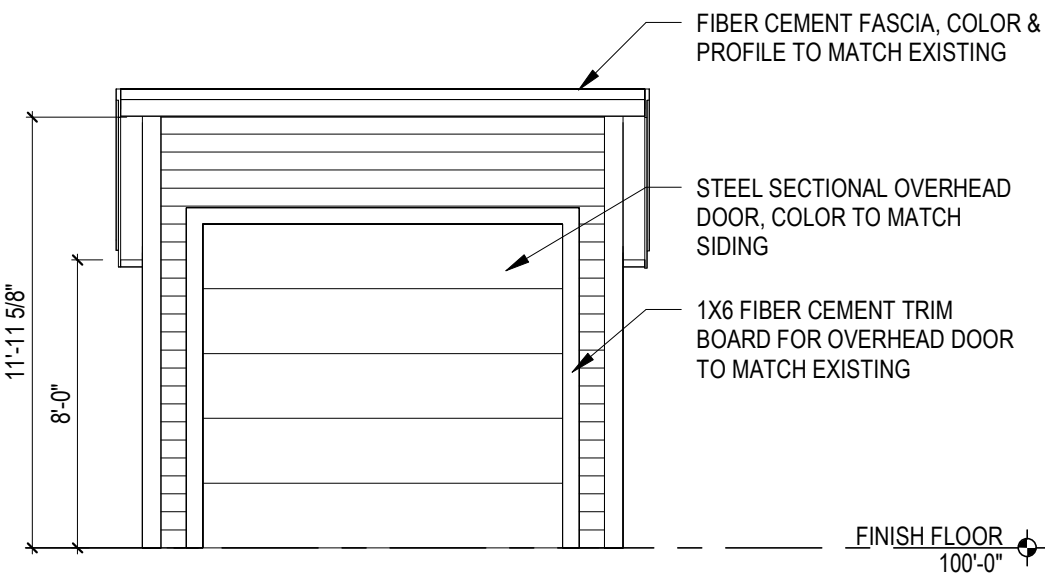
A1.30

ELEVATION KEY NOTES



3 TRASH ENCLOSURE NE ELEVATION

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

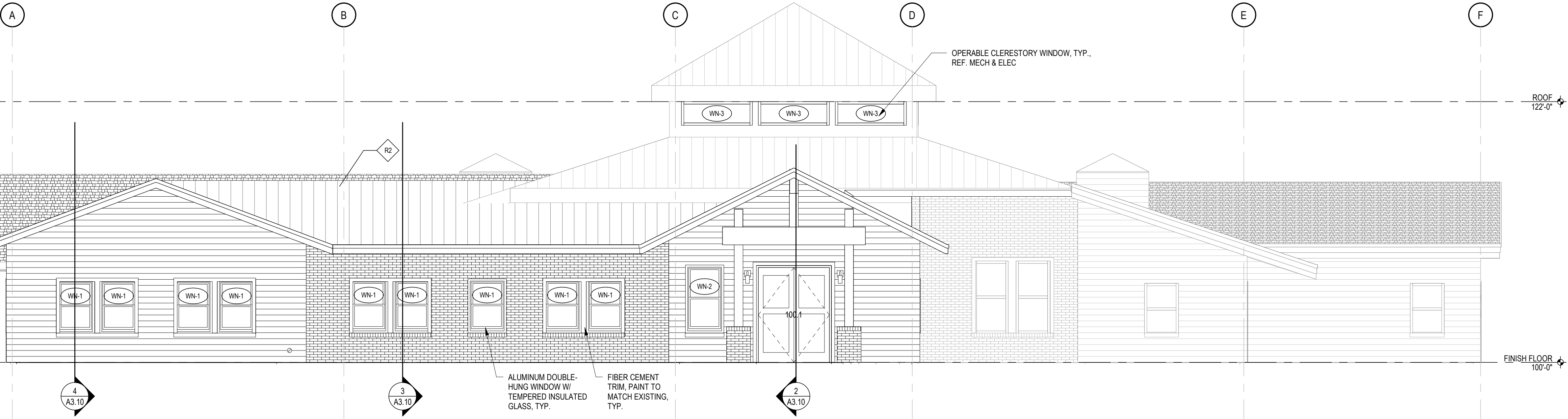
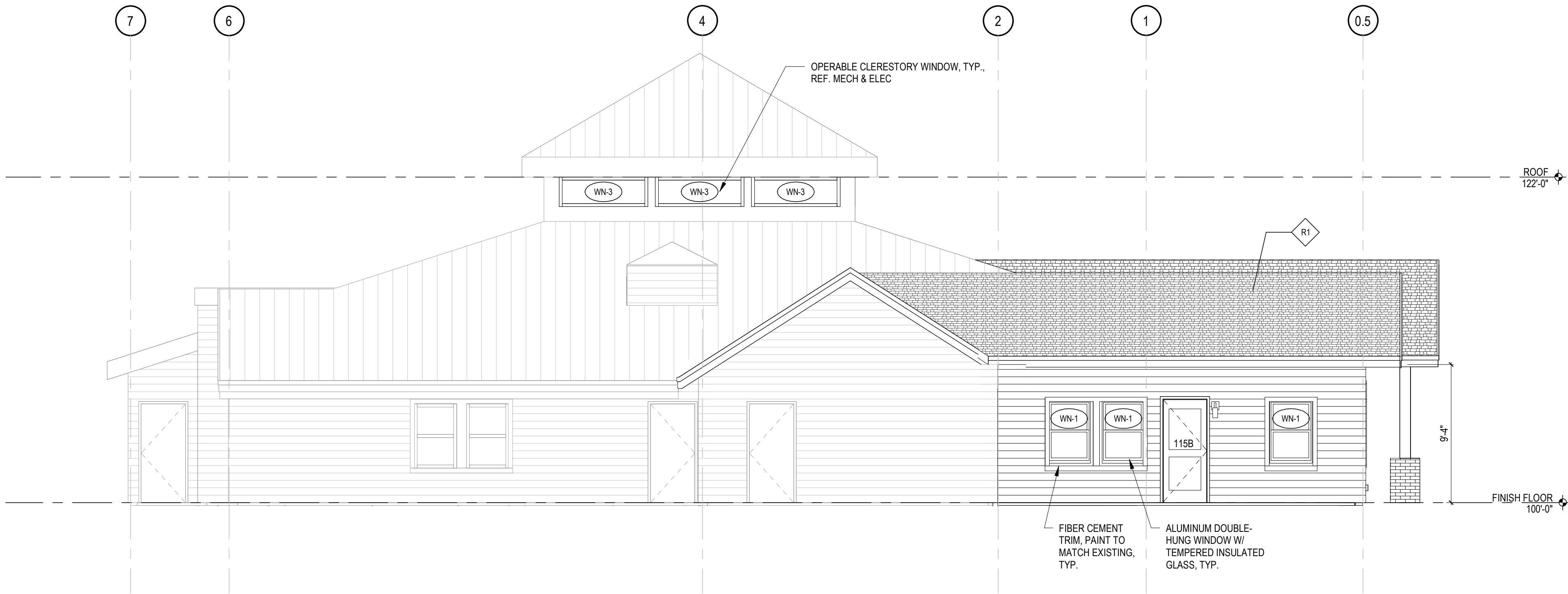


4 TRASH ENCLOSURE NW ELEVATION

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

1 EXTERIOR ELEVATION - NEW

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



2 EXTERIOR ELEVATION - NEW

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

EXTERIOR MATERIALS KEY

	NEW BRICK	MATCH EXISTING STANDARD BRICK, RUNNING BOND
	NEW SIDING	FIBER CEMENT LAP SIDING, COLOR TO MATCH EXISTING
	EXISTING WOOD SIDING	EXISTING
	EXISTING BRICK	EXISTING

NOTE: MATERIALS LISTED ARE BASIS OF DESIGN, REFER SPEC. FOR APPROVED ALTERNATES

Design Development Submittal

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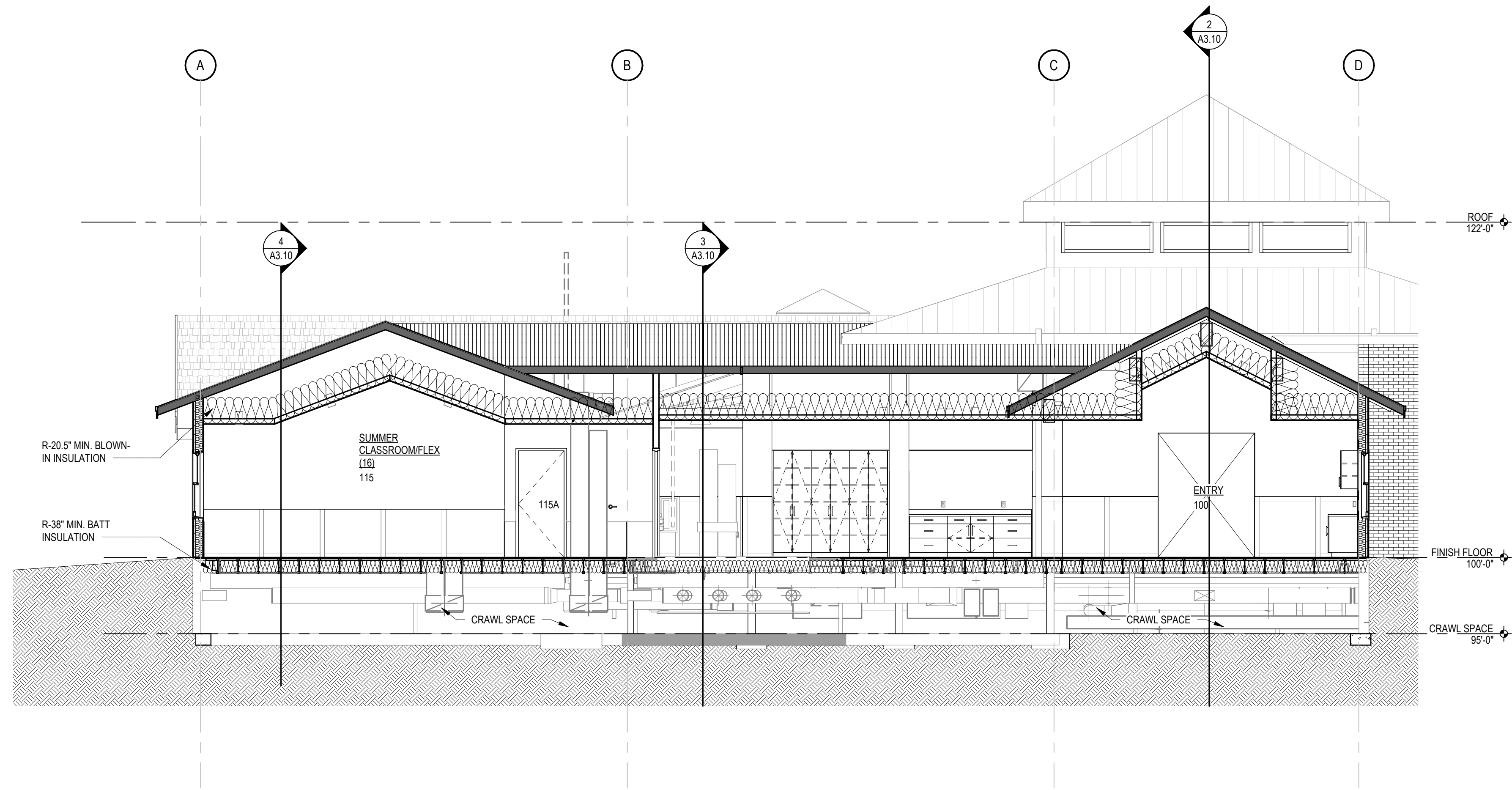
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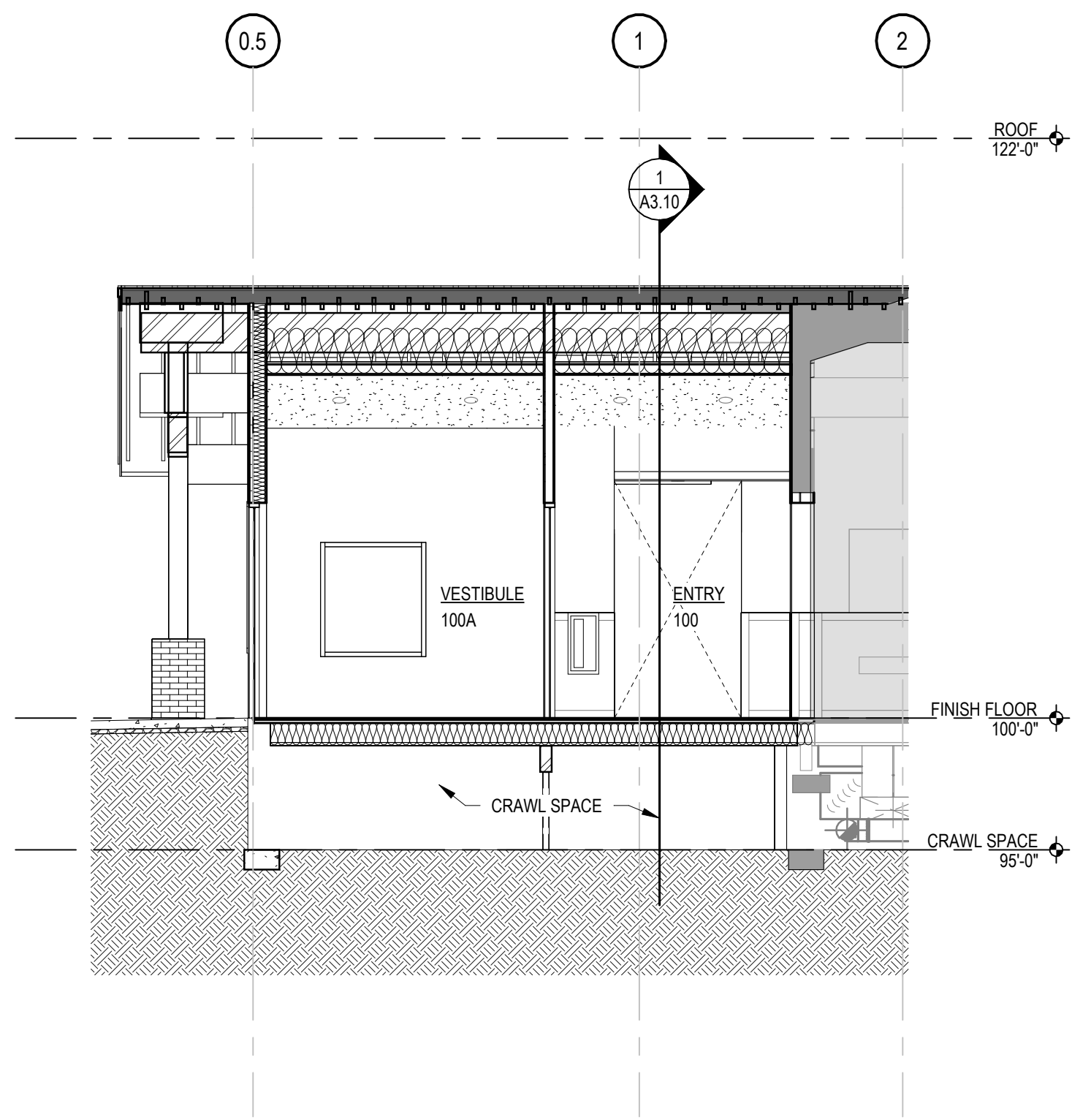
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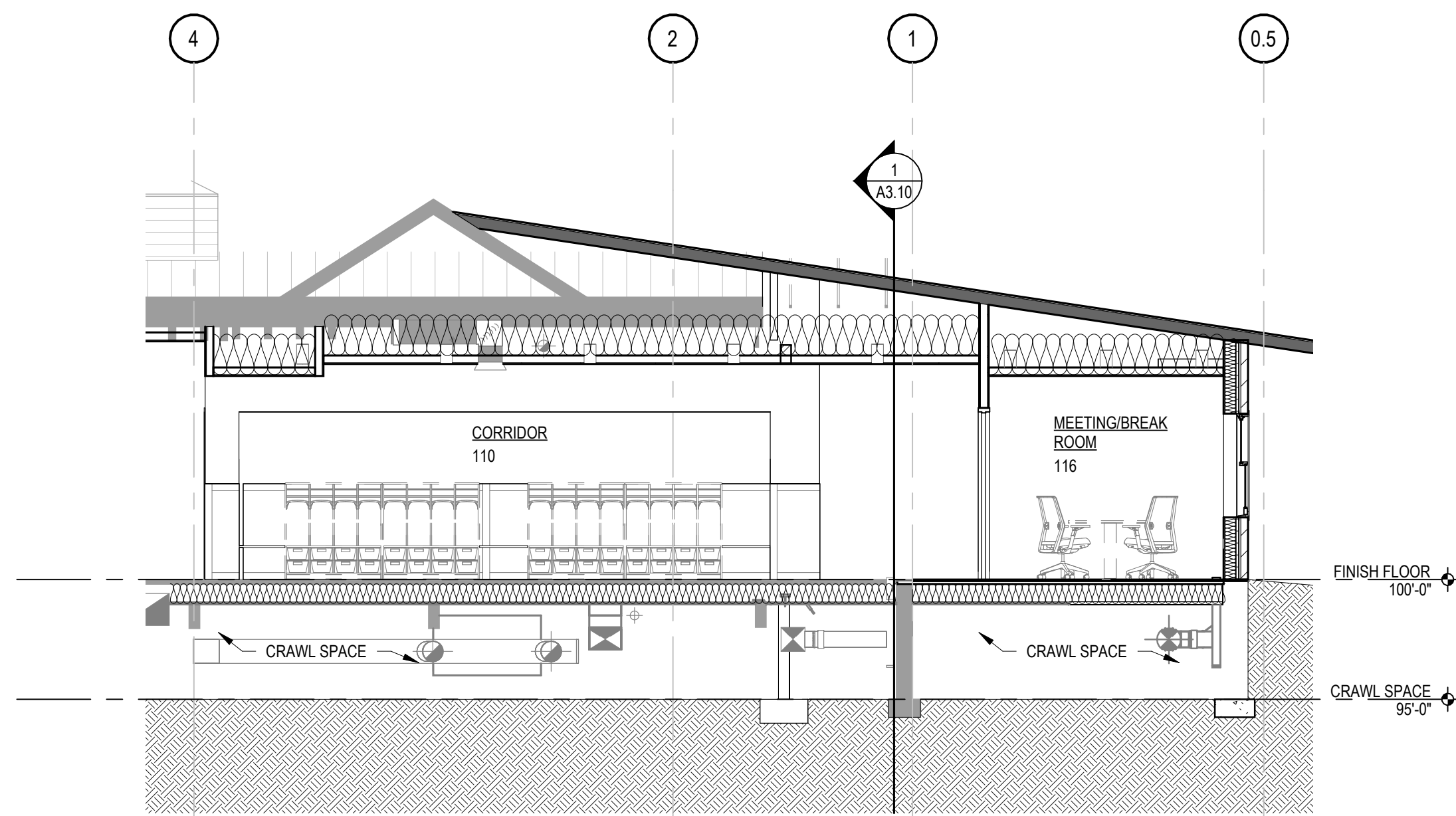
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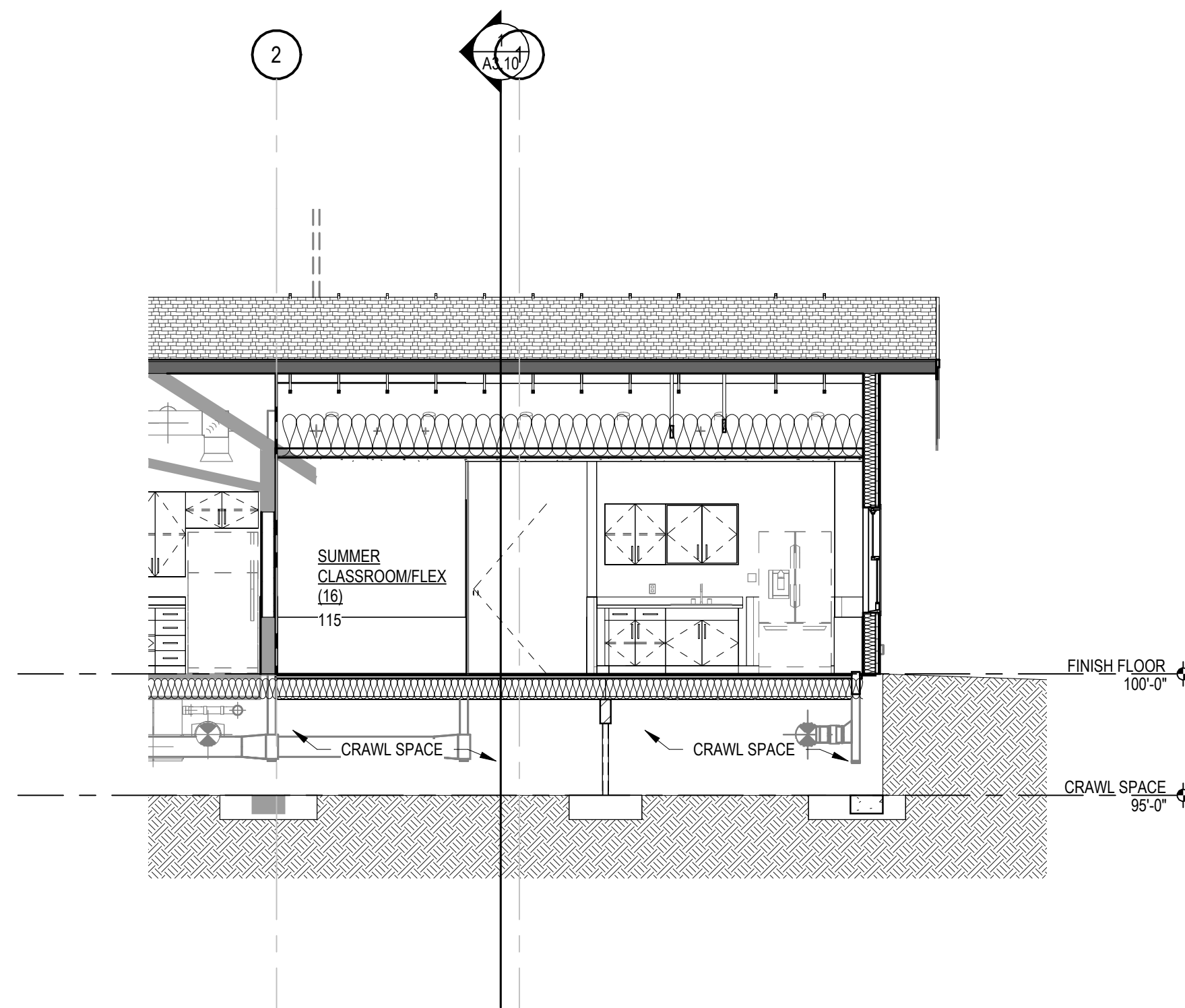
1 BUILDING SECTION E-W
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION N-S @ ENTRY
SCALE: 3/16" = 1'-0"



3 BUILDING SECTION N-S @ CORRIDOR
SCALE: 3/16" = 1'-0"



4 BUILDING SECTION N-S @ CLASSROOM
SCALE: 3/16" = 1'-0"

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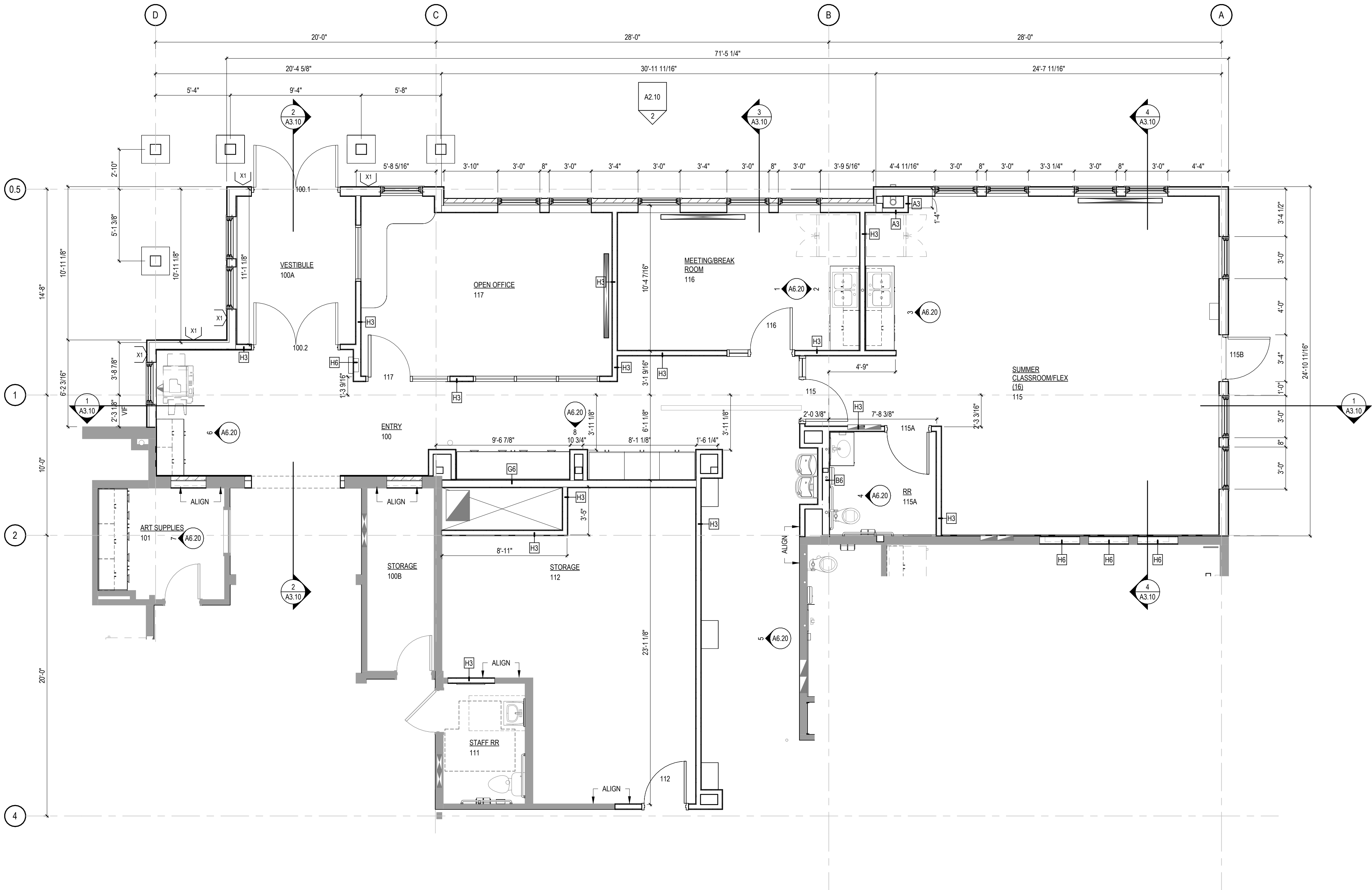
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Building Cross Sections

A3.10



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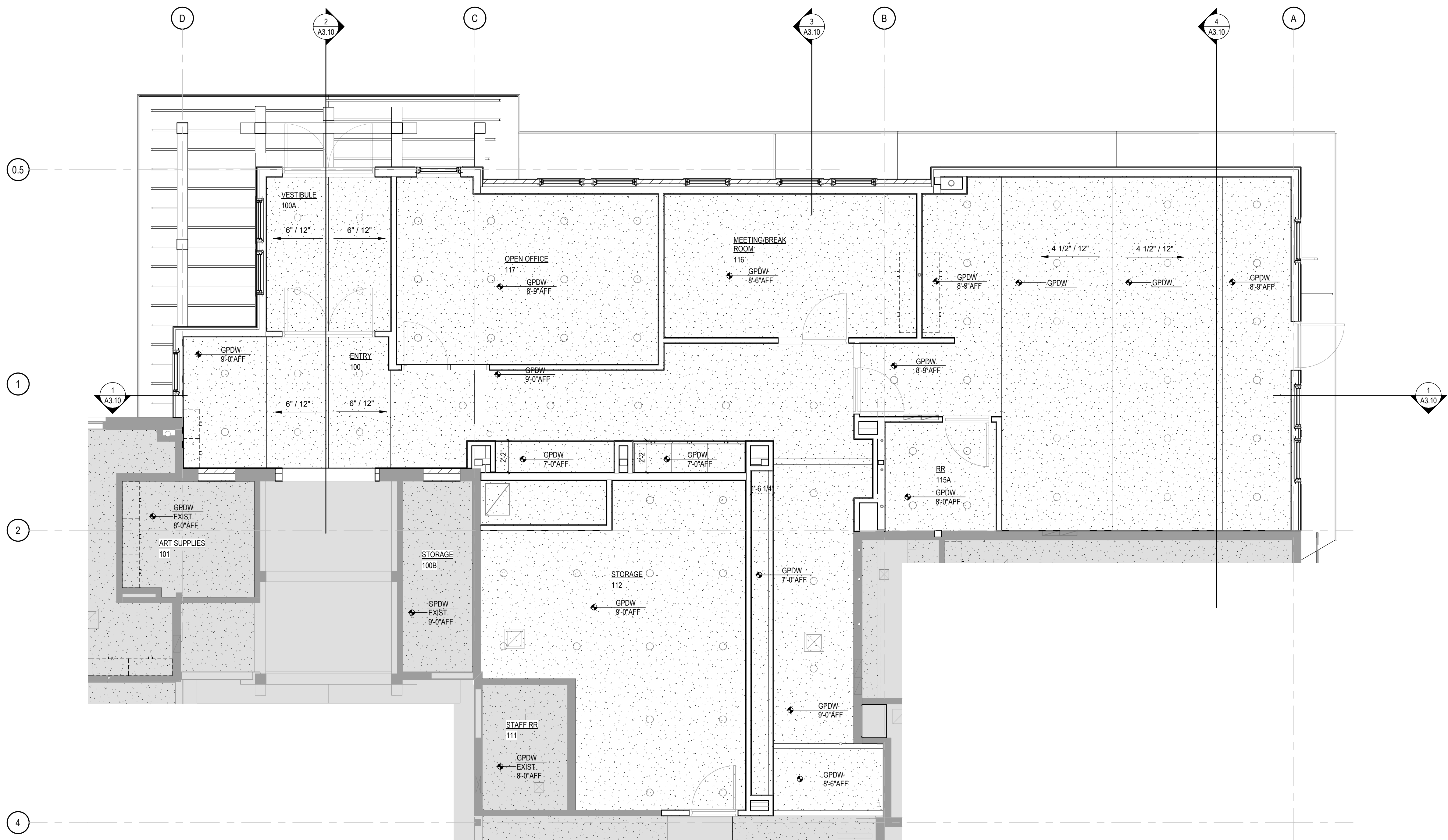
CE No.: 697-001-25

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Enlarged Plans
A6.11



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Enlarged Ceiling Plans

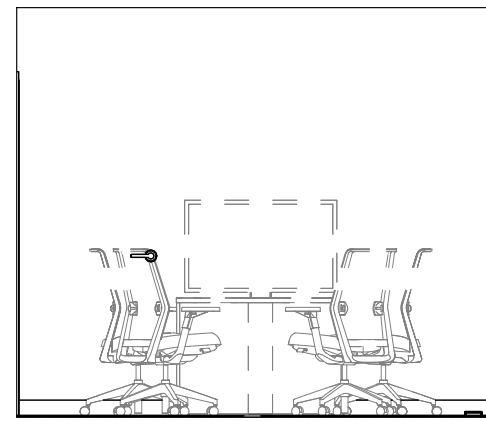
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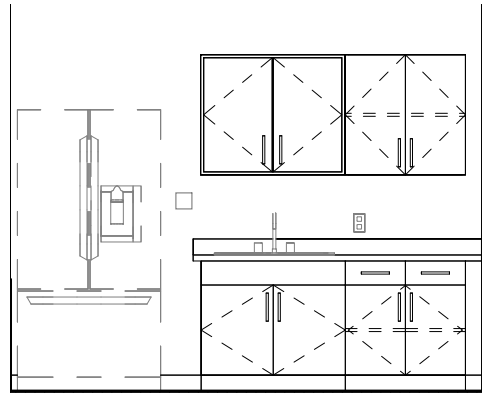
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ENLARGED ROOF PLAN - ADDITION

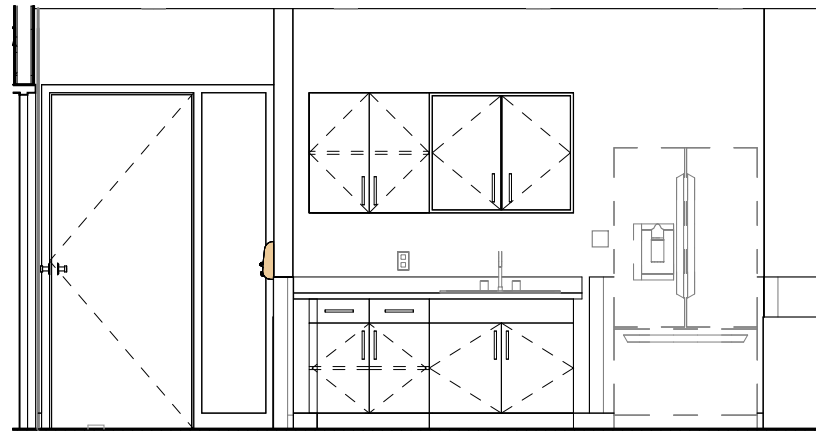
SCALE: 1/4" = 1'-0"



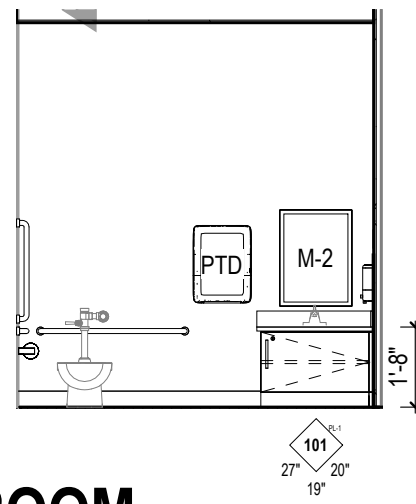
1 MEETING AREA
SCALE: 1/4" = 1'-0"



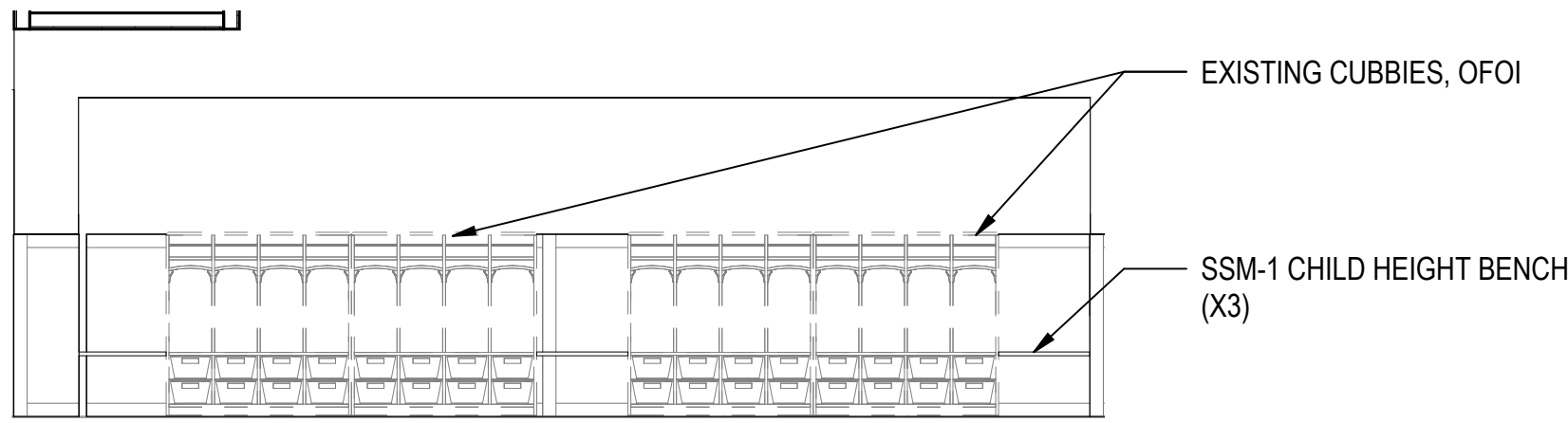
2 BREAK AREA
SCALE: 1/4" = 1'-0"



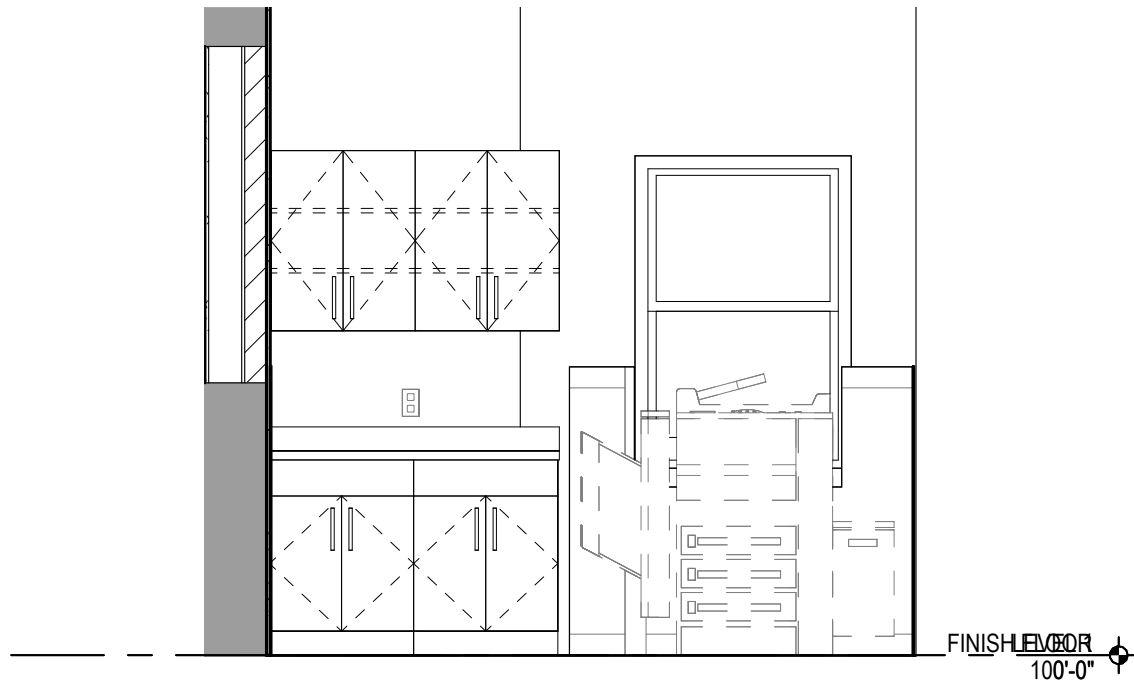
3 CLASSROOM ADDITION
SCALE: 1/4" = 1'-0"



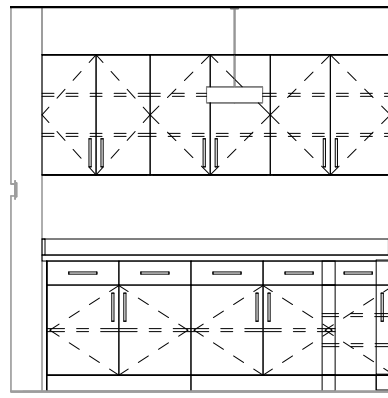
4 RESTROOM
SCALE: 1/4" = 1'-0"



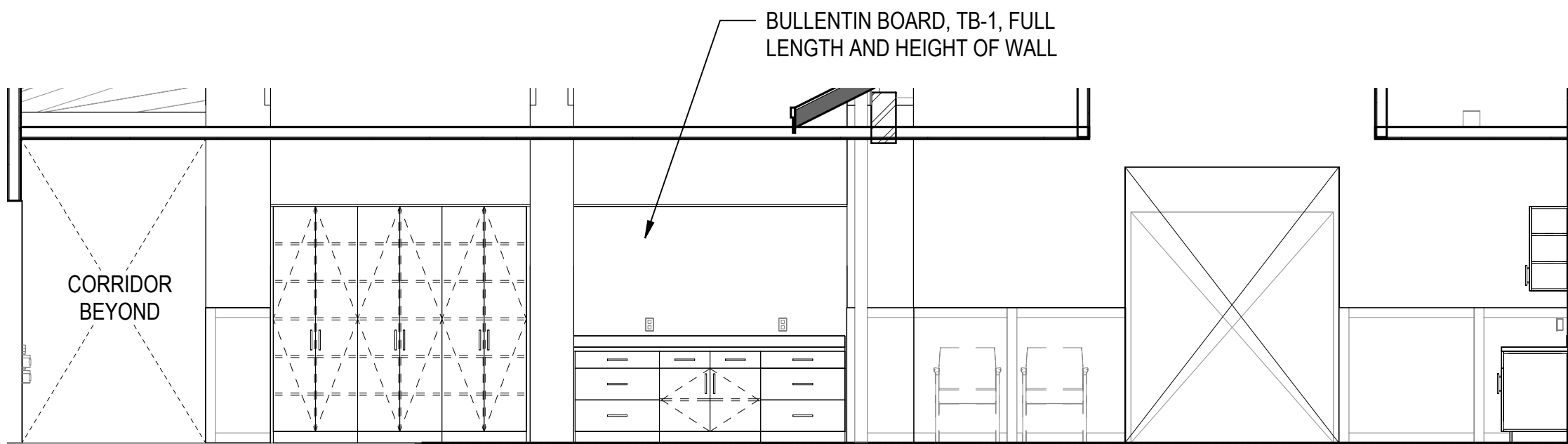
5 HALLWAY
SCALE: 1/4" = 1'-0"



6 OFFICE SUPPLY AREA
SCALE: 3/8" = 1'-0"



7 ART SUPPLY ROOM
SCALE: 1/4" = 1'-0"



8 ENTRY 100 - S
SCALE: 1/4" = 1'-0"

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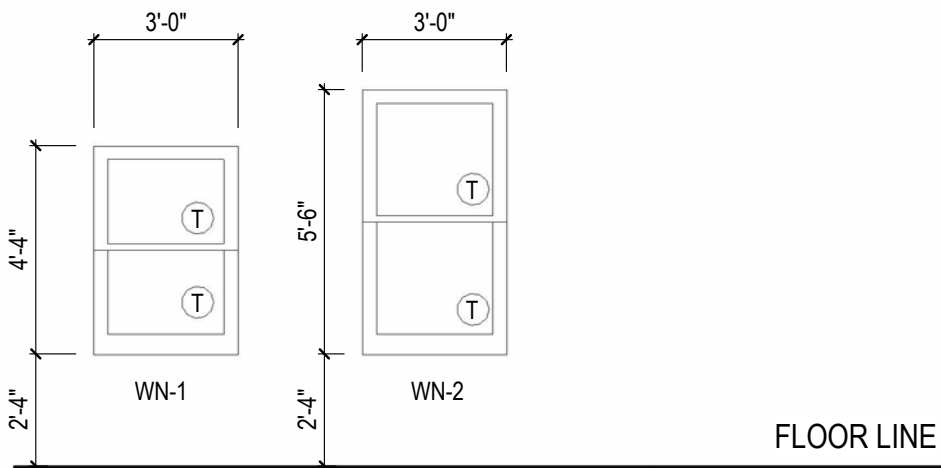
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Interior Elevations

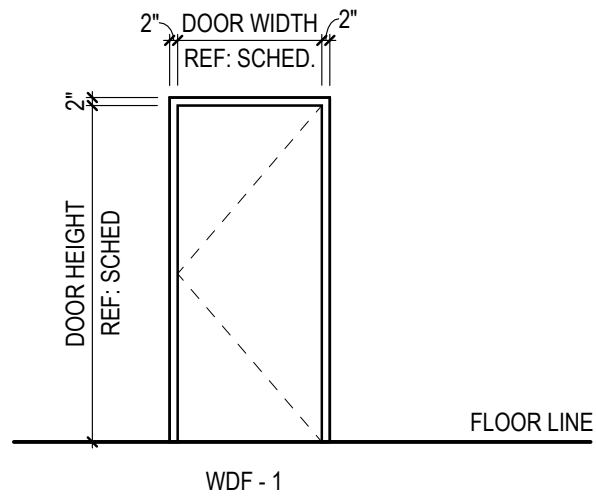
A6.20

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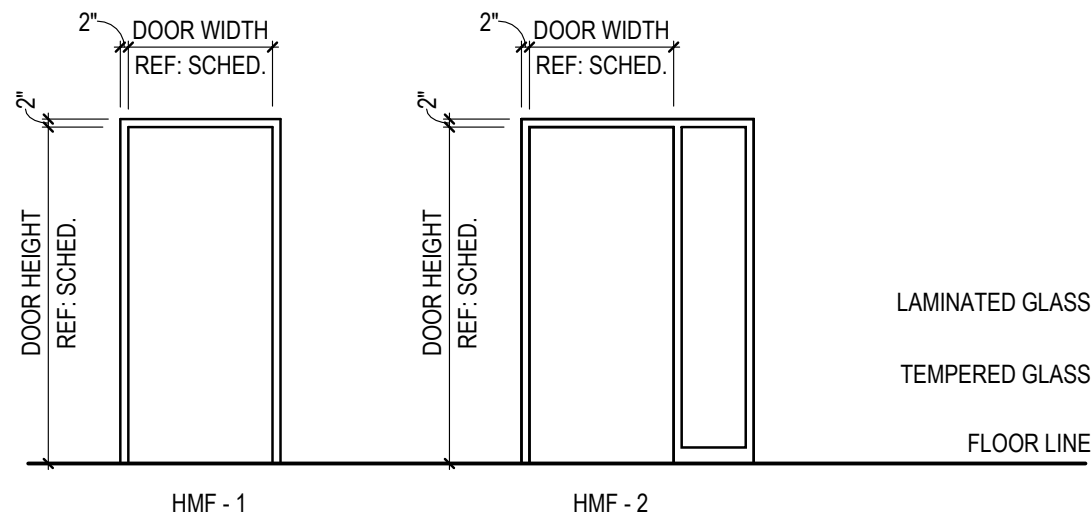
WINDOW TYPE

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



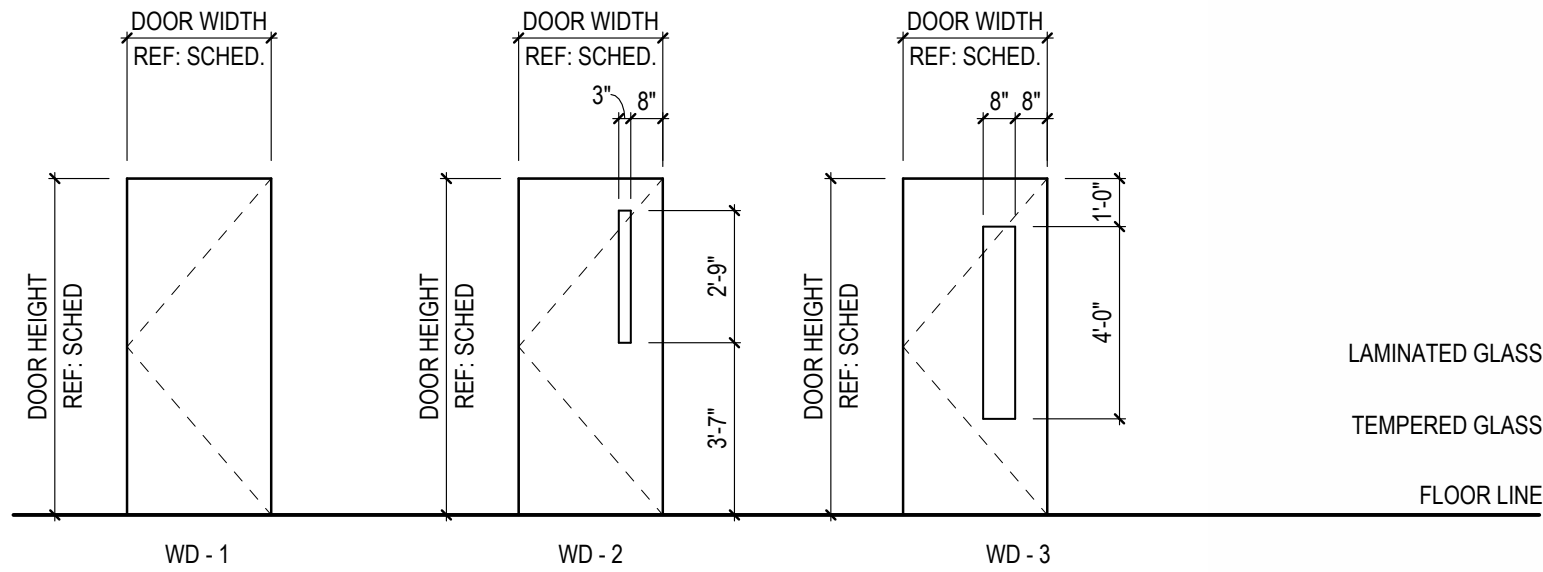
WOOD FRAME TYPE

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



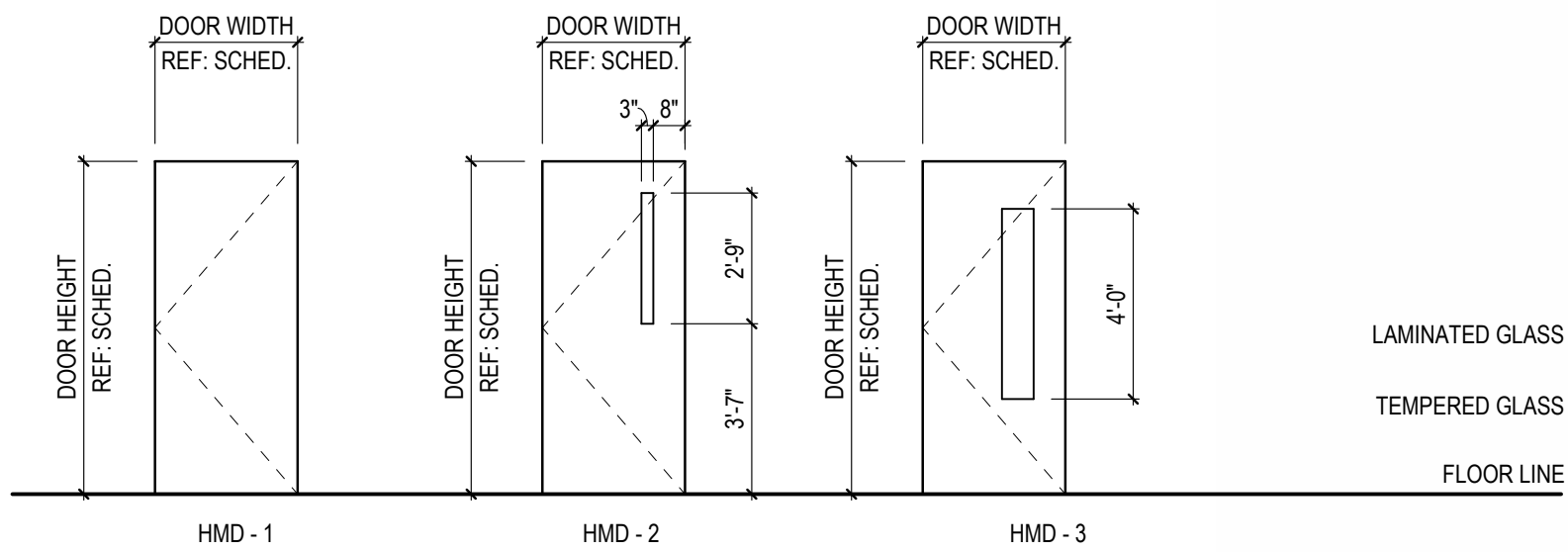
HOLLOW METAL FRAME TYPES

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



WOOD DOOR TYPES

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



HOLLOW METAL DOOR TYPES

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

DOOR SCHEDULE

DOOR NO.	SIFR	DOOR				FRAME		ADA OPERATOR	CARD READER	DELAYED EGRESS	HOLD OPEN	MAGNETIC LOCK	SOUND SEALS	HARDWARE	COMMENTS
		WIDTH	HEIGHT	TYPE	FINISH	TYPE	FINISH								
100.1	PR	6'-0"	8'-0"	ALD-1											
100.2	PR	6'-0"	8'-0"	ALD-1											
112	S	3'-0"	7'-0"	HMD-1		HMF-1									
115	S	3'-0"	7'-0"	WD-1		WDF-2									
115A	S	3'-0"	7'-0"	HMD-1		HMF-1									
115B	S	3'-0"	7'-0"	ALD-1											
115D		0"	0"												
116	S	3'-0"	7'-0"	WD-1		WDF-2									
117	S	3'-0"	7'-0"	ALD-4											
118	S	3'-0"	7'-0"	WD-1		HMF-1									
118A		10'-0"	9'-0"	OVHD											

DOOR & FRAME TYPE GENERAL NOTES

- PROVIDE SAFETY GLAZING OR FIRE-PROTECTION-RATED GLAZING IN LOCATIONS REQUIRED BY CURRENT LOCAL CODE. NOTIFY ARCHITECT OF CHANGES REQUIRED TO THE DRAWINGS. PROVIDE OBSCURE GLAZING AS INDICATED.
- PROVIDE AND INSTALL SAFETY GLAZING IN LOCATIONS AS PER SECTION 2406 & 2408 OF THE 2024 INTERNATIONAL BUILDING CODE.
- ALL DIMENSIONS ARE NOMINAL. ACTUAL DIMENSIONS TO BE PROVIDED BY SUPPLIER W/ ADJUSTMENTS MADE FOR INSTALLATION TOLERANCES REQUIRED. VERIFY ALL EXISTING OPENINGS PRIOR TO ORDER OF ALL NEW DOORS, DOOR FRAMES AND WINDOW FRAMES.
- SEE FLOOR PLANS FOR DIRECTION OF DOOR SWINGS.
- REFER TO WALL TYPE THICKNESS FOR THROAT DEPTHS OF HOLLOW METAL DOOR AND WINDOW FRAMES INSTALLED IN STEEL STUD WALLS W/ GYPSUM. HOLLOW METAL DOOR AND WINDOW FRAMES INSTALLED IN PRECAST, CAST-IN PLACE OR C.M.U. WALLS SHALL HAVE A STANDARD 6" NOMINAL THROAT DEPTH AND SHALL BE CENTERED IN THE WALL, UNLESS NOTED OTHERWISE.
- ALL INTERIOR HOLLOW METAL DOOR FRAMES SHALL BE FILLED FULL W/ BATT INSUL. COORDINATE WITH ELECTRICAL TRADES, FINISH HARDWARE AND ELECTRONIC EQUIPMENT.
- ALL EXTERIOR ALUMINUM WINDOW FRAMING WERE DESIGNED TO EECO SERIES 403 OR AS NOTED ON THE DRAWINGS WITH 1" INSULATED LOW E' GLAZING. INTERIOR HOLLOW METAL WINDOW FRAMING DESIGNED WITH INSULATED AND NON-INSULATED GLAZING AS NOTED ON THE DRAWINGS.
- ALL INTERIOR DOOR FRAMES OF STUD WALLS W/ GYPSUM WALLS BEGIN 4" FROM THE FINISH FACE OF THE ADJACENT WALLS UNLESS OTHERWISE NOTED.
- VERIFY HOLLOW METAL FRAME FINISH WITH FINISH SCHEDULE.
- MULLION LOCATIONS SHALL BE AS INDICATED ON THE DRAWINGS AND SHALL BE REFLECTED IN THE SHOP DRAWINGS. NOTIFY ARCHITECT OF ANY CHANGES OR DEVIATIONS.
- BORROWED LIGHT LOCATIONS SHALL BE AS INDICATED ON THE PLAN DRAWINGS AND SHALL BE REFLECTED IN THE SHOP DRAWINGS. NOTIFY ARCHITECT OF ANY CHANGES OR DEVIATIONS.

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123 N. College Avenue, Suite 200
Fort Collins, CO 80524
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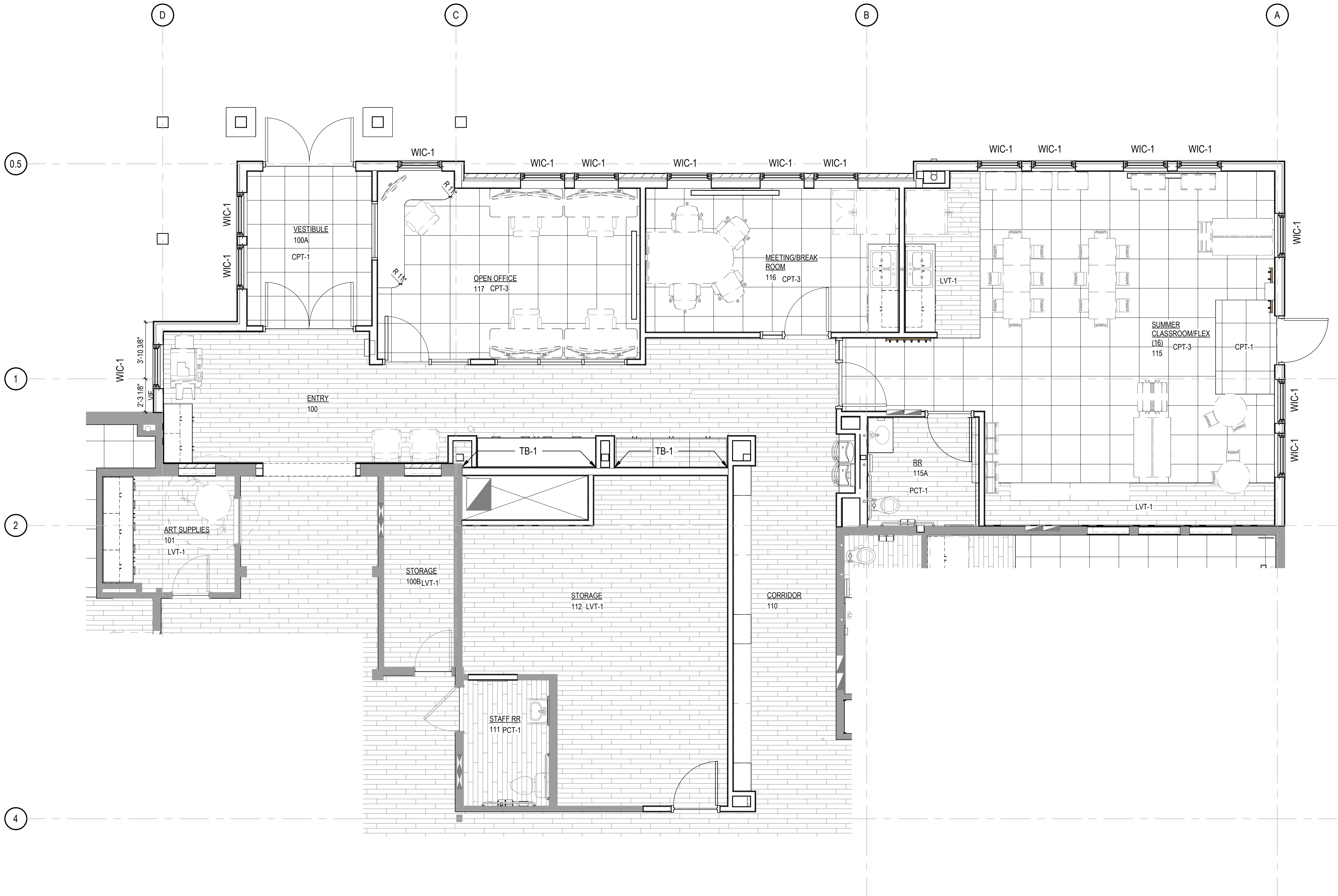
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Door Schedule, Door
Types, Frame Types

A6.40

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1 ENLARGED FLOOR PLAN - ADDITION
SCALE: 1/4" = 1'-0"

ROOM FINISH GENERAL NOTES

1. PAINT ALL HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT WALL COLOR, TYP.
2. RUBBER BASE SHALL NOT BE APPLIED TO CMU AND CONCRETE WALLS, TYP.
3. WALL COVERINGS WALL BASE: SCHLUTER SYSTEMS, SCHIENE-E E200 METAL BASE. SEE SPECIFICAIONS AND BASE DETAIL ON SHEET F1.11.
4. SEE INTERIOR ELEVATIONS AND FINISH FLOOR PLAN FOR EXTENT OF PAINT AND WALL COVERING FINISHES DESIGNATED ON FINISH SCHEDULE.
5. SEE INTERIOR WALL ELEVATIONS AND FINISH FLOOR PLAN FOR EXTENT OF TILE FINISHES. PCB-1 SHALL BE APPLIED TO WALLS WITH PAINTED FINISH, TYP.
6. MOP SINK TILE SURROUND: TILE SHALL BE 3'-4" AFF, TYP. EXPOSED EDGES SHALL BE FINISHED WITH SCHLUTER SYSTEMS, JOLLY A 60 AT. SEE SPECIFICATIONS AND WALL ELEVATIONS FOR TILE LAYOUT.
7. SEE REFLECTED CEILING PLAN.

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Enlarged Finishes Plans

F1.20

FINISHES LEGEND

CARPET			LUXURY VINYL TILE		
CPT-1	MANUFACTURER:	MANNINGTON COMMERCIAL	LVT-1	MANUFACTURER:	MANNINGTON COMMERCIAL
	PRODUCT:	RUFFIAN II		PRODUCT:	SPACIA 4MM
	SIZE:	24" x 24"		COLOR:	TBD
	COLOR:	TBD		SIZE:	7.25" x 48"
INSTALLATION:	MONOLITHIC	INSTALLATION:	ASHLAR		
CPT-2			PAINT		
CPT-2	MANUFACTURER:	FORBO	PT-1	MANUFACTURER:	SHERWIN WILLIAMS
	PRODUCT:	FLOTEX - ADVANCE		HUE:	TBD
	SIZE:	19.69" x 19.69"		FINISH:	SEE SPECIFICATION
	COLOR:	TBD		APPLICATION:	TYPICAL WHITE
INSTALLATION:	MONOLITHIC	PT-2	MANUFACTURER:	SHERWIN WILLIAMS	
CPT-3	MANUFACTURER:		INTERFACE	HUE:	TBD
	PRODUCT:		HUMAN NATURE COLLECTION	FINISH:	SEE SPECIFICATION
	SIZE:		25CM x 1M	APPLICATION:	ACCENT
	COLOR:	TBD	PT-3	MANUFACTURER:	SHERWIN WILLIAMS
INSTALLATION:	ASHLAR	HUE:		TBD	
CERAMIC WALL TILE				FINISH:	SEE SPECIFICATION
CT-1	MANUFACTURER:			APPLICATION:	ACCENT
	PRODUCT:		PT-4	MANUFACTURER:	SHERWIN WILLIAMS
	SIZE:			HUE:	TBD
	COLOR:			FINISH:	SEE SPECIFICATION
APPLICATION		APPLICATION:		DOOR FRAMES	
CT-2	MANUFACTURER:		PORCELAIN CERAMIC TILE		
	PRODUCT:		PCT-1	MANUFACTURER:	GLAZZIO TILE
	SIZE:			PRODUCT:	TWIGGY - MATTE
	COLOR:			SIZE:	8" x 48"
APPLICATION		COLOR:		TBD	
DRAPERY			PLASTIC LAMINATE		
DF-1	MANUFACTURER:	WOLF GORDAN	PL-1	MANUFACTURER:	WILSONART
	PRODUCT:	OSCURO BLACK OUT DRAPERY		PRODUCT:	HIGH PRESSURE LAMINATE
	SIZE:	54" WIDE		COLOR:	TBD
	COLOR:	TBD		APPLICATION:	CASEWORK
APPLICATION	INFANT ROOM DRAPERY				

RESILIENT BASE		
RB-1	MANUFACTURER:	JOHNSONITE BY TARKET
	PRODUCT:	DURACOVE RUBBER BASE
	COLOR:	TBD
	APPLICATION:	STORAGE ROOM BASE
SOLID SURFACE MATERIAL		
SSM-1	MANUFACTURER:	LG HAUSYS
	PRODUCT:	SOLID SURFACE
	COLOR:	TBD
	APPLICATION:	COUNTERTOPS & WINDOW SILLS
TACKBOARD		
TB-1	MANUFACTURER:	FORBO
	PRODUCT:	LINEOLEUM BULLENTIN BOARD
	COLOR:	TBD
WOOD		
WD-1	MANUFACTURER:	TBD
	PRODUCT:	WOOD WAINSCOT - TYPICAL
	COLOR:	TBD
WD-2	MANUFACTURER:	TBD
	PRODUCT:	WOOD BASE - TYPICAL
	COLOR:	TBD
WB-1	MANUFACTURER:	TBD
	PRODUCT:	WOOD BASE - TYPICAL
	COLOR:	TBD
WINDOW COVERINGS		
WIC-1	MANUFACTURER:	INPRO
	PRODUCT:	H100 SOLOMOUNT CLUTCH SHADE
	SHADECLOTH:	BLACKOUT - 89 GREY/BLACK
	APPLICATION:	AT ALL EXTERIOR WINDOWS
WALL PROTECTION		
WP-1	MANUFACTURER:	INPRO
	PRODUCT:	RICOCHET
	COLOR:	TBD
	APPLICATION:	CLASSROOM WALL PROTECTION
WP-2	MANUFACTURER:	TBD
	PRODUCT:	WOOD WALL PANELING
	COLOR:	TBD
	APPLICATION:	COMMON AREA WAINSCOTING

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR FINISH	BASE	NORTH WALL FINISH	EAST WALL FINISH	SOUTH WALL FINISH	WEST WALL FINISH	REMARK NO.
283	CLOSET							
284	CLOSET							
285	PRIVATE MEETING							
287	CLOSET							
290	Room							
291	STORAGE							
281	OPEN OFFICE							
282	MEETING							
286	SECURE VESTIBULE							
288	CORRIDOR							
289	CORRIDOR							
117	OPEN OFFICE							
295	MTG							
296	STORAGE							
115	SUMMER CLASSROOM/FLEX X (16)							
298	SUMMER CLASS/FLEX							
100A	VESTIBULE							
116	MEETING/BREAK ROOM							
100	ENTRY							
115A	RR							
312	STORAGE							
104	12-18 MO (7/8)							
113	INFANT (6/9)							
315	OPEN OFFICE							
316	SUMMER CLASSROOM							
317	SUMMER CLASS/FLEX							
318	SECURE VESTIBULE							
319	MEETING/BREAK ROOM							
320	ENTRY							
321	RR							
322	STORAGE							
323	12-18 MO							
324	INFANT							
113A	RR							
106	18-24 MO (8/10)							
107	2-3 YR (10/16)							
108	3-4 YR (15/23)							
109	4-5 YR (15/21)							
112	STORAGE							
101.1	OFFICE SUPPLIES							
101	ART SUPPLIES							
102	KITCHEN							
100B	STORAGE							
111	STAFF RR							
114A	MECH							
103	UTILITY							
106A	RR							
107A	RR							
108A	RR							
109B	RR							
109A	RR							
114	GATHERING							
105	COMMONS							
110	CORRIDOR							
118	TRASH ENCLOSURE							

ROOM FINISH SCHEDULE REMARKS

Key Name	Comments
1	
2	
3	

CORNER GUARDS				
TYPE MARK	MANUFACTURER	PRODUCT	COLOR	PROFILE

MARKER BOARDS (WHERE APPLICABLE PER DRAWINGS)			
TYPE MARK	MANUFACTURER	MODEL	COLOR

CLARK & ENERSEN

Architecture \ Engineering \ Planning \ Landscape Architecture \ Commissioning

clarkenersen.com

123 N. College Avenue, Suite 200
Fort Collins, CO 80524
p 970.818.8999

Design Development Submittal

Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-001-25

07/31/2026

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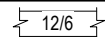
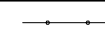
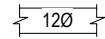
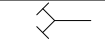
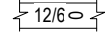
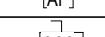
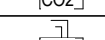
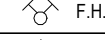
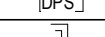
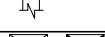
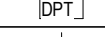
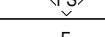
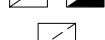
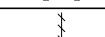
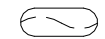
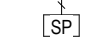
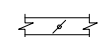
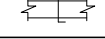
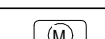
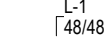
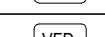
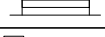
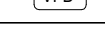
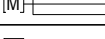
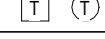
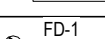
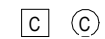
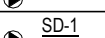
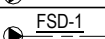
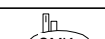
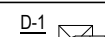
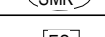
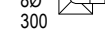
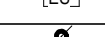
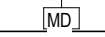
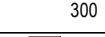
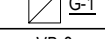
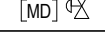
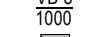
Designer
Checker

Room Finishes Schedule
& Details

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MECHANICAL ABBREVIATIONS AND SYMBOLS LEGEND

ABBREVIATIONS		ABBREVIATIONS		PIPING		SHEET METAL		TEMPERATURE CONTROL		FIRE SUPPRESSION	
A	COMPRESSED AIR	LIT	LAY IN TILE		BALL VALVE		RECTANGULAR DUCT - FIRST NUMBER INDICATES SIZE SHOWN		CONTROL POINT		SPRINKLER BRANCH WITH HEADS
AD	AREA DRAIN	LPR	LOW PRESSURE STEAM RETURN		GATE VALVE		ROUND DUCT		AIRFLOW MEASURING STATION		SIAMESE CONNECTION
AFF	ABOVE FINISHED FLOOR	LPS	LOW PRESSURE STEAM SUPPLY		GLOBE VALVE		OMAL DUCT - FIRST NUMBER INDICATES SIZE SHOWN		CARBON DIOXIDE SENSOR		FIRE HOSE CABINET
AI	ANALOG INPUT	LV	LABORATORY VACUUM		BUTTERFLY VALVE		FLEX DUCT		DIFFERENTIAL PRESSURE SWITCH		FIRE HYDRANT
AO	ANALOG OUTPUT	LWT	LEAVING WATER TEMPERATURE		BALANCING VALVE		TURNING VANES		DIFFERENTIAL PRESSURE TRANSMITTER		POST INDICATOR VALVE
APD	AIR PRESSURE DROP	MA	MIXED AIR		CHECK VALVE		POSITIVE PRESSURE DUCT UP		TEMPERATURE SENSOR WITH AVERAGING ELEMENT		O.S. & Y. VALVE
AV	ACID VENT	MA	MEDICAL AIR		VACUUM BREAKER BACKFLOW VALVE		NEGATIVE PRESSURE DUCT UP		MOTORIZED DAMPER		FLOW SWITCH
AW	ACID WASTE	MB	MIXING BOX		PRESSURE REGULATING VALVE		NEGATIVE PRESSURE DUCT DOWN				
BAS	BUILDING AUTOMATION SYSTEM	MBH	1000 BTUHR		STRAINER		OVAL DUCT UP AND DOWN				
BFP	BACKFLOW PREVENTER	MC	MECHANICAL CONTRACTOR		TEMPERATURE GAUGE		MANUAL BALANCING DAMPER		STATIC PRESSURE SENSOR		
BHP	BRAKE HORSEPOWER	MCC	MOTOR CONTROL CENTER		PRESSURE GAGE		MOTOR CONTROL VALVE		MOTOR		
BMS	BUILDING MANAGEMENT SYSTEM	MD	MOTORIZED DAMPER		MOTOR CONTROL VALVE - 3 WAY		WALL LOUVER - EQUIP. MARK, SIZE		VARIABLE FREQUENCY DRIVE		
BOD	BOTTOM OF DUCT	MH	MAN HOLE		STEAM TRAP - INVERTED BUCKET		MOTORIZED DAMPER - BLADES PARALLEL TO PAGE		TEMPERATURE SENSOR/THERMOSTAT		
BOD	BASIS OF DESIGN	MPR	MEDIUM PRESSURE STEAM RETURN		GLOBE VALVE		PARALLEL OR OPPOSED BLADE MOTORIZED DAMPER		HUMIDITY SENSOR/HUMIDISTAT		
BTU	BRITISH THERMAL UNIT	MPS	MEDIUM PRESSURE STEAM SUPPLY		SOLENOID VALVE		FIRE DAMPER AND ACCESS DOOR - EQUIP. MARK		CARBON DIOXIDE SENSOR		
CA	COMBUSTION AIR	MV	MEDICAL VACUUM		BASKET STRAINER		SMOKE DAMPER AND ACCESS DOOR - EQUIP. MARK		SENSOR		
CD	CONDENSATE DRAIN	N	NITROGEN		SANITARY/STORM DRAIN BELOW GRADE OR BELOW FLOOR		COMBINATION FIRE/SMOKE DAMPER AND ACCESS DOOR - EQUIP. MARK		SMOKE DETECTOR		
CHWR	CHILLED OR HOT WATER RETURN	NC	NOISE CRITERIA		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)		CEILING DIFFUSER - EQUIPMENT MARK, SIZE, CFM		DAMPER END SWITCH		
CHWS	CHILLED OR HOT WATER SUPPLY	NIC	NOT IN CONTRACT		HOSE BIBB - EQUIP. MARK		SIDEWALL REGISTER - EQUIP. MARK, SIZE, CFM, HEIGHT AFF		MOTORIZED DAMPER		
CI	CAST IRON	NO	NITROUS OXIDE		VENT THRU ROOF - MARK		CEILING RETURN GRILLE - EQUIP. MARK, SIZE, CFM		HUMIDIFIER		
CO	CLEAN OUT	O	OXYGEN		FLOOR DRAIN, SIZE, EQUIP. MARK		VARIABLE AIR VOLUME BOX - EQUIP. MARK, CFM		PIPING TEMPERATURE SENSOR		
CPD	CONDENSATE PUMP DISCHARGE	OA	OUTSIDE AIR		FLOOR SINK, SIZE, EQUIP. MARK		VARIABLE AIR VOLUME BOX WITH REHEAT - EQUIP. MARK, CFM		PIPING THERMOMETER		
CPVC	CHLORINATED POLY VINYL CHLORIDE	OAT	OUTSIDE AIR TEMPERATURE		ROOF OVERFLOW DRAIN, SIZE, EQUIP. MARK		LABORATORY SUPPLY VALVE - MARK, DESIGN CFM		PIPING PRESSURE GAUGE		
CR	CONDENSER WATER RETURN	OBD	MANUAL OPPOSED BLADE BALANCING DAMPER		ROOF DRAIN, SIZE, EQUIP. MARK		FUME EXHAUST VALVE - MARK, DESIGN CFM		PIPING DIFFERENTIAL PRESSURE SENSOR		
CS	CONDENSER WATER SUPPLY	OS	OVERFLOW STORM		SHOWER HEAD - EQUIP. MARK		GENERAL EXHAUST VALVE - MARK, DESIGN CFM		PIPING FLOW METER		
CW	DOMESTIC COLD WATER	PC	PLUMBING CONTRACTOR		SANITARY/STORM DRAIN BELOW GRADE OR BELOW FLOOR		LOW PRESSURE BRANCH 45 DEGREE ENTRY WITH BALANCING DAMPER				
CWR	CHILLED WATER RETURN	PC	PUMPED CONDENSATE		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
CWS	CHILLED WATER SUPPLY	PIV	POST INDICATOR VALVE		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
DB	DRY BULB	PVC	POLY VINYL CHLORIDE		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
DCI	DUCTILE CAST IRON	PW	PURE WATER		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
DI	DIGITAL INPUT	RA	RETURN AIR		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
DO	DIGITAL OUTPUT	RCP	REINFORCED CONCRETE PIPE		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
DW	DOMESTIC WATER	REL A	RELIEF AIR		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
DWD	DRAINAGE/WASTE/VENT	RG	REFRIGERANT HOT GAS		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
EA	EXHAUST AIR	RL	REFRIGERANT LIQUID		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
EAT	ENTERING AIR TEMPERATURE	RS	REFRIGERANT SUCTION		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
EC	ELECTRICAL CONTRACTOR	S	STORM		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
ECM	ELECTRONICALLY COMMUTATED MOTOR	SA	SUPPLY AIR		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
EMCS	ENERGY MANAGEMENT AND CONTROL SYSTEM	SAN	SANITARY WASTE PIPING (OUTSIDE BUILDING)		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
ESP	EXTERNAL STATIC PRESSURE	SD	SMOKE DAMPER		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
EWT	ENTERING WATER TEMPERATURE	SP	STATIC PRESSURE		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
F	FIRE SUPPRESSION PIPING	SP	SUMP PUMP		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FO	FLOOR CLEAN OUT	SS	SUB SOIL DRAIN		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FO	FIRE DAMPER	SS	STAINLESS STEEL		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FD	FLOOR DRAIN	SV	STEAM VENT		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FEA	FUME HOOD EXHAUST AIR	TIP	TEMPERATURE/PRESSURE		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FH	FIRE HYDRANT	TAB	TEST, ADJUST, AND BALANCE		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FL	FLOW LINE	TC	TEMPERATURE CONTROL CONTRACTOR		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FOR	FUEL OIL RETURN	TD	TRANSFER DUCT		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FOS	FUEL OIL SUPPLY	TOD	TOP OF DUCT		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FOV	FUEL OIL VENT	TSP	TOTAL STATIC PRESSURE		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FSD	FIRE/SMOKE DAMPER	TW	DOMESTIC TEMPERED WATER		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
FV	FIELD VERIFY	TWC	DOMESTIC TEMPERED WATER CIRCULATING		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
G	GAS	V	VENT		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
GBD	GRAVITY BACKDRAFT DAMPER	VB	VARIABLE AIR VOLUME BOX		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
GC	GENERAL CONTRACTOR	VBF	FAN POWERED VARIABLE AIR VOLUME BOX		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
GCO	GRADE CLEANOUT	VBR	VARIABLE AIR VOLUME BOX WITH REHEAT		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
GEA	GENERAL EXHAUST AIR	VBRF	FAN POWERED VARIABLE AIR VOLUME BOX WITH REHEAT		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
GPM	GALLONS PER MINUTE	VFD	VARIABLE FREQUENCY DRIVE		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HP	HORSEPOWER	VTR	VENT THROUGH ROOF		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HPR	HIGH PRESSURE STEAM RETURN	VUF	VENT UNDER FLOOR		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HPS	HIGH PRESSURE STEAM SUPPLY	W	SANITARY WASTE PIPING (INSIDE BUILDING)		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HR	HOUR	W	WATER SERVICE PIPING (OUTSIDE BUILDING)		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HRR	HEAT RECOVERY RETURN	WAGD	WASTE ANESTHESIA GAS DISPOSAL		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HRS	HEAT RECOVERY SUPPLY	WB	WEB BULB		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HW	DOMESTIC HOT WATER	WCO	WALL CLEAN OUT		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HW 180	DOMESTIC HOT WATER, 180 DEG. F. SERVICE	WPD	WATER PRESSURE DROP		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HWC	DOMESTIC HOT WATER CIRCULATION	WE	RELOCATED EQUIPMENT, DEVICE, ETC		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HWC 180	DOMESTIC HOT WATER CIRCULATION 180 DEG. F. SERVICE	XFMR	TRANSFORMER		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HWR	HOT WATER RETURN	XFR	TRANSFER		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
HWS	HOT WATER SUPPLY	XN	NEW EQUIPMENT, DEVICE, ETC.		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
IE	INVERT ELEVATION	XR	EXISTING CONDITION TO BE REMOVED OR RELOCATED		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (E.G. CWS SHALL BE CHILLED WATER SUPPLY)						
KEA	KITCHEN EXHAUST AIR	XXX-#	EQUIPMENT MARK - SEE MECHANICAL OR PLUMBING EQUIPMENT SCHEDULES (E.G. AHU-1 - AIR HANDLING UNIT)		PIPING - SEE ABBREVIATION LEGEND FOR TYPE OF SERVICE. (						

GENERAL MECHANICAL NOTES:

1. GENERAL

- THESE NOTES SHALL APPLY TO ALL MECHANICAL PLANS.
- NOTE THAT THE MECHANICAL PLANS ARE TO A GREAT EXTENT SCHEMATIC IN NATURE AND THAT THE INFORMATION PRESENTED IS EXACT AS COULD BE SECURED. THE CONTRACTOR SHALL OBTAIN EXACT LOCATIONS, MEASUREMENTS, LEVELS, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT THEIR WORK TO THE ACTUAL CONDITIONS AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPER SUPPORT OF ALL EQUIPMENT, PIPING, DUCTWORK, ETC. WITH OTHER BUILDING TRADES.
- SEE SPECIFICATION SECTIONS 22 05 00 AND 23 05 00 FOR OTHER GENERAL MECHANICAL REQUIREMENTS.
- ALL PENETRATIONS THROUGH THE WALLS, FLOORS, OR STRUCTURE OF LABORATORY AREAS, LABORATORY SUPPORT AREAS, AND CORRIDORS SHALL BE SEALED AIRTIGHT TO MAINTAIN PROPER PRESSURE RELATIONSHIPS.
- THE LOCATION AND SIZE OF ALL ITEMS SHOWN AS EXISTING WERE OBTAINED FROM PREVIOUS DRAWINGS AND SITE VISITS, AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.

- ALL EXPOSED MECHANICAL ITEMS WILL BE FIELD-PAINTED. ALL ITEMS SHALL BE PROPERLY ORDERED AND PREPARED TO ACCEPT PAINT. COORDINATE EXACT REQUIREMENTS WITH PAINTING CONTRACTOR. SEE ARCHITECTURAL AND FINISH DRAWINGS AND SPECIFICATIONS FOR AREAS AND ITEMS THAT WILL BE PAINTED.
- CONTRACTOR SHALL INCLUDE DEMOLITION OF ALL EXISTING CONTROL SYSTEMS FOR ALL ITEMS/EQUIPMENT SHOWN ON PLANS AS BEING REMOVED.
- THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ANY SYSTEM CONTAINING REFRIGERANT WITH THE OWNERS REPRESENTATIVE PRIOR TO REMOVAL. THE OWNER WILL RECOVER REFRIGERANT FROM SYSTEMS PRIOR TO REMOVAL BY CONTRACTOR. NOTIFY OWNER A MINIMUM OF SEVEN (7) DAYS PRIOR TO REMOVAL OF SYSTEM.
- ALL ACCESS PANELS LOCATIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO FINAL INSTALLATION. ENSURE FINAL INSTALLATION LOCATION PROVIDES REQUIRED ACCESS TO ALL MECHANICAL EQUIPMENT AND ASSOCIATED COMPONENTS.

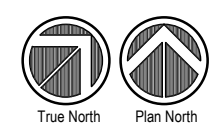
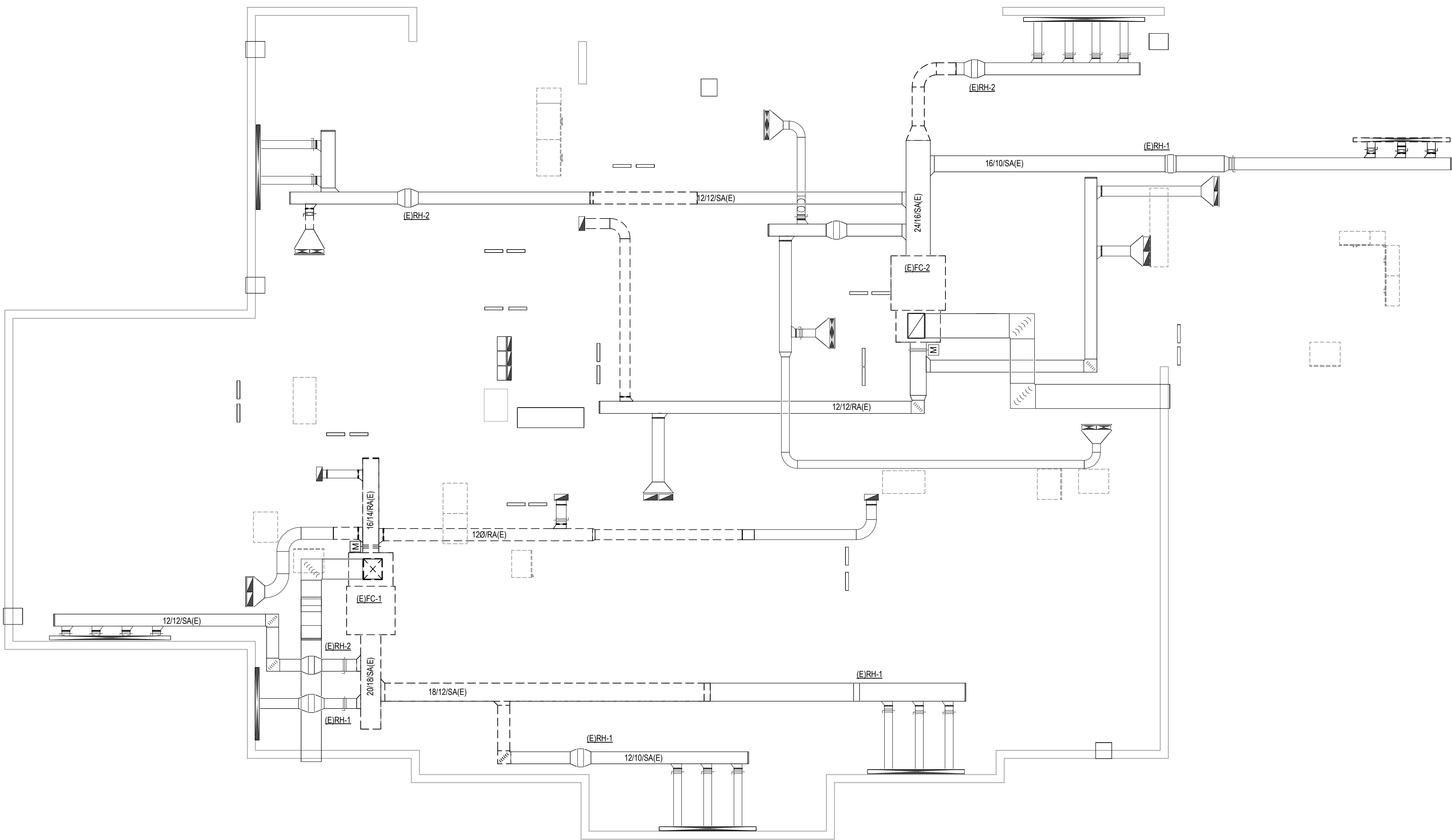
2. SITE UTILITIES

- ALL CONNECTIONS TO UTILITY MAINS SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE VIA WRITTEN NOTICE GIVEN A MINIMUM OF SEVEN DAYS PRIOR TO WORK.
- DUCTWORK
 - ALL DUCT DIMENSIONS CALLED OUT ARE INTERIOR AIR FLOW DIMENSIONS. UNLESS OTHERWISE NOTED, ALL SUPPLY, RETURN, EXHAUST, OUTSIDE AND RELIEF AIR DUCT IS GALVANIZED STEEL. UNLESS OTHERWISE NOTED, ALL DUCT SYSTEMS WITH MITERED ELBOWS SHALL BE INSTALLED WITH TURNING VANES. ALL ROUND ELBOWS SHALL BE FULL-RADIUS TYPE. ALL ROUND-TO-RECTANGULAR BRANCH CONNECTIONS SHALL BE 45-DEGREE ENTRY LOW-LOSS FITTINGS. ALL CANOPY HOOD EXHAUST DUCTWORK SHALL BE STAINLESS STEEL AND IS SHOWN ON THE DRAWINGS AS SHADED.
 - ALL SUPPLY AIR DUCT SHALL BE WRAPPED WITH INSULATION UNLESS OTHERWISE NOTED OR SPECIFIED. EXHAUST AIR DUCT SHALL BE LEFT UN-INSULATED UNLESS LINER IS EXPLICITLY CALLED OUT.
 - ALL EXPOSED DUCTWORK SHALL BE INSTALLED IN A NEAT AND WORKMAN-LIKE MANNER FREE FROM ALL VISIBLE DENTS AND KINKS. DUCT RUNS SHALL BE STRAIGHT AND LEVEL.

4. PIPING

- UNLESS OTHERWISE NOTED, MINIMUM HEATING HOT WATER SIZES REQUIRED AT FIXTURES: PROVIDE WATER HAMMER ARRESTORS AT COLD WATER BRANCHES AS REQUIRED BY PDI-WH201. PROVIDE ACCESS TO EACH WATER HAMMER ARRESTOR.
- UNLESS NOTED OTHERWISE, WASTE AND STORM DRAINAGE PIPING HAS BEEN DESIGNED TO ACCOMMODATE A SLOPE OF 1/8" PER LINEAR FOOT FOR PIPING GREATER THAN 3" IN DIAMETER AND A SLOPE OF 1/4" PER LINEAR FOOT FOR 3" AND SMALLER DIAMETER PIPE.
- PIPE HANGERS SUSPENDED FROM STRUCTURAL FLOOR OR ROOF JOIST AND SUPPORTING MORE THAN 200 LBS SHALL BE ATTACHED TO THE TOP MEMBER OF THE JOIST.
- INSTALL MANUAL AIR VENTS AT ALL HIGH POINTS IN PIPING SYSTEMS, INCLUDING ALL SUPPLY AND RETURN SYSTEMS. INSTALL AUTOMATIC AIR VENT AT THE HIGHEST POINT IN EACH SYSTEM WITH MANUAL SHUT-OFF BALL VALVE.

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2

CRAWL SPACE HVAC DEMOLITION PLAN

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

GENERAL NOTES:

1. ALL ITEMS SHOWN IN HEAVY, DASHED LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO BE DEMOLISHED. ALL ITEMS IN LIGHT LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO REMAIN AS EXISTING.

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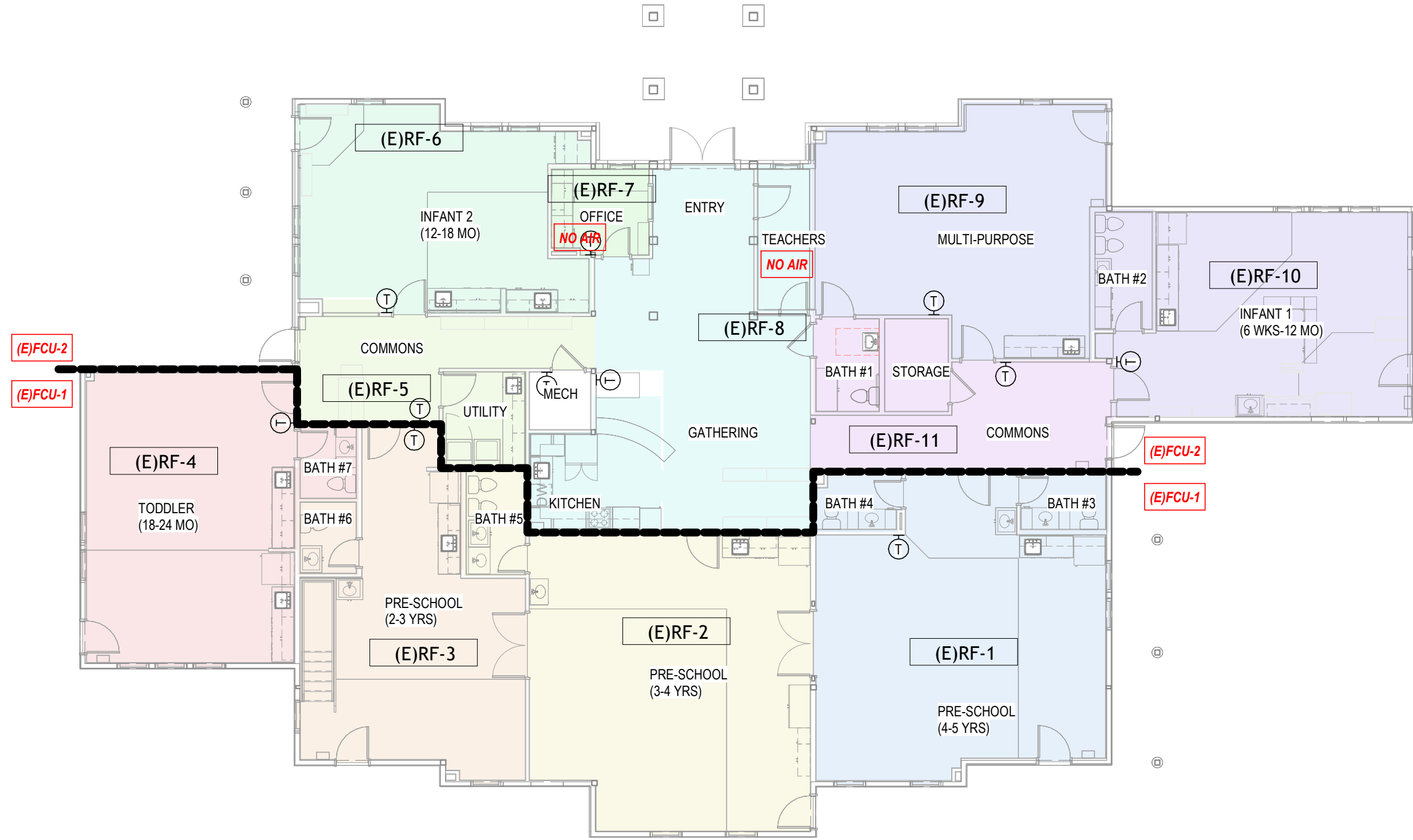
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Crawl Space HVAC
Demolition Plan

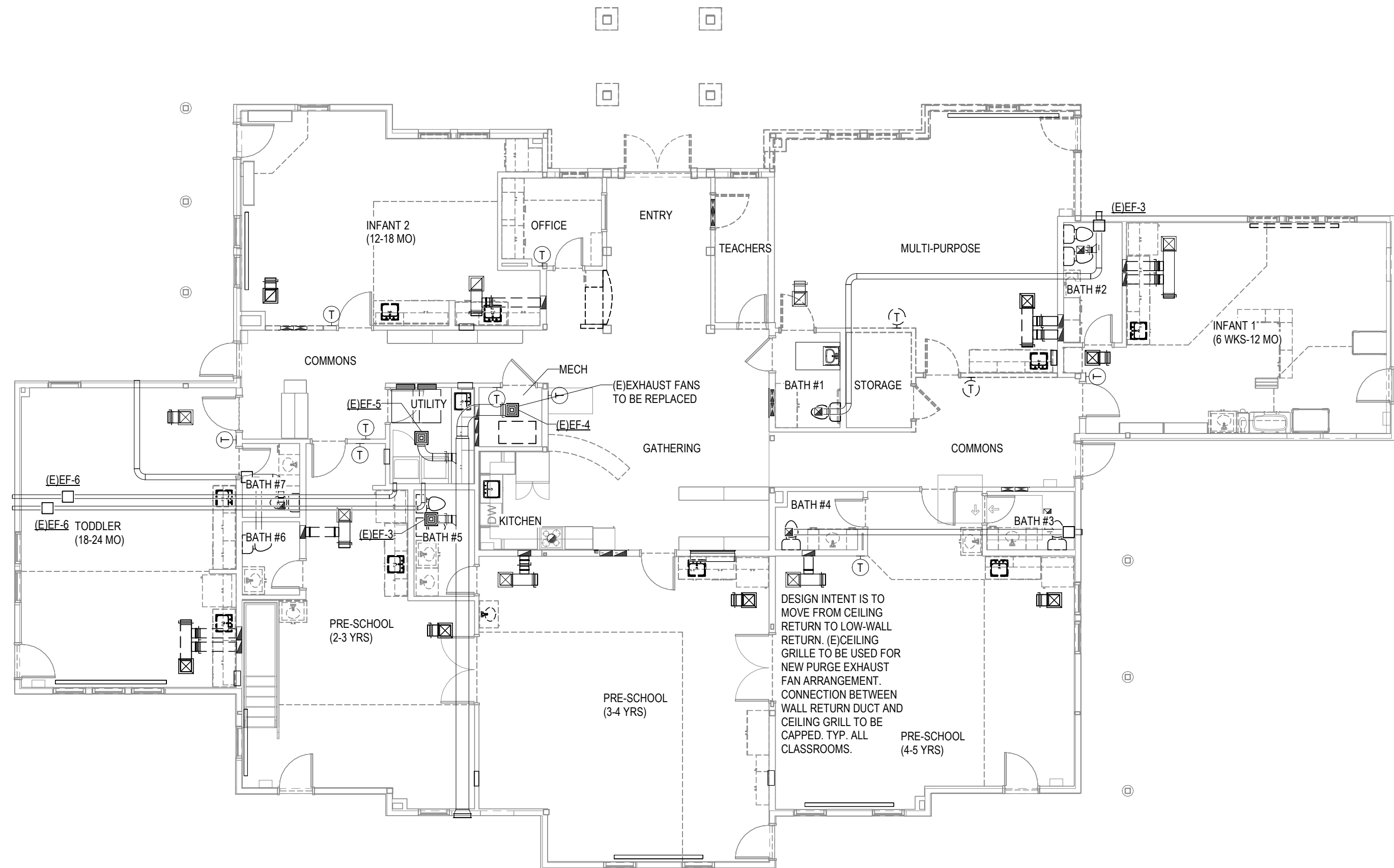
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2 EXISTING HVAC ZONING PLAN
SCALE: 1" = 10'-0"



1 FIRST FLOOR HVAC DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. ALL ITEMS SHOWN IN HEAVY, DASHED LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO BE DEMOLISHED. ALL ITEMS IN LIGHT LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO REMAIN AS EXISTING.

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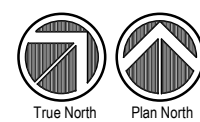
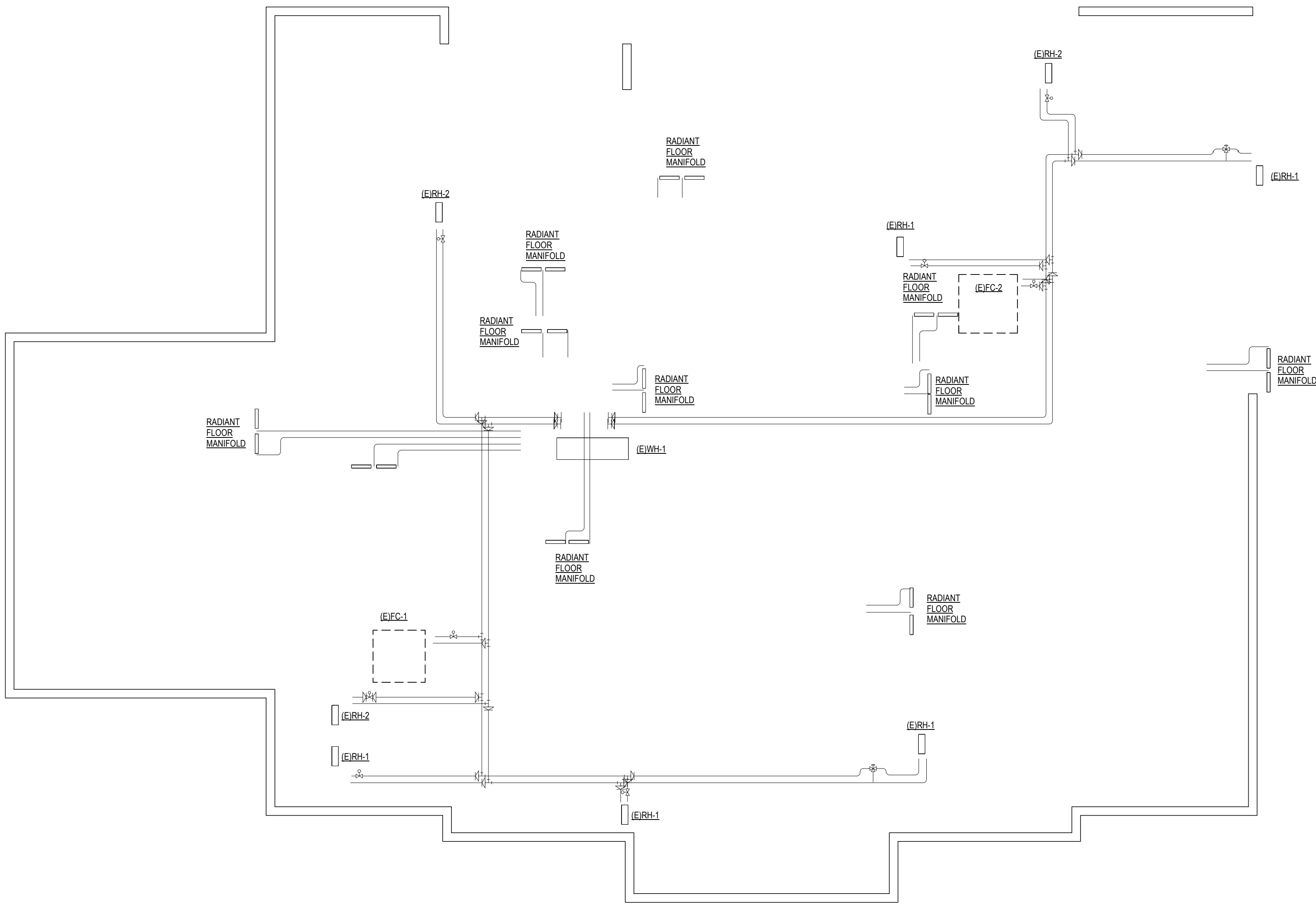
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First Floor HVAC
Demolition Plan

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2 CRAWL SPACE HVAC PIPING DEMOLITION PLAN

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

GENERAL NOTES:

1. ALL ITEMS SHOWN IN HEAVY, DASHED LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO BE DEMOLISHED. ALL ITEMS IN LIGHT LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO REMAIN AS EXISTING.

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HVAC Piping Demolition
Plan

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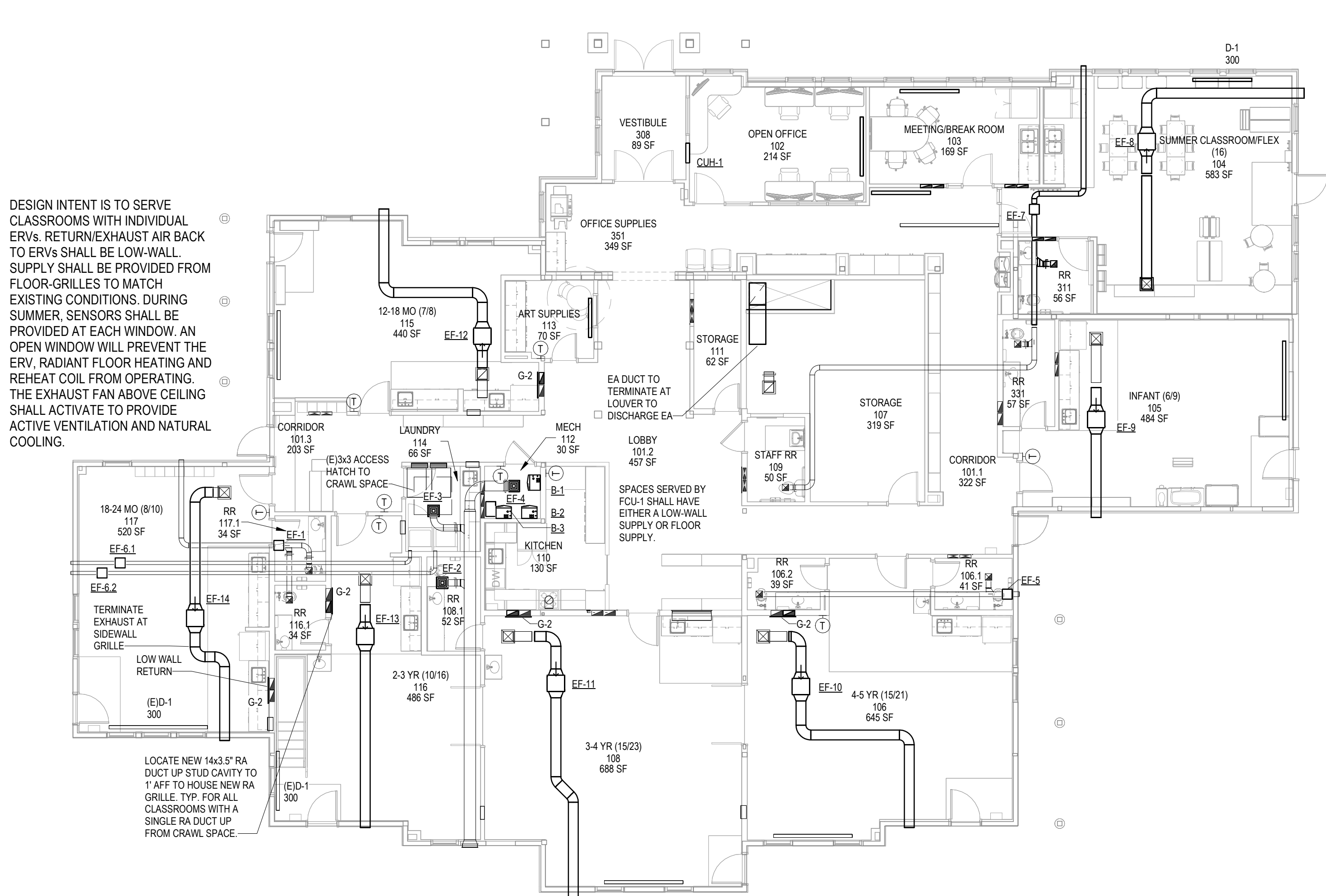
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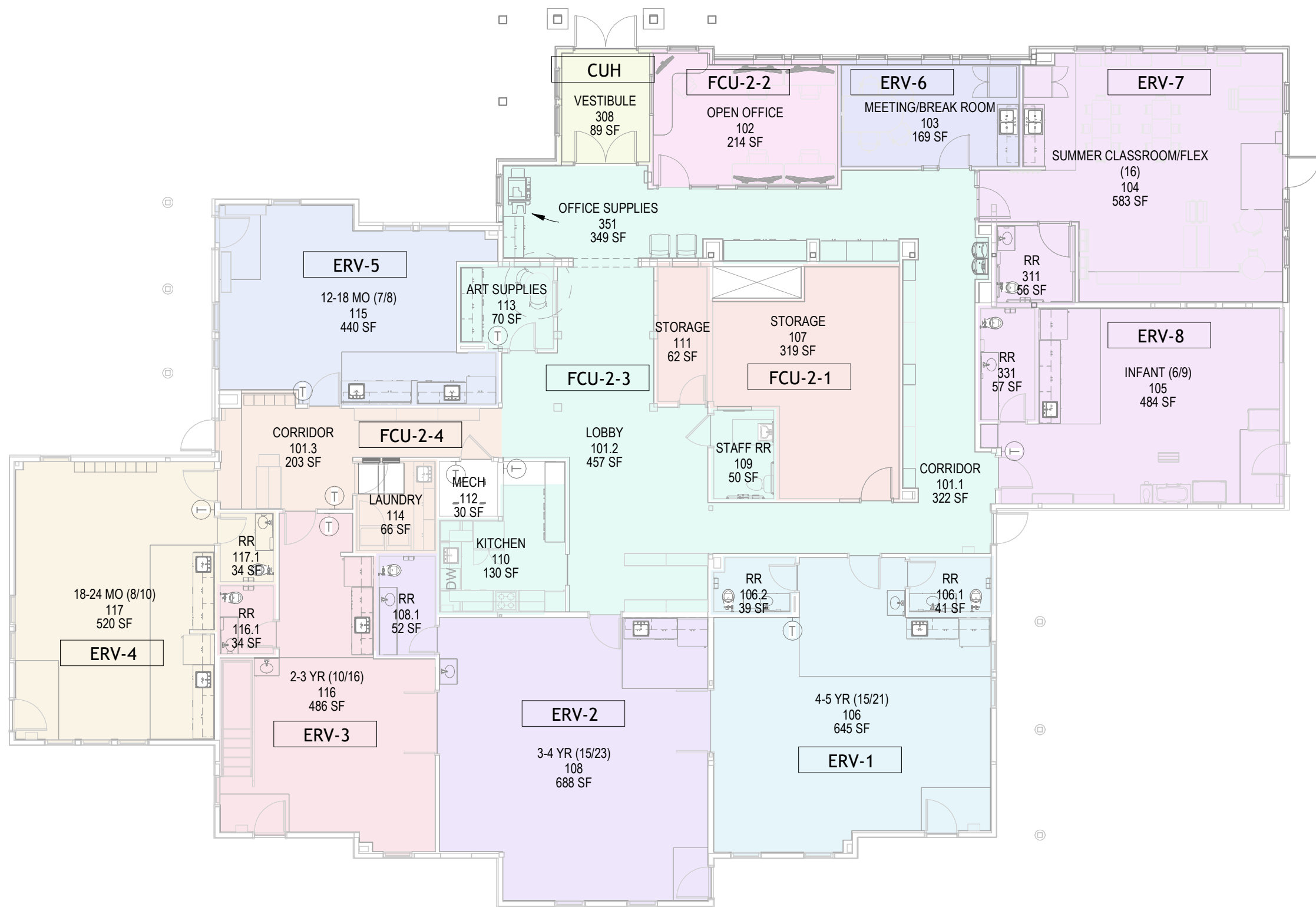
Crawl Space HVAC Plan

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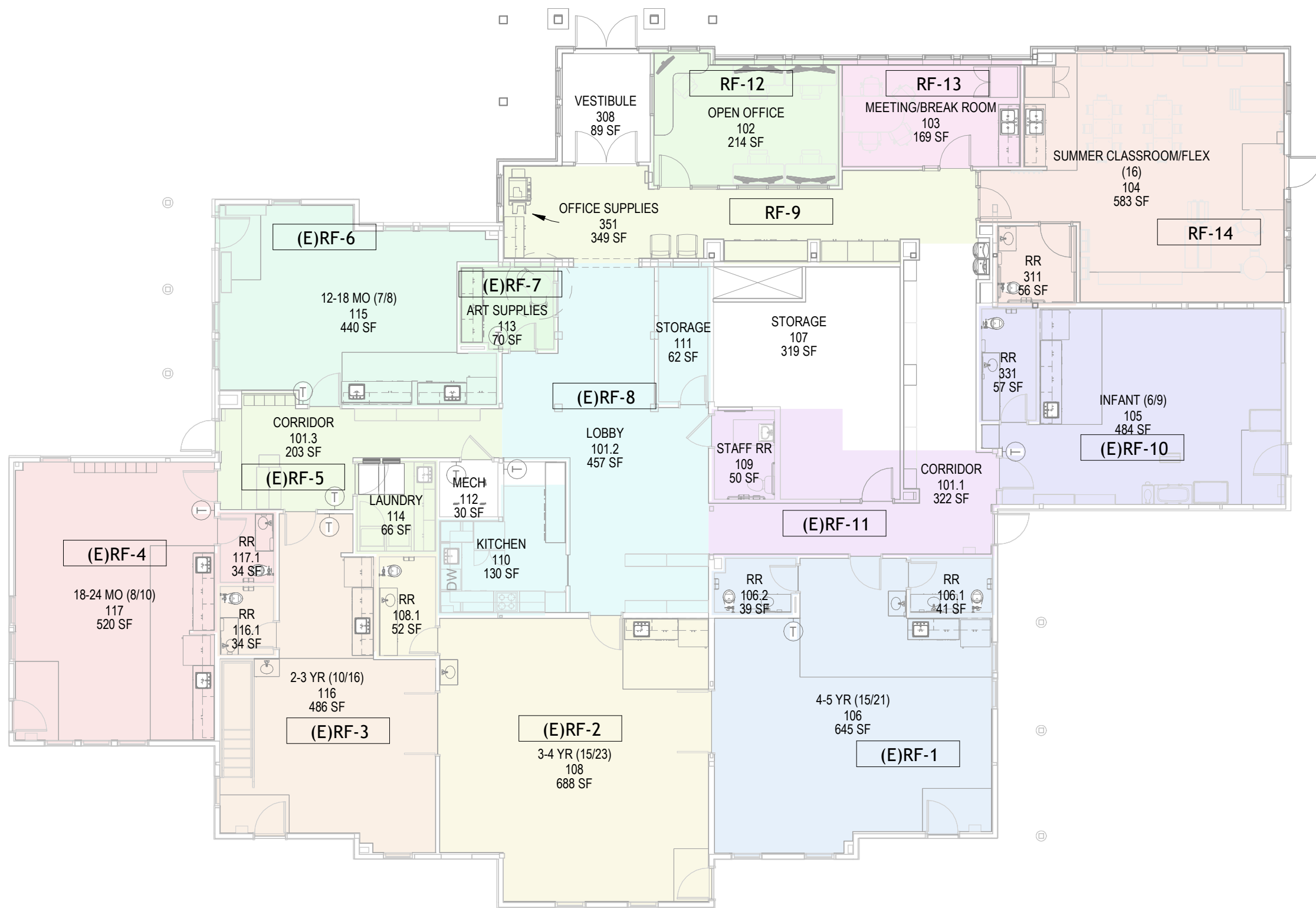


GENERAL NOTES:
1. ALL ITEMS SHOWN IN HEAVY LINEWEIGHT REPRESENT NEW MECHANICAL ITEMS.
ALL ITEMS IN LIGHT LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO REMAIN AS EXISTING.

1 FIRST FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"



2 HVAC AIR SYSTEMS ZONING PLAN
SCALE: 1" = 10'-0"



3 HVAC RADIANT FLOOR ZONING PLAN
SCALE: 1" = 10'-0"

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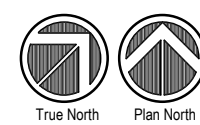
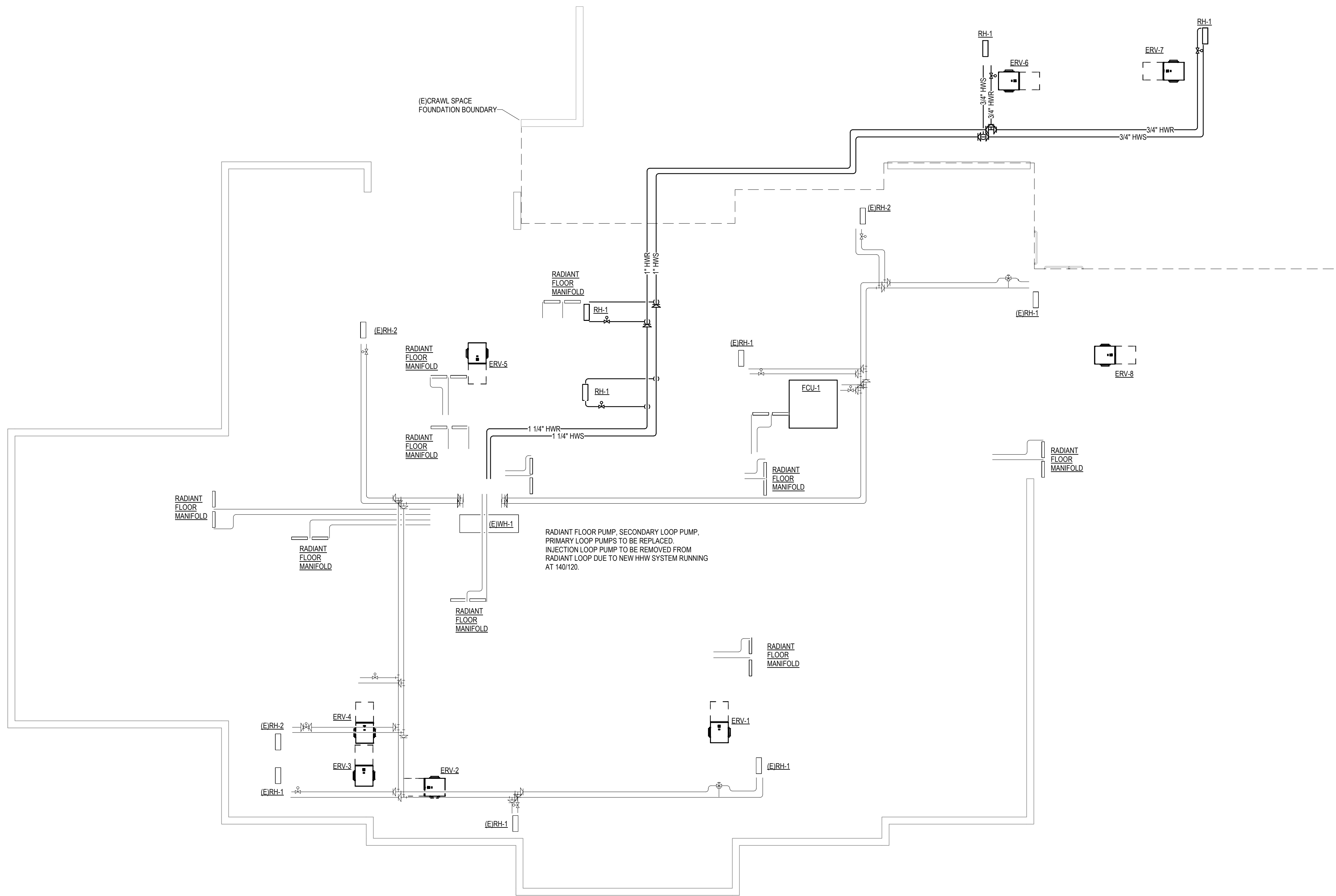
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First Floor HVAC Plan

M1.11



1

CRAWL SPACE PIPING PLAN

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

**Breckenridge Little Red
Schoolhouse**

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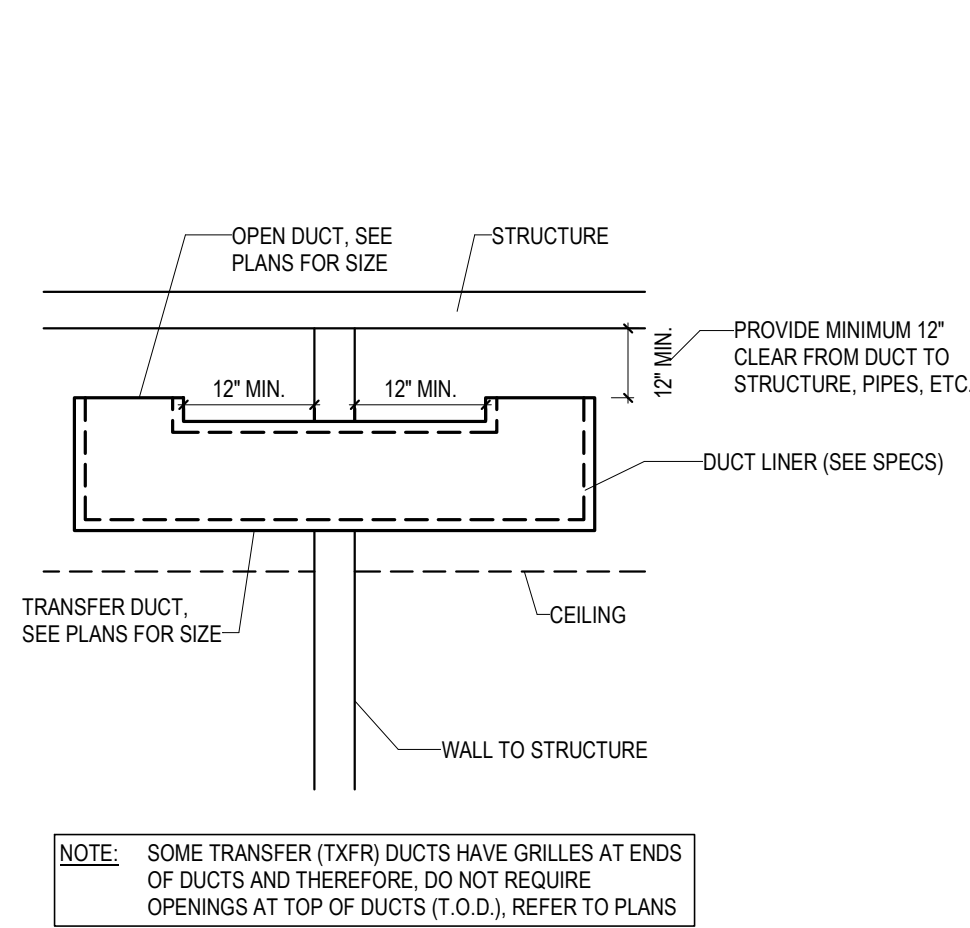
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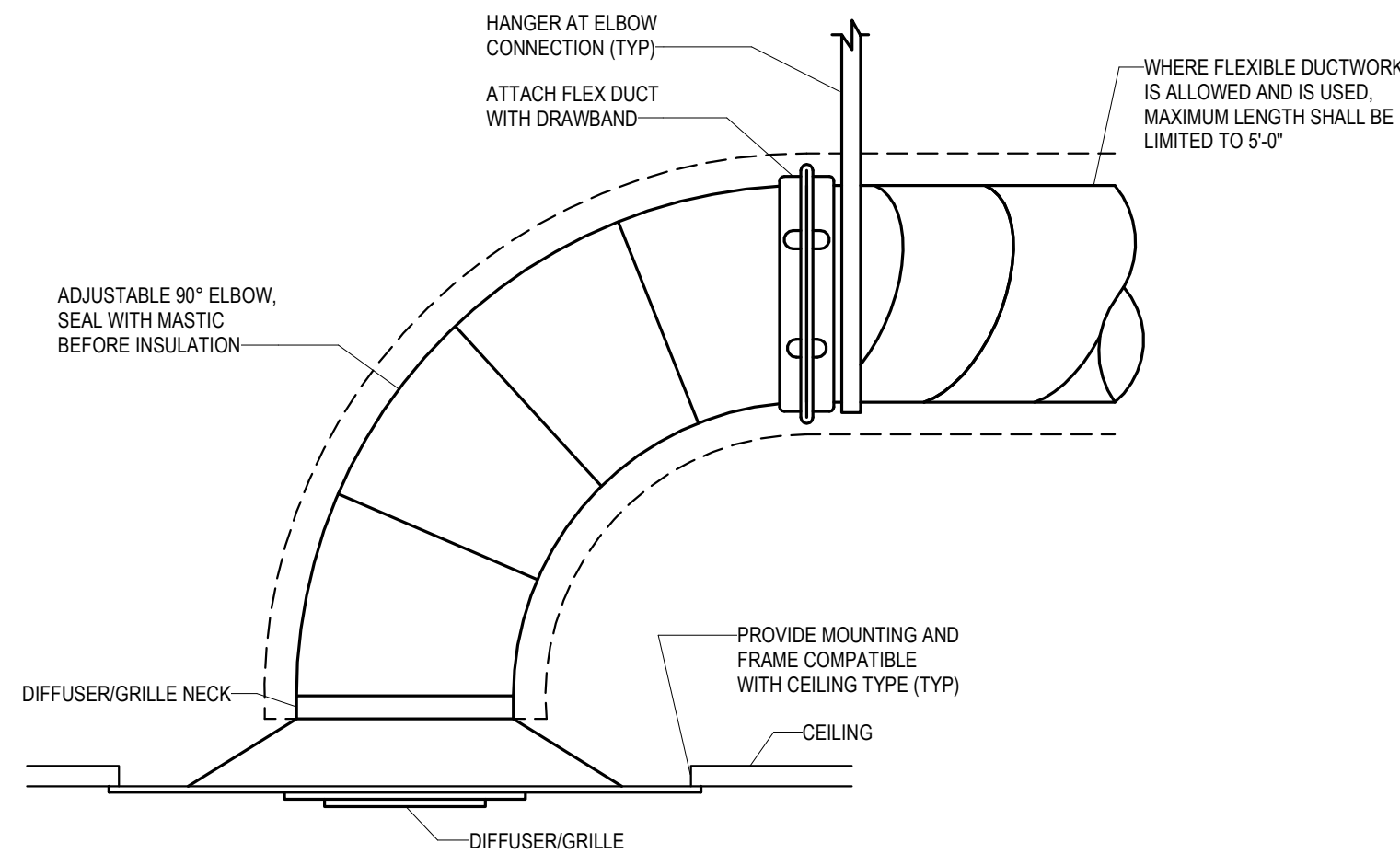
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HVAC Piping Plan

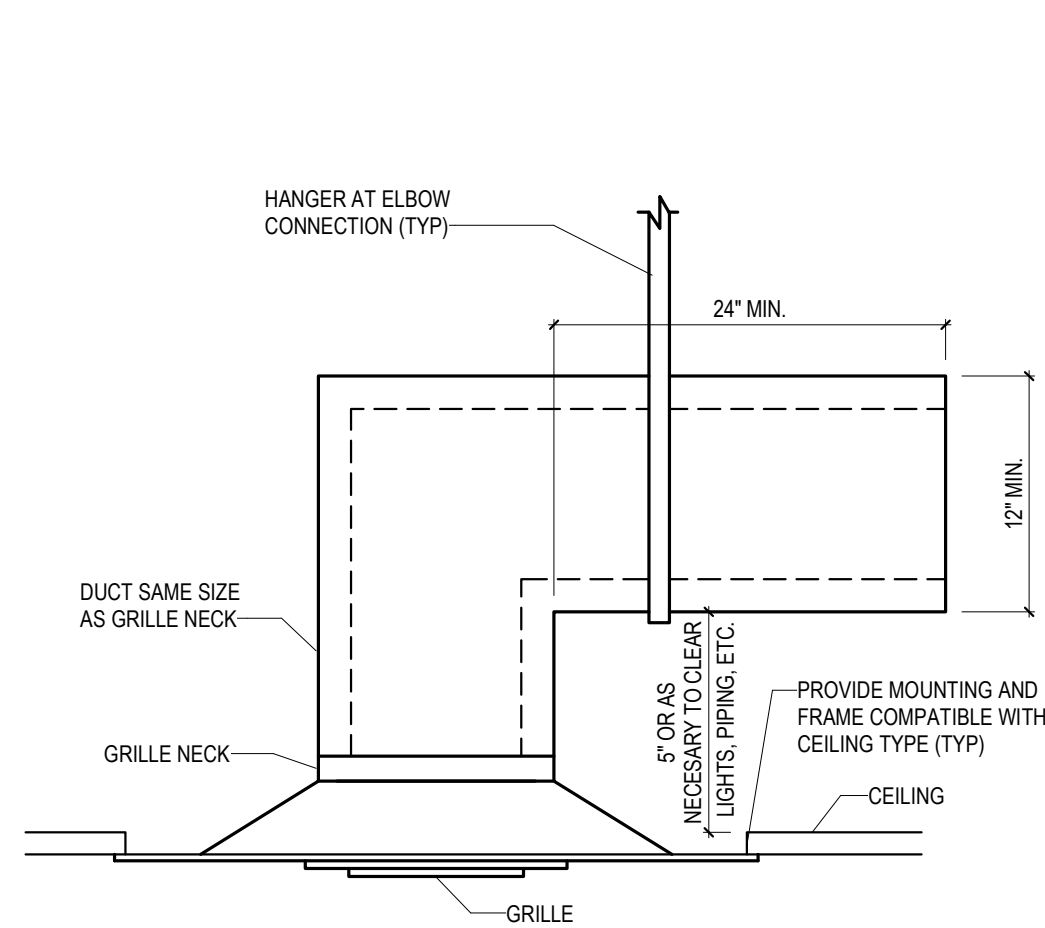
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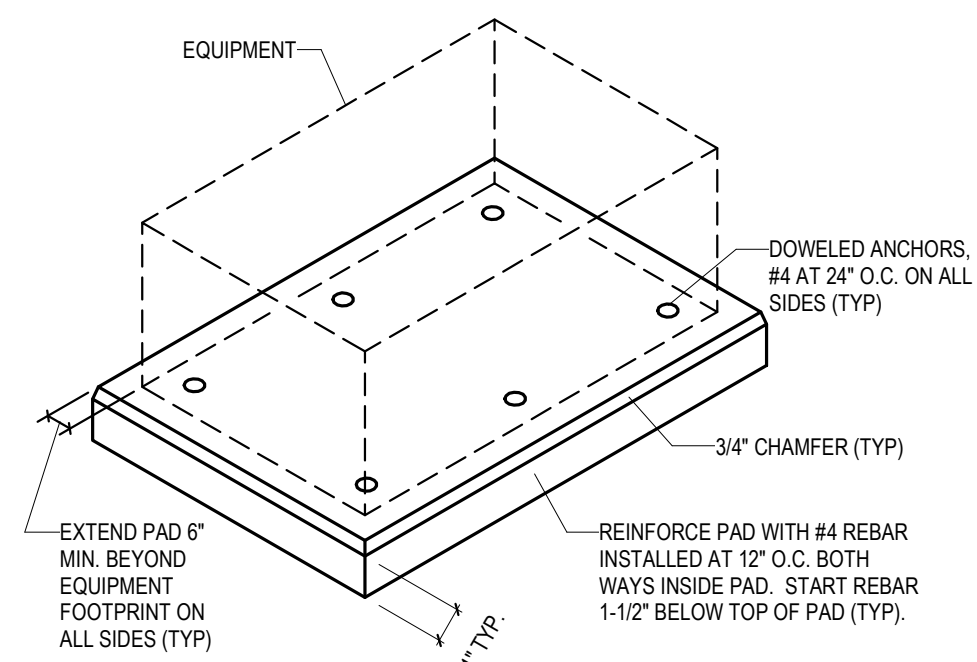
1 **AIR TRANSFER DUCT DETAIL**



2 **CEILING DIFFUSER/GRILLE CONNECTION DETAIL**

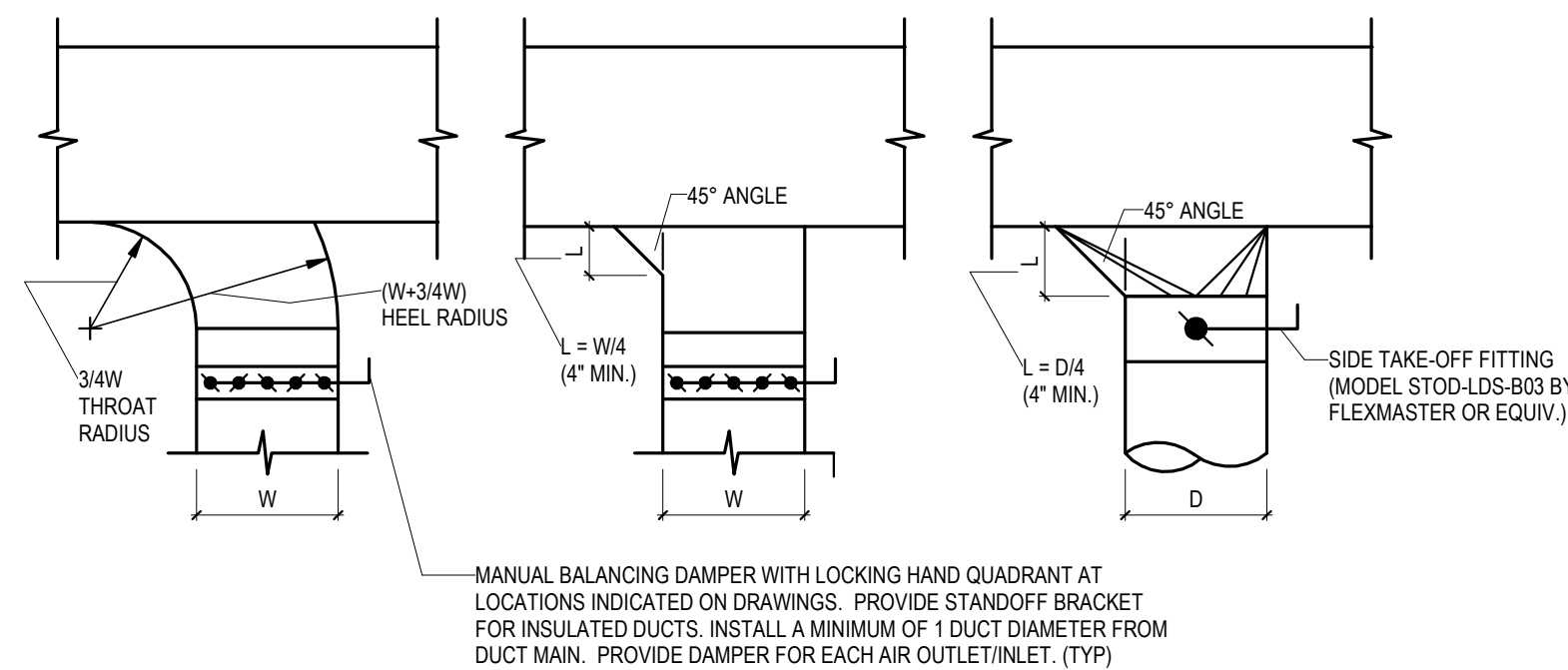


3 **CEILING GRILLE AND SOUND BOOT DETAIL**

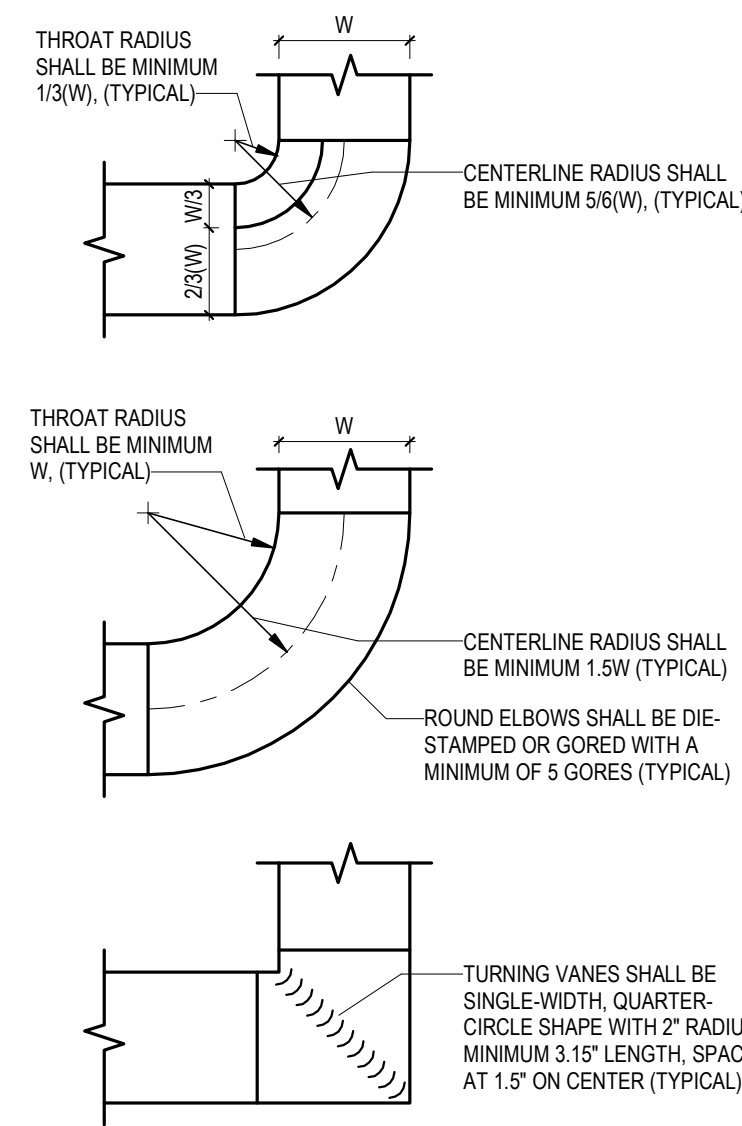


- NOTES:
1. ALL FLOOR-MOUNTED EQUIPMENT SHALL BE PROVIDED WITH AN EQUIPMENT PAD.
 2. FLOOR UNDER BASE/PAD SHALL BE ROUGHENED AND BASE SHALL BE DOWELLED TO FLOOR. ADJUST BASE SIZE AS REQUIRED FOR INDIVIDUAL EQUIPMENT INSTALLED.
 3. ALL EQUIPMENT PADS THAT SUPPORT BOTH EQUIPMENT AND INERTIA BASES SHALL BE REINFORCED WITH #5 REBAR INSTALLED AT 12" O.C. BOTH WAYS INSIDE PAD.

4 **EQUIPMENT PAD DETAIL**



5 **DUCT TAKE-OFF DETAILS**



6 **DUCT ELBOW DETAILS**

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FAN COIL UNIT SCHEDULE																	
MARK	SERVES	TYPE	NOMINAL FAN VOLUME (CFM)	HEATING COIL						FAN DATA		SOUND (dB)	MFR OR EQUIV.	MODEL	REMARKS		
				MIN. TOT. CAP. (MBH)	EWI	LWT	GPM	RUNOUT SIZE (IN)	EAT (F)	WPD	INLET STYLE					OUTLET STYLE	HP
FOU-1	NORTH WING - CLASSROOMS & SUPPORT	HORIZ. BLOWER COIL - CRAWL SPACE	2,750	TBD	140	120	TBD	TBD	TBD	TBD	TBD	TBD	TBD	SEE REMARK 8	TBD	TBD	1-9
REMARKS:																	
1. PROVIDE WITH 1" THROWAWAY MERV 8 FILTER.																	
2. ALL FAN COIL UNITS ARE HEATING ONLY AND SHALL BE TWO PIPE UNITS SERVED FROM THE HEATING WATER SYSTEM. NO MECHANICAL COOLING, COOLING COIL, OR CONDENSATE PIPING IS PROVIDED FOR ANY UNIT.																	
3. PROVIDE WITH INTEGRAL FACTORY MOUNTED DISCONNECT.																	
4. CONTRACTOR TO VERIFY RIGHT OR LEFT HAND CONNECTION PRIOR TO ORDERING.																	
5. PROVIDE NECESSARY MOUNTING EQUIPMENT FOR APPLICATION. COORDINATE WITH GENERAL CONTRACTOR. ALL UNITS HUNG FROM BUILDING STRUCTURE ARE TO BE PROVIDED WITH VIBRATION ISOLATION HANGERS.																	
6. CONTROLS CONTRACTOR TO FURNISH AND INSTALL THE CONTROL VALVE AND THERMOSTAT FOR EACH UNIT. UNITS SHALL BE PROVIDED WITH DEDICATED CONTROLLER.																	
7. UNIT PERFORMANCE HAS BEEN ADJUSTED TO AN ALTITUDE OF 9,600 FT. HEATING COIL PERFORMANCE IS BASED ON 30% PROPYLENE GLYCOL AT 140 F EWT / 120 F LWT. SCHEDULED AIRFLOW IS ACTUAL (ACFM) AT SITE CONDITIONS.																	
8. SOUND DATA SHALL BE PROVIDED FOR ALL FAN COIL UNITS DURING THE SUBMITTAL PROCESS.																	
9. UNITS TO BE PROVIDED WITH EC MOTORS.																	

DIFFUSER, REGISTER AND GRILLE SCHEDULE						
MARK	TYPE	MAX. P.D. (IN. WG.)	MAX. N.C.	MAXIMUM CFM	MANUFACTURER AND MODEL NUMBER	REMARKS
R-1	LINEAR BAR FLOOR SUPPLY REGISTER	0.15	30	SEE PLANS FOR CFM AND SIZE	TITUS CT-PP-3H OR EQUIVALENT	7/16" BAR SPACING, 7/32" PENCIL-PROOF BARS, 30 DEGREE DEFLECTION, HEAVY DUTY FLOOR CORE AND FRAME (FRAME TYPE 5 OR 6), 12" MAXIMUM WIDTH EXTRUDED ALUMINUM CONSTRUCTION, CLEAR ANODIZED FINISH. PROVIDE INSULATED AND LINED PLENUM WITH SIDE INLET AND OPPOSED BLADE DAMPER 6'-0" MAXIMUM ONE-PIECE SECTION. PROVIDE ALIGNMENT STRIPS AT CONTINUOUS RUNS. COORDINATE FRAME, BORDER, AND ANCHORAGE WITH FLOOR CONSTRUCTION PRIOR TO ORDERING.
R-2	DOUBLE DEFLECTION SUPPLY REGISTER WALL MOUNTED	0.15	20	SEE PLANS FOR CFM AND SIZE	TITUS 300RL OR EQUIVALENT	3/4" BLADE SPACING, DOUBLE DEFLECTION, INDIVIDUALLY ADJUSTABLE BLADES, FRONT BLADES PARALLEL TO LONG DIMENSION ROLL-FORMED STEEL BORDER AND BLADES, WELDED BORDER, #26 WHITE FINISH, BORDER TYPE 1 SURFACE MOUNT, FACTORY OPPOSED BLADE DAMPER (MODEL AG-15) SET BLADE DEFLECTION TO SUIT ROOM GEOMETRY; VERIFY THROW AND TERMINAL VELOCITY AT HEATING SUPPLY TEMPERATURE. COORDINATE BORDER AND FASTENING WITH WALL TYPE PRIOR TO ...
G-1	LOUVERED FACE RETURN GRILLE	-0.10	20	SEE PLANS FOR CFM AND SIZE	TITUS 355RL OR EQUIVALENT	1/2" BLADE SPACING, FIXED SINGLE DEFLECTION AT 35 DEGREES, BLADES PARALLEL TO LONG DIMENSION, REINFORCED CORNERS ROLL-FORMED STEEL BORDER AND BLADES, #26 WHITE FINISH, BORDER TYPE 1 SURFACE MOUNT (BORDER TYPE 3 LAY-IN WHERE LAY-IN CEILING OCCURS) SELECT AT CORE VELOCITY NOT EXCEEDING 500 FPM AND NOT EXCEEDING SCHEDULED MAXIMUM N.C. PROVIDE LINED PLENUM AT GRILLES IN GYPSUM BOARD CEILINGS AND AT TRANSFER APPLICATIONS
G-2	LOUVERED FACE EXHAUST GRILLE	-0.10	20	SEE PLANS FOR CFM AND SIZE	TITUS 355RL OR EQUIVALENT	1/2" BLADE SPACING, FIXED SINGLE DEFLECTION AT 35 DEGREES, BLADES PARALLEL TO LONG DIMENSION, REINFORCED CORNERS ROLL-FORMED STEEL BORDER AND BLADES, #26 WHITE FINISH, BORDER TYPE 1 SURFACE MOUNT (BORDER TYPE 3 LAY-IN WHERE LAY-IN CEILING OCCURS), FACTORY OPPOSED BLADE DAMPER (MODEL ...) SERVES TOILET, JANITOR, AND SIMILAR LOCAL EXHAUST. PROVIDE ACCESSIBLE BALANCING DAMPER IN BRANCH DUCT WHERE GRILLE DAMPER IS NOT ACCESSIBLE FROM THE ROOM
REMARKS:						
1. ALL DIFFUSERS, REGISTERS, AND GRILLES SHALL BE SELECTED AT AN ALTITUDE OF 9,600 FT. SCHEDULED CFM IS ACTUAL (ACFM) AT SITE CONDITIONS.						
2. MANUFACTURER'S CATALOG PERFORMANCE IS PUBLISHED AT STANDARD AIR DENSITY (0.075 LB/CF). AT SITE DENSITY (APPROX. 0.0524 LB/CF), TOTAL PRESSURE AT A GIVEN ACFM IS APPROXIMATELY 0.70 TIMES CATALOG. CONFIRM FINAL SELECTIONS WITH MANUFACTURER'S ALTITUDE-CORRECTED SELECTION DATA.						
3. SCHEDULED MAXIMUM P.D. AND N.C. ARE LIMITING VALUES AT SITE CONDITIONS. SUBMIT SELECTION DATA FOR EACH TAG SHOWING FACE SIZE, NECK SIZE, ACFM, TOTAL PRESSURE, N.C., AND THROW.						
4. COORDINATE ALL FACE SIZES, BORDER TYPES, MOUNTING, AND FINISHES WITH ARCHITECTURAL PLANS AND REFLECTED CEILING PLANS PRIOR TO ORDERING.						
5. PROVIDE OPPOSED BLADE DAMPERS AT ALL SUPPLY OUTLETS NOT SERVED BY AN ACCESSIBLE BALANCING DAMPER IN THE BRANCH DUCT.						
6. OUTLET SIZES AND MAXIMUM CFM PER OUTLET TO BE SCHEDULED FOLLOWING COMPLETION OF DESIGN DEVELOPMENT AIRFLOW DISTRIBUTION.						

CABINET UNIT HEATER SCHEDULE																			
MARK	TYPE	SERVES ROOM	NOMINAL CFM	HEATING COIL							FAN DATA		MFR OR EQUIV.	MODEL	REMARKS				
				MIN. TOT. CAP. (MBH)	EWI	LWT	GPM	RUNOUT SIZE (IN)	ROWS	EAT (F)	WFO	HP				FLA	VIN/2P		
CUH-1	VERTICAL CABINET	ADDITION VESTIBULE	TBD	TBD	140	120	TBD	3/4	TBD	60	TBD	FRONT STAMPED LOUVER	FRONT STAMPED LOUVER	TBD	TBD	115 / 60 / 1	TBD	TBD	1-7
REMARKS:																			
1. ALL CABINET UNIT HEATERS ARE HEATING ONLY AND SHALL BE TWO PIPE UNITS SERVED FROM THE HEATING WATER SYSTEM.																			
2. PROVIDE WITH INTEGRAL FACTORY MOUNTED DISCONNECT AND MOTOR STARTER.																			
3. CONTRACTOR TO VERIFY RIGHT OR LEFT HAND CONNECTION PRIOR TO ORDERING.																			
4. ALL HEATING WATER PIPING SERVING CABINET UNIT HEATERS SHALL BE CONCEALED IN THE WALL OR CEILING IN WHICH THE UNIT IS INSTALLED.																			
5. COLOR TO BE SELECTED BY ARCHITECT. PROVIDE PHYSICAL COLOR SAMPLE WITH SUBMITTAL.																			
6. UNITS TO BE PROVIDED WITH EC MOTORS.																			
7. UNIT PERFORMANCE HAS BEEN ADJUSTED TO AN ALTITUDE OF 9,600 FT. HEATING COIL PERFORMANCE IS BASED ON 30% PROPYLENE GLYCOL AT 140 F EWT / 120 F LWT.																			

ENERGY RECOVERY VENTILATOR SCHEDULE																					
MARK	SERVES:	RADIANT ZONE:	TYPE:	LOCATION:	OUTDOOR / SUPPLY AIR				EXHAUST AIR	ENERGY RECOVERY PERFORMANCE						ELECTRICAL				WT. (LB)	REMARKS:
					SCFM	ACFM	SCFM	ACFM		MIN. EXT. S.F. (IN.)	MIN. SENS. EFF. (%)	OUTDOOR EAT (F°)	SA OFF CORE (DEG. F°)	RECOVERED (MBH)	HW REHEAT (MBH)	SUPPLY / EXH. FAN MOTORS:	VOLTS/SPH	FILTERS:	MANUFACTURER AND MODEL		
ERV-1	106 - 4-5 YR CLASSROOM (RR 106.1 / 106.2 EXH. ONLY)	(E)RF-1	ENTHALPY CORE ERV 100% OUTDOOR AIR	CRAWL SPACE PHASE 2 - TBD	450	644	428	612	TBD	70%	-1.7	48.5	24.7	20.4	TBD (2) EC MOTORS	208 / 1 VERIFY	MERV 8, 2 IN. BOTH STREAMS	RENEWARE - MODEL TBD OR APPROVED EQUIVALENT	TBD	10	
ERV-2	108 - 3-4 YR CLASSROOM (RR 108.1 EXH. ONLY)	(E)RF-2	ENTHALPY CORE ERV 100% OUTDOOR AIR	CRAWL SPACE PHASE 2 - TBD	500	715	475	679	TBD	70%	-1.7	48.5	27.4	22.7	TBD (2) EC MOTORS	208 / 1 VERIFY	MERV 8, 2 IN. BOTH STREAMS	RENEWARE - MODEL TBD OR APPROVED EQUIVALENT	TBD	10	
ERV-3	116 - 2-3 YR CLASSROOM (RR 116.1 EXH. ONLY)	(E)RF-3	ENTHALPY CORE ERV 100% OUTDOOR AIR	CRAWL SPACE PHASE 2 - TBD	400	572	380	543	TBD	70%	-1.7	48.5	22.0	18.2	TBD (2) EC MOTORS	208 / 1 VERIFY	MERV 8, 2 IN. BOTH STREAMS	RENEWARE - MODEL TBD OR APPROVED EQUIVALENT	TBD	10	
ERV-4	117 - 12-14 MD CLASSROOM (RR 117.1 EXH. ONLY)	(E)RF-4	ENTHALPY CORE ERV 100% OUTDOOR AIR	CRAWL SPACE PHASE 2 - TBD	325	465	309	442	TBD	70%	-1.7	48.5	17.8	14.8	TBD (2) EC MOTORS	208 / 1 VERIFY	MERV 8, 2 IN. BOTH STREAMS	RENEWARE - MODEL TBD OR APPROVED EQUIVALENT	TBD	10	
ERV-5	115 - 12-18 MD CLASSROOM	(E)RF-6	ENTHALPY CORE ERV 100% OUTDOOR AIR	CRAWL SPACE PHASE 2 - TBD	275	393	261	373	TBD	70%	-1.7	48.5	15.1	12.5	TBD (2) EC MOTORS	208 / 1 VERIFY	MERV 8, 2 IN. BOTH STREAMS	RENEWARE - MODEL TBD OR APPROVED EQUIVALENT	TBD	10	
ERV-6	103 - MEETING/BREAK ROOM 104 - SUMMER CLASSROOM/FLEX	RF-13 / RF-14	ENTHALPY CORE ERV 100% OUTDOOR AIR	CRAWL SPACE PHASE 1 - ADDITION	425	608	404	578	TBD	70%	-1.7	48.5	23.3	19.3	TBD (2) EC MOTORS	208 / 1 VERIFY	MERV 8, 2 IN. BOTH STREAMS	RENEWARE - MODEL TBD OR APPROVED EQUIVALENT	TBD	11	
ERV-7	105 - INFANT (RR 111 EXH. ONLY)	(E)RF-10	ENTHALPY CORE ERV 100% OUTDOOR AIR	CRAWL SPACE PHASE 2 - TBD	300	429	285	408	TBD	70%	-1.7	48.5	16.5	13.6	TBD (2) EC MOTORS	208 / 1 VERIFY	MERV 8, 2 IN. BOTH STREAMS	RENEWARE - MODEL TBD OR APPROVED EQUIVALENT	TBD	10	
SCHEDULED TOTALS (7 UNITS)					2,675	3,826	2,542	3,635							146.8	121.4					
REMARKS:																					
REMARKS 1 THROUGH 9 APPLY TO ALL UNITS.																					
1. EACH UNIT IS 100 PERCENT OUTDOOR AIR WITH NO RETURN AIR AND NO RECIRCULATION. SCHEDULED OUTDOOR AIR IS THE ASHRAE 62.1 / IMC 2021 ZONE OUTDOOR AIRFLOW (V _o d) FOR THE SPACES SERVED, ROUNDED UP TO THE NEXT 25 SCFM.																					
2. EXHAUST AIR IS SCHEDULED AT 95 PERCENT OF OUTDOOR AIR FOR ZONE PRESSURIZATION, BUILDING-LEVEL CHECK; 2.675 SCFM TOTAL ERV OUTDOOR AIR AGAINST 2,542 SCFM TOTAL ERV EXHAUST PLUS 600 SCFM OF DEDICATED RESTROOM EXHAUST DISCHARGED DIRECT TO EXTERIOR, FOR 3,142 SCFM OF TOTAL BUILDING EXHAUST. THE BUILDING IS NET NEGATIVE 467 SCFM AS SCHEDULED. RESOLVE BEFORE ISSUING - SEE THE SELECTION BASIS TAB.																					
3. ALL SCFM VALUES ARE STANDARD AIR AT 0.075 LB/CF. ACFM = SCFM x 1.43 AT THE 8,600 FT SITE ELEVATION. SELECT, RATE AND BALANCE EVERY UNIT ON ACFM. NAMEPLATE PERFORMANCE AT STANDARD RATING CONDITIONS IS NOT ACCEPTABLE.																					
4. SENSIBLE EFFECTIVENESS IS A SCHEDULED MINIMUM AT THE SCHEDULED ACFM AND AT THE UNBALANCED 95 PERCENT EXHAUST CONDITION. CONFIRM RATED EFFECTIVENESS WITH THE MANUFACTURER AT SITE AIRFLOW AND SITE AIR DENSITY.																					
5. FIXED-PLATE OR MEMBRANE ENTHALPY CORE, NO ROTARY WHEEL, NO PREHEAT COIL AND NO DEFROST CYCLE ARE SCHEDULED. MANUFACTURER SHALL CONFIRM FROST-FREE OPERATION AT MINUS 1.7 DEG. F ENTERING OUTDOOR AIR WITH 70 DEG. F ENTERING EXHAUST AIR. IF FROST-FREE OPERATION CANNOT BE CONFIRMED AT THE DESIGN CONDITION, A HYDRONIC PREHEAT COIL OR A FROST CONTROL SEQUENCE WILL BE ADDED BY ADDENDUM.																					
6. SUPPLY AIR OFF THE CORE IS TEMPERED BY THE DOWNSTREAM HOT WATER REHEAT COIL TO A 90 DEG. F DISCHARGE. THE SCHEDULED REHEAT MBH IS THE DESIGN COIL LOAD. RE-SELECT EVERY AFFECTED REHEAT COIL AT THE SCHEDULED ACFM AND AT THE SCHEDULED ENTERING AIR TEMPERATURE - THE EXISTING COILS WERE SELECTED AT HIGHER AIRFLOW AND WARMER ENTERING AIR.																					
7. EXHAUST FANS ARE NOT ROUTED THROUGH THE ENERGY RECOVERY VENTILATORS. RESTROOM AND GENERAL EXHAUST DISCHARGE DIRECT TO EXTERIOR. ERV EXHAUST AIR IS DRAWN FROM THE SPACE SERVED.																					
8. UNITS ARE CRAWL SPACE MOUNTED. PROVIDE FREEZE-PROTECTED CONDENSATE DRAINAGE FROM THE CORE DRAIN PAN, VIBRATION ISOLATION, AND THE MANUFACTURER'S REQUIRED SERVICE AND CARE-FULL CLEARANCE. COORDINATE ACCESS WITH ARCHITECT.																					
9. PROVIDE INTEGRAL FACTORY-MOUNTED DISCONNECT, MERV 8 FILTRATION ON BOTH AIRSTREAMS, AND MOTORIZED LOW-LEAKAGE DAMPERS ON THE OUTDOOR AIR AND EXHAUST AIR CONNECTIONS INTERLOCKED TO UNIT OPERATION. THE FACILITY IS A LICENSED CHILDCARE CENTER AND REMAINS OCCUPIED THROUGHOUT CONSTRUCTION.																					
10. OUTDOOR AIR IS BASED ON E _a = 0.70 (FLOOR SUPPLY OF WARM AIR WITH CEILING RETURN) IN THE EXISTING CLASSROOMS. FIELD-VERIFY THE RETURN GRILLE LOCATION IN 106, 108, 116, 117, 105 AND 115. AT E _a = 1.00 TOTAL OUTDOOR AIR FALLS FROM 2,675 TO ROUGHLY 1,950 SCFM AND MOST UNITS DROP A SIZE. UNRESOLVED - SEE Ventilation_Calcs DESIGN BASIS ITEM 2.																					
11. ROOM 104 AREA AND OCCUPANCY CATEGORY ARE BOTH OPEN (554 / 577 / 587 SF IN CIRCULATION; CLASSROOMS AGES 5-8 VERSUS DAY CARE THROUGH AGE 4). ERV-6 IS SCHEDULED ON 587 SF AT THE CLASSROOM RATE. THE DAY-CARE RATE RAISES ERV-6 OUTDOOR AIR - SEE Ventilation_Calcs DESIGN BASIS ITEM 4.																					
12. PHASING, ERV-6 IS PART OF THE NORTH AND ADDED IN INSTALLED FIRST SO 104 CAN BE OCCUPIED AS SWING SPACE. ERV-1 THROUGH ERV-5 AND ERV-7 FOLLOW ONE CLASSROOM AT A TIME. EACH UNIT IS INDEPENDENT OF THE OTHERS, SO NO UNIT REQUIRES A SHUTDOWN OF SPACES OUTSIDE ITS OWN ZONE. SEQUENCE OF THE EXISTING CLASSROOMS TO BE CONFIRMED WITH OWNER AND CONTRACTOR.																					
13. WORKING DOCUMENT - NOT FOR CONSTRUCTION - FAN STATIC PRESSURE, MOTOR DATA, ELECTRICAL CHARACTERISTICS, MODEL NUMBERS AND WEIGHTS ARE TBD PENDING VENDOR SELECTION.																					

EXHAUST FAN SCHEDULE														
MARK	SERVES	TYPE	CFM	ESP IN. WG	MAX. FRPM	OPERATING POWER (BHP)	MOTOR INFORMATION			SOUND DATA	MOTOR DRIVE TYPE	MANUFACTURER OR EQUIVALENT	MODEL OR EQUIVALENT	REMARKS
							HP	V / HZ / PH.	FLA					
EF-1	RESTROOM	INLINE	TBD	0.25	TBD	TBD	TBD	115 / 60 / 1	TBD	TBD	DIRECT	GREENHECK	TBD	1-6
EF-2	RESTROOM	CEILING	TBD	0.25	TBD	TBD	TBD	115 / 60 / 1	TBD	TBD	DIRECT	GREENHECK	TBD	1-6
EF-3	LAUNDRY GENERAL	INLINE	TBD	0.25	TBD	TBD	TBD	115 / 60 / 1	TBD	TBD	DIRECT	GREENHECK	TBD	1-6
EF-4	MECH ROOM	CEILING	TBD	0.25	TBD	TBD	TBD	115 / 60 / 1	TBD	TBD	DIRECT	GREENHECK	TBD	1-6
EF-5	RESTROOM	INLINE	TBD	0.25	TBD	TBD	TBD	115 / 60 / 1	TBD	TBD	DIRECT	GREENHECK	TBD	1-6
EF-6.1	LAUNDRY DRYER	INLINE	TBD	0.25	TBD	TBD	TBD	115 / 60 / 1	TBD	TBD	DIRECT	GREENHECK	TBD	1-6
EF-6.2	LAUNDRY DRYER	INLINE	TBD	0.25	TBD	TBD	TBD	115 / 60 / 1	TBD	TBD	DIRECT	GREENHECK	TBD	1-6
EF-7	RESTROOMS	INLINE	TBD	0.25	TBD	TBD	TBD	115 / 60 / 1	TBD	TBD	DIRECT	GREENHECK	TBD	1-6
EF-8	CLASSROOM 104 - SUMMER CLASSROOM / FLEX	ATTIC MOUNTED INLINE MIXED FLOW EXHAUST	700	0.2	857	0.05	1/6	115 / 60 / 1	2.8	4.1 SONES	DIRECT	GREENHECK	SQ-12-M1-VG	1, 3, 5, 6
EF-9	CLASSROOM 105 - INFANT (6/9)	ATTIC MOUNTED INLINE MIXED FLOW EXHAUST	700	0.2	857	0.05	1/6	115 / 60 / 1	2.8	4.1 SONES	DIRECT	GREENHECK	SQ-12-M1-VG	1, 3, 5, 6
EF-10	CLASSROOM 106 - 4.5 YR (15/21)	ATTIC MOUNTED INLINE MIXED FLOW EXHAUST	700	0.2	857	0.05	1/6	115 / 60 / 1	2.8	4.1 SONES	DIRECT	GREENHECK	SQ-12-M1-VG	1, 3, 5, 6
EF-11	CLASSROOM 108 - 3.4 YR (15/23)	ATTIC MOUNTED INLINE MIXED FLOW EXHAUST	700	0.2	857	0.05	1/6	115 / 60 / 1	2.8	4.1 SONES	DIRECT	GREENHECK	SQ-12-M1-VG	1, 3, 5, 6
EF-12	CLASSROOM 115 - 12-18 MO (7/8)	ATTIC MOUNTED INLINE MIXED FLOW EXHAUST	700	0.2	857	0.05	1/6	115 / 60 / 1	2.8	4.1 SONES	DIRECT	GREENHECK	SQ-12-M1-VG	1, 3, 5, 6
EF-13	CLASSROOM 116 - 2-3 YR (10/16)	ATTIC MOUNTED INLINE MIXED FLOW EXHAUST	700	0.2	857	0.05	1/6	115 / 60 / 1	2.8	4.1 SONES	DIRECT	GREENHECK	SQ-12-M1-VG	1, 3, 5, 6
EF-14	CLASSROOM 117 - 18-24 MO (8/10)	ATTIC MOUNTED INLINE MIXED FLOW EXHAUST	700	0.2	857	0.05	1/6	115 / 60 / 1	2.8	4.1 SONES	DIRECT	GREENHECK	SQ-12-M1-VG	1, 3, 5, 6
REMARKS:														
1. PROVIDE WITH DIRECT DRIVE VARIGREEN MOTOR (OR EQUIVALENT). CONTROLS CONTRACTOR TO PROVIDE ALL CONTROL WIRING.														
2. PROVIDE WITH GRAVITY BACK DRAFT DAMPER AND ALUMINUM BIRD SCREEN.														
3. PROVIDE WITH THERMAL OVERLOAD PROTECTED MOTOR AND INTEGRAL STARTER/DISCONNECT.														
4. FAN IS TO BE PROVIDED WITH DISCONNECT. COORDINATE WITH ELECTRICAL CONTRACTOR TO ENSURE ALL ELECTRICAL EQUIPMENT, DEVICES, AND WIRING ASSOCIATED WITH FAN AND/OR DISCONNECT ARE RATED FOR OUTDOOR INSTALLATION.														
5. REFERENCE CONTROLS DRAWINGS FOR INFORMATION ON HOW EACH FAN IS TO BE CONTROLLED. COORDINATE REQUIREMENTS WITH ELECTRICAL AND TEMPERATURE CONTROLS CONTRACTORS. FOR FANS CONTROLLED BY OCCUPANCY SENSORS, MC TO PROVIDE SENSORS OR UTILIZE LIGHTING SENSORS IF AVAILABLE.														
6. FAN PERFORMANCE HAS BEEN ADJUSTED TO AN ALTITUDE OF 9,600 FT. SCHEDULED AIRFLOW IS ACTUAL (ACFM) AT SITE CONDITIONS.														

MECHANICAL PUMP SCHEDULE																		
		OPERATING WATER		PUMP		WATER FLOW		TOTAL HEAD		%		MOTOR DATA:			MANUFACTURER AND MODEL NO.			
MARK	FUNCTION	TEMPERATURE	TYPE	GPM	(FT)	EFF.	RPM	POWER	VOLTS	PH	HZ	OR EQUIVALENT			REMARKS			
BP-1	BOILER CIRCULATING PUMP - B-1	120F - 140F	IN LINE	14	13	35%	VARIABLE (ECM)	1/6	120	1	60	FURNISHED WITH BOILER - SEE REMARK 5			1,2,3,5,6,7,8,11			
BP-2	BOILER CIRCULATING PUMP - B-2	120F - 140F	IN LINE	14	13	35%	VARIABLE (ECM)	1/6	120	1	60	FURNISHED WITH BOILER - SEE REMARK 5			1,2,3,5,6,7,8,11			
BP-3	BOILER CIRCULATING PUMP - B-3	120F - 140F	IN LINE	14	13	35%	VARIABLE (ECM)	1/6	120	1	60	FURNISHED WITH BOILER - SEE REMARK 5			1,2,3,5,6,7,8,11			
HWP-1	HEATING WATER DISTRIBUTION PUMP (LEAD)	120F - 140F	IN LINE	35	34	45%	VARIABLE (ECM)	3/4	208	1	60	GRUNDFOS MAGNA3 40-150 F OR APPROVED EQUAL			1,2,3,4,6,7,8,10,12			
HWP-2	HEATING WATER DISTRIBUTION PUMP (STANDBY)	120F - 140F	IN LINE	35	34	45%	VARIABLE (ECM)	3/4	208	1	60	GRUNDFOS MAGNA3 40-150 F OR APPROVED EQUAL			1,2,3,4,6,7,8,10,12			
RFP-1	RADIANT FLOOR SECONDARY PUMP	120F - 140F	IN LINE	10	21	35%	VARIABLE (ECM)	1/6	120	1	60	GRUNDFOS MAGNA3 25-30 OR TACO 0018			1,2,3,6,7,8,9,10			
REMARKS																		
1. SEE SPECIFICATION SECTION 23.21.23.																		
2. PUMP PERFORMANCE AND MOTOR SELECTION SHALL ACCOUNT FOR THE VISCOSITY AND SPECIFIC HEAT CORRECTION OF 30% PROPYLENE GLYCOL AT THE SCHEDULED OPERATING TEMPERATURES.																		
3. IF AN ALTERNATE PUMP IS SELECTED AND CANNOT BE PROVIDED WITH AN INTEGRAL VFD, AN EXTERNAL VFD WILL NEED TO BE PROVIDED FOR THE PUMP AND A LOCATION FOR THE VFD WILL NEED TO BE DETERMINED. INSTALLATION OF THE EXTERNAL VFD AND ALL ASSOCIATED ELECTRICAL WIRING AND DEVICES SHALL BE PROVIDED AT NO ADDITIONAL COST.																		
4. DISTRIBUTION PUMPS SHALL BE PIPED AND VALVED FOR LEADSTANDBY OPERATION WITH AUTOMATIC CHANGEOVER AND EQUAL RUNTIME ROTATION BY THE TEMPERATURE CONTROLS SYSTEM.																		
5. IF SCHEDULED BOILERS ARE PROVIDED, INCLUDE BOILER CIRCULATION PUMPS WITH BOILER FROM THE FACTORY - ADDITIONAL CIRCULATION PUMPS ARE NOT NEEDED. IF SUBMITTING A SUBSTITUTION FOR BOILER MANUFACTURER MODEL, ENSURE PUMPS ARE PROVIDED WITH UNITS OR PROVIDE PUMPS ABOVE OR APPROVED EQUAL.																		
6. SCHEDULED FLOWS ARE BASED ON 30% PROPYLENE GLYCOL AT 140F ENTERING / 120F LEAVING (20F DELTA T), 0.094 BTU/H PER GPM. DO NOT SELECT ON 500 F DELTA T - THAT WATER-ONLY CONSTANT UNDERSIZES GLYCOL FLOW BY APPROXIMATELY 10%.																		
7. SCHEDULED TOTAL HEAD IS A DESIGN-STAGE ESTIMATE FROM THE PIPING TAKEOFF ON THE "SIZING BASIS" TAB AND INCLUDES A 1.15 FRICTION MULTIPLIER FOR 30% PROPYLENE GLYCOL. VERIFY AGAINST THE FINAL PIPING LAYOUT PRIOR TO ORDERING.																		
8. PROVIDE ELECTRONICALLY COMMUTATED (ECM) VARIABLE SPEED CIRCULATOR WITH INTEGRAL CONTROLLER AND BACHAR OR MODBUS INTERFACE FOR STATUS AND ALARM AT THE TEMPERATURE CONTROL SYSTEM.																		
9. RFP-1 SHALL BE CONNECTED TO THE DISTRIBUTION MAINS THROUGH CLOSELY SPACED TEES. NO MIXING VALVE OR INJECTION PUMP IS REQUIRED - THE RADIANT FLOOR AND THE AIR COILS SHARE A COMMON 140F/120F OUTDOOR RESET SCHEDULE. THE EXISTING RADIANT INJECTION PUMP AND MIXING ASSEMBLY SHALL BE DEMOLISHED.																		
10. HWP-1 AND HWP-2 SHALL OPERATE IN PROPORTIONAL DIFFERENTIAL PRESSURE CONTROL FROM A REMOTE DP SENSOR AT THE HYDRAULICALLY MOST REMOTE COIL. ALL AIR COILS SHALL BE PROVIDED WITH TWO-WAY MODULATING CONTROL VALVES. NO THREE-WAY VALVES OR FIXED BYPASSES SHALL BE INSTALLED ON THE DISTRIBUTION SYSTEM.																		
11. SCHEDULED BOILER CIRCULATING FLOW IS AT THE SCHEDULED BOILER OUTPUT AND 20F DELTA T, WHERE THE BOILER MANUFACTURER REQUIRES A HIGHER MINIMUM FLOW OR A LOWER MAXIMUM DELTA T, THE MANUFACTURER REQUIREMENT GOVERNS. BOILER FLOW SHALL NOT EXCEED SYSTEM FLOW AT PART LOAD.																		
12. ALL EXISTING CIRCULATING PUMPS SHALL BE DEMOLISHED. NO EXISTING PUMP HAS ADEQUATE CAPACITY AT THE NEW DESIGN FLOW AND HEAD. COORDINATE TIE-IN AND CHANGEOVER WITH THE OWNER AND SCHEDULE DURING A FACILITY CLOSURE - THE BUILDING IS AN OCCUPIED LICENSED CHILD/ADULT CARE CENTER.																		

RE-HEAT COIL SCHEDULE																			
MARK	QTY	LOCATION	TYPE	HEATING COIL DATA						COIL CONSTRUCTION				MFR OR		MODEL	REMARKS		
				TOTAL CFM (ACFM)	EAT (F)	LAT (F)	CAP. (MBH)	EWTF (F)	LWTF (F)	GPM	ROWS	WFO (F)	AIR P.D. (IN. WG.)	TUBE DIA. (IN.)	CONN. SIZE (IN.)			WT. (LBS)	EQUIV.
RH-1	7	CRAWL SPACE	DUCT MOUNTED HW HEATING COIL	715	48.5	90	22.7	140	120	2.4	2 MIN.	TBD	0.25 MAX.	58	3/4	TBD	USA COIL & AIR.	TBD	1-10
REMARKS:																			
1. PROVIDE ONE COIL AT THE DISCHARGE OF EACH ENERGY RECOVERY VENTILATOR, ERV-1 THROUGH ERV-7. ALL SEVEN COILS ARE IDENTICAL AND ARE SELECTED AT THE WORST CASE UNIT (ERV-2). CAPACITY AT THE REMAINING UNITS IS MET BY MODULATING WATER FLOW AT THE COIL CONTROL VALVE.																			
2. SCHEDULED PERFORMANCE IS THE ERV-2 DESIGN CONDITION: 715 ACFM (500 SCFM), 48.5 F EAT, 90.0 F LAT, 22.7 MBH. ENTERING AIR TEMPERATURE IS THE SUPPLY AIR TEMPERATURE OFF THE ENERGY RECOVERY CORE AT HEATING DESIGN. REFERENCE ENERGY RECOVERY VENTILATOR SCHEDULE.																			
3. COIL PERFORMANCE HAS BEEN ADJUSTED TO AN ALTITUDE OF 9,600 FT. SCHEDULED AIRFLOW IS ACTUAL (ACFM) AT SITE CONDITIONS AND THE SENSIBLE CONSTANT IS 0.763 BTU/H-ACFM-F. WATER SIDE IS BASED ON 30% PROPYLENE GLYCOL AT 470 BTU/H-GPM-F AT 130 F MEAN FLUID TEMPERATURE.																			
4. TURNDOWN: THE SMALLEST UNIT (ERV-5) REQUIRES 12.5 MBH AT 393 ACFM, WHICH IS 55 PERCENT OF SCHEDULED CAPACITY AND 1.3 GPM. CONTROL VALVE SHALL BE SELECTED FOR 2.4 GPM DESIGN FLOW WITH MODULATING CONTROL TO 1.3 GPM (1.8 TO 1). CIRCUIT THE COIL SO THAT TUBE-SIDE FLOW REMAINS TURBULENT AT THE MINIMUM FLOW CONDITION.																			
5. PLANT SIZING: COINCIDENT RE-HEAT DUTY ACROSS ALL SEVEN UNITS IS 121.5 MBH AT 12.9 GPM. INSTALLED CAPACITY IS 158.9 MBH AT 16.9 GPM AS A RESULT OF STANDARDIZING ON ONE COIL. SIZE BOILERS, PUMPS, AND DISTRIBUTION PIPING ON THE 121.5 MBH / 12.9 GPM COINCIDENT DUTY, NOT ON THE INSTALLED TOTAL.																			
6. ENTERING AIR TEMPERATURE SENSITIVITY: THE 48.5 F EAT ASSUMES 70 PERCENT MINIMUM SENSIBLE EFFECTIVENESS AT THE CORE, WHICH REMAINS AN ASSUMPTION PENDING VENDOR SELECTION. AT 65 PERCENT THE EAT FALLS TO 44.9 F AND REQUIRED CAPACITY RISES TO 24.7 MBH AT 2.6 GPM. AT 60 PERCENT THE EAT FALLS TO 41.3 F AND REQUIRED CAPACITY RISES TO 26.6 MBH AT 2.8 GPM. CONFIRM RATED CORE EFFECTIVENESS AT SITE AIRFLOW AND SITE AIR DENSITY BEFORE RELEASING THE COIL SELECTION.																			
7. FREEZE PROTECTION: COILS SERVE 100 PERCENT OUTDOOR AIR DOWNSTREAM OF THE RECOVERY CORE AT A DESIGN OUTDOOR DRY BULB OF MINUS 1.7 F. SYSTEM FLUID IS 30 PERCENT PROPYLENE GLYCOL. REFERENCE HYDRONIC SPECIALTIES SCHEDULE FPV-1 FOR THE SELF-ACTING FREEZE PROTECTION VALVE AND PK-2 FOR THE COIL PIPING PACKAGE.																			
8. MANUFACTURER SHALL CONFIRM ROW COUNT, FIN SPACING, AND FACE AREA REQUIRED TO MEET THE SCHEDULED ENTERING AND LEAVING AIR TEMPERATURES AT SITE AIR DENSITY. REQUIRED COIL UA IS APPROXIMATELY 395 BTU/H-F. FIN SPACING SHALL NOT EXCEED 10 FINS PER INCH. PROVIDE GALVANIZED CASING WITH FULLY DRAINABLE AND VENTABLE CIRCUITING.																			
9. SCHEDULED AIR PRESSURE DROP IS A LIMITING VALUE AT SITE AIR DENSITY. COORDINATE WITH THE ENERGY RECOVERY VENTILATOR EXTERNAL STATIC PRESSURE. SUBMIT SELECTION DATA SHOWING FACE AREA, FACE VELOCITY, ACFM, AIR PRESSURE DROP, WATER PRESSURE DROP, AND CAPACITY AT THE SCHEDULED CONDITIONS.																			
10. CONTROLS CONTRACTOR TO FURNISH AND INSTALL THE MODULATING TWO-WAY CONTROL VALVE AND THE DISCHARGE AIR TEMPERATURE SENSOR. EACH COIL SHALL MODULATE TO MAINTAIN A 90 F DISCHARGE AIR TEMPERATURE.																			

			HYDRONIC SPECIALTIES SCHEDULE									
MARK	FUNCTION	SERVES	OPERATING CONDITIONS		CAPACITY AND CONNECTIONS			MANUFACTURER			REMARKS	
			OPERATING TEMPERATURE	FLUID TYPE	CAPACITY / PERFORMANCE	CONNECTION SIZE	DESIGN PRESS. (PSIG)	MFR OR EQUIVALENT	MODEL			
AS-1	AIR / DIRT SEPARATOR W/ AUTO AIR VENT	HEATING HOT WATER SYSTEM	120F - 165F	A	35 GPM AT 2 FT WPD MAX.	2"	150	SPROTHERM, CALEFFI	TBD	1,10,11		
MDS-1	MAGNETIC DIRT SEPARATOR	HHW RETURN UPSTREAM OF BOILERS	120F - 165F	A	35 GPM AT 2 FT WPD MAX.	2"	150	CALEFFI, SPROTHERM	TBD	2,10,11		
ET-1	BLADDER TYPE EXPANSION TANK	HEATING HOT WATER SYSTEM	120F - 165F	A	20 GAL. TANK / 8 GAL. MIN. ACCEPTANCE	1"	125	AUTROL, TACO	TBD	3,6,10		
QS-1	GLYCOL MAKE-UP FEED SYSTEM	HEATING HOT WATER SYSTEM	AMBIENT	A	50 GAL. TANK, 10.13 HP PUMP, LOW LEVEL ALARM	1/2"	150	J.L. WINGERT, AXIOM	TBD	4,9,10		
LLH-1	LOW LOSS HEADER / HYDRAULIC SEPARATOR	BOILERS B-1, B-2, B-3	120F - 165F	A	39 GPM BOILER SIDE / 35 GPM SYSTEM SIDE	2"	150	CALEFFI, LOCHINVAR	TBD	5,10		
CH-1	CONDENSATE NEUTRALIZATION TANK	BOILERS B-1, B-2, B-3 AND FLUES	AMBIENT	-	6 GAL/HR MIN., 455 MHV INPUT SERVED	3/4"	N/A	LOCHINVAR, NEUTRA-SAFE	TBD	6		
CF-1	CHEMICAL POT FEEDER	HEATING HOT WATER SYSTEM	120F - 165F	A	5 GALLONS	3/4"	150	NEPTUNE, TRISWOLD	TBD	7		
ZV-1	VARIABLE SPEED INJECTION MIXING ASSY.	RADIANT FLOOR LOOP - ALL ZONES	110F - 140F MIXED	A	REF. PUMP SCHEDULE FOR INJECTION PUMP	1"	150	TEKMAR	EXISTING 402	8,12		
ZV-1	RADIANT ZONE FLOOR, 2-POSITION	RADIANT ZONES RF-11 THRU RF-14 (NEW)	110F - 140F	A	END SWITCH REQUIRED	3/4"	150	TACO, TEKMAR	TBD	8,12		
PK-1	COIL PIPE KIT PACKAGE	FCU-1, FCU-2, FCU-3 HEATING COILS	140F EWT / 120F LWT	A	1" 4.8 GPM / 1" 14.8 GPM	SEE CAP.	150	JCI, BELAND	TBD	13,14		
PK-2	COIL PIPE KIT PACKAGE	RH-1, RH-2 AND UNIT HEATERS	140F EWT / 120F LWT	A	3/4" 6.4 GPM / 1" 14.8 GPM	SEE CAP.	150	JCI, BELAND	TBD	13,14,15		
FP-1	SELF-ACTING FREEZE PROTECTION VALVE	FCU HEATING COIL DISCHARGE	140F EWT	A	CAPILLARY BULB, FULL OPEN AT 45F	3/4"	150	DANFOSS, HONEYWELL	TBD	16		

FLUID TYPE:

A. WATER WITH 30% PROPYLENE GLYCOL.

B. WATER

REMARKS:

1. STEEL CONSTRUCTION RATED FOR 150 PSIG DESIGN PRESSURE, INTERNAL COALESCING MEDIUM, HIGH CAPACITY FLOAT-ACTUATED AUTOMATIC AIR VENT, DRAIN VALVE, AND REMOVABLE HEAD. LOCATE AT THE POINT OF LOWEST SLOUBILITY IN THE SYSTEM, DOWNSTREAM OF THE BOILERS.

2. MAGNETIC DIRT SEPARATOR SHALL BE INSTALLED IN THE HEATING WATER RETURN UPSTREAM OF THE BOILERS. THE EXISTING SYSTEM IS APPROXIMATELY 23 YEARS OLD AND CONTAINS ACCUMULATED MAGNETITE AND DEBRIS THAT SHALL NOT BE INTRODUCED TO THE NEW SYSTEM. STEEL HEAT EXCHANGERS, PROVIDE REMOVABLE MAGNET AND FULL-PORT DRAIN.

3. 125 PSIG DESIGN PRESSURE, HEAVY DUTY BELL, BLADDER, CARBON STEEL, SHALL. TANK VOLUME SHOWN IS PRELIMINARY, BASED ON AN ESTIMATED SYSTEM VOLUME OF 120 GALLONS WITH 30% PROPYLENE GLYCOL FROM 40 F TO 165 F. CONTRACTOR SHALL VERIFY ACTUAL SYSTEM VOLUME AND CONFIRM FINAL TANK SIZE PRIOR TO ORDERING.

4. POLYETHYLENE TANK WITH HINGED COVER, NEMA CONTROL PANEL, HAND-OFF SWITCH, LOW LEVEL, LIGHT AND LOW LEVEL ALARM CONTACT, FACTORY PIPED WITH BALL VALVES, STRAINER, CHECK VALVE, PRESSURE GAUGE, AND RELIEF VALVE. PUMP SHALL BE CONTROLLED BY PRESSURE SWITCH. A DOMESTIC WATER FILL-UP VALVE IS NOT PERMITTED. FILL WITH PRE-MIXED SOLUTION. WIRE WITH LOW LEVEL ALARM FOR REMOTE ANNUNCIATION.

5. LOW LOSS HEADER SHALL HYDRAULICALLY SEPARATE THE THREE BOILER CIRCUITS FROM THE SYSTEM DISTRIBUTION LOOP. PROVIDE WITH INSULATION JACKET, AIR VENT, AND DRAIN. VERIFY CONFIGURATION AND CONNECTION SIZES AGAINST THE FINAL BOILER PIPING ARRANGEMENT IN MECHANICAL 112.

6. PROVIDE ONE NEUTRALIZATION TANK SERVING ALL THREE BOILERS. ROUTE ALL BOILER AND FLUE CONDENSATE THROUGH THE TANK AND THEN TO THE FLOOR DRAIN. PROVIDE REPLACEABLE MEDIA AND ACCESS FOR MEDIA CHANGE-OUT. A FULLY CONDENSING PLANT AT 120 F RETURN PRODUCES SUBSTANTIALLY MORE CONDENSATE THAN THE EQUIPMENT BEING REPLACED. VERIFY FLOOR DRAIN CAPACITY AND ROUTING.

7. PROVIDE WITH ISOLATION VALVES, DRAIN VALVE, AND FUNNEL. TURN OVER UNUSED TREATMENT CHEMICAL TO THE OWNER AT PROJECT CLOSURE.

8. RADIANT FLOOR LOOP SHALL BE MIXED DOWN FROM THE 140 F BOILER HEATER BY VARIABLE SPEED INJECTION. THE EXISTING TEKMAR HOUSE CONTROL 402 SHALL PERFORM INJECTION MIXING, ZONE CONTROL, AND DHW PRIORITY. BOILER WATER TEMPERATURE AND STAGING ARE OWNED BY THE BOILER CASCADE. REFERENCE BOILER SCHEDULE REMARK 5.

9. EXPANSION TANK PRE-CHARGE AND GLYCOL FEEDER PUMP CUT-IN AND CUT-OUT PRESSURE SETTINGS SHALL BE SET IN THE FIELD DURING BALANCING. CONTRACTOR SHALL COORDINATE THE PRE-CHARGE WITH THE SYSTEM FILL PRESSURE AND CONFIRM CUT-IN AND CUT-OUT PRESSURES FALL BELOW THE BOILER RELIEF VALVE SETTING.

10. FLUID SPECIALTIES IN CONTACT WITH SYSTEM FLUID SHALL BE RATED FOR CONTINUOUS SERVICE WITH 30% PROPYLENE GLYCOL AT 165 F TO ACCOMMODATE THE SCHEDULED WEEKLY DOMESTIC HOT WATER THERMAL DISINFECTION CYCLE. REFERENCE BOILER SCHEDULE REMARK 7.

11. FLUSH AND CLEAN THE EXISTING SYSTEM, PRESSURE TEST, AND REFILL WITH FRESH PRE-MIXED 30% PROPYLENE GLYCOL PRIOR TO PLACING THE NEW CAPACITY IN SERVICE. SUBMIT A FLUID SAMPLE ANALYSIS AFTER FILL CONFIRMING GLYCOL CONCENTRATION, pH, AND INHIBITOR LEVEL.

12. PROVIDE END SWITCHES ON ALL NEW ZONE VALVES AND WIRE TO THE EXISTING TEKMAR ZONE WIRING CENTER. VERIFY AVAILABLE ZONE CAPACITY AND EXPAND AS REQUIRED.

13. SUPPLY SIDE, BRASS FULL-PORT BALL VALVE, STAINLESS STEEL MESH STRAINER WITH DRAIN VALVE AND CAP. P&T PORT, AND UNION CONNECTION. RETURN SIDE: UNION COUPLING WITH MANUAL AIR VENT, 2-WAY CONTROL VALVE, TWO P&T PORTS, MANUAL BALANCE VALVE, AND BRASS FULL-PORT BALL VALVE. CONTRACTOR TO PROVIDE PIPE KIT WITH CONTROL VALVE, TEMPERATURE CONTROL, CONTRACTOR TO PROVIDE ACTUATOR.

14. ACTUATORS FOR CONTROL VALVES THAT ARE PART OF COIL PIPE KITS SHALL OPERATE USING 0-10 VDC PROPORTIONAL CONTROL. ACTUATORS USING 2-10 VDC SHALL NOT BE PERMITTED.

15. EXISTING REHEAT COILS RH-1 AND RH-2 WERE ORIGINALLY SELECTED AT 160 F EWT AND WILL LOSE APPROXIMATELY 24% OF RATED CAPACITY AT 140 F EWT. VERIFY AVAILABLE COIL CAPACITY AGAINST ZONE LOADS BEFORE REUSING. REFERENCE REHEAT COIL SCHEDULE.

16. SELF-ACTING VALVE IS INDEPENDENT OF THE BUILDING CONTROL SYSTEM AND WILL NOT ANNUNCIATE. PROVIDE A SEPARATE LOW DISCHARGE AIR TEMPERATURE ALARM SENSOR AT EACH FAN COIL UNIT. SET AT 45 F. WIRED FOR REMOTE ANNUNCIATION.

CONTROLS INTENT — GENERAL

- Control system shall be an extension of the existing tekmar tN-series platform, upgraded as required for scheduling, trending, and remote access by Owner's facilities staff.
- System shall operate in Occupied, Unoccupied, and Warm-up modes on a 7-day schedule with adjustable holiday calendar and manual occupied override at each zone.
- Heating water plant:
 - Plant shall maintain heating water supply temperature on outdoor-air reset, 140°F supply at design outdoor temperature (–15°F DB), reset down as outdoor temperature rises. Loop is 30% propylene glycol. Heating sources shall rotate lead/lag on equal runtime with automatic failover on lockout. Plant enable on call from any zone.
- Distribution:
 - Primary pumps lead/standby, automatic changeover on loss of proof-of-flow, scheduled alternation.
- Radiant heating zones:
 - Each classroom shall be an individually controlled radiant zone. Zone valve shall modulate (or cycle) to maintain space temperature setpoint from a wall-mounted sensor with adjustable occupied and setback setpoints.
- Energy recovery ventilators:
 - ERVs shall serve the classrooms and break room and shall operate during Occupied mode only, at constant volume, delivering scheduled minimum outdoor air per ASHRAE 62.1 Ventilation Rate Procedure corrected for site elevation (9,600 ft). ERVs are provided without summer bypass; free cooling is by natural ventilation per Item 8. Units shall include integral frost/defrost control for operation at design outdoor conditions. ERVs shall be off during Unoccupied mode.
- Administrative spaces:
 - FCU-1 shall serve the administrative spaces at constant volume with modulating heating coil valve controlled from space temperature and limited by discharge air temperature. FCU-1 shall be provided with an air-side economizer; outdoor air dampers shall modulate to maintain space setpoint when outdoor conditions are suitable, and shall maintain scheduled minimum outdoor air at all other times during Occupied mode. Dampers closed during Unoccupied mode and morning warm-up.
 - Operable windows shall be provided within the clerestory for summer cooling. Upon windows opening, all radiant heat within admin spaces shall be turned off. FCU-1 shall move to provide 100% outdoor air. Excess air shall be relieved via windows.
- Operable windows - summer ventilation and cooling:
 - Building has no mechanical cooling. Each classroom shall be provided with a window position switch. On any window open in a given classroom, the controls shall:
 - close the radiant zone valve and disable heating to that zone;
 - disable ERV supply and exhaust serving that zone; and
 - Energize the dedicated classroom exhaust fan
 - Sequence shall restore normal operation on a time delay after all windows in the zone are closed. Heating lockout on window-open satisfies IECC C403.5 / ASHRAE 90.1 §6.4.3.3.5.
- Freeze protection:
 - Discharge air temperature below 45°F at any hydronic air-handling unit shall alarm and initiate freeze protection:
 - outdoor air damper closed, heating valve full open, fan off. Self-acting thermostatic protection valves shall remain in place independent of the control system.
- Domestic hot water
 - Storage setpoint 125°F. Scheduled weekly thermal disinfection cycle shall raise storage temperature to approximately 165°F during unoccupied hours for Legionella control, returning to normal setpoint on completion. Recirculation pump on schedule with aquastat control.
- Alarms and trending:
 - Alarm on plant lockout, pump failure, low loop pressure or low glycol makeup level, freeze condition, space temperature deviation, ERV failure, and CO₂ above setpoint where provided. Trends retained one year minimum.
- Detailed control diagrams, point lists, and full sequences of operation shall be provided in the next submittal.

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clarkensersen.com

123 N. College Avenue, Suite 200
Fort Collins, CO 80524
p 970.818.8999

Breckenridge Little Red
Schoolhouse

600 Reiling Rd
Breckenridge, CO

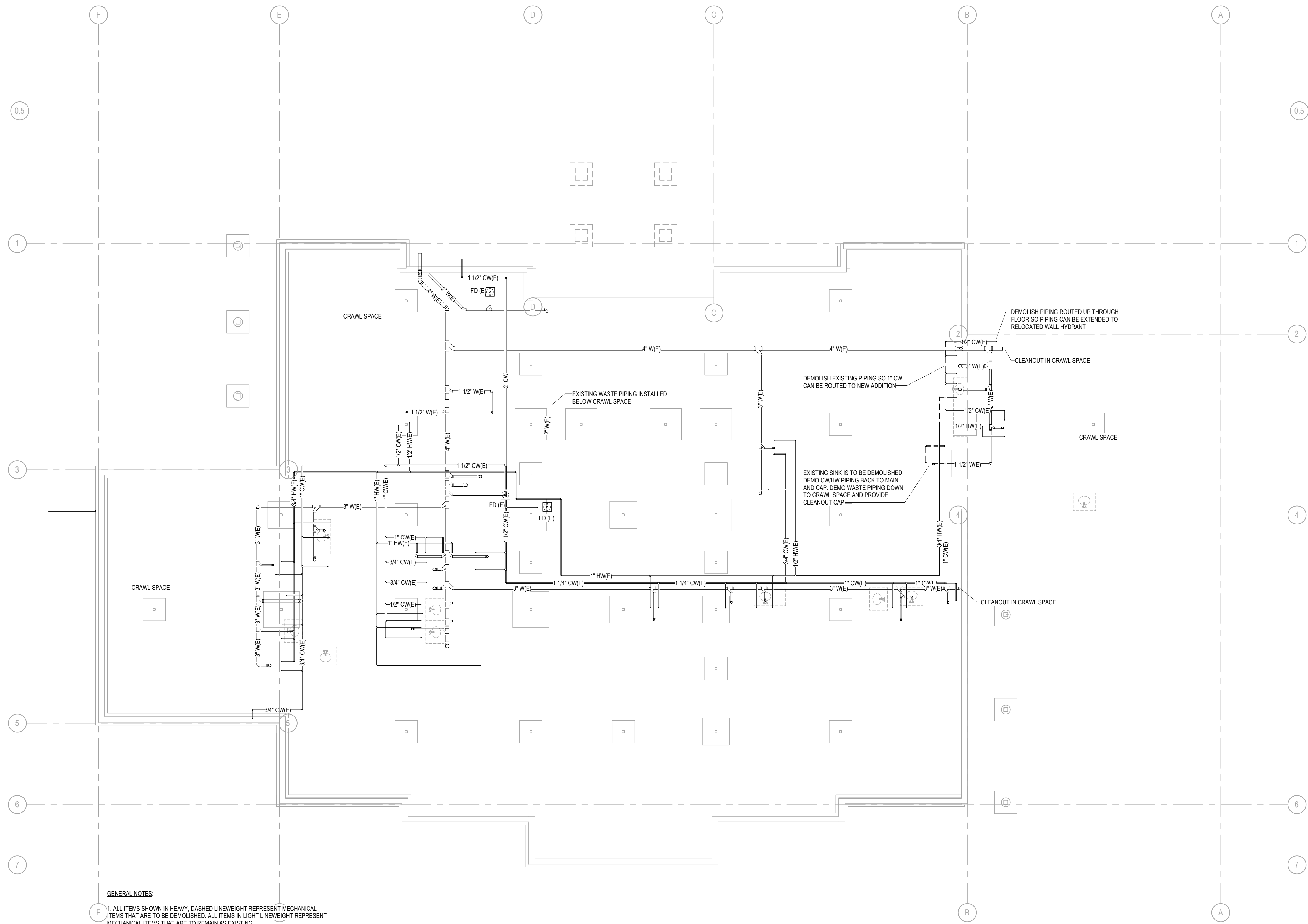
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Mechanical Controls

M5.01



GENERAL NOTES:

1. ALL ITEMS SHOWN IN HEAVY, DASHED LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO BE DEMOLISHED. ALL ITEMS IN LIGHT LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO REMAIN AS EXISTING.



1

BELOW FLOOR & CRAWL SPACE PLUMBING DEMOLITION PLAN 1

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

Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO

CE No.: 697-001-25

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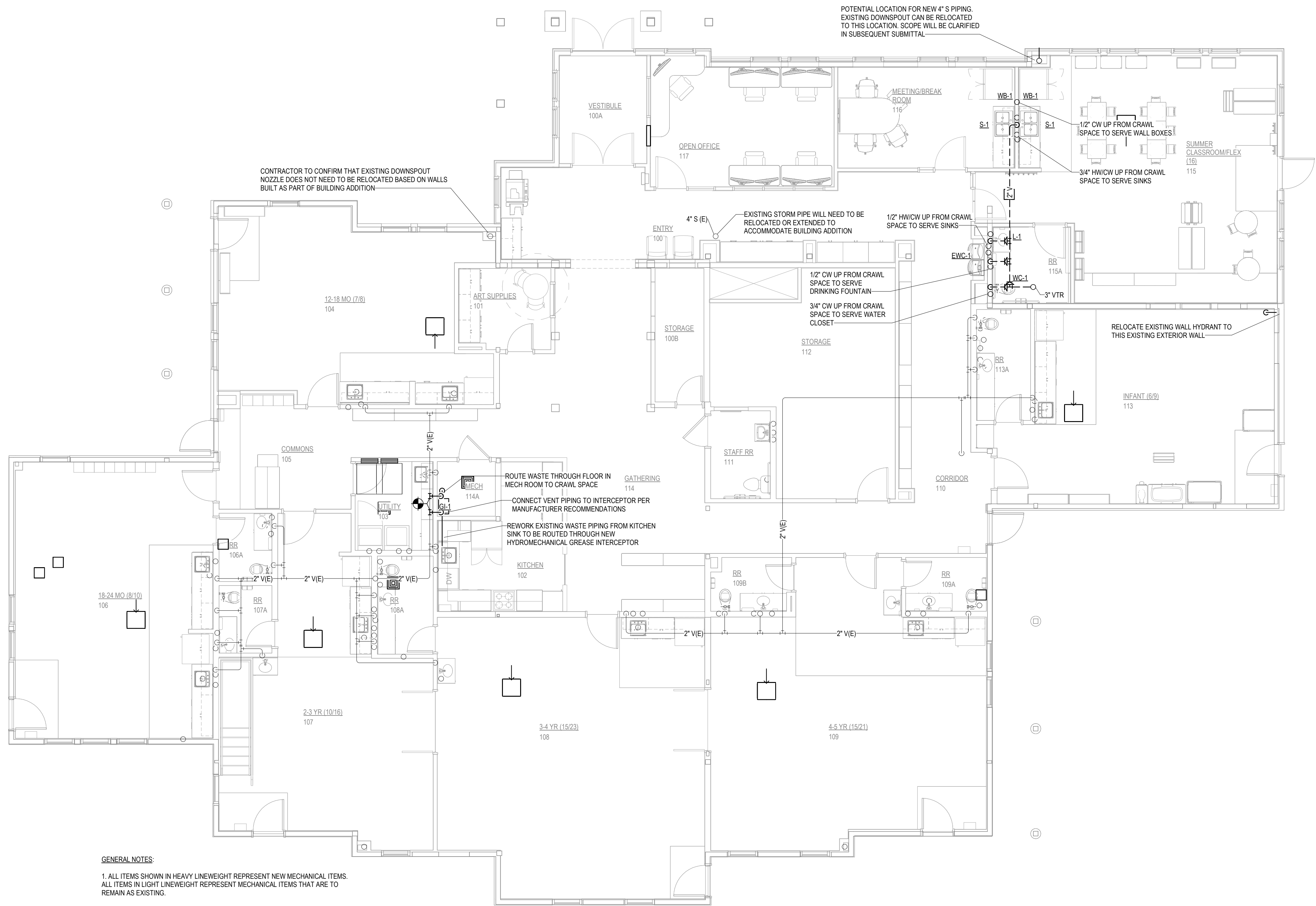
Plumbing Demolition
Plans

P1.01



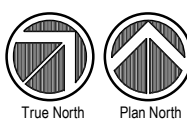
SCALE: 3/16" = 1'-0"

P1.11



GENERAL NOTES:

1. ALL ITEMS SHOWN IN HEAVY LINEWEIGHT REPRESENT NEW MECHANICAL ITEMS. ALL ITEMS IN LIGHT LINEWEIGHT REPRESENT MECHANICAL ITEMS THAT ARE TO REMAIN AS EXISTING.



1 FIRST FLOOR PLUMBING PLAN

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

Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO

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Plumbing Plans - First
Floor

P1.12

PLUMBING EQUIPMENT SCHEDULE						
EQUIPMENT MARK	TYPE	SERVES:	OPERATING CONDITIONS:	CAPACITY (LBS):	MANUFACTURER AND MODEL:	REMARKS:
GI-1	GREASE INTERCEPTOR	KITCHEN PLUMBING FIXTURES	HYDROMECHANICAL GREASE INTERCEPTOR	TBD GREASE RETENTION CAPACITY	JURN OR MAB GREASE INTERCEPTOR OR EQUIVALENT	INTERCEPTOR IS TO BE OF FIBERGLASS CONSTRUCTION AND SHALL BE PROVIDED WITHIN COUNTER UNDERNEATH SINK. INTERCEPTOR SHOULD BE PROVIDED WITH FLOW LIMITING DEVICE AS REQUIRED PER CODE. VENT INTERCEPTOR AND FLOW LIMITING DEVICE AS REQUIRED PER THE MANUFACTURE'S INSTRUCTIONS. ENSURE INTERCEPTOR IS INSTALLED IN ACCESSIBLE LOCATION.

PLUMBING PUMPS SCHEDULE													
MARK	FUNCTION	OPERATING WATER TEMPERATURE	FLUID TYPE	PUMP TYPE	WATER FLOW (GPM)	MIN TOTAL HEAD @ LISTED FLOW (FT)	MOTOR DATA				MANUFACTURER AND MODEL NO. OR EQUIVALENT	SUCTION DIFFUSER	REMARKS
							RPM	HP	VOLTS	PH	HZ		
DHWCP-1	DOMESTIC HOT WATER RECIRCULATION PUMP	125-140 DEG. F	DHW	1	TBD	TBD	TBD	TBD	120	1	60	BELL AND GOSSETT ECOCIRC OR EQUIVALENT	N/A 1,2
PUMP TYPE: 1. INLINE CIRCULATOR SUITABLE FOR POTABLE WATER USE													
REMARKS 1. PUMP TO BE OF BRONZE CONSTRUCTION WITH STAINLESS STEEL BODY, STEEL SHAFT WITH INTEGRAL THRUST COLLAR, NON-OVERLOADING DRIP-PROOF MOTOR, NSF 61 CERTIFIED. 2. PUMP AND ALL WETTED COMPONENTS SHALL BE RATED FOR CONTINUOUS OPERATION AT 165 F TO PERMIT THE SCHEDULED THERMAL DISINFECTION CYCLE. COORDINATE CONTROL OF THE PUMP WITH THE TEMPERATURE CONTROLS CONTRACTOR.													

PLUMBING FIXTURE, ACCESSORY, AND CONNECTION SCHEDULE										
MARK	FUNCTION		MANUFACTURER AND MODEL				WASTE	VENT	HW	CW
WC-1	WATER CLOSET (ACCESSIBLE)	FIXTURE:	KOHLER CIMARRON K-3609-T OR EQUIVALENT, COMFORT HEIGHT FLOOR MOUNTED TOILET, WHITE VITREOUS CHINA, TANK TYPE, 1.28 GPF, ELONGATED BOWL, LEFT-HAND POLISHED CHROME TRIP LEVER, ADA COMPLIANT.				4"	2"		1/2"
		SEAT:	CHURCH 255 PLASTIC OPEN FRONT SEAT.							
WC-2	WATER CLOSET (CHILD HEIGHT)	FIXTURE:	TBD - PROVIDE CHILD HEIGHT FLOOR MOUNTED TOILET, WHITE VITREOUS CHINA, TANK TYPE, 1.28 GPF, ROUND FRONT BOWL, 10 IN. RIM HEIGHT.				4"	2"		1/2"
		REMARKS:	TBD - PROVIDE PLASTIC OPEN FRONT SEAT SIZED TO MATCH FIXTURE. MOUNTING HEIGHT TO COMPLY WITH COLORADO CDEC LICENSING REQUIREMENTS FOR THE AGE GROUP SERVED. COORDINATE WITH ARCHITECT.							
L-1	WALL HUNG LAVATORY (ACCESSIBLE)	LAVATORY:	TBD - WALL MOUNT BASIN WITH INTEGRAL SHROUD, ADA COMPLIANT, WHITE VITREOUS CHINA, ASME A11.19.2 AND ANSI 117.1 COMPLIANT.				1-1/2"	1-1/2"	1/2"	1/2"
		FAUCET:	TBD - 0.5 GPM FLOW RATE VANDAL RESISTANT AERATOR, WATER SENSE LABELED, ADA COMPLIANT.							
L-2	CHILD HEIGHT LAVATORY	MIXING VALVE:	POWERS LFLM490-1 OR EQUIVALENT THERMOSTATIC MIXING VALVE. INSTALLED BELOW LAVATORY IN ACCESSIBLE LOCATION. SET MIXING VALVE TO 110 DEG. F.							
		REMARKS:	PROVIDE P-TRAP INSULATION AND SUPPLY INSULATION.							
S-1	DROP-IN CLASSROOM SINK	LAVATORY:	TBD - PROVIDE CHILD HEIGHT LAVATORY, WHITE VITREOUS CHINA. COORDINATE RIM HEIGHT WITH ARCHITECT AND CDEC LICENSING REQUIREMENTS.				1-1/2"	1-1/2"	1/2"	1/2"
		MIXING VALVE:	POWERS LFLM490-1 OR EQUIVALENT THERMOSTATIC MIXING VALVE. INSTALLED IN ACCESSIBLE LOCATION. SET MIXING VALVE TO 100 DEG. F MAXIMUM.							
S-1	DROP-IN CLASSROOM SINK	REMARKS:	PROVIDE P-TRAP INSULATION AND SUPPLY INSULATION AT ALL EXPOSED PIPING.							
		SINK:	ELKAY DAYTON GE12521L OR EQUIVALENT, ADA COMPLIANT, ONE-HOLE CONFIGURATION, OFFSET DRAIN, STAINLESS STEEL SINK, 17" X 19" X 6-1/8" OVERALL DIMENSIONS.				1-1/2"	1-1/2"	1/2"	1/2"
MS-1	MOP SINK	FAUCET:	DELTA 300-SS-DST-L OR APPROVED EQUAL, CLASSIC SINGLE HANDLE FAUCET WITH INTEGRAL SPRAY, MAXIMUM OF 1.8 GPM.							
		MIXING VALVE:	POWERS LFLM490-1 OR EQUIVALENT THERMOSTATIC MIXING VALVE. INSTALLED BELOW SINK IN ACCESSIBLE LOCATION. SET MIXING VALVE TO 110 DEG. F.							
MS-1	MOP SINK	TRAP:	MINIMUM 1/2" GAUGE CHROME PLATED CAST BODY WITH ESCUTCHEON.							
		SUPPLIES:	CHROME PLATED LOOSE KEYSTOP VALVES WITH LOCK SHIELD CAP AND DEEP ESCUTCHEON PLATES.							
HEWC-1	ELECTRIC WATER COOLER WITH BOTTLE FILLER (ACCESSIBLE)	BASIN:	TBD - MOLDED STONE OR TERRAZZO FLOOR MOUNTED MOP BASIN, 24" X 24" X 10", WITH STAINLESS STEEL CAP ON EXPOSED EDGES AND DOME STRAINER.				3"	2"	1/2"	1/2"
		FAUCET:	TBD - WALL MOUNTED SERVICE SINK FAUCET WITH VACUUM BREAKER, PAUL HOOK, AND 3/4" HOSE THREAD OUTLET.							
HEWC-1	ELECTRIC WATER COOLER WITH BOTTLE FILLER (ACCESSIBLE)	REMARKS:	PROVIDE WITH MOP HANGER AND HOSE BRACKET. COORDINATE LOCATION WITH ARCHITECT.							
		PACKAGE MODEL:	ELKAY EZH2O EMABF8VSLK OR APPROVED EQUIVALENT, 84-LEVEL ADA COOLER WITH BOTTLE FILLING STATION.				1-1/2"	1-1/2"		1/2"
EW-H-1	ELECTRIC POINT OF USE WATER HEATER	COOLER:	STAINLESS STEEL BASIN WITH INTEGRAL DRAIN, FRONT AND SIDE PUSHBAR CONTROLS, 1.1 GPM FLOW RATE, 8 GPH OF 50 DEG. F WATER CAPACITY.							
		BOTTLE FILLER:	SANITARY, TOUCHLESS ACTIVATION, 20 SECOND SHUT-OFF TIMER, 1.1 GPM FLOW RATE, ANTI-MICROBIAL PROTECTED PLASTIC COMPONENTS.							
EW-H-1	ELECTRIC POINT OF USE WATER HEATER	ELECTRICAL:	370 WATTS, 6.0 FLA, 120V / 1PH / 60 HZ							
		REMARKS:	PROVIDE DRINKING FOUNTAIN WITH ELKAY LKAPREZL CANE APRON.							
EW-H-1	ELECTRIC POINT OF USE WATER HEATER	WATER HEATER:	A.O. SMITH MODEL C2VA-18-IE OR EQUIVALENT, ELECTRIC, 2 CHAMBER, TANKLESS POINT-OF-USE WATER HEATER, 1.8 GPM AT 60 DEG. F RISE, 16 KW, 208V, 20/21 HEATER WITH DIMENSIONS 11-1/2" H x 11-1/2" W x 6-1/2" D				1/2" (OUT)		1/2" (IN)	
		REMARKS:	INSTALL ABOVE CEILING. MAINTAIN MANUFACTURERS REQUIRED CLEARANCES FOR MAINTENANCE AND FOLLOW INSTALLATION INSTRUCTIONS.							
HB-1	HOSE BIBB	BIBB:	TBD - NON-FREEZE WALL HYDRANT, ROUGH BRASS CONSTRUCTION, INTEGRAL VACUUM BREAKER, LOOSE KEY OPERATION, SELECT FOR CLIMATE ZONE 7 EXPOSURE.							
		DRAIN:	WADE MODEL 1104STD6 OR EQUIVALENT, CAST IRON BODY WITH FLANGE, INTEGRAL REVERSIBLE FLASHING COLLAR, SEEPAGE OPENINGS, 6" TOP SIZE, NICKEL BRONZE STRAINER.				2"	2"		1/2"
FD-1	FLOOR DRAIN	REMARKS:	PROVIDE WITH TRAP SEAL PRIMER OR TRAP SEAL DEVICE PER CODE.							
NOTES:										
1. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR FIXTURE MOUNTING HEIGHTS OR MOUNT AT MANUFACTURERS RECOMMENDED HEIGHTS.										
2. MINIMUM SIZE OF UNDER SLAB WASTE/VENT SHALL BE 2".										
3. ALL FIXTURES SERVING CHILDREN SHALL BE MOUNTED AND TRIMMED IN ACCORDANCE WITH COLORADO CDEC CHILD CARE LICENSING REQUIREMENTS FOR THE AGE GROUP SERVED.										
4. MAXIMUM HOT WATER TEMPERATURE AT ANY FIXTURE ACCESSIBLE TO CHILDREN SHALL NOT EXCEED 110 DEG. F. PROVIDE THERMOSTATIC MIXING VALVES AS SCHEDULED.										
5. MODEL NUMBERS SHOWN ARE PLACEHOLDER BASIS OF DESIGN PENDING FINAL FIXTURE SELECTIONS BY OWNER AND ARCHITECT.										

PLUMBING SPECIALTIES SCHEDULE				
MARK	FUNCTION		MANUFACTURER AND MODEL	NOTES
FCO-1	FLOOR CLEANOUT	CLEANOUT:	JAY R. SMITH MODEL 4031 SERIES, CAST IRON CLEANOUT, ROUND ADJUSTABLE SCORATED SECURED NICKEL BRONZE TOP, FLASHING FLANGE WITH FLASHING CLAMP, BRONZE PLUG. PROVIDE CUSTOM FLOOR CLEANOUT TOP FINISH TO MATCH FLOOR FINISH, RE: ARCH FOR FINISH FLOOR TYPE.	1
WCO-1	WALL CLEANOUT	CLEANOUT:	JAY R. SMITH MODEL 4530 SERIES, CLEANOUT TEE FOR CONCEALED DRAINAGE PIPE, GASKET SEAL, BRONZE PLUG, STAINLESS STEEL WALL COVER.	1
FD-1	FLOOR DRAIN (FINISHED AREAS)	DRAIN:	JAY R. SMITH MODEL 2065Y OR EQUIVALENT, CAST IRON BODY WITH FLANGE, INTEGRAL REVERSIBLE COLLAR, SEEPAGE OPENINGS, 5" DIA. SATIN NICKEL BRONZE STRAINER, NO HUB CONNECTION.	2
FD-2	FLOOR DRAIN (EQUIPMENT ROOMS)	DRAIN:	JAY R. SMITH MODEL 2230Y OR EQUIVALENT, CAST IRON BODY WITH FLANGE, INTEGRAL CLAMPING COLLAR, SEEPAGE OPENINGS, LOOSE SET GRATE, SEDIMENT BUCKET, NO HUB CONNECTION.	2
FS-1	FLOOR SINK	DRAIN:	JAY R. SMITH MODEL 3150Y OR EQUIVALENT, CAST IRON BODY WITH FLANGE, 8" DEEP ACID RESISTANT EPOXY INTERIOR, INTEGRAL CLAMPING COLLAR, SEEPAGE OPENINGS, LOOSE SET 3/4" NICKEL BRONZE 1/2" X 1/2" GRATE, DOME STRAINER, NO HUB CONNECTION.	2
PRV-1	PRESSURE REDUCING VALVE	VALVE:	BELL & GOSSETT MODEL 7 OR EQUIVALENT DIAPHRAGM OPERATED PRESSURE REDUCING VALVE WITH BRASS BODY, LOW INLET PRESSURE CHECK VALVE AND INLET STRAINER. VALVE SEAT, STRAINER, AND STEM MUST BE REMOVABLE AND OF NON-CORROSIVE MATERIAL. 25-60 PSIG SYSTEM: HVAC MAKE UP WATER (30% PROPYLENE GLYCOL)	3
PRV-2	PRESSURE REDUCING VALVE	VALVE:	WATTS OR APPROVED EQUIVALENT DIAPHRAGM OPERATED PRESSURE REDUCING VALVE WITH BRASS BODY, LOW INLET PRESSURE CHECK VALVE AND INLET STRAINER. VALVE SEAT, STRAINER, AND STEM MUST BE REMOVABLE AND OF NON-CORROSIVE MATERIAL. VALVE TO MEET ASSE 1003 OR CSA B356. SYSTEM: VALVE TO LOWER PRESSURE OF INCOMING WATER TO 80 PSI DOMESTIC COLD WATER	
WHA-1	WATER HAMMER ARRESTER	ARRESTOR:	J.R. SMITH HYDROTROL 5010 OR EQUIVALENT, STAINLESS STEEL CONSTRUCTION, PRE-CHARGED COMPRESSION CHAMBER, NON-TOXIC HYDRAULIC FLUID, IN-LINE DESIGN WITH THREADED NIPPLE CONNECTION. SIZE AND INSTALL PER THE PLUMBING AND DRAINAGE INSTITUTE (PDI-WH 201).	
NOTES: 1. TRY TO AVOID LOCATING FLOOR CLEANOUTS NEAR DOORWAYS OR WALKWAYS. VERIFY WALL DEPTH IS ADEQUATE FOR WALL CLEANOUTS PRIOR TO ROUGH-IN. 2. PROVIDE ALL FLOOR DRAINS AND FLOOR SINKS WITH TRAP SEAL PRIMER OR APPROVED TRAP SEAL DEVICE PER CODE. 3. HVAC MAKE UP WATER SHALL BE SUPPLIED FROM A PRE-MIXED 30% PROPYLENE GLYCOL FEEDER, NOT FROM A DIRECT DOMESTIC WATER AUTO-FILL CONNECTION. RE: MECHANICAL. 4. MINIMUM SIZE OF UNDER SLAB WASTE/VENT SHALL BE 2". 5. MODEL NUMBERS SHOWN ARE PLACEHOLDER BASIS OF DESIGN PENDING FINAL SELECTIONS.				

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clarkenersen.com

123 N. College Avenue, Suite 200
Fort Collins, CO 80524
p 970.818.8999

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Plumbing Schedules

P4.01

Plot Time Stamp: 7/30/2026 4:39:25 PM
File Location/Name: Autodesk Docs://697-001-25 Breckenridge LRSH/697-001-25 Breckenridge LRSH_E26.rvt

ELECTRICAL ABBREVIATIONS AND SYMBOLS LEGEND									
ABBREVIATIONS		LIGHTING		ELECTRICAL DISTRIBUTION		ELECTRICAL DISTRIBUTION EQUIPMENT		MOTOR CONTROL & MOTOR CONTROL EQUIPMENT	
AFF	ABOVE FINISHED FLOOR		POLE MOUNTED EXTERIOR LIGHT FIXTURE. LETTER/NUMBER INDICATES FIXTURE AND POLE TYPE.	S	LINE VOLTAGE SINGLE POLE SWITCH		LIGHTING AND APPLIANCE PANEL		MOTOR - HORSEPOWER AS INDICATED ON DRAWINGS
AFG	ABOVE FINISH GRADE		LINEAR RECESSED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE.	S2	LINE VOLTAGE TWO POLE SWITCH		(LIGHTING) RELAY PANEL		NON-FUSED DISCONNECT SWITCH, ASSUME 30A/3P UNLESS OTHERWISE NOTED.
C	SUBSCRIPT 'C' ADJACENT TO ANY DEVICE INDICATES CEILING.		LINEAR RECESSED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE.	S3	LINE VOLTAGE THREE WAY SWITCH		MOTOR CONTROL CENTER OR SWITCHBOARD		FUSED DISCONNECT SWITCH, ASSUME 30A/3P UNLESS OTHERWISE NOTED. FUSE SIZE AS NOTED ON DRAWINGS.
CATV	CABLE TELEVISION		2' X 4' RECESSED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE.	S4	LINE VOLTAGE FOUR WAY SWITCH		POWER PANEL (DISTRIBUTION)		COMBINATION FVNR MAGNETIC MOTOR STARTER WITH HOA SELECTOR SWITCH AND NON-FUSED DISCONNECT SWITCH, ASSUME NEMA SIZE 1 STARTER AND 30A/3P SWITCH UNLESS OTHERWISE NOTED.
DAS	DISTRIBUTED ANTENNA SYSTEM		2' X 4' RECESSED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE.	S5	LINE VOLTAGE SINGLE POLE SWITCH WITH PILOT LIGHT		TRANSFORMER		COMBINATION FVNR MAGNETIC MOTOR STARTER WITH HOA SELECTOR SWITCH AND FUSED DISCONNECT SWITCH, ASSUME NEMA SIZE 1 STARTER AND 30A/3P SWITCH UNLESS OTHERWISE NOTED.
(E)	SUBSCRIPT 'E' ADJACENT TO ANY DEVICE INDICATES EXISTING.		1' X 4' RECESSED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE.	S6	LINE VOLTAGE DIMMER SWITCH		CIRCUIT BREAKER		COMBINATION FVNR MAGNETIC MOTOR STARTER WITH HOA SELECTOR SWITCH AND FUSED DISCONNECT SWITCH, ASSUME NEMA SIZE 1 STARTER AND 30A/3P SWITCH UNLESS OTHERWISE NOTED.
EO	ELECTRICALLY OPERATED		2' X 2' RECESSED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE.	S7	LINE VOLTAGE THERMAL ELEMENT SWITCH		FUSIBLE SWITCH		MECHANICAL EQUIPMENT STARTER/DISCONNECT PROVIDED BY OTHERS, INSTALLED AND CONNECTED BY THE ELECTRICAL CONTRACTOR. FULLY COORDINATE ALL INSTALLATION AND CONNECTION DETAILS WITH THE MECHANICAL CONTRACTOR.
EPO	EMERGENCY POWER OFF		2' X 2' RECESSED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE.	S8	LINE VOLTAGE KEYED SWITCH		CURRENT TRANSFORMER		FVNR MAGNETIC MOTOR STARTER WITH HOA SELECTOR SWITCH, ASSUME NEMA SIZE 1 STARTER UNLESS OTHERWISE NOTED.
(ER)	SUBSCRIPT 'ER' ADJACENT TO ANY DEVICE INDICATES EXISTING TO BE RELOCATED.		2' X 4' RECESSED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE.	S9	LINE VOLTAGE OCCUPANCY SENSING SWITCH		GROUND		START/STOP PUSH BUTTON
EWC	ELECTRIC WATER COOLER		2' X 2' RECESSED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE.	S10	LINE VOLTAGE DIGITAL TIMER SWITCH		ARC FLASH MAINTENANCE ENERGY REDUCTION SWITCH		3 POSITION PUSH BUTTON
F	SUBSCRIPT 'F' ADJACENT TO ANY DEVICE INDICATES FLOOR.		2' X 2' RECESSED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE.	S11	LINE VOLTAGE 3-WAY DIGITAL TIMER SWITCH		GROUND FAULT PROTECTION		PUSH BUTTON
GFI	GROUND FAULT INTERRUPTER		2' X 2' RECESSED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE.	S12	LINE VOLTAGE SPST EXPLOSION PROOF SWITCH		SURGE PROTECTION DEVICE		VARIABLE FREQUENCY DRIVE PROVIDED BY THE MECHANICAL CONTRACTOR, INSTALLED AND CONNECTED BY THE ELECTRICAL CONTRACTOR. FULLY COORDINATE ALL INSTALLATION AND CONNECTION DETAILS WITH THE MECHANICAL CONTRACTOR.
H	SUBSCRIPT 'H' DENOTES HOSPITAL GRADE		2' X 2' RECESSED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE.	S13	LINE VOLTAGE DPST EXPLOSION PROOF SWITCH		DRAWOUT TYPE CIRCUIT BREAKER		METER
HM	HORIZONTALLY MOUNTED DEVICE		WALL MOUNTED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR FIXTURE MOUNTING HEIGHT.				PANELBOARD TAG - SEE THE CORRESPONDING PANELBOARD SCHEDULE AND/OR ONE LINE DIAGRAM FOR ADDITIONAL INFORMATION.		
HOA	HAND-OFF-AUTO		SURFACE OR PENDANT MOUNTED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR FIXTURE MOUNTING HEIGHT.				JUNCTION BOX - CEILING, FLOOR, AND WALL MOUNTING. WALL MOUNTED DEVICES SHALL BE FLUSH MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.		
LTG	LIGHTING		SURFACE OR PENDANT MOUNTED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR FIXTURE MOUNTING HEIGHT.				CONDUIT RISER UP		
MECH	MECHANICAL		SURFACE OR PENDANT MOUNTED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR FIXTURE MOUNTING HEIGHT.				CONDUIT RISER DOWN		
NF	NON-FUSED		STRIP FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR FIXTURE MOUNTING HEIGHT.				INDICATES BUSH AND CAP		
NIC	NOT IN CONTRACT		STRIP FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR FIXTURE MOUNTING HEIGHT.				CONDUIT SEAL FITTING FOR HAZARDOUS AREAS		
NO	NORMALLY OPEN		WALL MOUNTED EXIT SIGN. PROVIDE DIRECTIONAL ARROWS AS SHOWN ON DRAWINGS. (DARKENED PORTION OF FIXTURE INDICATES ILLUMINATED FACES.)				CONDUIT STUBBED UP 6" AFF AND CAPPED		
NC	NORMALLY CLOSED		CEILING MOUNTED EXIT SIGN. PROVIDE DIRECTIONAL ARROWS AS SHOWN ON DRAWINGS. (DARKENED PORTION OF FIXTURE INDICATES ILLUMINATED FACES.)						
OHE	OVERHEAD ELECTRICAL		RECESSED, SURFACE OR PENDANT MOUNTED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING DETAILS AND MOUNTING HEIGHT.						
OHT	OVERHEAD TELECOMMUNICATIONS		RECESSED, SURFACE OR PENDANT MOUNTED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING DETAILS AND HEIGHT.						
PL	PLUG LOAD		WALL MOUNTED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						
PVC	POLYVINYL CHLORIDE		WALL MOUNTED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						
RCPT	RECEPTACLE		STRIP FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						
(R)	SUBSCRIPT 'R' ADJACENT TO ANY DEVICE INDICATES THE RELOCATED POSITION OF AN EXISTING DEVICE.		STRIP FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						
RGS	RIGID GALVANIZED STEEL		WALL MOUNTED EXIT SIGN. PROVIDE DIRECTIONAL ARROWS AS SHOWN ON DRAWINGS. (DARKENED PORTION OF FIXTURE INDICATES ILLUMINATED FACES.)						
(S)	SUBSCRIPT 'S' ADJACENT TO ANY DEVICE INDICATES THE DEVICE IS TO BE SURFACE MOUNTED.		CEILING MOUNTED EXIT SIGN. PROVIDE DIRECTIONAL ARROWS AS SHOWN ON DRAWINGS. (DARKENED PORTION OF FIXTURE INDICATES ILLUMINATED FACES.)						
TR	TAMPER RESISTANT		RECESSED, SURFACE OR PENDANT MOUNTED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING DETAILS AND MOUNTING HEIGHT.						
UGE	UNDERGROUND ELECTRICAL		WALL MOUNTED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						
USB	UNIVERSAL SERIAL BUS		WALL MOUNTED FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						
HVE	UNDERGROUND MEDIUM OR HIGH VOLTAGE ELECTRICAL		STRIP FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						
UGT	UNDERGROUND TELECOMMUNICATIONS		STRIP FIXTURE WITH EMERGENCY BATTERY BACKUP AND/OR ON EMERGENCY CIRCUIT. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						
WAP	WIRELESS ACCESS POINT		WALL MOUNTED EXIT SIGN. PROVIDE DIRECTIONAL ARROWS AS SHOWN ON DRAWINGS. (DARKENED PORTION OF FIXTURE INDICATES ILLUMINATED FACES.)						
WG	WIRE GUARD		CEILING MOUNTED EXIT SIGN. PROVIDE DIRECTIONAL ARROWS AS SHOWN ON DRAWINGS. (DARKENED PORTION OF FIXTURE INDICATES ILLUMINATED FACES.)						
WP	WEATHERPROOF		RECESSED, SURFACE OR PENDANT MOUNTED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING DETAILS AND MOUNTING HEIGHT.						
X	EXPLOSION PROOF		WALL MOUNTED FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						
\\	CROSS-HATCHING AND/OR DASHED INDICATES REMOVAL		STRIP FIXTURE. LETTER/NUMBER DENOTES FIXTURE TYPE. REFER TO DRAWINGS FOR MOUNTING HEIGHT.						

PROJECT GENERAL ELECTRICAL NOTES

GENERAL DEMOLITION NOTES:

- ALL OF THE DEVICES SHOWN ON THE DEMOLITION PLANS ARE EXISTING. THE LOCATIONS OF EXISTING EQUIPMENT AND DEVICES WERE OBTAINED FROM PREVIOUS DRAWINGS AND SITE VISITS. THE LOCATIONS OF EXISTING EQUIPMENT AND DEVICES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. ACCURACY OF THE INFORMATION SHOWN IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE PROJECT BID. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AFTER BIDS ARE SUBMITTED WHICH ARE A RESULT OF EXISTING CONDITIONS. SITE VISITS PRIOR TO SUBMISSION OF BIDS MUST BE FULLY COORDINATED WITH THE OWNER.
- THE CONTRACTOR MUST FIELD VERIFY EXISTING CIRCUITING PRIOR TO COMMENCING ANY WORK. ALL BIDS MUST INCORPORATE THIS REQUIREMENT.
- DEVICES SHOWN WITH CROSS HATCHING, DASHED AND/OR SO NOTED SHALL BE REMOVED. ALL OTHER DEVICES SHALL BE RELOCATED, SHALL REMAIN, OR SHALL BE ABANDONED AS SHOWN, OR AS FOLLOWS:
DEVICES SHALL BE COMPLETELY REMOVED FROM WALLS THAT ARE ALSO SHOWN TO BE REMOVED. DEVICES SHOWN TO BE REMOVED ON DRYWALL OR PLASTER TYPE WALLS THAT ARE TO REMAIN SHALL HAVE THE WALL SURFACE PATCHED TO MATCH THE EXISTING FINISH. FLUSH TYPE DEVICES SHOWN TO BE REMOVED ON CONCRETE OR BRICK TYPE WALLS THAT ARE TO REMAIN SHALL HAVE THE DEVICES REMOVED AND BOXES PROVIDED WITH BLANK COVER PLATES.
- CONDUITS SHALL BE COMPLETELY REMOVED FROM WALLS THAT ARE ALSO SHOWN TO BE REMOVED. CONCEALED CONDUITS MAY BE ABANDONED IN WALLS THAT ARE TO REMAIN. ALL CONDUITS AND BOXES THAT ARE SURFACE MOUNTED AND NO LONGER REQUIRE ACTIVE CIRCUITS SHALL BE REMOVED.
- THE CONDUCTORS FOR DEVICES SHOWN TO BE REMOVED SHALL BE DISCONNECTED AND REMOVED BACK TO THE PANEL OR BACK TO THE NEXT DEVICE SHOWN TO REMAIN OR AS REQUIRED BY ACTUAL CIRCUITING. ACTUAL CIRCUITING MUST BE DETERMINED IN THE FIELD. ALL BIDS SHOULD INCORPORATE THIS REQUIREMENT. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CHANGES WHICH OCCUR AS A RESULT OF EXISTING CIRCUITING. CONTINUITY OF CIRCUITING SHALL BE MAINTAINED FOR ALL EXISTING CIRCUITS AS REQUIRED. CONTRACTOR SHALL PROVIDE ALL NECESSARY WIRE, CONDUIT, DEVICES AND CONNECTIONS TO ENSURE CIRCUIT CONTINUITY TO ALL NEW AND EXISTING EQUIPMENT.
- REFER TO ARCHITECTURAL DRAWINGS FOR WALL REMOVAL AND WALL TYPE.

GENERAL DEMOLITION NOTES:

- THE OWNER HAS THE RIGHT TO RETAIN ALL SALVAGEABLE MATERIAL. ANY MATERIAL THE OWNER CHOOSES NOT TO ACCEPT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
- THE OWNER WILL OCCUPY PORTIONS OF THE FACILITY THROUGHOUT CONSTRUCTION. ELECTRICAL SYSTEMS TO OCCUPIED PORTIONS OF THE FACILITY MUST REMAIN IN OPERATION. THE ELECTRICAL CONTRACTOR MUST COORDINATE ALL PHASING REQUIREMENTS WITH THE GENERAL CONTRACTOR AND THE OWNER, AND MUST PROVIDE ALL NECESSARY DEVICES, EQUIPMENT, WIRE, CONDUIT, AND CONNECTIONS TO ENSURE PHASING AND OWNER OCCUPANCY REQUIREMENTS ARE SATISFIED. ALL BIDS SHOULD INCORPORATE THIS REQUIREMENT. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ISSUES AND CHANGES WHICH OCCUR AS A RESULT OF PHASING AND OWNER OCCUPANCY REQUIREMENTS.
- FOR MECHANICAL EQUIPMENT INDICATED SHOWN TO BE REMOVED ON EITHER THE MECHANICAL AND/OR THE ELECTRICAL PLANS: DISCONNECT THE EQUIPMENT AND REMOVE ALL CONDUIT, CONDUCTORS AND ASSOCIATED ELECTRICAL SUPPLY EQUIPMENT. REMOVE CONDUIT AND CONDUCTORS BACK TO THE PANEL OR THE NEXT DEVICE SHOWN TO REMAIN OR AS REQUIRED BY ACTUAL CIRCUITING.
- FOR DEVICES THAT ARE TO REMAIN, ALL ASSOCIATED CONDUIT THAT IS ATTACHED TO OR SUPPORTED BY OTHER SYSTEMS OR EQUIPMENT SHOWN TO BE REMOVED ON OTHER DISCIPLINES DRAWINGS IN THIS CONSTRUCTION SET, SHALL BE RE-SUPPORTED OR RE-ROUTED TO ACCOMMODATE THE REMOVAL OF OTHER SYSTEMS.
- CONTRACTOR SHALL TRACE AND INVENTORY ALL CIRCUITS AND LOW VOLTAGE CABLING WITHIN AREA OF DEMOLITION TO ENSURE THAT NO CONDUIT, CONDUCTORS OR LOW VOLTAGE CABLING ARE REMOVED THAT SERVE DEVICES THAT ARE TO REMAIN. ALL EXISTING TO REMAIN CONDUIT, CONDUCTORS, AND LOW VOLTAGE CABLING SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION.
- FULLY COORDINATE REMOVAL OF ALL LOW VOLTAGE DEVICES AND ASSOCIATED CABLING WITH OWNERS INFORMATION TECHNOLOGY REPRESENTATIVES.
- FOR ANY ELECTRICAL DEVICE INSTALLATION REQUIRING SAW CUTTING OR CORE DRILLING OF THE CONCRETE SLAB, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ANY AND ALL UNDERSLAB OR IN-SLAB UTILITIES AND/OR SYSTEMS BEFORE CUTTING. ANY DAMAGE DONE TO EXISTING SYSTEMS/UTILITIES SHALL BE FULLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

GENERAL LIGHTING NOTES:

- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL CEILING MOUNTED DEVICES.
- COORDINATE THE INSTALLATION OF LIGHTING FIXTURES WITH ALL OTHER TRADES.
- COORDINATE THE INSTALLATION OF ALL RECESSED LIGHTING FIXTURES WITH ACTUAL CEILING TYPES. REFER TO ARCHITECTURAL FINISH SCHEDULES FOR ADDITIONAL DETAILS.
- SUPPORT ALL RECESSED AND PENDANT MOUNTED FIXTURES FROM STRUCTURE IN ACCORDANCE WITH APPLICABLE BUILDING CODE REQUIREMENTS. SUSPENDED CEILING MOUNTING SYSTEMS SHALL NOT BE USED TO SUPPORT FIXTURES OR RACEWAYS.
- ROUTE ALL WIRE AND CONDUIT CONCEALED UNLESS OTHERWISE NOTED. PATCH ALL EXISTING SURFACES AFTER WIRE AND CONDUIT INSTALLATION, AS REQUIRED. REFER TO THE SPECIFICATION FOR CUTTING AND PATCHING REQUIREMENTS. ALL COSTS ASSOCIATED WITH ABOVE REQUIREMENTS MUST BE INCLUDED IN THE PROJECT BID.
- UNLESS OTHERWISE NOTED, ELECTRICAL DEVICES ARE TO BE FLUSH MOUNTED AND ALL WIRE AND CONDUIT IS TO BE ROUTED CONCEALED. FULLY COORDINATE INSTALLATION WITH EXISTING CONDITIONS, AND INCLUDE PATCHING AND REFINISHING OF EXISTING SURFACES TO ACCOMMODATE THIS REQUIREMENT.
- IN ROOMS WHERE NO FIXTURES ARE SHOWN, THE EXISTING LIGHTING LAYOUT AND CIRCUITING TO REMAIN.
- LOCATE PHOTOCELL DEVICES FOR CONTROL OF EXTERIOR LIGHTING FIXTURES, ON THE ROOF AT A LOCATION WHICH CANNOT BE SEEN FROM GRADE LEVEL. PROVIDE WP DEVICES AND BOXES.
- A DEDICATED NEUTRAL CONDUCTOR IS REQUIRED FOR ALL DIMMABLE CIRCUITS.
- BOX AROUND RECESSED LIGHTING FIXTURES AS REQUIRED SO THAT ALL CODE REQUIRED CLEARANCES BETWEEN COMBUSTIBLE MATERIALS, THERMAL INSULATION, ETC AND LIGHTING FIXTURES ARE MAINTAINED. FULLY COORDINATE ALL REQUIREMENTS WITH THE GENERAL CONTRACTOR.
- PROVIDE ENCLOSURES OVER RECESSED LIGHTING FIXTURES INSTALLED IN RATED CEILINGS SO ALL CODE REQUIRED RATINGS ARE MAINTAINED. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES AND RATINGS. FULLY COORDINATE ALL REQUIREMENTS WITH THE GENERAL CONTRACTOR.
- SEAL AROUND ALL CONDUIT AND CABLE PENETRATIONS THROUGH WALLS, CEILINGS, AND FLOORS TO MAINTAIN CODE REQUIRED RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO THE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.

GENERAL POWER NOTES:

- FULLY COORDINATE THE INSTALLATION OF ALL ELECTRICAL DEVICES WITH THE WORK OF OTHER TRADES.
- UNLESS OTHERWISE NOTED, ELECTRICAL DEVICES ARE TO BE FLUSH MOUNTED AND ALL WIRE AND CONDUIT IS TO BE ROUTED CONCEALED. FULLY COORDINATE INSTALLATION WITH EXISTING CONDITIONS, AND INCLUDE PATCHING AND REFINISHING OF EXISTING SURFACES TO ACCOMMODATE THIS REQUIREMENT.
- FULLY COORDINATE THE LOCATION OF ALL HVAC EQUIPMENT WITH THE MECHANICAL AND CONTROLS CONTRACTORS. PROVIDE ALL DEVICES (I.E. STARTERS, SWITCHES, CONTACTS, ETC.) REQUIRED TO ENSURE SATISFACTORY OPERATION OF ALL SYSTEMS AND EQUIPMENT. (CONTROL WIRING TO BE PROVIDED BY MECHANICAL CONTRACTOR.) COORDINATE DEVICE REQUIREMENTS WITH ACTUAL EQUIPMENT.
- FOR ALL HVAC CONTROL DEVICES PROVIDED BY THE ELECTRICAL CONTRACTOR, PROVIDE ALL NECESSARY AUXILIARY COMPONENTS AND CONTACTS TO ENSURE PROPER SYSTEM CONTROL FUNCTIONS. FULLY COORDINATE ALL REQUIREMENTS WITH THE MECHANICAL AND CONTROLS CONTRACTORS.
- SEAL AROUND ALL CONDUIT AND CABLE PENETRATIONS THROUGH WALLS, CEILINGS AND FLOORS TO MAINTAIN CODE REQUIRED RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- FOR ALL PANELBOARDS INDICATED TO BE RECESSED MOUNTED ROUTE (8)-1" CONDUITS FROM PANELBOARD AND STUB ABOVE NEAREST ACCESSIBLE CEILING FOR FUTURE USE.
- UNLESS OTHERWISE INDICATED PROVIDE DEDICATED NEUTRAL CONDUCTORS FOR ALL BRANCH CIRCUITS. NEUTRAL CONDUCTORS SHALL NOT BE SHARED BETWEEN CIRCUITS, WHERE THE DRAWINGS INDICATE SHARED NEUTRAL CONDUCTORS FOR A MULTIWIRE BRANCH CIRCUIT, GROUP BREAKERS TOGETHER IN ACCORDANCE WITH CODE.

Design Development Submittal

Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO 80424

CE No.: 697-00-25

07/31/2026

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Electrical Abbreviations,
Symbols Legend &
General Notes

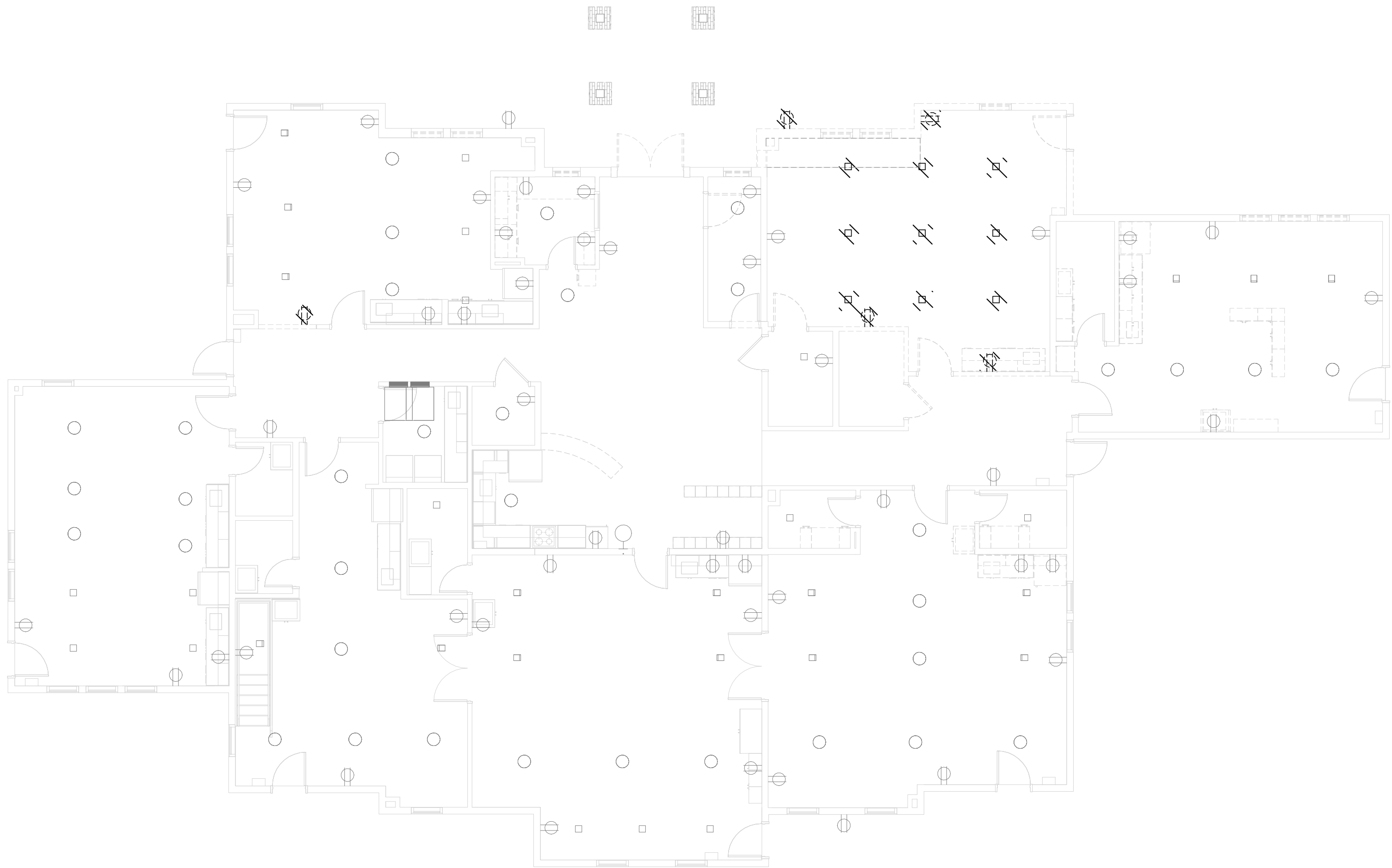
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Fort Collins, CO 80524
p 970.818.8999



FIRST FLOOR ELECTRICAL DEMOLITION PLAN

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

Plot Time Stamp: 7/30/2026 4:39:27 PM
File Location/Name: Autodesk Docs://697-001-25 Breckenridge LRSH/697-001-25 Breckenridge LRSH E26.rvt

**Design Development
Submittal**

**Breckenridge Little Red
Schoolhouse**

600 Reiling Rd
Breckenridge, CO 80424

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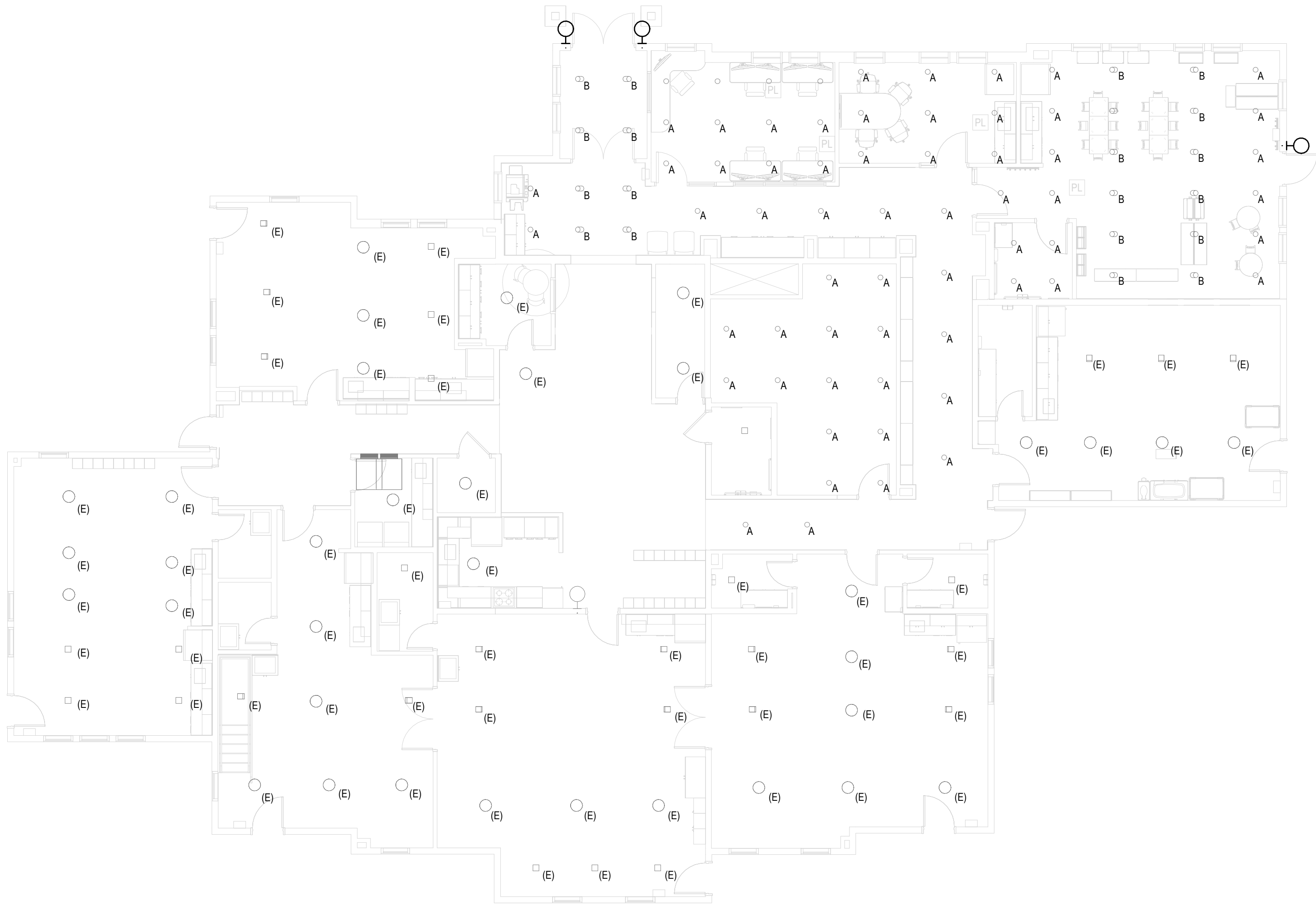
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First Floor Electrical
Demolition Plan

E0.21



FIRST FLOOR LIGHTING PLAN NOTES	
KEY NOTE	DESCRIPTION

 FIRST FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

TICK MARKS HAVE INTENTIONALLY NOT BEEN INCLUDED ON THE LIGHTING PLANS. THIS OMISSION IS TO MAINTAIN CLARITY AND READABILITY, ENSURING THAT THE FOCUS REMAINS ON THE ACCURATE PLACEMENT AND SPECIFICATION OF LIGHTING FIXTURES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER NUMBER OF SWITCHED HOT CONDUCTORS, UNSWITCHED HOT CONDUCTORS, NEUTRAL CONDUCTORS, AND GROUND CONDUCTORS TO EACH DEVICE TO ENSURE PROPER FUNCTION. ALL FIXTURE TYPES, QUANTITIES, AND LOCATIONS ARE INDICATED WITHIN THE PLAN. WHERE DIMMING IS INDICATED, CONTRACTOR SHALL PROVIDE NECESSARY 0-10 VOLT DIMMING CONDUCTORS COLORED PER CODE.

Design Development Submittal

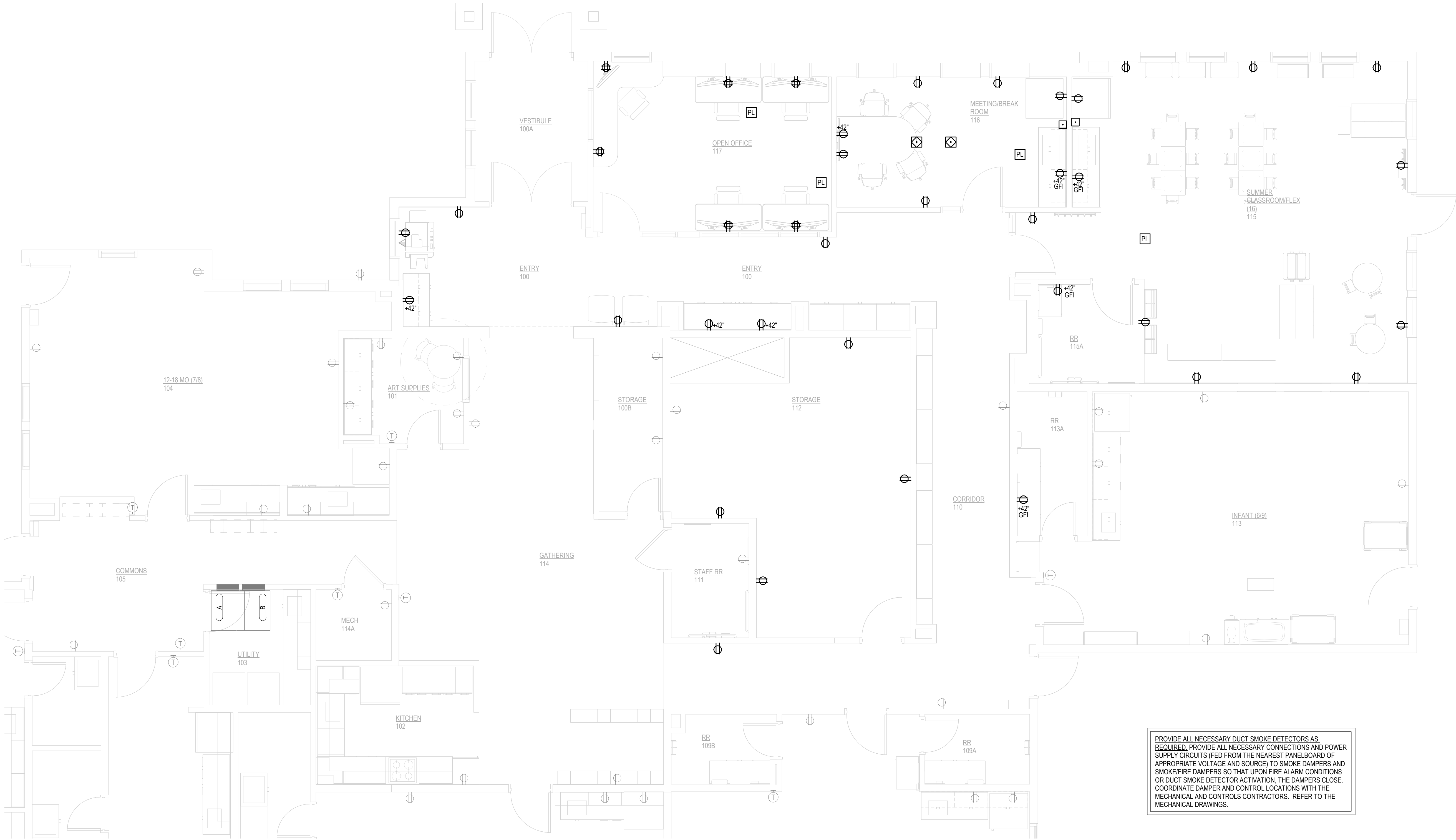
Breckenridge Little Red Schoolhouse

600 Reiling Rd
Breckenridge, CO 80424

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 **FIRST FLOOR POWER PLAN**
SCALE: 1/4" = 1'-0"

FIRST FLOOR POWER PLAN NOTES	
KEY NOTE	DESCRIPTION

Design Development Submittal

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