

TENANT IMPROVEMENTS

SUITE 101

12365 PINE BLUFFS WAY,
PARKER, CO 80134

FOR REVIEW
AUGUST 18, 2023

TENANT IMPROVEMENTS

SUITE 101
12365 PINE BLUFFS WAY,
PARKER, CO 80134

CLIENT / OWNER
PARKER PERSONAL CARE HOMES
LAKEWOOD, CO
ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO
MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

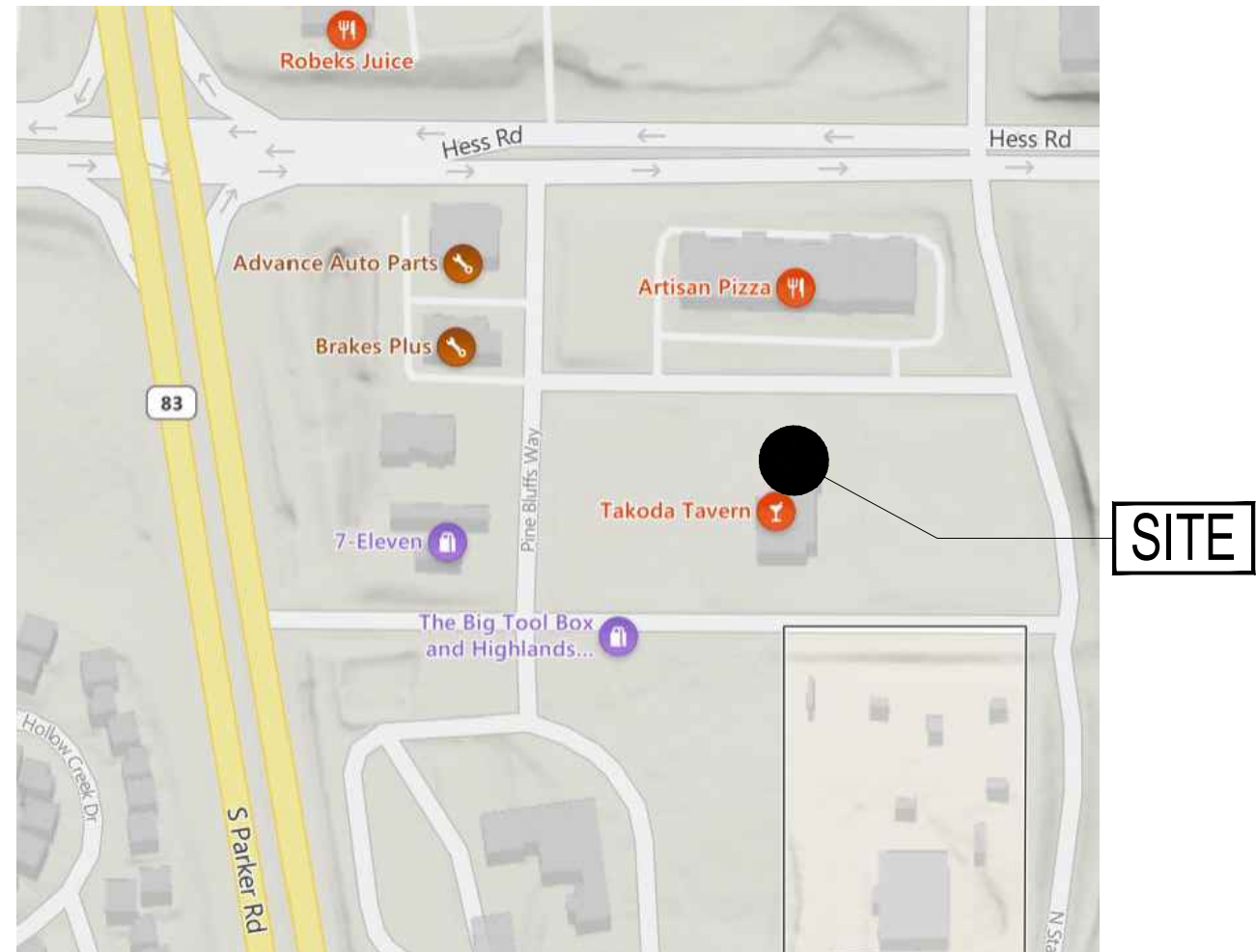
NO	DATE	ISSUE
01	06/23/23	PRELIMINARY FOR REVIEW
02	08/18/23	FOR REVIEW

This document and its contents may not be used for any other purpose and may not be reproduced or disclosed to others, in whole or in part, without the prior written consent of Rothschild Downes.
Copyright © Rothschild Downes, LLC 2023

COVER SHEET

T0.0

VICINITY MAP



2 VICINITY MAP

LEGEND



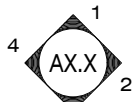
BUILDING SECTION



WALL SECTION



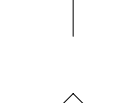
BUILDING ELEVATION



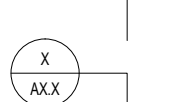
INTERIOR ELEVATION



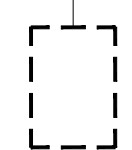
DETAIL SECTION



WALL TYPE



DETAIL TAG



ROOM #

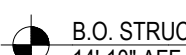
ROOM NAME AND NUMBER



DOOR NUMBER (KEY TO ROOM NO.)



REVISION NOTE



B.O. STRUCTURE
14'-10" AFF. F.V.

ELEVATION TAG

CODE SUMMARY

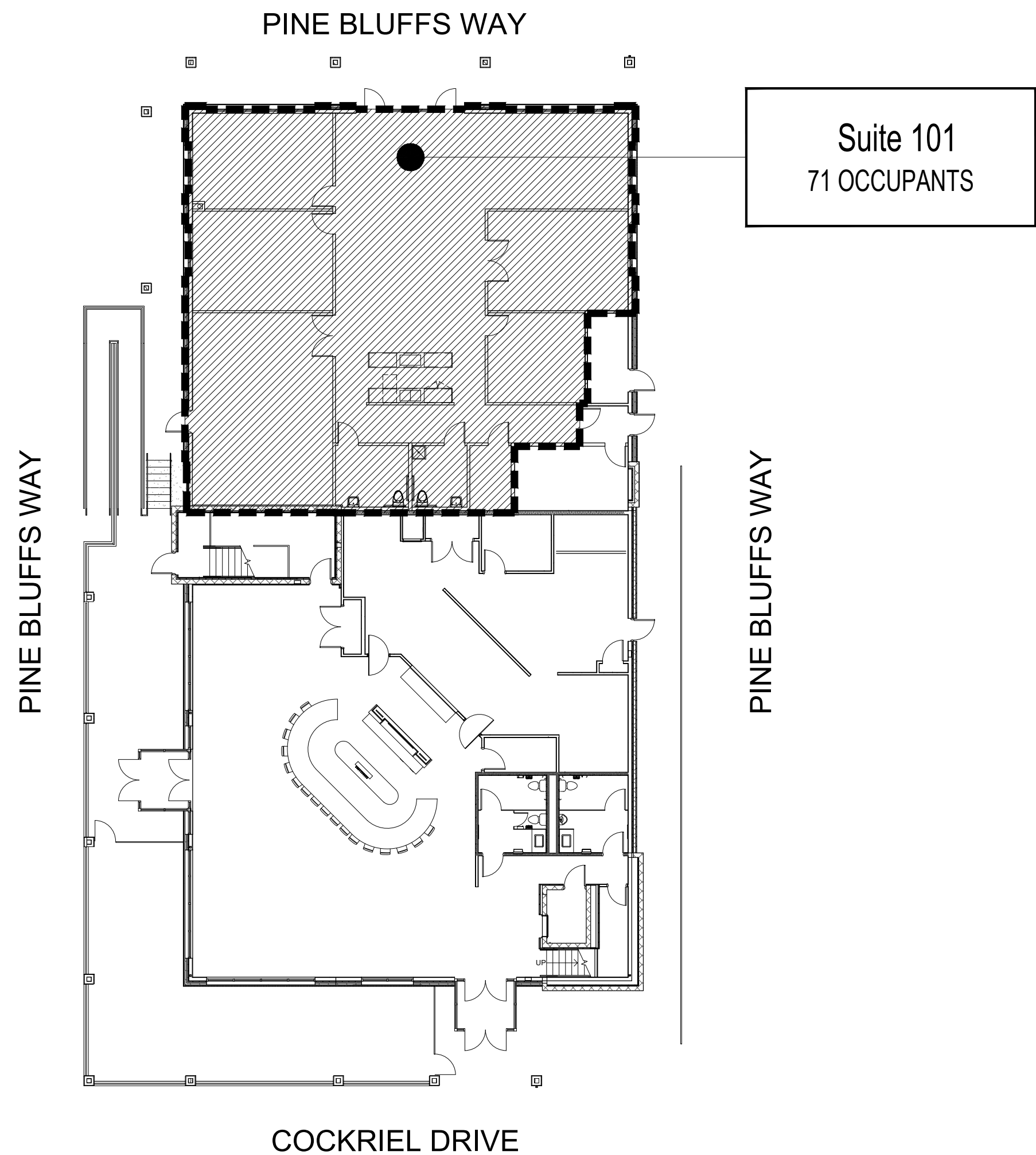
Project Address:	Tenant Improvements 12365 Pine Bluffs Way, Suite 101 Parker, CO 80134
Project Area:	3,520 SF
Occupancy Type:	A3 - Assembly (Community Hall)
Occupant Load:	71 Occupants: 672 SF/30 SF per Occ = 23 Occupants, 49 SF/7 SF per Occ = 7 Occupants, 88 SF/200 SF per Occ = 1 Occupant, 1,725 SF/50 SF per Occ = 35 Occupants, 488 SF/150 SF per Occ = 4 Occupants, 57 SF/300 SF per Occ = 1 Occupant, 166 SF Restrooms
Project Scope:	The scope of work includes the construction of a new Community Center on the ground floor. Included in the scope are interior partitions, lighting, mechanical, electrical and plumbing work. The storefront and entry doors are existing to remain.
Exiting:	Two (2) exits are required from the space, Minimum exit door width: 36". All door hardware shall conform to the requirements of IBC 2021, Section 1010.2, 'Door Operations', ADAAG and ANSI 117.1. Exit doors shall not require more than one (1) operation and will be operable from within with minimal effort and without keys.
Fire Sprinkler System:	Existing under Core and Shell, modified as required by scope of work via deferred submittal. To be submitted directly by Contractor of Record.
Fire Extinguisher Requirements:	Contractor to verify Wall-Mounted Portable Fire Extinguishers are existing. Relocate or install new as required and as specified herein.
Plumbing Calculations:	Two (2) Accessible Unisex Restrooms to be provided in accordance with IBC 2021, Section 2902, 'Minimum Plumbing Facilities'. Drinking fountain to be provided by future Tenant as part of their Tenant Improvement Plans.

GENERAL NOTES

- All Construction shall comply with the codes referenced herein, and all applicable local, state and federal regulations having jurisdiction.
- Primary Codes: 2021 International Building Code
Secondary Codes: 2021 International Mechanical Code
2021 International Plumbing Code
2021 International Fuel Gas Code
2021 International Fire Code
2021 International Energy Conservation Code
2020 National Electric Code
2021 Parker Administrative Code
2017 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
Americans with Disabilities Act of 1990
2. The Contractor shall provide all necessary temporary barriers, lighting, covering and fire prevention necessary for the safety of all personnel and the property throughout the duration of the construction contract.
 3. Refer to technical specifications for additional requirements.
 4. The Contractor shall investigate, verify and be responsible for all conditions of the project and shall notify the Architect or Owner's Representative of conditions requiring modifications or any discrepancies between the drawings and existing conditions prior to proceeding with work.
 5. Contractor to protect all in place construction, landscaping, paving, utilities, etc. from damage during construction. All existing construction that is damaged is to be restored to original condition by the Contractor damaging the same.
 6. Contractor shall coordinate all Mechanical and Electrical floor and wall sleeves and all Mechanical shafts with Mechanical, Plumbing, Fire Protection, Electrical and Architectural Drawings.
 7. Should any conflict occur, between MEP and Architectural drawings, the Architectural drawings shall supercede all others. Contractor shall notify Architect or Owner's Representative immediately for interpretation.
 8. Coordinate placement of all ceiling elements with Mechanical, Electrical and Fire Protection installer. Where discrepancies exist between drawings and installation, consult the Architect prior to proceeding.
 9. Contractor to verify exact location of all utility lines and intercept as required to keep all piping as close to walls and as high to underside of structure as possible.
 10. Any conduit or utility not used shall be capped below slab or run above and terminated as directed by Owner's Representative and shown on As-Built Drawings.
 11. All penetrations of ductwork, conduit, piping and similar work through fire rated assemblies shall be sealed to maintain the fire rating of the assembly with a UL approved material.
 12. All equipment installed in return air plenum shall be approved by the appropriate governing agency for compliance with code.
 13. All equipment, fixtures and materials shall be listed by Underwriters Laboratories (U.L.).
 14. A Finish or Fire rating indication on a wall shall mean that the entire length of wall is to be finished or fire rated as indicated.
 15. Notes appear on various sheets for different systems and construction materials. All sheets are to be reviewed and notes on any one sheet are to be applied to all related drawings and systems.
 16. Details not shown are similar in character to those detailed.
 17. Do not scale drawings.
 18. Partitions are dimensioned to face of stud unless noted otherwise.
 19. Door openings that are not dimensionally located are to be centered between walls or positioned with one jamb 4" from an adjacent wall or column as shown on the plans and/or determined from the details.
 20. All dissimilar metals shall be effectively isolated from each other to avoid molecular breakdown.
 21. Provide illuminated signage, directional signs and emergency lighting (interior and exterior) at all exits as required by law. Exit illumination, exit signage and separate power sources shall conform to the requirements of IBC 2021, Section 1008, "Means of Egress Illumination". Refer to Electrical drawings for locations, circuit information and Fixture Schedule for Secondary (Battery Pack) Fixtures' power sources.
 22. Manufacturer's nameplates, trademarks, logos or their identification shall not be visible in public areas.
 23. Provide blocking as required for wall mounted items.
 24. All interior glass shall be tempered or laminated.
 25. All welding shall be performed by certified welders.
 26. All switches and controls for lights, heat, ventilation, fire alarms and all other similar controls of frequent or essential use shall be placed within reach for individuals in wheelchairs as required by accessibility guidelines.

DRAWING INDEX

NO.	NAME	ISSUE
	ARCHITECTURAL	
T0.0	COVER SHEET	08.18.2023
A0.0	DRAWING INDEX, CODE SUMMARY, GENERAL NOTES AND SITE PLAN	08.18.2023
A0.1	ARCHITECTURAL SPECIFICATIONS	08.18.2023
A0.2	OCCUPANCY/EGRESS PLAN	08.18.2023
A0.3	ANSI 117.1 DETAILS	08.18.2023
A1.0	FLOOR PLAN, SCHEDULES & NOTES	08.18.2023
A1.1	REFLECTED CEILING PLAN, NOTES & LEGEND	08.18.2023
A1.2	FINISH PLAN, SCHEDULE, NOTES & INTERIOR FINISH SPECIFICATIONS	08.18.2023
A2.0	WALL TYPES AND DETAILS	08.18.2023
	MECHANICAL	
M0.0	MECHANICAL LEGEND, NOTES & SCHEDULES	08.18.2023
M1.0	MECHANICAL FLOOR PLANS	08.18.2023
M1.1	MECHANICAL ROOF PLAN	08.18.2023
M2.0	MECHANICAL COMCHECK	08.18.2023
	PLUMBING	
P0.0	PLUMBING LEGEND, NOTES, & SCHEDULES	08.18.2023
P1.0	PLUMBING WASTE AND VENT PLANS	08.18.2023
P1.1	PLUMBING WATER PLANS	08.18.2023
	ELECTRICAL	
E0.0	ELECTRICAL LEGEND & NOTES	08.18.2023
E0.1	ELECTRICAL ONE LINE & SCHEDULES	08.18.2023
E1.0	ELECTRICAL DEMOLITION PLAN	08.18.2023
E1.1	ELECTRICAL LIGHTING PLAN	08.18.2023
E1.2	ELECTRICAL POWER PLAN	08.18.2023



1 SITE PLAN
SCALE: 1/16" = 1'-0"

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

TENANT IMPROVEMENTS

SUITE 101
12365 PINE BLUFFS WAY,
PARKER, CO 80134

CLIENT / OWNER
PARKER PERSONAL CARE HOMES
LAKEWOOD, CO

ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO

MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

NO	DATE	ISSUE
01	06/23/23	PRELIMINARY FOR REVIEW
02	08/18/23	FOR REVIEW

This document and its contents may not be used for any other purpose and may not be reproduced or disclosed to others, in whole or in part, without the prior written consent of Rothschild Downes.
Copyright © Rothschild Downes, LLC 2023

DRAWING INDEX, CODE
SUMMARY, GENERAL
NOTES AND SITE PLAN

A0.0

ARCHITECTURAL SPECIFICATIONS

DIVISION 0 - CONTRACT REQUIREMENTS

SECTION 0700 GENERAL CONDITION OF THE CONTRACT

A. The scope of the work shall include all work described in the Contract Documents as drawings.

B. Substitutions: Contractor's request for substitution will be received and considered when extensive revisions to Contract Documents are not required and changes are in keeping with general intent of Contract Documents; when timely, fully documented and properly submitted; and when one or more of the following conditions are satisfied, all as judged by Owner's Representative. Otherwise, requests will be returned without action except to record non-compliance with these requirements.

- Where request is directly related to an "or equal" clause in the Contract Documents.
- Where required product, material or method cannot be provided within contract time, or Owner's published budget, but not as a result of Contractor's failure to pursue the work promptly or coordinate various activities properly.

C. Warranty: Equipment, workmanship and materials shall be warrantied for a period of one (1) year from and after the date of Substantial Completion. During this period, the Contractor shall repair or replace, as required, any part or parts found to be defective in their operation, installation, or construction.

D. Contractor Note: Some sections in the specifications may not pertain to every project. Use only the sections related to the Constructions Documents and scope of work described.

E. Before request for first partial payment, Contractor shall prepare and submit to Owner's Representative a construction schedule. The schedule shall be in graphic form, bar graph or such similar form as is acceptable to Owner's Representative showing the proposed dates of commencement and completion of the various subdivisions or units of work required under the Contract.

F. Issuance of Certificate of Substantial Completion is dependent on Contractor's receipt of Temporary Certificate of Occupancy.

DIVISION 1 - GENERAL REQUIREMENTS

SECTION 01030 ALTERNATES

PART 1 - GENERAL

1.01 Summary

A. Provide list price for each alternate in Bid Form. Include cost of other work to accommodate alternate. Include related costs such as overhead and profit.

B. Owner's Representative will determine which alternates are selected for inclusion in the Contract.

C. Alternates are described briefly in this section. The Contract Documents define the requirements for alternates.

D. Coordinate alternates with related work to ensure that work affected by each selected alternate is properly accomplished.

SECTION 01040 COORDINATION

PART 1 - GENERAL

1.01 Organization of Documents

A. The organization of specifications into divisions, sections, etc., and the distribution of information on drawings does not in any way control or limit the Contractor in dividing the extent of work to be performed by any trade, contractor or subcontractor. All systems described herein shall be complete and operational, regardless of description content.

1.02 Coordination of Work

A. It is not possible to show on a single drawing or specify in a single section, all information pertaining to construction of any one area of the building. Compare all of the drawings and specifications and be responsible for coordination of work of various subcontractors and trades, and avoiding interferences between inter-related portions of the work.

B. Contractor shall retain a current copy of all Construction Documents on-site.

C. Report to the Architect any inconsistency, interference, error or omission discovered in the Contract Documents. Do not proceed with the work without first obtaining instructions or revised drawings or specifications clarifying the discrepancy from the Architect or Owner's Representative.

SECTION 01045 CUTTING AND PATCHING

PART 1 - GENERAL

1.01 Summary

A. Provide cutting and patching work to properly complete the work of the project, complying with requirements for:

- Structural Work
- Mechanical/Electrical Systems
- Visual requirements, including detailing and tolerances.
- Operational and safety limitations.
- Fire resistance ratings.
- Inspection, preparation, and performance.
- Cleaning.

B. Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decreased energy performance, increased maintenance, decreased operational life, or decreased safety.

PART 2 - PRODUCTS

2.01 Materials:

A. Match existing materials for cutting and patching work with new materials conforming to project requirements.

PART 3 - EXECUTION

3.01 Installation

A. Inspection of existing conditions prior to work to identify scope is required. Protect adjacent work. Notify Owner of work requiring interruption to building services.

B. Perform work with workmen skilled in the trades involved.

C. Cutting: Use cutting tools, not chopping tools. Make neat holes. Minimize damage to adjacent work. Check for concealed utilities and structure before cutting.

D. Patching: Make patches, seams, and joints durable and inconspicuous. Comply with tolerances for new work.

E. Clean work area and areas affected by cutting and patching operations.

DIVISION 1 - GENERAL REQUIREMENTS, CONTINUED

SECTION 01100 PROJECT PROCEDURES

PART 1 - GENERAL

1.01 Summary

A. Provide Coordination of Work

- Supervisory personnel.
- Preconstruction conference.
- Monthly meetings; distribute minutes.
- Other meetings.

B. Submit progress schedule, bar-chart type, updated monthly.

C. Prepare submittal schedule; coordinate with progress schedule.

D. Submit schedule of values.

E. Submit schedule of required tests including payment and responsibility.

F. Submit and post a list of emergency telephone numbers and address for individuals to be contacted in case of emergency.

G. Submit record drawings and specifications; to be maintained and annotated by Contractor as work progresses.

H. Submit payment request procedures; using AIA Document G702.

I. Perform quality control during installation.

J. Clean and protect work.

SECTION 01300 SUBMITTALS

PART 1 - GENERAL

1.01 Shop Drawings and Samples

A. Submit shop drawings, samples, catalog data and schedules of such materials as are required by Specification Division 2 through 16 and schedule herein. Such submission shall be in accordance with the General Conditions.

B. Owner's Representative's examination of resubmissions will be limited to:

- Revisions made in compliance with comments or corrections which were noted on previous submittals.
- Other revisions which the Contractor has specifically called to their attention in writing.

C. No work requiring submission of shop drawings, material list, catalog data, schedules or samples shall be commenced until submission has been approved by Owner's Representative.

1.02 Submittals

A. Submit the number of opaque reproductions which the Contractor requires, plus the number of copies stated below which will be retained. Contractor shall be responsible for providing copies of reviewed Shop Drawings to appropriate subcontractors.

- Shop Drawings - 2 Copies
- Product Data - 2 Copies
- Samples - As Specified

B. Reproduction of Shop Drawings as submittals is an expense of the Contractor.

C. Contractor shall retain a copy of all reviewed Shop Drawings on site.

1.03 Operation and Maintenance Manual

A. Submit three (3) copies of each Manual in a three-ring binder, with each section tabbed by trade. Provide maintenance information, cut-sheets, cleaning instructions, and any pertinent data needed by the Owner to properly operate and maintain installed work and equipment.

DIVISION 5 - METALS

SECTION 05500 - METAL FABRICATION

PART 1 - GENERAL

1.01 Provide the following:

- Miscellaneous framing and support for suspended operable partitions.
- Miscellaneous structural framing and support at storefront.

1.02 Submit shop drawings for approval.

1.03 Comply with governing codes and regulations. Use experienced installers. Deliver, handle and store materials in accordance with manufacturer's instructions.

PART 2 - PRODUCTS

2.01 Materials

A. Ferrous Materials:

- Steel shapes and bars, ASTM A36.
- Steel Tubing, ASTM A500 or A501.
- Brackets, flanges and anchors: Cast or formed metal.
- Zinc coating: Hot-dip galvanized coating for materials in exterior assemblies.

B. Fasteners.

C. Auxiliary Materials.

PART 3 - EXECUTION

3.01 Installation:

A. Verify field measurements prior to preparation of shop drawings and fabrication. Do not delay the job; allow for cutting and fitting if field measurement is not practical.

B. Form work true to line with sharp angles and edges. Grind edges flush and smooth on exposed surfaces.

C. Install work plumb and level with hairline joints and ground flush welds ground flush welds.

D. Touch-up damaged coatings with shop primer.

E. Paint items scheduled in accordance with painting schedule.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

SECTION 07900 - JOINT SEALERS

PART 1 - GENERAL

1.01 Summary

A. Provide joint sealers at interior and exterior vertical and horizontal joints.

PART 2 - MATERIALS

2.01 Manufacturers

A. DAP, DOW Corning Corporation, USG.

B. Substitutions: Under Provisions of Section 01300.

2.02 Sealants

A. Type A

- ASTM C920, Type M, Grade P, Class 25; multi component polyurethane, self-leveling.
- Movement capability: Plus or minus 25%.
- Color: Standard color as selected by Owner's Representative.

B. Type B

- ASTM C920, Type M, Grade NS, Class 25; multi component polyurethane, non-sag.
- Movement capability: Plus or minus 25%.
- Color: Standard color as selected by Owner's Representative.

C. Type C

- ASTM C834, single component acrylic latex, non-sag.
- Movement capability: Plus or minus 7.5%.
- Color: Standard color as selected by Owner's Representative.

D. Type D

- ASTM C920, Type S, Grade NS, Class 25; single component silicone, non-sag, mildew resistant.
- Movement capability: Plus or minus 25%.
- Color: Standard color as selected by Owner's Representative to match adjacent materials.

E. Do not allow sealants to overflow or flow onto adjoining surfaces. Protect adjoining surfaces by whatever means necessary to eliminate such contamination and flow.

F. Cure sealants in compliance with sealant manufacturer's instructions and recommendations, to obtain high early bond strength, internal cohesive strength and surface durability.

PART 3 - EXECUTION

3.01 Installation

A. Examine substrate; report unsatisfactory conditions in writing. Beginning work means acceptance of substrates.

B. Provide sealants in colors as selected from manufacturer's standard.

C. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections. Clean and prime joints. Install bond breakers, backer rods and sealants as recommended by manufacturers.

D. Depth shall equal width up to 1/2" wide; depth shall equal 1/2 width for joints over 1/2" wide.

E. Cure and protect sealants as directed by manufacturers. Replace or restore damaged sealants. Clean adjacent surfaces to remove spillage.

3.02 Schedule

A. Exterior Joints:

- Horizontal joints subject to pedestrian or vehicular traffic, Type A.
- Other joints, Type B.

B. Interior Joints:

- Joints subject to thermal movement, Type B.
- Joints in toilet rooms, Type D.
- Other joints, Type C.

DIVISION 8 - DOORS AND WINDOWS

SECTION 08111 - STEEL DOORS AND FRAMES

PART 1 - GENERAL

1.01 Provide interior steel door frames.

1.02 Submit shop drawings and product data.

1.03 Comply with governing codes and regulations. Install rated frames in rated openings, do not cover or remove label rating. No modifications shall be made to frame other than by company licensed to provide such modifications.

1.04 Standards: ANSI/SDF-100, Recommended Specifications for Standard Steel Doors and Frames.

1.05 Fire-Rated Assemblies: NFPA 80, and acceptable testing agency listing.

PART 2 - PRODUCTS

2.01 Steel Doors:

A. Door Type: Standard steel doors with hollow or composite construction.

B. Exterior Doors: ANSI/SDF 100, Grade III, extra-heavy duty, minimum 16-gauge galvanized steel sheet, 1-3/4" thick.

C. Finish: Factory primed and field painted.

2.02 Steel Frames:

A. Exterior Frames: Welded type, 18-gauge galvanized steel sheet, mitered or coped corners.

B. Finish: Factory primed and field painted.

PART 3 - EXECUTION

3.01 Installation

A. Fabricate work to be rigid, neat and free from seams, defect, dents, warps, buckle, and exposed fasteners. Install doors and frames in compliance with SDF-100, NFPA 80, and requirements of authorities having jurisdiction.

B. Shop Finish: Clean, treat and prime all work with rust-inhibiting primer comparable with finish paint specified in Division 9 section.

C. Touch-up damaged coatings and leave ready to receive finish painting.

DIVISION 8 - DOORS AND WINDOWS, CONTINUED

SECTION 08211 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.01 Summary

1.01 Furnish labor, materials and equipment for installation of Interior solid core flush wood doors as shown on the drawings and specified herein.

1.02 Submit for approval: Shop Drawings, product data and warranty.

1.03 Flush doors shall comply with A.W.I. standards, Section 1300.

PART 2 - PRODUCTS

2.01 Materials

A. Manufacturers: Algoma Hardwoods, Eggers Industries, VT Industries or approved equal.

B. Interior solid core wood doors, premiere grade, 5-ply construction with particleboard core.

C. Wood doors with opaque finish: Any closed-grain hardwood with particleboard core.

PART 3 - EXECUTION

3.01 Installation:

A. Install doors with not more than 1/8" clearance at top and sides, 1/4" at bottom unless noted for undercut.

B. Shop Finish: Factory sanded and primed, field painted per Division 09900 - Painting section. Color: Varies, Refer to Finish Specs. Wrap and protect.

C. Adjust, clean and protect.

SECTION 08700 - HARDWARE

PART 1 - GENERAL

1.01 Furnish and install all door hardware, including thresholds,

weather-stripping, and accessories as shown on the Drawings and specified herein, or as required to complete the Work.

1.02 Requirements of the Conditions of the Contract apply to all work under this section.

1.03 Submit for approval: Schedule and product data in accordance with Section 01300 - Submittals.

A. Furnish two (2) copies of hardware schedule in excess of the Contractor's needs giving manufacturer's names and product numbers. Secure written approval of Owner's Representative before ordering hardware. Furnish adequate copies of approved schedule to other trades affected.

B. Furnish door frame manufacturer with templates for all devices.

1.04 The extent of the hardware is shown on the drawings and in schedules.

1.05 Comply with all governing codes and regulations. Use experienced installers.

1.06 Hardware for Fire-Rated Openings: NFPA 80 and local requirements.

1.07 Handicapped Accessibility: ANSI A117-1, ADAAG and local requirements.

PART 2 - PRODUCTS

2.01 Materials

A. Materials under this section shall be purchased from one source of supply. To the extent possible, obtain each kind of hardware from one manufacturer.

B. Furnish all appropriate fasteners and backing for installation of hardware.

C. Coordinate keying requirements with tenant and landlord.

PART 3 - EXECUTION

3.01 Installation

A. Delivery: Finish hardware shall be neatly packed and clearly marked for place intended.

B. Contractor shall tag and mark hardware for respective locations. Keep all keys; none to be duplicated. Obtain written receipt for all keys given to persons during construction.

C. Installation shall be by skilled mechanics. Set units level plumb and true to line and location.

D. Protect hardware with suitable covering until project is completed: covering is to be removed at completion.

E. Adjust and check each operating item of hardware and each door to ensure proper function and operation. Replace units which cannot be adjusted to operate freely and smoothly.

F. Clean adjacent surfaces soiled by hardware installation.

3.02 Schedule

HW Set 01:

- 3 ea. Hinge, 3CB1 4.5x4.5, 631, IVE.
- 1 ea. Privacy Set, Best 40-H Series, Lever 16, 622 SCP.
- 1 ea. Wall Stop, WS407CVX, 631, IVE.
- 3 ea. Silencer, SR64, GRV, IVE.

HW Set 02:

- 3 ea. Hinge, 3CB1 4.5x4.5, 631, IVE.
- 1 ea. Passage Set, Best 40-H Series, Lever 16, 622 SCP.
- 1 ea. Wall Stop, WS407CVX, 631, IVE.
- 3 ea. Silencer, SR64, GRV, IVE.

HW Set 03:

- 3 ea. Hinge, 3CB1 4.5x4.5, 631, IVE.
- 1 ea. Storage Room Set, Best 40-H Series, Lever 16, 622 SCP.
- 1 ea. Wall Stop, WS407CVX, 631, IVE.
- 3 ea. Silencer, SR64, GRV, IVE.

DIVISION 9 - FINISHES

SECTION 09290 - GYPSUM BOARD ASSEMBLIES

PART 1 - GENERAL

1.01 Furnish labor, materials and equipment for drywall construction as shown on the drawings and specified herein.

- Interior walls, partitions.

- Steel framing systems to receive gypsum board.

1.02 Submittals: Product Data Only.

1.03 Gypsum Board Attachment: Gypsum board screw attached to steel framing and furring.

1.04 Quality Assurance

A. Fire-Resistance-Rated Assemblies: Provide materials and construction identical to those tested in assembly indicated according to ASTM E119 by an independent testing agency.

B. Use experienced installers. Deliver, handle and store materials in accordance with manufacturer's instructions.

C. Tolerances: Not more than 1/16" difference in true plane at joints between adjacent boards before finishing. After finishing, joints shall not be visible. Not more than 1/8" in 10' deviation from true plane, plumb, level and proper relation to adjacent surfaces in finished work.

PART 2 - PRODUCTS

2.01 Materials

A. Recycled Content: Provide gypsum panel products with recycled content such that post-consumer recycled content plus one half of pre-consumer recycled content constitutes a minimum of 10% by weight.

B. Gypsum Board:

- Gypsum Wallboard: ASTM C1396, 5/8" gypsum board or fire-rated gypsum board where required.
- Water-Resistant Gypsum Backing Board: ASTM C1396, 5/8" gypsum backing board or fire-rated gypsum backing board where required.

C. Glass-Mat Water-Resistant Gypsum Backing Board:

- Type: ASTM C1178, Regular, 1/2" thick.
- Type: ASTM C1178, Type 'X', 5/8" thick.

D. Joint Treatment: ASTM C475 and ASTM C840 3-coat system, paper or fiberglass tape. Use same manufacturer as manufacturer of gypsum board. Install No. 200B metal casing bead at edges. Install "Perf-a-Bead" at corners.

E. Cementitious Backer Units: 1/2" ANSI A118.9 vinyl coated Portland cement panels.

F. Trim Accessories: Corner bead, edge trim and control joints.

G. Metal studs and tracks to be size and spacing as indicated, comply with ASTM 645 and galvanized with reinforcing as required. All studs to be of appropriate gauge to comply with the applicable imposed loads, span and building code requirements.

H. Provide furring channels, ASTM C645 with manufacturers standard corrosion-resistant coating, hangers and inserts for suspended and furred ceilings.

PART 3 - EXECUTION

3.01 Installation Standard: ASTM C754

A. Install with tolerances necessary to produce substrate for gypsum board assemblies with tolerances specified. Include blocking for items such as shelves, grab bars, casework, toilet accessories and similar items.

B. Install gypsum board assemblies true, plumb, level and in proper relation to adjacent surfaces. Provide continuous vapor retarder at exterior walls. Comply with requirements in ASTM C840 that apply to framing installation.

C. Where new partitions meet existing construction, remove existing corner beads to provide smooth transition.

D. Joint system; maintain building temperature of 60-70° F. prior to beginning, during and a minimum of five (5) days after completion.

E. Apply paper or fiberglass tape to joints, fasteners and inside corners, reinforcing edge at exterior corner members.

F. Finish dimples, nail heads and other depressions and extrusions to give a flat smooth surface.

G. Gypsum Board Finish: Level 4, ready to receive final finish.

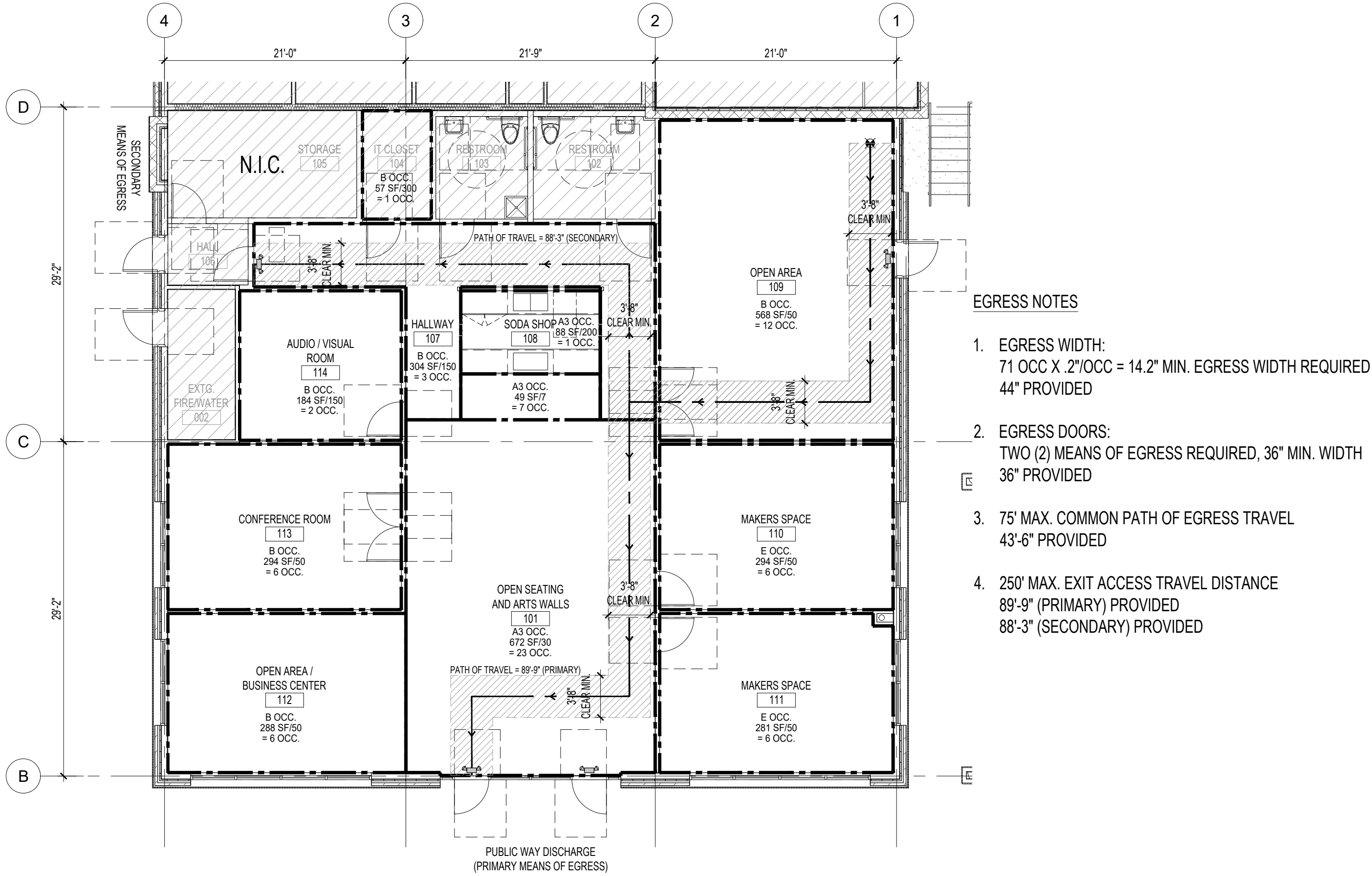
SECTION 09900 - PAINTING

PART 1 - GENERAL

1.01 Furnish labor, materials and equipment to complete painting as shown on the drawings and specified herein.

OCCUPANT LOAD

S.F. BREAKDOWNS:	TOTAL S.F.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
PROJECT AREA:	3,520	---	---
A3 Exhibit Gallery:	672	30	23
A3 Concentrated:	49	7	7
Kitchen:	88	200	1
B Concentrated:	1,150	50	23
Business:	488	150	4
Storage:	57	300	1
E Shops / Other Areas:	575	50	12
TOTAL AREA:	3,079	---	71



1 OCCUPANCY/EGRESS PLAN

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

TENANT IMPROVEMENTS

SUITE 101
12385 PINE BLUFFS WAY,
PARKER, CO 80134

CLIENT / OWNER
PARKER PERSONAL CARE HOMES
LAKEWOOD, CO
ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO
MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

NO	DATE	ISSUE
01	06/23/23	PRELIMINARY FOR REVIEW
02	08/18/23	FOR REVIEW

This document and its contents may not be used for any other purpose and may not be reproduced or disclosed to others, in whole or in part, without the prior written consent of Rothschild Downes.
Copyright © Rothschild Downes, LLC 2023

OCCUPANCY /
EGRESS PLAN

A0.2

[illegible]

DOOR TYPES	
------------	--

Figure 1 illustrates four types of panel placement (Type A, Type B, Type C, and Type D) on a wall. Each panel is 3'-0" wide and 7'-0" high. The diagrams show the panel's position relative to the wall dimensions and the placement of the panel's bottom-left corner.

- TYPE A WD:** The panel is 3'-0" wide and 7'-0" high. The bottom-left corner is offset 12" from the wall. The panel is labeled "TYPE A WD".
- TYPE B HM:** The panel is 3'-0" wide and 7'-0" high. The bottom-left corner is offset 3'-0" from the wall. The panel is labeled "TYPE B HM".
- TYPE C WD:** The panel is 3'-0" wide and 7'-0" high. The bottom-left corner is offset 3'-0" from the wall. The panel is labeled "TYPE C WD".
- TYPE D WD:** The panel is 3'-0" wide and 7'-0" high. The bottom-left corner is offset 3'-0" from the wall. The panel is labeled "TYPE D WD".

1.	CONTRACTOR TO FIELD VERIFY ALL EXISTING WALL CONDITIONS.	11.	REBUILD ANY EXISTING WORK WHICH HAS TO BE REMOVED TO ALLOW FOR THE INSTALLATION OF NEW WORK AS REQUIRED.
2.	CONTRACTOR TO PATCH AND REPAIR WALLS AS NECESSARY TO PROVIDE A CLEAN, CONSISTENT SURFACE, TAPED, SANDED AND READY TO RECEIVE FINAL FINISH.	12.	DEMOLITION SHALL INCLUDE PREPARATION OF EXISTING AREAS TO RECEIVE NEW MATERIALS AND REMOVAL OF MATERIALS AND EQUIPMENT TO ALTER OR REPAIR THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS AND AS SPECIFIED.
3.	THE USE OF PROPER MATERIALS AND EQUIPMENT IS THE RESPONSIBILITY OF THE G.C. ALL DOORS AND FRAMES ARE TO BE SAVED AND REUSED WHERE PERMISSIBLE.	13.	DEMOLITION WORK SHALL BE PERFORMED BY EXPERIENCED PERSONNEL EXERCISING PROPER CARE TO PREVENT INJURY TO THE PUBLIC, WORKMEN AND ADJOINING PROPERTY. APPROPRIATE SAFETY EQUIPMENT SHOULD BE UTILIZED.
4.	TAKE ALL MEANS NECESSARY TO PROTECT OBJECTS DESIGNATED TO BE PRESERVED. IN THE EVENT OF DAMAGE, CONTRACTOR SHALL MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.	14.	ALL DEMOLITION WORK SHALL COMPLY WITH ALL PERTINENT CODES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, ALL FEDERAL AND STATE SAFETY CODES.
5.	PERFORM THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK WITH EXTREME CARE, AND USING SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING.	15.	ALL AREAS REQUIRING PATCHING DUE TO THE WORK OF THIS PROJECT, INCLUDING MARKS FROM RELOCATED WALLS, DAMAGE CAUSED BY REMOVING, RELOCATING AND/OR ADDING EXISTING WORK SHALL BE PATCHED BY A QUALIFIED CARPENTER AND AT ADJACENT MATERIALS ETC. SHALL BE EXPERTLY PATCHED BY JOURNEMENT EXPERIENCED IN THE TRADE INVOLVED IN THE PATCH WORK.
6.	THE G.C. SHALL REMOVE, PROTECT AND RE-INSTALL EXISTING ITEMS AS INDICATED ON THE DRAWINGS. ANY MATERIALS, SCHEDULED FOR RE-USE, WHICH ARE DAMAGED BY THE G.C. TO THE EXTENT THAT THEY CANNOT BE REPLACED BY THE G.C. WITH EQUIVALENT QUALITY MATERIAL.		REMOVE FROM THE SITE ALL RUBBISH, DEBRIS, AND ALL MATERIALS RESULTING FROM THE DEMOLITION, UNLESS SPECIFICALLY DIRECTED OTHERWISE. TAKE EXTRA PRECAUTIONS TO CLEAN-UP DEBRIS IN A TIMELY FASHION IN ORDER TO MAINTAIN A SAFE CONDITION AT ALL TIMES.
7.	EXISTING FINISHES TO REMAIN SHALL BE REPAIRED TO ORIGINAL CONDITION.		LEAVE THE WORK IN A COMPLETELY SAFE AND CLEAN CONDITION, FREE FROM ALL DEMOLITION MATERIALS, TOOLS AND EQUIPMENT.
8.	EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED IN SUCH A MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND ADJOINING WORK SCHEDULED TO REMAIN. THE G.C. SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ALL EXISTING WORK SCHEDULED TO REMAIN WHICH IS DAMAGED BY THESE OPERATIONS.		
9.	EXISTING PERMANENT WALLS WHICH REMAIN SHALL HAVE CONTINUOUS SURFACES WITH NO VISIBLE MARKS FROM PREVIOUS ABUTTING CONSTRUCTION.		



A1.0

LIGHTING NOTES

1.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING NEW WORK.
2.

ALL ELECTRICAL, MECHANICAL AND PLUMBING PER ENGINEER PLANS. COORDINATE DISCREPANCIES WITH ARCHITECT.
3.

ALL CEILING CONDITIONS PER REFLECTED CEILING PLAN.
4.

CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
5.

ELECTRICAL INSTALLATION SHALL MEET REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS.
6.

VERIFY THE POWER REQUIREMENTS OF ALL INSTALLED MECHANICAL EQUIPMENT.
7.

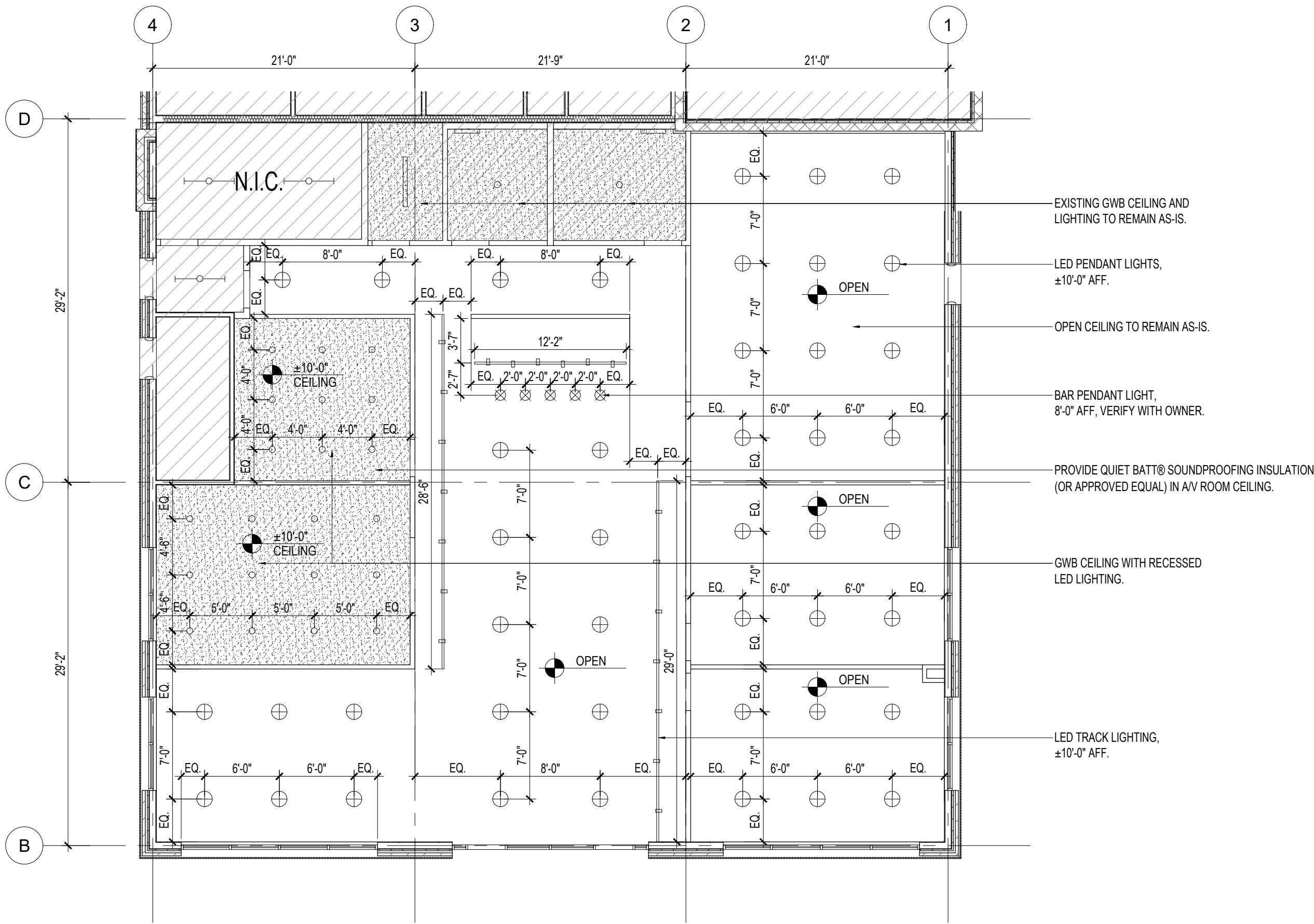
SMOKE DETECTORS (IF REQ.) TO COMPLY WITH ALL APPLICABLE CODES, AND COORDINATE WITH ALARM SYSTEM.
8.

ENSURE EGRESS ILLUMINATION REQUIREMENTS COMPLY WITH ALL APPLICABLE CODES.
9.

CONTRACTOR TO VERIFY FIXTURE COUNT AND COORDINATE DISCREPANCIES WITH ARCHITECT.

LIGHTING LEGEND

- RECESSED LED LIGHT
- PENDANT LIGHT
- BAR PENDANT LIGHT
- LED TRACK LIGHTING
- SURFACE MOUNTED LED LIGHT (EXISTING)
- WALL MOUNTED LED LIGHT (EXISTING)
- SUSPENDED LED LIGHT (EXISTING)



1 REFLECTED CEILING PLAN

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

TENANT IMPROVEMENTS

SUITE 101
12385 PINE BLUFFS WAY,
PARKER, CO 80134

CLIENT / OWNER
PARKER PERSONAL CARE HOMES
LAKEWOOD, CO
ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO
MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

NO	DATE	ISSUE
01	06/23/23	PRELIMINARY FOR REVIEW
02	08/18/23	FOR REVIEW

This document and its contents may not be used for any other purpose and may not be reproduced or disclosed to others, in whole or in part, without the prior written consent of Rothschild Downes.
Copyright © Rothschild Downes, LLC 2023

REFLECTED
CEILING PLAN,
NOTES & LEGEND

A1.1

[illegible]

FLOOR		BASE		WALL		CEILING	
C	CONCRETE	RB	RESILIENT BASE	GW	GYPSUM WALL BOARD	GW	GYPSUM WALL BOARD
WD	WOOD	WB	WOOD BASE	PT	PRIMED AND PAINTED	PT	PRIMED AND PAINTED
				GL	STOREFRONT, GLAZING		
				FRP	FIBER REINFORCED PLASTIC		

1. CONTRACTOR TO PROVIDE SCHLUTER TRANSITION STRIPS (OR APPROVED EQUAL) OR THRESHOLDS AT ALL CHANGES OF MATERIALS.
2. CONTRACTOR NEEDS TO TEST FOR MOISTURE IN CONCRETE & INSTALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
3. CHANGES IN FLOORING ELEVATION BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
4. ALL MATERIAL SELECTIONS PER ARCHITECTURAL SPECIFICATIONS AND INTERIOR FINISH SPECIFICATIONS.
5. CONTRACTOR TO CALCULATE AREA AND YARDAGE NEEDED FOR MATERIALS.
6. ALL EXISTING PAINTED WALLS AND CEILINGS TO REMAIN AS-IS, UNLESS NOTED OTHERWISE. TOUCH-UP PAINT AS REQUIRED.
7. PROVIDE MATCHING WOOD FLOOR TRANSITIONS AT DOOR THRESHOLDS WHERE CHANGES IN MATERIAL OR ELEVATION OCCUR.
8. MILLWORK SHOWN FOR DESIGN INTENT ONLY. FINAL DESIGN AND SPECIFICATIONS BY OTHERS.
9. PROVIDE NEW EXTERIOR TENANT SIGNAGE. TYPE AND LOCATION(S): TBD. REFER TO SIGN SHOP DRAWINGS. (BY OTHERS)

F1	<p>FLOORING</p> <p>TYPE: WOOD</p> <p>MANUFACTURER: RIVA SPAIN</p> <p>NAME: LA RIVA</p> <p>COLOR: HURACAN, CONFIRM WITH OWNER</p> <p>SIZE: 8" WIDE PLANKS</p> <p>GRADE: CHARACTER</p> <p>INSTALLATION: STAGGERED</p>	<p>W1</p> <p>RESTROOMS</p> <p>TYPE: FRP</p> <p>MANUFACTURER: GLASTEEL</p> <p>COLOR: WHITE</p> <p>FINISH: SMOOTH</p>
F2	<p>FLOORING</p> <p>TYPE: POLISHED CONCRETE</p> <p>MANUFACTURER: CONTRACTOR TO BID</p> <p>COLOR: LIGHT GRAY</p> <p>MATERIAL: SEALED POLISHED CONCRETE</p>	<p>P1</p> <p>WALL PAINT</p> <p>MANUFACTURER: SHERWIN-WILLIAMS</p> <p>COLOR: PURE WHITE, SW 7005</p> <p>FINISH: EGGSHELL</p>
		<p>P2</p> <p>CEILING PAINT</p> <p>MANUFACTURER: SHERWIN-WILLIAMS</p> <p>COLOR: TRICORN BLACK, SW 6238</p> <p>FINISH: FLAT</p>
B1	<p>BASE</p> <p>TYPE: WOOD</p> <p>MANUFACTURER: CONTRACTOR TO BID</p> <p>SIZE: 1x3</p> <p>PROFILE: SQUARE EDGE</p> <p>FINISH: PAINTED, P4</p>	<p>P3</p> <p>CEILING PAINT</p> <p>MANUFACTURER: SHERWIN-WILLIAMS</p> <p>COLOR: PURE WHITE, SW 7005</p> <p>FINISH: FLAT</p>
		<p>P4</p> <p>DOORS, FRAMES AND BASE PAINT</p> <p>MANUFACTURER: SHERWIN-WILLIAMS</p> <p>COLOR: PURE WHITE, SW 7005</p> <p>FINISH: SEMI-GLOSS</p>



SUITE 101
12365 PINE BLUFFS WAY,
PARKER, CO 80134

NO	DATE	ISSUE
01	06/23/23	PRELIMINARY FOR REVIEW
02	08/18/23	FOR REVIEW

FINISH PLAN, SCHEDULE, NOTES & INTERIOR FINISH SPECIFICATIONS

A1.2

TENANT IMPROVEMENTS
SUITE 101
12385 PINE BLUFFS WAY,
PARKER, CO 80134

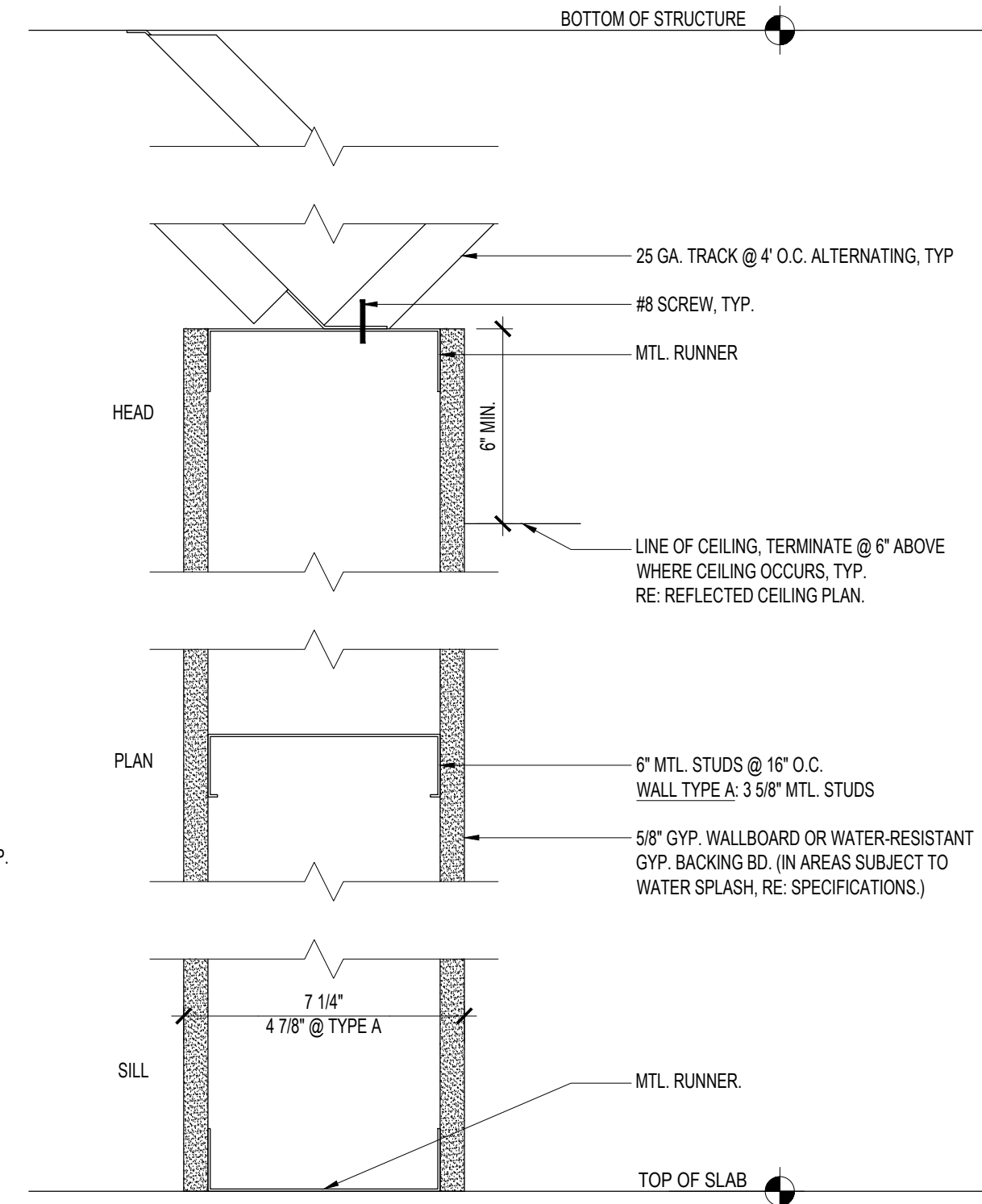
CLIENT / OWNER
PARKER PERSONAL CARE HOMES
LAKEWOOD, CO
ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO
MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

NO	DATE	ISSUE
01	06/23/23	PRELIMINARY FOR REVIEW
02	08/18/23	FOR REVIEW

This document and its contents may not be used for any other purpose and may not be reproduced or disclosed to others, in whole or in part, without the prior written consent of Rothschild Downes, LLC 2023

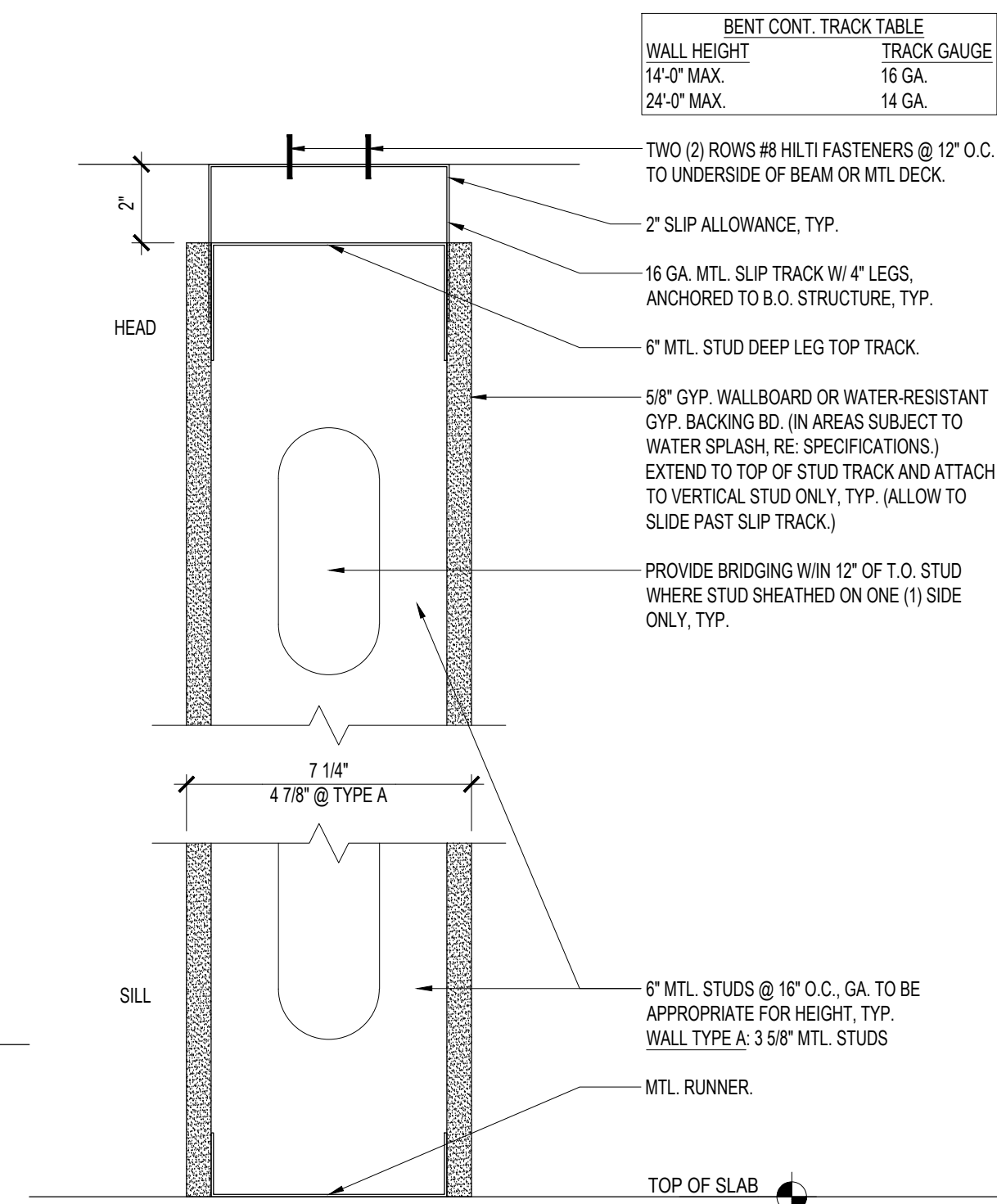
WALL TYPES
AND DETAILS

A2.0



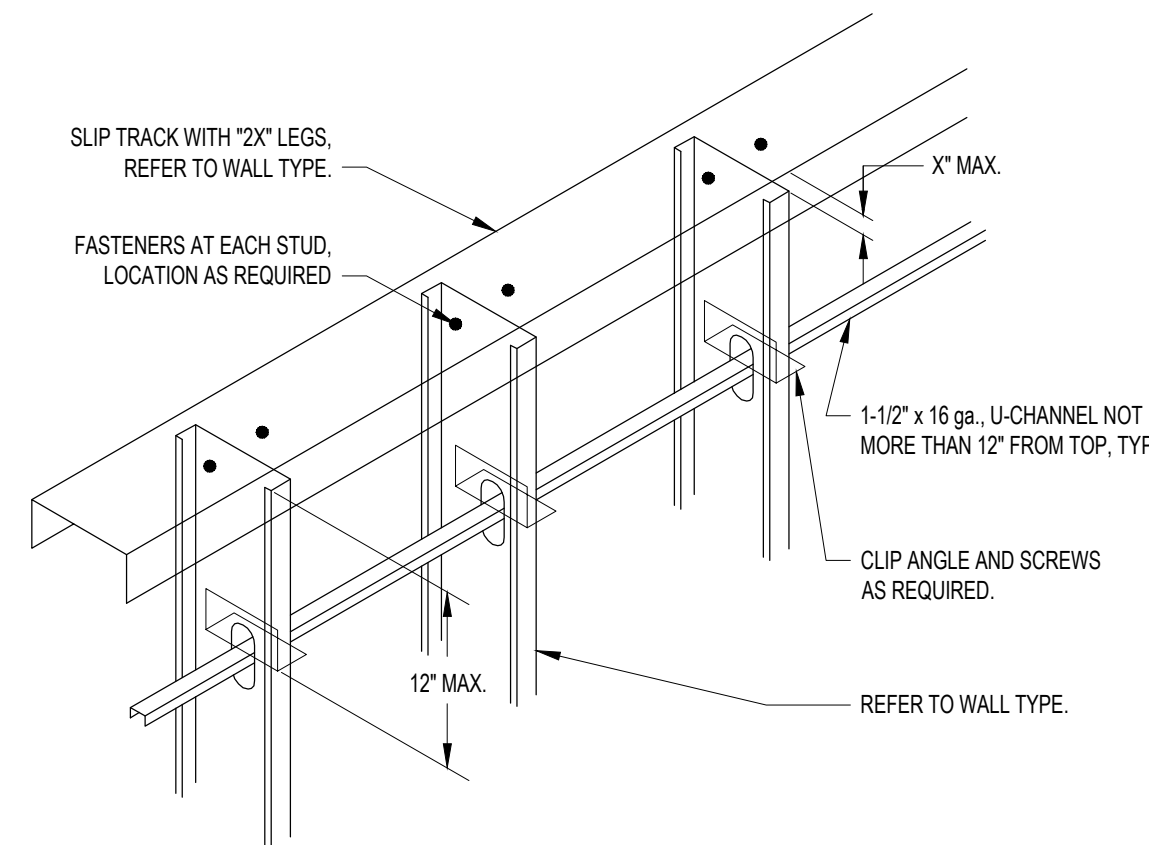
2A PARTITION WALL 3 5/8"
NON-RATED / STC NA

2 PARTITION WALL 6"
NON-RATED / STC NA

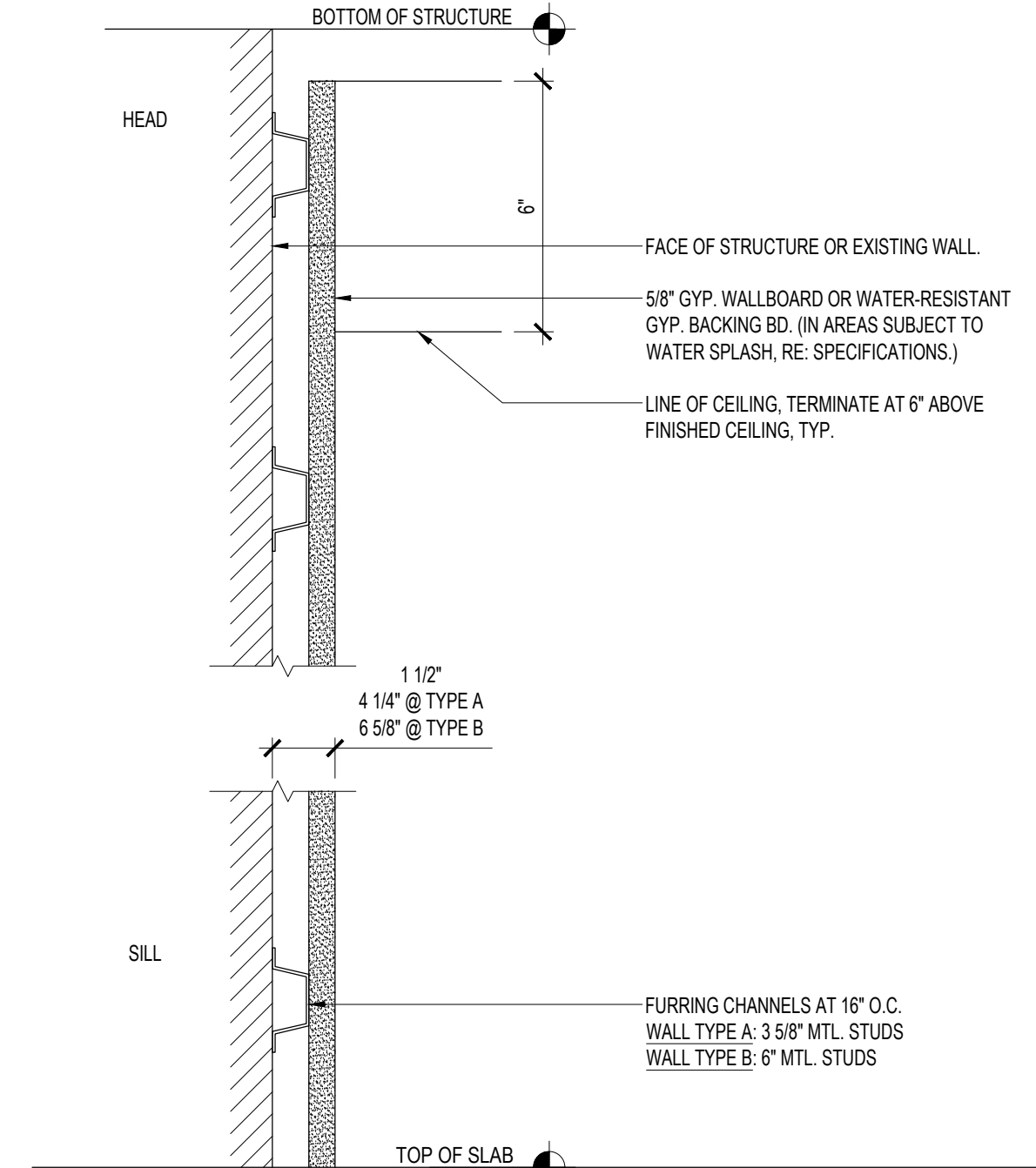


1A PARTITION WALL - 3 5/8"
NON-RATED / STC NA

1 PARTITION WALL 6"
NON-RATED / STC NA



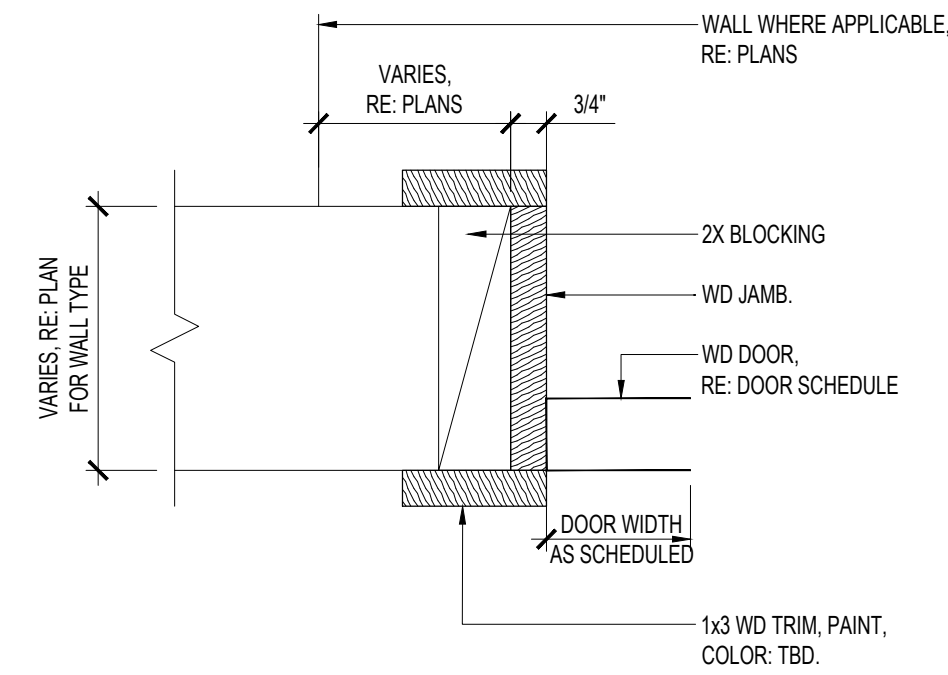
4 SLIP TRACK DETAIL
SCALE: 3/4" = 1'-0"



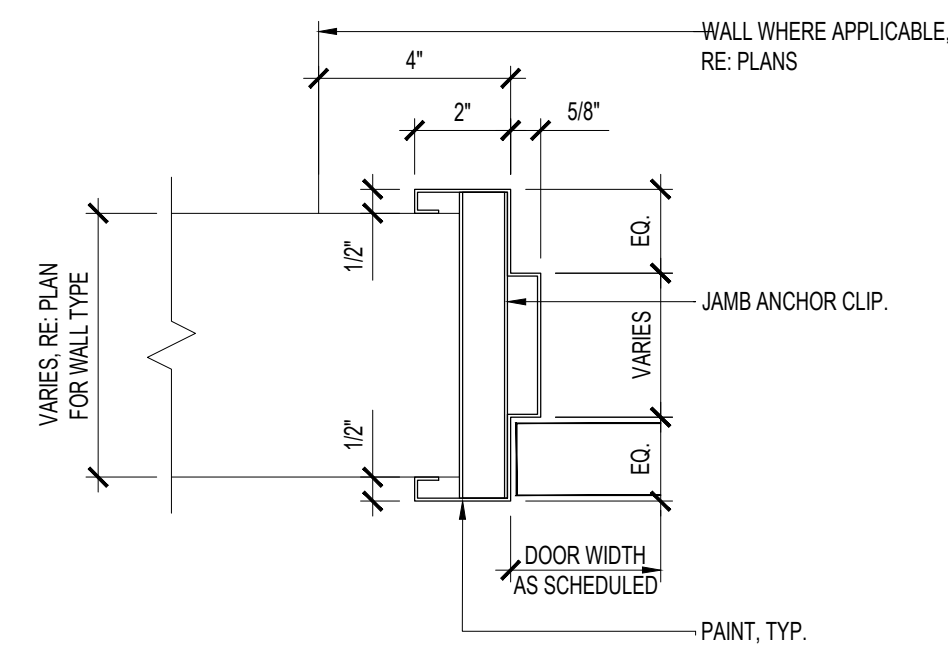
3B FURRED WALL 6"
NON-RATED / STC NA

3A FURRED WALL 3 5/8"
NON-RATED / STC NA

3 FURRED WALL 7/8"
NON-RATED / STC NA



6 JAMB/HEAD DETAIL - WD
SCALE: 3" = 1'-0"



5 JAMB/HEAD DETAIL - HM
SCALE: 3" = 1'-0"

- MECHANICAL NOTES
- IDENTIFY ALL HVAC AND REFRIGERATION EQUIPMENT AS TO THE AREA SERVED BY THE EQUIPMENT. IDENTIFICATION SHALL BE ENGRAVED PLASTIC TAGS PERMANENTLY AFFIXED TO EACH PIECE OF EQUIPMENT.
 - PROVIDE UL RATED FIRE DAMPERS WHERE INDICATED ON PLANS OR SCHEDULES. INSTALL PER BUILDING DEPARTMENT, UL, AND SMACNA REQUIREMENTS. INCLUDE LABELED ACCESS FOR DUCT AND CEILING/WALL STRUCTURES. ACCESS DOORS TO BE UL RATED IN ALL FIRE RATED ARCHITECTURAL ASSEMBLIES. INCLUDE TRANSFORMERS FOR 110V/24V ELECTRICAL CONNECTION.
 - PROVIDE ALL CURBS, SUPPORTS, AND ANCHORS FOR MECHANICAL WORK. NO CHAIN, TAPE, OR WIRE MAY BE USED FOR HANGING OR SUPPORTING. PROVIDE AND INSTALL ALL NECESSARY SHIMS AND LEVELING DEVICES TO PROPERLY INSTALL ALL EQUIPMENT IN A LEVEL CONDITION.
 - RECEIVE, UNCRATE, ASSEMBLE, INSURE, AND INSTALL IN CONFORMANCE TO MANUFACTURER'S RECOMMENDATIONS ALL EQUIPMENT FURNISHED BY THIS CONTRACT AND FURNISHED BY THE OWNER.
 - THE NEW MECHANICAL SYSTEMS CONSISTING OF THE AIR DISTRIBUTION SYSTEM WITH: DUCTWORK, FLEXIBLE DUCT, DIFFUSERS, GRILLES, DAMPERS, CONTROL SYSTEMS, ETC. SHALL BE BY THE MECHANICAL CONTRACTOR.
 - CEILING CAVITY IS NOT A RETURN AIR PLENUM.
 - DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS. OVERALL OUTSIDE DUCT DIMENSIONS SHALL BE ADJUSTED TO ALLOW FOR ANY LINER THICKNESS.
 - ALL SHEET METAL TO BE MADE AND INSTALLED TO SMACNA SEAL CLASS B STANDARDS WITH 45 DEGREE MAXIMUM REDUCING, 30 DEGREE MAXIMUM EXPANDING TRANSITION. ALL EXPOSED RECTANGULAR DUCTS TO BE PAINT LOCK GALVANIZED. PROVIDE HOLLOW BLADE TURNING VANES ON 1.5 CENTERLINE RADIUS FOR ALL ELBOWS AND TEES. SEAL ALL DUCT AIR TIGHT WITH TWO COATS OF DUCT SEALANT.
 - CAULK ALL DUCT JOINTS AIR AND WATER TIGHT WITH PERMANENT COMMERCIAL CAULK PER MANUFACTURER'S RECOMMENDATIONS.
 - CONCEALED ROOF DUCTS SHALL BE LOW PRESSURE CONSTRUCTION, SEALED AIR TIGHT AND EXTERNALLY INSULATED WITH 1-1/2" 3/4 LB. DENSITY BLANKET INSULATION WITH FOIL SCRIMGRAFT FACING. SEAL ALL JOINTS WITH CAULK AIR TIGHT.
 - ALL FLEXIBLE DUCTWORK USED SHALL BE INSULATED SEMI-RIGID FLEXIBLE DUCT, FLEXMASTER 5M, OR THERMOFLEX XMK, AND SHALL CONFORM TO LOCAL CODES. MAKE FLEXIBLE DUCT CONNECTIONS WITH DRAW BANDS AND SHEET METAL SCREWS AT EACH END OF FLEX. ALL FLEXIBLE DUCT TO BE SAME SIZE AS DIFFUSER CONNECTION. LIMIT FLEXIBLE DUCTWORK TO 6 FT. MAXIMUM LENGTH (6 FT IN RESIDENTIAL AREAS). NO FLEX DUCT ALLOWED IN EXPOSED AREAS.
 - ALL DUCT DUCT TAKEOFFS SHALL BE CONICAL BELL MOUTH SPIN-IN FITTINGS WHERE DUCT DIMENSION ALLOWS.
 - PROVIDE CONDENSATE DRAIN PIPING FOR ALL SPLIT SYSTEM COOLING COIL UNITS, I.E. FAN COIL UNITS, FURNACES, AIR HANDLING UNITS, ETC. ALL UNITS SHALL HAVE INTERNAL DRAIN PANS OR PROVIDE A DRAIN PAN CAPABLE OF CAPTURING ALL COOLING COIL CONDENSATION. PIPE DRAINS TO NEAREST PLUMBING FIXTURE OR AS SHOWN ON DRAWINGS. PROVIDE CONDENSATE PUMP IF PROPER SLOPING OF DRAIN PIPE IS NOT ADEQUATE. COORDINATE WITH PLUMBING CONTRACTOR.
 - THIS CONTRACTOR SHALL COORDINATE ALL DUCTWORK WITH OTHER TRADES PRIOR TO INSTALLATION.
 - WEATHERPROOF ALL MECHANICAL ROOF PENETRATIONS PER CODES AND ALL ROOFING MANUFACTURER RECOMMENDATIONS.
 - PROVIDE FIRE OR SMOKE DETECTORS ON RETURN FOR MECHANICAL SYSTEMS OVER 2000 CFM AS REQUIRED BY CODES OR BUILDING STANDARDS. IF TWO OR MORE MECHANICAL SYSTEMS (I.E. ROOFTOP UNITS) SERVE THE SAME AREA AND WHEN COMBINED EXCEED 2000 CFM, A FIRE OR SMOKE DETECTOR SHALL BE INSTALLED ON THE RETURN OF EACH UNIT WHEN REQUIRED BY LOCAL AUTHORITIES.
 - PROVIDE SLEEVES AND COLLARS FOR ALL DUCTWORK AND PIPES THROUGH WALLS, FLOORS, AND CEILINGS. SEAL ALL EXTERNAL PENETRATIONS WEATHER TIGHT WITH EXTERIOR COMMERCIAL GRADE CAULK. FIREPROOF ALL PENETRATIONS OF FIRE RATED WALLS, FLOORS AND CEILINGS.
 - CONFIRM VOLTAGE, PHASE, AND AMPACITY WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT. ALL CONTROL AND INTERLOCK WIRING FOR MECHANICAL EQUIPMENT BY MECHANICAL CONTRACTOR. THREE PHASE MOTORS TO HAVE MAGNETIC STARTERS WITH PROTECT LEADS. CONTROLS AND HEATING/COOLING EQUIPMENT TO AUTOMATICALLY RESTART AFTER POWER FAILURE. ALL WIRE TO BE IN CONDUIT WHERE REQUIRED BY CODE.
 - ALL RECIRCULATED AIR SHALL PASS THROUGH STANDARD 30% MERV 8, THROW AWAY FILTERS. PROVIDE ONE ADDITIONAL CLEAN SET FOR OWNER AT PROJECT COMPLETION.
 - A MINIMUM CLEARANCE OF 36 INCHES SHALL BE PROVIDED AROUND ANY EQUIPMENT OR COMPLY WITH MANUFACTURERS REQUIREMENTS (I.E. FANS, PUMPS, BOILERS, AIR CONDITIONERS, ETC.) FOR SERVICE AND MAINTENANCE. GAS FIRED APPLIANCES SHALL BE VENTED PER THE MANUFACTURER'S LISTING. PROVIDE COMBUSTION AIR AS REQUIRED PER CODE.
 - TEMPERATURE CONTROLS - THE HVAC SYSTEM CONTROLS ARE TO BE FULLY AUTOMATIC. ALL CONTROLS ARE TO BE ELECTRIC. TEMPERATURE CONTROL SETUP AND SETBACK SHALL BE ACCOMPLISHED BY MEANS OF AN ELECTRIC THERMOSTAT WITH THE FOLLOWING FEATURES BEING STANDARD:
 - ADJUSTABLE HEATING AND COOLING SETPOINTS.
 - NIGHT AND WEEKEND PROGRAMMABLE SETBACK.
 - AUTOMATIC CHANGEOVER BETWEEN HEATING AND COOLING CYCLES.
 - MINIMUM JOB EIGHT (8) HOUR BATTERY BACKUPS DURING POWER FAILURE.
 - OPTIMAL SYSTEM STARTUPS TO ENSURE CORRECT TEMPERATURE AT OCCUPANCY.
 - LOCKABLE COVERS.
 - ALL CONTROL SYSTEMS SHALL BE DESIGNED AND PROVIDED BY A CONTROL MANUFACTURER WHO HAS BEEN IN THE BUSINESS OF MANUFACTURING, DESIGNING AND INSTALLING CONTROL COMPONENTS AND SYSTEMS FOR A MINIMUM OF TEN (10) YEARS.

- GENERAL NOTES
- FOLLOW ALL APPLICABLE CODES AND ORDINANCES. PAY ALL FEES AND PERMITS AND ATTAIN THE SAME.
 - DESIGN REQUIREMENTS ARE TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF LAKEWOOD. UNDER THE 2018 ICC.
 - VISIT SITE AND ASCERTAIN EXISTING CONDITIONS PRIOR TO BID.
 - THE INFORMATION PRESENTED ON THIS DRAWING IS DIAGRAMMATIC AND IS NOT TO BE SCALED. IT DOES NOT NECESSARILY REPRESENT ALL ELBOWS, DUCT EXTENSIONS, OFFSETS, HANGERS, ETC. REQUIRED FOR A COMPLETE WORKING SYSTEM.
 - SHOP DRAWINGS SHALL BE SUBMITTED ON ALL VALVES, FIXTURES, INSULATION, G.R.D.'S AND EQUIPMENT FOR RESPONSE PRIOR TO ORDERING. CLEARLY NOTE ANY DEVIATION BETWEEN SUBMITTED ITEMS AND SPECIFIED ITEMS ON THE COVER SHEET OF THE SUBMITTAL. FAILURE TO SUBMIT MAY CAUSE SPECIFIED ITEMS TO BE REJECTED AND REPLACED AT CONTRACTOR'S EXPENSE.
 - EXTRA COSTS OR CHARGES ALLOWED ONLY IF APPROVED IN WRITING BY ARCHITECT/OWNER WITH DOLLAR AMOUNT PRIOR TO ORDERING. NO EXTENSIONS OF COMPLETION TIME ALLOWED WITHOUT WRITTEN AUTHORIZATION.
 - THIS CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS PRIOR TO THE PURCHASE OF ANY MATERIALS AND THE COMMENCEMENT OF ANY WORK AND IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR RESOLUTION.
 - PROVIDE OWNER WITH 3 SETS OF TYPEWRITTEN AND BOUND "OPERATING INSTRUCTIONS" FOR ALL SYSTEMS AND EQUIPMENT, INCLUDING MANUFACTURER'S MAINTENANCE MANUALS. INCLUDE APPROVED EQUIPMENT SUBMITTALS. EQUIPMENT START-UP REPORTS, LUBRICATION, FILTER TYPES AND SIZES, BALANCE REPORT, STARTING AND STOPPING PROCEDURES, AND LIST SERVICE CONTRACTOR'S 24 HOUR TELEPHONE NUMBERS.
 - CONCEAL ALL WORK IN FINISHED AREAS.
 - CUT AND PATCH TO MATCH ADJACENT AREAS. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED WITHOUT STRUCTURAL ENGINEER'S WRITTEN APPROVAL.
 - GUARANTEE ALL LABOR AND EQUIPMENT FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.
 - FIREPROOF ALL PENETRATIONS OF RATED FLOOR/WALL/CEILING/ROOF ASSEMBLIES. FIREPROOFING AND INSTALLATION TO BE UL CLASSIFIED AND ICBO APPROVED, SUITABLE FOR MOISTURE AND VIBRATION. METALCAULK BY RECTORSAL OR EQUAL. INSTALL PER ALL MANUFACTURER RECOMMENDATIONS. SUBMIT FIRE STOP SCHEDULE BY MANUFACTURER.
 - PROVIDE NICKEL-PLATED FLOOR, WALL, AND CEILING ESCUTCHEONS OF ADJUSTABLE TYPE ON ALL PIPES PASSING THROUGH WALLS, PARTITIONS, AND FLOORS AFTER PAINTING IS COMPLETED.

- BALANCING NOTES
- AIR BALANCE SHALL BE BY INDEPENDENT CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DRAWINGS. PROVIDE NEBB CERTIFIED REPORT TO OWNER (3 SETS).
 - MECHANICAL CONTRACTOR SHALL PUT HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS AND EQUIPMENT INTO FULL OPERATION AND SHALL CONTINUE THE OPERATION OF SAME DURING EACH WORKING DAY OF TESTING AND BALANCING.
 - BALANCING AGENCY SHALL INCLUDE AN EXTENDED WARRANTY OF 90 DAYS, AFTER COMPLETION AND ARCHITECT OR ENGINEER'S APPROVAL OF TEST AND BALANCE WORK, DURING WHICH TIME THE ARCHITECT OR ENGINEER AT THEIR DISCRETION MAY REQUEST A RECHECK, OR RESETTING OF ANY OUTLET, SUPPLY AIR FAN, OR EXHAUST FAN AS LISTED IN THE TEST REPORT.
 - THE BALANCING AGENCY SHALL PERFORM THE TESTS AND BALANCE THE AIR DISTRIBUTION FOR ALL SYSTEMS INCLUDING: SUPPLY AND EXHAUST FANS CFM, RPM, AND AMPERAGE; MAIN SUPPLY AND RETURN DUCTS PILOT TRAVERSE, SUPPLY DIFFUSERS AND REGISTERS, AND MAIN EXHAUST DUCTS.
 - TEST AND RECORD THE STATIC PRESSURE DROPS ACROSS ALL COMPONENTS OF THE AIR CONDITIONING SYSTEM INCLUDING: HEATING SECTION, COOLING COIL, AND FILTER SECTION.
 - IN COOPERATION WITH THE CONTROL MANUFACTURER'S REPRESENTATIVE, ADJUST AUTOMATICALLY OPERATED DAMPERS TO OPERATE AS SPECIFIED, INDICATED AND/OR NOTED. TESTING AGENCY SHALL CHECK CONTROLS FOR PROPER CALIBRATIONS AND LIST CONTROLS REQUIRING ADJUSTMENT BY CONTROL INSTALLERS.
 - AS A PART OF THE WORK OF THIS CONTRACT, THE CONTRACTOR SHALL MAKE ANY CHANGES IN THE PULLEYS, BELTS, AND DAMPERS OR THE ADDITION OF DAMPERS AND MINIMUM POSITIONS SWITCHES REQUIRED FOR CORRECT BALANCE AS RECOMMENDED BY THE BALANCING AGENCY AT NO ADDITIONAL COST TO THE OWNER.
 - PROVIDE BALANCE AND REPORT OF MINIMUM OUTSIDE AIR QUANTITIES ON PLANS.
 - BALANCE ALL RECIRCULATED DOMESTIC HOT WATER SYSTEMS AND PROVIDE WRITTEN REPORT.

PLUMBING & MECHANICAL LEGEND					NOTE: ALL DASHED PLUMBING LINES INDICATE BELOW FLOOR ELEVATION UNLESS OTHERWISE NOTED ON DRAWINGS			
SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
	CWB	CONDENSER WATER SUPPLY		CWR	CONDENSER WATER RETURN		CHS	CROSS DOWN IN CEILING
	CHR	CHILLED WATER RETURN		CRR	REFRIGERANT RETURN		CHS	EXISTING DUCT INDICATING SHEET
	CRR	REFRIGERANT RETURN		RL	REFRIGERANT LIQUID		CHS	METAL DIMENSIONS, FIRST NUMBER WIDTH & SECOND IS DEPTH.
	RLS	REDUCED PRESSURE BACKFLOW PREVENTOR		RPPF	REDUCED PRESSURE BACKFLOW PREVENTOR		CHS	DUCT ELBOW IN TURNING VANE
	RHW	HEATING WATER SUPPLY		RHR	HEATING WATER RETURN		CHS	DUCT TEE IN TURNING VANE
	RPS	HIGH PRESSURE STEAM		RPSR	HIGH PRESSURE STEAM RETURN		CHS	MANUAL DAMPER IN LOOKING QUADRANT.
	RPSL	LOW PRESSURE STEAM		RPSR	LOW PRESSURE STEAM RETURN		CHS	MOTORIZED DAMPER
	VAC	VACUUM		F.D.	FLOOR DRAIN		F.S.	FLOOR SINK - HALF GRATE
	AIR	AIR		F.S.	FLOOR SINK - 1/4 GRATE		R.D.	ROOF DRAIN
	N	NITROGEN			DRAIN ABOVE		O.R.D.	ROOF DRAIN - OVERFLOW
	FIRE	FIRE		R.D.	ROOF DRAIN		CO	CLEANOUT - VERTICAL
	CW	COLD WATER		CO	CLEANOUT - HORIZONTAL		BKR	BREAK - KISC
	HW	HOT WATER		VENT THRU ROOF	VENT THRU ROOF		W.H.	WALL HYDRANT
	DHC	HOT WATER RECIRCULATE		H.B.	HOSE BIBB		P.F.	PUMP
	W	WASTE PIPE		PUMP	PUMP		PRESSURE/TEMP. RELIEF	
	VENT	VENT PIPE		AIR VENT	AIR VENT		P-T TAP	
	ST	STORM PIPE		P-T TAP	P-T TAP		PIPE GUIDE (SLEEVE)	
	GW	GREASE WASTE		PIPE EXPANSION JOINT	PIPE EXPANSION JOINT		PIPE ANCHOR	
	SO	SAND/OIL WASTE		SMOKE DETECTOR	SMOKE DETECTOR		BOILER DRAIN VALVE	
	GAS	GAS PIPE		BALL DRAIN VALVE	BALL DRAIN VALVE		BALL DRAIN IN HOSE END CONNECTION	
	PIPE UP	PIPE UP		NEW	NEW		EXISTING	
	PIPE DOWN	PIPE DOWN		RELOCATED	RELOCATED		VACUUM BREAKER	
	PIPE TEE DOWN	PIPE TEE DOWN		THERMISTOR	THERMISTOR			
	PIPE TEE UP	PIPE TEE UP						
	GATE VALVE	GATE VALVE						
	GLOBE VALVE	GLOBE VALVE						
	CHECK VALVE	CHECK VALVE						
	BALL VALVE	BALL VALVE						
	BUTTERFLY VALVE	BUTTERFLY VALVE						
	PRESSURE/TEMP. RELIEF	PRESSURE/TEMP. RELIEF						
	AIR VENT	AIR VENT						
	P-T TAP	P-T TAP						
	PIPE GUIDE (SLEEVE)	PIPE GUIDE (SLEEVE)						
	PIPE EXPANSION JOINT	PIPE EXPANSION JOINT						
	PIPE ANCHOR	PIPE ANCHOR						
	SMOKE DETECTOR	SMOKE DETECTOR						
	BOILER DRAIN VALVE	BOILER DRAIN VALVE						
	BALL DRAIN VALVE	BALL DRAIN VALVE						
	BALL DRAIN IN HOSE END CONNECTION	BALL DRAIN IN HOSE END CONNECTION						
	NEW	NEW						
	EXISTING	EXISTING						
	RELOCATED	RELOCATED						
	VACUUM BREAKER	VACUUM BREAKER						
	THERMISTOR	THERMISTOR						
	THERMISTOR	THERMISTOR						

	EXISTING ITEM LINE WEIGHT
	DEMO ITEM LINE WEIGHT
	NEW ITEM LINE WEIGHTS

	FLEX
	RIGID DUCT
	NECK SIZE
	DIFFUSER I.D.

NOTE: NOT ALL SYMBOLS ON THIS LEGEND ARE NECESSARILY USED ON THIS PROJECT.

FAN SCHEDULE									
TAG	MANUFACTURER	MODEL	FAN TYPE	CONT. CFM	INT. CFM	S.P.	FAN RPM	SONES AT OPER. PT.	ADDITIONAL FEATURES REQ.
(E)EF-1,2	GREENHECK	SP-B110	CEILING DIRECT	-	100	0.125	950	1.5	80 WATTS
FEATURES:									
1. CORRECT ALL FAN RPM FOR ALTITUDE.									
2. WALL SWITCH FOR OPERATION.									
3. FLAT ROOF CAP OR WALL CAP BY FAN MANUFACTURER.									
4. INTERLOCK WITH CO MONITOR. ACTIVATE FAN AND ASSOCIATED MOTORIZED DAMPER FOR 15 MIN UPON SENSING HIGH CO LEVELS.									
5. TWO SPEED OPERATION. CONTINUOUS OPERATION AT LOW SPEED W/ WALL SWITCH FOR HIGHER AIRFLOW.									
6. INTERLOCK WITH GARAGE DOOR OPENER. ACTIVATE FAN FOR 15 MIN UPON ENERGIZING OF GARAGE DOOR OPENER.									
7. CONTINUOUS OPERATION.									
8. PROVIDE RUBBER AND SHEAR ISOLATOR KIT.									
9. GRAVITY BACKDRAFT DAMPER.									
10. INLET GUARD.									
EQUALS BY COOK GREENHECK PANASONIC S & P									

DIFFUSER SCHEDULE	
CFM	NECK Ø
0 - 125	6"
126 - 250	8"
251 - 350	10"
351 - 550	12"
551 - 700	14"
701 - 850	16"
FOR ANY RUN-OUT OVER 20' IN LENGTH, USE NEXT SIZE UP ON THIS SCHEDULE. DETERMINE LENGTH IN FIELD.	

EXISTING ROOFTOP HEATING & COOLING UNIT SCHEDULE (STANDARD EFFICIENCY)																			
TAG	MANUFACTURER MODEL	COOLING			HEATING MBH			SUPPLY FAN @ ALTITUDE					O.D. DUCT SIZE CONNECTION		ELECTRICAL INFORMATION			UNIT WEIGHT W/ CURB (LB)	ADDITIONAL FEATURES REQUIRED
		ARI MBH	5300FT EL. CFM	EER	SEA LEVEL INPUT	GAS CFH	ALT. OUTPUT	TOTAL CFM	MIN OA CFM	ESP	RPM	FAN HP	RETURN	SUPPLY	VOLTS / PHASE	MCA	MOCp		
(E) RTU-1	TEMPMASTER ZJTA5N16J2BAA21AA7	58	2000	12	129	160	103	2000	SEE VENTILATION SCHEDULE	1	987	3/4	18"x27 1/2"	21"x24"	208/230 3	32.5	45	855	1, 2
(E) RTU-2	TEMPMASTER ZJTA5N16J2BAA21AA7	58	2000	12	120	160	103	2000	SEE VENTILATION SCHEDULE	1	987	3/4	18"x27 1/2"	21"x24"	208/230 3	32.5	45	855	1, 2
NOTES:																			
1. CLEAN EXISTING RTU AS REQUIRED: SHEIVE FAN WHEEL PULLY, GREASE WHEEL, NEW BELTS, NEW FILTER, COMB COILS, CHARGE REFRIGERANT.																			
2. RE-BALANCE OUTSIDE AIR AND SUPPLY AIR DIFFUSERS AS REQUIRED PER PLANS / VENTILATION SCHEDULE.																			

VENTILATION SCHEDULE (2021 IMC) -- (EXISTING RTU-1)											
SYSTEM SERVED BY	ZONE IDENTIFICATION			VENTILATION RATE PROCEDURE - SINGLE ZONE SYSTEMS							REMARKS
	FLOOR PLAN ROOM NAME & NUMBER	OCCUPANCY CLASSIFICATION PER TABLE 403.3 - 2021 IMC	ZONE NET FLOOR AREA Az [SQ.FT.]	OUTDOOR AIRFLOW REQUIRED PER PERSON	OUTDOOR AIRFLOW RATE REQ. PER UNIT AREA Ra (#1) [CFM / SQ.FT.]	ZONE OCCUPANT DENSITY (#2) [PEOPLE / 1000 SQ.FT.]	ZONE POPULATION Pz [PEOPLE]	BREATHING OUTDOOR AIR FLOW Vbz (#3) [CFM]	ZONE AIR DISTRIB. EFFECT. Ez (#4)	REQUIRED ZONE OUTDOOR AIR FLOW Voz (#5) [CFM]	
(E) RTU-1	109 OPEN AREA	CONFERENCE ROOMS	595	5	0.06	50	30	186	0.8	232	1
(E) RTU-1	110 MAKERS SPACE	WOOD/METAL SHOPS	314	10	0.18	20	7	127	0.8	158	1
(E) RTU-1	111 MAKERS SPACE	WOOD/METAL SHOPS	309	10	0.18	20	7	126	0.8	157	1
SYSTEM SUMMARY:											
REQUIRED OUTDOOR AIR INTAKE Vot (#7) [CFM] =			547								
PROVIDED OUTDOOR AIR INTAKE FLOW [CFM] =			550								
TOTAL SUPPLY RATE Vpz (#6) [CFM] =			2,000								
SYSTEM OUTDOOR AIR PERCENTAGE =			28%								
IN COMPLIANCE WITH STANDARD? [Y/N] =			Y								
NOTES:											
1. BALANCE EXISTING RTU TO PROVIDED OUTDOOR AIR INTAKE FLOW CFM.											

VENTILATION SCHEDULE (2021 IMC) -- (EXISTING RTU-2)											
SYSTEM SERVED BY	ZONE IDENTIFICATION			VENTILATION RATE PROCEDURE - SINGLE ZONE SYSTEMS							REMARKS
	FLOOR PLAN ROOM NAME & NUMBER	OCCUPANCY CLASSIFICATION PER TABLE 403.3 - 2021 IMC	ZONE NET FLOOR AREA Az [SQ.FT.]	OUTDOOR AIRFLOW REQUIRED PER PERSON	OUTDOOR AIRFLOW RATE REQ. PER UNIT AREA Ra (#1) [CFM / SQ.FT.]	ZONE OCCUPANT DENSITY (#2) [PEOPLE / 1000 SQ.FT.]	ZONE POPULATION Pz [PEOPLE]	BREATHING OUTDOOR AIR FLOW Vbz (#3) [CFM]	ZONE AIR DISTRIB. EFFECT. Ez (#4)	REQUIRED ZONE OUTDOOR AIR FLOW Voz (#5) [CFM]	
(E) RTU-2	101 OPEN SEATING AND ART HALL	MAIN ENTRY LOBBIES	655	5	0.06	10	7	74	0.8	93	1
(E) RTU-2	104 IT CLOSET	COMPUTER (W/O PRINTING)	65	5	0.06	4	1	9	0.8	11	1
(E) RTU-2	106 HALL	CORRIDORS	44	0	0.06	0	0	3	0.8	3	1
(E) RTU-2	107 HALLWAY	CORRIDORS	211	0	0.06	0	0	13	0.8	16	1
(E) RTU-2	108 SODA SHOP	OFFICE SPACES	292	5	0.06	5	2	28	0.8	34	1
(E) RTU-2	112 OPEN AREA/BUSINESS CENTER	OFFICE SPACES	595	5	0.06	5	3	51	0.8	63	1
(E) RTU-2	113 CONFERENCE ROOM	CONFERENCE ROOMS	303	5	0.06	50	16	98	0.8	123	1
(E) RTU-2	114 AUDIO/VISUAL	COMPUTER (W/O PRINTING)	184	5	0.06	4	1	16	0.8	20	1
SYSTEM SUMMARY:											
REQUIRED OUTDOOR AIR INTAKE Vot (#7) [CFM] =			364								
PROVIDED OUTDOOR AIR INTAKE FLOW [CFM] =			400								
TOTAL SUPPLY RATE Vpz (#6) [CFM] =			2,000								
SYSTEM OUTDOOR AIR PERCENTAGE =			20%								
IN COMPLIANCE WITH STANDARD? [Y/N] =			Y								
NOTES:											
1. BALANCE EXISTING RTU TO PROVIDED OUTDOOR AIR INTAKE FLOW CFM.											

AIR BALANCE SCHEDULE					
EQUIPMENT	SUPPLY AIR	RETURN AIR	OUTSIDE AIR	EXHAUST AIR	BALANCE

TENANT IMPROVEMENTS

SUITE 101
12385 PINE BLUFFS WAY,
PARKER, CO 80134

CLIENT / OWNER
PARKER PERSONAL CARE HOMES
LAKEWOOD, CO
ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO
MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

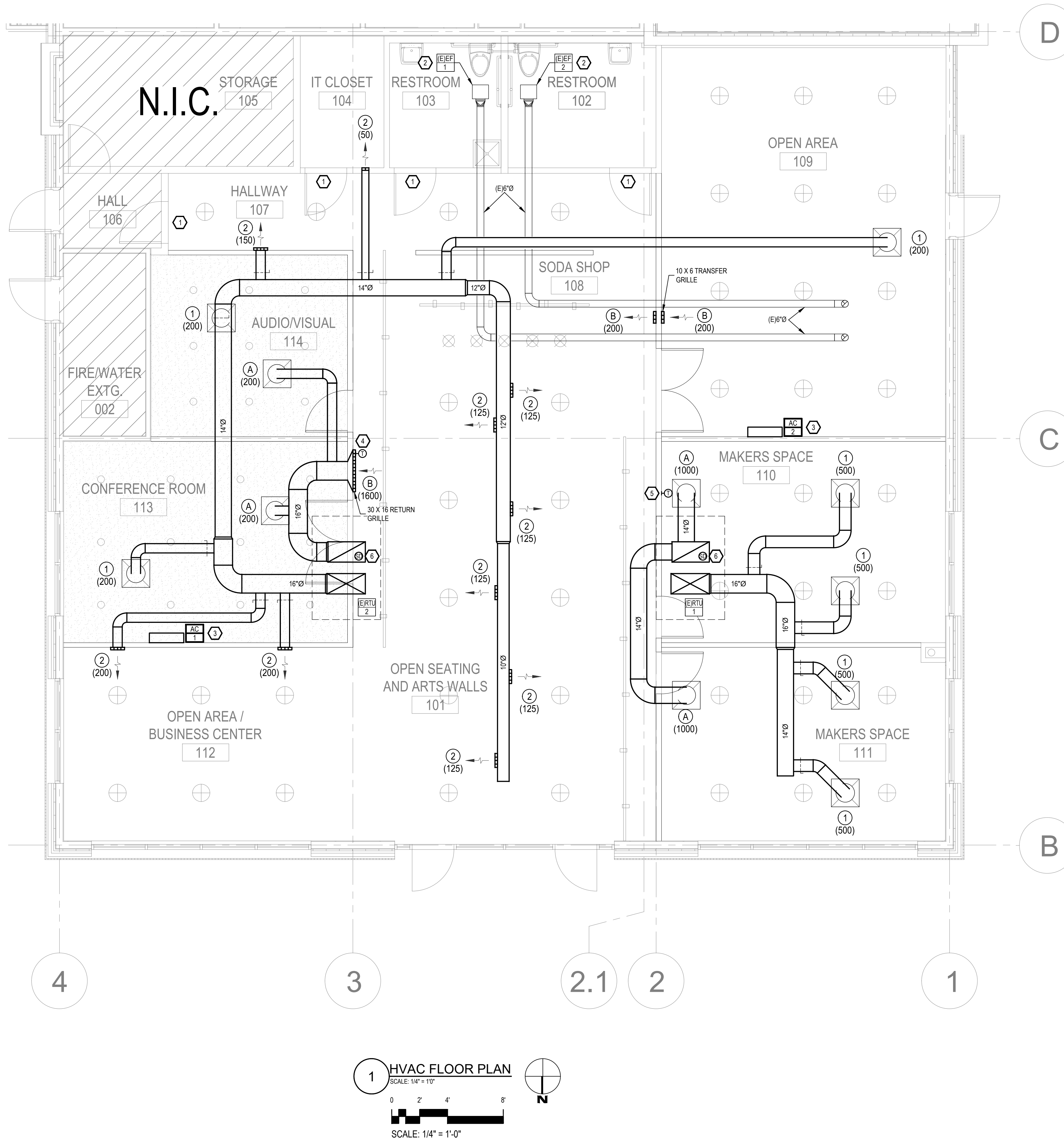
PRELIMINARY DESIGN
DOCUMENTS
NOT FOR
CONSTRUCTION

NO	DATE	ISSUE
0	08/11/23	DD SET

This document and its contents may not be used for any other purpose and may not be reproduced or disclosed to others, in whole or in part, without the prior written consent of Rothschild Downes.
Copyright © Rothschild Downes, LLC 2023

MECHANICAL
FLOOR PLANS

M1.0

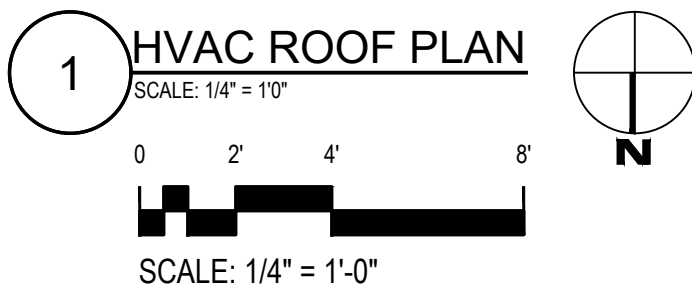


GENERAL NOTES:

1. REFER TO DIFFUSER SCHEDULE ON SHEET M0.0 FOR DUCT RUN-OUT SIZING

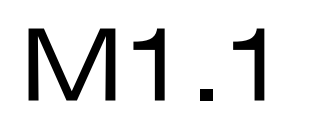
WORK NOTES:


1. CONTRACTOR TO UNDERCUT DOOR 1/2".
2. CONTRACTOR TO VERIFY EXISTING EXHAUST FANS ARE WORKING AND PROVIDE MAINTENANCE AS REQUIRED.
3. CONTRACTOR TO INSTALL DUCTLESS AIR HANDLER UNIT IN LOCATION SHOWN. PROVIDE AIR HANDLER WITH INTEGRAL CONDENSATE PUMP AND FIELD ROUTE TO NEAREST APPROVED RECEPTACLE. TERMINATE CONDENSATE LINE WITH AIR GAP.
4. RELOCATE EXISTING RTU-2 THERMOSTAT TO LOCATION INDICATED ON WALL. +48" AFF.
5. RELOCATE EXISTING RTU-1 THERMOSTAT TO LOCATION INDICATED ON WALL. +48" AFF.
6. SMOKE DETECTOR: PROVIDE AND INSTALL 120V DUCT MOUNTED SMOKE DETECTOR IN THE RETURN AIR SYSTEM IN ACCORDANCE WITH LOCAL CODE. DETECTOR INSTALLATION SHALL COMPLY WITH UL 286A AND NFPA 72. INTERLOCK DETECTOR TO SHUT DOWN ALL AIR DISTRIBUTION EQUIPMENT IN ACCORDANCE WITH LOCAL CODE UPON THE DETECTION OF SMOKE.




1 (E) 6"Ø ROOF EXHAUST VENT.

2 (E) ADJACENT TENANT EQUIPMENT TO REMAIN AS-IS.



<div></div>			COMcheck Software Version COMcheckWeb		
			Mechanical Compliance Certificate		
Project Information					
Energy Code:		2021 IECC			
Project Title:		23041 - TAKODA TI			
Location:		Parker, Colorado			
Climate Zone:		5b			
Project Type:		Alteration			
Construction Site: 12365 PINE BLUFFS WAY PARKER, Colorado 80134			Owner/Agent:		Designer/Contractor:
Mechanical Systems List					
QuantitySystem Type & Description					
1	AC-2 (Single Zone): Cooling: 1 each - Split System, Capacity = 24 kBtu/h, Air-Cooled Condenser, Unknown Economizer Proposed Efficiency = 21.50 SEER2, Required Efficiency = 13.40 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: FAN SYSTEM 1 -- Compliance (Motor nameplate HP and fan efficiency method) : Passes Fans: FAN 1 Supply, Constant Volume, 640 CFM, 0.3 motor nameplate hp, 1.00 fan energy index				
1	AC-1 (Single Zone): Cooling: 1 each - Split System, Capacity = 18 kBtu/h, Air-Cooled Condenser, Unknown Economizer Proposed Efficiency = 21.50 SEER2, Required Efficiency = 13.40 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: FAN SYSTEM 1 -- Compliance (Motor nameplate HP and fan efficiency method) : Passes Fans: FAN 1 Supply, Constant Volume, 640 CFM, 0.3 motor nameplate hp, 1.00 fan energy index				
Mechanical Compliance Statement					
Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.					
Name - Title		Signature		Date	
Project Title: 23041 - TAKODA TI				<input type="checkbox"/> Report date: 08/18/23	
Data filename:				Page 1 of 9	



COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

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

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical and service water heating systems and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks. Hot water system sized per manufacturer's sizing guide.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
<p>Additional Comments/Assumptions:</p>			

1 | High Impact (Tier 1)
2 | Medium Impact (Tier 2)
3 | Low Impact (Tier 3)

Project Title: 23041 - TAKODA TI

Report date: 08/18/23

Data filename:

Page 2 of 9

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
Additional Comments/Assumptions:			
<div> <div>1 High Impact (Tier 1)</div> <div>2 Medium Impact (Tier 2)</div> <div>3 Low Impact (Tier 3)</div> </div>			

Project Title: 23041 - TAKODA TI

☐ Report date: 08/18/23

Data filename:

Page 4 of 9

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME141]¹	Thermally ineffective panel surfaces of sensible heating panels have insulation > = R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.8.4 [ME142]²	Motors for fans that are not less than 1/2 hp and less than 1 hp are electrically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.8.6 [ME143]³	Each DX cooling system > 65 kBtu and chiller water/evaporative cooling system with fans > 1/4 hp are designed to vary the indoor fan airflow as a function of load and comply with detailed requirements of this section.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.9 [ME144]⁴	Large diameter fans where installed shall be tested and labelled in accordance with AMCA 230.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.3 [ME55]⁵	HVAC equipment efficiency verified.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Mechanical Systems list for values.
C403.2.2 [ME59]¹	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.7.1 [ME59]¹	Demand control ventilation provided for spaces > 500 ft² and > 15 people/1000 ft² occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow > 3,000 cfm.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.7.2 [ME115]⁶	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.7.6 [ME141]¹	HVAC systems serving guestrooms in Group R-1 buildings with > 50 guestrooms: Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.7.4 [ME57]¹	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.7.5 [ME116]⁷	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1)
2 Medium Impact (Tier 2)
3 Low Impact (Tier 3)

Project Title: 23041 - TAKODA TI
Report date: 08/18/23

Page 5 of 9

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.4.1.4 [ME63] ¹	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.3.3 [ME35] ¹	Hot gas bypass limited to: <=240 kBTu/h - 50% >240 kBTu/h - 25%	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.2.1 [ME53] ¹	Air outlets and zone terminal devices have means for air balancing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.11.3 C403.11.3.1 C403.11.3.2 [ME123] ¹	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.11.3.1 and refrigeration compressor systems that comply with C403.11.3.2..	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
Additional Comments/Assumptions:			
<div style="display: flex; justify-content: space-between; align-items: center;"> 1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3) </div>			

Project Title: 23041 - TAKODA TI
 Data filename:

Report date: 08/18/23
 Page 6 of 9

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.7 [EL26] ²	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.8 [EL27] ²	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.9.1, C405.9.2 [EL28] ²	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.10 [EL29] ²	Total voltage drop across the combination of feeders and branch circuits ≤ 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.1.1 [EL30] ²	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy ≥ 65 lm/W or luminaires with efficacy ≥ 45 lm/W or comply with C405.2.4 or C405.3.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.11, [EL31] ²	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

☐ 1 High Impact (Tier 1)
 ☐ 2 Medium Impact (Tier 2)
 ☐ 3 Low Impact (Tier 3)

Project Title: 23041 - TAKODA TI
 Report date: 08/18/23
 Data filename:
 Page 7 of 9

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3 C408.2.5 3 (F18) ¹	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.3.1 (F127) ¹	HVAC systems and equipment capacity does not exceed calculated loads.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.4.1 (F147) ¹	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.4.1.2 (F138) ¹	Thermostat controls have a 5 °F deadband.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.4.1.3 (F120) ¹	Temperature controls have setpoint overlap restrictions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.4.2 (F139) ¹	Each zone equipped with setback controls using automatic time clock or programmable control system.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.4.2.1 C403.4.2.2 (F140) ¹	Automatic Controls: Setback to 55°F (heat) and 85°F (cool), 7-day clock, 2-hour occupant override, 10-hour backup	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C403.4.2.3 (F141) ¹	Systems include optimum start controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.1.1 (F157) ¹	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.1 (F128) ¹	Commissioning plan developed by registered design professional or approved agency.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.3.1 (F131) ¹	HVAC equipment, systems and system-to-system relationships have been tested to ensure proper operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1)
2 Medium Impact (Tier 2)
3 Low Impact (Tier 3)

Project Title: 23041 - TAKODA TI
Report date: 08/18/23

Data Filename:
Page 8 of 9

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.3.2 [F110] ¹	HVAC and service water heating control systems have been tested to ensure proper operation, calibration and adjustment of controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.4 [F129] ¹	Preliminary commissioning report completed and certified by registered design professional or approved agency.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.5 [F17] ¹	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.5.1 [F43] ¹	An air and/or hydronic system balancing report is provided for HVAC systems.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.5.2 [F130] ¹	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)

2 Medium Impact (Tier 2)

3 Low Impact (Tier 3)

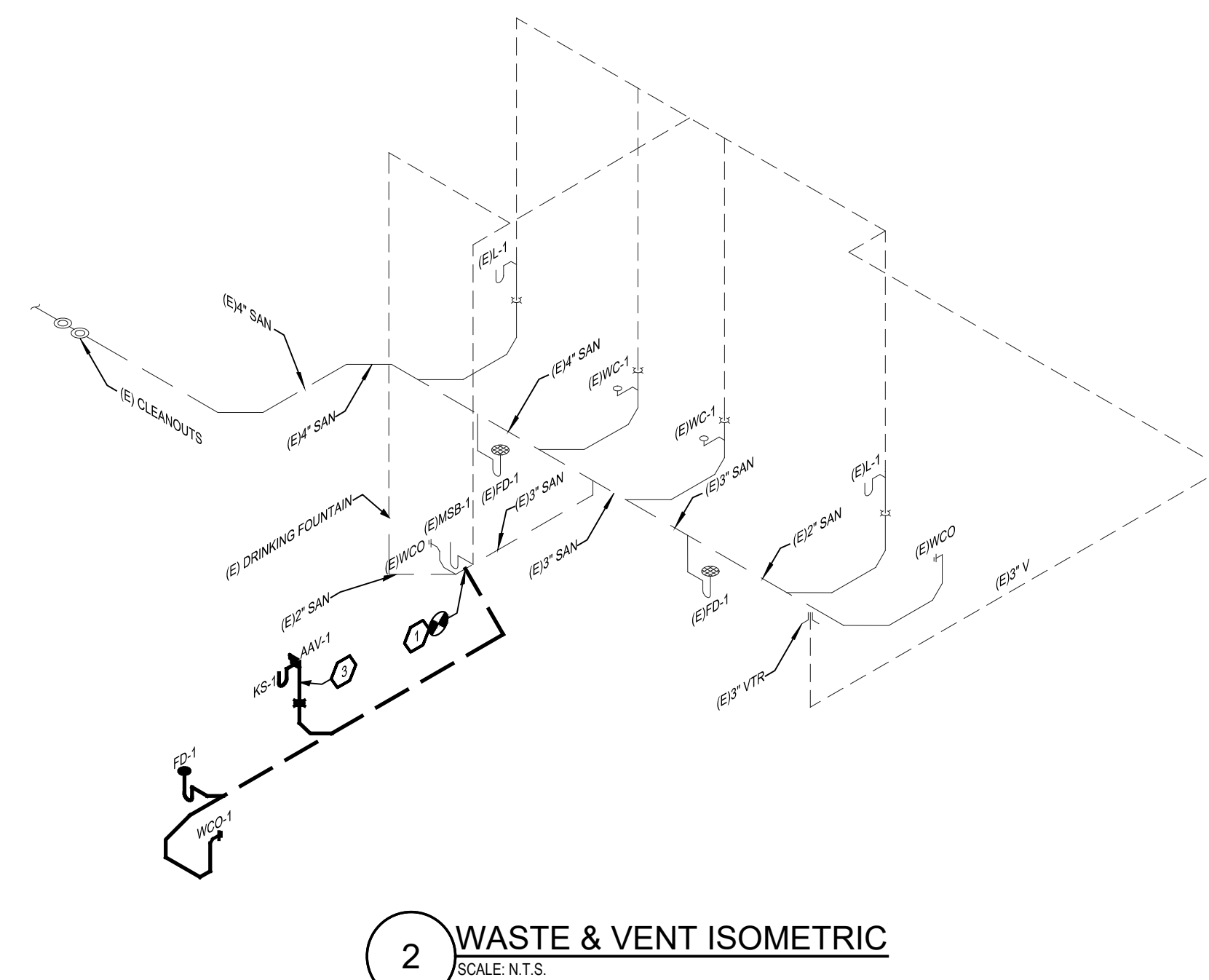
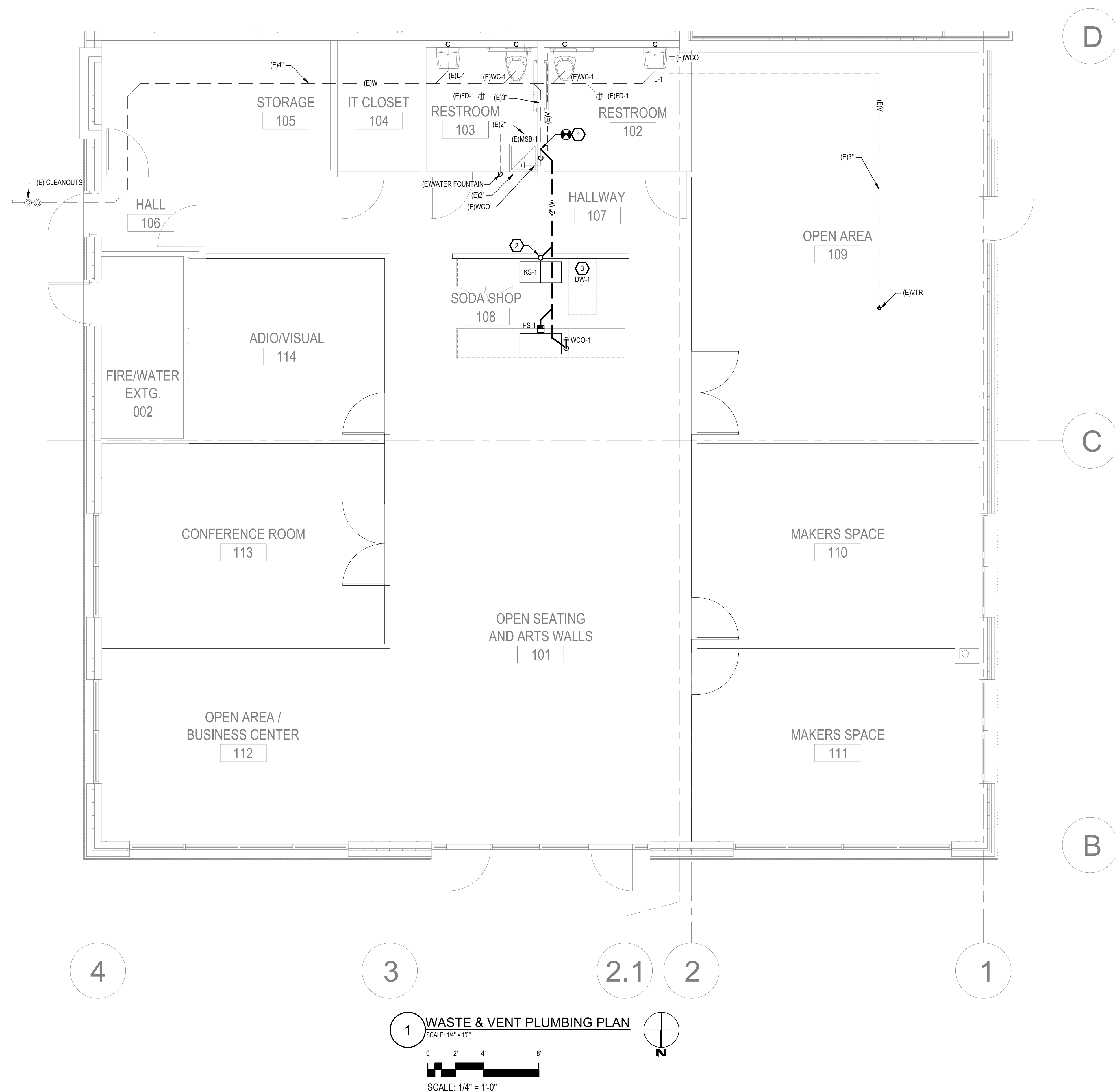
Project Title: 23041 - TAKODA T1

Data filename:

Report date: 08/18/23

Page 9 of 9

[illegible]



GENERAL NOTES:

- A. REFER TO SHEET P0.0.
- B. CONTRACTOR SHALL FIELD VERIFY SIZE, LOCATION, INVERT & MATERIALS ON ALL CONNECTIONS FROM NEW TO EXISTING PIPING.

WORK NOTES:

1. CONNECT (N) 2" WASTE LINE TO (E) 3" WASTE.
2. PROVIDE AND INSTALL AIR ADMITTANCE VALVE IN AN ACCESSIBLE LOCATION PER MANUFACTURER AND LOCAL CODE.
3. CONTRACTOR TO CONNECT SANITARY PIPE FOR DW-1 TO KS-1 SANITARY PIPE. REFER TO DETAIL 3 ON SHEET P0.0.

CLIENT / OWNER
PARKER PERSONAL CARE HOMES
LAKEWOOD, CO

ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO

MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

PRELIMINARY DESIGN
DOCUMENTS

NOT FOR
CONSTRUCTION

[illegible]

This document and its contents may not be used
any other purpose and may not be reproduced
disclosed to others, in whole or in part, without
prior written consent of Rothschild Downes.
Copyright © Rothschild Downes, LLC 2023

PLUMBING
WASTE & VENT
PLANS

P1.0

TENANT IMPROVEMENTS

SUITE 101
12365 PINE BLUFFS WAY,
PARKER, CO 80134

CLIENT / OWNER
PARKER PERSONAL CARE HOMES
LAKEWOOD, CO
ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO
MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

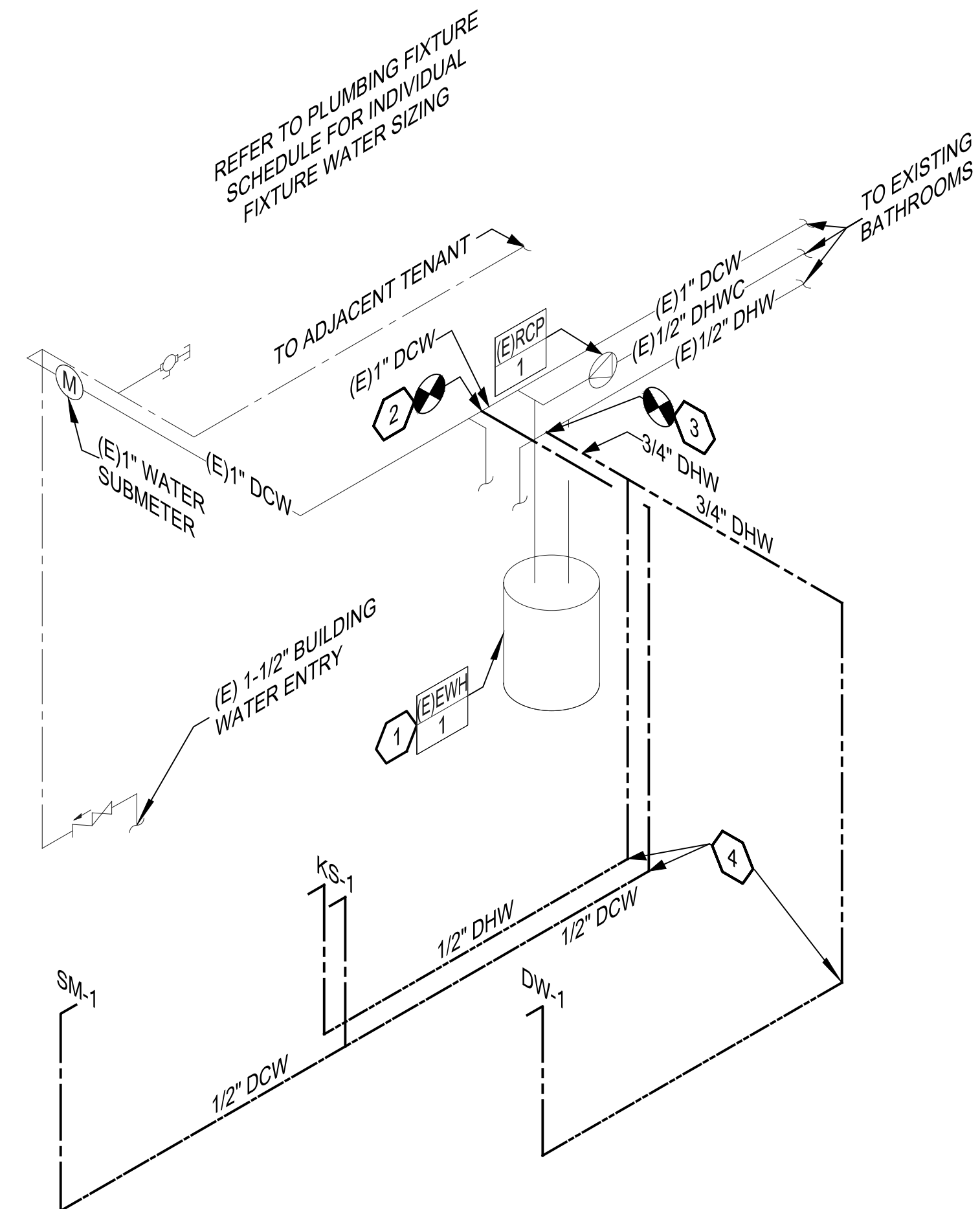
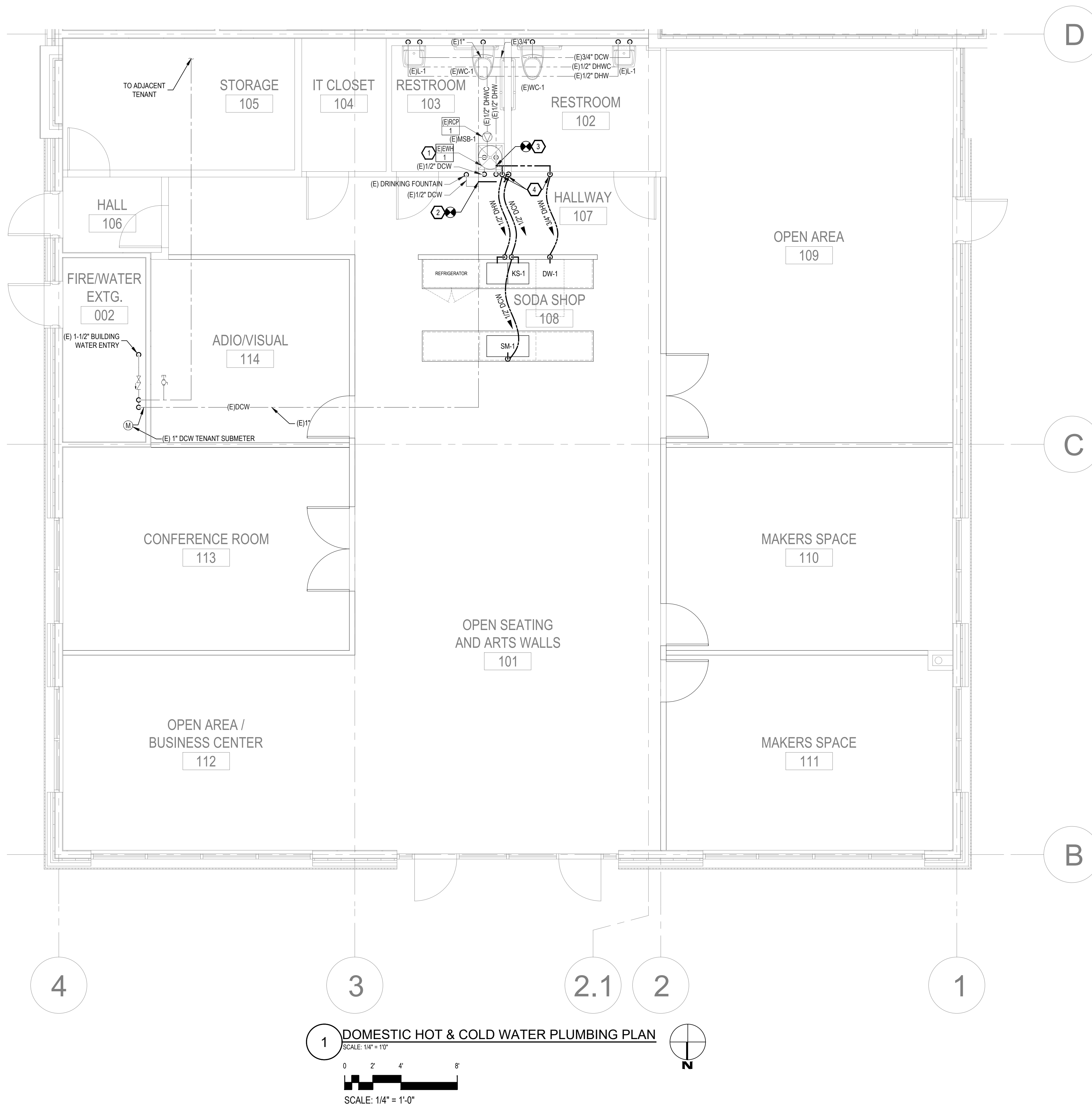
PRELIMINARY DESIGN
DOCUMENTS
**NOT FOR
CONSTRUCTION**

NO	DATE	ISSUE
1	08/11/23	DD SET

This document and its contents may not be used for any other purpose and may not be reproduced or disclosed to others, in whole or in part, without the prior written consent of Rothschild Downes.
Copyright © Rothschild Downes, LLC 2023

**PLUMBING
WATER PLANS**

P1.1



2 DOMESTIC HOT & COLD WATER ISOMETRIC
SCALE: N.T.S.

GENERAL NOTES:

- REFER TO SHEET P0.0.
- CONTRACTOR SHALL FIELD VERIFY SIZE, LOCATION, INVERT & MATERIALS ON ALL CONNECTIONS FROM NEW TO EXISTING PIPING.

WORK NOTES: #

- (E)JEWH PLACED ABOVE CEILING OVER MOP SERVICE BASIN MSB-1.
- CONNECT (N) 1/2" DCW LINE TO (E) 1/2" DCW LINE.
- CONNECT (N) 3/4" DHW LINE TO (E) 3/4" DHW LINE.
- CONTRACTOR TO PIPE NEW DCW AND DHW LINES DOWN THROUGH EXISTING WALL UNDER EXISTING SLAB TO NEW KS-1, DW-1, AND SM-1.

TENANT IMPROVEMENTS

SUITE 101
12385 PINE BLUFFS WAY,
PARKER, CO 80134

CLIENT / OWNER
PARKER PERSONAL CARE HOMES
LAKEWOOD, CO
ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO
MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

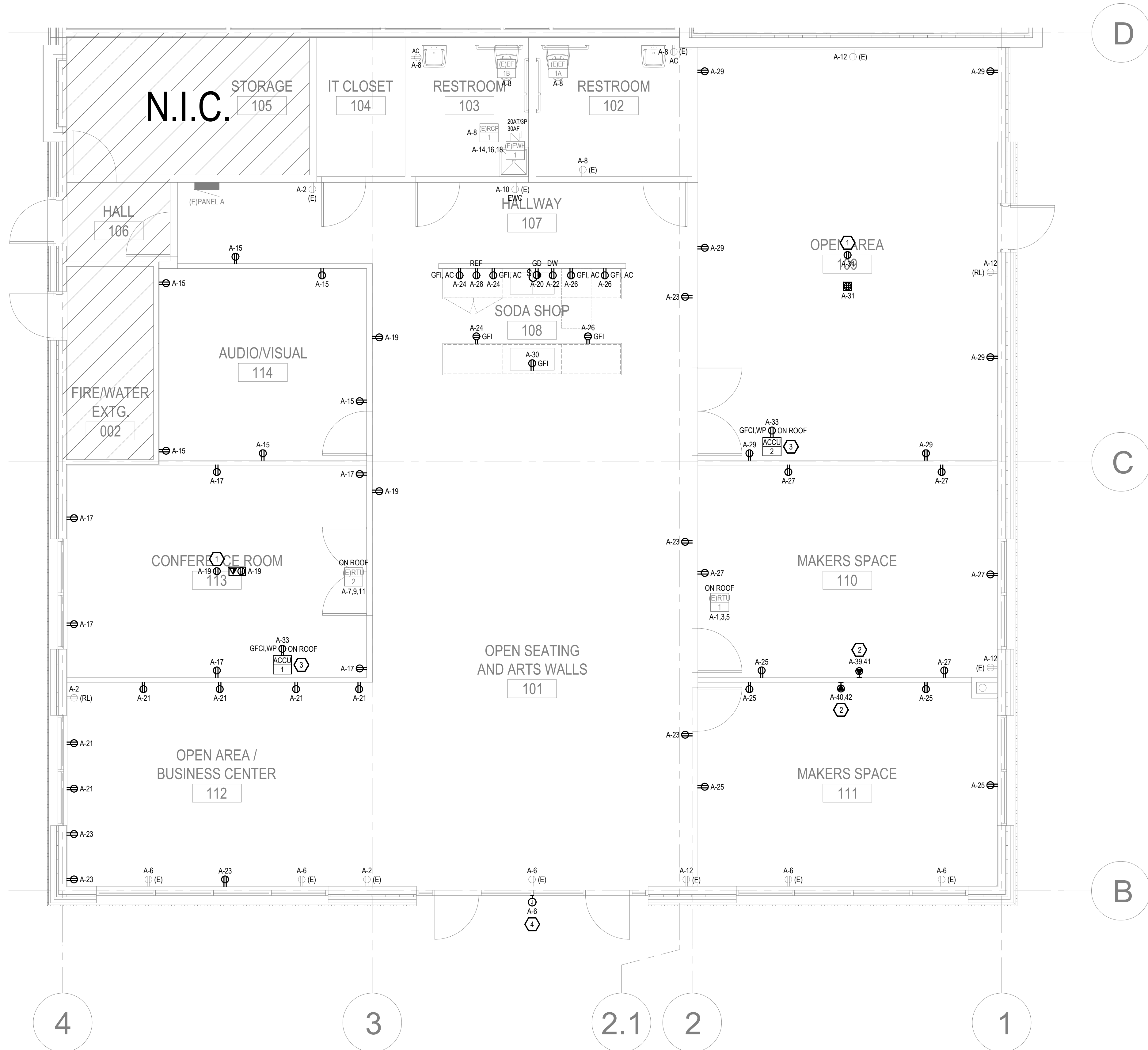
PRELIMINARY DESIGN
DOCUMENTS
NOT FOR
CONSTRUCTION

NO	DATE	ISSUE
0	08/11/23	DD SET

This document and its contents may not be used for any other purpose and may not be reproduced or disclosed to others, in whole or in part, without the prior written consent of Rothschild Downes.
Copyright © Rothschild Downes, LLC 2023

ELECTRICAL
POWER PLAN

E1.2



GENERAL NOTES:

- ALL CONDUCTORS SIZING IS BASED ON COPPER ONLY.
- UNLESS OTHERWISE SPECIFIED ALL CIRCUITS ARE TO BE RUN WITH (2)#12; (1)#12GND IN 3/4" C.
- PROVIDE A GREEN INSULATED GROUND WIRE IN ALL RECEPTACLE AND EQUIPMENT BRANCH CIRCUITS.

WORK NOTES:

- PROVIDE CEILING-MOUNTED DUPLEX RECEPTACLE AT THIS LOCATION FOR FUTURE PROJECTOR INSTALLATION.
- PROVIDE 220V RECEPTACLES FOR MAKER'S SPACE EQUIPMENT. COORDINATE NEMA RECEPTACLE TYPE AND EXACT SPECIFICATIONS WITH ARCHITECT AND OWNER.
- LOCATION OF DUCTLESS MINI SPLIT UNIT ON ROOF. SEE MECHANICAL EQUIPMENT SCHEDULE ON SHEET E0.1 FOR MORE INFORMATION. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR EXACT PLACEMENT AND SPECIFICATIONS.
- JUNCTION BOX FOR FUTURE STORE SIGNAGE. MOUNT ABOVE DOOR. COORDINATE WITH OWNER AND ARCHITECT FOR EXACT LOCATION.

ELECTRICAL POWER PLAN

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