TENANT IMPROVEMENTS

SUITE 101

12365 PINE BLUFFS WAY, PARKER, CO 80134

> FOR REVIEW AUGUST 18, 2023

TENANT IMPROVEMENTS
SUITE 101

CLIENT / OWNER

PARKER PERSONAL CARE HOMES
LAKEWOOD, CO

ARCHITECT | TENANT IMPROVEMENTS

ENGLEWOOD, CO

MECHANICAL, ELECTRICAL, PLUMBING

DMCE ENGINEERING
LAKEWOOD, CO

NO DATE ISSUE
01 06/23/23 PRELIMINARY FOR REVIEW

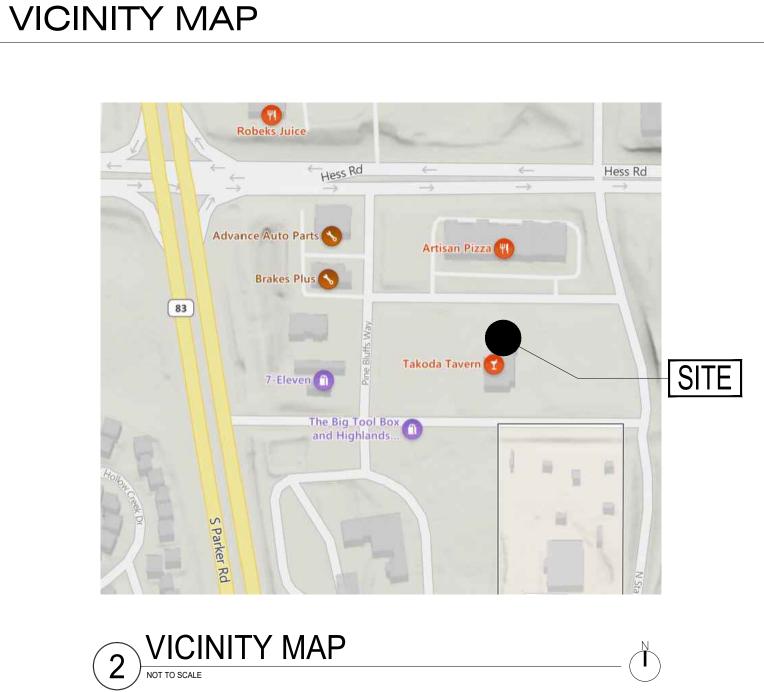
01 06/23/23 PRELIMINARY FOR I
02 08/18/23 FOR REVIEW

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COVER SHEET

T0.0



CODE SUMMARY Project Address: **Tenant Improvements** 12365 Pine Bluffs Way, Suite 101 Parker, CO 80134 3,520 SF Project Area: A3 - Assembly (Community Hall) Occupancy Type: 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, Occupant Load: 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.

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.

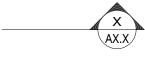
Two (2) Accessible Unisex Restrooms to be provided in accordance with IBC 2021, Section 2902, 'Minimum Plumbing Facilities'. Plumbing Calculations:

Drinking fountain to be provided by future Tenant as part of their Tenant Improvement Plans.

LEGEND



BUILDING SECTION



WALL SECTION



BUILDING ELEVATION



INTERIOR ELEVATION



DETAIL SECTION



WALL TYPE



DETAIL TAG



ROOM NAME AND NUMBER

101A

DOOR NUMBER (KEY TO ROOM NO.)

REVISION NOTE

B.O. STRUCTURE ELEVATION TAG

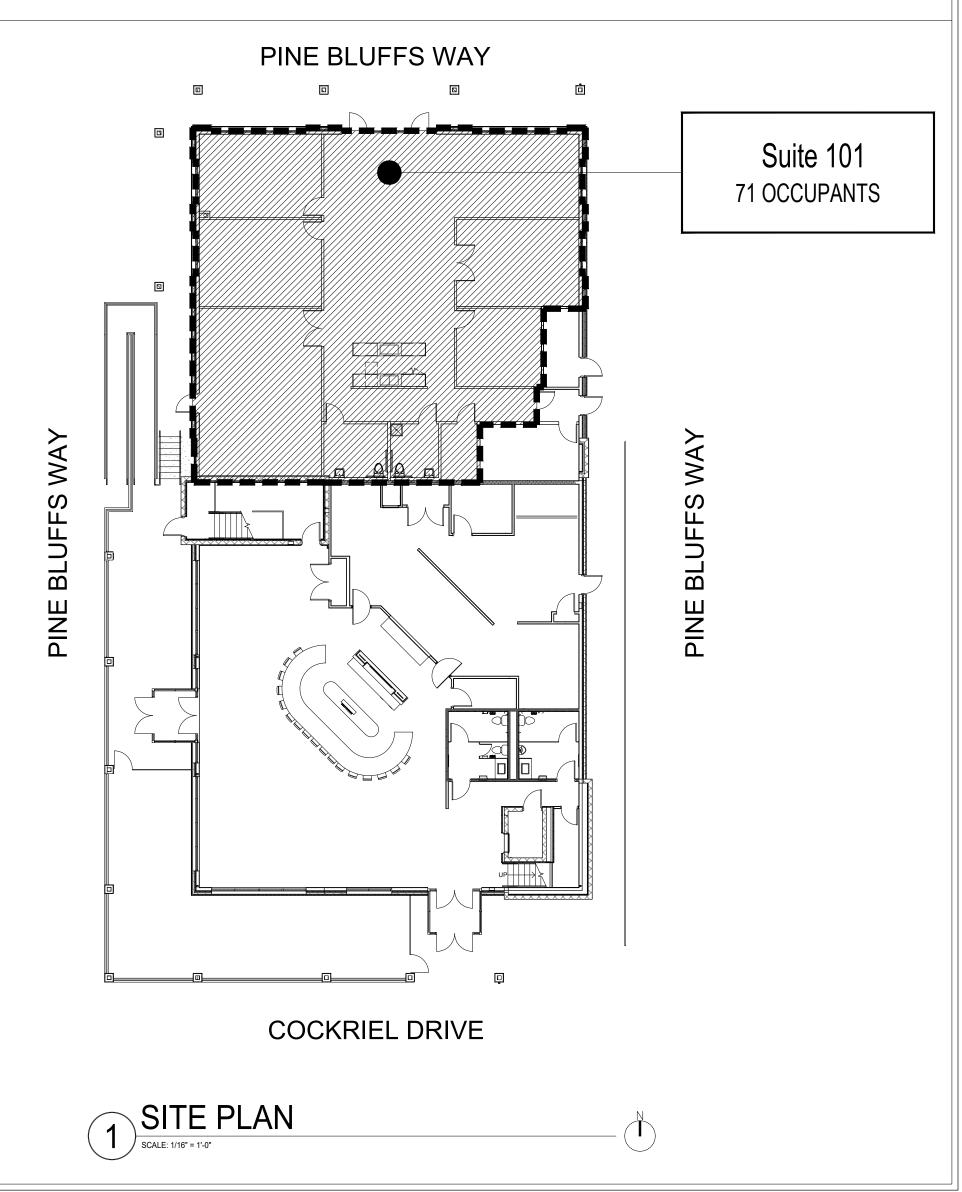
GENERAL NOTES

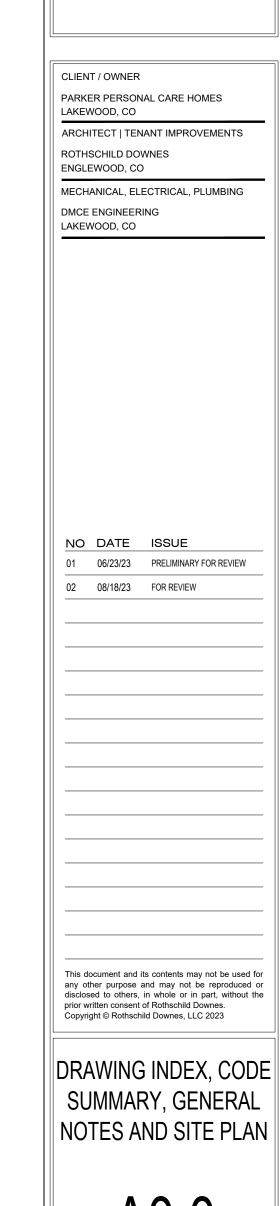
- All Construction shall comply with the codes referenced herein, and all applicable local, state and federal regulations having jurisdiction.

Exiting:

- 2021 International Building Code 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
- 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.
- Refer to technical specifications for additional requirements. 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. 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.
- Contractor shall coordinate all Mechanical and Electrical floor and wall sleeves and all Mechanical shafts with Mechanical, Plumbing, Fire Protection, Electrical and
- 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. 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. 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
- 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
- 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.

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IMPROVEMENT

TENANT

101

SUITE

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.

- 1. Where request is directly related to an "or equal" clause in the Contract Documents.
- 2. 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

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
- 2. Mechanical/Electrical Systems
- 3. Visual requirements, including detailing and tolerances.
- 4. Operational and safety limitations. Fire resistance ratings.
- 6. 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:

services.

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

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

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.
- 3. 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.

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: 1. Revisions made in compliance with comments or corrections which
- were noted on previous submittals. 2. 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
- 2. Product Data 2 Copies
- 3. Samples As Specified

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

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:

1. Miscellaneous framing and support for suspended operable partitions.

2. 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.
- 2. Steel Tubing, ASTM A500 or A501.
- 3. Brackets, flanges and anchors: Cast or formed metal.
- 4. 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 section.

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 Coming Corporation, USG.

B. Substitutions: Under Provisions of Section 01300. 2.02 Sealants

A. Type A 1. ASTM C920, Type M, Grade P., Class 25; multi component

polyurethane, self-leveling.

2. Movement capability: Plus or minus 25%.

3. Color: Standard color as selected by Owner's Representative.

1. ASTM C920, Type M, Grade NS., Class 25; multi component polyurethane, non-sag.

2. Movement capability: Plus or minus 25%.

3. Color: Standard color as selected by Owner's Representative.

C. Type C

1. ASTM C834, single component acrylic latex, non-sag. 2. Movement capability: Plus or minus 7.5%

3. Color: Standard color as selected by Owner's Representative.

D. Type D 1. ASTM C920, Type S, Grade NS., Class 25; single component silicone,

non-sag, mildew resistant. 2. Movement capability: Plus or minus 25%.

3. Color: Standard color as selected by Owner's Representative to match adiacent 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:

1. Horizontal joints subject to pedestrian or vehicular traffic, Type A.

2. Other joints, Type B. B. Interior Joints:

1. Joints subject to thermal movement, Type B. 2. 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/SDI-100, Recommended Specifications for Standard

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

PART 2 - PRODUCTS

PART 3 - EXECUTION

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

B. Exterior Doors: ANSI/SDI 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 sheet steel, mitered or

coped corners. B. Finish: Factory primed and field painted

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

SDI-100, NFPA 80, and requirements of authorities having jurisdiction.

comparable with finish paint specified in Division 9 section.

B. Shop Finish: Clean, treat and prime all work with rust-inhibiting primer

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 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

this section.

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

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 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

3.01 Installation

line and location.

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

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

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: 1. 3 ea. Hinge, 3CB1 4.5x4.5, 631, IVE.

2. 1 ea. Privacy Set, Best 40-H Series, Lever 16, 622 SCP. 4. 1 ea. Wall Stop, WS407CVX, 631, IVE.

5. 3 ea. Silencer, SR64, GRY, IVE.

HW Set 02:

1. 3 ea. Hinge, 3CB1 4.5x4.5, 631, IVE. 2. 1 ea. Passage Set, Best 40-H Series, Lever 16, 622 SCP.

2. 1 ea. Storage Room Set, Best 40-H Series, Lever 16, 622 SCP.

4. 3 ea. Silencer, SR64, GRY, IVE. HW Set 03: 1. 3 ea. Hinge, 3CB1 4.5x4.5, 631, IVE.

3. 1 ea. Wall Stop, WS407CVX, 631, IVE.

3. 1 ea. Wall Stop, WS407CVX, 631, IVE.

4. 3 ea. Silencer, SR64, GRY, 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.

1.02 Submittals: Product Data Only.

1.04 Quality Assurance

Steel framing systems to receive gypsum board.

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

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: 1. Gypsum Wallboard: ASTM C1396, 5/8" gypsum board or fire-rated gypsum board where required.

2. 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: 1. 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

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, hangars 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

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

shelves, grab bars, casework, toilet accessories and similar items.

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

1.02 Submit for approval samples and product data.

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

1.03 Painting and surface preparation for interior unfinished surfaces as scheduled. PART 2 - PRODUCTS

PART 3 - EXECUTION

Williams.

2.01 Materials A. Manufacturers specified are intended as a guide. Approved manufacturers are: Benjamin Moore, Devoe, Dunn Edwards, Pratt and Lambert and Sherwin

3.01 Installation A. Inspect surfaces, report unsatisfactory conditions in writing; beginning work means acceptance of substrate.

B. Comply with manufacturer's instructions and recommendations for preparation, priming and coating work. Coordinate work with other sections. C. Tint prime coat to approximate shade of final coat. Before applying second coat, touch up dry spots and "holidays" after first coat application to produce even results in finish coat. Secure color schedules for rooms before priming walls. Next to last coat of paint to be final color and material, cross-lap

doors and other trims, use trim roller or brush. D. Finish of other surfaces not specified to be same as nearest or adjoining surfaces, unless noted otherwise.

E. Where interior wood and metal are primed in mill or shop, use material

same as that specified for prime coat beneath finish coat.

surfaces painted with spray gun to produce 100% coverage. At cut-ins around

F. Protect work at all times; protect adjacent work and materials by suitable covering or other method during work progress. Upon completion of work remove paint varnish spots from floors, glass and other surfaces and remove rubbish and accumulated materials of whatever nature. Leave premises clean, orderly and in acceptable condition.

DIVISION 9 - FINISHES, CONTINUED

SECTION 09900 - PAINTING, CONTINUED

3.02 Interior Finish Paint Material

A. Interior Latex-Based Paint (Walls): Ready-mixed, latex-based paint for use as with specified finish over prime-coated gypsum wallboard.

B. Interior Odorless Alkyd Enamel: Low-odor, satin, alkyd enamel for use over a primer and undercoat on wood and both ferrous and zinc-coated (galvanized) metal surfaces.

3.03 Schedule: Refer to Finish Plan and Schedule.

3.04 Workmanship

A. Spread materials evenly: flow on smoothly without runs or sags.

B. Surfaces to be painted: free of loose dirt and dust before painting is started. C. Do necessary puttying of nail holes, cracks, etc., after first coat, with putty of color to match that of finish. Bring putty flush with adjoining surface in neat, workmanlike manner.

D. Wash metal surfaces with mineral spirits to remove any dirt or grease before applying materials. Where rust or scale is present, use a wire brush or sandpaper to clean before painting. Immediately after erection, clean shop coats of paint that becomes marred; touch up with Tnemec No. 99 primer.

E. Cut out scratches, cracks and abrasions in wall surfaces, openings and adjoining trim as required; fill with spackle of approved equal, flush with adjoining surface when dry, sand smooth and seal before priming coat

1.01 Provide portable, hand-held fire extinguishers and mounting brackets for

application. DIVISION 10 - SPECIALTIES

SECTION 10522 - FIRE EXTINGUISHERS PART 1 - GENERAL

fire extinguishers. 1.02 Comply with all governing codes and regulations.

1.03 Standards: UL and FM listed products, NFPA 10.

B. Mounting: Surface mounted to wall or structure.

1.04 Submit for Approval: Product Data. PART 2 - PRODUCTS

2.01 Products

A. Fire Extinguisher mounting bracket Manufacturer's: Amerex Corporation, J.L. Industries, Larsen's Manufacturing, Ansul Inc., Badger Fire Protection, Fire End & Croker Corp., Moon-American, Pem All Fire Extinguisher Corp., Potter Roemer LLC, Pyro-Chem.

C. Identify bracket-mounted fire extinguishers with the words 'FIRE

EXTINGUISHER' in red letter decals applied to mounting surface.

plumb, at locations indicated.

D. Vertical Orientation.

PART 3 - EXECUTION 3.01 Installation

A. Examine fire extinguishers for proper charging and tagging. Remove and

B. Install fire extinguishers and mounting brackets in locations indicated and in compliance with requirements of authorities having jurisdiction.

2. Mounting Brackets: 54 inches above finished floor to top of fire

C. Mounting Brackets: Fasten mounting brackets to surfaces, square and

replace damaged, defective or undercharged fire extinguishers.

DMCE ENGINEERING LAKEWOOD, CO

MECHANICAL, ELECTRICAL, PLUMBING

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

OVEME 101 SUITI MM ENAN CLIENT / OWNER PARKER PERSONAL CARE HOMES LAKEWOOD, CO ARCHITECT | TENANT IMPROVEMENTS ROTHSCHILD DOWNES ENGLEWOOD, CO

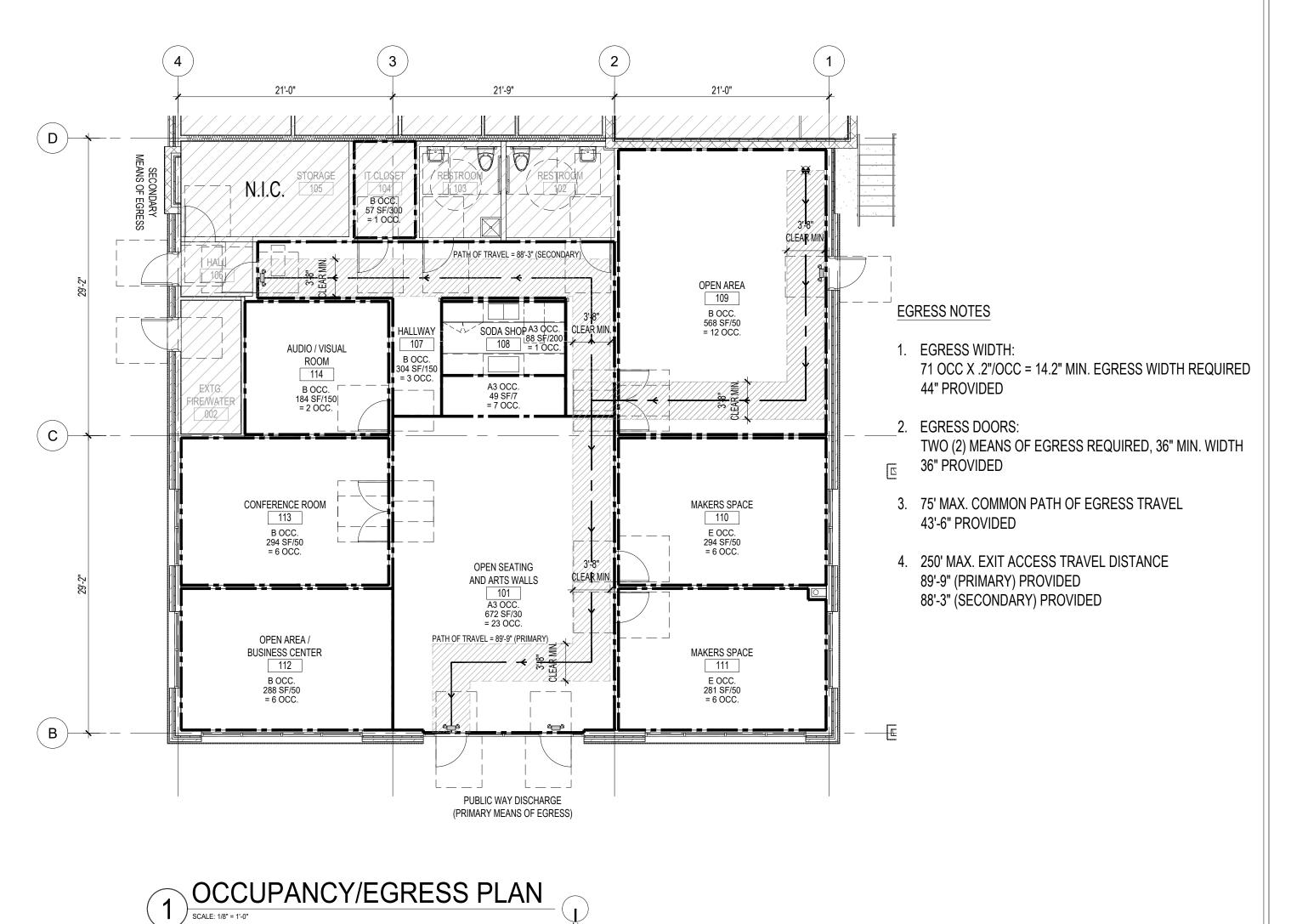
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ARCHITECTURAL

SPECIFICATIONS

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		<u>71</u>



TENANT IMPROVEMENTS
SUITE 101

CLIENT / OWNER

PARKER PERSONAL CARE HOMES
LAKEWOOD, CO

ARCHITECT | TENANT IMPROVEMENTS
ROTHSCHILD DOWNES
ENGLEWOOD, CO

MECHANICAL, ELECTRICAL, PLUMBING
DMCE ENGINEERING
LAKEWOOD, CO

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OCCUPANCY / EGRESS PLAN

A0.2

- IMPROVEMENTS SUITE 101 TENANT

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

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ANSI 117.1 DETAILS

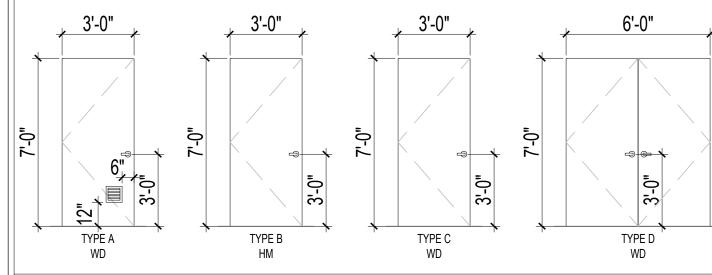
DOOR AND HARDWARE SCHEDULE

1			T						1	I	
	SIZE		DO	OR		FRA	AME		LABEL	HARDWARE SET	REMARKS
WIDTH	HEIGHT	THICK.	TYPE	MATL.	MATL.	HEAD	JAMB	SILL	(MIN.)		
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXISTING			-	EXISTING	
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXISTING			-	EXISTING	REFER TO NOTE #2.
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXISTING			-	EXISTING	REFER TO NOTE #2.
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXISTING			-	EXISTING	REFER TO NOTE #2.
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXISTING			-	EXISTING	
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXISTING			-	EXISTING	
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXISTING			-	EXISTING	
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXISTING			-	EXISTING	
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXIS	TING		-	EXISTING	REFER TO NOTE #2.
3'-0"	7'-0"	1 3/4"	EXIS	TING		EXIS	TING		-	EXISTING	REFER TO NOTE #2.
(2) 3'-0"	7'-0"	1 3/4"	D	WD	WD	6/A2.0	6/A2.0	-	-	HW SET 02	
3'-0"	7'-0"	1 3/4"	С	WD	WD	6/A2.0	6/A2.0	-	-	HW SET 02	
3'-0"	7'-0"	1 3/4"	С	WD	WD	6/A2.0	6/A2.0	-	-	HW SET 02	
(2) 3'-0"	7'-0"	1 3/4"	D	WD	WD	6/A2.0	6/A2.0	-	-	HW SET 01	
3'-0"	7'-0"	1 3/4"	С	WD	WD	WD 6/A2.0 6/A2.0 -		-	HW SET 01		
	3'-0" 3'-0" 3'-0" 3'-0" 3'-0" 3'-0" 3'-0" 3'-0" 3'-0" 3'-0" (2) 3'-0"	WIDTH HEIGHT 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0" 3'-0" 7'-0"	WIDTH HEIGHT THICK. 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4" 3'-0" 7'-0" 1 3/4"	WIDTH HEIGHT THICK. TYPE 3'-0" 7'-0" 1 3/4" EXIS 3'-0" 7'-0" 1 3/4" D 3'-0" 7'-0" 1 3/4" C 3'-0" 7'-0" 1 3/4" D	WIDTH HEIGHT THICK. TYPE MATL. 3'-0" 7'-0" 1 3/4" EXISTING 3'-0" 7'-0" 1 3/4" D WD	WIDTH HEIGHT THICK. TYPE MATL. MATL. 3'-0" 7'-0" 1 3/4" EXISTING 0 WD WD WD 3'-0" 7'-0" 1 3/4" D WD 0 WD WD WD	WIDTH HEIGHT THICK. TYPE MATL. MATL. HEAD 3'-0" 7'-0" 1 3/4" EXISTING EXIS 3'-0" 7'-0" 1 3/4" D WD WD 6/A2.0 3'-0" 7'-0" 1 3/4" C WD WD 6/A2.0	WIDTH HEIGHT THICK. TYPE MATL. MATL. HEAD JAMB 3'-0" 7'-0" 1 3/4" EXISTING EXISTING 3'-0" 7'-0" 1 3/4" D WD WD 6/A2.0 6/A2.0 3'-0" 7'-0" 1 3/4" C WD WD 6/A2.0 6/A2.0 3'-0"	WIDTH HEIGHT THICK. TYPE MATL. MATL. HEAD JAMB SILL 3'-0" 7'-0" 1 3/4" EXISTING EXISTING 3'-0" 7'-0" 1 3/4" D WD 6/A2.0 6/A2.0 - 3'-0" 7'-0" 1 3/4"<	WIDTH HEIGHT THICK. TYPE MATL. MATL. HEAD JAMB SILL (MIN.) 3'-0" 7'-0" 1 3/4" EXISTING EXISTING - 3'-0" 7'-0" 1 3/4" D WD 6/A2.0 6/A2.0 -	WIDTH HEIGHT THICK. TYPE MATL. MATL. HEAD JAMB SILL (MIN.) 3'-0" 7'-0" 1 3/4" EXISTING EXISTING - EXISTING 3'-0" 7'-0" 1 3/4" EXISTING EXIST

REFER TO HARDWARE SPECIFICATIONS SECTION 08700 ON SHEET A0.1.

CONTRACTOR TO FIELD VERIFY HARDWARE AT EXISTING STOREFRONT AND REAR EGRESS DOORS. HARDWARE, DOORS, THRESHOLDS, ETC.

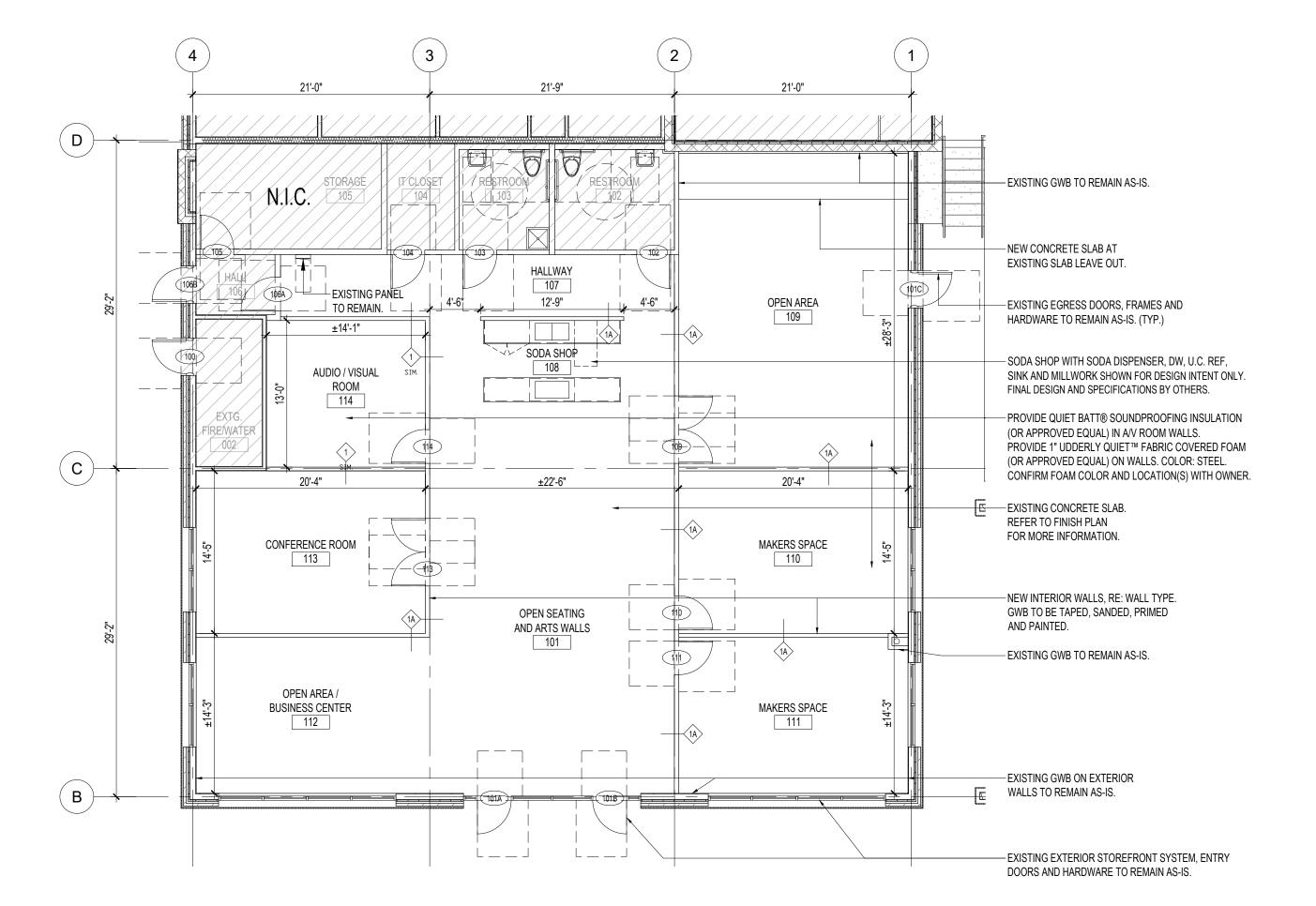
DOOR TYPES



ALL HINGE SIDE DOOR JAMBS ARE LOCATED 4" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE, RE: 6/A3.0.

DEMOLITION AND PATCHING

- CONTRACTOR TO FIELD VERIFY ALL EXISTING WALL CONDITIONS. CONTRACTOR TO PATCH AND REPAIR WALLS AS NECESSARY TO PROVIDE A CLEAN, CONSISTENT SURFACE, TAPED, SANDED AND READY TO RECEIVE FINAL FINISH.
- 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. THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY
- AT NO ADDITIONAL COST TO THE OWNER. PERFORM THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK WITH EXTREME 14. ALL DEMOLITION WORK SHALL COMPLY WITH ALL PERTINENT CODES AND REGULATIONS CARE, AND USING SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL
- INTEGRITY OF THE BUILDING. THE G.C. SHALL REMOVE, PROTECT AND RE-INSTALL EXISTING ITEMS AS INDICATED ON THE DRAWINGS. ANY MATERIALS SCHEDULED FOR REUSE WHICH ARE DAMAGED BY THE G.C. TO THE EXTENT THAT THEY CANNOT BE REUSED SHALL BE REPLACED BY THE G.C. WITH EQUIVALENT QUALITY MATERIAL.
- EXISTING FINISHES TO REMAIN SHALL BE REPAIRED TO ORIGINAL CONDITION. 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 CONNECTING WORK SCHEDULED FOR REPAIR. THE G.C. SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ALL EXISTING WORK SCHEDULED TO REMAIN WHICH IS 17.
- DAMAGED BY THESE OPERATIONS. EXISTING PERMANENT WALLS WHICH REMAIN SHALL HAVE CONTINUOUS SURFACES WITH NO VISIBLE MARKS FROM PREVIOUS ABUTTING CONSTRUCTION.
- 11. REBUILD ANY EXISTING WORK WHICH HAS TO BE REMOVED TO ALLOW FOR THE INSTALLATION OF NEW WORK AS REQUIRED. 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. TAKE ALL MEANS NECESSARY TO PROTECT OBJECTS DESIGNATED TO BE PRESERVED. IN 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.
 - INCLUDING, BUT NOT LIMITED TO, ALL FEDERAL AND STATE SAFETY CODES. ALL AREAS REQUIRING PATCHING DUE TO THE WORK OF THIS PROJECT, INCLUDING MARKS FROM RELOCATED WALLS, DAMAGE CAUSED BY REMOVING, RELOCATING AND/OR ADDING
 - FIXTURES AND EQUIPMENT, DAMAGE CAUSED BY DEMOLITION AND AT ADJACENT MATERIALS ETC. SHALL BE EXPERTLY PATCHED BY JOURNEYMEN EXPERIENCED IN THE TRADE INVOLVED IN THE PATCH WORK. 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 LEAVE THE WORK IN A COMPLETELY SAFE AND CLEAN CONDITION, FREE FROM ALL
 - DEMOLITION MATERIALS, TOOLS AND EQUIPMENT.





IMPROVEMENTS 101 SUITE

TENANT

LAKEWOOD, CO

CLIENT / OWNER PARKER PERSONAL CARE HOMES

ROTHSCHILD DOWNES ENGLEWOOD, CO MECHANICAL, ELECTRICAL, PLUMBING

ARCHITECT | TENANT IMPROVEMENTS

DMCE ENGINEERING LAKEWOOD, CO

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FLOOR PLAN, SCHEDULES & NOTES

LIGHTING NOTES

- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING NEW WORK. ALL ELECTRICAL, MECHANICAL AND PLUMBING PER ENGINEER PLANS. COORDINATE
- DISCREPANCIES WITH ARCHITECT. ALL CEILING CONDITIONS PER REFLECTED CEILING PLAN.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES. ELECTRICAL INSTALLATION SHALL MEET REQUIREMENTS OF ALL APPLICABLE CODES AND
- VERIFY THE POWER REQUIREMENTS OF ALL INSTALLED MECHANICAL EQUIPMENT. SMOKE DETECTORS (IF REQ.) TO COMPLY WITH ALL APPLICABLE CODES, AND COORDINATE WITH ALARM SYSTEM.
- ENSURE EGRESS ILLUMINATION REQUIREMENTS COMPLY WITH ALL APPLICABLE CODES.
- CONTRACTOR TO VERIFY FIXTURE COUNT AND COORDINATE DISCREPANCIES WITH

LIGHTING LEGEND

RECESSED LED LIGHT

PENDANT LIGHT

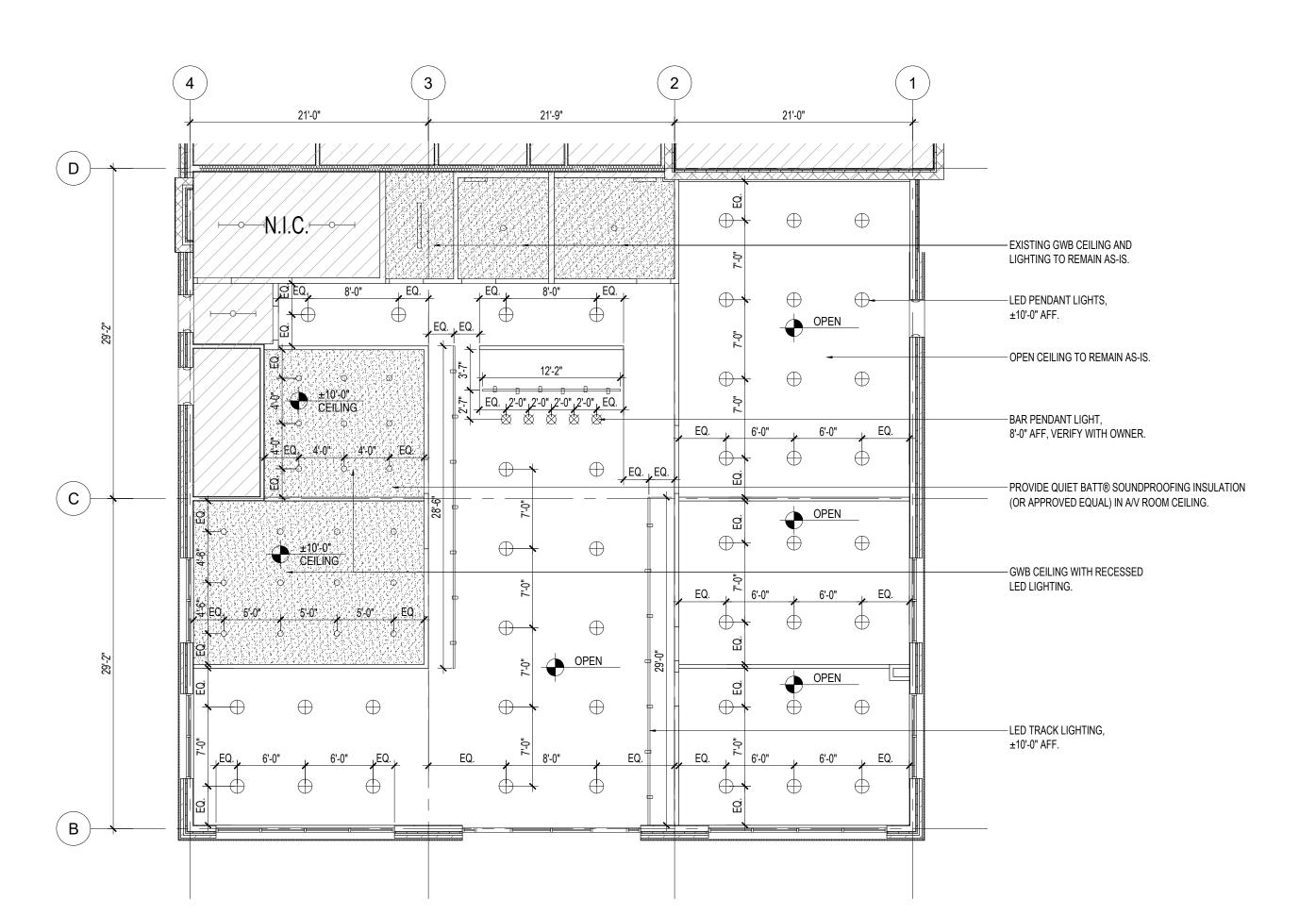
LED TRACK LIGHTING

BAR PENDANT LIGHT

SURFACE MOUNTED LED LIGHT (EXISTING)

WALL MOUNTED LED LIGHT (EXISTING)

SUSPENDED LED LIGHT (EXISTING)





- IMPROVEMENTS SUITE 101

CLIENT / OWNER

LAKEWOOD, CO

ROTHSCHILD DOWNES ENGLEWOOD, CO

DMCE ENGINEERING LAKEWOOD, CO

PARKER PERSONAL CARE HOMES

ARCHITECT | TENANT IMPROVEMENTS

MECHANICAL, ELECTRICAL, PLUMBING

TENANT

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A1.1

CEILING PLAN,

NOTES & LEGEND

R	OOM FIN	IISI	H S	SCH	HE	DU	LE									
ROOM	ROOM NAME	FI C	OOR	BASE		NODTI	NORTH WALL		EAST WALL		1 WALL	WEST WALL		CEIL	INC	REMARKS
NO.	ROOM NAME	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	MATL.	FINISH	REWARNS
101	OPEN SEATING & ART WALLS	С	WD	WD	PT	EXIS	TING	GWB	PT	-	-	GWB	PT	EXIS	TING	
102	RESTROOM	EXIS	TING	EXIS	TING	EXIS	TING	EXIS	TING	EXIS	TING	EXIS	TING	EXIS	TING	
103	RESTROOM	EXIS	TING	EXIS	EXISTING		EXISTING		TING	EXISTING		EXISTING		EXISTING		
104	IT CLOSET	С	С	WD	PT	EXISTING		EXIS	TING	EXISTING		EXISTING		EXISTING		
105	STORAGE	EXIS	TING	EXIS	EXISTING		EXISTING		TING	EXISTING		EXISTING		EXISTING		
106	HALL	EXIS	TING	EXIS	EXISTING		EXISTING		EXISTING EXISTING		TING	EXISTING		EXISTING		
107	HALL	С	WD	WD	PT	GWB	PT	EXISTING		EXIS	TING	GWB	PT	EXIS	TING	
108	SODA SHOP	С	WD	WD	PT	-	-	-	-	GWB	PT	-	-	EXIS	TING	
109	OPEN AREA	С	WD	WD	PT	GWB	PT	GWB	PT	EXIS	TING	EXIS	TING	EXIS	TING	
110	MAKERS SPACE	С	С	WD	PT	GWB	PT	GWB	PT	GWB	PT	EXIS	TING	EXIS	TING	
111	MAKERS SPACE	С	С	WD	PT	EXIS	TING	GWB	PT	GWB	PT	EXIS	TING	EXIS	TING	
112	OPEN AREA/BUS. CENTER	С	WD	WD	PT	EXIS	TING	EXIS	TING	GWB	PT	-	-	EXIS	TING	
113	CONFERENCE ROOM	С	WD	WD	PT	GWB	PT	EXIS	TING	GWB	PT	GWB	PT	GWB	PT	
114	AUDIO/VISUAL ROOM	С	WD	WD	PT	GWB	PT	EXIS	TING	GWB	PT	GWB	PT	GWB	PT	
ı															1	

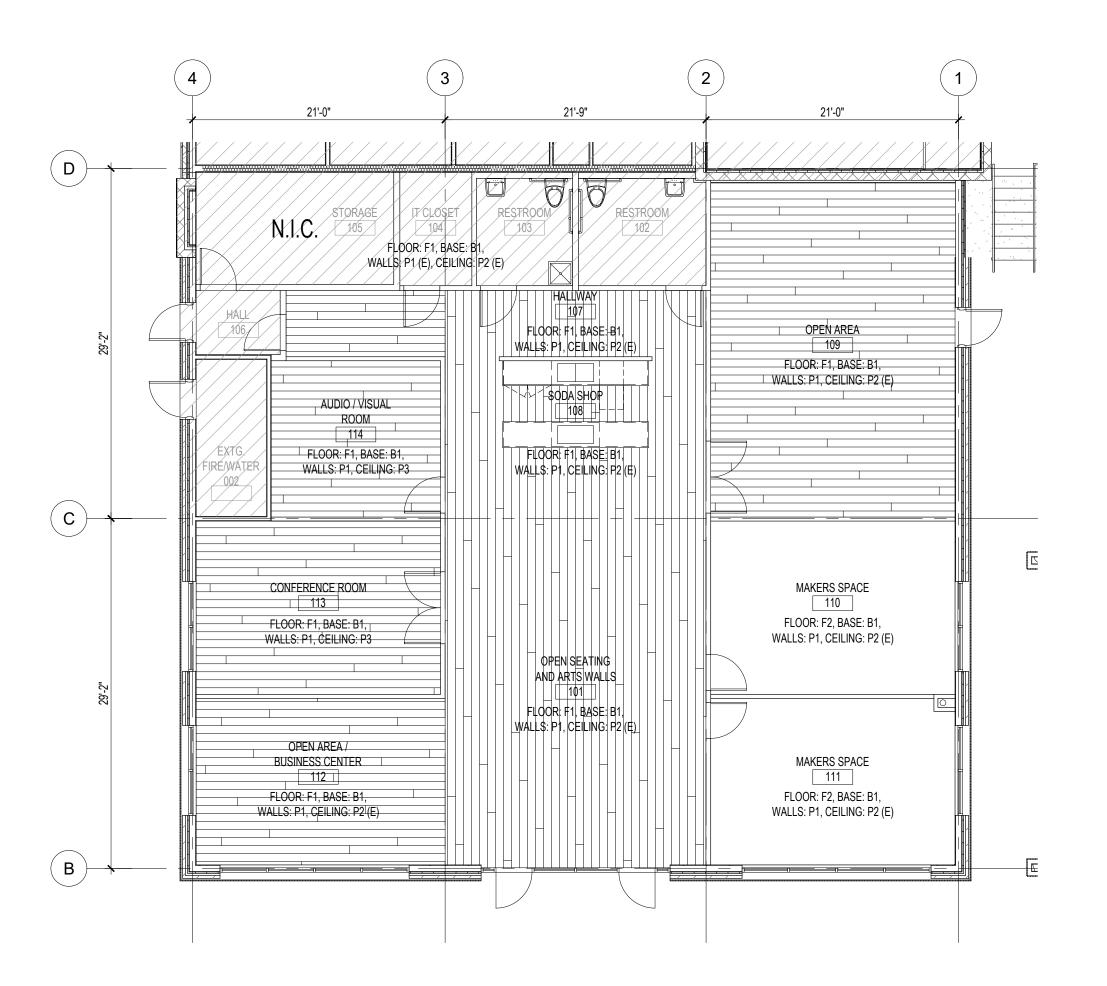
MATERIAL LEGEND

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

FINISH NOTES

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

- 1	FLOORING TYPE: MANUFACTURER: NAME: COLOR: SIZE:	WOOD RIVA SPAIN LA RIVA HURACAN, CONFIRM WITH OWNER 8" WIDE PLANKS	W1	RESTROOMS TYPE: MANUFACTURER: COLOR: FINISH:	FRP GLASTEEL WHITE SMOOTH
F2	GRADE: INSTALLATION: FLOORING TYPE:	CHARACTER STAGGERED POLISHED CONCRETE	P1	WALL PAINT MANUFACTURER: COLOR: FINISH:	SHERWIN-WILLIAMS PURE WHITE, SW 7005 EGGSHELL
	MANUFACTURER: COLOR: MATERIAL:	CONTRACTOR TO BID LIGHT GRAY SEALED POLISHED CONCRETE	P2	CEILING PAINT MANUFACTURER: COLOR: FINISH:	SHERWIN-WILLIAMS TRICORN BLACK, SW 6258 FLAT
B1	BASE TYPE: MANUFACTURER: SIZE: PROFILE: FINISH:	WOOD CONTRACTOR TO BID 1x3 SQUARE EDGE PAINTED, P4	P3	CEILING PAINT MANUFACTURER: COLOR: FINISH:	SHERWIN-WILLIAMS PURE WHITE, SW 7005 FLAT
			P4	DOORS, FRAMES AN MANUFACTURER: COLOR: FINISH:	D BASE PAINT SHERWIN-WILLIAMS PURE WHITE, SW 7005 SEMI-GLOSS





IMPROVEMENTS SUITE 101

TENANT

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

DMCE ENGINEERING

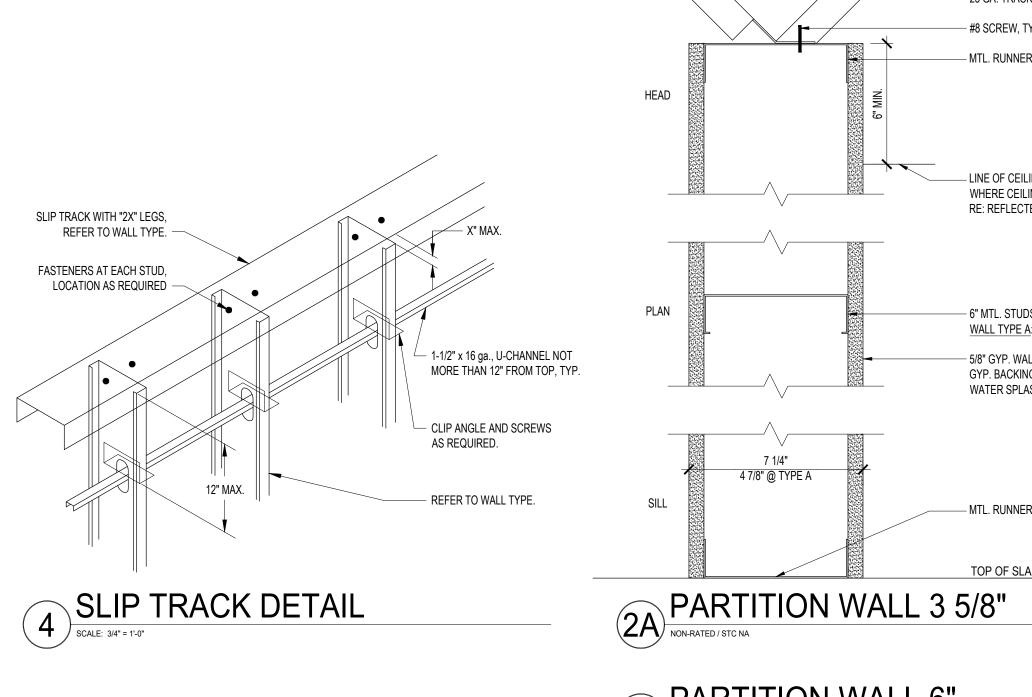
LAKEWOOD, CO

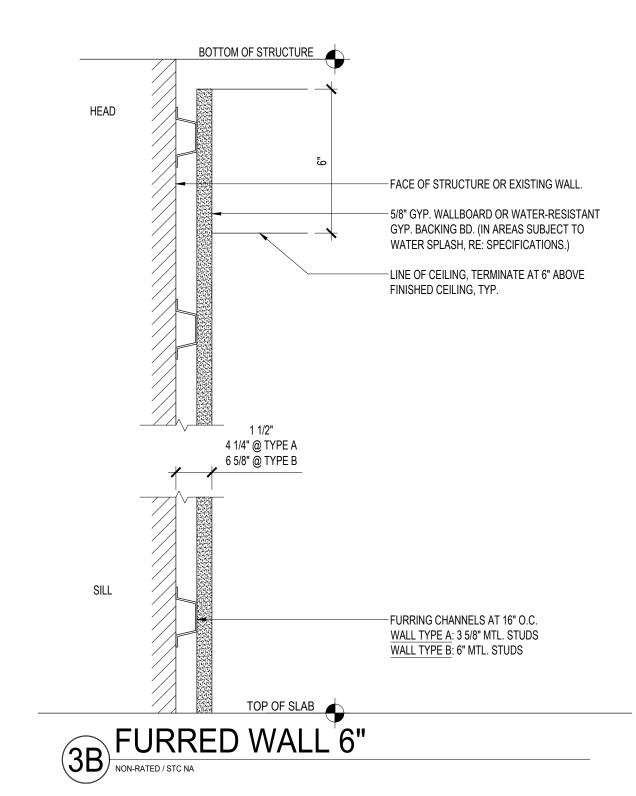
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FINISH PLAN, SCHEDULE, NOTES & INTERIOR FINISH **SPECIFICATIONS**





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

FURRED WALL 7/8"

NON-RATED/STC NA

SILL PARTITION WALL - 3 5/8"

NON-RATED / STC NA

PARTITION WALL 6"

NON-RATED / STC NA

7 1/4" 4 7/8" @ TYPE A

- IMPROVEMENTS
SUITE 101 TENANT

BOTTOM OF STRUCTURE

#8 SCREW, TYP.

MTL. RUNNER

HEAD

PLAN

SILL

HEAD

7 1/4" 4 7/8" @ TYPE A

PARTITION WALL 6"
NON-RATED / STC NA

— 25 GA. TRACK @ 4' O.C. ALTERNATING, TYP

— LINE OF CEILING, TERMINATE @ 6" ABOVE WHERE CEILING OCCURS, TYP. RE: REFLECTED CEILING PLAN.

— 6" MTL. STUDS @ 16" O.C. <u>WALL TYPE A</u>: 3 5/8" MTL. STUDS

— MTL. RUNNER.

WALL HEIGHT 14'-0" MAX.

--- 2" SLIP ALLOWANCE, TYP.

SLIDE PAST SLIP TRACK.)

ONLY, TYP.

TWO (2) ROWS #8 HILTI FASTENERS @ 12" O.C.

TO UNDERSIDE OF BEAM OR MTL DECK.

-16 GA. MTL. SLIP TRACK W/ 4" LEGS,

- 6" MTL. STUD DEEP LEG TOP TRACK.

- 5/8" GYP. WALLBOARD OR WATER-RESISTANT GYP. BACKING BD. (IN AREAS SUBJECT TO WATER SPLASH, RE: SPECIFICATIONS.)

EXTEND TO TOP OF STUD TRACK AND ATTACH TO VERTICAL STUD ONLY, TYP. (ALLOW TO

- PROVIDE BRIDGING W/IN 12" OF T.O. STUD WHERE STUD SHEATHED ON ONE (1) SIDE

— 6" MTL. STUDS @ 16" O.C., GA. TO BE APPROPRIATE FOR HEIGHT, TYP. WALL TYPE A: 3 5/8" MTL. STUDS

- MTL. RUNNER.

ANCHORED TO B.O. STRUCTURE, TYP.

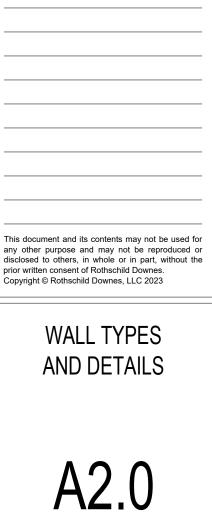
24'-0" MAX.

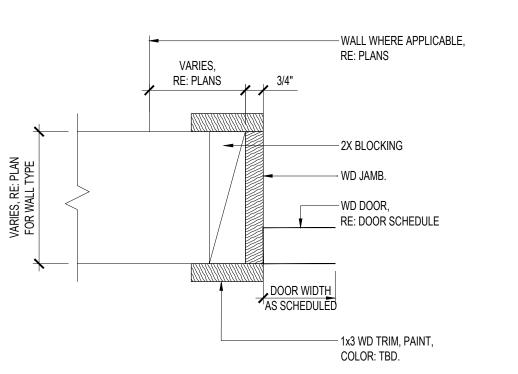
5/8" GYP. WALLBOARD OR WATER-RESISTANT GYP. BACKING BD. (IN AREAS SUBJECT TO WATER SPLASH, RE: SPECIFICATIONS.)

CLIENT / OWNER
PARKER PERSONAL CARE HOMES LAKEWOOD, CO
ARCHITECT TENANT IMPROVEMENTS
ROTHSCHILD DOWNES ENGLEWOOD, CO
MECHANICAL, ELECTRICAL, PLUMBING
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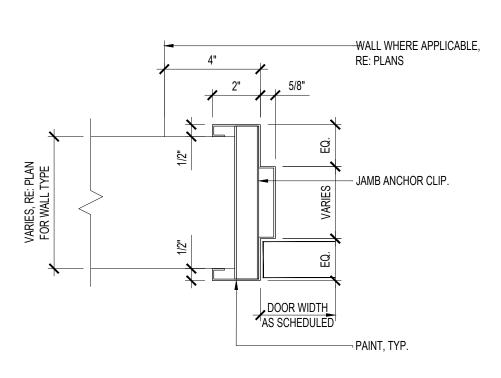
LAKEWOOD, CO BENT CONT. TRACK TABLE
TRACK GAUGE
16 GA.
14 GA.

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02	08/18/23	FOR REVIEW
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6 JAMB/HEAD DETAIL - WD



JAMB/HEAD DETAIL - HM

SCALE: 3" = 1'-0"

MECHANICAL NOTES

- 1. IDENTIFY ALL HVAC AND REFRIGERATION EQUIPMENT AS TO THE AREA SERVED BY THE 1. FOLLOW ALL APPLICABLE CODES AND ORDINANCES. PAY ALL FEES AND PERMITS EQUIPMENT. IDENTIFICATION SHALL BE ENGRAVED PLASTIC TAGS PERMANENTLY AFFIXED TO EACH PIECE OF EQUIPMENT.
- 2. PROVIDE UL RATED FIRE DAMPERS WHERE INDICATED ON PLANS OR SCHEDULES. INSTALL PER BUILDING DEPARTMENT, UL, AND SMACNA REQUIREMENTS. INCLUDE LABELED ACCESS 3. VISIT SITE AND ASCERTAIN EXISTING CONDITIONS PRIOR TO BID. FOR DUCT AND CEILING/WALL STRUCTURES. ACCESS DOORS TO BE UL RATED IN ALL FIRE RATED ARCHITECTURAL ASSEMBLIES. INCLUDE TRANSFORMERS FOR 115V/24V ELECTRICAL

 4.

NECESSARY SHIMS AND LEVELING DEVICES TO PROPERLY INSTALL ALL EQUIPMENT IN A

- 3. 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
- LEVEL CONDITION. 4. RECEIVE, UNCRATE, ASSEMBLE, INSURE, AND INSTALL IN CONFORMANCE TO MANUFACTURER'S RECOMMENDATIONS ALL EQUIPMENT FURNISHED BY THIS CONTRACT
- AND FURNISHED BY THE OWNER. 5. 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. 6. CEILING CAVITY IS NOT A RETURN AIR PLENUM.
- 7. DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS. OVERALL OUTSIDE DUCT DIMENSIONS SHALL BE ADJUSTED TO ALLOW FOR ANY LINER THICKNESS.
- 8. ALL SHEET METAL TO BE MADE AND INSTALLED TO SMACNA SEAL CLASS B STANDARDS WITH 45 DEGREE MAXIMUM REDUCING, 30 DEGREE MAXIMUM EXPANDING TRANSITIONS. 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.
- 9. CAULK ALL DUCT JOINTS AIR AND WATER TIGHT WITH PERMANENT COMMERCIAL CAULK PER 9. CONCEAL ALL WORK IN FINISHED AREAS. MANUFACTURER'S RECOMMENDATIONS.
- 10. CONCEALED ROUND DUCTS SHALL BE LOW PRESSURE CONSTRUCTION, SEALED AIR TIGHT AND EXTERNALLY INSULATED WITH 1-1/2", 3/4 LB. DENSITY BLANKET INSULATION WITH FOIL SCRIMCRAFT FACING. SEAL ALL JOINTS WITH CAULK AIR TIGHT.
- 11. 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 (8-FT IN RESIDENTIAL AREAS). NO FLEX DUCT ALLOWED IN EXPOSED AREAS.
- 12. ALL ROUND DUCT TAKEOFFS SHALL BE CONICAL BELL MOUTH SPIN-IN FITTINGS WHERE
- 13. 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 PLUMING FIXTURE OR AS SHOWN ON DRAWINGS. PROVIDE CONDENSATE PUMP IF PROPER SLOPING OF DRAIN PIPE IS NOT ADEQUATE. COORDINATE WITH PLUMBING CONTRACTOR.
- 14. THIS CONTRACTOR SHALL COORDINATE ALL DUCTWORK WITH OTHER TRADES PRIOR TO INSTALLATION.
- 15. WEATHERPROOF ALL MECHANICAL ROOF PENETRATIONS PER CODES AND ALL ROOFING MANUFACTURER RECOMMENDATIONS.
- 16. 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.
- 17. 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.
- 18. 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 PROTECTION ON ALL THREE LEADS. CONTROLS AND HEATING/COOLING EQUIPMENT TO AUTOMATICALLY RESTART AFTER POWER FAILURE. ALL WIRE TO BE IN CONDUIT WHERE REQUIRED BY CODE.
- 19. ALL RECIRCULATED AIR SHALL PASS THROUGH STANDARD 30% MERV 8, THROW AWAY FILTERS. PROVIDE ONE ADDITIONAL CLEAN SET FOR OWNER AT PROJECT COMPLETION.
- 20. A MINIMUM CLEARANCE OF 36 INCHES SHALL BE PROVIDED AROUND ANY EQUIPMENT OR COMPLY WITH MANUFACTURER'S 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
- 21. 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:
- a. ADJUSTABLE HEATING AND COOLING SETPOINTS.

FLOW SENSOR

- b. NIGHT AND WEEKEND PROGRAMMABLE SETBACK. c. AUTOMATIC CHANGEOVER BETWEEN HEATING AND COOLING CYCLES.
- d. MINIMUM JOB EIGHT (8) HOUR BATTERY BACKUPS DURING POWER FAILURE. e. OPTIMAL SYSTEM STARTUPS TO ENSURE CORRECT TEMPERATURE AT OCCUPANCY.
- f. LOCKABLE COVERS. g. ALL CONTROL SYSTEMS SHALL BE DESIGNED AND PROVIDED BY A CONTROL 9. BALANCE ALL RECIRCULATED DOMESTIC HOT WATER SYSTEMS AND PROVIDE
- MANUFACTURER WHO HAS BEEN IN THE BUSINESS OF MANUFACTURING. DESIGNING AND INSTALLING CONTROL COMPONENTS AND SYSTEMS FOR A MINIMUM OF TEN (10)

AND ATTAIN THE SAME.

GENERAL NOTES

- 2. DESIGN REQUIREMENTS ARE TO COMPLY WITH THE ADOPTED CODES OF THE CITY OF LAKEWOOD. UNDER THE 2018 ICC.
- 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
- 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.
- 6. EXTRA COSTS OR CHANGES ALLOWED ONLY IF APPROVED IN WRITING BY ARCHITECT/OWNER WITH DOLLAR AMOUNT PRIOR TO ORDERING. NO EXTENSIONS OF COMPLETION TIME ALLOWED WITHOUT WRITTEN AUTHORIZATION.
- 7. 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.
- 8. 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.
- 10. CUT AND PATCH TO MATCH ADJACENT AREAS. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED WITHOUT STRUCTURAL ENGINEER'S WRITTEN APPROVAL.
- 11. GUARANTEE ALL LABOR AND EQUIPMENT FOR ONE YEAR FROM THE DATE OF
- 12. 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 RECTORSEAL OR EQUAL. INSTALL PER ALL MANUFACTURER RECOMMENDATIONS. SUBMIT FIRE STOP SCHEDULE BY MANUFACTURER.
- 13. 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

- 1. 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 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.
- 4. 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
- 6. IN COOPERATION WITH THE CONTROL MANUFACTURER'S REPRESENTATIVE, ADJUST ALITOMATICALLY 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.
- 7. 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
- PROVIDE BALANCE AND REPORT OF MINIMUM OUTSIDE AIR QUANTITIES ON PLANS.
- WRITTEN REPORT.

FAN SCHEDULE

TAG

(E)EF-1,2

MANUFACTURER

MODEL

GREENHECK SP-B110

1. CORRECT ALL FAN RPM FOR ALTITUDE.

FOR 15 MIN UPON SENSING HIGH CO LEVELS.

W/ WALL SWITCH FOR HIGHER AIRFLOW.

3. FLAT ROOF CAP OR WALL CAP BY FAN MANUFACTURER.

5. TWO SPEED OPERATION. CONTINUOUS OPERATION AT LOW SPEED

2. WALL SWITCH FOR OPERATION.

MECHANICAL SHEET LIST								
SHEET NUMBER	SHEET TITLE							
M0.0	MECHANICAL LEGEND, NOTES, & SCHEDULES							
M1.0	MECHANICAL FLOOR PLANS							
M1.1	MECHANICAL ROOF PLAN							
M2.0	MECHANICAL COMCHECK							

- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC) 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2021 INTERNATIONAL FUEL & GAS CODE (IFGC) 2020 NATIONAL ELECTRIC CODE (NEC)

MECHANICAL NARRATIVE: REBALANCING OSA FOR TWO (2) EXISTING RTUs FOR TENANT

IMPROVEMENT. NEW DUCTWORK, BALANCING DAMPERS,

DIFFUSERS, GRILLES, ETC. FOR EXISTING RTUs. TWO (2) NEW MINI-SPLITS FOR HIGH-OCCUPANCY/SINGLE ZONE ROOMS. EXISTING EXHAUST FANS TO REMAIN.

VENII	LATION SCHEDUL		=XISTI	NG RTU-		U ATION DATE E	ADOCEDI DE CIA	IOLE ZONE OVOTE	NAC .		ı	
	ZONE	E IDENTIFICATION	T		VENTILATION RATE PROCEDURE - SINGLE ZONE SYSTEMS							
SYSTEM SERVED BY	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]	REMARKS	
(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 O	1										
	PROVIDED (OUTDOOR AIR INTAKE FLOW [CFM] =	550	1								

1. BALANCE EXISTING RTU TO PROVIDED OUTDOOR AIR INTAKE FLOW CFM.

1. BALANCE EXISTING RTU TO PROVIDED OUTDOOR AIR INTAKE FLOW CFM.

TOTAL SUPPLY RATE Vpz (#6) [CFM] =

SYSTEM OUTDOOR AIR PERCENTAGE =

IN COMPLIANCE WITH STANDARD? [Y/N]

2,000

	ZONE	IDENTIFICATION			VENTI	LATION RATE F	ROCEDURE - SIN	IGLE ZONE SYSTE	MS		
SYSTEM SERVED BY	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]	REMARKS
(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 SU	JMMARY:									
	REQUIRED OL	JTDOOR AIR INTAKE Vot (#7) [CFM] =	364	1							
	PROVIDED C	OUTDOOR AIR INTAKE FLOW [CFM] =	400	1							
	TC	OTAL SUPPLY RATE Vpz (#6) [CFM] =	2,000]							
	SYS	TEM OUTDOOR AIR PERCENTAGE =	20%]							
	IN COM	MPLIANCE WITH STANDARD? [Y/N] =	: Y]							

ELECTRIC WALL HEATER SCHEDULE											
						ELECTI	RICAL				
TAG	MANUFACTURER	MODEL	SERVES	МВН	WATTS	AMPS	VOLTS/PHASE	ADDITIONAL FEATURES REQUIRED			
(E)EUH-1	MERKEL	E4410TRP	STORAGE ROOM	3413	1000	8.33	120 / 1	1,2,3,4			
FEATURES:	FEATURES:										
1. INTEGRAL THERMOSTAT. 3. DISCONNECT SWITCH.											
	2. HIGH TEMPERATURE CUTOUT. 4. RECESSED.										

FAN | SONES AT

7. CONTINUOUS OPERATION.

OPER. PT.

1.5

8. PROVIDE RUBBER AND SHEAR ISOLATOR KIT.

RPM

950

AIR BALANCE SCHEDULE EQUIPMENT | SUPPLY AIR | RETURN AIR | OUTSIDE AIR | EXHAUST AIR | BALANCE RTU-1 2000 1450 550 RTU-2 2000 1600 400 400 -100 -100 EF-2 -100 -100 RESULTING BUILDING PRESSURIZATION (CFM)

SINGLE POINT)

VOLT/PH

208-230 / 1

208-230 / 1

WEIGHT

100

135

FEATURES

REQUIRED

1,2,3,4,5,6,7,8

1,2,3,4,5,6,7,8

EQUALS

MITSUBISH DAIKII SAMSUNG

			AIR DIS	TRIBUTION	ON SCH	EDULE				
TAG	MFG.	MODEL	TYPE	NECK SIZE	PATTERN	DAMPER	MOUNTING	NOTES		
1	TITUS	TMS	SUPPLY	24 X 24	-	MVD	SURFACE	1,2		
2	TITUS	300RL	SUPPLY	12 X 6	-	MVD	WALL MTD.	1,2		
A	TITUS	PAR	RETURN	24 X 24	-	NONE	T-BAR	1		
B	TITUS	350RL	SEE PLANS	SEE PLANS	-	NONE	WALL MTD.	1		
©	PRICE	530L	TRANSFER	6 X 6	-	NONE	WALL MTD.	1		
X	DENOTES EXISTING DIFFUSER TO REMAIN. RE-BALANCE TO CFM SHOWN.									

NOTES: 1. SEE ARCHITECTURAL PLANS FOR PAINTING.

9. GRAVITY BACKDRAFT DAMPER. S&P 2. SEE DIFFUSER SCHEDULE ON THIS SHEET FOR NECK SIZING. 10. INLET GUARD. PROVIDE WITH RECTANGULAR SOUND BOOT.

ADDITIONAL

1, 7, 9

EQUALS BY

COOK

GREENHECK

PANASONIC

SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
— cws ——	cws	CONDENSER WATER SUPPLY						
— CWR ——	CWR	CONDENSER WATER RETURN			MOTORIZED GATE VALVE			ACCESS DOOR IN CEILING
— CHS ——	CHS	CHILLED WATER SUPPLY			WAFER BALANCE VALVE	20/16		DUCT SIZE INDICATING SHEET METAL DIMENSIONS. FIRST
— CHR	CHR	CHILLED WATER RETURN			VENTURI			NUMBER WIDTH & SECOND
	RS	REFRIGERANT SUCTION		RPBFP	REDUCED PRESSURE			IS DEPTH.
— RL-—	RL	REFRIGERANT LIQUID			BACKFLOW PREVENTOR			DUCT ELBOW W/ TURNING VAN
— RH ——	RH	REFRIGERANT HOT GAS	─ ∳─		GAS COCK	1.1		
HWS	HWS	HEATING WATER SUPPLY	——II——		UNION			DUCT TEE W/ TURNING VANES
HWR	HWR	HEATING WATER RETURN			PIPE REDUCER			
—HPS ——	HPS	HIGH PRESSURE STEAM			STRAINER			MANUAL DAMPED W/LOCKING
—HPSR——	HPSR	HIGH PRESSURE STEAM RETURN			STRAINER W/ BLOWOFF VALVE			MANUAL DAMPER W/ LOCKING QUADRANT.
—LPS——	LPS	LOW PRESSURE STEAM	Ø			(M)		
—LPSR——	LPR	LOW PRESSURE STEAM RETURN	⊜	F.D.	FLOOR DRAIN			
— VAC ——	VAC	VACUUM AIR			EQUIPMENT ROOM DRAIN			MOTORIZED DAMPER
— N ——	AIR N	NITROGEN		F.S.	FLOOR SINK - HALF GRATE	·		
— F ——	FIRE	FIRE		F.S.	FLOOR SINK - 1/4 GRATE			FLEXIBLE DUCT CONNECTOR
	CW	COLD WATER	(⊙)——		DRAIN ABOVE	_ 大 _ 」		SPIN-IN FITTING W/ DAMPER
	HW	HOT WATER	Ø	R.D.	ROOF DRAIN			45° DUCT TAKE-OFF
	DHC	HOT WATER RECIRCULATE		O.R.D.	ROOF DRAIN - OVERFLOW			
—	W	WASTE PIPE		U.K.D.	DOWNSPOUT NOZZLE	U.C. SIZE		DOOR UNDERCUT
v	VENT	VENT PIPE	⊗ —	CO	CLEANOUT - VERTICAL			DOOK ONDERGOT
— STM ——	ST	STORM PIPE	<u> </u>	CO	CLEANOUT - HORIZONTAL			FIRE DAMPER
— GW ——	GW	GREASE WASTE	<u>-</u>		PIPE CAP			FIRE & SMOKE DAMPER
— so ——	SO	SAND OIL WASTE	<u> </u>	BRK	BREAK - MISC.			SMOKE DAMPER
<u> — с —</u>	GAS	GAS PIPE	JIL					
		PIPE UP		VTR	VENT THRU ROOF	\bigcirc		EXISTING FIRE DAMPER
		PIPE DOWN						RETURN GRILLE
		PIPE TEE DOWN	W + H	WH	WALL HYDRANT			
_		PIPE TEE UP	। Н+В					CONNECTION NEW TO EXISTIN
-₩		GATE VALVE	I "+"	НВ	HOSE BIBB	—m—		FLEXIBLE PIPE CONNECTION
		GLOBE VALVE	_			(T)		THERMOSTAT
		CHECK VALVE	— —	P#	PUMP	_		
− 5−−		BALL VALVE				S		REMOTE SENSOR
ы					PRESSURE/TEMP. RELIEF	©D		CARBON DIOXIDE SENSOR
—Ø—		BUTTERFLY VALVE	*			(CM)		CARBON MONOXIDE SENSOR
—XI—		PLUG VALVE			AIR VENT	(H)		HUMIDISTAT
-KHI-6−		GAS PRESSURE REGULATOR			P-T TAP			
		GAS COCK AND UNION			PIPE GUIDE (SLEEVE)			
− Ō		STOP & DRAIN VALVE	▼		PIPE EXPANSION JOINT			
N I		ALITO ELOM/CONTROL VALVE	1		PIPE ANCHOR			
~~		AUTO FLOW CONTROL VALVE			SMOKE DETECTOR			EVICTING ITEM LINE WEIGHT
ЩБ—		BALANCING VALVE	₫		BOILER DRAIN VALVE			 EXISTING ITEM LINE WEIGHT DEMO ITEM LINE WEIGHT
-\$		TEMP. CONTROL - 2-WAY						NEW ITEM LINE
_ \		TEMP. CONTROL - 3-WAY	—-⊙•		BALL DRAIN W/ HOSE END CONNECTION.			WEIGHTS
-√2\ 		3-WAY VALVE		4.0				
\B				(N)	NEW	DIFFUSER —		^
	1	PRESSURE REDUCING VALVE		(E)	EXISTING	FLEX —	. 1/0/1	NECK SIZE
							★ ★	
		SOLENOID VALVE		(R)	RELOCATED	<u></u>		FLEX SIZE A) #x # x #0 DIFFUSER I.D.

NOTE: NOT ALL SYMBOLS ON THIS LEGEND ARE

NECESSARILY USED ON THIS PROJECT

THERMOMETER

		DUC	TLESS SPLIT S	YSTEM S	SCHEDULE	(R-41	0A)											
DIFFUSER S	SCHEDIII E			INDOOF	R UNIT					OUTDOOR UNIT								
DIFFUSER	SCHEDULE			CC	OOLING						COOL	ING	HEAT	ΓING		ELECTI	RICAL (SIN	IGLE PC
CFM	NECK Ø			TOTAL	SENSIBLE			UNIT							# OF			
0 - 125	6"	TAG	CARRIER MODEL	MBH	MBH	S.P.	CFM	WEIGHT	TAG	CARRIER MODEL	ARI MBH	SEER	ARIMBH	COP	REFRIG CIR.	MCA	MOCP	VOLT/
126 - 250	8"	AC-1	40MAHBQ18XA3	18	18.0	0.15	640	27	ACCU-1	38MARBQ18AA3	18	21.5	N/A	N/A	1	16	25	208-230
251 - 350	10"																	
351 - 550	12"	AC-2	40MAHBQ24XA3	24	24.0	0.15	720	44	ACCU-2	38MARBQ24AA3	24	21.5	N/A	N/A	1	25	35	208-230
551 - 700	14"	FEATURE	S:			·			•				•					
701 - 850	16"		1. WALL MOUNTING BRA		5. OUTDOOR UN							GENERAL						
FOR ANY RUN-OUT C	OVER 20' IN LENGTH,		2. WIRELESS T-STAT COI							D STATUS TO BAS.		1. INDOOF	R COOLING C	APACITIES	BASED ON 80DB/	67WB AND	3 105F AMB	@ S.L.
USE NEXT SIZE UP ON THIS SCHEDULE.			 3. 3 INDOOR FAN SPEED 4. ANTICYCLE RELAY. 		 MOUNT COND PROVIDE LON 					∍ Π.								
DETERMINE LENGTH IN FIELD.			4. ANTIOTOLL RELAT.		o. The vibe con	io IXEI IX	IOLIVAIN	I LIIVE OF IO.										

80 WATTS

6. INTERLOCK WITH GARAGE DOOR OPENER. ACTIVATE FAN

FOR 15 MIN UPON ENERGIZING OF GARAGE DOOR OPENER.

EXIST	EXISTING ROOFTOP HEATING & COOLING UNIT SCHEDULE (STANDARD EFFICIENCY)																		
			COOLING		HEA	ATING MI	ВН	SUPPLY FAN @ ALTITUDE				O.D. DUCT SIZE CONNECTION ELECTRICAL INFORMATION							
	MANUFACTURER		5300FT EL.		SEA LEVEL	GAS	ALT.	TOTAL	MIN OA									UNIT WEIGHT	ADDITIONAL FEATURES
TAG	MODEL	ARI MBH	CFM	EER	INPUT	CFH	OUTPUT	CFM	CFM	ESP	RPM	FAN HP	RETURN	SUPPLY	VOLTS / PHASE	MCA	MOCP	W/ CURB (LB)	REQUIRED
(E) RTU-1	TEMPMASTER ZUTA5N16J2BAA21AA7	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 ZUTA5N16J2BAA21AA7	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

ELECTRICAL

HP | VOLTS/PHASE | FEATURES REQ.

. CLEAN EXISTING RTU AS REQUIRED: SHEIVE FAN WHEEL PULLY, GREASE WHEEL, NEW BELTS, NEW FILTER, COMB COILS, CHARGE REFRIGERANT.

RE-BALANCE OUTSIDE AIR AND SUPPLY AIR DIFFUSERS AS REQUIRED PER PLANS / VENTILATION SCHEDULE.

CONT.

CFM

FAN TYPE

CEILING DIRECT

4. INTERLOCK WITH CO MONITOR. ACTIVATE FAN AND ASSOCIATED MOTORIZED DAMPER

INT.

CFM

100

S.P.

0.125

CONSULTING ENGINEERS 1480 HOYT ST. STE. 200 LAKEWOOD, CO 80215 303.421.3208

Ш 101

CLIENT / OWNER PARKER PERSONAL CARE HOMES

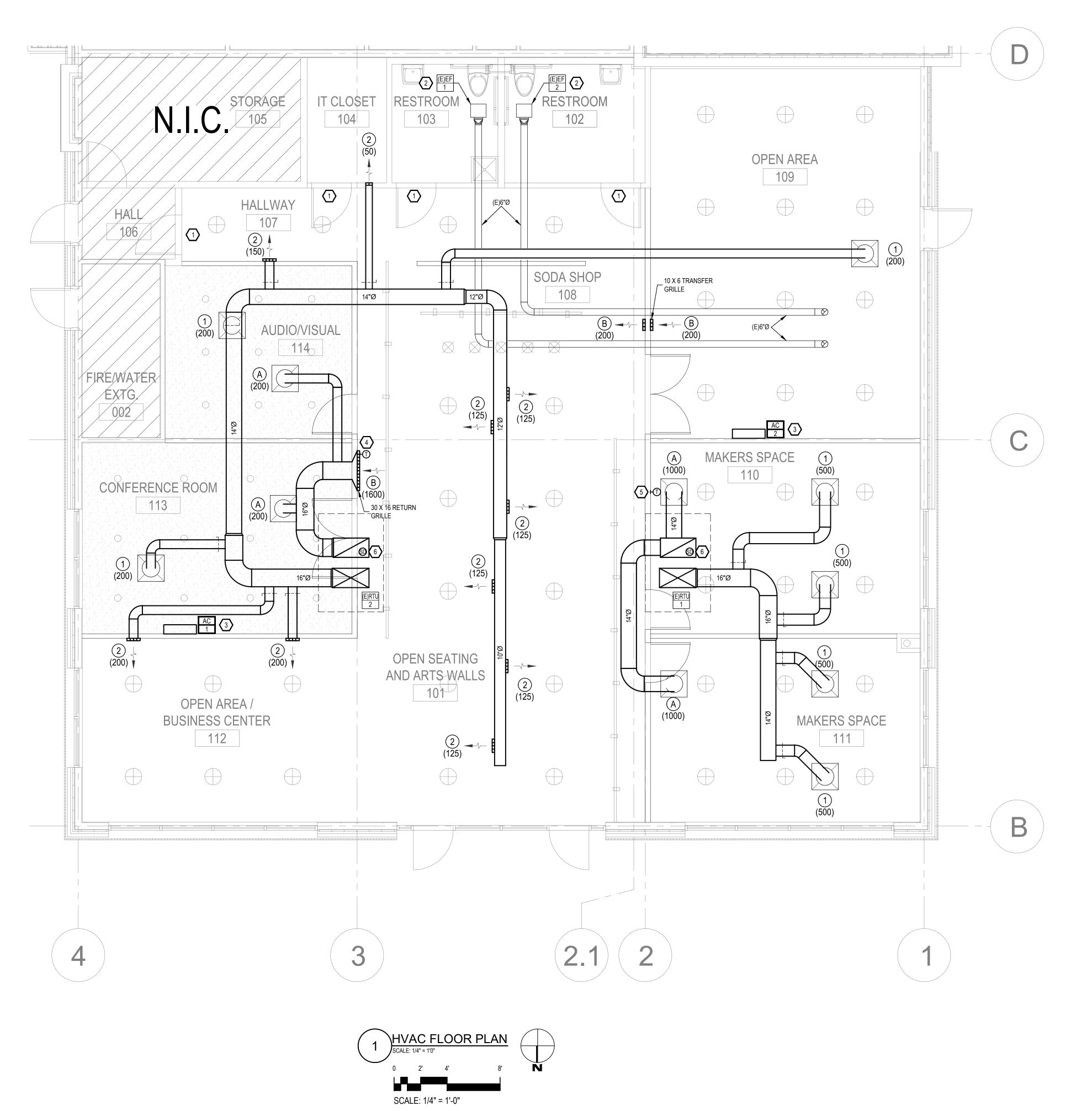
LAKEWOOD. CO ARCHITECT | TENANT IMPROVEMENTS ENGLEWOOD, CO

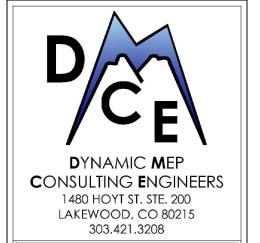
MECHANICAL, ELECTRICAL, PLUMBING DMCE ENGINEERING LAKEWOOD, CO

NO DATE ISSUE 08/11/23 DD SET

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MECHANICAL LEGEND, NOTES. & SCHEDULES





- IMPROVEMENTS SUITE 101

CLIENT / OWNER PARKER PERSONAL CARE HOMES LAKEWOOD, CO

TENANT

ARCHITECT | TENANT IMPROVEMENTS ROTHSCHILD DOWNES ENGLEWOOD, CO

MECHANICAL, ELECTRICAL, PLUMBING DMCE ENGINEERING LAKEWOOD, CO

PRELIMINARY DESIGN
DOCUMENTS
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1. REFER TO DIFFUSER SCHEDULE ON SHEET M0.0 FOR DUCT RUN-OUT

GENERAL NOTES:

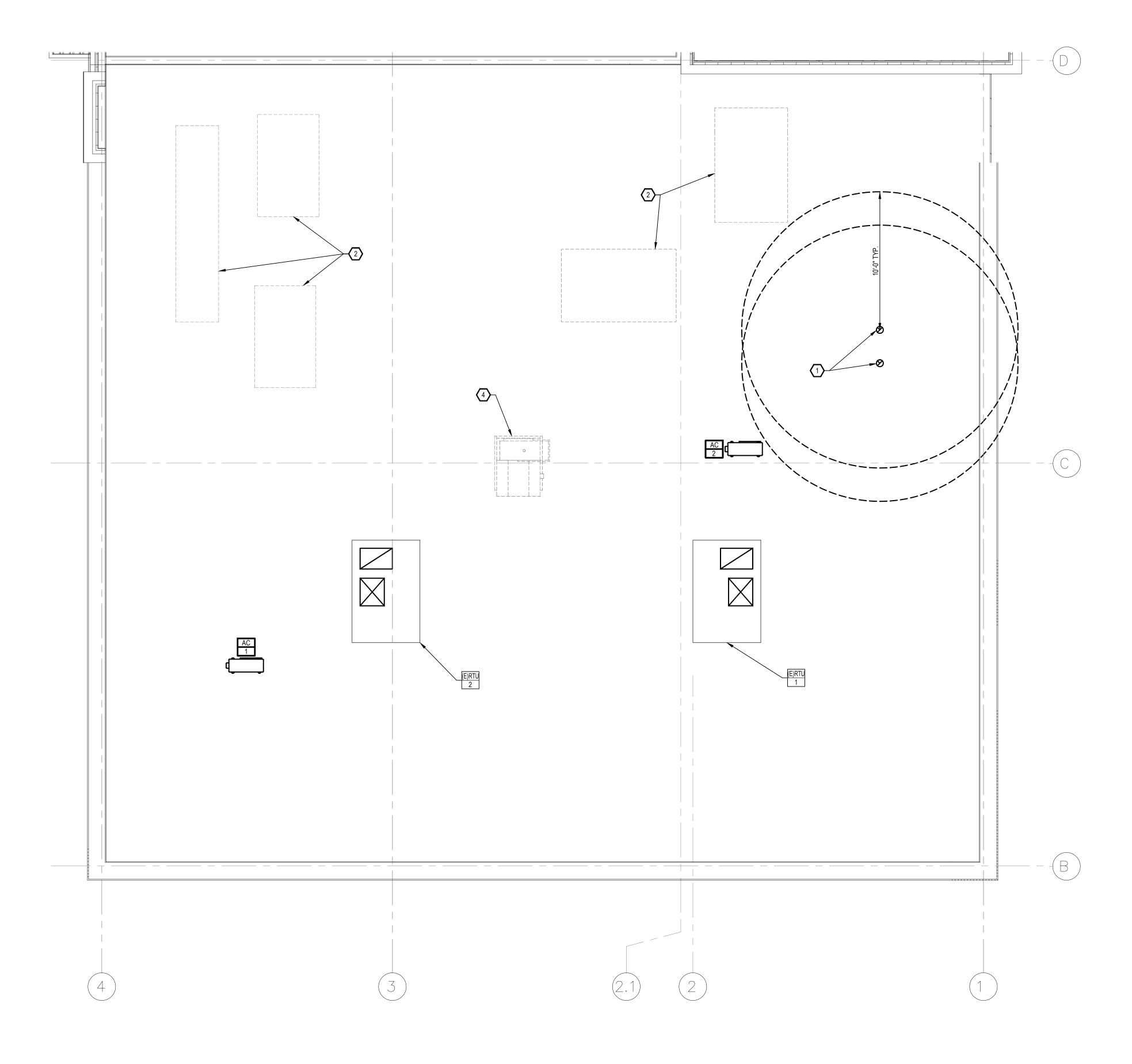
WORK NOTES:

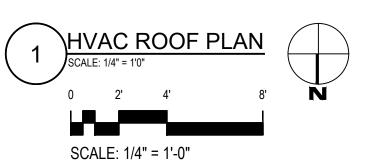
- CONTRACTOR TO UNDERCUT DOOR 1/2".
- CONTRACTOR TO VERIFY EXISTING EXHAUST FANS ARE WORKING AND PROVIDE MAINTENANCE AS REQUIRED.
- CONTRACTOR TO INSTALL DUCTLESS AIR HANDLER UNIT IN LOCATION SHOWN. PROVIDE AIR HANDLER WITH INTEGRAL CONDENSATE PUMP AND FIELD ROUTE TO NEAREST APPROVED RECEPTACLE. TERMINATE CONDENSATE LINE WITH AIR GAP.
- RELOCATE EXISTING RTU-2 THERMOSTAT TO LOCATION INDICATED ON WALL, +48" AFF.
- RELOCATE EXISTING RTU-1 THERMOSTAT TO LOCATION INDICATED ON WALL, +48" AFF.
- 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.

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> MECHANICAL FLOOR PLANS

M1.0





DYNAMIC MEP CONSULTING ENGINEERS 1480 HOYT ST. STE. 200 LAKEWOOD, CO 80215 303.421.3208

- IMPROVEMENTS SUITE 101

TENANT

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
ONSTRUCTION
ONSTRUCTION
O 08/11/53 DD SET

0 08/11/23 DD SET

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MECHANICAL ROOF PLAN

M1.1

WORK NOTES: (E) 6"Ø ROOF EXHAUST VENT.

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

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: Owner/Agent: Designer/Contractor: 12365 PNE BUJFFS WAY PARKER, Colorado 80134 Mechanical Systems List Quantity System Type & Description 1 AC-2 (Single Zone): Opening System, Capacity = 24 kButh, Air-Cooled Condenser, Unknown Economizer 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): Oo, Required efficiency = 1.3 40 SER2, Proposed Part Load Efficiency = 0.00 Fan System: FAN SYSTEM 1 - Compliance (Motor nameplate hP and fan efficiency method): Passes Fanc: FAN 1 Supply, Constant Volume, 640 CFM, 0.3 motor nameplate hP and fan efficiency method): Passes Fanc: FAN 1 Supply, Constant Volume, 640 CFM, 0.3 motor nameplate hP and fan efficiency method): Passes Fanc: FAN 3 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 ECC requirements in CoMicheck Version COMcheckWeb and to comply with any applicable mandatory requirements in CoMicheck Version COMcheckWeb and to comply with any applicable mandatory requirements in CoMicheck Version COMcheckWeb and to comply with any applicable mandatory requirements in CoMicheck Version COMcheckWeb and to comply with any applicable mandatory requirements in CoMicheck Version COMcheckWeb and to comply with any applicable mandatory requirements in Compliance Statement	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 Plan Review Complies? Comments/Assumptions	Section # Complete C	Section # Req. D C402.26 Thermally ineffective panel surfaces of [Compiles] Net Part Net Net	TENANT IMPROVEMENS THE TOTAL SUITE 101 SUITE 101 SUITE 101 SUITE 101 PARKER, CO 80134
Project Title: 23041 - TAKODA TI Data filename: Report date: 08/18/23 Page 1 of 9	1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3) Project Title: 23041 - TAKODA TI Data filename: Report date: 08/18/23 Page 2 of 9	1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3) Project Title: 23041 - TAKODA TI Data filename: Report date: 08/18/23 Page 4 of 9	Project Title: 23041 - TAKODA TI Data filename: Report date: 08/18/23 Page 5 of 9	CLIENT / OWNER PARKER PERSONAL CARE HOMES
Compiles Comments/Assumptions Compiles Comments/Assumptions	Section Rough-in Electrical Inspection Rough-in Electrical Inspection Compiles	Section & Req.10 Final Inspection	Section Security Final Inspection Compiles? Comments/Assumptions	ARCHITECT TENANT IMPROVEMENTS ROTHSCHILD DOWNES ENGLEWOOD, CO MECHANICAL, ELECTRICAL, PLUMBING DMCE ENGINEERING LAKEWOOD, CO NO SUMMENT OF THE STATE OF THE S
Project Title: 23041 - TAKODA TI Data filename: Report date: 08/18/23 Page 6 of 9	Project Title: 23041 - TAKODA TI Data filename: Report date: 08/18/23 Page 7 of 9	Project Title: 23041 - TAKODA TI Data filename: Report date: 08/18/23 Page 8 of 9	Project Title: 23041 - TAKODA TI Data filename: Report date: 08/18/23 Page 9 of 9	disclosed to others, in whole or in part, without the prior written consent of Rothschild Downes. Copyright © Rothschild Downes, LLC 2023

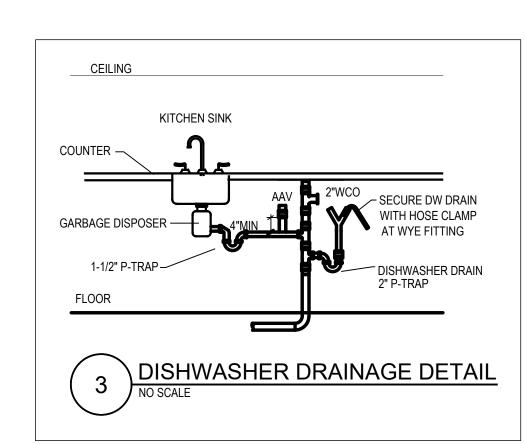
LIENT / OWNER ARKER PERSONAL CARE HOMES
AKEWOOD, CO
RCHITECT | TENANT IMPROVEMENTS OTHSCHILD DOWNES
NGLEWOOD, CO
ECHANICAL, ELECTRICAL, PLUMBING ICE ENGINEERING KEWOOD, CO NOT FOR ISSUE

OB/11/53 DD SET 08/11/23 DD SET

MECHANICAL COMCHECK

PLUMBING NOTES

- 1. ALL DRAWINGS AND NOTES MUST BE READ, REVIEWED & UNDERSTOOD BY THE CONTRACTOR PRIOR TO ORDERING AND/OR INSTALLATION OF ANY AND ALL PLUMBING SYSTEMS
- 2. THE PLUMBING SYSTEM WITH FIXTURES, WATER HEATER, DRAINS, VENTS, WATER PIPING, INSULATION, GAS PIPING,
- ETC., SHALL BE BY THE PLUMBING CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. 3. THIS SET OF PLUMBING DRAWINGS HAS BEEN DESIGNED UNDER THE 2021 INTERNATIONAL PLUMBING CODE (IPC), THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
- 4. ALL PLUMBING LINES, PLUMBING PENETRATIONS, PLUMBING EQUIPMENT, ETC., ARE APPROXIMATE LOCATIONS. PIPING IS SPACED AND SHOWN A CERTAIN DISTANCE FROM WALLS, EQUIPMENT, ETC., FOR CLARITY AND COORDINATION. FIELD VERIFY ALL PLUMBING LINE ROUTING, PLUMBING PENETRATION LOCATIONS, PLUMBING EQUIPMENT, ETC., WITH ALL OTHER TRADES, AS WELL AS THE OWNER/ARCHITECT, PRIOR TO INSTALLATION AS DESIGN DRAWINGS MAY DIFFER FROM ACTUAL INSTALLATION CONDITIONS. VERIFY ALL PLUMBING WITH STRUCTURAL, MECHANICAL AND ELECTRICAL, INTERIOR DESIGNER CONTRACTORS, LANDSCAPE/IRRIGATION CONTRACTORS, KITCHEN EQUIPMENT CONTRACTORS, ETC., PRIOR TO INSTALLATION OF ANY AND ALL PLUMBING SYSTEMS
- 5. ALL SANITARY WASTE VENTS, TO BE A MINIMUM OF 10'-0" FROM ANY AND ALL OPERABLE WINDOWS AND AIR INTAKES INTO THE BUILDING AND TO MECHANICAL EQUIPMENT OR HAVE THE TERMINATION LOCATION A MINIMUM OF 3'-0" ABOVE THE HIGHEST POINT OF THE WINDOW OR AIR INTAKE INTO THE BUILDING OR MECHANICAL EQUIPMENT.
- 6. PLUMBING CONTRACTOR TO FIELD VERIFY ALL NEW & EXISTING PLUMBING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EQUIPMENT, LOCATIONS, PIPING, SIZING, FLOW OF DIRECTION, INVERT ELEVATIONS, UTILITIES, VENTS THRU ROOF, ETC, PRIOR TO ORDERING, INSTALLATION AND ANY WORK BEING DONE. NOTIFY ENGINEER IN WRITING FOR ANY DESIGN/DRAWING DISCREPANCIES.
- 7. USE ONLY BALL VALVES. NO GATE VALVES ALLOWED ON PROJECT.
- 8. HOT WATER MAIN LINES TO GO DOWN IN WALL TO WITHIN 2 FEET MAXIMUM OF THE HOT WATER SUPPLY TO ALL PUBLIC LAVATORIES, PER IECC TABLE C404.5.1, AND THEN BACK UP IN WALL TO ABOVE THE CEILING AND THEN ROUTED TOWARDS THE REMAINING HOT WATER PLUMBING FIXTURES WITH A HOT WATER RECIRCULATION LINE FROM THE FURTHEST HOT WATER PLUMBING FIXTURE BACK TO RCP1 & THE HOT WATER HEATER.
- 9. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE LOCAL PLUMBING CODES AND/OR ORDINANCES, INCLUDING BUT
- 10. ALL ACCESS PANELS TO BE LOCATED EITHER IN THE CEILING OR CONCEALED WITHIN A CABINET. NO ACCESS PANELS TO BE LOCATED ON WALLS WHERE IT CONFLICTS WITH THE AESTHETIC OF THE ROOM/WALLS. ALL ACCESS PANEL LOCATIONS TO BE VERIFIED WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.
- 11. PROVIDE ISOLATION VALVES ON THE MOP SINK FAUCETS.
- 12. PROVIDE 1/4 TURN SHUTOFFS AT ALL PLUMBING FIXTURES. PROVIDE ISOLATION VALVES AT RISERS, BRANCHES, AND ALL EQUIPMENT
- 13. DOMESTIC WATER PIPING SHALL BE TYPE "L" HARD DRAWN COPPER WITH WROUGHT COPPER SWEAT FITTINGS. USE ONLY CANFIELD 100% WATER SAFE SOLDER (95% TIN, 4% COPPER, 1% SILVER) OR APPROVED EQUAL. DO NOT USE LEAD OR ANTIMONY SOLDERS. [AT CONTRACTORS OPTION DOMESTIC WATER PIPE 2" AND BELOW AFTER WATER ENTRY ASSEMBLY MAY BE CPVC PIPE IF APPROVED BY THE LOCAL AHJ, OWNER AND CODE. NOTIFY ENGINEER IN WRITING IF ANY MATERIAL OTHER THAN COPPER IS GOING TO BE USED FOR POSSIBLE RESIZING OF WATER LINES, PUMP HEAD LOSS, EXPANSION LOOPS, INSULATION, ETC. USE ONLY FLOWGUARD GOLD PIPE WITH FLOWGUARD GOLD ONE STEP CEMENT ON PIPES 1/2" THROUGH 2". NO CPVC SUBSTITUTIONS ARE ALLOWED. PROVIDE CSA APPROVED HARDENED STRIKER PLATES LISTED FOR CSST AND CPVC SYSTEMS AT ALL LOCATIONS WHERE TUBING IS CONCEALED AND PUNCTURE FROM NAILS OR SCREWS IS A POSSIBLE THREAT. SUPPORT ALL PIPE PER DETAILS, BUILDING CODE, AND MANUFACTURER REQUIREMENTS.]
- 14. COPPER TUBING INSTALLED WITHIN A BUILDING AND IN OR UNDER A CONCRETE FLOOR SHALL BE TYPE "K" COOPER AND INSTALLED WITHOUT JOINTS. WHERE JOINTS ARE PERMITTED, THEY SHALL BE BRAZED AND FITTINGS SHALL BE WROUGHT COPPER.
- 15. INTERIOR SOIL AND WASTE PIPING ABOVE GRADE SHALL BE SERVICE WEIGHT IRON SOIL PIPE AND NO-HUB FITTINGS. APPROVED PIPE MANUFACTURERS AB&I FOUNDRY, CHARLOTTE PIPE, AND TYLER PIPE BEARING THE TRADEMARK OF CISPI. NO HUB COUPLINGS SHALL BE NSF CERTIFIED, MEET CISPI 310 STANDARD MANUFACTURED BY TYLER, ANACO, IDEAL, AND MISSION. INSTALL PER THE CISPI 301 STANDARD LATEST VERSION. NO ABS PIPE OR PVC FOAMCORE PIPE ALLOWED ON THE PROJECT. [PVC SCHEDULE-40 SOLID CORE PLASTIC PIPE AND FITTINGS MAY BE USED WHERE APPROVED BY OWNER AND ALLOWED BY THE BUILDING DEPARTMENT. INSTALL ALL PVC PIPE PER ASTM D2321 REQUIREMENTS AND RECOMMENDATIONS. NO FOAM CORE ALLOWED. NO PVC PIPING LOCATED IN RETURN AIR PLENUMS. COORDINATE ALL PIPING ROUTING AND MATERIAL WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION AND ORDERING]
- 16. EXTERIOR SOIL AND WASTE PIPING BELOW GRADE SHALL BE SERVICE WEIGHT CAST IRON HUB AND SPIGOT SOIL PIPE AND FITTINGS WITH NEOPRENE GASKETS APPROVED MANUFACTURERS AB&I FOUNDRY, CHARLOTTE PIPE, AND TYLER PIPE BEARING THE TRADEMARK OF CISPI. INSTALL PER THE CISPI 301 STANDARD LATEST VERSION. NO ABS PIPE OR PVC FOAMCORE PIPE ALLOWED ON THE PROJECT. [PVC SCHEDULE-40 SOLID CORE PLASTIC PIPE AND FITTINGS MAY BE USED WHERE ALLOWED BY THE BUILDING DEPARTMENT. INSTALL ALL PVC PIPE PER ASTM D2321 REQUIREMENTS AND RECOMMENDATIONS. NO FOAM CORE ALLOWED. NO PVC PIPING LOCATED IN RETURN AIR PLENUMS. COORDINATE ALL PIPING ROUTING AND MATERIAL WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION AND
- 17. SANITARY WASTE LINES TO GRAVITY DRAIN AT 1/4" SLOPE/FOOT FOR ALL PIPING 2" AND SMALLER. SANITARY WASTE LINES TO GRAVITY DRAIN AT 1/8" SLOPE/FOOT FOR ALL PIPING 3" AND LARGER, UNLESS OTHERWISE SPECIFIED ON THE
- 18. WATER-HEATING EQUIPMENT NOT SUPPLIED WITH INTEGRAL HEAT TRAPS AND SERVING NON-CIRCULATED SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING ASSOCIATED WITH THE EQUIPMENT
- 19. PROVIDE A VACUUM BREAKER AT THE TOP OF THE COLD WATER SUPPLY LINE, TO THE HOT WATER HEATER, FOR ALL BOTTOM-FED COLD WATER SUPPLY HOT WATER HEATERS. PROVIDE WATTS N360 (OR EQUAL) VACUUM BREAKER/RELIEF VALVE.
- 20. MOUNT LAVATORY AT REQUIRED ELEVATION FOR HANDICAP USAGE WHERE REQUIRED. INSULATE ALL EXPOSED PIPING SUPPLIES AND DRAINS PER ADA REQUIREMENTS AND DRAWING SPECIFICATIONS.
- 21. WEATHERPROOF ALL PLUMBING ROOF PENETRATIONS PER CODES AND ROOFING MANUFACTURER RECOMMENDATIONS. LOCATE ALL PLUMBING VENTS THROUGH PITCHED ROOFS WITHIN 5' OF ROOF RIDGE. PLUMBING VENT PENETRATIONS SHALL BE CAST IRON AND ONE SIZE LARGER THAN REQUIRED VENT SIZE.
- 22. ALL SANITARY WASTE VENT RISERS TO BE LOCATED IN SAME WALL, AND NEXT TO, SANITARY WASTE RISERS, WHERE APPLICABLE AND POSSIBLE.
- 23. WATER HAMMER SHOCK-ARRESTER SHALL BE PROVIDED AND INSTALLED ON ALL QUICK CLOSING VALVES INCLUDING DISH AND CLOTHES WASHER TO PREVENT PIPING SHOCK OR HAMMER. SIZE ARRESTER PER INDUSTRY STANDARDS.
- 24. ALL MATERIALS AND EQUIPMENT PROVIDED AND INSTALLED UNDER THIS SECTION SHALL BE NEW AND IN CLEAN AND BRIGHT CONDITION. THE CONTRACTOR SHALL TAKE ANY MEASURE NECESSARY TO ENSURE AND MAINTAIN THE QUALITY OF THE INSTALLATION. ALL PIPING SHALL BE FLUSHED WITH CLEAN WATER PRIOR TO BEING PLACED INTO SERVICE TO ENSURE THAT ANY RESIDUAL CUTTING OIL, SLAG, THREAD TAPE; FLUX OR DIRT HAS BEEN PURGED. IN ADDITION TO FLUSHING, THE DOMESTIC WATER PIPING SHALL BE STERILIZED TO ELIMINATE ANY CONTAMINATION IN ACCORDANCE WITH CURRENT IPC RECOMMENDATIONS.
- 25. ALL PIPING, EQUIPMENT, ETC. SHALL BE IDENTIFIED. ALL PIPING IS TO BE TESTED IN ACCORDANCE WITH ACCEPTED CODES AND STANDARD OF CARE PRACTICES.
- 26. ALL SAFETY RELIEF VALVES SHALL BE VENTED TO ATMOSPHERE OR PIPED FULL SIZE TO NEAREST FLOOR DRAIN. BACKFLOW PREVENTERS OF APPROPRIATE TYPE SHALL BE INSTALLED WHERE REQUIRED BY CODE, PROVIDED WITH A CATCH FUNNEL PIPED TO THE NEAREST FLOOR DRAIN OR SINK, AND LOCATED BETWEEN 18" AND 60" AFF WITH MINIMUM OF 30" CLEAR IN FRONT OF VALVE FOR SERVICING. PROVIDE BACKFLOW DEVICE TEST FOR FIRE SERVICE AND DOMESTIC SERVICE PRIOR TO FINAL BUILDING INSPECTION.
- 27. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION GREATER THAN 45 DEGREES IN THE BUILDING SEWER, BUILDING DRAIN AND HORIZONTAL WASTE, SOIL OR STORM LINES. WHERE MORE THAN ONE CHANGE OCCURS IN A RUN OF PIPING, ONLY ONE CLEANOUT SHALL BE REQUIRED FOR EACH 40 FEET OF DEVELOPED LENGTH OF THE DRAINAGE PIPING. (IPC 708.3.3 & 1101.8)
- 28. PROVIDE TV1 AT ALL PUBLIC SINKS AND LAVS PER CODE.
- 29. PROVIDE SURESEAL INLINE FLOOR DRAIN TRAP SEALER FOR ALL FLOOR DRAINS, TRENCH DRAINS AND FLOOR SINKS THAT ARE 4" PIPE SIZE AND SMALLER. SURESEAL PROVIDES A MAXIMUM OF 4" PIPE INLINE FLOOR DRAIN TRAP SEALER. PROVIDE TP1 FOR LARGER THAN 4" DIAMETER DRAINS.
- 30. LABEL ALL PIPING IN ACCESSIBLE AREAS.



PLUMBING FIXTURE LIST DESCRIPTION | MANUFACTURER ROUGH-IN CONNECTION MODEL NO. NOTES W | V | CW | HW FLOOR SINK JAY R. SMITH N/A N/A TO BE INSTALLED WITH TRAP GUARD. MINI-VENT/REDI-VENT | N/A | N/A | AIR ADMITTANCE VALVE STUDOR N/A N/A | REQUIRED TO BE ACCESSIBLE N/A 3/4" SEE DETAIL 3 DISHWASHER OWNER PROVIDED OWNER PROVIDED 2" 2" | 1/2" | GROHE MINTA 1.75 GP, #31359002 KITCHEN SINK KOHLER STRIVE #K-5284-NA

2" | N/A |

1/2"

N/A | N/A | N/A | N/A

WALL CLEAN OUT ZURN 1. PLUMBING CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS.

OWNER PROVIDED

SODA MACHINE

├— 2" MAX —

WALL CLEANOUT DETAIL

─ ROUND SECURED CHROME COVER |

WITH VANDAL RESISTANT CENTER

COUNTERSUNK — CLEAN-OUT PLUG

WASTE -

2. FIELD VERIFY ALL SHOWER HEADS, BALANCING/MIXING/DIVERTER VALVES AND/OR SHOWER HEADS / BATHTUB SPOUTS FOR SHOWERS AND BATH TUBS PRIOR TO INSALLATION WITH OWNER/ARCHITECT REGARDLESS OF THE LOCATION SHOWN ON THE PLUMBING DRAWINGS.

OWNER PROVIDED

Z1441

3. FIELD VERIFY BEST LOCATIONS FOR SHUT-OFF VALVES WITH OWNER/ARCHITECT PRIOR TO INSTALLATION. PROVIDE ACCESSS DOORS IN WALL OR CEILINGS IF NECESSSARY AND AS WHERE REQUIRED FOR ACCESS TO VALVES.

DRAIN STRAINER FLUSH-

MEMBRANE FLASHING FLANGE —

WITHOUT MENBRANE

DRAIN BODY

W/ FINISH FLOOR

FLOOR DRAIN FLASHING DETAIL

PIPING INSU	PIPING INSULATION SCHEDULE (PER IECC 2021 SECTION C403.12.3)											
		NOI	MINAL PIPE SIZE (IN)									
FLUID TYPE	< 1	1 TO < 1-1/2	1-1/2 TO < 4	4 TO < 8								
HOT WATER	1.0	1.0	1.5	1.5								
COLD WATER	0.5	0.5	1.0	1.0								

N/A

	FIXTURE COUNT										
FIXTURE	QTY	WASTE	DFU	COLD	НОТ	CW & HW	WSFU				
FIXTURE	ווע	WASIE	TOTAL	WATER	WATER	TOTAL	TOTAL				
KITCHEN SINKS (PRIVATE)	2	2	4	1	1	1.4	2.8				
DISHWASHER (PRIVATE)	1	2	2		1.4	1.4	1.4				
(E) MOP SERVICE BASIN	1	2	2	2.25	2.25	3	,				
(E) DRINKING FOUNTAIN	1	0.5	0.5	0.25		0.25	0.2				
SODA FOUNTAIN	1	0.5	0.5	0.25		0.25	0.2				
(E) LAVATORY/HAND SINK (PUBLIC	2	1	2	1.5	1.5	2	4				
(E) WATER CLOSET (PUBLIC-F/T)	2	4	8	5		5	10				
FIXTURE UNIT TOTALS 19 21.45											

1. FROM TABLE E103.3(3) TABLE FOR ESTIMATING DEMAND, 2021 IPC. 2. DCW DISTRIBUTION SIZED @ 8 FEET/SECOND PER IPC.

3. DHW DISTRIBUTION SIZED @ 5 FEET/SECOND PER IPC.

PIPE HANG	ER SP	ACING	(IN FE	ET)	
			SIZE		
TYPE	1/2"	3/4"	1"	1-1/4"	1-1/2"
COPPER	6	6	6	6	10
PLASTIC - WASTE & VENT	4	4	4	4	4
AQUAPEX - DOMESTIC WATER	2.7	2.7	2.7	4	4

NEW TENANT FINISH WITH NEW KITCHEN PLUMBING FIXTURES INCLUDING AN OWNER-PROVIDED SODA

- SAWCUT EXISTING FLOOR PRIOR TO

INSTALLATION OF NEW FLOOR DRAIN.

PATCH FLOOR TO MATCH EXISTING.

1		
	DES	SIGN CODES:
	•	2021 INTERNATIONAL ENERGY CONSERVATION CODE (IEC
	•	2021 INTERNATIONAL MECHANICAL CODE (IMC)
	•	2021 INTERNATIONAL PLUMBING CODE (IPC)
	•	2021 INTERNATION FUEL GAS CODE (IFGC)

	PLUMBING SHEET LIST
SHEET NUMBER	SHEET TITLE
P0.0	PLUMBING LEGEND, NOTES, & SCHEDULES
P1.0	PLUMBING WASTE & VENT PLANS
P1.1	PLUMBING WATER PLANS

PLUMBING & MECHANICAL LEGEND

HOT WATER SIZING									
PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"		
GPM	3	7	13.5	22	30	48	74		
WSFU	3	9	16	33	54	120	246		
	-					-	-		

MAXIMUM VELOCITY = 5.0 FPS

	C	COLD	WAT	ER S	SIZINO	3	
PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2
GPM	3	8	16	30	44	77	117
WSFU	3	11	23	60	104	260	474
	-		-		•	-	

*NOTE: ALL DASHED PLUMBING LINES INDICATE BELOW FLOOR ELEVATION UNLESS OT

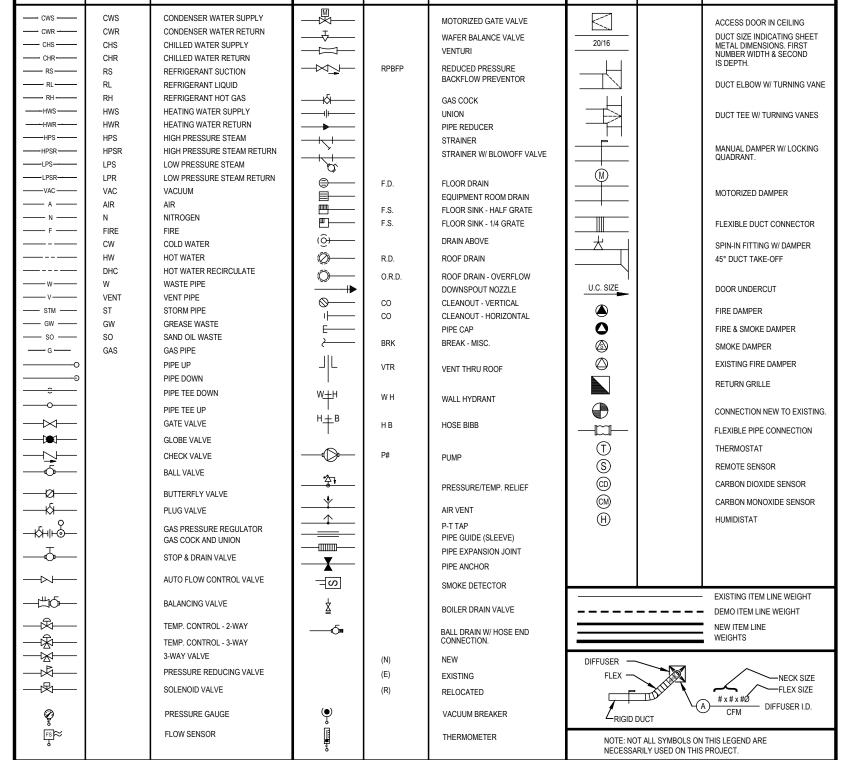
NOTED ON DRAWINGS.

BASED ON PRESSURE LOSS 8.0 PSI PER 100 FT

BASED ON PRESSURE LOSS 8.0 PSI PER 100 FT.

MAXIMUM VELOCITY = 8.0 FPS

SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
cws	CWS	CONDENSER WATER SUPPLY			MOTORIZED GATE VALVE			400500 DOOD IN 0511 NO
CWR	CWR	CONDENSER WATER RETURN	Н					ACCESS DOOR IN CEILING
CHS	CHS	CHILLED WATER SUPPLY			WAFER BALANCE VALVE VENTURI	20/16		DUCT SIZE INDICATING SHEET METAL DIMENSIONS. FIRST NUMBER WIDTH & SECOND
CHR	CHR	CHILLED WATER RETURN				1 1		NUMBER WIDTH & SECOND IS DEPTH.
—— RS ——	RS	REFRIGERANT SUCTION		RPBFP	REDUCED PRESSURE BACKFLOW PREVENTOR			IO DEI III.
—— RL——	RL	REFRIGERANT LIQUID			BACKFLOW PREVENTOR			DUCT ELBOW W/ TURNING VANE
	RH	REFRIGERANT HOT GAS	—-∳——		GAS COCK			
——HWS ——	HWS	HEATING WATER SUPPLY	——⊩—		UNION			DUCT TEE W/ TURNING VANES
	HWR	HEATING WATER RETURN			PIPE REDUCER			
HPS	HPS	HIGH PRESSURE STEAM	- - - - - 		STRAINER			MANUAL DAMPER W/ LOCKING
——HPSR ————————————————————————————————————	HPSR LPS	HIGH PRESSURE STEAM RETURN LOW PRESSURE STEAM			STRAINER W/ BLOWOFF VALVE			QUADRANT.
LPSR	LPR	LOW PRESSURE STEAM RETURN	, p			(M)		
——VAC ——	VAC	VACUUM	—	F.D.	FLOOR DRAIN			MOTORIZED DAMPER
— А —	AIR	AIR			EQUIPMENT ROOM DRAIN			WOTORIZED DAWFER
—— N ——	N	NITROGEN		F.S.	FLOOR SINK - HALF GRATE	l —		ELEVIDI E DUOT COMMENTO
—— F ——	FIRE	FIRE		F.S.	FLOOR SINK - 1/4 GRATE			FLEXIBLE DUCT CONNECTOR
I	CW	COLD WATER	(0)—		DRAIN ABOVE			SPIN-IN FITTING W/ DAMPER
I	HW	HOT WATER	Ø	R.D.	ROOF DRAIN			45° DUCT TAKE-OFF
I —	DHC	HOT WATER RECIRCULATE	—	O.R.D.	ROOF DRAIN - OVERFLOW			
——w—	W	WASTE PIPE			DOWNSPOUT NOZZLE	U.C. SIZE		DOOR UNDERCUT
V	VENT	VENT PIPE	⊗	СО	CLEANOUT - VERTICAL			5105 0 111050
—— STM ———	ST GW	STORM PIPE GREASE WASTE	1 ├──	CO	CLEANOUT - HORIZONTAL			FIRE DAMPER
so	SO	SAND OIL WASTE	E		PIPE CAP	0		FIRE & SMOKE DAMPER
—- G —	GAS	GAS PIPE		BRK	BREAK - MISC.	(S)		SMOKE DAMPER
		PIPE UP	JIL	VTR	VENT TUBLI BOOF	\bigcirc		EXISTING FIRE DAMPER
е		PIPE DOWN		VIIX	VENT THRU ROOF			55711511 65111 5
		PIPE TEE DOWN	W <u>+</u> H	WH				RETURN GRILLE
		PIPE TEE UP	, , , , ,	VV II	WALL HYDRANT			CONNECTION NEW TO EXISTING.
		GATE VALVE	H <u>+</u> B	НВ	HOSE BIBB			
		GLOBE VALVE	l	11.5	NOOL BIBB			FLEXIBLE PIPE CONNECTION
			—	P#		T		THERMOSTAT
1		CHECK VALVE	V	1 #	PUMP	S		REMOTE SENSOR
		BALL VALVE	\$ 7			(B)		CARBON DIOXIDE SENSOR
——Ø——		BUTTERFLY VALVE			PRESSURE/TEMP. RELIEF			
—-KI—		PLUG VALVE			AIR VENT	(CM)		CARBON MONOXIDE SENSOR
Υ		GAS PRESSURE REGULATOR			P-T TAP	\oplus		HUMIDISTAT
—∳H-∳—		GAS PRESSURE REGULATOR GAS COCK AND UNION			PIPE GUIDE (SLEEVE)			
		STOP & DRAIN VALVE	<u> </u>		PIPE EXPANSION JOINT			
1		STOL & DIVINE VALVE	- 		PIPE ANCHOR			
$-\!$		AUTO FLOW CONTROL VALVE	<u>-</u> S		SMOKE DETECTOR			
		BALANCING VALVE	₫		BOILER DRAIN VALVE			EXISTING ITEM LINE WEIGHT DEMO ITEM LINE WEIGHT
		TEMP. CONTROL - 2-WAY						NEW ITEM LINE
		TEMP. CONTROL - 2-WAY	—- ©		BALL DRAIN W/ HOSE END CONNECTION.			WEIGHTS
		3-WAY VALVE						
\Z\ \B;				(N)	NEW	DIFFUSER —		I
		PRESSURE REDUCING VALVE		(E)	EXISTING	FLEX —		NECK SIZE
一 吳——		SOLENOID VALVE		(R)	RELOCATED	7		FLEX SIZE
Ø		PRESSURE GAUGE	•		VACUUM BREAKER	Z _{RIGID I}	DUCT	CFM DIFFUSER I.D.
FSì≈		FLOW SENSOR			THERMOMETER	NOTE NO	TALLOVADOLO ON	TUIC LECEND ADE
7			뿡				TALL SYMBOLS ON RILY USED ON THIS	I THIS LEGEND ARE S PROJECT.



CONSULTING ENGINEERS 1480 HOYT ST. STE. 200 LAKEWOOD, CO 80215 303.421.3208

Ш 101

SUIT

PARKER PERSONAL CARE HOMES LAKEWOOD. CO ARCHITECT | TENANT IMPROVEMENTS ENGLEWOOD, CO MECHANICAL, ELECTRICAL, PLUMBING DMCE ENGINEERING LAKEWOOD, CO

CLIENT / OWNER

NO DATE ISSUE 08/11/23 DD SET

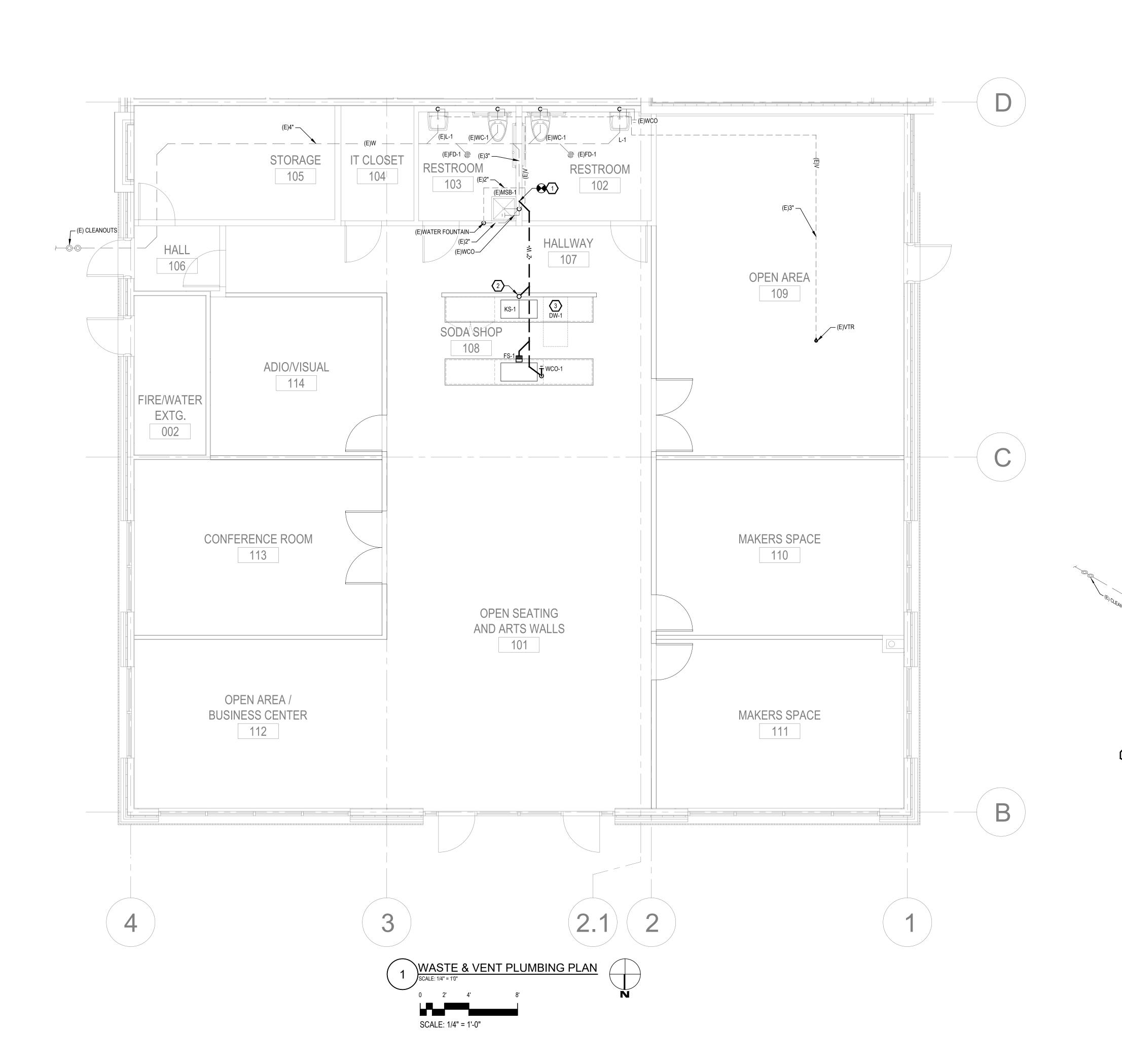
PLUMBING LEGEND, NOTES. & SCHEDULES

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- IMPROVEMENTS SUITE 101 TENANT

CLIENT / OWNER PARKER PERSONAL CARE HOMES LAKEWOOD, CO ARCHITECT | TENANT IMPROVEMENTS

ROTHSCHILD DOWNES ENGLEWOOD, CO MECHANICAL, ELECTRICAL, PLUMBING

DMCE ENGINEERING LAKEWOOD, CO

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PLUMBING WASTE & VENT **PLANS**

P1.0



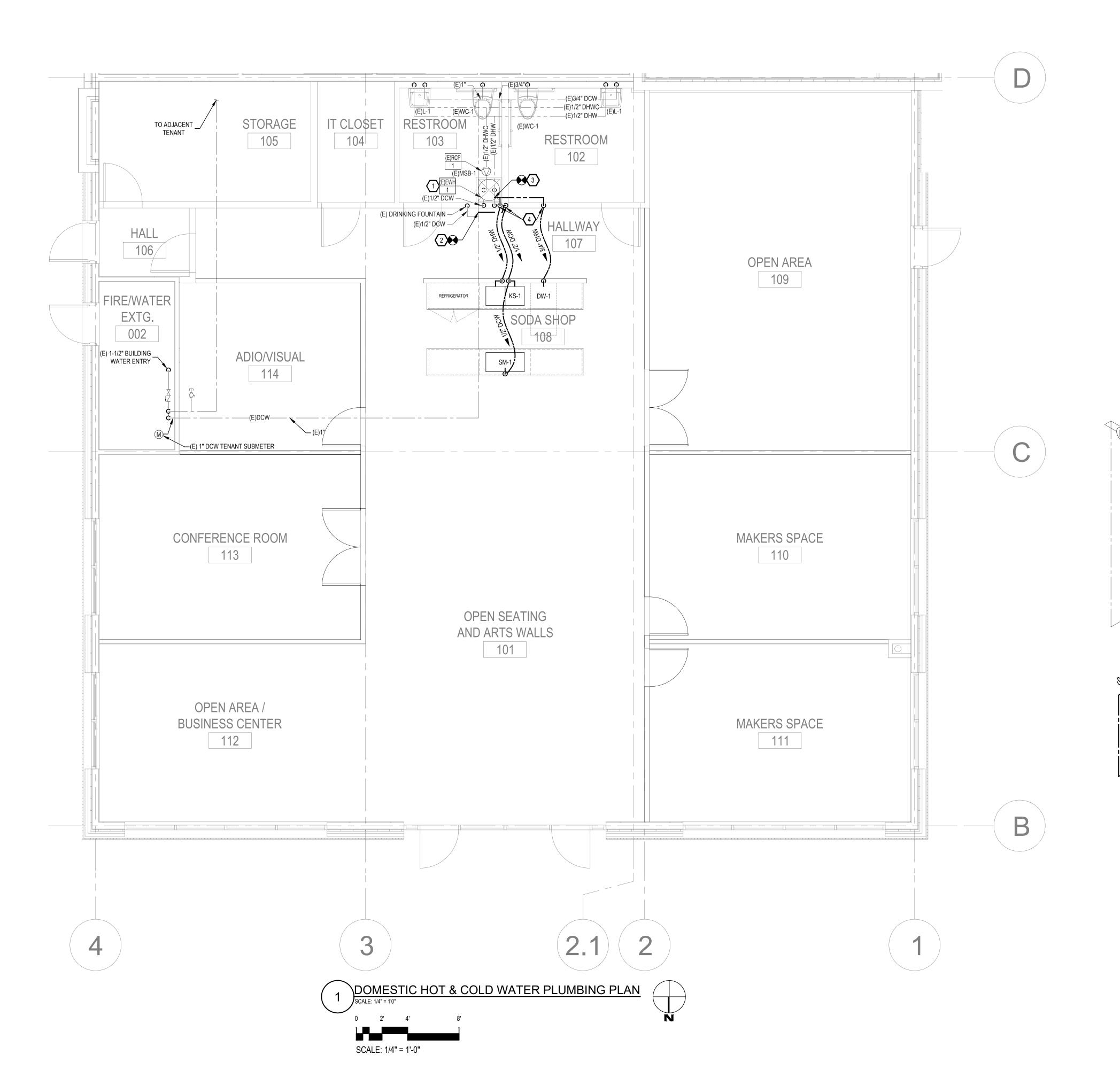
A. REFER TO SHEET P0.0.

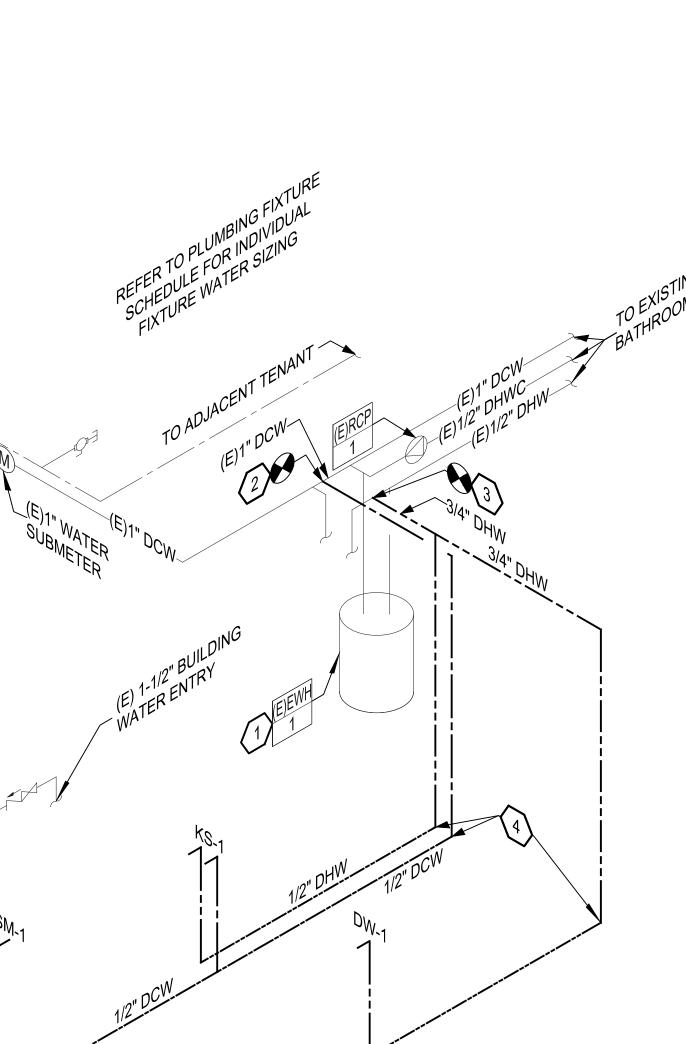
2 WASTE & VENT ISOMETRIC
SCALE: N.T.S.

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.
- CONTRACTOR TO CONNECT SANITARY PIPE FOR DW-1 TO KS-1 SANITARY PIPE. REFER TO DETAIL 3 ON SHEET P0.0.





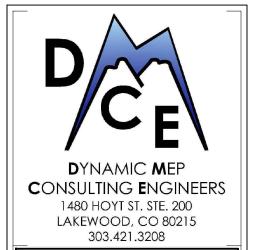
2 DOMESTIC HOT & COLD WATER ISOMETRIC
SCALE: N.T.S.

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



- IMPROVEMENTS
SUITE 101

TENANT IME

CLIENT / OWNER

PARKER PERSONAL CARE HOMES

Ш	LAKEWOO	JD, CO	
	ARCHITE	CT TENANT	IMPROVEMENTS
	ROTHSCH ENGLEW	HILD DOWNE	S
	MECHANI	CAL, ELECTI	RICAL, PLUMBING
	DMCE EN	GINEERING DD, CO	
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NO DATE ISSUE

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PLUMBING WATER PLANS

P1 1

GENERAL PROJECT NOTES

- NOTE: SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS
- 1. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE, OPERATIONAL AND PROPERLY FUNCTIONING ELECTRICAL SYSTEM
- 2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION
- 3. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY U.L., ETL, CSA OR ANOTHER RECOGNIZED TESTING LAB. ALL
- MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW, UNLESS SPECIFICALLY INDICATED AS EXISTING TO BE REUSED. 4. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES SHOP DRAWINGS REQUIRED BY THESE AGENCIES FOR APPROVAL. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK. THIS CONTRACTOR SHALL SECURE AND PAY ALL FEES AND PERMITS PERTAINING TO THIS CONTRACT, SHALL BE RESPONSIBLE FOR WORKER'S IDENTIFICATION AND BADGING, SAFETY, AND LIABILITY INSURANCE. PROVIDE BARRICADES, WARNING SIGNS, AND TRASH REMOVAL FOR THE SAFETY OF THE WORKERS UNDER THIS CONTRACTOR'S EMPLOY.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PREPARE THE DOCUMENTS, INCLUDING DRAWINGS, REQUIRED TO OBTAIN APPROVAL OF THE EQUIPMENT AND LOCATIONS OF THE DEVICES THAT COMPRISE THE BUILDING FIRE ALARM LIFE SAFETY SYSTEM. THE DRAWINGS AND CUT SHEETS SHALL BE PROVIDED TO A PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL. THE APPROVED DRAWINGS WILL BE STAMPED, SIGNED AND RETURNED TO E.C. TO SUBMIT TO THE BUILDING DEPARTMENT.
- 7. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE BUILDING STANDARDS, LOCAL JURISDICTIONAL CODES AND REQUIREMENTS, AND LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT. SUBMISSION OF PROPOSAL IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE. NO EXTRA CHARGE WILL BE ALLOWED FOR CHANGES AS A RESULT FROM FAILURE TO EXAMINE THE JOB SITE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND WIRING FOR THE PERFORMANCE OF ALL TRADES, FOR THE ENTIRE PERIOD OF CONSTRUCTION AND SHALL REMOVE ALL TEMPORARY WIRING AT THE COMPLETION OF CONSTRUCTION.
- ALL MATERIALS AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND
- PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS. 10. ALL CUTTING, DRILLING AND PATCHING OF MASONRY, STEEL OR IRON WORK BELONGING TO THE BUILDING MUST BE DONE BY THIS CONTRACTOR IN ORDER THAT HIS WORK MAY BE PROPERLY INSTALLED, BUT UNDER NO CONDITIONS MAY STRUCTURAL WORK BE
- 11. ALL WORK REQUIRED FOR THE INSTALLATION AS SHOWN ON DRAWINGS INCLUDING LABOR, EQUIPMENT AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE BUILDING STANDARDS.
- 12. ALL FEEDER CONDUCTORS SHALL BE COPPER WITH DEDUCT ALTERNATE PRICING FOR ALUMINUM. BRANCH CIRCUIT CONDUCTORS TO BE COPPER. CABLES WITH TYPE THHN-THWN INSULATION WILL BE USED FOR FEEDERS AND ALL BRANCH CIRCUIT CONDUCTORS.
- 13. PROVIDE COMPLETE METAL RACEWAY SYSTEMS AND ENCLOSURES FOR ALL WIRING THROUGHOUT THE EXTENT OF THE REQUIRED SYSTEM. PROVIDE THE FOLLOWING TYPE OF PRODUCT IN SPECIFIED APPLICATIONS:

CUT, EXCEPT AT THE DIRECTION OF THE ARCHITECT-DESIGNER OR THEIR REPRESENTATIVE.

- 13.1. EXTERIOR LOCATIONS:
- EXPOSED RACEWAY: IMC OR RMC
- CONCEALED RACEWAY, ABOVEGROUND: IMC OR RMC
- UNDERGROUND CONDUIT: RNC 13.1.3.
- 13.1.4. CONNECTIONS ON VIBRATING EQUIPMENT: LFMC
- 13.1.5. BOXES, ABOVE GROUND: NEMA TYPE 3R OR TYPE 4. BOXES AND FITTINGS SHALL BE CAST TYPE
- 13.1.6. TRANSITION FROM UNDERGROUND TO ABOVE SLAB: RNC ELBOWS. 13.2. INTERIOR LOCATIONS:
- 13.2.1. EXPOSED, NOT SUBJECT TO PHYSICAL DAMAGE: EMT
- 13.2.2. EXPOSED, SUBJECT TO PHYSCIAL DAMAGE: RMC
- 13.2.3. WOOD-FRAME CONSTRUCTION, AS PERMITTED BY AHJ: NMC
- 13.2.4. DAMP OR WET LOCATIONS: RMC
- 13.2.5. CONCEALED: EMT OR MC (WHERE PERMITTED BY OWNER)
- CONNECTIONS TO VIBRATING EQUIPMENT, DRY LOCATIONS: FMC
- CONNECTIONS TO VIBRATING EQUIPMENT, WET LOCATIONS: LFMC
- 13.2.8. BOXES, DRY LOCATION: NEMA 250, TYPE 1
- 13.2.9. BOXES, DAMP AND WET LOCATIONS: NEMA 250, TYPE 4 STAINLESS STEEL
- FITTINGS: SET SCREW, GALVANIZED STEEL OR MALLEABLE IRON FOR EMT. 14. WIRING DEVICES WILL BE SPECIFICATION GRADE, SIDE AND BACK WIRING TYPE. ANY WIRE CONNECTION SHALL BE SCREW-CLAMP TYPE. RECEPTACLES SHALL HAVE A NEMA 5-20R CONFIGURATION RATED FOR 20 AMPS. STANDARD TOGGLE SWITCHES WILL BE RATED FOR 120/277 VOLTS AND 20 AMPS. WIRING DEVICE AND FACEPLATE FINISHES SHALL BE WHITE IN FINISHED SPACES. STAINLESS STEEL/BLACK IN FITNESS AND UNFINISHED SPACES. OUTDOOR DEVICES SHALL BE RATED WET LOCATION WHILE IN USE.
- 15. ALL BRANCH CIRCUITS TO BE FED WITH 2#12, 1#12G, 3/4"C, UNLESS OTHERWISE NOTED. 16. ALL TELE/ DATA BOXES SHALL BE PROVIDED WITH A 1/2" CONDUIT AND BUSHING WITH PULL STRING RUN 6" ABOVE FINISHED CEILING OR CEILING GRID. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED FOR ALL WALL OUTLETS & TELEPHONE WIRING RUNNING BELOW RAISED FLOOR OR ABOVE HARD CEILINGS.
- 17. ALL RECEPTACLES NOTED AS ISOLATED GROUND (IG) OR DEDICATED OR CIRCUITED AS DEDICATED SHALL BE PROVIDED WITH A DEDICATED GROUND AND NEUTRAL.
- 18. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE INDICATED. CONDUITS LARGER THAN 2" DIAMETER OR CONDUITS OF ANY SIZE ROUTED OUTDOORS SHALL BE INTERMEDIATE METAL CONDUIT (IMC).
- 19. FLEXIBLE CONDUIT CONNECTIONS TO RECESSED LIGHTING FIXTURES SHALL BE MADE WITH FLEXIBLE STEEL CONDUIT, 3/8 INCH
- 20. FINAL CONNECTIONS TO MOTORS SHALL BE MADE WITH LIQUID TIGHT FLEXIBLE STEEL CONDUIT, 1/2 INCH MINIMUM.
- 21. WIRE NO. 8 AND SMALLER INSTALLED IN DRY LOCATIONS SHALL BE TYPE THWN OR THHN THERMOPLASTIC 600V INSULATED COPPER CONDUCTORS. NO WIRE SMALLER THAN NO.12 SHALL BE USED FOR LIGHTING OR POWER WIRING. WIRE NO. 8 AND LARGER SHALL BE STRANDED. ALL CONDUCTORS INSTALLED IN EXTERIOR OR WET LOCATIONS SHALL BE TYPE THWN 600V INSULATED COPPER
- 22. ALL NEW CIRCUIT BREAKERS FOR NEW PANELBOARDS SHALL MATCH NEW BUILDING STANDARD PANELBOARD MANUFACTURER AND BREAKER TYPE. THE CONTRACTOR SHALL PROVIDE NEW ACCURATE AND DETAILED TYPE WRITTEN PANEL DIRECTORIES PER NEC 408.4 FOR ALL NEW PANELS. NUMBERED CIRCUITS ARE FOR CONVENIENCE OF DESIGN ONLY. E.C. TO FIELD VERIFY ACTUAL CIRCUIT NUMBERS USED AND CORRECTLY INDICATE ON "AS-BUILT" DRAWINGS. THE E.C. SHALL REMOVE ALL ABANDONED CIRCUITS.
- 23. PROVIDE #10 FOR BRANCH CIRCUITS OVER 75' AT 120V AND OVER 150' AT 277V. E.C. TO FIELD VERIFY BRANCH CIRCUIT LENGTHS AND SIZE CONDUCTORS FOR VOLTAGE DROP PER NEC.
- 24. EACH SWITCH, LIGHT, RECEPTACLE AND ALL OTHER DEVICES SHALL BE PROVIDED AND INSTALLED WITH A GALVANIZED OR SHERARDIZED PRESSED STEEL JUNCTION BOX OF NOT LESS THAN NO. 14 U.S. GAUGE STEEL. CONDUITS SHALL BE FASTENED WITH LOCKNUTS AND BUSHINGS AND ALL UNUSED KNOCKOUTS MUST BE LEFT SEALED. THERE MUST BE SUFFICIENT ROOM FOR WIRES AND BUSHINGS AND DEEP BOXES SHALL BE INSTALLED WHERE REQUIRED. BOXES SHALL BE SECURELY AND ADEQUATELY
- 25. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED TO ENCLOSE RECEPTACLES.
- 26. IN SUSPENDED CEILINGS SUPPORT CONDUIT AND JUNCTION BOXES DIRECT FROM THE STRUCTURAL SLAB, DECK, OR FRAMING PROVIDED FOR THAT PURPOSE. LIGHTING BRANCH CIRCUIT CONDUITS SHALL NOT BE CLIPPED TO THE CEILING SUPPORT WIRES OR
- SPLINE UNLESS THE CEILING SYSTEM HAS BEEN SPECIFICALLY DESIGNED FOR THAT PURPOSE. 27. PROVIDE LOCAL DISCONNECT SWITCHES FOR ALL MOTORS (PLENUM APPROVED WHERE REQUIRED).
- 28. THE E.C. SHALL INCLUDE IN HIS COST THE REMOVAL OF ALL EXISTING ELECTRICAL DEVICES, CONDUITS, FIXTURES AND EQUIPMENT THAT IS NOT TO BE REUSED. DISCARD ALL EQUIPMENT AS REQUIRED. E.C. SHALL BE RESPONSIBLE FOR DISCONNECTING PRIMARY
- 29. PROVIDE WARRANTY GUARANTEED FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE. REPLACE ALL DEFECTIVE
- WORKMANSHIP, EQUIPMENT AND MATERIALS WITHOUT ADDITIONAL CHARGES. 30. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS/HER OWN PROPERTY ON THE JOB SITE. THE OWNER OR TENANT ASSUMES NO RESPONSIBILITY FOR PROTECTION OF THIS CONTRACTOR'S PROPERTY AGAINST FIRE, THEFT, OR
- 31. WHERE CONDUIT, CABLES, DUCTWORK OR PIPING PASSES THROUGH FIRE RATED FLOORS, WALLS, OR PARTITIONS, THE SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS U.L. LISTED (EQUAL TO DOW CORNING) AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THE SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN ORDER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL, FLOOR, OR PARTITION. INSTALLATION SHALL BE A THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM AND UL . THE FIRE RATING SHALL MATCH THE RATING OF THE BARRIER BEING PENETRATED.
- 32. SUBMIT AN ELECTRONIC COPY OF SHOP DRAWINGS, CONTROL DIAGRAMS, AND EQUIPMENT CUTS TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING RELATED WORK. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER'S NAMES, CATALOG NUMBERS, CUTS, DIAGRAMS AND OTHER SUCH DESCRIPTIVE DATA AS MAY BE REQUIRED TO IDENTIFY AND REVIEW THE EQUIPMENT. SUBMITTALS SHALL BE IN LOGICAL GROUPS, PARTIAL SUBMITTALS WILL NOT BE REVIEWED.
- 33. UPON COMPLETION OF CONSTRUCTION, SUPPLY THE OWNER AND ENGINEER WITH ONE COMPLETE SET OF FULL SIZE AS-BUILT DRAWINGS. PROVIDE THE OWNER WITH THREE (3) SETS OF OPERATION AND MAINTENANCE MANUALS FOR EACH TYPE OF
- 34. THIS CONTRACTOR SHALL ASSUME ALL ADDED EXPENSES TO ALL TRADES ASSOCIATED WITH THE INSTALLATION OF SUBMITTED AND APPROVED ALTERNATE EQUIPMENT. 35. THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE FIRE ROOM WITH ALL OTHER DISCIPLINES, ESPECIALLY THE FIRE
- ALARM AND FIRE PROTECTION DESIGN-BUILD CONTRACTORS PRIOR TO ANY WORK. 36. IF ANY CHANGES ARE MADE TO ACCOMMODATE FIELD CONDITIONS NOTIFY THE ENGINEER IMMEDIATELY OF WHAT THE CHANGES WERE, THE REASON FOR THE CHANGES, AND THE COST IMPACTS.

37. LOCATE ALL ELECTRICAL SWITCHBOARDS, PANELBOARDS AND ELECTRICAL DISTRIBUTION EQUIPMENT IN DEDICATED SPACES AND

PROTECTION FROM ANY FOREIGN SYSTEM INSTALLED ABOVE THE DEDICATED EQUIPMENT SPACE PER NEC 110.26(E). 38. LIGHTING AND CONTROLS TO COMPLY WITH IECC 2018. PROVIDE RELAY PANELS WITH ASTRONOMICAL TIMECLOCK AND PHOTOCELL WITH LOW VOLTAGE SWITCHES, DIMMING AND MULTI-ZONE, AS INDICATED. PROVIDE OCCUPANCY SENSOR SWITCHES AS INDICATED. PROVIDE CEILING-MOUNT DUAL-TECHNOLOGY (PIR/UV) WITH LOW-VOLTAGE WALL SWITCHES WHERE INDICATED.

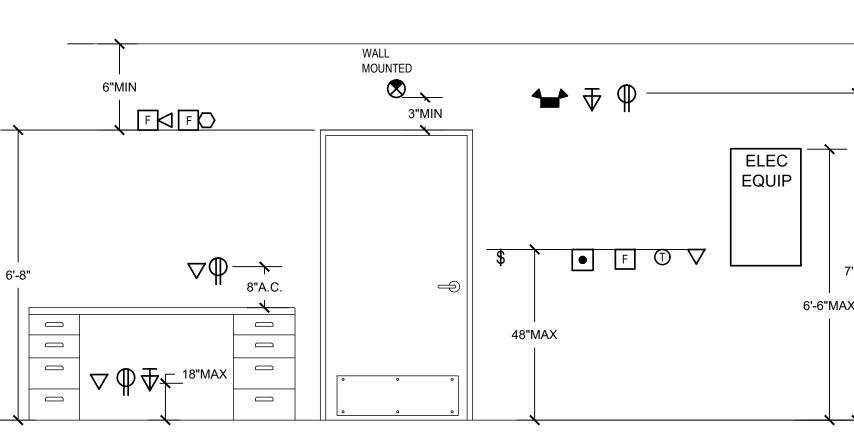
PROTECTED FROM DAMAGE WITH ADEQUATE WORKING CLEARANCE IN ACCORDANCE WITH NEC 110 REQUIREMENTS. PROVIDE

FIRE ALARM SYSTEM NOTES

- 1. FIRE ALARM SYSTEM TO BE DESIGN-BUILD BY ELECTRICAL CONTRACTOR. FIRE ALARM PLANS FOR THIS PROJECT TO BE SUBMITTED UNDER A DEFERRED SUBMITTAL. THE ELECTRICAL CONTRACTOR SHALL OBTAIN THE SERVICES OF A NICET FIRE ALARM LEVEL III CERTIFIED ENGINEER REGISTERED IN COLORADO TO PRODUCE FIRE ALARM PLANS AND DOCUMENTATION SPECIFIC TO THE LOCAL AHJ, INCLUDING, BUT NOT LIMITED TO, EQUIPMENT SELECTION AND SPECFICATIONS, VOLTAGE DROP CALCULATIONS, CIRCUITING, INTERCONNECTION WITH OTHER BUILDING SYSTEMS AS NECESSARY FOR A COMPLETE AND OPERABLE FIRE ALARM SYSTEM. THE FINAL PLANS SHALL BE SEALED AND SIGNED, AND SHALL BE SUBMITTED TO THE FIRE AUTHORITY HAVING JURISDICTION FOR
- 2. ONCE PLANS HAVE BEEN REVIEWED AND ACCEPTED BY THE FIRE AUTHORITY HAVING JURISDICTION, THE ELECTRICAL CONTRACTOR SHALL THEN OBTAIN THE SERVICES OF A LICENSED AND EXPERIENCED FIRE ALARM CONTRACTOR TO FURNISH AND INSTALL THE FIRE ALARM SYSTEM PER THE COMPLETED AND APPROVED FIRE ALARM PLANS. THE FINAL INSTALLED SYSTEM SHALL BE A COMPLETE AND OPERABLE SYSTEM AND BE INSPECTED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

LIGHTING CONTROLS NARRATIVE

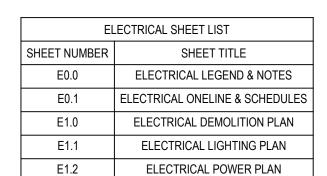
- 1. ALL LIGHTING CONTROLS TO COMPLY WITH IECC 2021 AND LOCAL CODES.
- 2. BASIS OF DESIGN IS LUTRON.
- 3. MANUFACTURER TO PROVIDE SHOP DRAWINGS INDICATING ALL LIGHTING DEVICES, ZONING, ETC. FOR REVIEW BY ENGINEER AND
- 4. ALL DAYLIGHT ZONES WITH GREATER THAN 150W OF LIGHTING TO HAVE SEPARATE SWITCHING. PROVIDE SECONDARY DAYLIGHT
- ALL REGULARLY OCCUPIED SPACES TO HAVE DIMMING CONTROL, 0-10V PROTOCOL
- 6. PROVIDE TIMECLOCK SYSTEM AS INDICATED TO CONTROL INTERIOR LIGHTING IN CORRIDORS, LOBBIES, AND OPEN OFFICES, AS WELL AS EXTERIOR LIGHTING.
- 7. LIGHTING IN CORRIDORS, LOBBIES, AND PUBLIC SPACES TO BE CONTROLLED VIA TIMECLOCK WITH LOW-VOLTAGE SWITCHES FOR MANUAL 2-HOUR OVERRIDE AND DIMMING CAPABILITY. PROGRAM TO AUTOMATIC ON/OFF CORRESPONDING TO OFFICE HOURS.
- 8. LIGHTING IN OPEN OFFICES TO BE CONTROLLED VIA TIMECLOCK. PROVIDE ROOM CONTROLLERS IN EACH OPEN OFFICE ZONE (5000SF MAXIMUM) SUCH THAT WITHIN EACH RELAY ZONE, TWO TO THREE SEPARATE CONTROL ZONES EXIST (IE. DAYLIGHT ZONES). PROVIDE LOW-VOLTAGE SWITCHES FOR EACH OPEN OFFICE AREA, ONE SWITCH PER ZONE, WITH DIMMING OVERRIDE CAPABILITY.
- 9. LIGHTING IN PRIVATE OFFICES, SMALL CONFERENCE ROOMS, AND ANY SMALLER, REGULARLY OCCUPIED ROOMS SHALL BE CONTROLLED VIA WALL-SWITCH OCCUPANCY SENSOR WITH DIMMING CAPABILITY. PROGRAM TO MANUAL-ON, 15-MINUTE AUTO-OFF. 10. LIGHTING IN STORAGE ROOMS, FILE ROOMS, AND ANY NON-REGULARLY OCCUPIED SPACES SHALL BE CONTROLLED VIA
- DUAL-TECHNOLOGY WALL-SWITCH OCCUPANCY SENSOR. PROGRAM TO MANUAL-ON, 15-MINUTE AUTO-OFF 11. LIGHTING IN RESTROOMS SHALL BE CONTROLLED VIA PIR WALL SWITCH OCCUPANCY SENSOR SWITCH. PROVIDE DUAL-CONTACT
- FOR CONTROL OF EXHAUST FAN WHERE NOTED. PROGRAM TO AUTO-ON, 30-MINUTE AUTO-OFF. 12. MEDIUM/LARGE CONFERENCE ROOMS TO BE CONTROLLED VIA DUAL-TECHNOLOGY CEILING MOUNT OCCUPANCY SENSOR, ZONING AS INDICATED, WITH LOW-VOLTAGE SWITCHES FOR DIMMING AND MANUAL-ON/OFF CONTROL.
- 13. PROVIDE OCCUPANCY SENSOR FOR CONTROL OF LIGHTING IN STAIRWELLS. LUMINAIRES TO REMAIN AT 50% OF FULL BRIGHTNESS UNLESS OCCUPANCY IS SENSED. OCCUPANCY SENSOR TO TURN LIGHTS ONTO FULL BRIGHTNESS AUTOMATICALLY, THEN BACK TO
- 14. MINIMAL NIGHTLIGHTS ARE LOCATED THROUGHOUT THE BUILDING AT MAIN CORRIDOR INTERSECTIONS AND SWITCH LOCATIONS. NIGHTLIGHTS TO BE UNSWITCHED.



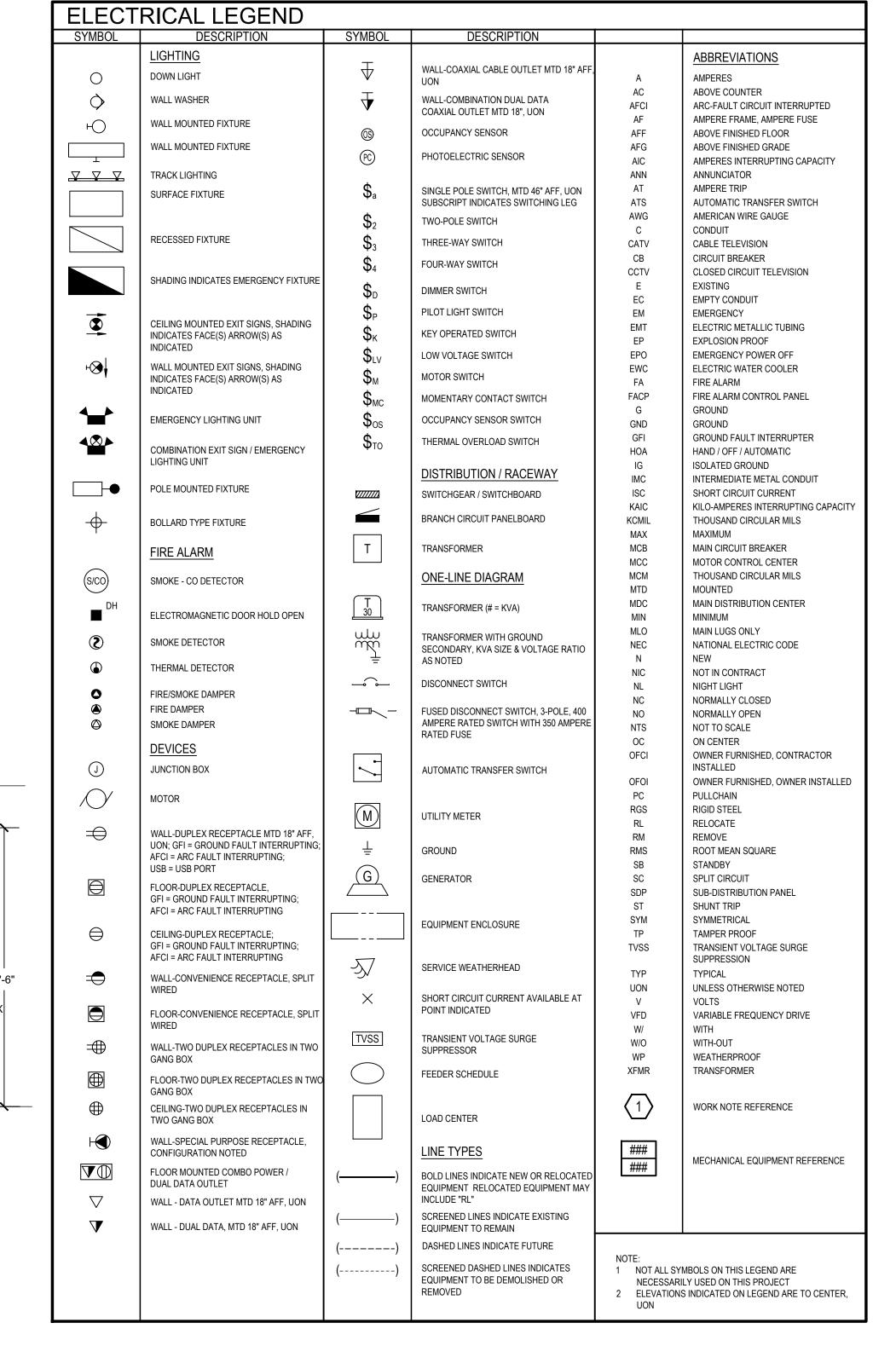
GENERAL NOTES:

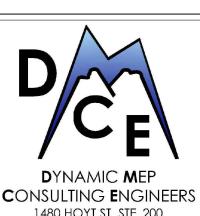
- DIMENSIONS ARE TO CENTER OF DEVICE WITH TRIM. U.O.N.
- 2. ALL MOUNTING HEIGHTS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT, (ADA).

DEVICE MOUNTING HEIGHT DETAIL



- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 2021 INTERNATIONAL BUILDING CODE (IBC) 2021 INTERNATIONAL FIRE CODE (IFC) 2021 INTERNATIONAL FUEL & GAS CODE (IFGC) 2020 NATIONAL ELECTRIC CODE (NEC)





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CLIENT / OWNER PARKER PERSONAL CARE HOMES LAKEWOOD. CO ARCHITECT | TENANT IMPROVEMENTS FNGLEWOOD, CO MECHANICAL, ELECTRICAL, PLUMBING DMCE ENGINEERING LAKEWOOD, CO NO DATE ISSUE 08/11/23 DD SET his document and its contents may not be used fo any other purpose and may not be reproduced or disclosed to others, in whole or in part, without the prior written consent of Rothschild Downe Copyright © Rothschild Downes, LLC 2023 **ELECTRICAL** LEGEND & NOTES

GENERAL NOTES:

- A. ALL CONDUCTORS ARE COPPER THHN, UNLESS OTHERWISE NOTED.
- B. REFER TO MECHANICAL PLANS FOR SPECIFIC EQUIPMENT LOCATIONS AND REQUIREMENTS.
- C. PRIOR TO ROUGH-IN, COORDINATE ALL MECHANICAL EQUIPMENT POWER AND CONNECTION REQUIREMENTS WITH
- MECHANICAL CONTRACTOR'S FINAL SHOP DRAWINGS. D. PROVIDE ALL 120V CONTROL WIRING, REFER TO SPECIFICATIONS FOR FURTHER CONTROL WIRING CLARIFICATION.
- E. FOR ANY VAV SYSTEM COORDINATE POWER REQUIREMENTS WITH MECHANICAL CONTRACTOR AND PROVIDE 120V CONNECTIONS AT EACH VAV BOX, OR AT CENTRAL CONTROL PANEL LOCATION(S) AS REQUIRED. IF EXACT QUANTITIES AND LOCATIONS FOR CONTROL PANELS ARE NOT KNOWN AT BID TIME, E.C. IS TO INCLUDE ONE 120V CONNECTION AT EACH VAV
- DEVICE IN THE BASE BID PRICE AND PROVIDE A CREDIT DURING CONSTRUCTION IF LESS CONNECTIONS ARE REQUIRED. F. EXTERIOR DISCONNECT SWITCHES ARE TO BE PROVIDED AS NEMA 3R EQUIPMENT UNLESS OTHERWISE NOTED.
- G. PROVIDE WEATHERPROOF 120 VOLT GFCI RECEPTACLES WITHIN 25' OF ALL ROOFTOP HEATING, VENTILATING, AND AIR
- CONDITIONING EQUIPMENT. CIRCUIT TO SPARE CIRCUIT ON NEAREST 120V PANELBOARD OR AS INDICATED ON PLANS. H. PROVIDE DUCT DETECTION ON ALL RETURN AIR SYSTEMS OF 2,000 CFM OR GREATER, AND FOR ALL SUPPLY AIR SYSTEMS 15,000 CFM OR GREATER, INCLUDING THOSE SYSTEMS SERVING MULTIPLE FLOORS. PROVIDE ADDITIONAL
- DUCT DETECTORS AND INSTALL REMOTE INDICATOR LIGHTS AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION. I. FOR ANY BOILER MECHANICAL SYSTEM, E.C. IS TO PROVIDE AN EMERGENCY PUSHBUTTON OFF AND ANY CONTROL WIRING
- REQUIRED. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR AND EQUIPMENT PRIOR TO INSTALLATION.
- J. EC TO PROVIDE HAND/OFF/AUTO STARTERS FOR ALL MOTORS WHEN NOT INDICATED AS TO BE PROVIDED BY THE MECHANICAL CONTRACTOR ON THE MECHANICAL PLANS. SIZE OF STARTER TO BE BASED UPON SIZE OF MOTOR HORSEPOWER INDICATED.

						PA	NEL	'A'						
	VOLTAGE	L-L:	208				LOCA	TION:						
	VOLTAGE	L-N:	120				BUS I	RATING	:	225	AMPS			ľ
	TYPE:		3PH/4W				MAIN	CB:		200	A/3P			
	MOUNTING):	SURFACE				FED F	FROM:		PANEL	. N			ľ
	NOTES:		EXISTING PANEL				AIC R	ATING:		FULLY	RATED AT LEAST EQUAL TO:	10K AIC		
CIR.	CCT	LOAD	ILOAD	CIRCL	JIT BRE	AKER	BUS	CIRCI	JIT BRE	EAKER	ILOAD	LOAD	ССТ	CIR
NO	TYPE	VA	DESCRIPTION (NOTE N#)	POLE	TRIP	TYPE		TYPE			DESCRIPTION (NOTE N#)	VA	TYPE	NO
1	LM	2594	RTU-1 (N1)	3	45	GFCI	Α		20	1	EAST RECEPTACLES (N1)	720	R	2
3	LM	2594	1	/	1	1	В		20	1	RETAIL LIGHTING (N1)	130	L	4
5	LM	2594	/	1	1	1	С		20	1	SHOW WINDOWS (N2)	1080	R	6
7	M	2594	RTU-2 (N1)	3	45	GFCI	Α	GFCI	20	1	BATHROOM LTS/EF/RECPT (N1)	720	R	8
9	M	2594	1	1	1	1	В	GFCI	20	1	EWC (N1)	720	Е	10
11	M	2594	1	1	1	1	С	***************************************	20	1	WEST RECEPTACLES (N1)	720	R	12
13	L	1191	LIGHTING (N2)	1	20		Α	GFCI	20	3	EWH-1 (N1)	1000	Е	14
15	R	1080	A/V ROOM RECEPT.S (N2)	1	20		В	1	1	1	/	1000	Е	16
17	R	1080	CONFERENCE ROOM RECEPT.S (N2)	1	20		С	1	1	/	/	1000	Е	18
19	R	900	CONF. RM. PROJ/FLOOR RECEPT.S (N3)	1	20		Α		20	1	SODA SHOP GARBAGE DISPOSAL (N3)	1000	М	20
21	R	1080	BUSINESS CENTER S. RECEPT.S (N3)	1	20		В		20	1	SODA SHOP DISHWASHER (N3)	500	KE	22
23	R	1080	BUSINESS N./ART HALL RECEPT.S (N3)	1	20		С		20	1	SODA SHOP AC RECEPTACLES (N3)	540	R	24
25	R	900	N. MAKER'S SPACE RECEPT.S (N3)	1	20		Α		20	1	SODA SHOP AC RECEPTACLES (N3)	540	R	26
27	R	900	S. MAKER'S SPACE RECEPT.S (N3)	1	20		В		20	1	SODA SHOP UC REFRIGERATOR (N3)	800	Е	28
29	R	1080	S. OPEN AREA RECEPT.S (N3)	1	20		С	GFCI	20	1	SODA DISPENSER (N3)	420	Е	30
31	R	720	S. OPEN AREA PROJ/FLOOR RECEPT.S (N3)	1	20		Α		25	2	ACCU-1.5	1664	E	32
33	R	360	ROOF RECEPTACLES (N3)	1	20	GFCI	В		1	1	/	1664	Е	34
35			SPARE (N3)	1	20		С		35	2	ACCU-2	2600	Е	36
37			SPARE (N3)	1	20		Α		1	1	/	2600	Е	38
39	Е	1920	MAKER'S SPACE 220V RECEPTACLE (N3)	2	20		В		20	2	MAKER'S SPACE 220V RECEPTACLE (N3)	1920	Е	40
41	E	1920	/	/	1		С		1	/	/	1920	E	42

		<u> </u>														•	•	
CCT TYPE:	L=LIGHTIN	G, R=RECEPT	ACLE, M=N	MOTOR, LM	=LARGES	т мото	R, E=EG	QUIPME	ENT, K	E=KITCH	IEN EQU	JIPMENT,	S=SUBFE	ED PANE	L, EV=E	EV CHARGE	ER	
CB TYPE:	GFCI=5mA	GROUND FAL	JLT CIRCUIT	T INTERRUF	PTER, GF	EP=30m	A GROU	ND FA	ULT PF	ROTECTI	ON FOR	EQUIPM	ENT, AFC	=ARC FAL	JLT CIR	CUIT INTER	RUPTER	
	CAFCI=CO	MBINATION A	RC FAULT 8	§ 5mA GRC	UND FAU	LT CIRC	UIT INTE	RRUP ⁻	ΓER, S	T=SHUN	T TRIP,	HT#=HAN	DLE TIE W	/ITH GROU	IPING#			

HACR = HEATING AIR CONDITIONING REFRIGERATION, ITRIP=INSTANTANEOUS TRIP, ITIME=INVERSE TIME TRIP

ŀ	HC=HANDLI	E CLAMP I	FOR LOCKING IN ON/OFF POSITION, LOCK=PERMANEN	ITLY LOCKABLE BREAKER				
CCT TYPE:	LOAD	MULT	DEMAND LOAD	TOTAL CONNECTE	D LOADS			
LIGHTING:	1321	1.25	1651 VA		А	В	С	
RECEPTACLE:	10000	1.0	10000 VA	VA	17143	17262	18628	
OVER 10K	3500	0.5	1750 VA	TOTAL DEMANDED	LOADS			
MOTOR:	8782	1.0	8782 VA		Α	В	С	
LGST MOTOR:	7782	1.25	9728 VA	VA	17506	17500	18553	
EQUIPMENT:	21148	1.0	21148 VA	AMPS	146	146	155	
KITCH EQUIP:	500	1	500 VA	TOTAL ON		54	KVA	
SUBFEED PNL:	0	1.0	0 VA	PANEL:		149	AMPS	
EV CHARGERS:	0	1.25	0 VA					

- N1. EXISTING LOAD ON EXISTING CIRCUIT BREAKER.
- N2. NEW LOAD ON EXISTING CIRCUIT BREAKER.
- N3. NEW LOAD ON NEW CIRCUIT BREAKER. CIRCUIT BREAKER TYPE AND AIC RATING TO MATCH EXISTING.

			LUMINAIRE SCHED	JLE						
TYPE	DESCRIPTION	MFR	MODEL	VOLTS	LAMPING	LUMENS	WATTS	VA	MOUNTING	NOTES
D1	MODULAR DOWN LIGHT	DMF	HOUSING - M4-NC-R-S MODULE - DRD2M-10-9-30-GA-T TRIM - M4T-R-S-WH	120	LED	1000	12.5	13.0	RECESSED	А
P1	SCREW-IN PENDANT DOWN LIGHT OWNER PROVIDED	LNC	MODERN INDUSTRIAL 1-LIGHT BLACK PENDANT WITH 10.2 IN. W CLEAR GLASS SHADE METAL WIRE CAGE SHADE BARN CEILING CHANDELIER	120	SCREW-IN	-	9	9.4	CEILING	В
	SCREW-IN PENDANT DOWN LIGHT OWNER PROVIDED	IKEA	SVARTNORA PENDANT LAMP	120	SCREW-IN	-	9	9.4	CEILING	В
S1	STRIP LIGHT	UTOPIA	SS-4-L36-30-RC-UNV	120	LED	5140	40	41.7	CEILING	Α
S2	STRIP LIGHT	UTOPIA	SS-4-L27-30-RC-UNV	120	LED	3874	30	31.3	CEILING	Α
T1	TRACK LIGHT	WAC LIGHTING	WTK-4023-830-BK	120	LED		22	22.9	TRACK	
V1	VANITY LIGHT	DUNTON HOUSE	SABRE-24-30-WH	120	LED	1320	22	22.9	WALL	А
EM	EMERGENCY LIGHTING	UTOPIA	EM-W-SDT	120	LED	-	-	-	WALL	А

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

- 1. LAMPS SHALL BE 3000K CCT, UON.
- PROVIDE LED LAMP WITH WATTAGE NO GREATER THAN LISTED WATTAGE IN LAMPING COLUMN.
- 3. ALL LAMPS SHALL BE LED TO COMPLY WITH CURRENT ENERGY CODE.
- 4. PROVIDE IC RATED FIXTURE IF REQUIRED AT MOUNTING LOCATION.
- 5. REFERENCE ARCHITECTUAL PLANS FOR EXACT MOUNTING HEIGHTS FOR ALL PENDANTS, SUSPENDED FIXTURES, POLE LUMINAIRES AND WALL SCONCES.
- 6. REFER TO ARCHITECT OR OWNER FOR FINISH.
- SPECIFIC NOTES:
- A. EXISTING LIGHTING.
- B, FIXTURE SHALL BE INSTALLED WITH 60W EQUIVALENT LED SCREW-IN BULB. COORDINATE COLOR TEMPERATURE WITH ARCHITECT AND OWNER.

							F	AULT CU	RRENT AND VOLTAG	E DROP C	ALCUL	ATION	TABL	=							
POINT	LOCATION	LENGTH (L)	LOAD	POWER	VOLTAGE	PHASE	WIRE	CONDUCTOR	CONDUCTOR	CONDUIT	VOLTAGE	ONDUCTO	С	# OF	Isc AVAILABLE	Isc	% OF	VOLTAGE	VOLTAGE	TOTAL	POINT
	DESCRIPTION	(ft)	ON FEEDER	FACTOR	(E' ' '		SIZE	MATERIAL	TYPE	MATERIAL	CLASS	VOLT LOSS	VALUE	PARALLEL	UPSTREAM	AT EQUIP	VOLTAGE	AT START	AT END	% VD	
			(Amps)	(%)										RUNS	(SEE NOTE 5)	$(I^{\text{\tiny Loc}})$ OR $(I^{\text{\tiny Loc}})$	DROP	(V _{L-L})	(V_{L-L})		
F0	XFRM															26,000		208			F0
F1	(E) MDP	15	1200	90%	208	3	350	COPPER	THREE SINGLE CONDUCTORS	NONMAGNETIC	600 V	89	22736	4	26,000	25,104	0.2%	208	208	0.2%	F1
F2	(E) HP	70	26	90%	208	3	1	COPPER	THREE SINGLE CONDUCTORS	STEEL	600 V	292	7292	1	25,104	8,349	0.3%	208	207	0.3%	F2
F3	(E) N	80	75	90%	208	3	3X	COPPER	THREE SINGLE CONDUCTORS	STEEL	600 V	162	12843	2	25,104	15,205	0.2%	208	208	0.2%	F3
F4	(E) A	60	37	90%	208	3	3X	COPPER	THREE SINGLE CONDUCTORS	STEEL	600 V	162	12843	1	15,205	9,554	0.2%	208	208	0.2%	F4

- 1. ALL CALCULATIONS WERE DONE USING BUSSMAN "POINT-TO-POINT" METHOD.
- 2. REFER TO PLANS FOR ASSUMED UTILITY TRANSFORMER SIZE UTILIZED FOR CALCULATIONS.
- 3. TRANSFORMER IMPEDANCES USED IN THE CALCULATIONS WERE TAKEN FROM EATON'S PUBLISHED IMPEDANCES FOR DOE 2016 DRY-TYPE TRANSFORMERS.
- 4. CONDUCTOR LENGTHS INDICATED IN THIS SCHEDULE ARE FOR THE PUROPOSES OF FAULT CURRENT CALCULATIONS ONLY. THESE LENGTHS ASSUME WORST CASE SHORTEST DISTANCE CONDITIONS AND SHOULD NOT BE UTILIZED BY THE ELECTRICAL CONTRACTOR FOR BIDDING PURPOSES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING AND MEASURING ACTUAL FIELD CONDITION LENGTHS AS PART OF THE BID PROCESS.

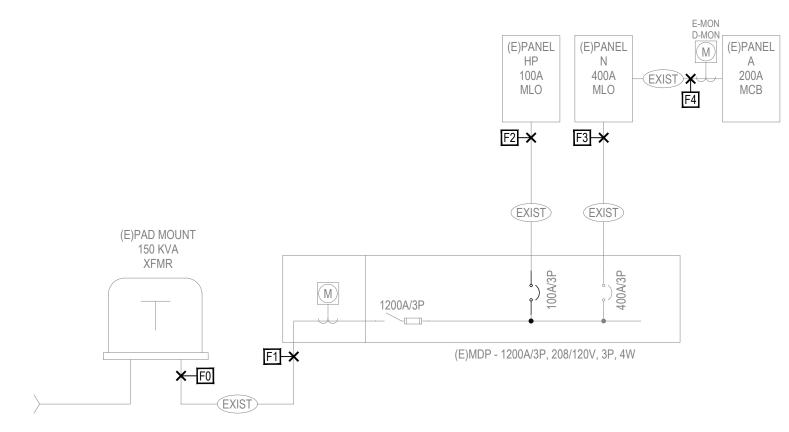
EEDEF	R SCHEDULE - COPPER				
KEY/	FEEDER CONDUIT				
AMPS	AND CONDUCTORS				
ERVICE I	ENTRANCE FEEDERS				
1200N	4[4#350, 3"C]				
QUIPMEN	NT FEEDERS				
100NGX	4#1, 1#8G, 1-1/2"C	100NG	3#1, 1#8G, 1-1/2"C	110G	2#1, 1#8G, 1-1/2"C
400NGX	2[4#3/0, 1#3G, 2-1/2"C]	400NG	2[3#3/0, 1#3G, 2-1/2"C]	400G	2[2#3/0, 1#3G, 2"C]
ROUNDIN	NG CONDUCTORS				
IOTES:				ABBREV	/IATIONS
1.	FEEDER FOR SECONDARY O	F SEPAR	ATELY DERIVED	MECH	SEE MECH SCHEDULE
	SYSTEM (SDS). GROUND SIZ	E PER NE	EC TABLE INCLUDED IN	XFMR	SEE XFMR SCHEDULE
	ARTICLE 250.66.				
_	ALL CONDUCTORS ARE SING	LE COND	LIOTOD CODDED TUNIAL		

2. ALL CONDUCTORS ARE SINGLE CONDUCTOR COPPER THWN UNLESS NOTED OTHERWISE. AMPACITY BASED ON THE NEC

3. ALL CONDUITS ARE EMT UNLESS NOTED OTHERWISE, FILL RATIOS

BASED ON NEC ANNEX C TABLE C.1.

TABLE INCLUDED IN ARTICLE 310.



ELECTRICAL ONELINE DIAGRAM

CONSULTING ENGINEERS 1480 HOYT ST. STE. 200 LAKEWOOD, CO 80215 303.421.3208

IMPROVEME 101

SUITE

CLIENT / OWNER PARKER PERSONAL CARE HOMES LAKEWOOD, CO ARCHITECT | TENANT IMPROVEMENTS

ENGLEWOOD, CO MECHANICAL, ELECTRICAL, PLUMBING

DMCE ENGINEERING LAKEWOOD, CO

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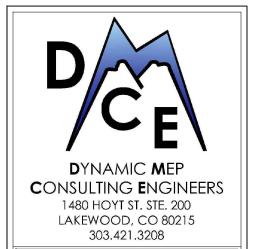
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> **ELECTRICAL** ONELINE & **SCHEDULES**

E0.1

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



- IMPROVEMENTS SUITE 101

CLIENT / OWNER PARKER PERSONAL CARE HOMES LAKEWOOD, CO ARCHITECT | TENANT IMPROVEMENTS

ROTHSCHILD DOWNES ENGLEWOOD, CO MECHANICAL, ELECTRICAL, PLUMBING

DMCE ENGINEERING LAKEWOOD, CO

TENANT

PRELIMINARY DESIGN
DOCUMENTS
DOCUMENTS
ONSTRUCTION
ONSTRUCTION

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ELECTRICAL DEMOLITION PLAN

E1.0



- IMPROVEMENTS
SUITE 101

TENANT CLIENT / OWNER

LAKEWOOD, CO

PARKER PERSONAL CARE HOMES

ARCHITECT | TENANT IMPROVEMENTS ROTHSCHILD DOWNES ENGLEWOOD, CO MECHANICAL, ELECTRICAL, PLUMBING DMCE ENGINEERING LAKEWOOD, CO PRELIMINARY DESIGN
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ELECTRICAL LIGHTING PLAN

GENERAL NOTES:

B. ALL SCREW-IN LIGHTS SHALL BE LINE VOLTAGE DIMMING CAPABLE.

E1.1



- IMPROVEMENTS
SUITE 101

CLIENT / OWNER

TENANT IMPR

	PERSONA DD, CO	AL CARE HOM	IES
HITE	CT TENA	NT IMPROVE	MENTS
	IILD DOW OOD, CO	/NES	
HANI	CAL, ELE	CTRICAL, PLI	JMBING
	GINEERIN DD, CO	NG	
	ILIMINARY DESIGN DOCUMENTS	VOT FOR	ISTRUCTION
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ELECTRICAL POWER PLAN

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E1.2