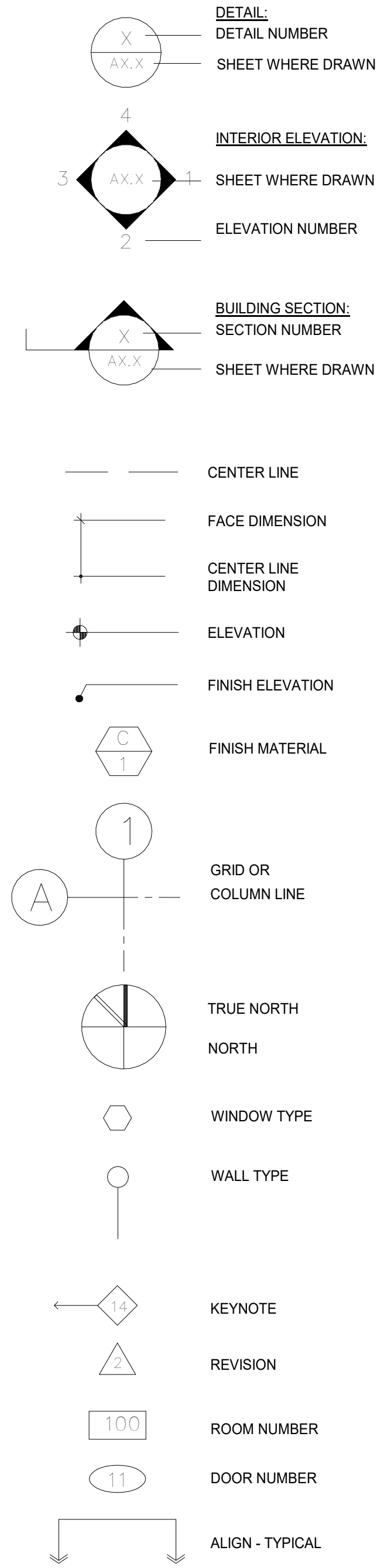


ABBREVIATIONS

A.B.	ANCHOR BOLT	H.M.	HOLLOW METAL
A.C.	AIR CONDITIONING	HORIZ	HORIZONTAL
ACQUST.	ACOUSTICAL	HR	HOUR
A.D.	ACCESS DOOR/AREA DRAIN	HT	HEIGHT
ADD	ADDENDUM OR ADDITION	HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ADJ.	ADJUSTABLE	H.W.	HOT WATER
A.E.F.F.	ABOVE EXISTING FINISH FLOOR	I.D.	INSIDE DIAMETER
ALUM	ALUMINUM	IN	INCH
ALT	ALTERNATE	INCL	INCLUDED
AND	AND	INSUL	INSULATION
ANGLE	ANGLE	INT	INTERIOR
ANOD	ANODIZED	JAN	JANITOR
ARCH	ARCHITECT(URAL)	JST	JOIST
ASPH	ASPHALT	JT	JOINT
AT	AT	KIT	KITCHEN
BD	BOARD	KJ	KEYED JOINT
BTWN	BETWEEN	LAM	LAMINATED
B.F.	BOTTOM OF FOOTING	LAV	LAVATORY
BLDG	BUILDING	MAS	MASONRY
BLKG	BLOCKING	M.O.	MASONRY OPENING
BM	BEAM	MATL	MATERIAL
B.N.	BOUNDARY NAIL	MAX	MAXIMUM
B.O.	BOTTOM OF	MECH	MECHANICAL
BOT	BOTTOM	MEMB	MEMBRANE
BRG	BEARING	MET	METAL
BSMT	BASEMENT	MFR	MANUFACTURER
B.U.	BUILT-UP	MIN	MINIMUM
C (or )	CHANNEL	MISC	MISCELLANEOUS
CER	CERAMIC	N	NORTH
CB	CATCH BASIN	N.A.	NOT APPLICABLE
C.I.P.	CAST-IN-PLACE	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	NOT TO SCALE	NOT TO SCALE
CL	CENTERLINE	NO	NUMBER
CLG	CEILING	O.C.	ON CENTER
CLR	CLEAR(ANCE)	O.D.	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	O.F.	OVERFLOW/OUTSIDE FACE
CLOS.	CLOSET	O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED
C.O.	CLEAN OUT	O.F.O.I.	OWNER FURNISHED/ OWNER INSTALLED
COL	COLUMN	O.H.	OPPOSITE HAND/OVERHEAD
CONC	CONCRETE	OPNG.	OPENING
CONSTR	CONSTRUCTION	OP	OPPOSITE
CONT	CONTINUOUS	P	PROPERTY LINE/PLATE
COORD	COORDINATE	PERIM	PERIMETER
CORR	CORRIDOR	PERP(L)	PERPENDICULAR
CSK	COUNTERSINK	PLAM	PLASTIC LAMINATE
CTR	CENTER	PLAS	PLASTER
DP	DAMP-PROOFING	PLAST	PLASTIC
D.F.	DRINKING FOUNTAIN/	P.D.	PLASTER DRAIN
DBL	DOUGLAS FIR	PLWD	PLYWOOD
DIA ( ∅ )	DIAMETER	R	RISE
DIAG	DIAGONAL	R.C.P.	REFLECTED CEILING PLAN
DIAPH	DIAPHRAGM	R.D.	ROOF DRAIN
DIM	DIMENSION	REF	REFERENCE
D.L.	DEAD LOAD	REINF	REINFORCING
DN	DOWN	REQD	REQUIRED
D.S.	DOWNSPOUT	REQMS	REQUIREMENTS
DTL	DETAIL	RESIL	RESILIENT
DWG	DRAWING	RET	RETAINING
DWLS	DOWELS	RM	ROOM
DWR	DRAWER	R.O.	ROUGH OPENING
EA	EACH	S	SOUTH
E.B.	EXPANSION BOLT	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SCHED	SCHEDULE
EL	ELEVATOR	S.F.	SQUARE FEET
ELEC	ELECTRIC(IAL)	SHT	SHEET
ELEV	ELEVATION	SM	SIMILAR
E.N.	EDGE NAIL	S.M.F.E.	SURFACE MOUNTED
ENC	ENCLOSURE		FIRE EXTINGUISHER
EQ	EQUAL	SPEC	SPECIFICATION
EQUIP	EQUIPMENT	SQ	SQUARE
E.W.	EACH WAY	S.S.	STAINLESS STEEL
EWC	ELECTRIC WATER COOLER	STAGG	STAGGERED
EXT	EXTERIOR	STD	STANDARD
EXST	EXISTING	STIFF	STIFFENED
F.B.	FLAT BAR	STR	STRUCTURAL
F.D.	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	SYM	SYMMETRICAL
F.E.	FIRE EXTINGUISHER	T	TREAD
F.E.C.	FIRE EXTINGUISHER CABINET	T.C.	TOP OF CURB/ TOP OF CONCRETE
F.F.	FINISH FLOOR /	T&G	TONGUE AND GROOVE
F.F.E	FINISHED FLOOR ELEVATION	THR	THRESHOLD
F.P.E	FINISHED PAVING ELEVATION	T.I.	TENANT IMPROVEMENT
F.G.	FINISHED GRADE	T.J.	TOOLED JOINT
F.H.C.	FIRE HOSE CABINET	T.N.	TOE NAILED
FIN	FINISH	T.O.	TOP OF ( SPECIFY ITEM )
FLR	FLOOR	T.O.C.	TOP OF CURB
FLUOR	FLUORESCENT	T.O.S.	TOP OF SLAB
F.N.	FIELD NAILING	T.O.W.	TOP OF WALL
F.O.	FACE OF ( SPECIFY ITEM )	TRANS	TRANSVERSE
F.O.B.	FACE OF BRICK	TYP	TYPICAL
F.O.C.	FACE OF CONCRETE	U.B.C.	UNIFORM BUILDING CODE
F.O.F.	FACE OF FINISH	U.N.O.	UNLESS NOTED OTHERWISE
F.O.M.	FACE OF MASONRY	UL	
F.O.P.	FACE OF PANEL	V.C.T.	VINYL COMPOSITION TILE
F.O.S.	FACE OF STUD	VENT	VENTILATOR/VENTILATION
FT	FOOT/FEET	VERT	VERTICAL
FTG	FOOTING	V.R.	VAPOR RETARDER
F.S.	FLOOR SINK	VTR	VENT THRU ROOF
GA	GAUGE	VWC	VINYL WALL COVERING
GALV	GALVANIZED	W	WEST
G.I.	GALVANIZED IRON	WDW	WINDOW
GL	GLASS	W	WITH
GLB	GLU LAM BEAM	W.GL	WIRE GLASS
GYP. BD.	GYP SUM BOARD	W.H.	WATER HEATER
H.C.	HOLLOW CORE	W/O	WITHOUT
HDR	HEADER	WP	WATERPROOF
HDWR	HARDWARE	W.P.J.	WEAKENED PLANE JOINT
HGR	HANGER	W.R.	WATER RESISTANT
H.M.	HOLLOW METAL		
HORIZ	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING, VENTILATING AND AIR CONDITIONING		
H.W.	HOT WATER		
	HANGER		

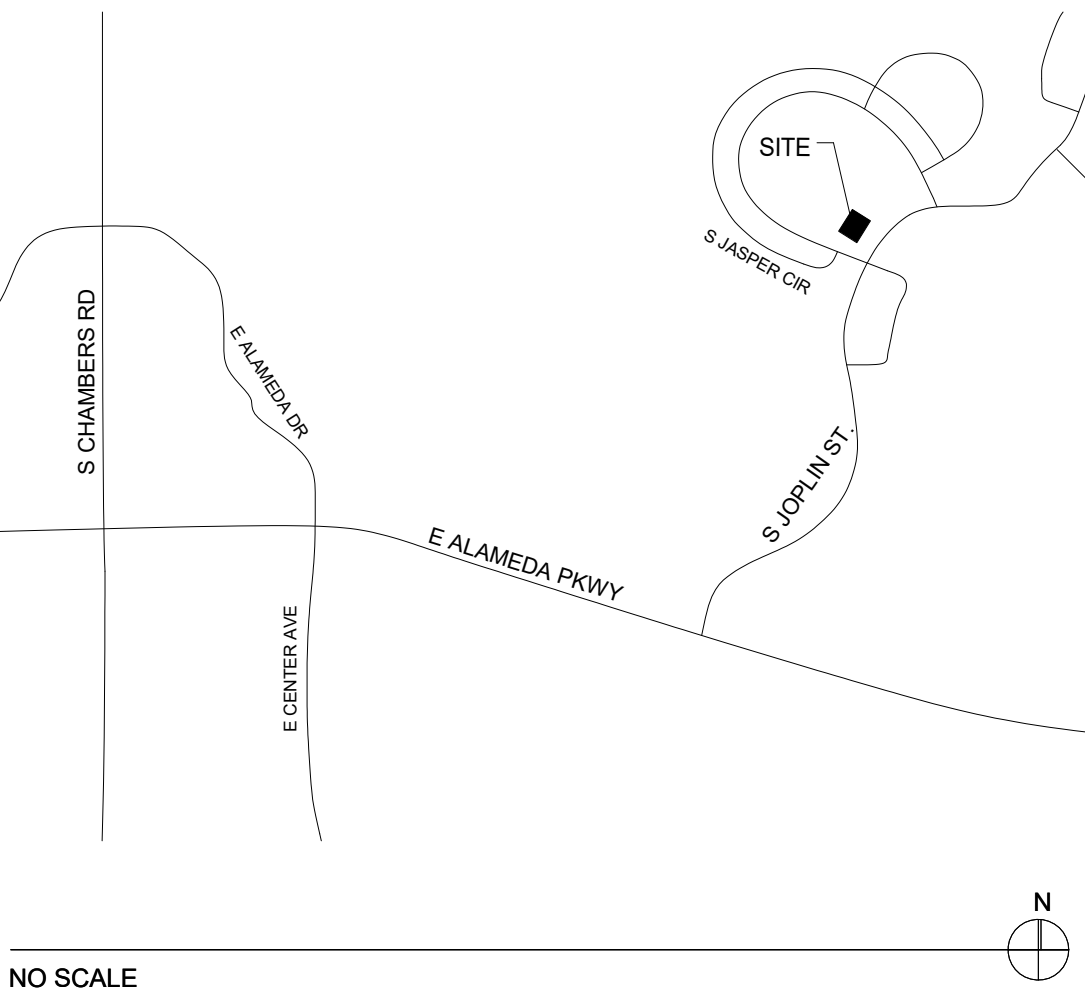
REFERENCE SYMBOLS



GENERAL NOTES

- As a minimum standard, all construction work shall comply with all applicable building codes, building department supplemental procedures and newsletters and NFPA bulletins.
- The general contractor, the subcontractors, and material suppliers shall refer to the drawings and schedules as a whole when determining the construction requirements for the project.
- The general contractor is responsible for identifying all areas on the project which require tolerances between rough openings and/or finish materials and provide for the proper tolerances to complete the construction in accordance with the requirements of the contract documents.
- All drawings and schedules in the bid package are to be considered equal parts of this contract package. The contractor and his sub-contractors shall be responsible for the review and coordination of all drawings, schedules, and specifications, including civil, architectural, structural, mechanical, plumbing, electrical and fire protection. All discrepancies, omissions or errors that occur shall be brought to the attention of the architect in writing prior to the submission of bids so that clarification may be issued.
- Any work performed in conflict with any part of the contract documents or code requirements shall be corrected by the contractor at his own expense and at no expense to the owner or architect.
- Prior to the start of construction, the general contractor shall verify location of transformers and underground utilities with appropriate utility companies. In addition, the general contractor shall verify the actual static water pressure at the property line and report the findings in writing to the architect and mechanical engineer prior to the start of construction.
- The general contractor and his sub-contractors shall be responsible for the coordination of their work with the work of others. Sub-contractors shall verify that any work related to them, which must be provided by others, has been completed and is adequate prior to commencing their work.
- All dimensions shall take precedence over scale shown on plans, sections, and details. Dimensions are to face of stud or slab unless otherwise noted on drawings. Do not scale drawings.
- The general contractor is solely responsible for safety items and procedures during the term of construction.

VICINITY MAP



PROJECT TEAM

PROJECT APPLICANT:  
Priderock Capital Partners  
525 Okeechobee Blvd.  
Suite 1650  
West Palm Beach, FL 33401

CIVIL ENGINEER:  
Martin/Martin  
1600 Specht Point Road #117  
Fort Collins, CO 80525  
t 970 295 4722

PROPERTY OWNER:  
Priderock Capital Partners  
525 Okeechobee Blvd.  
Suite 1650  
West Palm Beach, FL 33401

STRUCTURAL, MECHANICAL,  
ELECTRICAL ENGINEER:  
PEC  
420 Linden Street, Suite 110  
Fort Collins, CO 80524  
t 970 232 9558

ARCHITECT:  
Davis Davis Architects  
141 S. College Ave., Suite 102  
Fort Collins, CO 80524  
t 970 482 1827  
t 970 484 8037

CONTRACTOR:  
NOT YET KNOWN

LANDSCAPING ARCHITECT:  
NOT YET KNOWN

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date

T0.0	Cover Sheet	01/10/17
T1.0	Code Plan	01/10/17

ARCHITECTURAL

A1.0	Site Plan	01/10/17
A1.1	First Floor	01/10/17
A1.2	Finish Plan	01/10/17
A1.4	Roof	01/10/17
A1.5	Reflected Ceiling Plan First Floor	01/10/17
A2.0	Elevations	01/10/17
A3.0	Building Sections	01/10/17
A3.1	Building Sections	01/10/17
A3.2	Wall Sections Exterior	01/10/17
A4.0	Enlarged Elevations	01/10/17
A4.1	Enlarged Plans/Elevations	01/10/17
A5.0	Details	01/10/17
A6.0	Schedules and Diagrams	01/10/17

STRUCTURAL		
S0.1	GENERAL NOTES	01/10/17
S0.2	GENERAL NOTES	01/10/17
S0.3	IBC INSPECTION TABLES	01/10/17
S1.1	FOUNDATION PLAN	01/10/17
S2.1	ROOF FRAMING PLAN	01/10/17
S3.1	SCHEDULES	01/10/17
S4.1	TYPICAL FOUNDATION DETAILS	01/10/17
S4.2	FOUNDATION DETAILS	01/10/17
S5.1	FRAMING DETAILS	01/10/17
S5.2	FRAMING DETAILS	01/10/17

MECHANICAL / PLUMBING		
MP0.1	MECHANICAL COVER SHEET	01/10/17
MP0.2	MECH. SPECIFICATIONS	01/10/17

M2.1	HVAC PLAN	01/10/17
M3.1	HVAC SCHEDULES AND DETAILS	01/10/17
P2.1	PLUMBING PLANS	01/10/17
P3.1	PLUMBING SCHEDULES AND DETAILS	01/10/17

141 South College Ave.  
Ste. 102  
Fort Collins  
Colorado  
80524  
970 . 482 . 1827

Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17

SHEET ISSUE  
REVISION DATE

Revision Date 01/10/17  
Project number GLEN  
Drawn by NS, KB, CJ  
Checked by LD, BD

Cover Sheet

T0.0

Scale As Noted



Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

CODE ANALYSIS

APPLICABLE CODES: 2015 International Building Code  
2015 International Mechanical Code  
2015 International Fuel Gas Code  
2015 International Energy Conservation Code  
2014 National Electrical Code  
2015 International Plumbing Code  
City of Aurora Amendments

ZONING: R-2M

DESCRIPTION: Highline Village Sub Fil No. 1 (ARAP)  
SUBDIVISION: 001  
LOT: 001  
BLOCK: 001

ADDRESS: 490 South Joplin Street  
Aurora, CO 80017

OCCUPANCY: A3  
CONSTR. TYPE: VB  
SPRINKLERS: NO  
ALLOWABLE AREA: 10,824 SF  
ACTUAL AREA: 3,196 SF  
ALLOWABLE HT: 40 FT (1 STORY)  
ACTUAL HT: 18 FT 10 IN (1 STORY)

Table 602 Fire Resistance for Exterior Walls Based on Fire Separation Distance

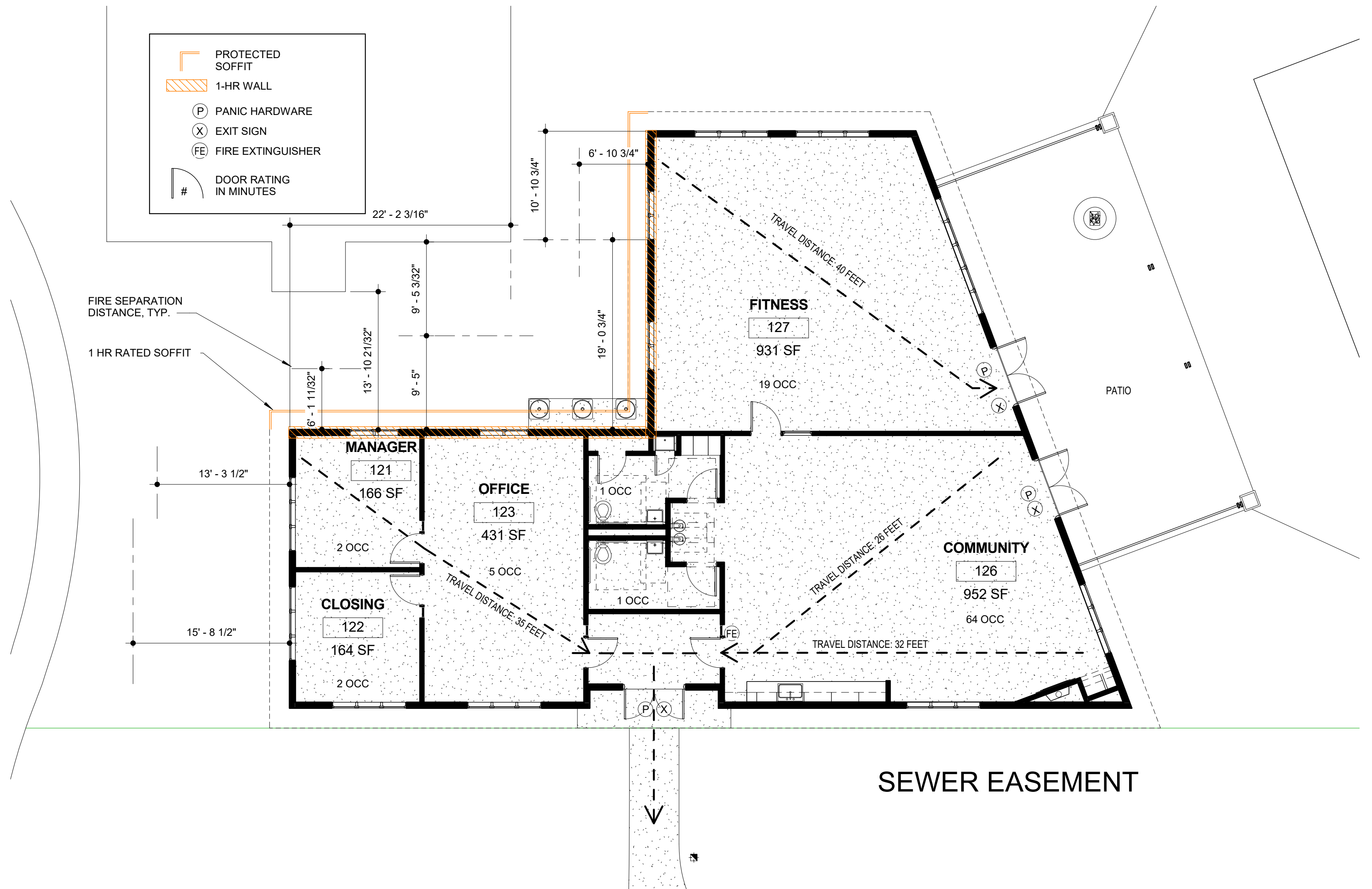
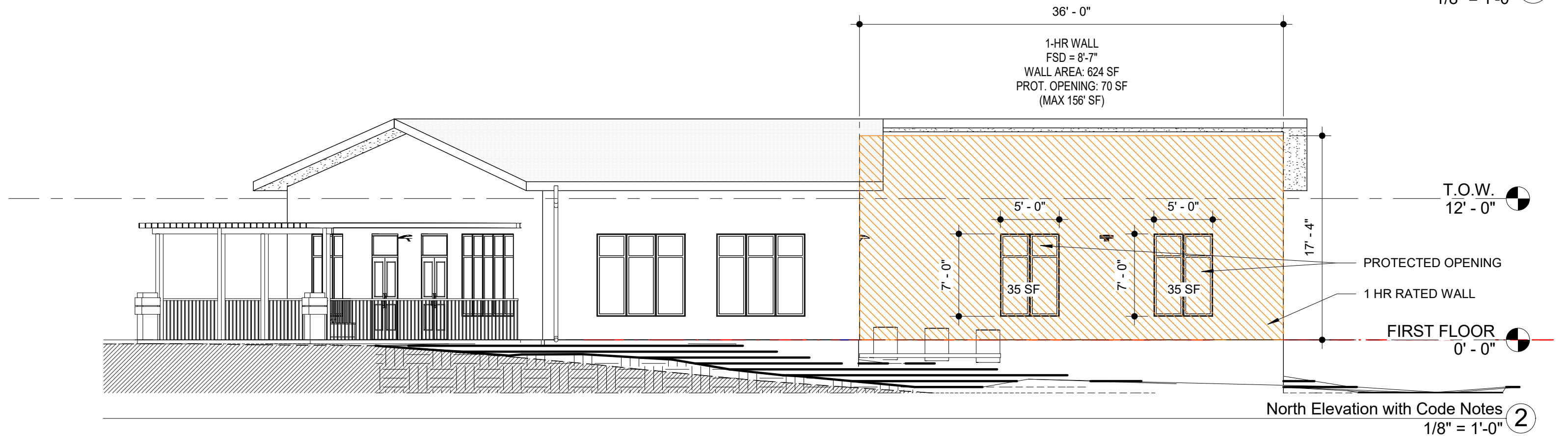
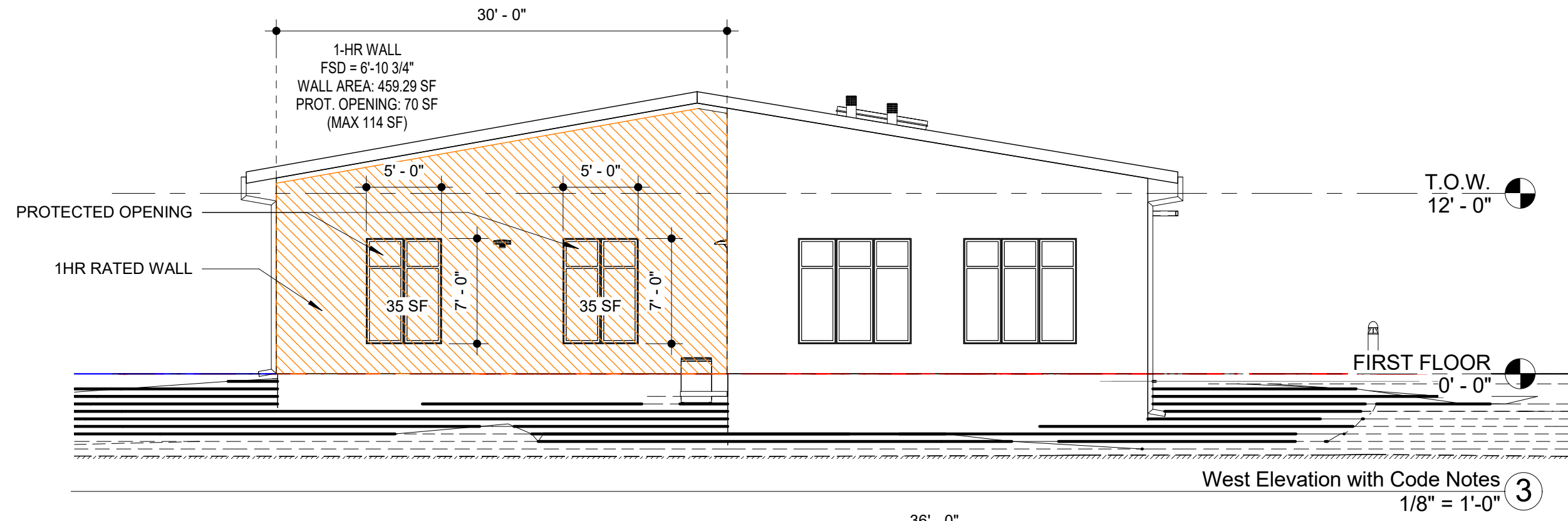
FSD=X feet	Rating
X<5	1 hr
5<X<10	1 hr
10<X<30	0 hr
X>30	0 hr

Table 705.8 Max Area of Exterior Wall Openings Based on FSD and Degree of Opening Protection

FSD	Opening Protection	Allowable Area
5 to < 10	UP, NS	10%
	P	25%
10 to < 15	UP, NS	15%
15 to < 20	UP, NS	25%
20 to < 25	UP, NS	45%
25 to < 30	UP, NS	70%
30 or greater	UP, NS	No limit

OCCUPANT LOAD: 94  
# EXITS: 4

ALLOWABLE TRAVEL DISTANCE: 200 FEET  
ACTUAL TRAVEL DISTANCE: 37 FEET (MAXIMUM)



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

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17  
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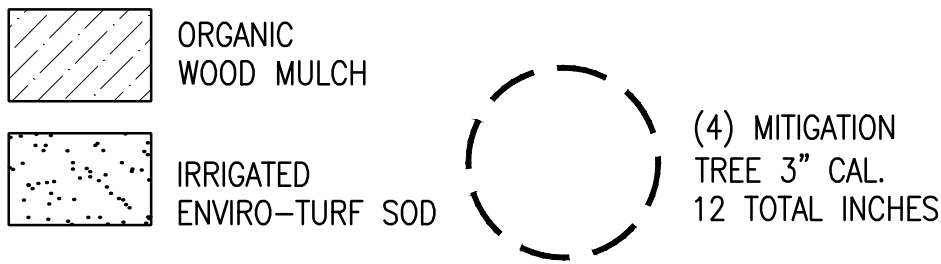
SHEET ISSUE  
REVISION DATE

Revision Date 01/10/17  
Project number GLEN  
Drawn by Author  
Checked by Checker

Code Plan

T1.0  
Scale As Noted

LANDSCAPE LEGEND:



LANDSCAPE TREE LEGEND:

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS TREE						

2		GYMNOCLADUS DIOICUS VAR 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	3" CAL.	50-60'	40-50'
3		GLEDITSIA TRICANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	3" CAL.	40-50'	35-45'

EVERGREEN TREES

7		JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD JUNIPER	6' HT	12-20'	2-4'
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QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS SHRUBS						

7		SYMPHORICARPOS OREOPJILUS	ROCKY MOUNTAIN SNOWBERRY	5 GAL.	2-4'	3-5'
18		CHRYSOTHAMNUS NAUSEOSUS	DWARF BABY BLUE RABBITBRUSH	5 GAL.	1-2'	2-4'
2		ARTEMISIA CANA	SILVER SAGE	5 GAL.	2-5'	2-3'
16		CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	5 GAL.	2-3'	2-3'
11		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.	1-2'	6-8'
22		PRUNUS TENELLA	DWARF RUSSIAN ALMOND	5 GAL.	3-5'	3-5'

EVERGREEN SHRUB LIST

6		PICEA PUNGENS 'ST. MARY'S BROOM'	ST. MARY'S BLUE SPRUCE	5 GAL.	18-24"	4-6'
---	--	----------------------------------	------------------------	--------	--------	------

ORNAMENTAL GRASSES

28		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	4-5'	1-2'
17		BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	20-24"	20-24"
15		SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.	18-24"	18-24"
22		PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	1 GAL.	3'	3'
15		MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	1 GAL.	3-4'	3-4'

PERENNIALS

10		ACHILLEA 'MOONSHINE	MOONSHINE YARROW	1 GAL.	24-30"	24"
----	--	---------------------	------------------	--------	--------	-----

WATER USAGE TABLE

CATEGORY	AREA(S.F.)
NON-WATER CONSERVING	0 S.F.
WATER-CONSERVING	10,793 S.F.
NON-WATER (Z)*	1,752 S.F.

\* SIDEWALK

LANDSCAPE NOTES:

1. ALL WORK SHALL CONFORM TO LOCAL CITY CODES. ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
3. PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
6. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
7. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
8. ALL BEDS TO BE MULCHED WITH A COMPACTED 4" LAYER OF GORILLA HAIR TYPE WOOD MULCH.
9. 6" SOIL MIX CONSISTING OF 20% ORGANIC COMPOST, 20% ORGANIC PEAT & 60% ORGANIC SOIL MIX SHALL BE TILLED IN TO ALL SHRUB BEDS.
10. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 11.ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
12. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS

15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS

10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES

6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.

4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES

4 FEET BETWEEN TREES AND GAS LINES
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
14. IRRIGATED TURF SHALL BE ENVIROTURF OR APPROVED EQUAL.
15. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.

TREE INVENTORY CHART

TREE #	SPECIES	DIAMETER	BASIC VALUE	SPECIES VALUE	CONDITION VALUE	LOCATION VALUE	MITIGATION VALUE	COMMENTS	MITIGATION INCHES	MITIGATION TREE
1	AUSTRIAN PINE	17.5"	\$10,585.87	75%	70%	78%	\$4,334.91	TREE IS TO LARGE TO TRANSPLANT	12	X
2	PONDEROSA PINE	18"	\$10,629.94	70%	60%	78%	\$3,482.37	TREE IS TO LARGE TO TRANSPLANT	11	
3	CRABAPPLE	14.5"	\$10,669.38	75%	60%	78%	\$3,744.95	TREE IS TO LARGE TO TRANSPLANT	9	
4	AUSTRIAN PINE	17"	\$9,989.75	75%	60%	78%	\$3,506.40	TREE IS TO LARGE TO TRANSPLANT	10	
5	AUSTRIAN PINE	18.5"	\$11,829.94	75%	70%	78%	\$4,844.36	TREE IS TO LARGE TO TRANSPLANT	13	
6	AUSTRIAN PINE	17"	\$9,989.75	75%	70%	78%	\$4,090.80	TREE IS TO LARGE TO TRANSPLANT	12	
TOTAL		102.5	\$63,694.62				\$24,003.80		67	TREE 1
						AMOUNT OWED	\$19,668.89			

Please add the chart from the Landscape Manual - pg. 29  
This will make it very clear how the mitigation is occurring and what will be paid into the Tree Planting Fund.

To determine the dollar value still owed when there will be some inches replaced on site, is found this way.  
Total mitigation value / mitigation inches  
24,003.80 / 67 = \$358.27/inch  
Adding back in 12" leaves 55" that would be required.  
55" x 358.27 = \$19,704.85 : the new required mitigation value.

REV.	COMMENT	DATE

CLUB HOUSE FOR GLEN AT THE PARK

LANDSCAPE SCHEDULE AND NOTES

russell+mills studios  
141 s. college ave., suite 104  
fort collins, co 80524  
p: 970.484.8855  
www.russellmillsstudios.com

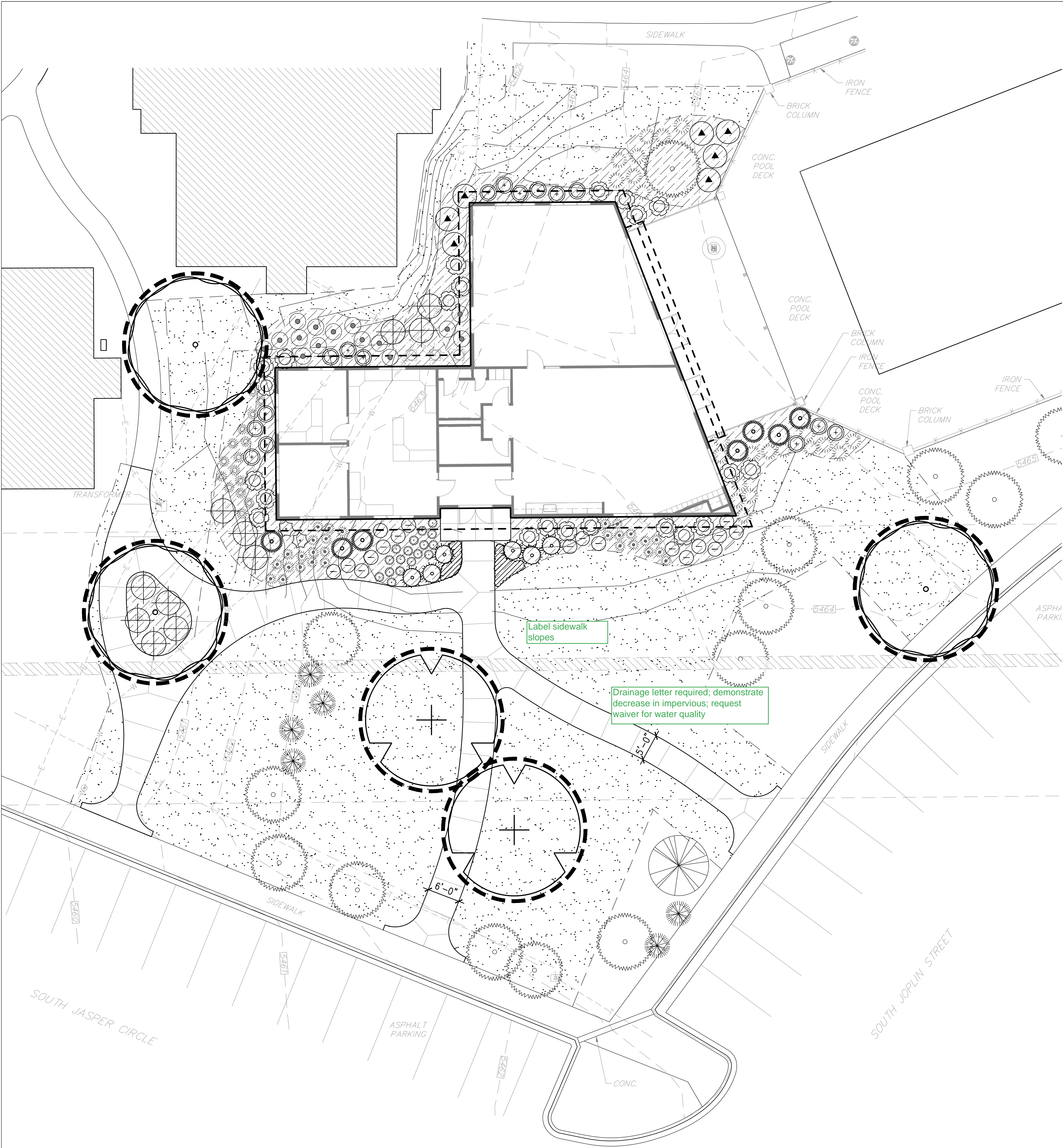
LANDSCAPE PLAN

Date: 02.13.2017  
Drawn By: DD  
Checked By: PM

Sheet

LP101





LANDSCAPE LEGEND:

- ORGANIC WOOD MULCH
- IRRIGATED ENVIRO-TURF SOD
- (4) MITIGATION TREE 3" CAL. 12 TOTAL INCHES

LANDSCAPE TREE LEGEND:

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
-----	--------	--------------	-------------	------	--------	--------

2		GYMNOCLADUS DIOICUS VAR 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	3" CAL.	50-60'	40-50'
3		GLEDITSIA TRICANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	3" CAL.	40-50'	35-45'

EVERGREEN TREES

7		JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD JUNIPER	6' HT	12-20'	2-4'
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QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
-----	--------	--------------	-------------	------	--------	--------

7		SYMPHORICARPOS OREOPJILUS	ROCKY MOUNTAIN SNOWBERRY	5 GAL.	2-4'	3-5'
18		CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BABY BLUE RABBITBRUSH	5 GAL.	1-2'	2-4'
2		ARTEMISIA CANA	SILVER SAGE	5 GAL.	2-5'	2-3'
16		CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	5 GAL.	2-3'	2-3'
11		PRUNUS BESSEY 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.	1-2'	6-8'
22		PRUNUS TENELLA	DWARF RUSSIAN ALMOND	5 GAL.	3-5'	3-5'

EVERGREEN SHRUB LIST

6		PICEA PUNGENS 'ST. MARY'S BROOM'	ST. MARY'S BLUE SPRUCE	5 GAL.	18-24"	4-6'
---	--	----------------------------------	------------------------	--------	--------	------

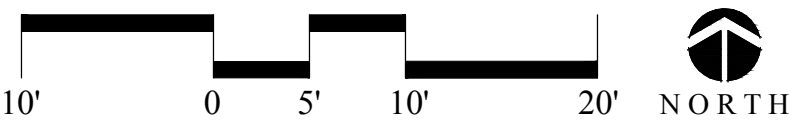
ORNAMENTAL GRASSES

28		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	4-5'	1-2'
17		BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	20-24"	20-24"
15		SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.	18-24"	18-24"
22		PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	1 GAL.	3'	3'
15		MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	1 GAL.	3-4'	3-4'

PERENNIALS

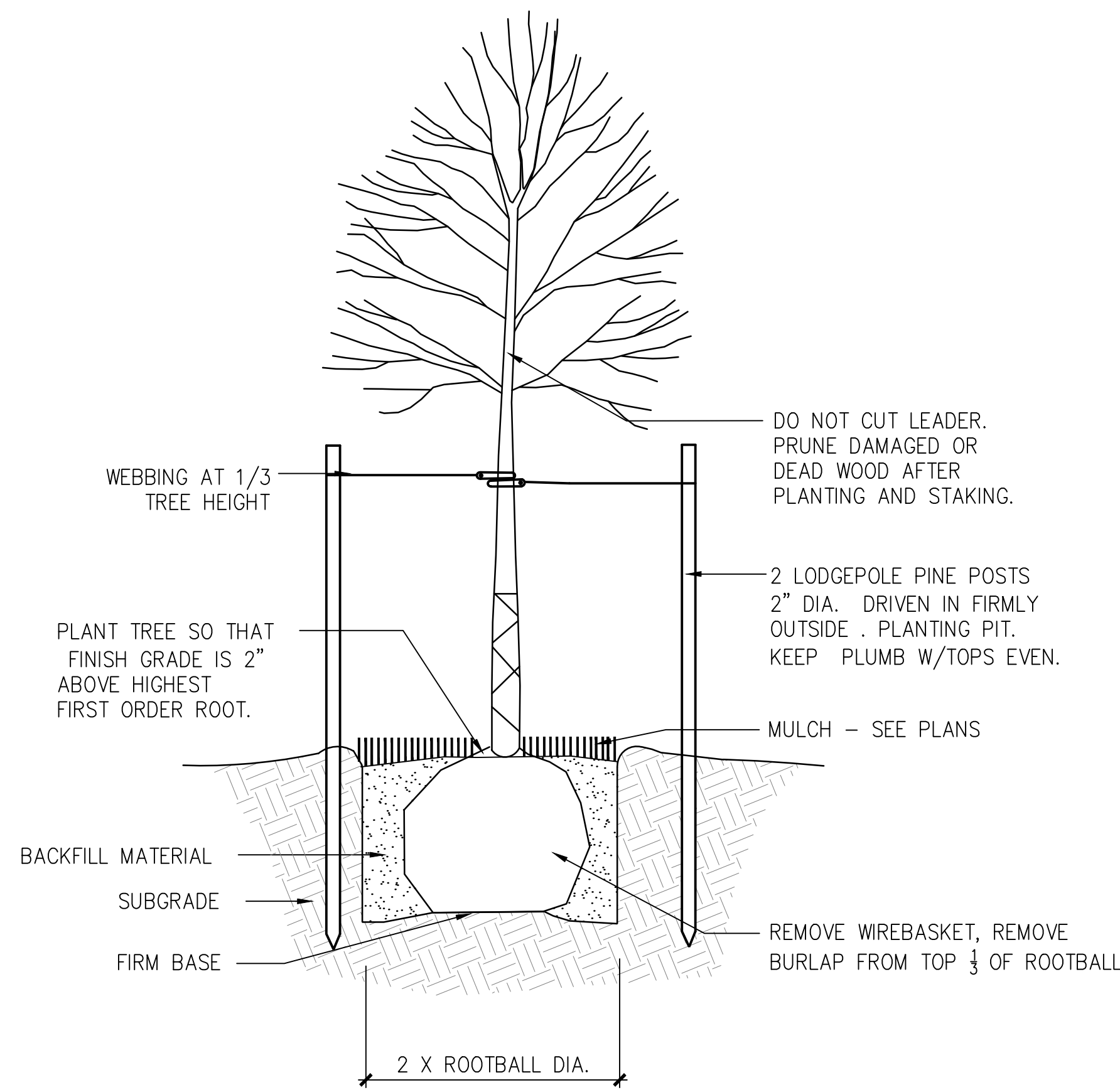
10		ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	24-30"	24"
----	--	----------------------	------------------	--------	--------	-----

A LANDSCAPE PLAN

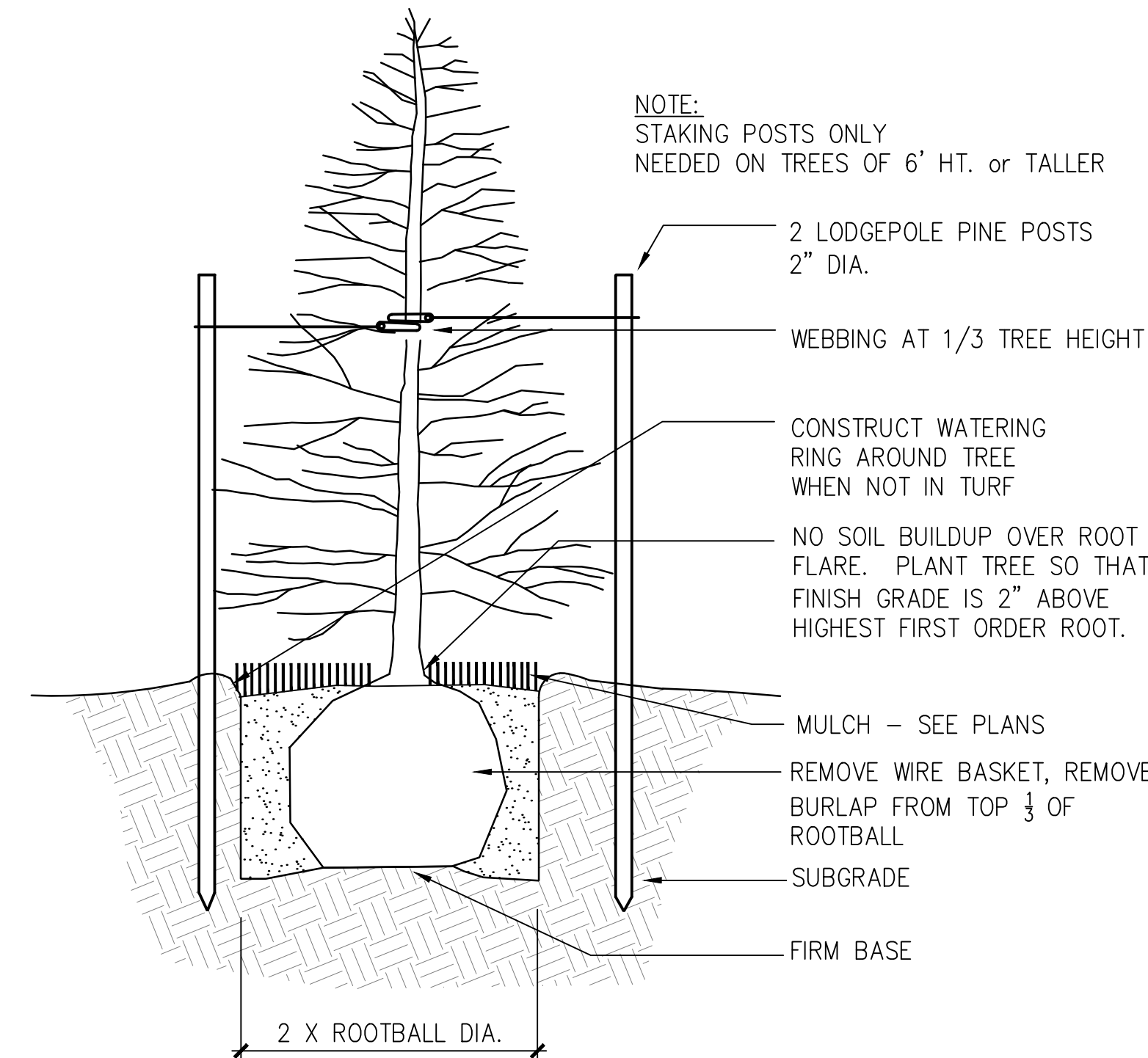


REV.	COMMENT	DATE

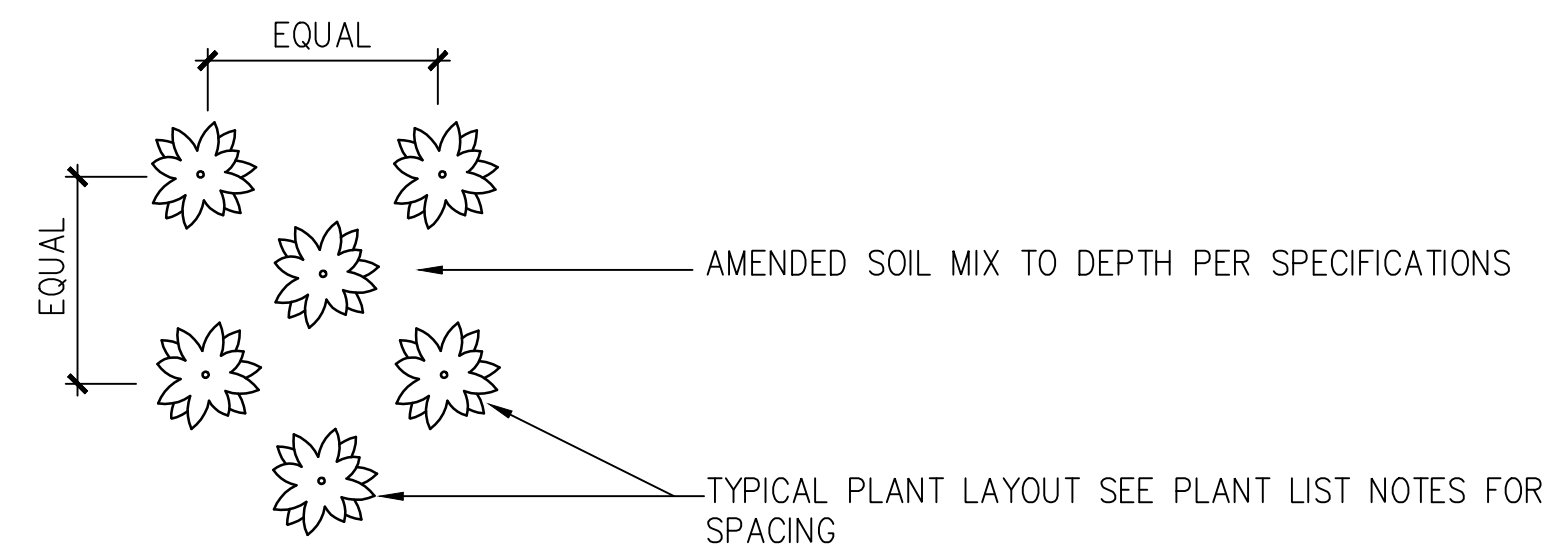




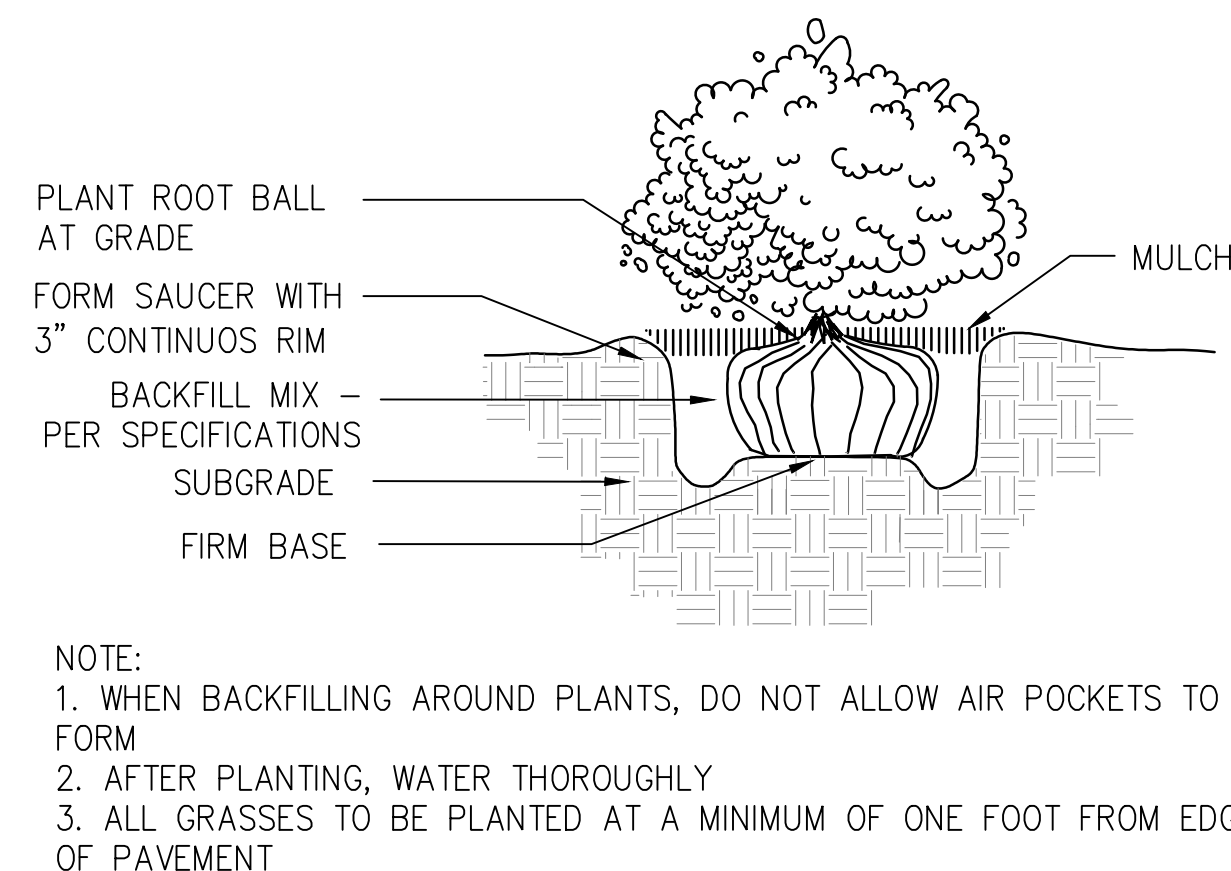
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SCALE: NTS



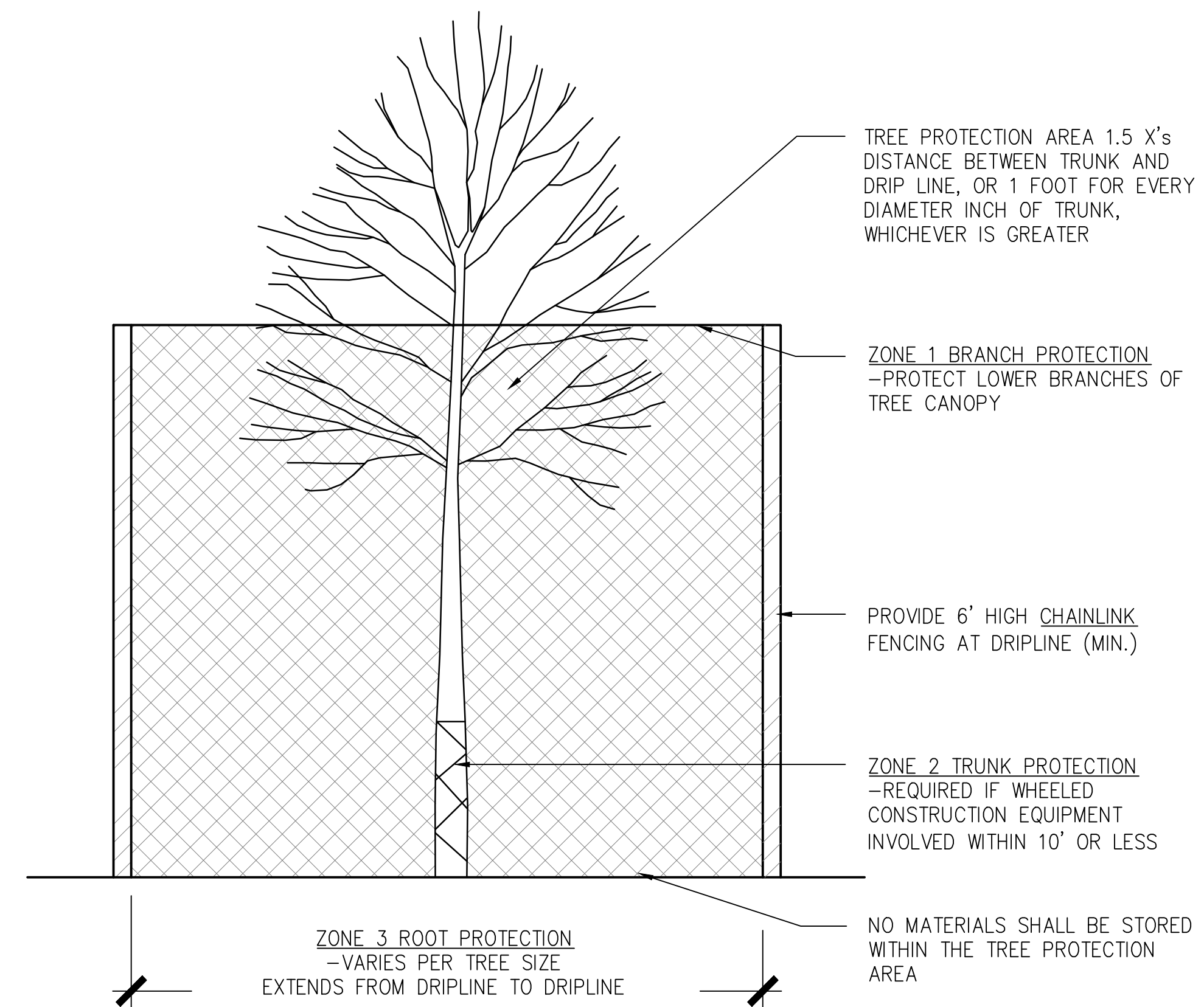
**EVERGREEN TREE PLANTING**  
SCALE: NTS



**ORNAMENTAL GRASSES/ PERENNIALS**  
SCALE: NTS



**SHRUB PLANTING**  
SCALE: NTS



**TREE PROTECTION**  
SCALE: NTS

REV.	COMMENT	DATE



# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

General Notes:  
- Connect Sewer service for clubhouse to apartment sewer system NOT sewer main in easment

Show the sewer service, need to confirm it is available.

Please add the Tree Protection notes per the Parks, Recreation, & Open Space Dedication and Development Manual

Please add note to clarify that all occupants will have free egress from patio to public way.

Please show Knox Box.

Dimension does not match sheet LP102

Label sidewalk slopes.

Is this the proposed water service? The service meter for this building cannot be provided from a private line (which the relocated line appears to be). Direct service and meter, with associated pocket easement, must be provided from the existing public main in the drive aisles, or a new meter and associated service line provided from an existing banked meter bay. This and the sanitary sewer service location need to be finalized prior to the next submittal or a subsequent round of review may be required.

Any new easements needed will have to be dedicated by separate document Contact Maurice Brooks in Real Property at 303-739-7300 for submittal requirements. Once Maurice has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan and/or plat will not be recorded until these documents are complete and ready to record. Maurice needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

Include the book and page identifier for this easement B2339 Page 167

## LIGHTING FIXTURE LEGEND

LITHONIA 16W LED BOLLARD

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17

SHEET ISSUE  
REVISION DATE

Revision Date 01/10/17  
Project number GLEN  
Drawn by NS, KB, CJ  
Checked by LD, BD

Site Plan

A1.0

Scale As Noted



## Clubhouse for Glen at the Park

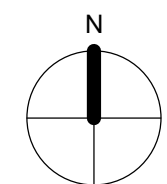
490 S. Joplin Street, Aurora CO 80017

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17SHEET ISSUE  
REVISION DATE  
1 8/31/16Revision Date 01/10/17  
Project number GLEN  
Drawn by NS, KB, CJ  
Checked by LD, BD

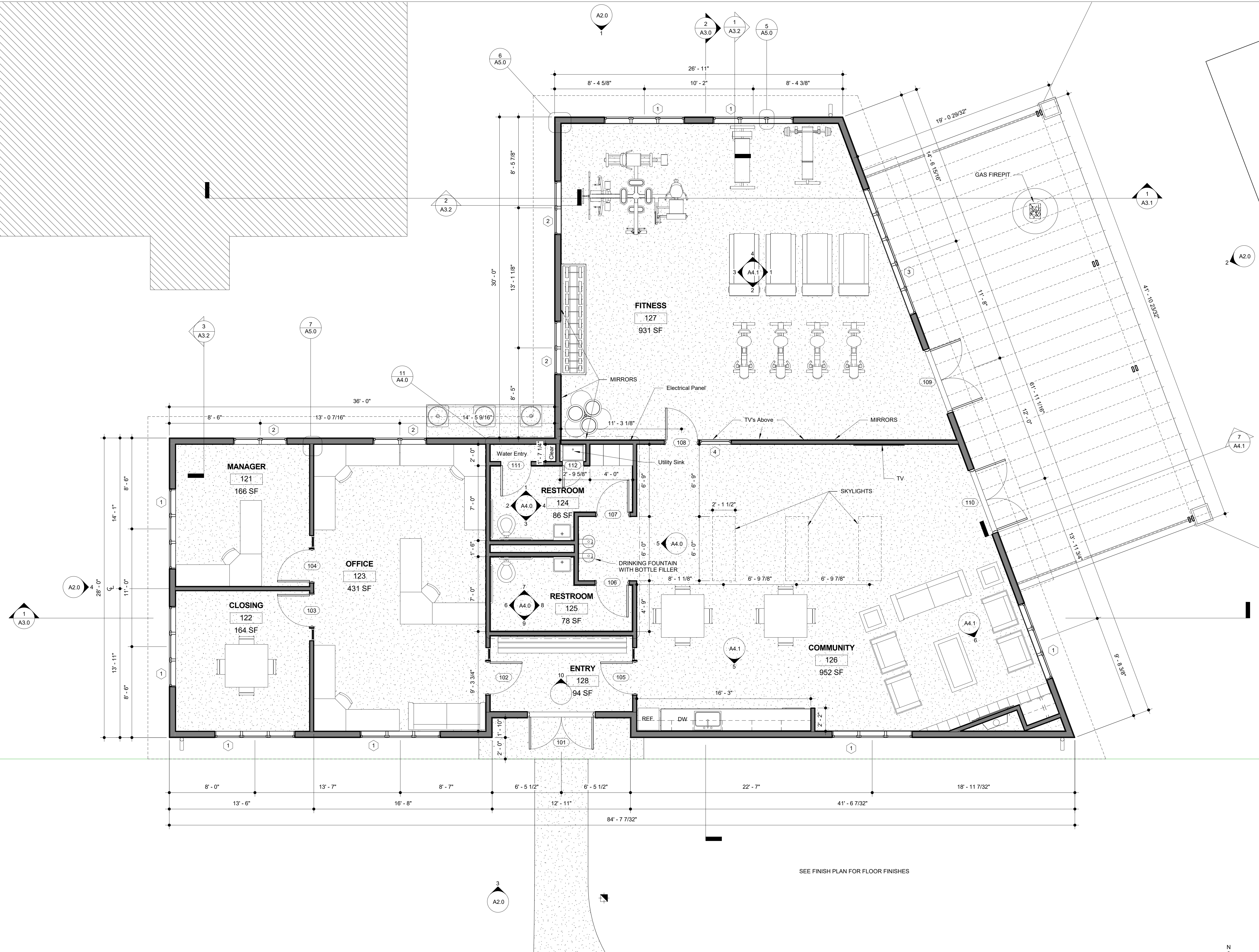
First Floor

A1.1

Scale As Noted

FIRST FLOOR 12  
1/4" = 1'-0"

SEE FINISH PLAN FOR FLOOR FINISHES





# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17  
-  
-  
-  
-

SHEET ISSUE  
REVISION      DATE

Revision Date      01/10/17  
Project number      GLEN  
Drawn by              Author  
Checked by            Checker

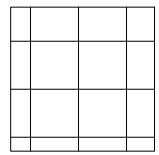
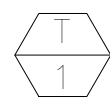
Finish Plan

A1.2  
Scale As Noted

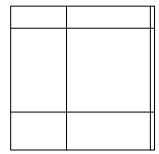
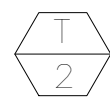
## SYMBOL LEGEND



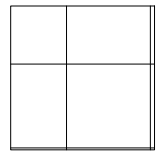
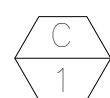
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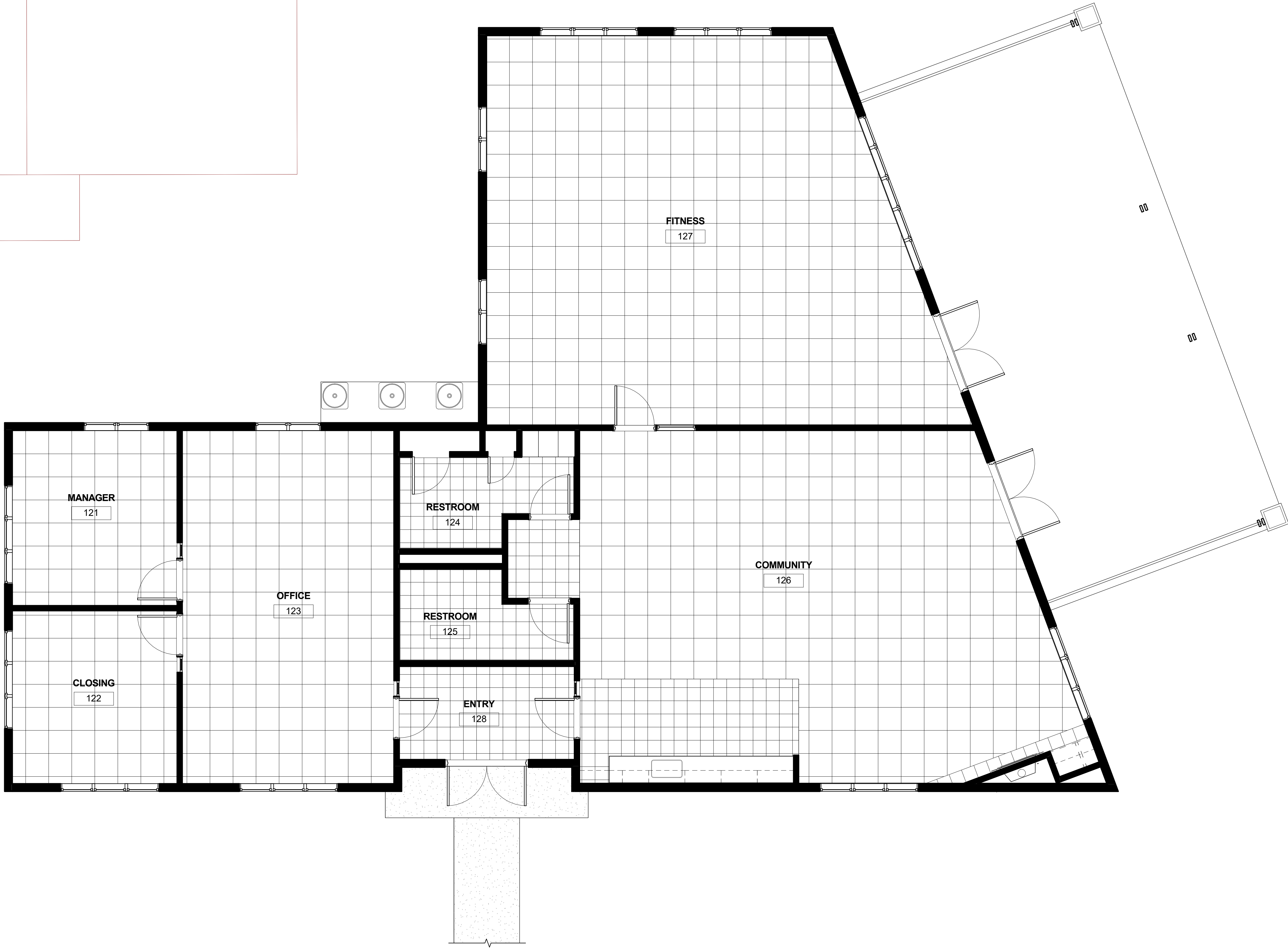
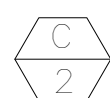
TILE 2



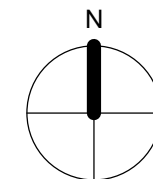
CARPET  
TILE 1



CARPET  
TILE 2



FINISH FLOOR ①  
1/4" = 1'-0"





# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17

SHEET ISSUE  
REVISION DATE

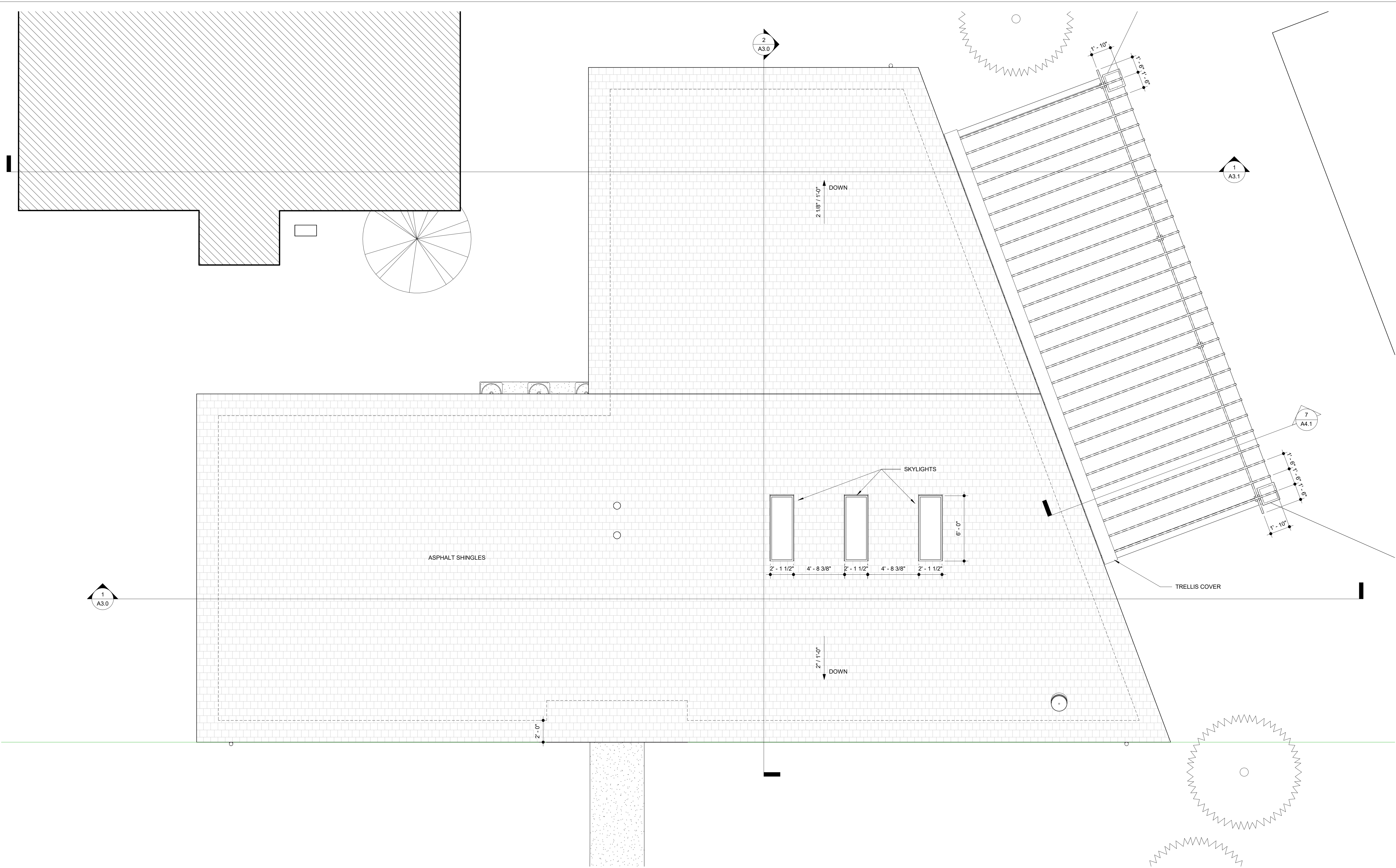
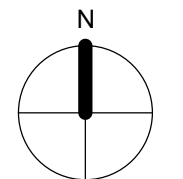
Revision Date 01/10/17  
Project number GLEN  
Drawn by Author  
Checked by Checker

Roof

A1.4

Scale As Noted

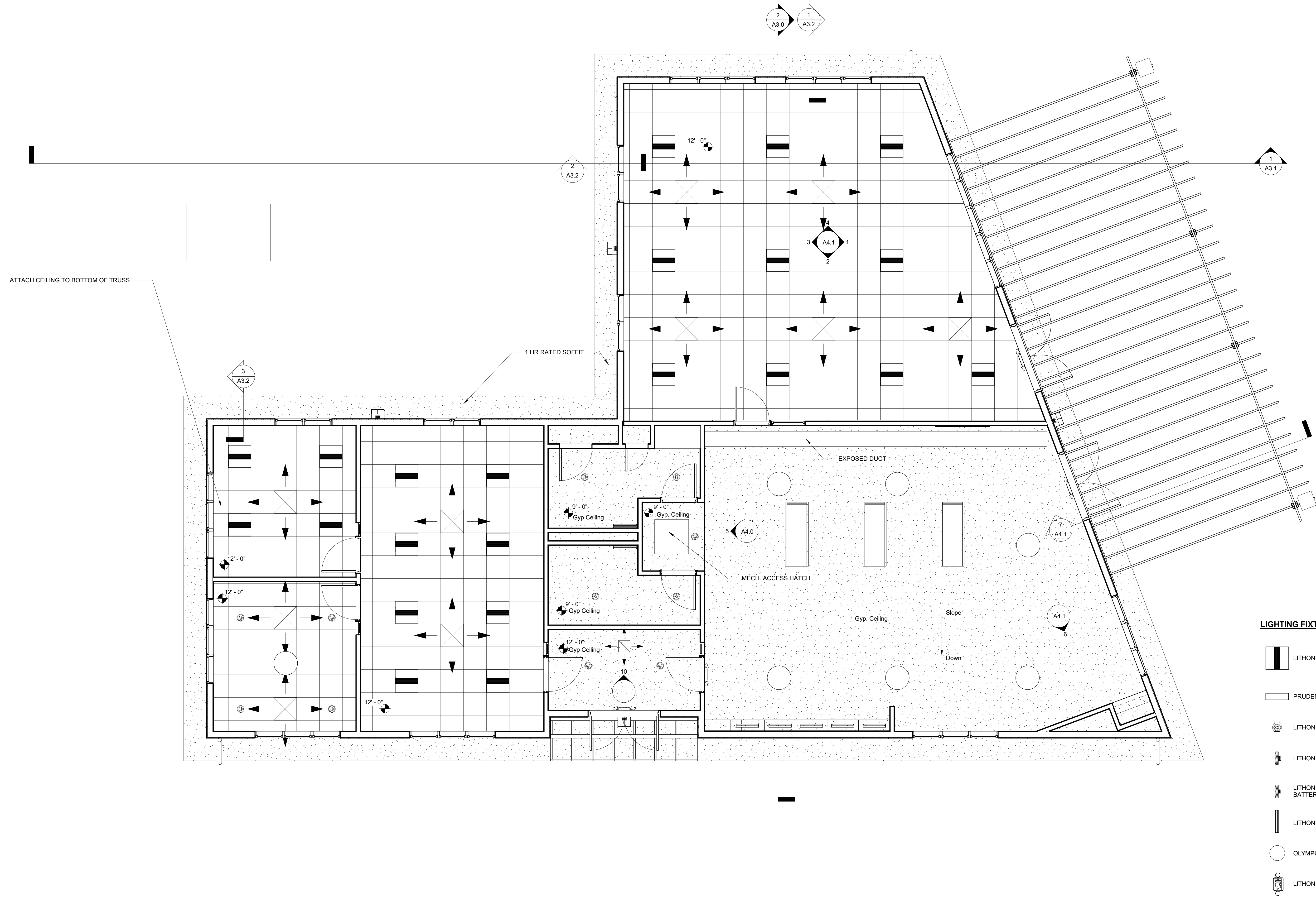
T.O.W. 1  
1/4" = 1'-0"





# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017



FIRST FLOOR ①  
1/4" = 1'-0"

**SET ISSUE**  
**FINAL CONCEPT REVIEW**  
**1/9/17**

SHEET ISSUE  
REVISION      DATE

Revision Date	01/10/17
Project number	GLEN
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Checked by	Checker

Reflected  
Ceiling Plan  
First Floor  
A1.5

Scale As Noted



Clubhouse for Glen at the Park  
490 S. Joplin Street, Aurora CO 80017

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17

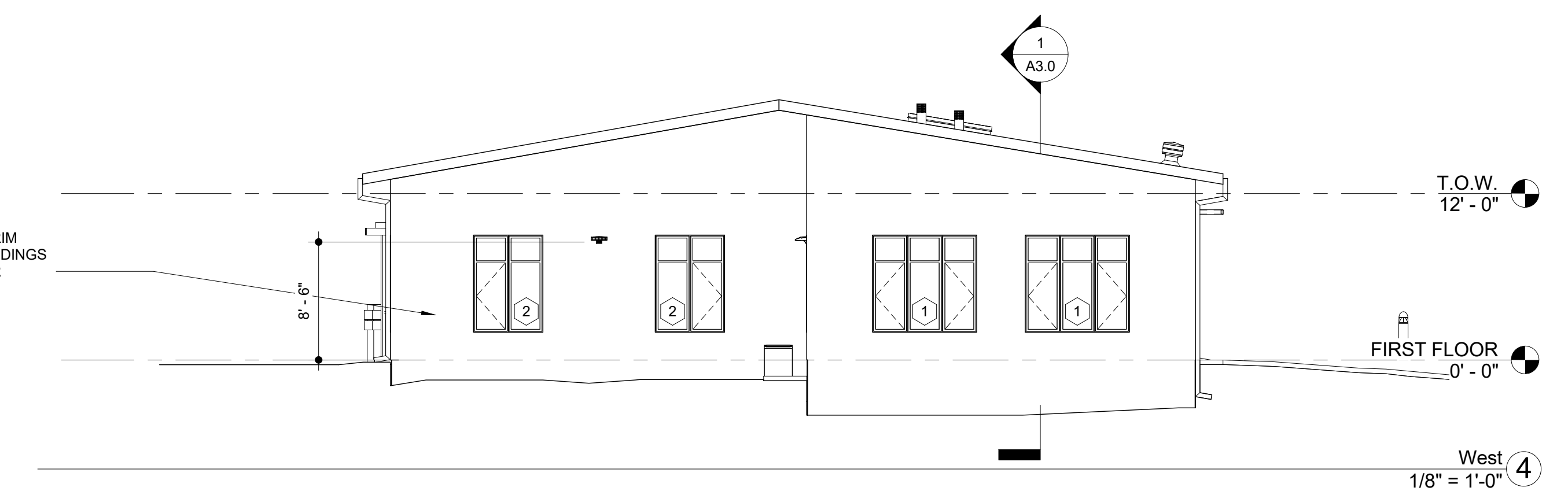
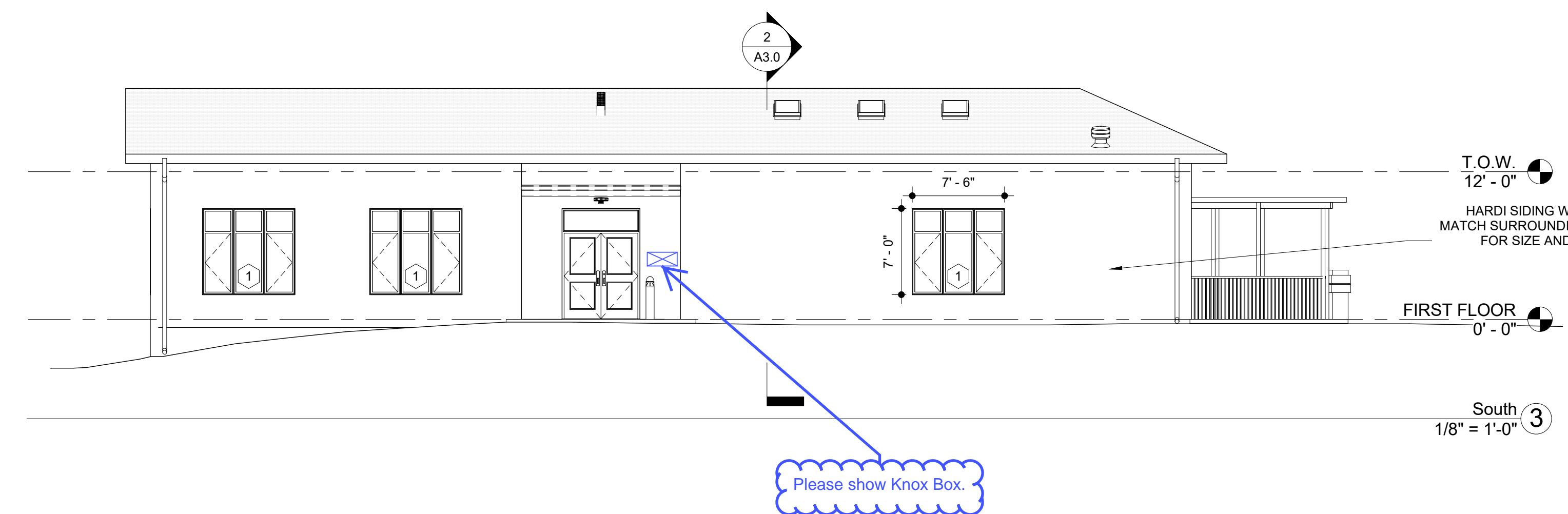
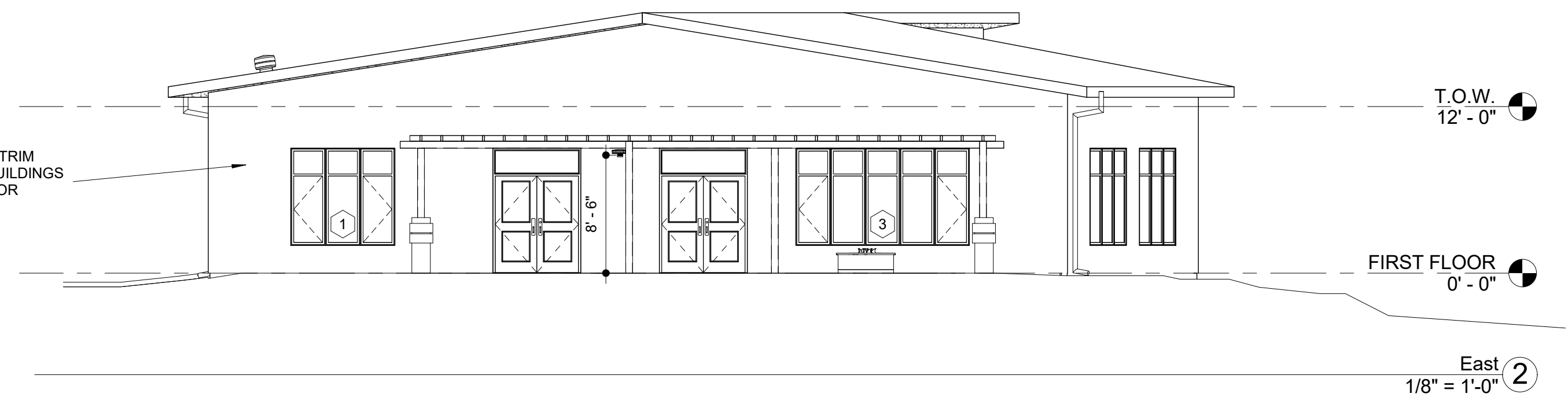
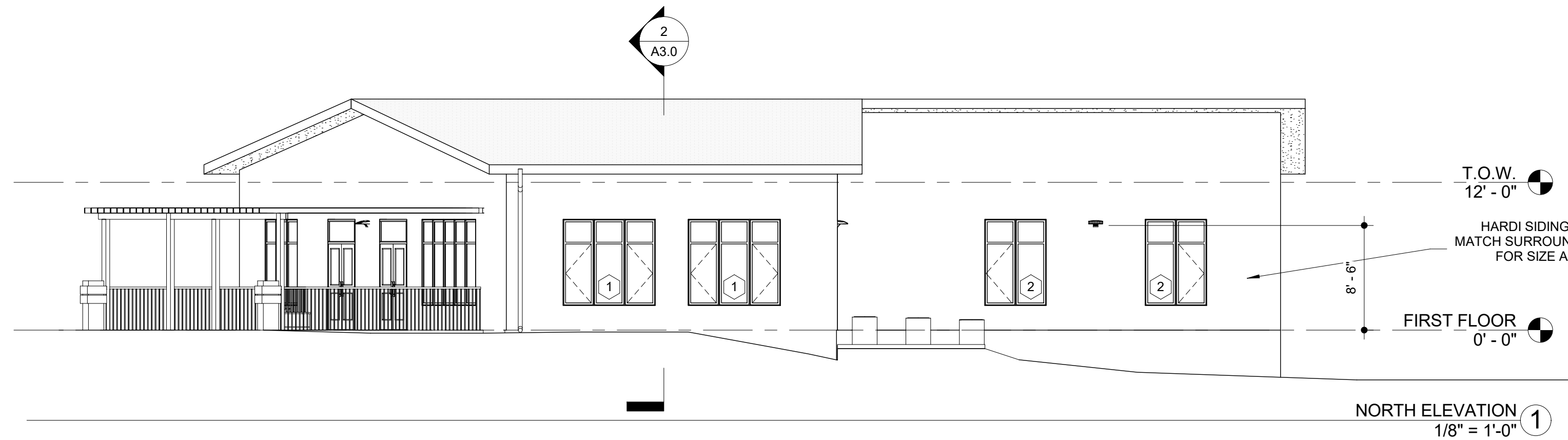
SHEET ISSUE  
REVISION DATE

Revision Date 01/10/17  
Project number GLEN  
Drawn by NS, KB, CJ  
Checked by LD, BD

Elevations

A2.0  
Scale As Noted

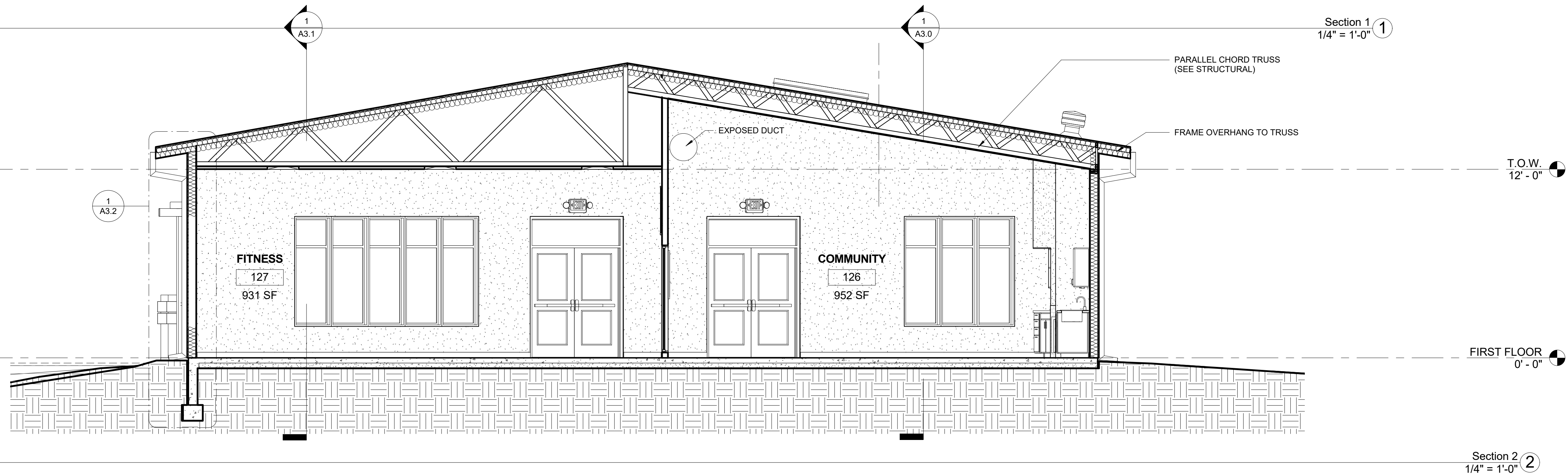
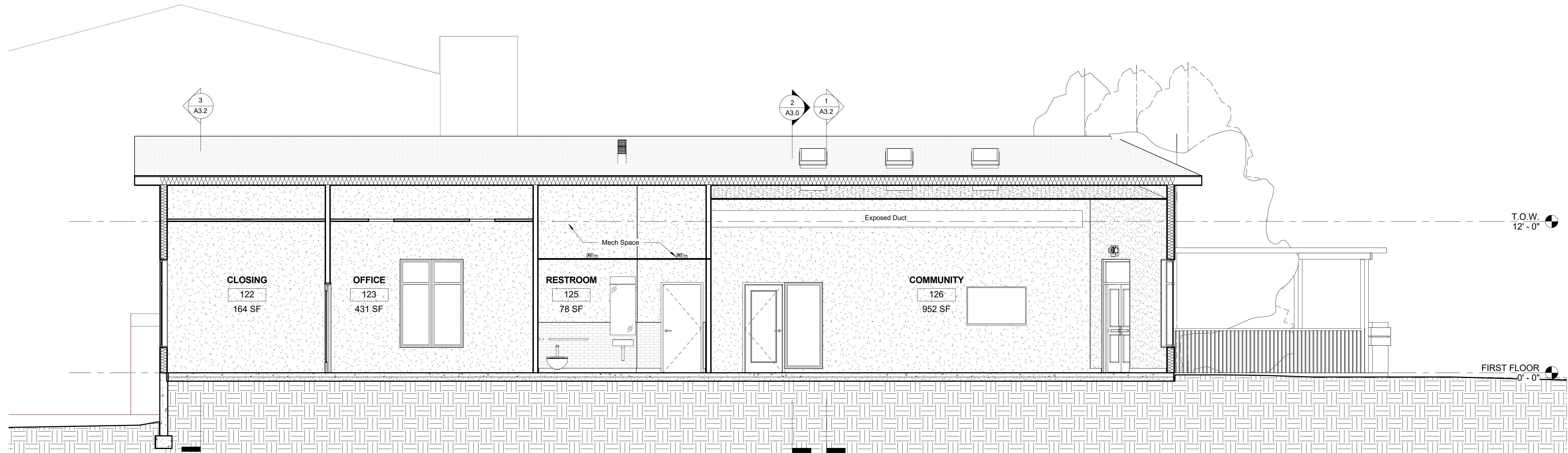
Please provide materials of the building as well as colors. Show through a legend and labels where materials will lie on the facade. In addition, please provide a note stating the following: "All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material, color, and design matching the building. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a Certificate of Occupancy."





# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017



SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17

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REVISION DATE

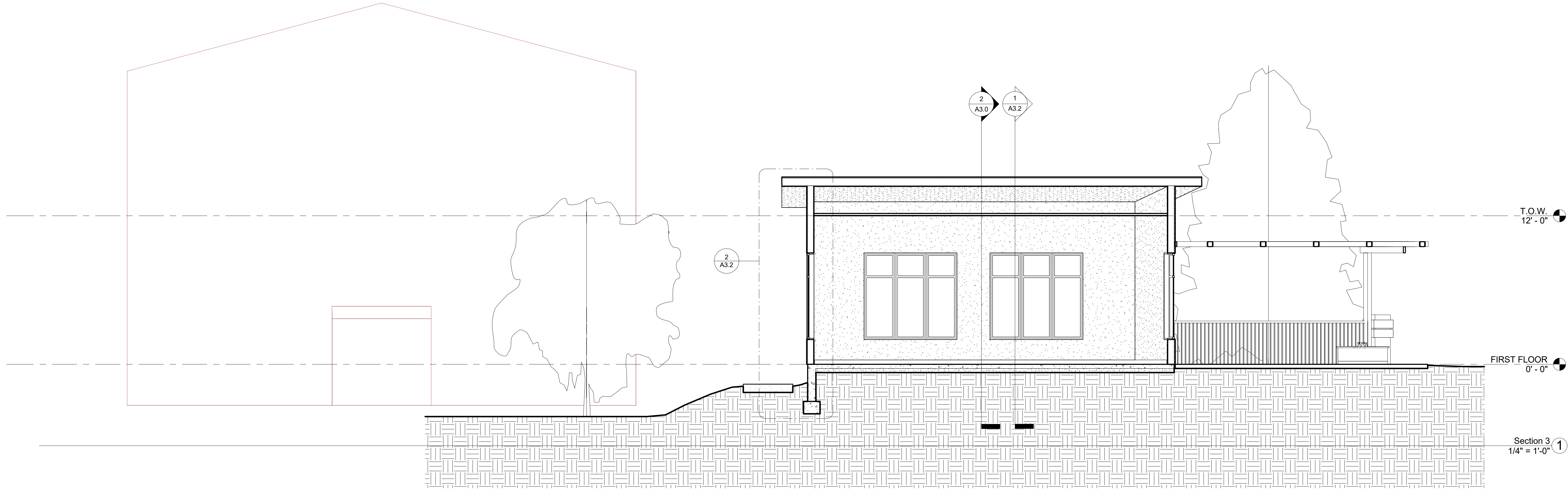
Revision Date 01/10/17  
Project number GLEN  
Drawn by NS, KB, CJ  
Checked by LD, BD

Building  
Sections

A3.0  
Scale As Noted



2/13/2017 8:56:23 AM



DAVIS DAVIS  
ARCHITECTS  
141 South College Ave.  
Ste. 102  
Fort Collins  
Colorado  
80524  
970 . 482 . 1827

# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17  
-  
-  
-

SHEET ISSUE  
REVISION      DATE

Revision Date      01/10/17  
Project number      GLEN  
Drawn by            NS, KB, CJ  
Checked by        LD, BD

Building  
Sections

A3.1

Scale As Noted



# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

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FINAL CONCEPT REVIEW  
1/9/17

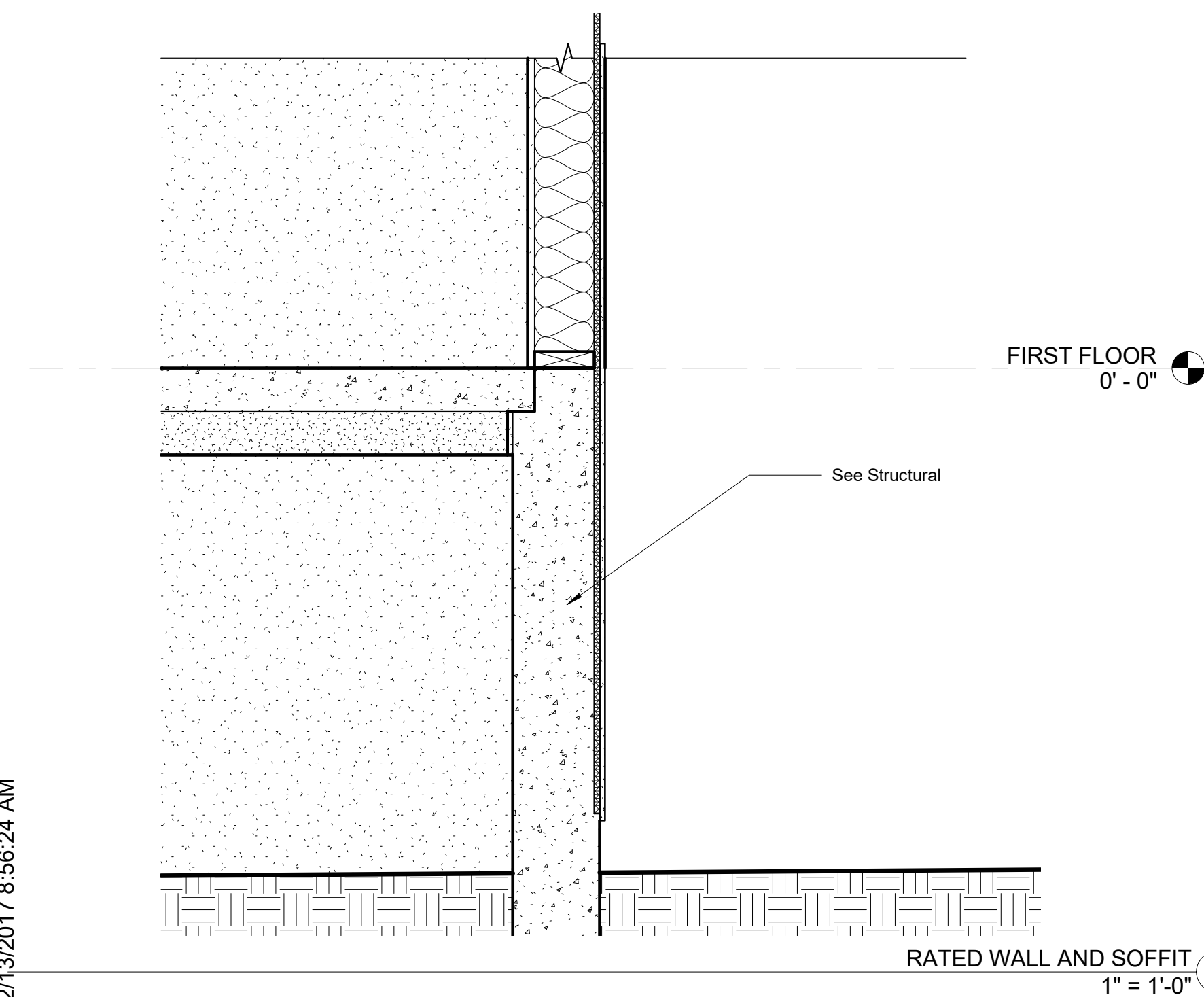
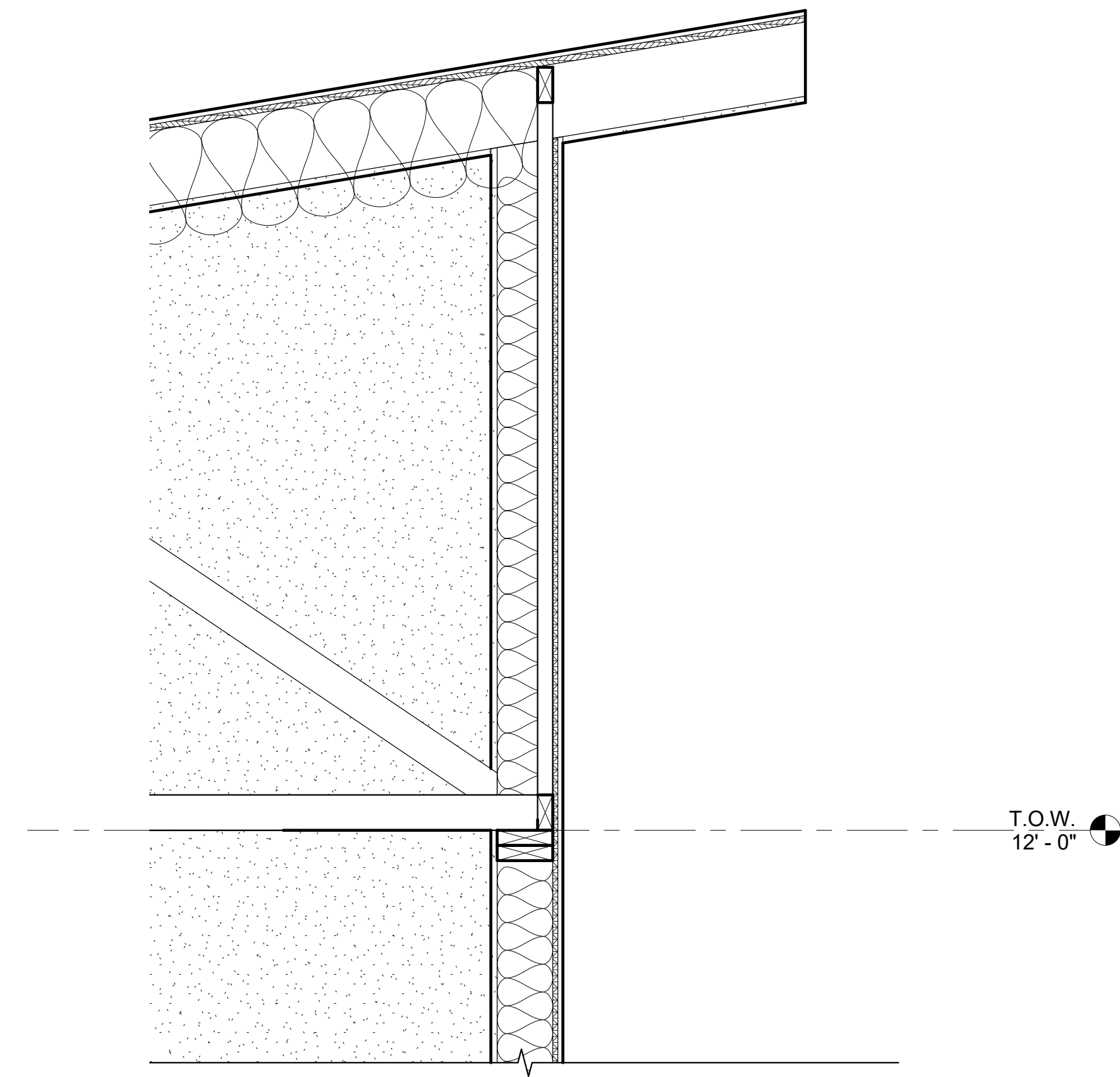
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REVISION DATE

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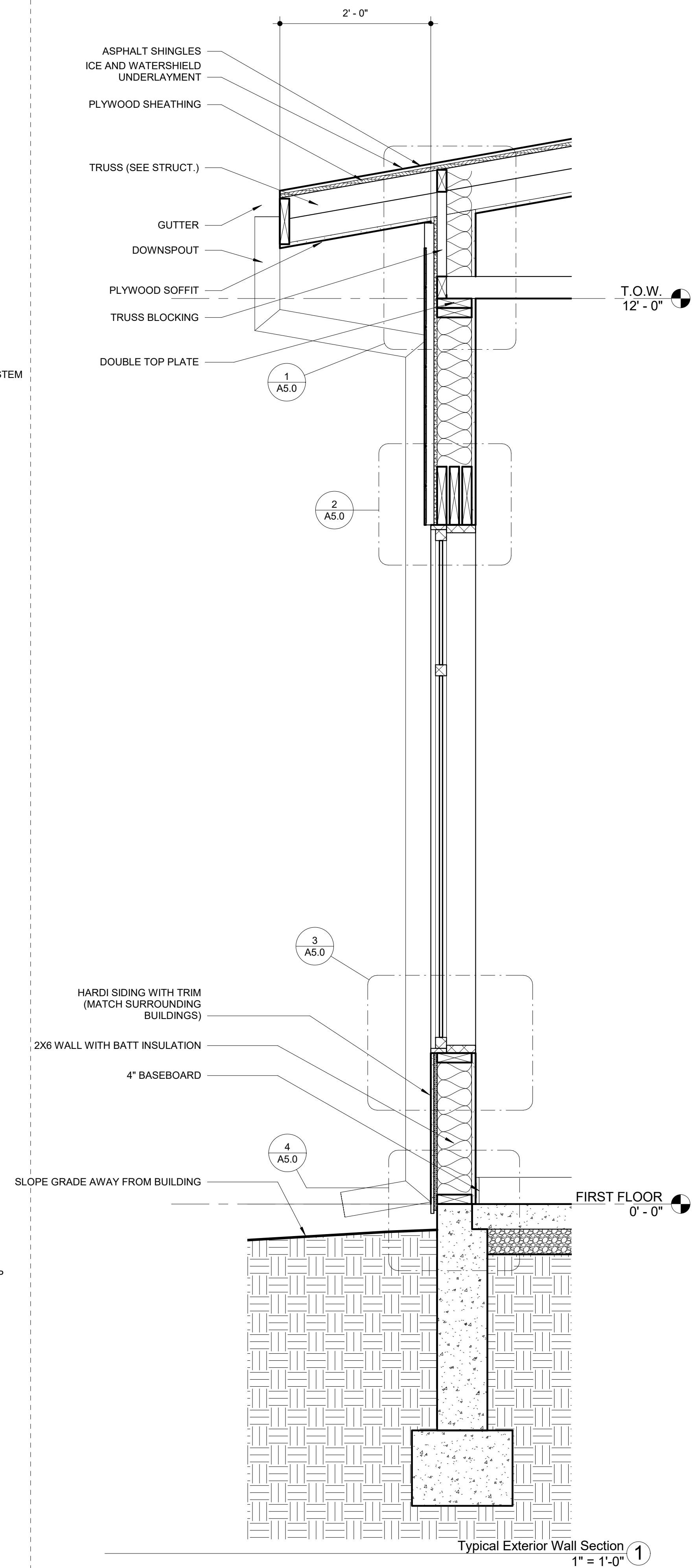
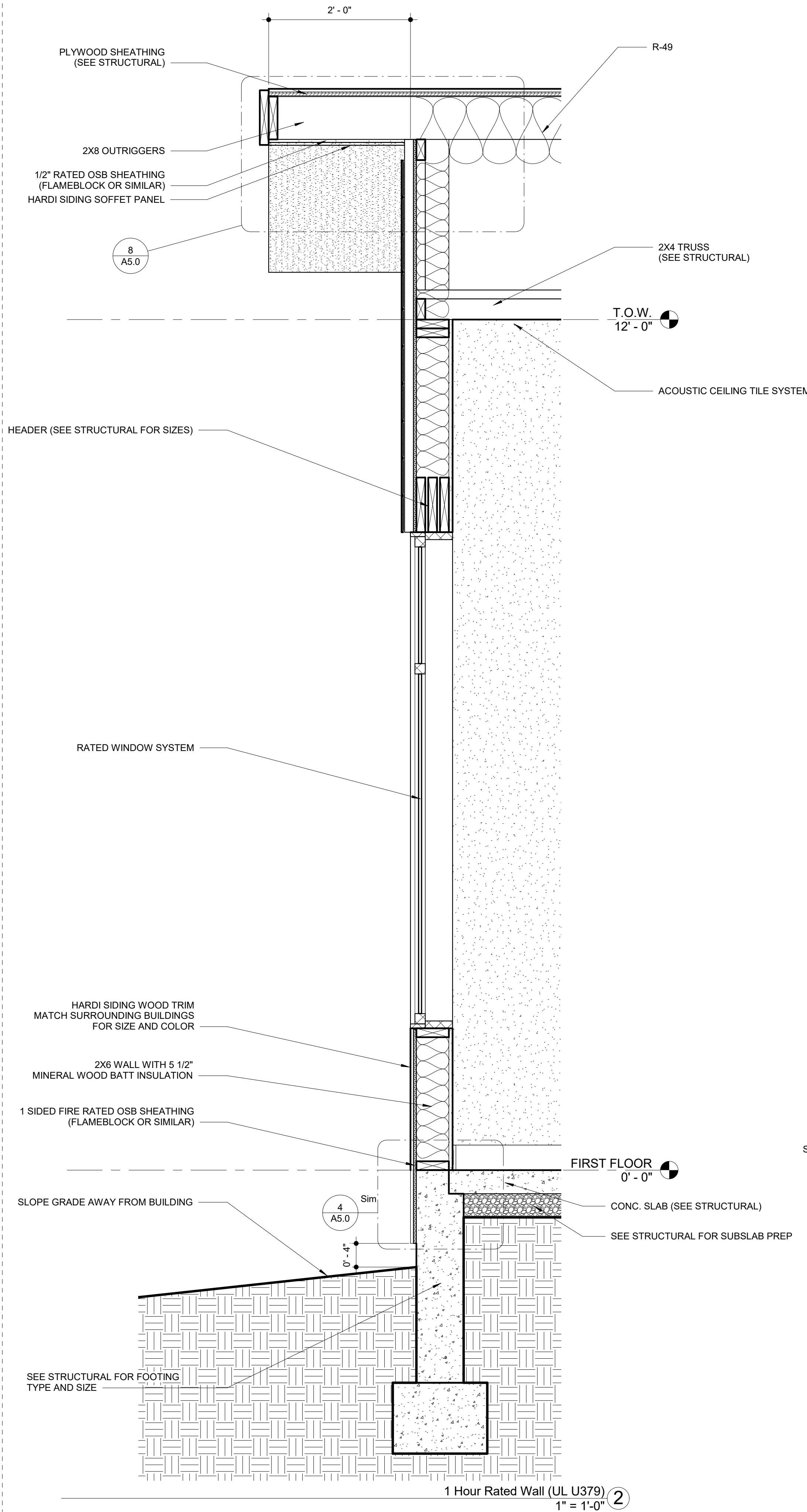
Wall Sections  
Exterior

A3.2

Scale As Noted



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# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

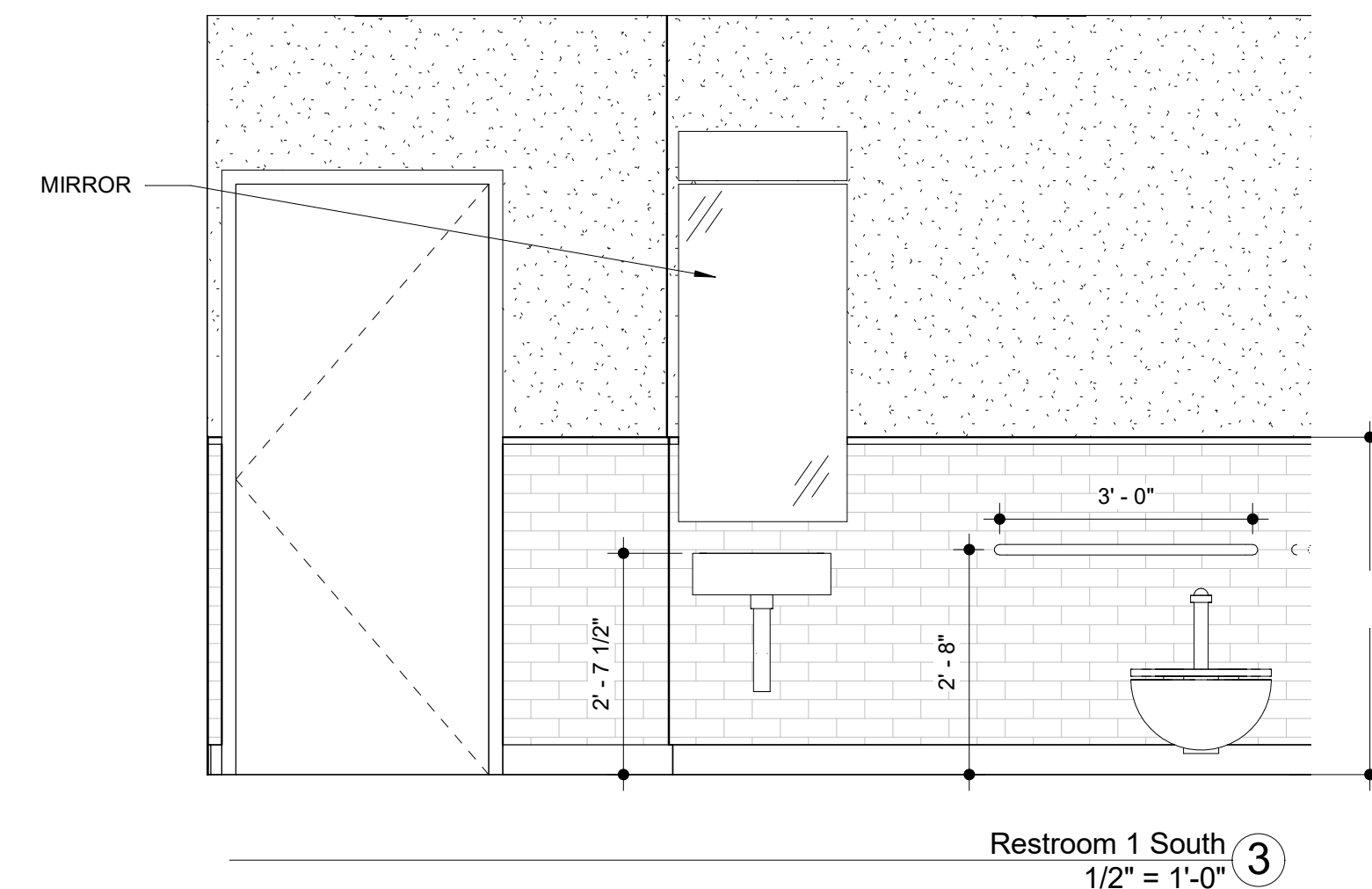
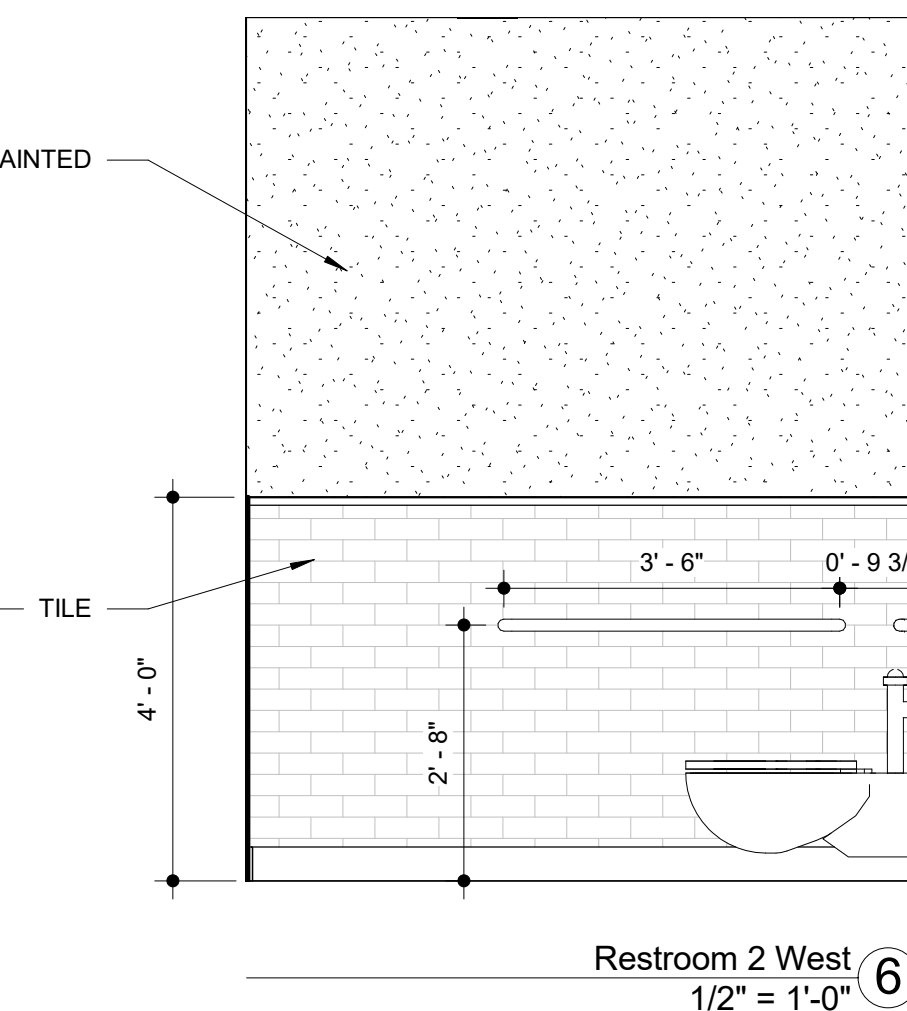
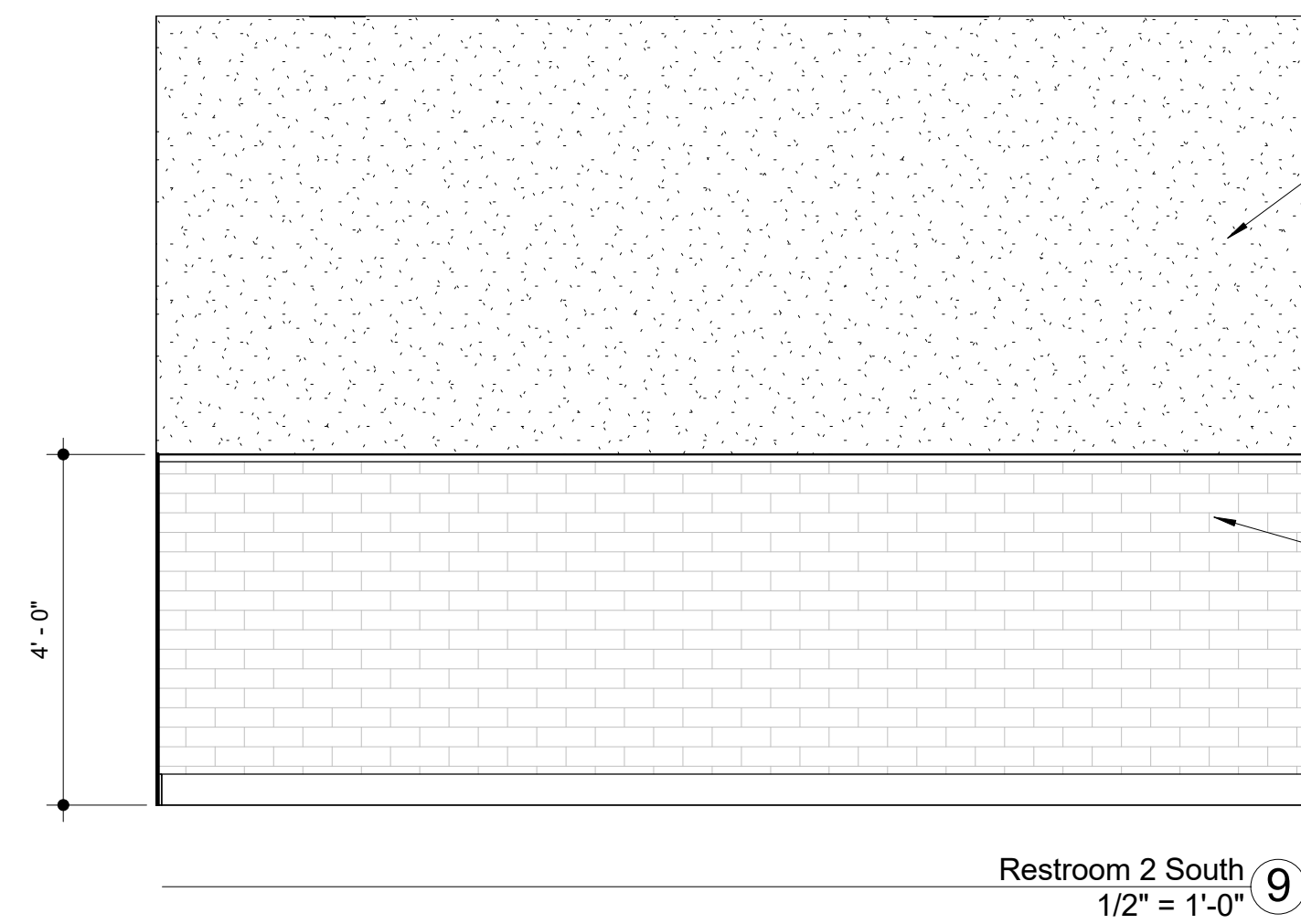
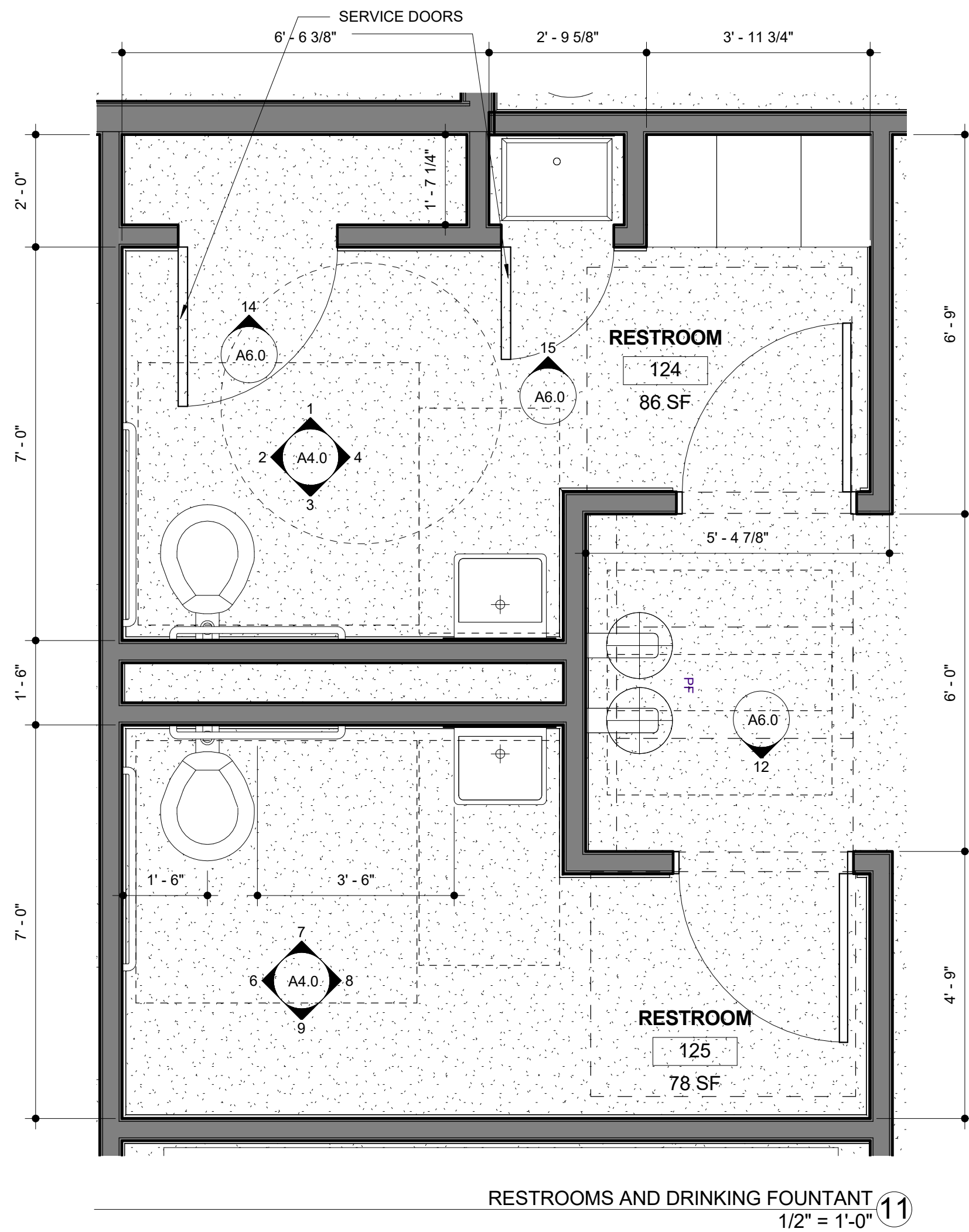
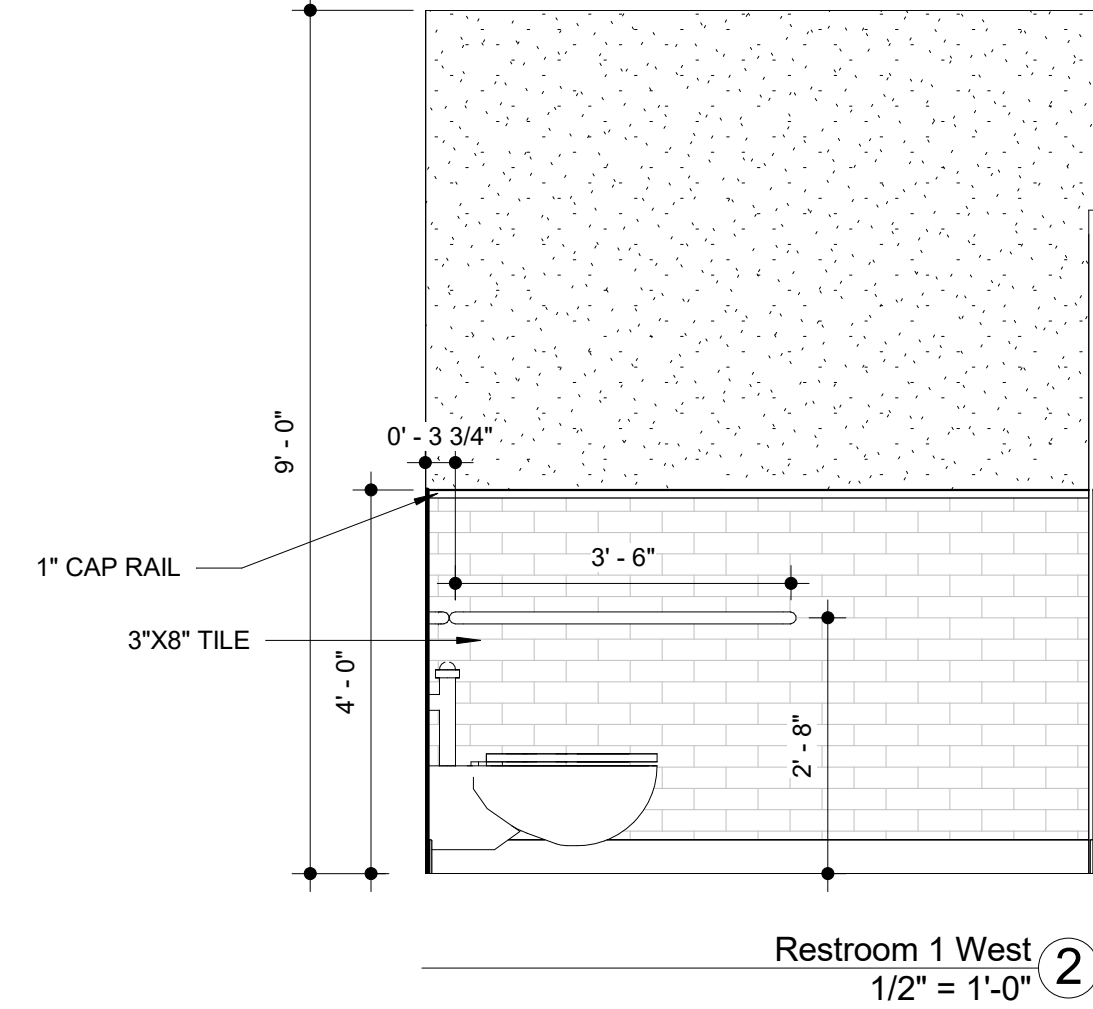
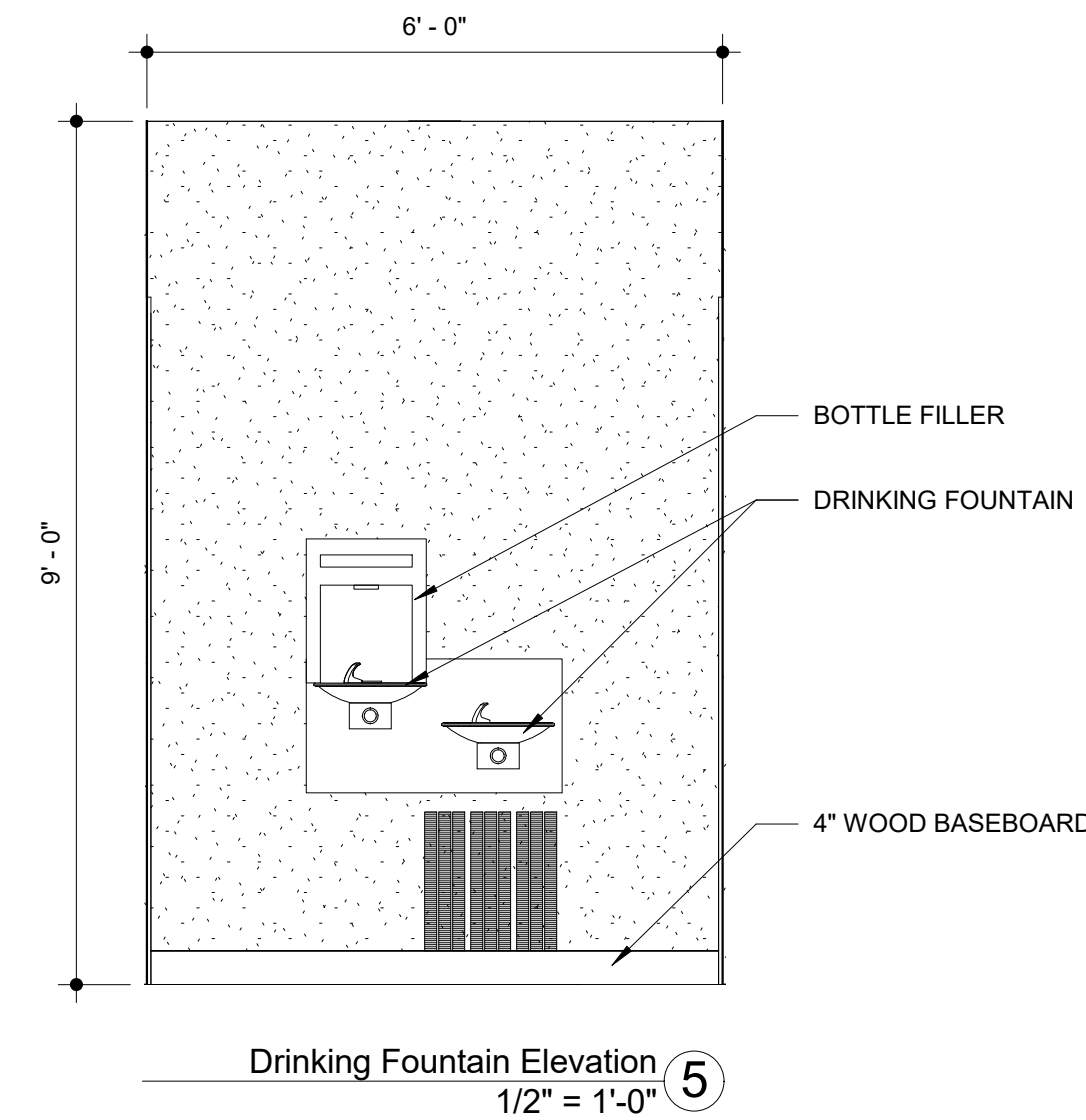
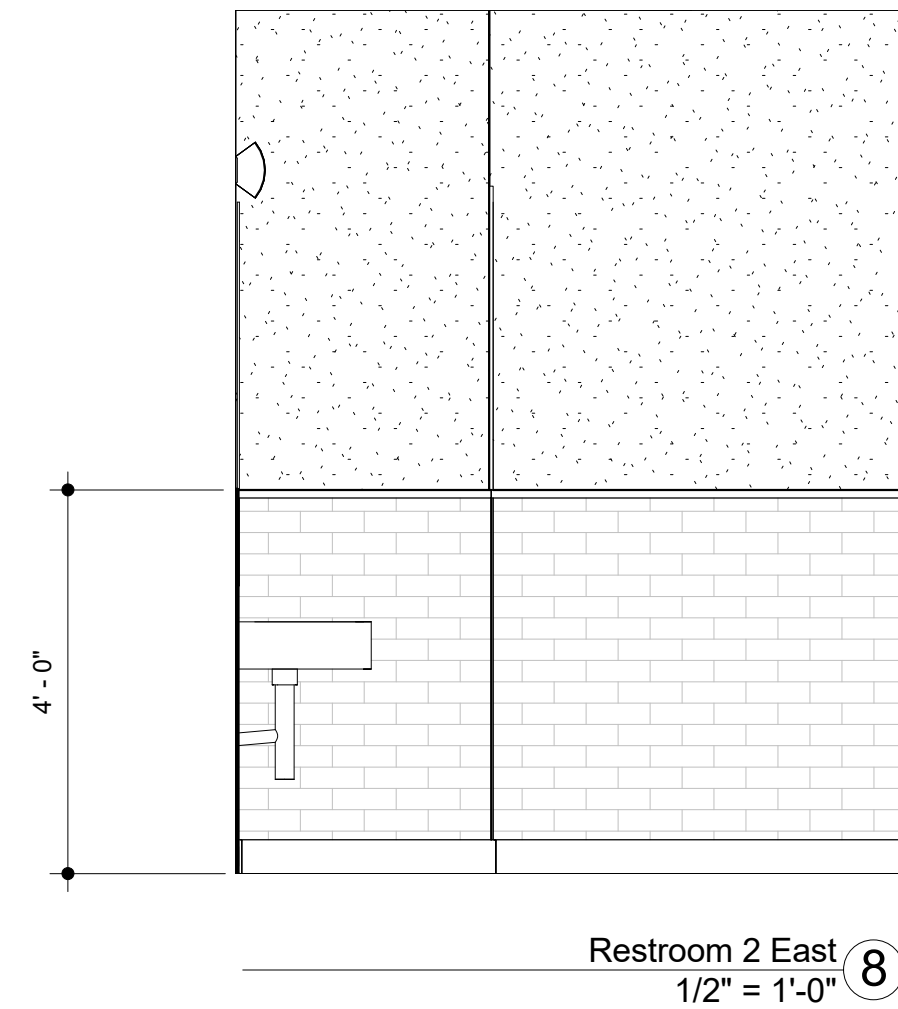
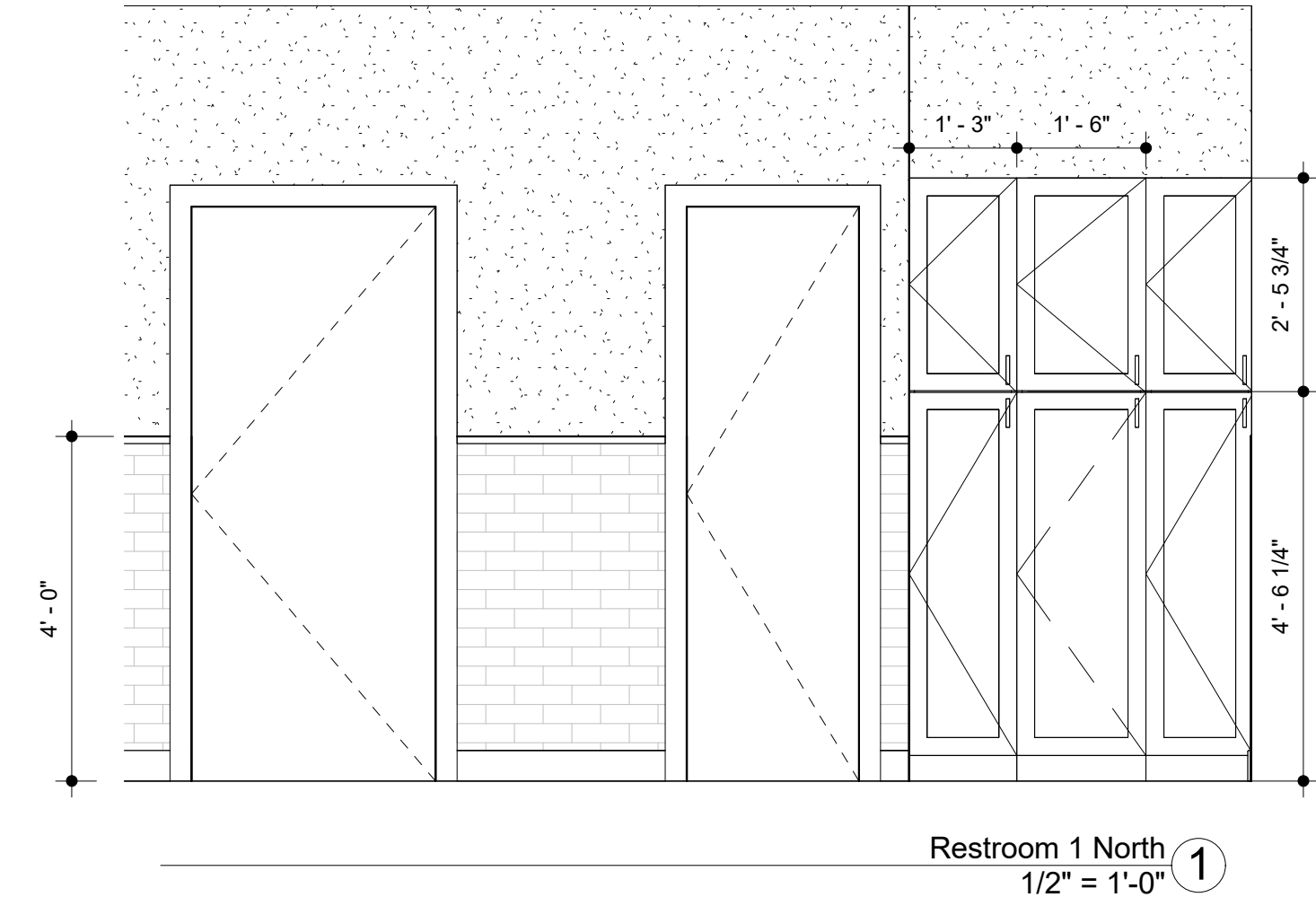
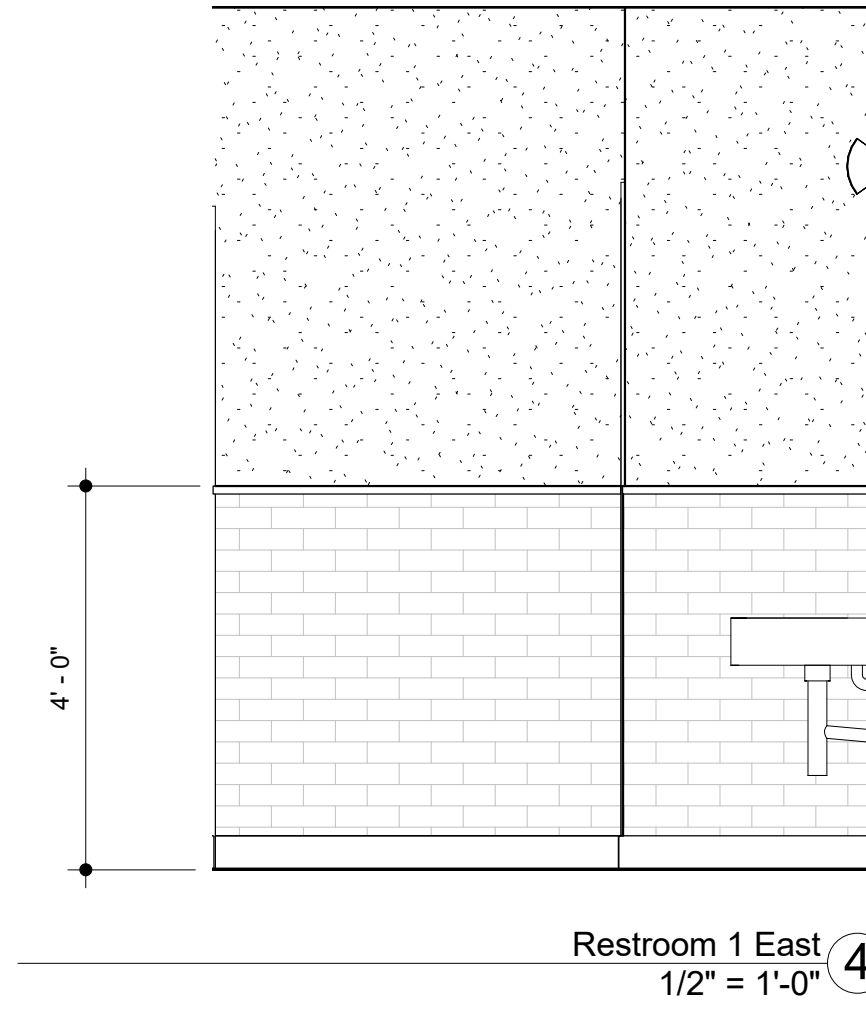
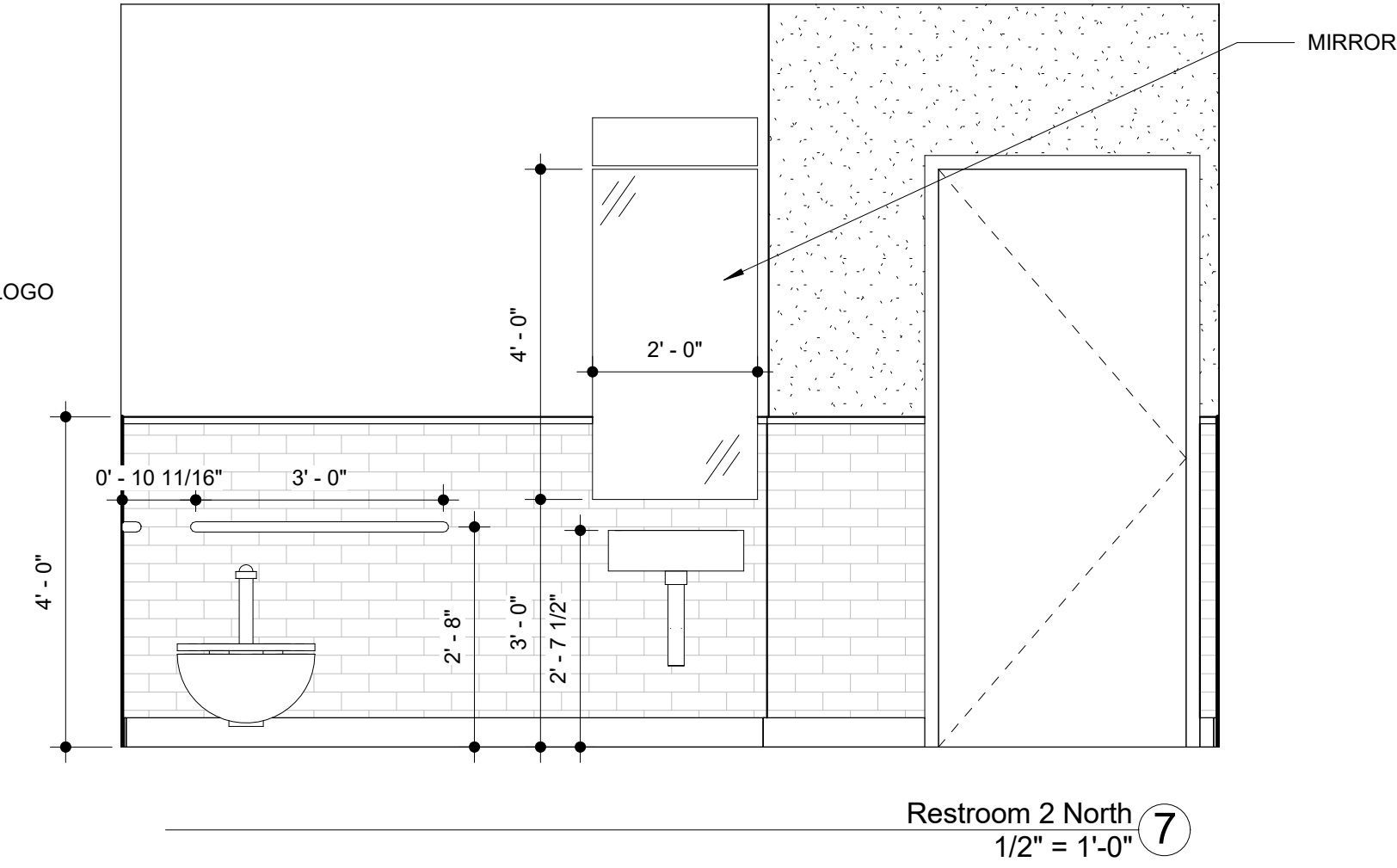
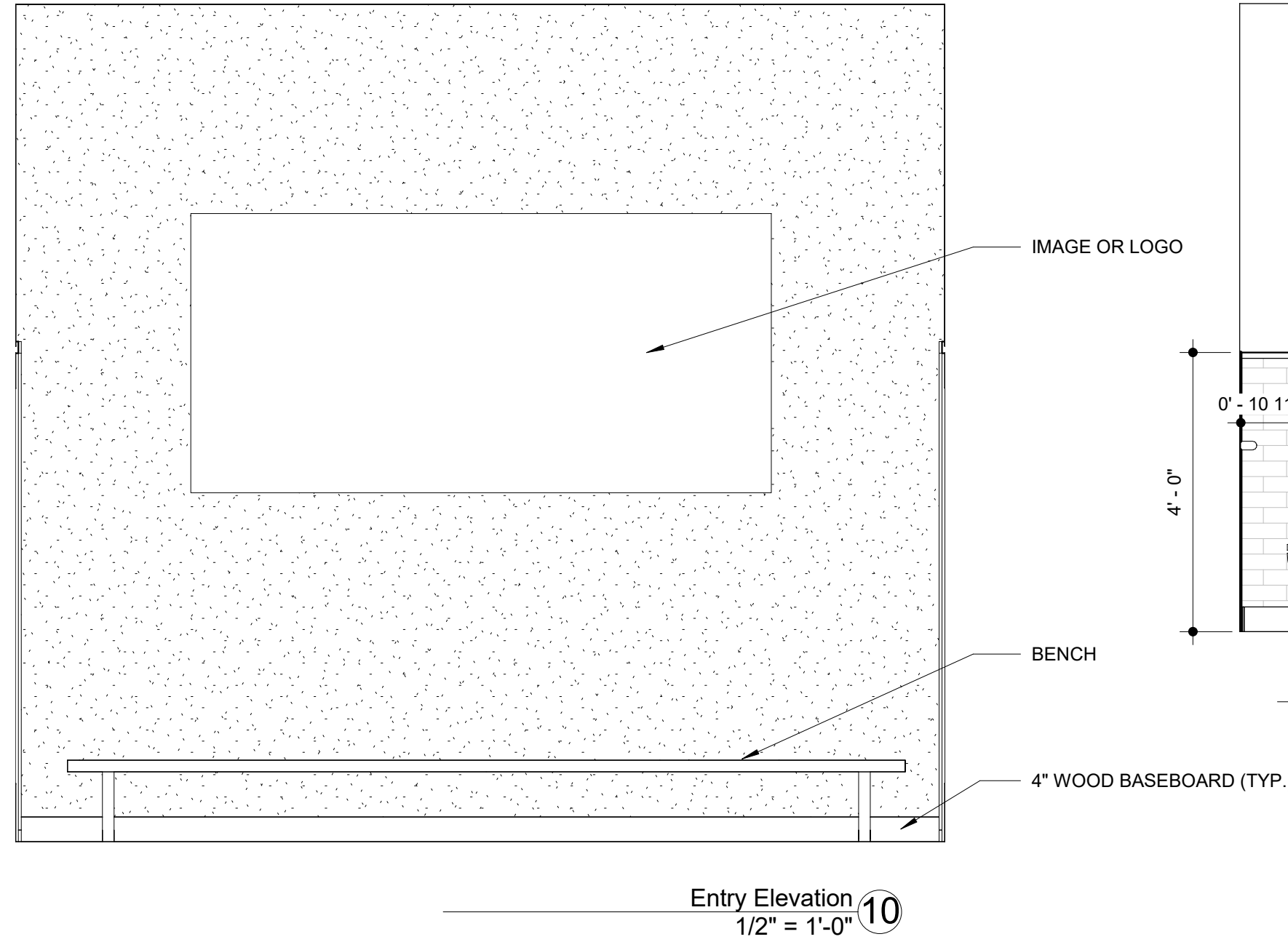
SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17

SHEET ISSUE  
REVISION DATE

Revision Date 01/10/17  
Project number GLEN  
Drawn by NS, KB, CJ  
Checked by LD, BD

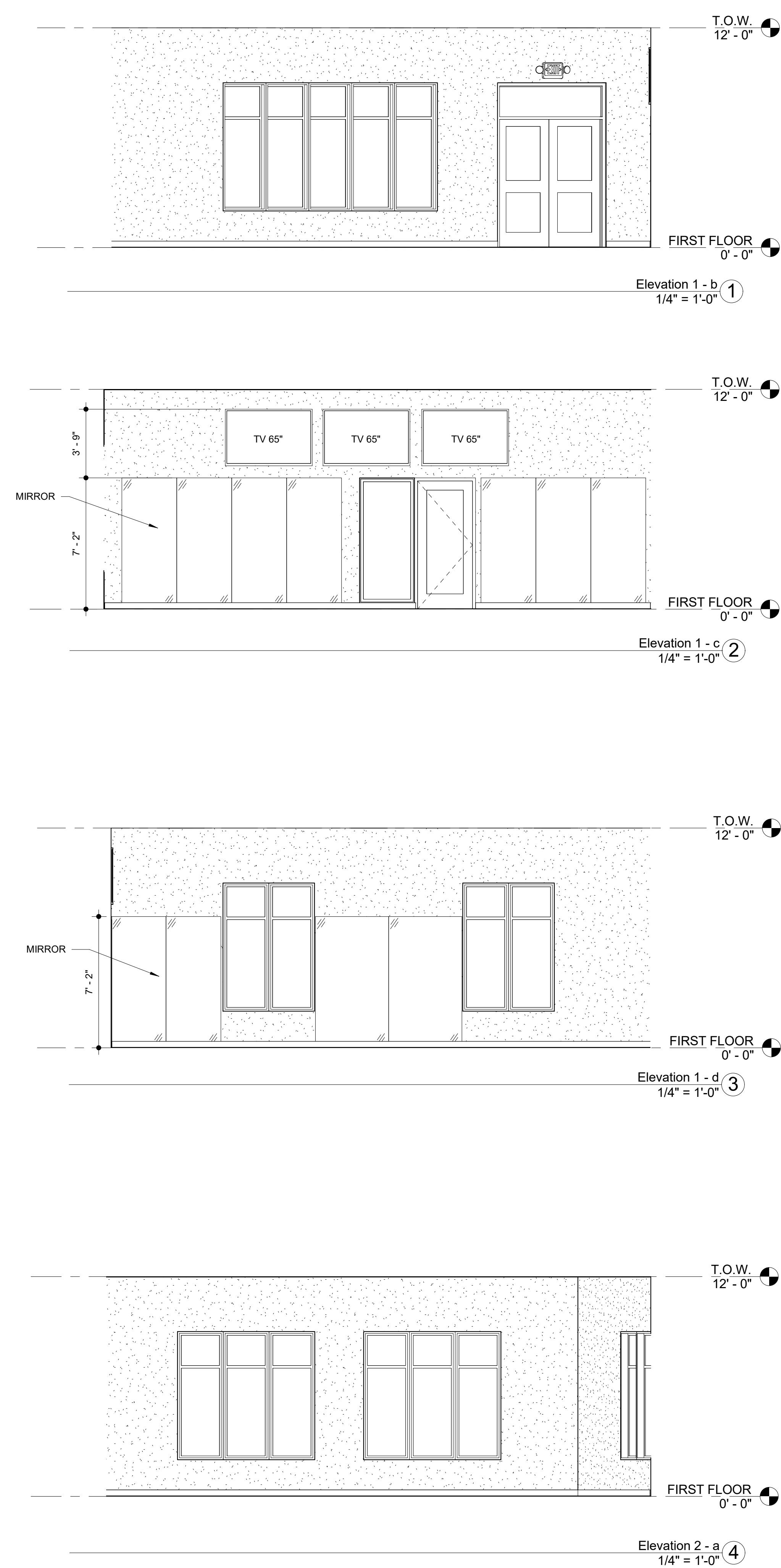
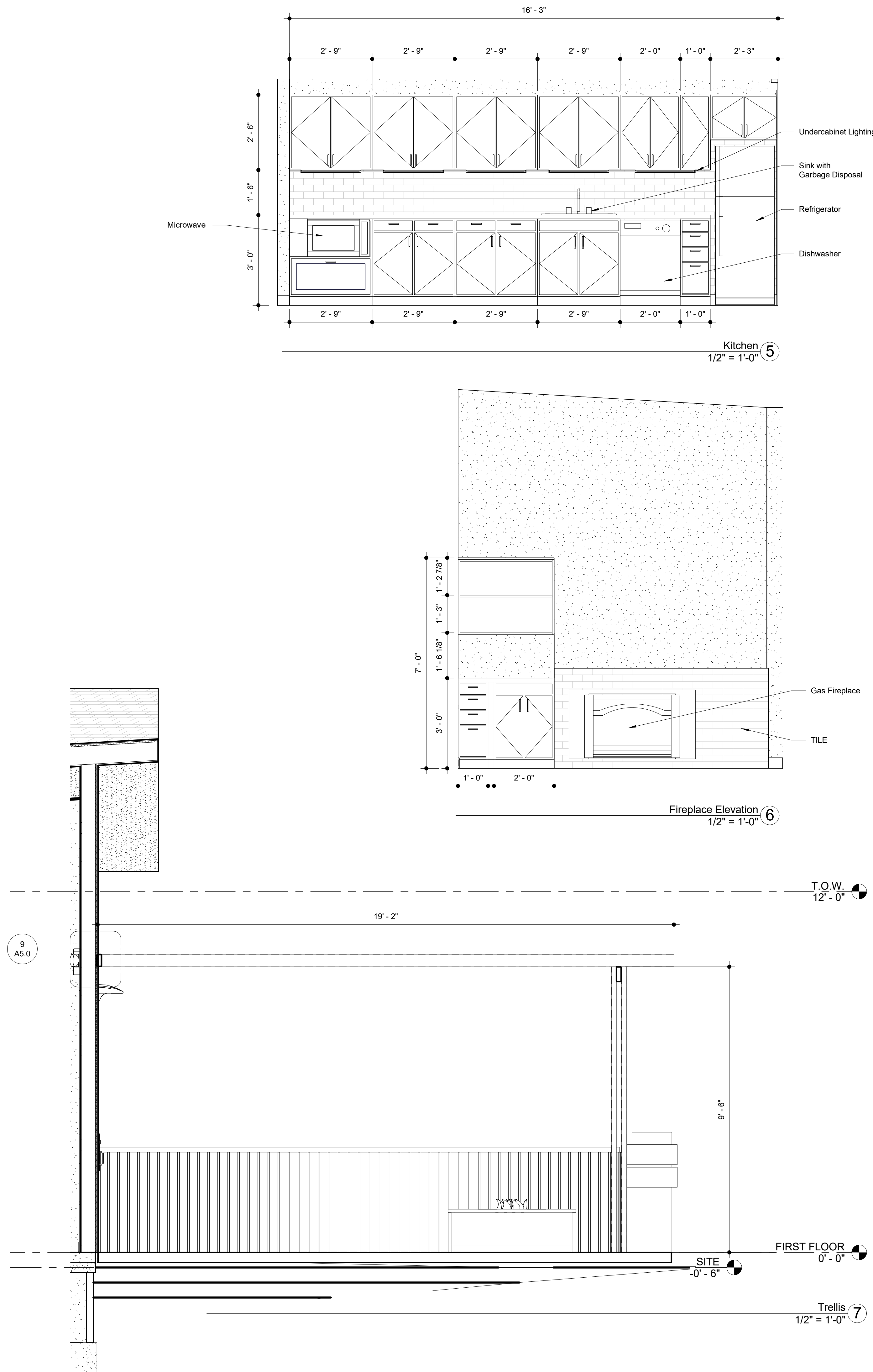
Enlarged  
Elevations

A4.0  
Scale As Noted





2/13/2017 8:56:27 AM



# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17

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REVISION DATE

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Enlarged  
Plans/Elevations

A4.1

Scale As Noted



# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017

SET ISSUE  
FINAL CONCEPT REVIEW  
1/9/17  
-  
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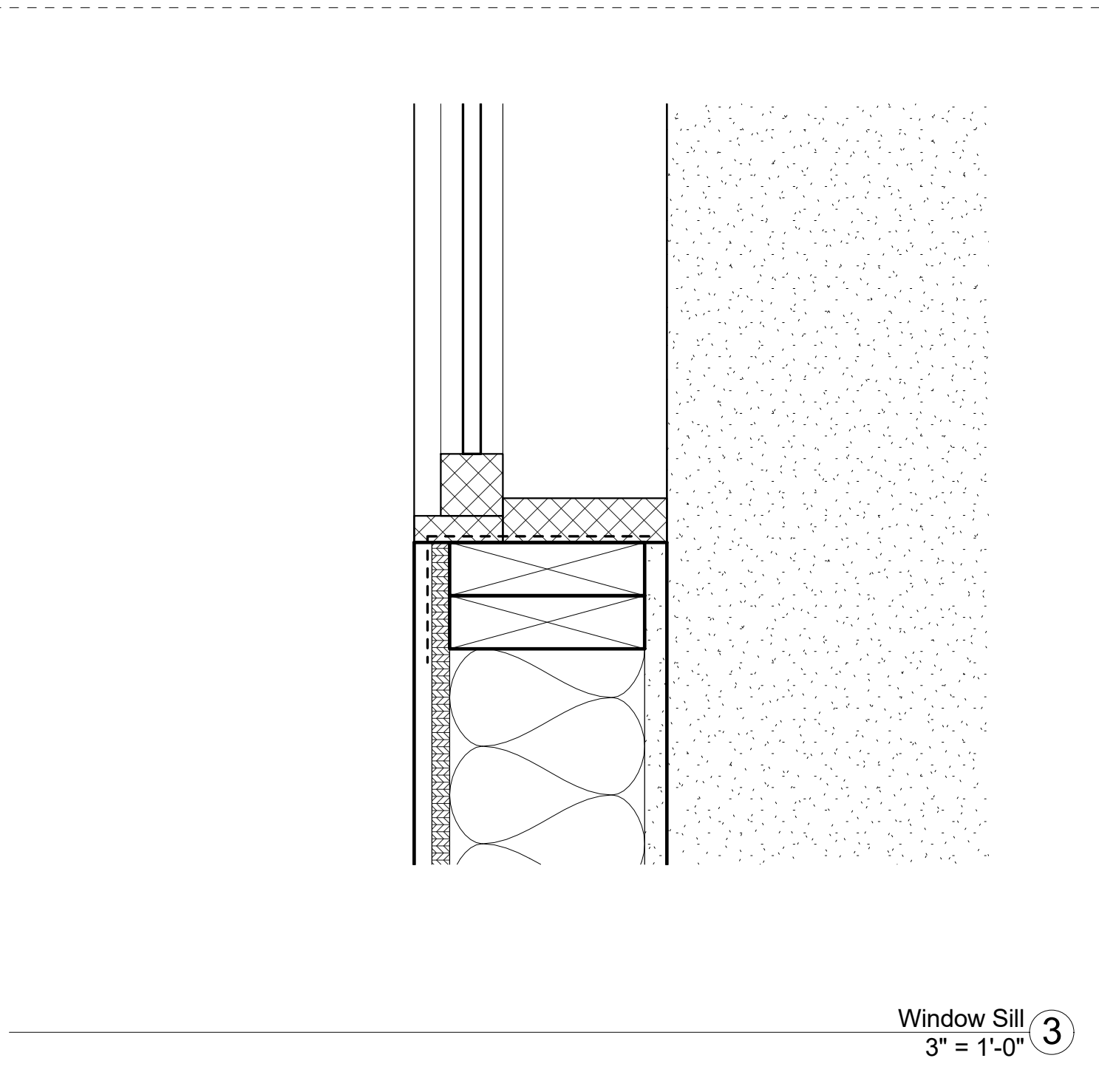
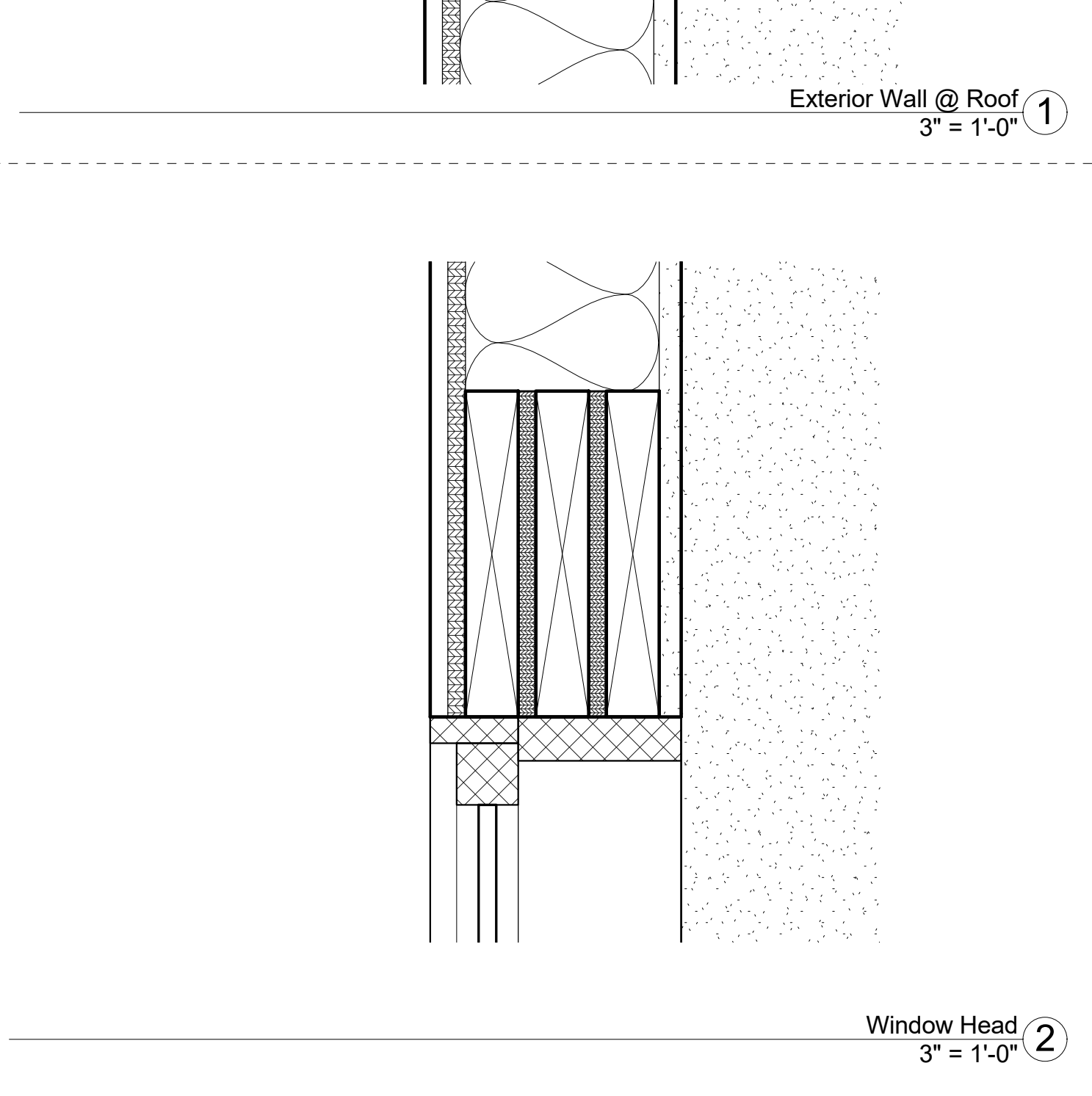
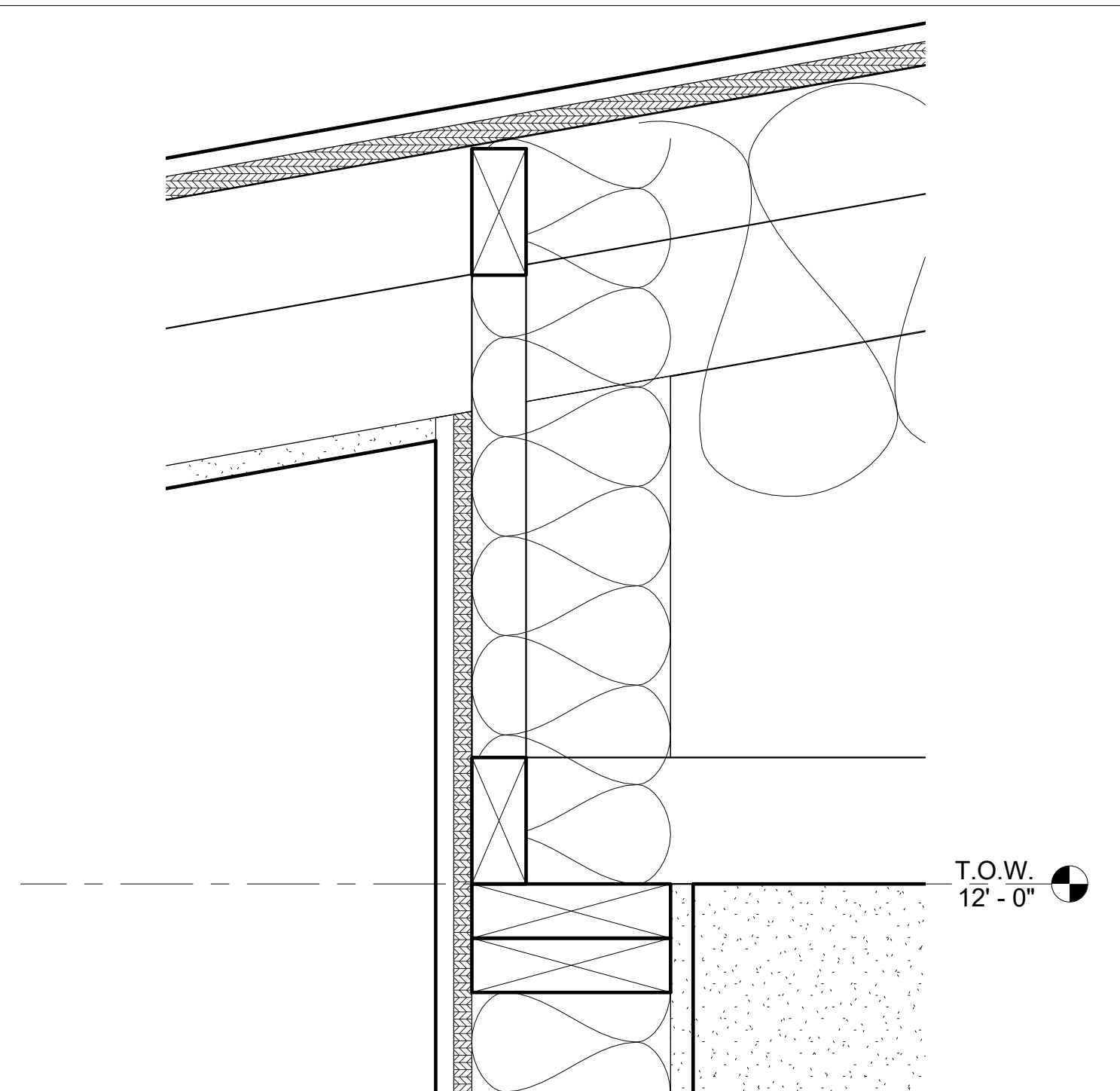
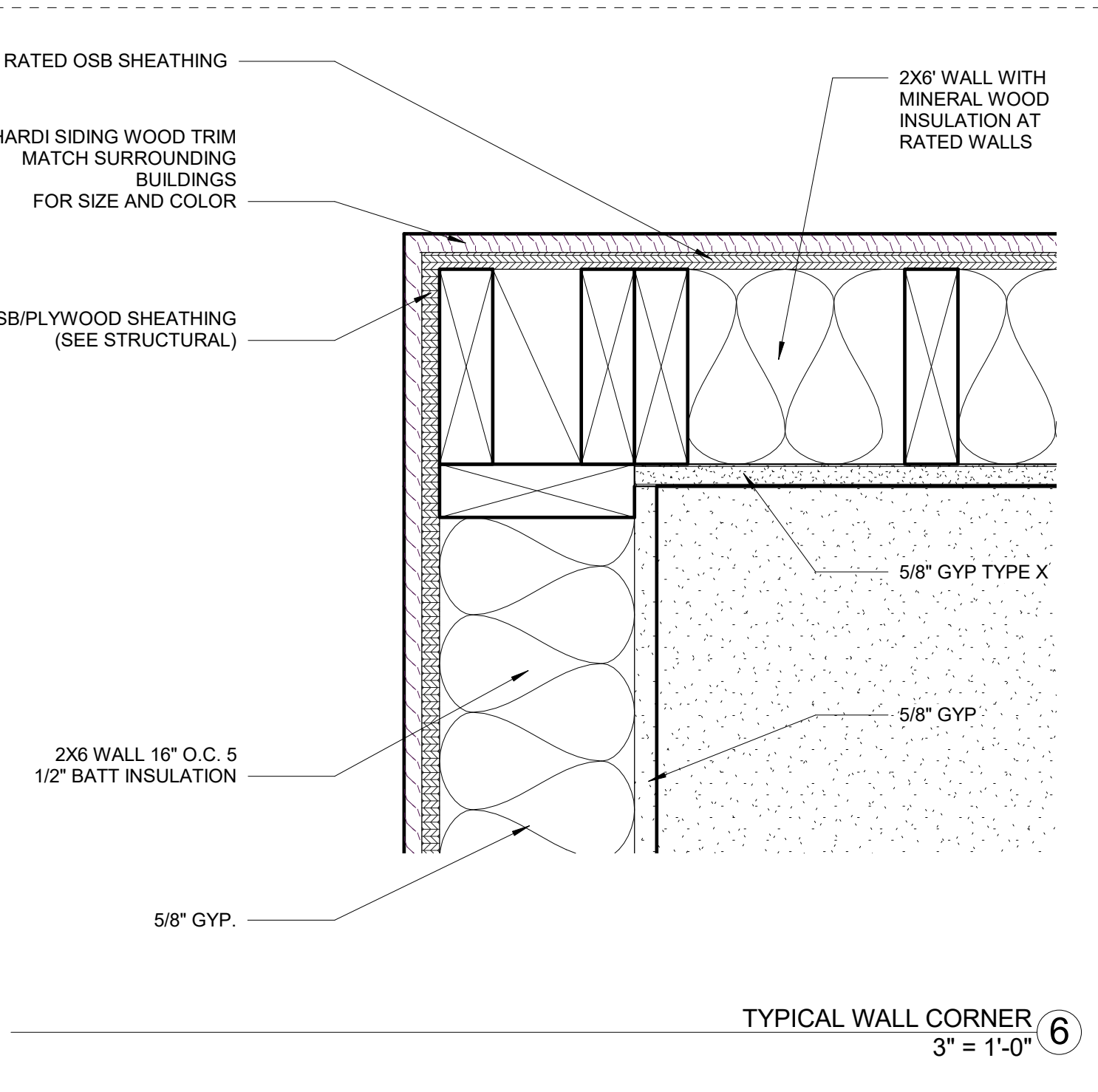
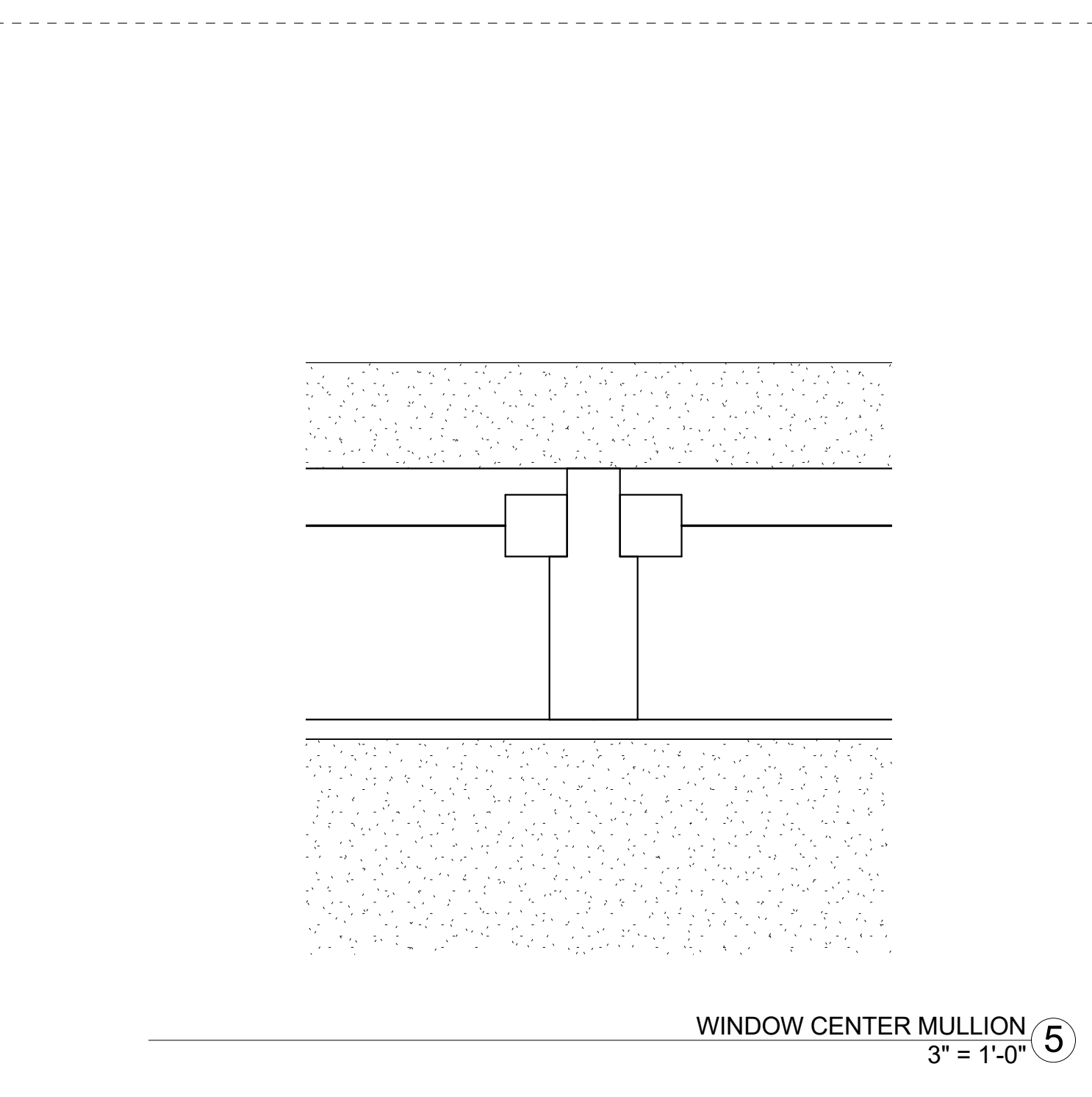
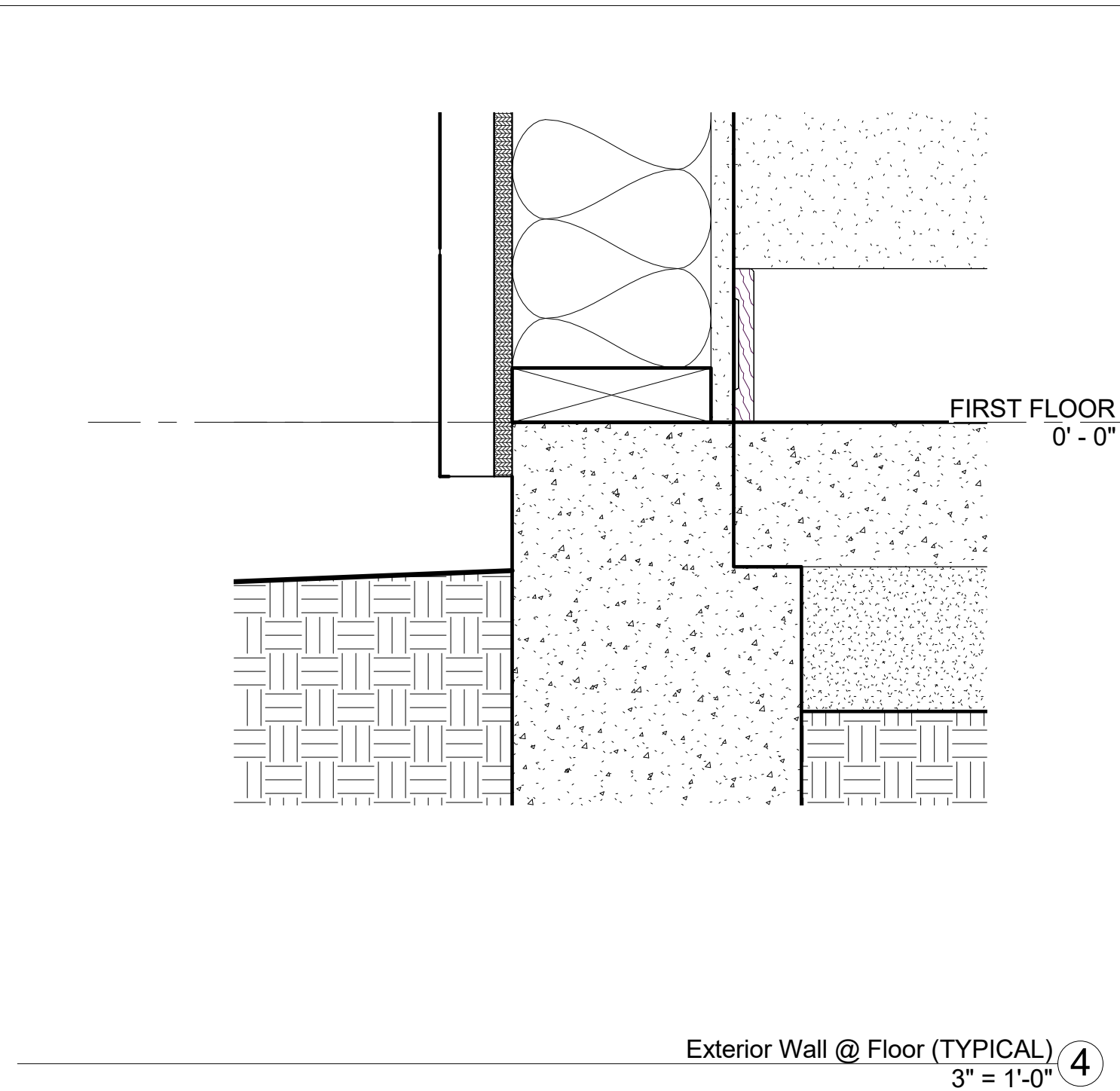
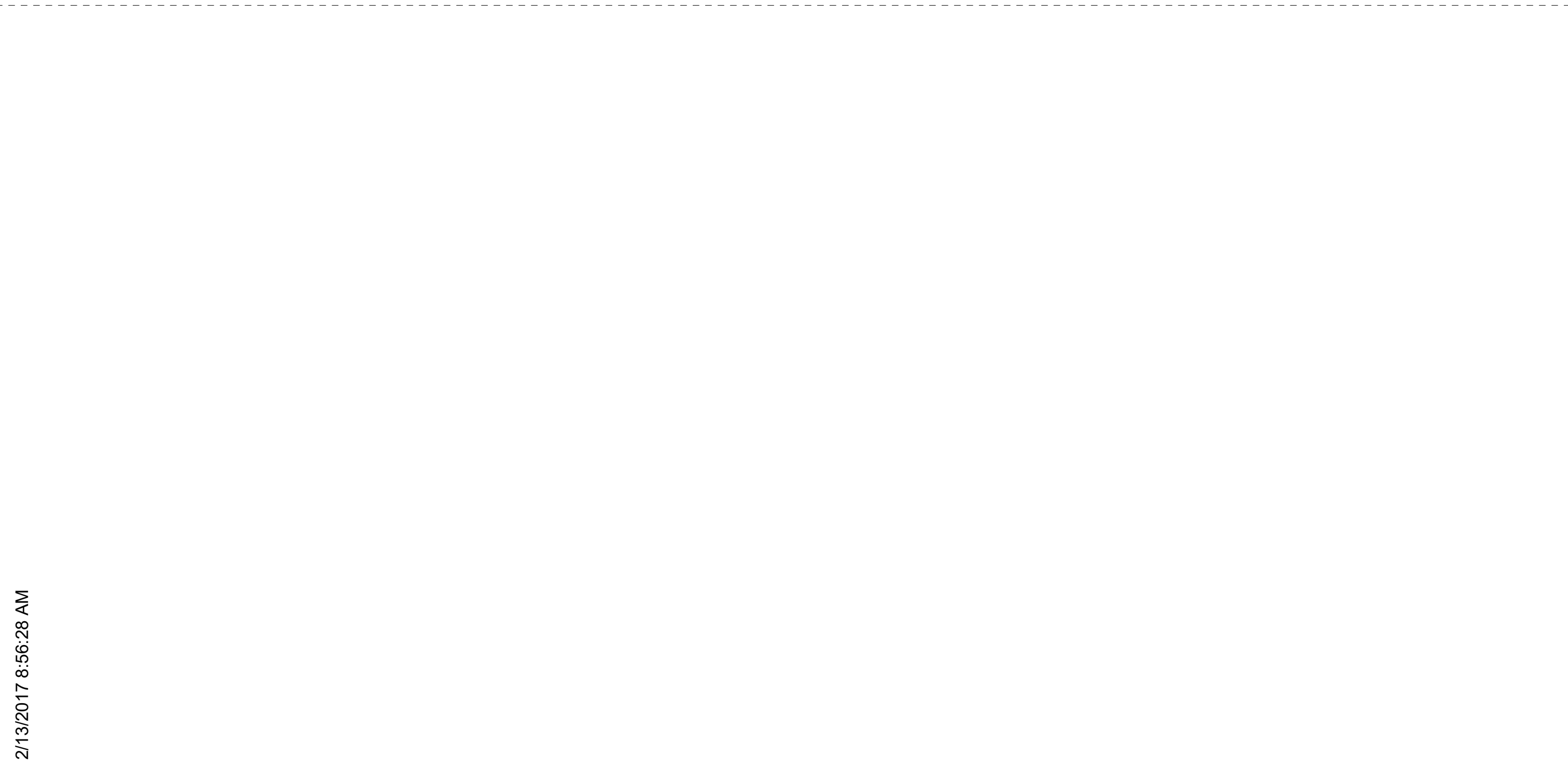
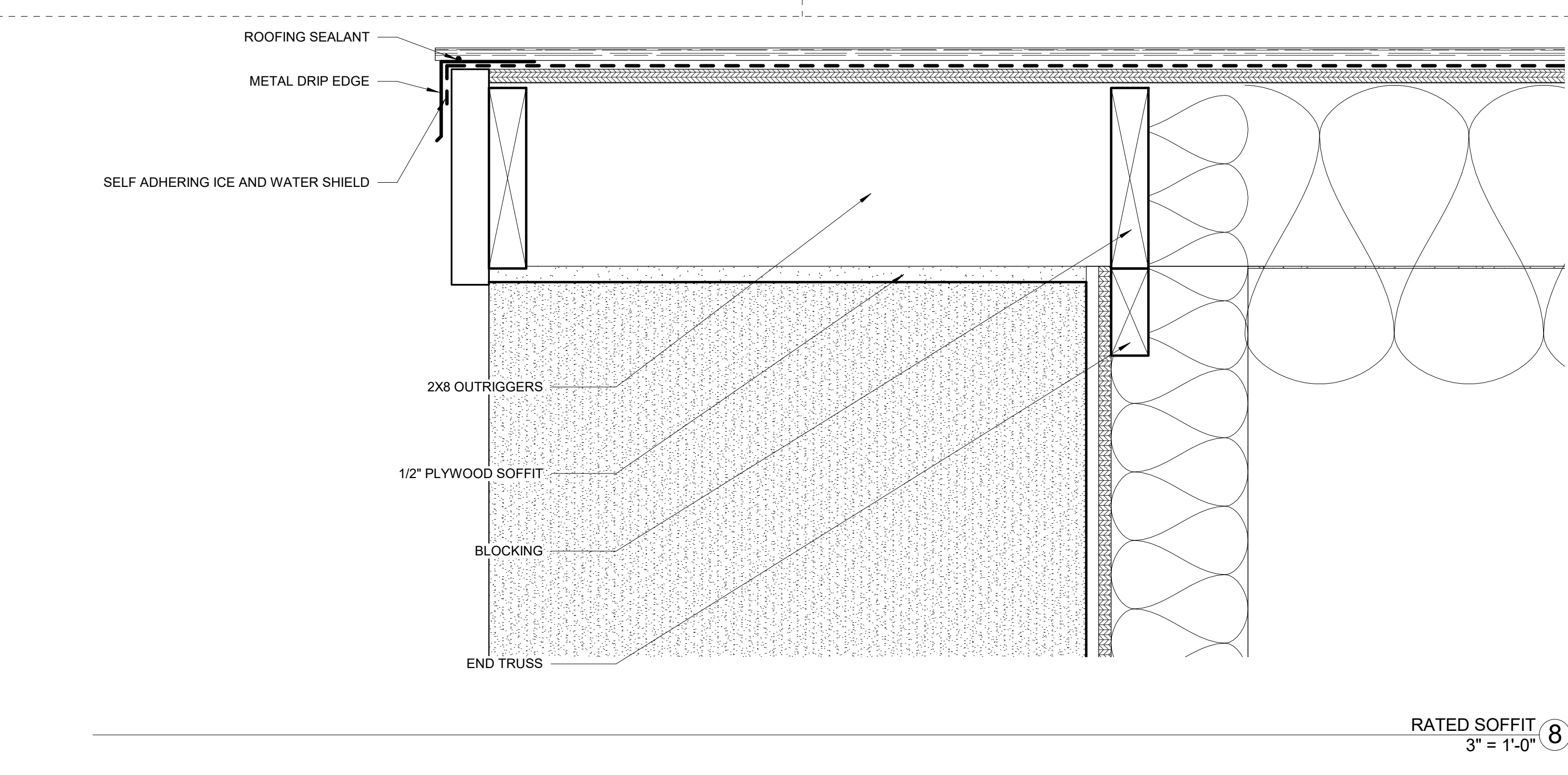
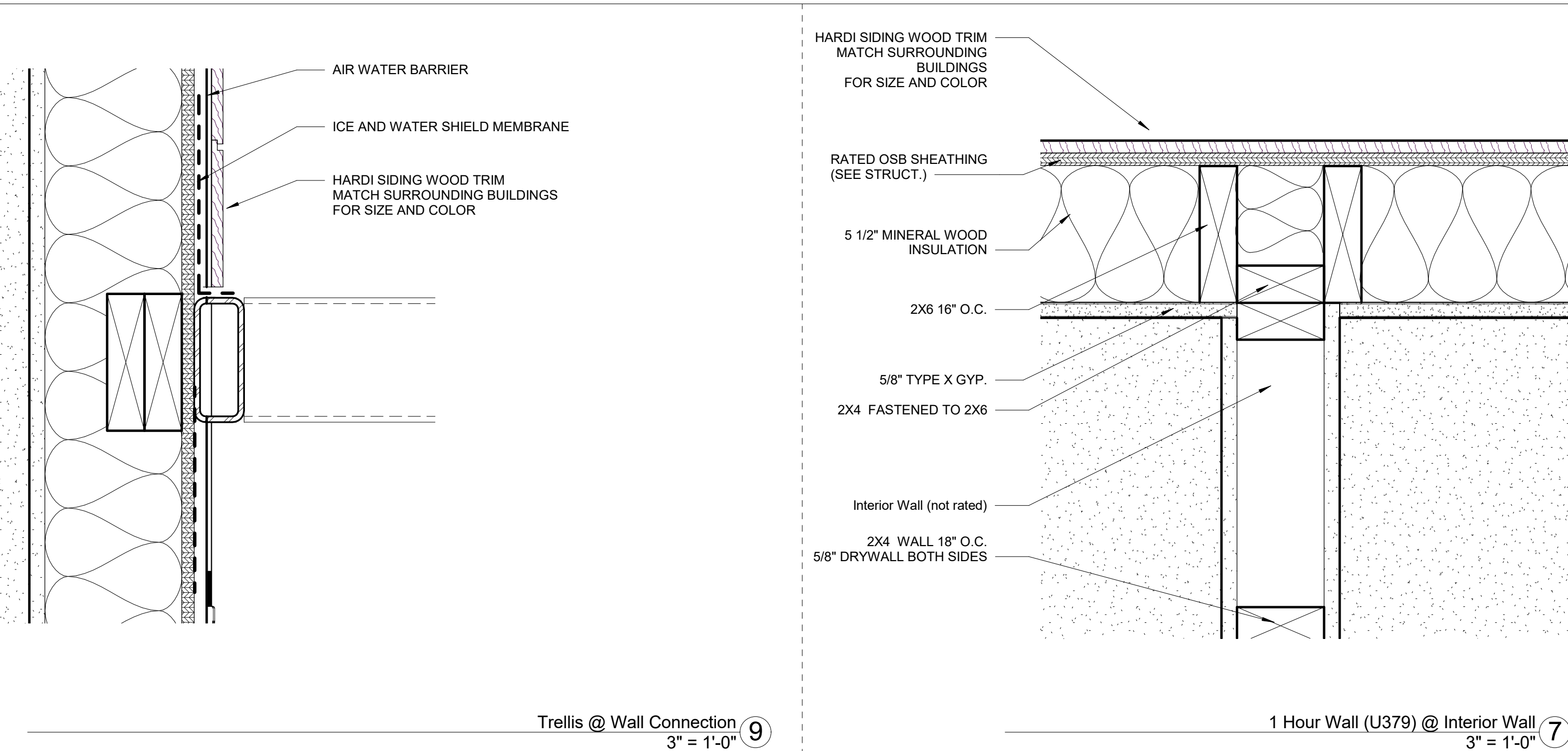
SHEET ISSUE  
REVISION DATE

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Drawn by NS, KB, CJ  
Checked by LD, BD

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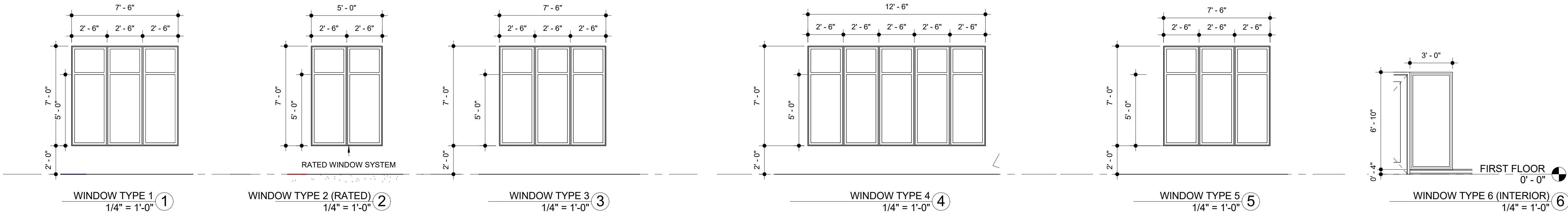
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Scale As Noted



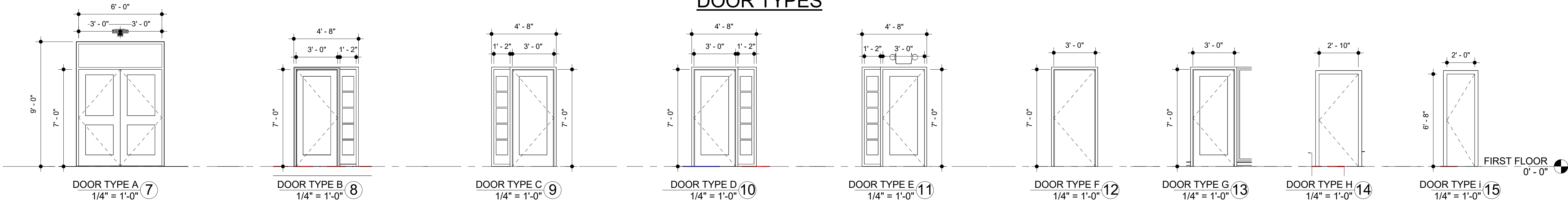
Room Schedule							
Number	Name	Area	Wall Finish	Floor Finish	Base Finish	Ceiling Finish	Comments
121	MANAGER	166 SF	GYP.	CARPET TILE	WOOD	ACOUSTIC CEILING	
122	CLOSING	164 SF	GYP.	CARPET TILE	WOOD	ACOUSTIC CEILING	
123	OFFICE	431 SF	GYP.	CARPET TILE	WOOD	ACOUSTIC CEILING	
124	RESTROOM	86 SF	GYP./ TILE	TILE	TILE	GYP.	
125	RESTROOM	78 SF	GYP./ TILE	TILE	TILE	GYP.	
126	COMMUNITY	952 SF	GYP.	CARPET TILE	WOOD	GYP.	
127	FITNESS	931 SF	GYP.	CARPET TILE	WOOD	ACOUSTIC CEILING	
128	ENTRY	94 SF	GYP.	TILE	WOOD	GYP.	
131	WATER ENTRY CLOSET	10 SF	GYP.	TILE	RUBBER		
132	UTILITY SINK CLOSET	4 SF	GYP.	TILE	RUBBER		

WINDOW TYPES



Door Schedule						
Mark	Operation	Frame Type	Head Height	Width	Fire Rating	Comments
101		A	7'-0"	6'-0"	n/a	DOUBLE ENTRY
102		B	7'-0"	3'-0"	n/a	
103		C	7'-0"	3'-0"	n/a	
104		D	7'-0"	3'-0"	n/a	
105		E	7'-0"	3'-0"	n/a	
106		F	7'-0"	3'-0"	n/a	
107		F	7'-0"	3'-0"	n/a	
108		G	7'-0"	3'-0"	n/a	
109		A	7'-0"	6'-0"	n/a	Double Door
110		A	7'-0"	6'-0"	n/a	Double Door
111		H	6'-8"	2'-10"	n/a	
112		i	6'-8"	2'-0"	n/a	
353			0'-0"	0'-0"	n/a	

DOOR TYPES





DESIGN CRITERIA

1. BUILDING CODE:  
INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION, INCLUDING LOCAL SUPPLEMENTS. THE STRUCTURE IS CLASSIFIED AS A RISK CATEGORY II FACILITY.
2. DEAD AND LIVE LOADS:

LOCATION	UNIFORM LIVE LOAD	CONCENTRATED LIVE LOAD	TOTAL DEAD LOAD*
ROOF	20 PSF	-----	20 PSF
SLAB ON GRADE	100 PSF	2000 LB	-----

FLOOR LIVE LOADS ON SUPPORTING ELEMENTS SHALL NOT BE REDUCED IN ACCORDANCE WITH THE BUILDING CODE. ROOF LIVE LOADS ON SUPPORTING ELEMENTS SHALL NOT BE REDUCED.

\* TOTAL DEAD LOAD INCLUDES WEIGHT OF STRUCTURAL ELEMENTS. AN ALLOWANCE OF 5 PSF HAS BEEN INCLUDED FOR COLLATERAL LOAD.
3. SNOW LOADS:

GROUND SNOW LOAD:	34 PSF
FLAT ROOF SNOW LOAD:	30 PSF
SNOW EXPOSURE FACTOR:	1.0
SNOW IMPORTANCE FACTOR:	1.0
THERMAL FACTOR:	1.0

DRIFTING OF SNOW AND UNBALANCED SNOW SHALL BE IN ACCORDANCE WITH CODE.
4. WIND:

ULTIMATE DESIGN WIND SPEED:	115 MPH (3 SECOND GUST)
NOMINAL DESIGN WIND SPEED:	90 MPH (3 SECOND GUST)
WIND EXPOSURE:	C
INTERNAL PRESSURE COEF:	±0.18

COMPONENTS AND CLADDING PRESSURE SHALL BE USED FOR DESIGN OF EXTERIOR WALLS, WINDOWS, DOORS, AND MISCELLANEOUS MATERIALS NOT SPECIFICALLY SHOWN ON THE PLANS.
5. SEISMIC:

SITE CLASS:	D
SEISMIC DESIGN CATEGORY:	A
SEISMIC IMPORTANCE FACTOR:	1.0
Ss:	0.170
S1:	0.056
Sds:	0.136
Sd1:	0.063
LATERAL SYSTEM:	LIGHT FRAME WOOD WALLS (R=6.5)
METHOD OF ANALYSIS:	EQUIVALENT LATERAL FORCE
Cs:	0.021
BASE SHEAR:	2.2 KIPS

DELEGATED ENGINEERING OF STRUCTURAL COMPONENTS & SYSTEMS

1. ALL STRUCTURAL COMPONENTS & SYSTEMS SPECIFIED TO BE DELEGATED SHALL BE DESIGNED AND SEALED BY A SPECIALTY STRUCTURAL ENGINEER (SSE) AND SHALL MEET THE GUIDELINES PUBLISHED BY THE COUNCIL OF AMERICAN STRUCTURAL ENGINEERS (CASE) FOR DELEGATED SPECIALTY STRUCTURAL ENGINEERING.
2. REFERENCE THE GENERAL NOTES & DRAWINGS FOR BUILDING CODE, SERVICE CRITERIA, AND DESIGN LOADS.
3. SUBMITTALS FOR DELEGATED COMPONENTS & SYSTEMS SHALL INCLUDE THE FOLLOWING:

3.A. A FULL DESIGN ANALYSIS, INCLUDING CALCULATIONS FOR GRAVITY AND LATERAL LOADS, WITH A SEALED COVER SHEET IDENTIFYING THE PROJECT NAME AND ADDRESS.

3.B. THE SSE THAT SEALED THE CALCULATIONS SHALL ALSO SEAL THE FABRICATION, PLACING, AND ERECTION PLANS. EACH PLAN SHALL IDENTIFY THE PROJECT NAME AND ADDRESS.

3.C. IF THE SSE THAT SEALED THE CALCULATIONS AND PLANS IS AN EMPLOYEE OF A COMPANY, THE COMPANY'S CERTIFICATE OF AUTHORIZATION NUMBER SHALL BE INCLUDED ON THE SUBMITTALS. BOTH THE SSE SEAL AND THE CERTIFICATE OF AUTHORIZATION SHALL BE ISSUED BY THE STATE IN WHICH THE PROJECT IS LOCATED, INCLUDING PROJECTS ON FEDERAL LAND.

3.D. THE COMPANY THAT EMPLOYS THE SSE SHALL PROVIDE AN INSURANCE CERTIFICATE FOR PROFESSIONAL LIABILITY INSURANCE WITH AN AGGREGATE AMOUNT OF NO LESS THAN TWO MILLION DOLLARS (\$2,000,000). CONTRACTS OR SUB-CONTRACTS FOR THIS PROJECT SHALL NOT INCLUDE A LIMIT OF LIABILITY CLAUSE.

3.E. THE SSE THAT SEALED THE PLANS SHALL INCORPORATE A WRITTEN STATEMENT THAT THE CONTRACT DOCUMENT'S CRITERIA HAVE BEEN INCORPORATED INTO THE DESIGN.
4. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR QUANTITIES AND DIMENSIONS AND VERIFY THAT THE ABOVE INFORMATION HAS BEEN INCLUDED IN THE SUBMITTAL.
5. NO SUBMITTAL WILL BE REVIEWED UNLESS ALL OF THE ABOVE INFORMATION IS INCLUDED. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR DELAYS CAUSED BY INCOMPLETE SUBMITTALS.
6. PRE-FABRICATED WOOD TRUSS SYSTEMS

6.A. ALL TRUSS COMPONENTS SHALL BE SYMMETRICAL ABOUT THE VERTICAL AXIS AND BE CONNECTED CONCENTRICALLY AT EACH JOINT.

6.B. LIGHT GAUGE CONNECTOR PLATES SHALL BE GALVANIZED, A MINIMUM OF 20 GAUGE THICK (0.033"), AND A MINIMUM OF 15 SQUARE INCHES, WITH THE LEAST DIMENSION A MINIMUM OF 3".

- 6.C. CONNECTIONS SHALL HAVE AT LEAST 2 CONNECTORS (ONE EACH SIDE OF MEMBER).

6.D. DESIGN AND PROVIDE BOTH TEMPORARY AND PERMANENT BRACING REQUIRED FOR STABILITY.

6.E. PROVIDE ALL TRUSS TO TRUSS CONNECTIONS.

6.F. PROVIDE REACTIONS AND CONNECTIONS AT EACH SUPPORT.

6.G. TOP AND BOTTOM CHORDS OF ROOF TRUSSES SHALL BE 2X6 MINIMUM AND THE BOTTOM CHORD DESIGNED FOR 10 PSF SUPERIMPOSED LOAD.

6.H. TOP AND BOTTOM CHORDS OF FLOOR TRUSSES SHALL BE 2X4 MINIMUM AND THE BOTTOM CHORD DESIGNED FOR 5 PSF SUPERIMPOSED LOAD.

6.I. SUBMITTED CALCULATIONS SHALL INDICATE ALL LOADS AND LOAD COMBINATIONS USED IN THE ANALYSIS.

SOIL PREPARATION AND FOUNDATIONS

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE A LICENSED GEOTECHNICAL ENGINEER TO PERFORM A SUBSURFACE GEOTECHNICAL INVESTIGATION. THE RESULTS OF THE GEOTECHNICAL INVESTIGATION SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. THE GEOTECHNICAL INVESTIGATION MUST, AT THE MINIMUM, PROVIDE THE FOLLOWING:

1.A. SUFFICIENT SOIL BORINGS SHALL BE MADE TO VERIFY THAT THE PRESUMPTIVE SOIL BEARING PRESSURE OF 1,500 PSF IN UNDISTURBED SOILS AND ENGINEERED FILLS USED FOR DESIGN IS SAFE.

1.B. LABORATORY TESTS SHALL BE MADE AS NECESSARY TO VERIFY THAT THE TOTAL SETTLEMENT IS LESS THAN 1" AND THE DIFFERENTIAL SETTLEMENT IS LESS THAN ½", NO SHRINK/SWELL POTENTIAL EXISTS, AND THE DEPTH IS ADEQUATE FOR THE SITE.

CONCRETE

1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 AND THE BUILDING CODE, AND IN CONFORMANCE WITH THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE."

2. THE CONCRETE REQUIREMENTS ARE:

2.A. CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C150. FLY ASH CONFORMING TO ASTM C618 TYPE C OR F MAY BE USED TO REPLACE A MAXIMUM OF 20% OF THE CEMENT BY WEIGHT.

2.B. FINE AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.

2.C. COARSE AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33, GRADE 67 OR LARGER. COARSE AGGREGATES SHALL BE NO LESS THAN 50% OF THE TOTAL AGGREGATE BY WEIGHT, UNLESS APPROVED BY THE ENGINEER PRIOR TO MIX DESIGN SUBMITTAL.
- 2.D. MIX REQUIREMENTS ARE:

LOCATION	MINIMUM F'c (PSI)	MINIMUM CEM.(PCY)	MAX. W/C RATIO	AIR CONTENT	SLUMP INCHES§
FOUNDATIONS	4000	470	0.45	5%±1%	2-5
INTERIOR SLAB	4000	564	0.42	3% MAX.	2-5

§PRIOR TO THE ADDITION OF WATER REDUCING ADMIXTURES, IF APPROVED BY ENGINEER, AFTER ADDITION THE SLUMP MAY NOT EXCEED 8".

F'c SPECIFIED IS BASED ON THE 28 DAY COMPRESSIVE STRENGTH IN ACCORDANCE WITH ACI 318 ACCEPTANCE CRITERIA.

CONCRETE REINFORCING

1. MATERIALS

	ASTM	GRADE
REINFORCING STEEL:	A615	60
ANCHOR RODS (BOLTS):	F1554	36
2. DETAILS:

2.A. WELDING OF REINFORCING STEEL IS PROHIBITED UNLESS NOTED OTHERWISE. WHEN WELDING IS APPROVED, WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4 "WELDING REINFORCING STEEL, ETC."

2.B. SHOP DRAWINGS SHALL BE SUBMITTED WITH REINFORCING STEEL IN ACCORDANCE WITH ACI 315.

2.C. WHEN MECHANICAL SPLICES ARE INDICATED ON THE PLANS, THE SPLICE SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE REINFORCING STEEL. REQUESTS BY THE CONTRACTOR FOR MECHANICAL SPLICES MUST BE SUBMITTED IN WRITING.
3. PLACEMENT:

3.A. ALL REINFORCING AND EMBEDMENTS SHALL BE SUPPORTED ON CHAIRS/BOLSTERS TO THE DESIGN DIMENSIONS. SPACING SHALL BE SUFFICIENTLY CLOSE TO PREVENT DISPLACEMENT OR PERMANENT DEFORMATION DUE TO CONCRETE PLACEMENT, FOOT TRAFFIC, OR VIBRATION. "PUDDLING IN" OR "PULLING UP" REINFORCING IS NOT AN ACCEPTABLE METHOD FOR PLACING REINFORCING. CHAIRS/BOLSTERS SHALL HAVE PLASTIC COATED FEET OR BE MADE OF STAINLESS STEEL. CHAIRS/BOLSTERS IN CONTACT WITH EARTH SHALL HAVE BOTTOM PLATES AND BE COATED TO PREVENT CORROSION. ANCHOR RODS SHALL BE HELD IN PLACE WITH TEMPLATES SUFFICIENTLY STRONG TO PREVENT DISPLACEMENT OR TILTING.

- 3.B. MAINTAIN ACI CLEAR COVER ON REINFORCING AS LISTED BELOW UNLESS NOTED OTHERWISE.

CAST AGAINST EARTH (BOTTOM OR SIDES):	3"
FORMED - EXPOSED TO SOIL, WEATHER OR LIQUIDS:	2"
FORMED SLABS - INTERIOR:	1"
SLABS ON GRADE (FROM TOP OF SLAB):	1.5"
- 3.C. PROVIDE CORNER BARS OF THE SAME SIZE AND SPACING AS ADJACENT REINFORCING.
- 3.D. OPENINGS IN WALLS OR SLABS SHALL BE REINFORCED PER DETAIL 4/S4.1
- 3.E. REINFORCING STEEL SHALL BE LAPPED PER TABLE.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL MEET THE LATEST "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGE," AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND THE LATEST EDITION OF AISC "MANUAL OF STEEL CONSTRUCTION".

2. STRUCTURAL STEEL SHALL BE NEW AND MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	ASTM	GRADE
RECTANGULAR HSS SECTIONS	A500	B (F <sub>y</sub> =46 KSI)
STRUCTURAL BOLTS	A325	----- (ASTM F1852)
ERECTION BOLTS	A307	-----

3. ALL CONNECTIONS NOT DETAILED OR OTHERWISE NOTED SHALL BE PROVIDED BY THE FABRICATOR AND HIGHLIGHTED FOR THE ENGINEER OF RECORD'S REVIEW.

4. ALL WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS CODE, SECTION D1.1. ALL WELD MATERIAL SHALL BE 70 KSI TENSILE STRENGTH.

5. STEEL FRAMING MEMBERS SHALL NOT BE SPLICED.

6. OPENINGS SHALL NOT BE FIELD-CUT IN THE FLANGE OR WEBS OF STEEL MEMBERS.

7. GALVANIZED STRUCTURAL STEEL SHALL CONFORM TO ASTM A123 FOR MEMBERS AND ASTM A153 FOR CONNECTION ELEMENTS. REPAIR ANY DAMAGED GALVANIZING COATING IN ACCORDANCE WITH ASTM A780.

STRUCTURAL WOOD

1. ALL WOOD STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

2. THIS STRUCTURE IS DESIGNED AS CONVENTIONAL FIELD FRAMED CONSTRUCTION. SHOULD PANELIZED CONSTRUCTION BE USED, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL ENGINEERING, COORDINATION WITH ALL OTHER BUILDING SYSTEMS AND REVIEW OF SHOP DRAWINGS. COORDINATION AND REVIEW OF PANELIZED CONSTRUCTION SHOP DRAWINGS ARE NOT INCLUDED IN THE ENGINEER OF RECORD'S SCOPE OF SERVICES FOR THIS PROJECT. REQUESTS FOR INFORMATION PERTAINING TO, OR DIRECTLY ASSOCIATED WITH, PANELIZED CONSTRUCTION WILL NOT BE REVIEWED.

3. MANUFACTURED WOOD PRODUCTS SHALL BE BY I-LEVEL UNLESS NOTED OTHERWISE.

4. THE DESIGN OF THE STRUCTURE IS BASED UPON THE USE OF THE FOLLOWING WOOD PRODUCTS:

USE	WOOD TYPE	GRADE	F <sub>B</sub> (PSI)	F <sub>CP</sub> (PSI)	E (PSI)
JOISTS	HEM-FIR	#2	850	1,300	1,300,000
STUDS	HEM-FIR	#1/#2	850	1,300	1,300,000
LVL (MICROLAM)	----	----	2,600	2,510	1,900,000

ALL MEMBERS SHALL BE SURFACED DRY AND HAVE A MAXIMUM MOISTURE CONTENT OF 19%. STRESS INCREASE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NDS.

- 4.A. ROOF SHEATHING SHALL BE ½" APA RATED PLYWOOD OR ORIENTED STRAND BOARD, (40/20) SPAN RATING, EXPOSURE 1, LAID IN A CONTROLLED RANDOM STAGGERED PATTERN, WITH EDGE CLIPS BETWEEN SUPPORTS, LONG PANEL DIMENSION PERPENDICULAR TO THE FRAMING MEMBERS, AND CONTINUOUS OVER A MINIMUM OF THREE SUPPORTS. ALLOW FOR ⅛" GAP AT ALL PANEL EDGE AND END JOINTS UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER.

4.B. SHEAR WALL SHEATHING SHALL BE ½" APA RATED PLYWOOD OR ORIENTED STRAND BOARD, EXPOSURE 1. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES IN SHEAR WALLS. ALLOW FOR ⅛" GAP AT ALL PANEL EDGE AND END JOINTS UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER.

4.C. ALL WOOD PRODUCTS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH CCA-C, ACQ, CBA-A, CA-B OR SBX AND SHALL NOT BE IN CONTACT WITH SOIL.

5. CONNECTIONS SHALL MEET THE FOLLOWING REQUIREMENTS:

5.A. ALL SILL PLATE ANCHOR RODS REQUIRE 2" X 2" SQUARE PLATE WASHERS BE INSTALLED BETWEEN THE HEAD OR NUT AND THE WOOD MEMBER. ANCHORS TO FOUNDATION SHALL BE ⅝" DIA., WITHIN 12" OF EACH END, AND 48" O.C., MAXIMUM. PROVIDE ANCHOR RODS AND HOLD-DOWNS FOR ANCHORAGE OF SHEAR WALL TO FOUNDATION AS INDICATED ON PLANS, DETAILS, AND SCHEDULES.

5.B. ALL BOLTS SHALL BE ASTM A307. WASHERS WITH AN OUTSIDE DIAMETER EQUAL TO AT LEAST TWICE THE BOLT DIAMETER ARE REQUIRED BETWEEN THE BOLT HEAD OR NUT AND THE WOOD SURFACE.

- 5.C. WOOD MEMBERS SHALL BE CONNECTED TOGETHER USING THE BUILDING CODE NAILING SCHEDULE, UNLESS NOTED OTHERWISE. ALL CONNECTIONS ARE BASED ON USING COMMON NAILS. ANY SUBSTITUTION OF BOX, SINKER, RING SHANK OR COOLER NAILS SHALL BE SUBMITTED WITH SEALED CALCULATIONS TO THE ENGINEER OF RECORD FOR APPROVAL. ALL OTHER FASTENERS, INCLUDING STAPLES, ARE PROHIBITED. ALL NAILS SHALL CONFORM TO THE FOLLOWING MINIMUM STANDARDS:

SIZE	LENGTH	DIAMETER	HEAD
6D	2"	0.099"	FULL ROUND HEAD
8D	2½"	0.113"	FULL ROUND HEAD
10D	3"	0.192"	FULL ROUND HEAD
12D	3¼"	0.192"	FULL ROUND HEAD
16D	3½"	0.207"	FULL ROUND HEAD
20D	4"	0.225"	FULL ROUND HEAD
30D	4½"	0.244"	FULL ROUND HEAD
- 5.D. ALL FASTENERS (SCREWS, NAILS, BOLTS, ETC.) AND CONNECTORS INSTALLED IN CONTACT WITH PRESSURE TREATED LUMBER SHALL MEET THE REQUIREMENTS OF THE "COMPATIBILITY OF FASTENERS AND CONNECTORS WITH PRESSURE TREATED LUMBER" TABLE (REF. SHEET 2/SO.2).

5.E. NAIL ROOF SHEATHING WITH 10D COMMON NAILS AT 6" O.C. ALONG PANEL EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS.

5.F. NAIL WALL SHEATHING WITH 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE AS A SHEAR WALL. NAIL SHEAR WALL SHEATHING PER SHEAR WALL SCHEDULE. REF. PLAN FOR SHEAR WALL LOCATIONS.

5.G. ALL MANUFACTURED CONNECTORS SHALL BE BY SIMPSON STRONG-TIE COMPANY, INC., OR U.S.P., AND CONNECTED WITH THE FASTENERS SPECIFIED BY THE MANUFACTURER.

5.H. FASTEN MULTIPLE LAYER MANUFACTURED WOOD MEMBERS TOGETHER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STAGGER SPLICES OF DOUBLE TOP PLATES 4'-0" MINIMUM.

7. WOOD HEADERS AND LINTELS SHALL BEAR ON TOP OF A SINGLE STUD AT EACH END FOR OPENINGS LESS THAN 3'-8", BEAR ON TOP OF DOUBLE STUDS FOR OPENINGS GREATER THAN 3'-8" AND LESS THAN 8'-0", AND TRIPLE STUDS FOR OPENINGS GREATER THAN 8'-0", UNLESS NOTED OTHERWISE. SUPPORT STUDS SHALL BE CONNECTED TO AN ADJACENT FULL LENGTH STUD.

8. MAINTAIN ¼" GAP BETWEEN TRUSS BOTTOM CHORD AND DOUBLE TOP PLATE OF INTERIOR NON-LOAD BEARING PARTITION WALLS. PROVIDE SIMPSON STC CONNECTORS.

9. HOLES SHALL BE PREDRILLED FOR ALL WOOD SCREW CONNECTIONS. PREDRILLED HOLE DIAMETERS SHALL BE:

	SCREW DIAMETER	HOLE DIAMETER
NO. 8		⅜"
NO. 10		⅝"
NO. 12		⅞"

10. HOLES SHALL BE PREDRILLED FOR ALL LAG SCREW CONNECTIONS WITH LAG SCREWS GREATER THAN ⅝" DIA. PREDRILLED HOLE DIAMETER SHALL EQUAL 60% OF THE SHANK DIAMETER. PREDRILLED HOLE DEPTH SHALL EQUAL THE LENGTH OF THE THREADED PORTION.

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SET ISSUE  
Concept Review  
12.1.16

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SHEET ISSUE  
REVISION DATE

Revision Date 08/22/16  
Project number GLEN  
Drawn by Author  
Checked by Checker

GENERAL NOTES

S0.1

Scale As Noted

DAVIS DAVIS  
ARCHITECTS

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Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO

1/10/2017 1:29:33 PM

POST INSTALLED ANCHORING SYSTEMS

1.

SUBSTITUTION OF POST INSTALLED ANCHORS FOR EMBEDDED ANCHORS SHOWN ON THE DRAWINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER IN ADVANCE.

2.

ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER’S PRINTED INSTALLATION INSTRUCTIONS (MPI) AND THE EVALUATION REPORT (ER/ESR) SPECIFIED INCLUDING HOLE PREPARATION, TEMPERATURE AND MOISTURE CONDITIONS.

3.

ADHESIVE ANCHORS:

3.A.

THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER’S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL ANCHOR PRODUCTS SPECIFIED. THE CONTRACTOR MUST MAINTAIN TRAINING RECORDS OF ALL CONTRACTOR PERSONNEL INSTALLING ANCHORS AND SUBMIT TO THE ENGINEER OF RECORD PRIOR TO INSTALLING ANCHORS UPON REQUEST.

3.B.

ADHESIVE ANCHORS SHALL BE USED IN CONJUNCTION WITH THE APPROPRIATE ADHESIVE SYSTEM. STANDARD REINFORCING STEEL ANCHORED IN CONCRETE SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60 UNLESS NOTED OTHERWISE.

3.C.

APPROVED ADHESIVE ANCHORS FOR PREVIOUSLY CAST CONCRETE:

MANUFACTURER/PRODUCT

REPORT NUMBER

HILTI HIT-HY200 SSS\* WITH HIT-Z ROD

ICC-ES ESR-3187

HILTI HIT-HY200 SSS\* WITH HOLLOW BIT & HAS-E ROD

ICC-ES ESR-3187

HILTI HIT-HY200 SSS\* WITH HOLLOW BIT & STEEL REINFORCING

ICC-ES ESR-3187

\*SAFE SET SYSTEM

SIMPSON STRONG-TIE SET-XP

ICC-ES ESR-2508

SIMPSON STRONG-TIE AT-XP

IAPMO-UES ER-263
3.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION THAT MAY AFFECT THE PROJECT AND REPORT DISCREPANCIES TO THE ENGINEER. ANY DIMENSIONS FOR ELEVATIONS THAT IMPACT NEW WORK SHALL BE VERIFIED PRIOR TO FABRICATION OF ANY MATERIAL. EXISTING BUILDING ELEMENTS THAT ARE TO BE ABANDONED THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

4.

WHEN A PIECE OF EQUIPMENT (HVAC, ELECTRICAL, KITCHEN, ETC.) IS PROVIDED THAT IS DIFFERENT THAN THE EQUIPMENT THAT THE STRUCTURE WAS DESIGNED FOR EITHER BY SIZE, WEIGHT OR CONFIGURATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMEDY OF THE SITUATION. THOSE COSTS SHALL INCLUDE THE ENGINEERING COSTS TO REDESIGN PORTIONS OF THE STRUCTURE TO ACCOMMODATE THE SUBSTITUTED EQUIPMENT.

5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN AND MATERIALS FOR ATTACHING NON-STRUCTURAL ELEMENTS TO ANY PORTION OF THE STRUCTURE TO RESIST ALL LOADS, INCLUDING SEISMIC, IN A WAY THAT DOES NOT OVERSTRESS STRUCTURAL MEMBERS. NON-STRUCTURAL ELEMENTS CAN BE FOUND IN EACH OF THE OTHER DISCIPLINES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC.).
- STRUCTURAL TESTS, INSPECTIONS, AND QUALITY ASSURANCE
- ALL STRUCTURAL TESTS AND INSPECTIONS SHALL BE PERFORMED PER CHAPTER 17 OF THE BUILDING CODE WITH LOCAL SUPPLEMENTS, UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED.
- | TABLE A - REINFORCEMENT LAPS, EMBEDMENTS, AND HOOK LENGTHS   |                        |      |      |                              |      |            |      |                  |      |            |      |      |      |      |      |
|--|------------------------|------|------|------------------------------|------|------------|------|------------------|------|------------|------|------|------|------|------|
| f <sub>y</sub> = 60000 PSI   |                        |      |      | f'c = 4000 PSI               |      |            |      |                  |      |            |      |      |      |      |      |
| BAR SIZE (in)  | CLEAR SPACING (S) (in) |      |      | EMBEDMENT & CLASS A LAP (in) |      |            |      | CLASS B LAP (in) |      |            |      |      |      |      |      |
|  |                        |      |      | TOP BAR                      |      | OTHER BARS |      | TOP BAR          |      | OTHER BARS |      |      |      |      |      |
|  | 2d                     | 3d   | 5d   | PC<S                         | PC≥S | PC<S       | PC≥S | PC<S             | PC≥S | PC<S       | PC≥S | PC<S | PC≥S | PC<S | PC≥S |
| 3  | ¾                      | 1⅛   | 1⅞   | 28                           | 18   | 12         | 21   | 14               | 12   | 36         | 24   | 14   | 28   | 18   | 12   |
| 4  | 1                      | 1½   | 2½   | 37                           | 25   | 15         | 28   | 19               | 12   | 48         | 32   | 19   | 37   | 25   | 15   |
| 5  | 1¼                     | 1⅞   | 3⅞   | 46                           | 31   | 18         | 36   | 24               | 14   | 60         | 40   | 24   | 46   | 31   | 18   |
| 6  | 1½                     | 2¼   | 3¾   | 55                           | 37   | 22         | 43   | 28               | 17   | 72         | 48   | 29   | 55   | 37   | 22   |
| 7  | 1¾                     | 2⅝   | 4⅞   | 81                           | 54   | 32         | 62   | 42               | 25   | 105        | 70   | 42   | 81   | 54   | 32   |
| 8  | 2                      | 3    | 5    | 92                           | 62   | 37         | 71   | 47               | 28   | 120        | 80   | 48   | 92   | 62   | 37   |
| 9  | 2¼                     | 3⅞   | 5⅞   | 104                          | 70   | 42         | 80   | 54               | 32   | 136        | 90   | 54   | 104  | 70   | 42   |
| 10   | 2.54                   | 3.81 | 6.35 | 117                          | 78   | 47         | 90   | 60               | 36   | 153        | 102  | 61   | 117  | 78   | 47   |
| 11   | 2.82                   | 4.23 | 7.05 | 130                          | 87   | 52         | 100  | 67               | 40   | 170        | 113  | 68   | 130  | 87   | 52   |
| NOTES:<br>1. LENGTHS SHOWN CONFORM WITH NON-SEISMIC PROVISIONS OF ACI 318 FOR UNCOATED BARS.<br>2. BAR CLEAR SPACING IS THE CENTER TO CENTER BAR SPACING MINUS ONE BAR DIAMETER.<br>3. CLASS A LAP LENGTHS APPLY WHEN BAR LAPS ARE STAGGERED TO LAP HALF THE BARS AT THE SAME LOCATION. USE CLASS B LAP FOR ALL OTHER CASES.<br>4. TOP BARS ARE HORIZONTAL REINFORCEMENT PLACED SO THAT MORE THAN 12 INCHES OF CONCRETE IS CAST BELOW THE REINFORCEMENT.<br>5. MULTIPLY LAP AND EMBEDMENT LENGTHS GIVEN BY 2.0 FOR BARS WITH CLEAR SPACING OF TWO BAR DIAMETERS OR LESS, OR CONCRETE COVER OF ONE BAR DIAMETER OR LESS.<br>6. TABLE FOR NORMAL WEIGHT CONCRETE AND UNCOATED REINFORCING BARS ONLY. |                        |      |      |                              |      |            |      |                  |      |            |      |      |      |      |      |
- 1

TABLE A

S0.20

NO SCALE
- CONTRACT/CONSTRUCTION DOCUMENTS
1.

THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A FULL SET OF THE MOST RECENT REVISIONS OF EACH DOCUMENT INCLUDING ALL PLANS, SPECIFICATIONS, ADDENDA, AND SUPPLEMENTAL INSTRUCTIONS.

2.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS PRIOR TO FABRICATION AND/OR INSTALLATION OF ANY MATERIALS FOR CONFLICTS. IF CONFLICTS OCCUR THE CONTRACTOR SHALL USE THE MOST STRINGENT REQUIREMENT OR REQUEST A CLARIFICATION THROUGH A REQUEST FOR INFORMATION (RFI).

3.

THE DOCUMENTS MAY NOT BE REPRODUCED IN WHOLE OR IN PART FOR USE ON PROJECTS OTHER THAN IDENTIFIED IN THE TITLE BLOCK. SHOULD THE CONTRACTOR USE THE DOCUMENTS AS A PORTION OF A SHOP DRAWING SUBMITTAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSEQUENCES RESULTING FROM ERRORS IN THE REPRODUCED DOCUMENTS.

4.

DETAILS LABELED TYPICAL ARE INTENDED TO REPRESENT A CONDITION THAT OCCURS AT SEVERAL LOCATIONS IN THE PLANS WHETHER OR NOT THE DETAIL IS REFERENCED.

5.

DO NOT SCALE THE PLANS AND DETAILS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.
- CONTRACTOR’S RESPONSIBILITY
1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL SUB-CONTRACTOR SUBMITTALS AND NOTING ALL DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.

2.

SUBSTITUTION REQUESTS SHALL BE SUBMITTED IN WRITING WITH THE COST REDUCTION AMOUNT AND THE SCHEDULE IMPACT FOR THE OWNER (SUBMITTALS WITHOUT THE COST AND SCHEDULE IMPACT WILL NOT BE REVIEWED). A COMPARISON OF THE DATA WITH THE MATERIAL SPECIFIED INCLUDING CODE APPROVALS SHALL BE PROVIDED.

3.

REQUESTS FOR INFORMATION (RFI) SHALL BE SUBMITTED IN WRITING WITH COST, SCHEDULE IMPACT, AND SUGGESTED SOLUTION INCLUDED. AN RFI THAT DOES NOT INCLUDE THE COST AND SCHEDULE IMPACT WILL NOT BE REVIEWED.

4.

DEFECTIVE WORK REPORT (DWR) SHALL BE SUBMITTED TO THE ENGINEER WITHIN (2) WORKING DAYS OF THE OCCURRENCE. THE DWR SHALL REPORT THE DEFECT AND PROPOSE A REMEDIATION OF THE DEFECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMEDIATION OF THE DEFECT INCLUDING ENGINEERING COSTS, IF ANY.

5.

WHEN THE CONTRACTOR BECOMES AWARE OF WHAT MAY BE AN UNFORESEEN CONDITION THAT COULD AFFECT COST OR SCHEDULE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING WITHIN (2) WORKING DAYS. AFTER REVIEW AND ENGINEER’S DETERMINATION THAT AN UNFORESEEN CONDITION EXISTS; THE CONTRACTOR SHALL SUBMIT A CHANGE ORDER REQUEST FOR APPROVAL WITH BOTH COST AND SCHEDULE IMPACT ATTACHED.

6.

THE CONTRACTOR’S SCHEDULE MUST PROVIDE A REASONABLE TIME ALLOWANCE FOR THE ENGINEERING REVIEW AND APPROVAL.

7.

THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR SITE SAFETY. THE ENGINEER IS RESPONSIBLE FOR FOLLOWING THE CONTRACTOR’S CONSTRUCTION SITE SAFETY INSTRUCTIONS PROVIDED IN WRITING. ALTERNATELY, THE CONTRACTOR SHALL ASSIGN AN ESCORT TO ADVISE THE ENGINEER OF SITE SAFETY ISSUES DURING SITE VISITS. THE ENGINEER’S PURPOSE OF A SITE VISIT IS SOLELY TO BECOME FAMILIAR WITH THE GENERAL PROGRESS AND QUALITY OF THE PROJECT. THE ENGINEER’S SITE VISIT IS NOT A QUALITY CONTROL FUNCTION.
- CONSTRUCTION MEANS AND METHODS ISSUES
1.

SLAB ON GRADE AND ELEVATED SLABS ARE NOT DESIGNED TO SUPPORT CRANES, FORKLIFTS, TRUCKS, MANLIFTS, OR OTHER CONSTRUCTION RELATED EQUIPMENT UNLESS NOTED AS SUCH. IT IS THE CONTRACTOR’S RESPONSIBILITY TO DETERMINE IF CONSTRUCTION EQUIPMENT CAN BE SAFELY OPERATED ON THESE SLABS AND TO REPAIR ANY DAMAGE THE EQUIPMENT MAY CAUSE.

2.

THE CONSTRUCTION DOCUMENTS REPRESENT A STABLE STRUCTURE IN THE COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY BRACING AND/OR SHORES TO SAFELY CONSTRUCT THE BUILDING AND PREVENT DAMAGE DURING CONSTRUCTION.
- | FASTENER COMPATIBILITY WITH CHEMICAL FORMULATIONS FOR TREATED WOOD |                             |           |                                   |                     |                                    |  |                            |  |                  |
|--|-----------------------------|-----------|-----------------------------------|---------------------|------------------------------------|--|----------------------------|--|------------------|
| FASTENER TYPE  | ASTM                        | UNTREATED | CHROMATED COPPER ARSENATE (CCA-C) | SODIUM BORATE (SBX) | SODIUM BORATE WITH SODIUM-SILICATE | ALKALINE COPPER QUATERNARY (ACQ-C & ACQ-D) CARBONATE | COPPER AZOLE (CBA-A &CA-B) | AMMONIACAL COPPER ZINC ARSENATE (ACZA) | OTHER TREATMENTS |
| STANDARD ZINC ELECTROPLATED  | ASTM B633                   | X         | X                                 | X                   |                                    |  |                            |  |                  |
| MECHANICALLY GALVANIZED  | ASTM B695, CLASS 65, TYPE 1 | X         | X                                 | X                   | X                                  | X  | X                          |  |                  |
| MECHANICALLY GALVANIZED  | ASTM B695, CLASS 55, TYPE 1 | X         | X                                 | X                   | X                                  | X  | X                          |  |                  |
| HOT DIPPED GALVANIZED  | ASTM A123, G185             | X         | X                                 | X                   | X                                  | X  | X                          |  |                  |
| TYPE 304 STAINLESS STEEL   | ASTM F593                   | X         | X                                 | X                   | X                                  | X  | X                          | X                                      | X                |
| TYPE 316 STAINLESS STEEL   | ASTM F593                   | X         | X                                 | X                   | X                                  | X  | X                          | X                                      | X                |
- NOTES:

1)

ALL NUTS, WASHERS, ETC. SHALL BE OF THE SAME MATERIAL AS THE FASTENERS.

2)

ALL FASTENERS SHALL BE OF THE SAME MATERIAL AS THE MANUFACTURED CONNECTOR.

3)

STAINLESS STEEL FASTENERS AND CONNECTORS SHALL BE A304 OR A316.

4)

GALVANIZED AND STAINLESS STEEL FASTENERS AND CONNECTORS SHALL NOT BE IN DIRECT CONTACT.
- 2

TREATED LUMBER

S0.20

NO SCALE
- DAVIS DAVIS  
ARCHITECTS
- 141 South College Ave.  
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- Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO
- SET ISSUE  
Concept Review  
12.1.16
- -  
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- SHEET ISSUE  
REVISION      DATE
- Revision Date      01/06/17  
Project number      GLEN  
Drawn by              Author  
Checked by            Checker
- GENERAL  
NOTES
- S0.2
- Scale As Noted
- PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
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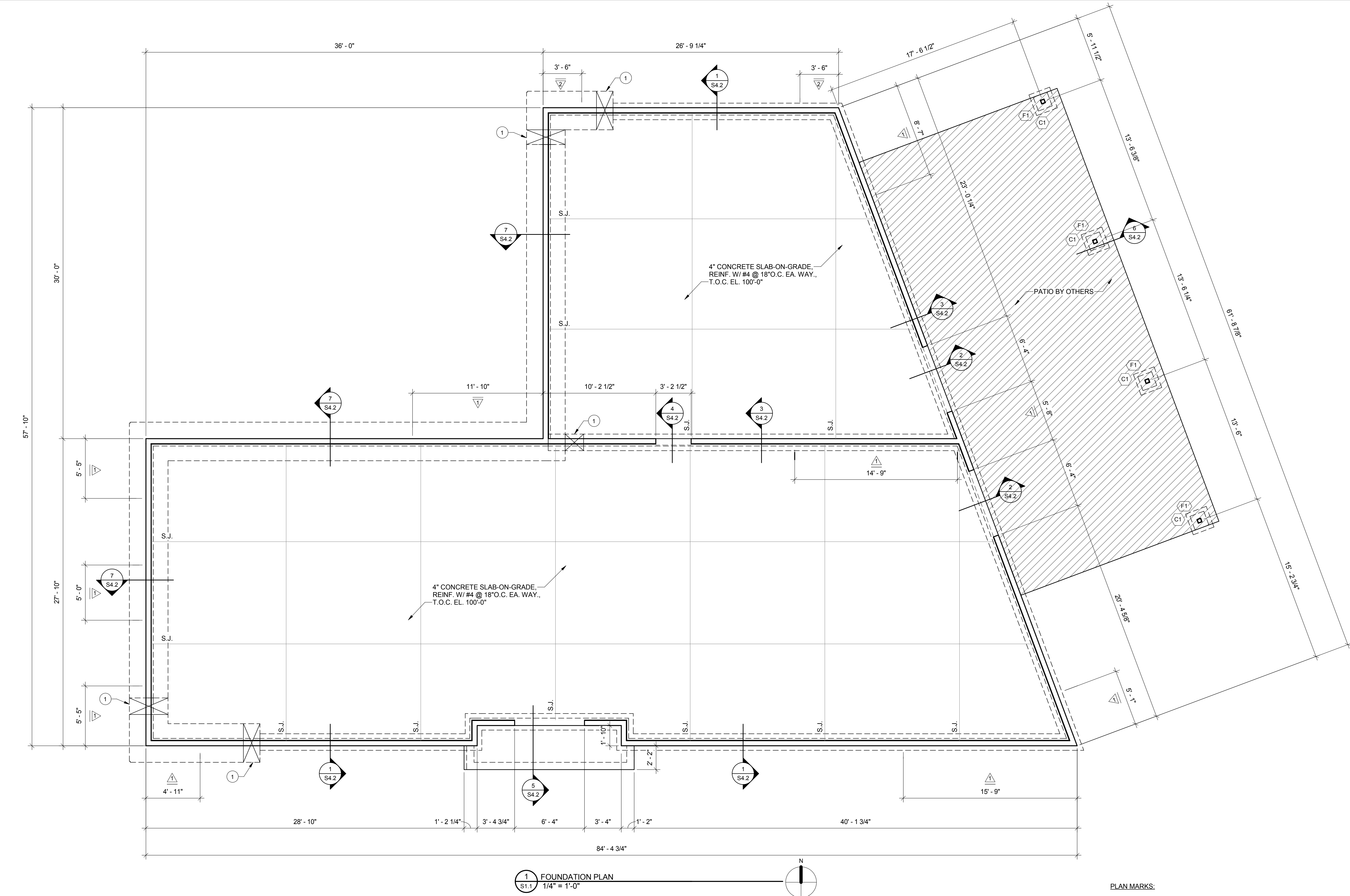
REQUIRED VERIFICATION & INSPECTION OF STRUCTURAL STEEL FOR WELDING PROCESS		
Inspection Tasks Prior to Welding		
Inspection Tasks Prior to Welding	QUALITY CONTROL	QUALITY ASSURANC
Welding procedure specifications (WPSs) available	P	P
Manufacturer certifications for welding consumables available	P	P
Material identification (type/grade)	O	O
Welder identification system <sup>1</sup>	O	O
Fit-up of groove welds (including joint geometry) <ul style="list-style-type: none"><li>Joint preparation</li><li>Dimensions (alignment, root opening, root face, bevel)</li><li>Cleanliness (condition of steel surfaces)</li><li>Tacking (tack weld quality and location)</li><li>Backing type and fit (if applicable)</li></ul>	O	O
Configuration and finish of access holes	O	O
Fit-up of fillet welds <ul style="list-style-type: none"><li>Dimensions (alignment, gaps at root)</li><li>Cleanliness (condition of steel surfaces)</li><li>Tacking (tack weld quality and location)</li></ul>	O	O
Check welding equipment	O	-
Inspection Tasks During Welding		
Inspection Tasks During Welding	QUALITY CONTROL	QUALITY ASSURANC
Use of qualified welders	O	P
Control and handling of welding consumables <ul style="list-style-type: none"><li>Packaging</li><li>Exposure Control</li></ul>	O	O
No welding over cracked tack welds	O	O
Environmental conditions <ul style="list-style-type: none"><li>Wind speed within limits</li><li>Precipitation and temperature</li></ul>	O	O
WPS followed <ul style="list-style-type: none"><li>Settings on welding equipment</li><li>Travel speed</li><li>Selected welding materials</li><li>Shielding gas type/flow rate</li><li>Preheat applied</li><li>Interpass temperature maintained (min./max.)</li><li>Proper position (F, V, H, OH)</li></ul>	O	O
Welding Techniques <ul style="list-style-type: none"><li>Interpass and final cleaning</li><li>Each pass within profile limitations</li><li>Each pass meets quality requirements</li></ul>	O	O
Inspection Tasks After Welding		
Inspection Tasks After Welding	QUALITY CONTROL	QUALITY ASSURANC
Welds cleaned	O	P
Size, length and location of welds	P	P
Welds meet visual acceptance criteria <ul style="list-style-type: none"><li>Crack prohibition</li><li>Weld/base-metal fusion</li><li>Crater cross section</li><li>Weld profiles</li><li>Weld size</li><li>Undercut</li><li>Porosity</li></ul>	P	P
Arc strikes	P	P
k-area <sup>2</sup>	P	P
Backing removed and weld tabs removed (if required)	P	P
Repair activities	P	P
Document acceptance or rejection of welded joint or member	P	P

Quality Control - Requirements on the part of the steel fabricator and erector  
Quality Assurance - Requirements on the part of the project owner's representative  
P - Perform these tasks for each weld joint or member.  
O - Observe these items on a random basis. Operations need not be delayed pending these inspections.  
The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.  
<sup>1</sup> - When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75mm) of the weld.

REQUIRED VERIFICATION & INSPECTION OF SOILS	
VERIFICATION AND INSPECTION	FREQUENCY
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Periodic
2. Verify excavations are extended to proper depth and have reached proper material.	Periodic
3. Perform classification and testing of compacted fill materials.	Periodic
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Continuous
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	Periodic

REQUIRED SPECIAL INSPECTION AND TESTS OF CONCRETE CONSTRUCTION			
VERIFICATION AND INSPECTION	FREQUENCY	REFERENCE STANDARD	IBC REFERENC
1. Inspect reinforcement, including prestressing tendons, and verify placement.	Periodic	ACI 318: Ch. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A 706 b. Inspect single-pass fillet welds, maximum 5/16" c. Inspect all other welds.	Periodic Continuous	AWS D1.4 ACI 318: 26.5.4	
3. Inspect anchors cast in concrete.	Periodic	ACI 318: 17.8.2	
4. Inspection of anchors post installed in hardened concrete members. a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4.a.	Continuous Periodic	ACI 318: 17.8.2.4 ACI 318: 17.8.2	
5. Verifying use of required mix design.	Periodic	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	Continuous	ASTM C172, ASTM C31, ACI 318: 26.4.5, 26.12	1908.10
7. Inspection of concrete and shotcrete placement for proper application techniques.	Continuous	ACI 318: 26.4.5	1908.6, 1908.7,
8. Verify maintenance of specified curing temperature and techniques.	Periodic	ACI 318: 26.4.7-26.4.9	1908.8
9. Inspection of prestressed concrete for: a. Application of prestressing forces; and b. Grouting of bonded prestressing tendons.	Continuous Continuous	ACI 318: 26.9.2.1 ACI 318: 26.9.2.3	
10. Inspect erection of precast concrete members.	Periodic	ACI 318: Ch. 26.9	
11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	Periodic	26.8 ACI 318: 26.10.2	
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	Periodic	ACI 318: 26.10.1(b)	

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FOUNDATION PLAN NOTES:

- TOP OF FOUNDATION 100'-00" UNLESS NOTED OR DETAILED OTHERWISE.
- SEE SHEET S0.1 AND S0.2 FOR GENERAL STRUCTURAL NOTES AND SHEET S0.3 FOR SPECIAL INSPECTION REQUIREMENTS.
- CENTER ALL COLUMN FOOTINGS BELOW GRID LINE INTERSECTIONS UNLESS SHOWN OR NOTED OTHERWISE.
- SEE DETAILS 1/S4.1 FOR TYPICAL SLAB JOINT DETAILS AND 2/S4.1 FOR CORNER BAR DETAIL.
- REFERENCE ARCHITECTURAL DRAWINGS FOR VAPOR BARRIER BELOW SLAB-ON-GRADE.

- SEE DETAIL 3/S4.1 FOR THICKENED FOOTING DETAIL WHEN SUBGRADE PLUMBING FLOWLINE IS LESS THAN 2'-0" BELOW BOTTOM OF THE GRADE BEAM, TYP.
- PROVIDE 1/2" E.J. MATERIAL BETWEEN EXTERIOR CONCRETE AND THE BUILDING, TYPICAL.
- SEE DETAIL 4/S4.1 FOR TYPICAL SLAB OPENINGS.
- REFERENCE MECHANICAL FOR MISCELLANEOUS FLOOR DRAINS AND OTHER SLAB PENETRATIONS.
- REFERENCE ARCHITECTURAL DRAWINGS FOR NON-LOAD-BEARING WALLS.

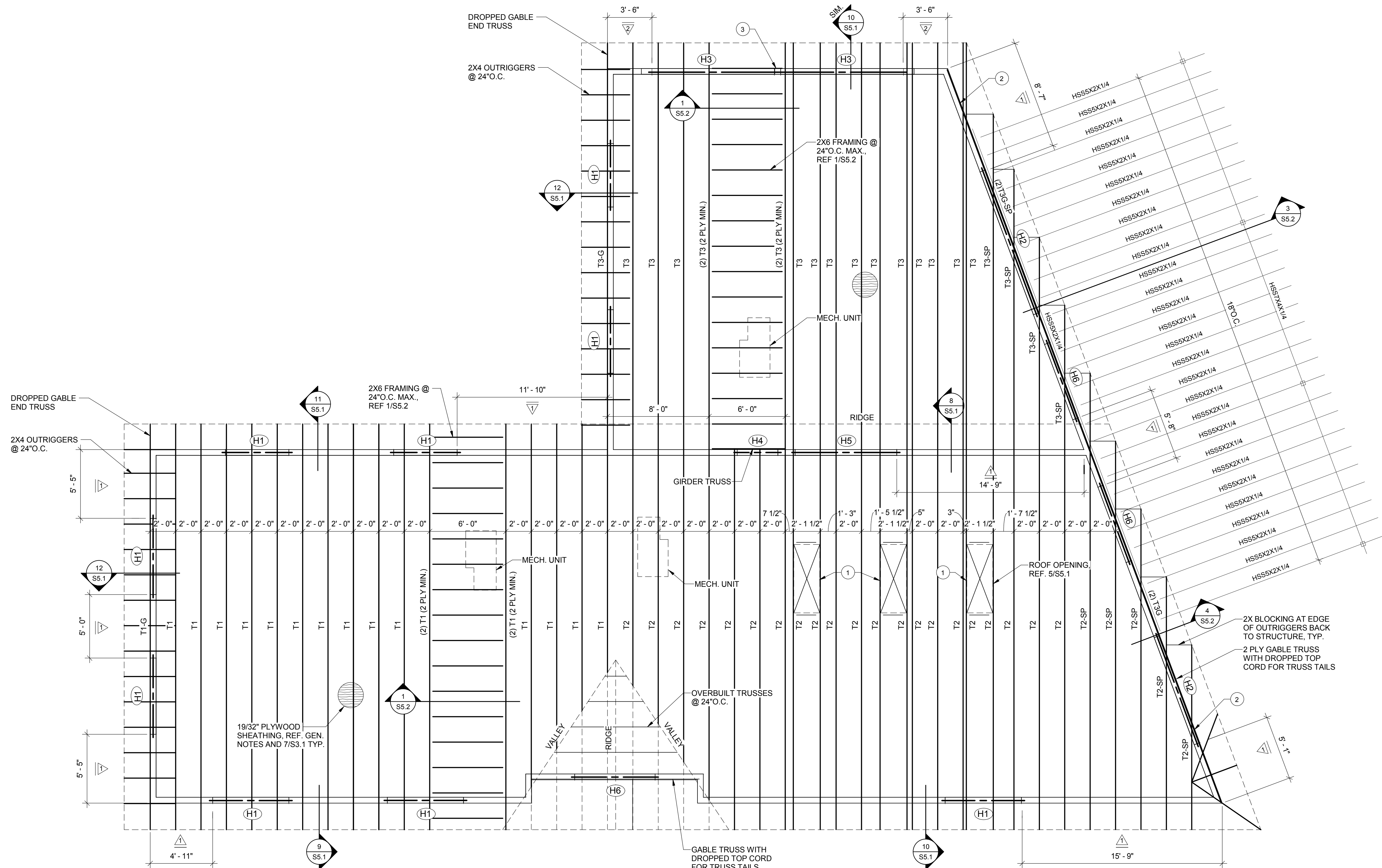
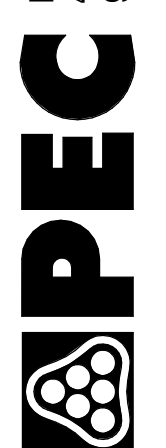
PLAN MARKS:

- C#** COLUMN MARK, REFERENCE SHEET S3.1
- F#** FOOTING TYPE, REFERENCE SHEET S3.1
- S.J.** SLAB SAW JOINT, REF. 1/S4.1
- #** SHEAR WALL LOCATION MARK, REFERENCE SHEAR WALL SCHEDULE 3/S3.1
- 1** CONTRACTOR TO COORDINATE PLACEMENT OF STEP FOOTING LOCATION W/ CIVIL, REF. 6/S4.1



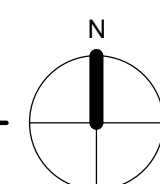
Clubhouse for Glen at the Park  
490 S. Joplin Street, Aurora COSET ISSUE  
Concept Review  
12.1.16SHEET ISSUE  
REVISION DATERevision Date 08/22/16  
Project number GLEN  
Drawn by DJH  
Checked by CRMROOF  
FRAMING  
PLAN  
S2.1

Scale As Noted

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## ROOF FRAMING NOTES:

- SEE SHEET S0.1 AND S0.2 FOR GENERAL STRUCTURAL NOTES AND SHEET S0.3 FOR SPECIAL INSPECTION REQUIREMENTS.
- REFERENCE DETAIL 2/S5.1 FOR TOP PLATE SPLICE DETAIL.
- REFERENCE GENERAL NOTES FOR TYPICAL WALL SHEATHING.
- REFERENCE GENERAL NOTES FOR ROOF SHEATHING ATTACHMENT.
- ALL ROOF DECK PANEL EDGES SHALL BE SUPPORTED BY DETAIL 4/S5.1
- REFERENCE DETAIL 5/S5.1 FOR TYPICAL ROOF OPENINGS.
- REFERENCE DETAIL 2/S5.2 FOR TYPICAL WALL FRAMING.
- REFERNECE SHEET S5.1 FOR TYPICAL FRAMING DETAILS.

1 ROOF FRAMING PLAN  
S2.1 1/4" = 1'-0"

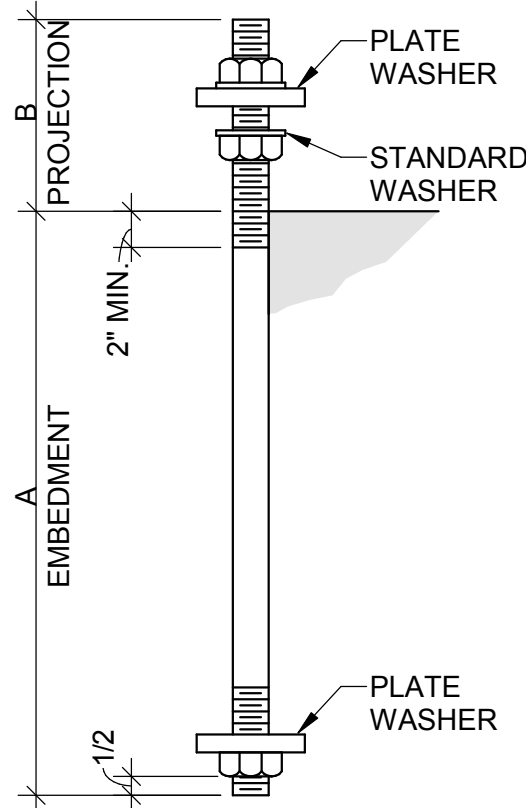
## PLAN MARKS:

- △# SHEAR WALL LOCATION MARK, REFERENCE SHEAR WALL SCHEDULE 3/S3.1
- H# HEADER MARK, REFERENCE 8/S3.1 FOR HEADER SCHEDULE.
- 1 FIELD VERIFY POSITION OF SKYLIGHTS.
- 2 SIMPSON A34 CLIPS ALONG TRUSS TO TOP OF WALL @ 3'-0" O.C.
- 3 SIMPSON HUCQ410-SDS HANGER AT COMMON POST.

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COLUMN SCHEDULE		
MARK C#	C1	
CANOPY		
	HSS4x4x1/4	
FINISH FLOOR EL. 100'-0"		
BASE PLATE	2/S3.1	
PLATE THICKNESS	5/8"	
ANCHOR BOLTS DETAIL	(4) 3/4" DIA. 1/S3.1	

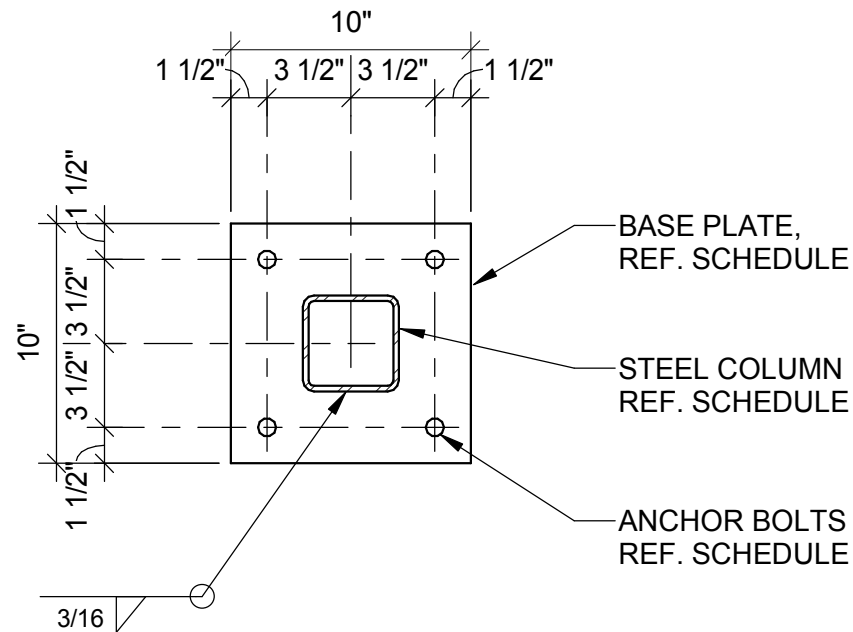
FOOTING SCHEDULE		
MARK F#	F1	
FOOTING SIZE (LXWxD)	2'-0" SQ. x 0'-10"	
TOP ELEVATION	97'-10" U.N.O.	
LONGITUDINAL REINFORCING	#5 @ 12"O.C., BOT	
TRANSVERSE REINFORCING	#5 @ 12"O.C., BOT	
PEDISTAL WHERE OCCURS REF. PLAN REF. DETAIL	REF. DETAIL 6/S4.2	
REMARKS		



DIAMETER	A	B	PLATE SIZE
3/4"	1'-0"	6"	1/4"x2"Ø

- ALL ANCHOR BOLTS ARE TO BE SUPPLIED WITH 3 NUTS.
- MINIMUM EMBEDMENT LENGTH OF ANCHOR MUST BE PLACED INTO A SINGLE POUR OF CONCRETE

1 TYPICAL ANCHOR ROD DETAIL  
S3.1 NO SCALE



2 BASE PLATE DETAIL  
S3.1 1 1/2" = 1'-0"

SW	SHEATHING	EDGE FASTENERS	FIELD FASTENERS	ANCHORAGE	SILL PLATE ANCHORS	END COLUMNS (3/S5.10)	NOTES
1	15/32" SHEATHING, EXTERIOR SIDE. REF. GENERAL NOTES	10d NAILS @ 6" O.C.	10d NAILS @ 12" O.C.	REF. 4 & 5/S3.1	5/8"Ø @ 32"O.C.	(2) 2X6, U.N.O. IN HEADER SCHED.	
2	15/32" SHEATHING, EXTERIOR SIDE. REF. GENERAL NOTES	10d NAILS @ 4" O.C.	10d NAILS @ 12" O.C.	REF. 4 & 5/S3.1	5/8"Ø @ 16"O.C.	(2) 2X6, U.N.O. IN HEADER SCHED.	

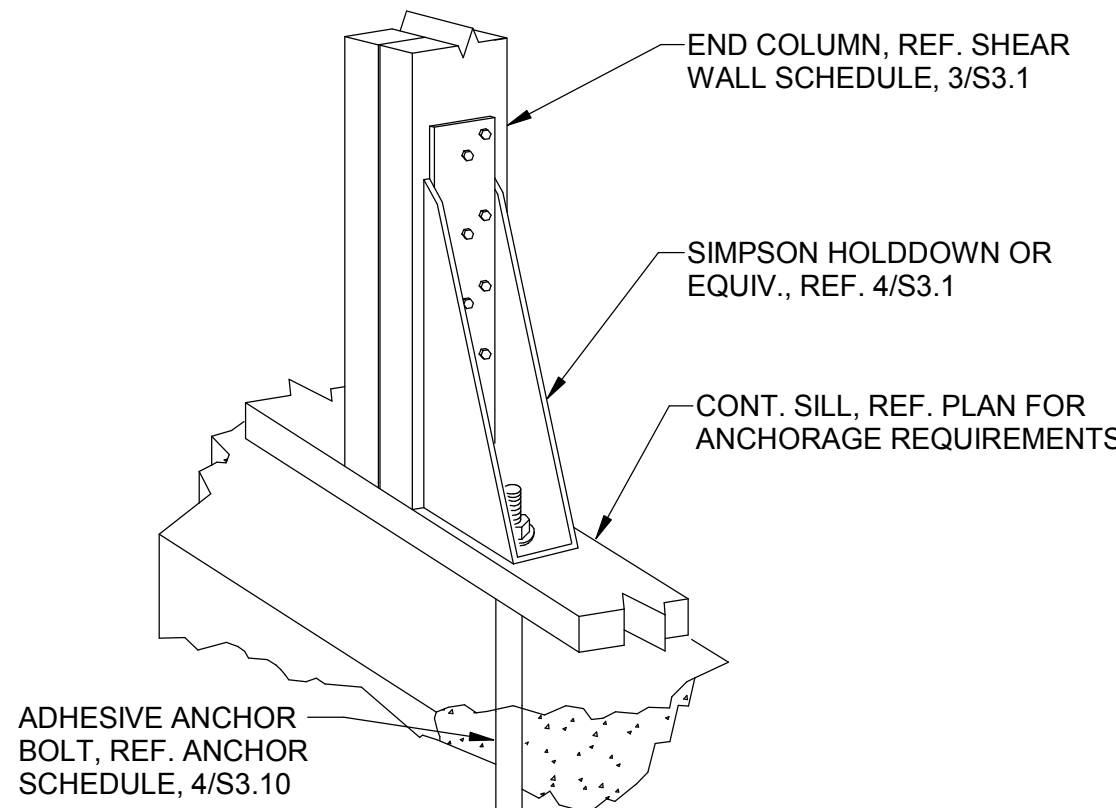
**SHEARWALL NOTES:**  
1. SHEARWALLS SHALL HAVE A 2" NOMINAL SILL PLATE, UNLESS NOTED OTHERWISE. ALL FRAMING MEMBERS RECEIVING PANEL EDGE NAILING FROM ABUTTING PANELS SHALL HAVE STAGGERED NAILS.  
2. ALL EXTERIOR WALLS SHALL HAVE 5/8"Ø ANCHOR BOLTS @ 48" OC MAXIMUM SPACING WITH ONE ANCHOR BOLT WITHIN 12" OF EACH END OF EACH PIECE. SEE SHEARWALL PLANS FOR REQUIRED NUMBER OF ANCHOR BOLTS. REFERENCE 8/S3.10 FOR SILL PLATE ANCHOR BOLTS.  
3. REFERENCE 7/S3.10 FOR TYPICAL SHEAR WALL ELEVATION

3 WOOD SHEAR WALL SCHEDULE  
S3.1 NO SCALE

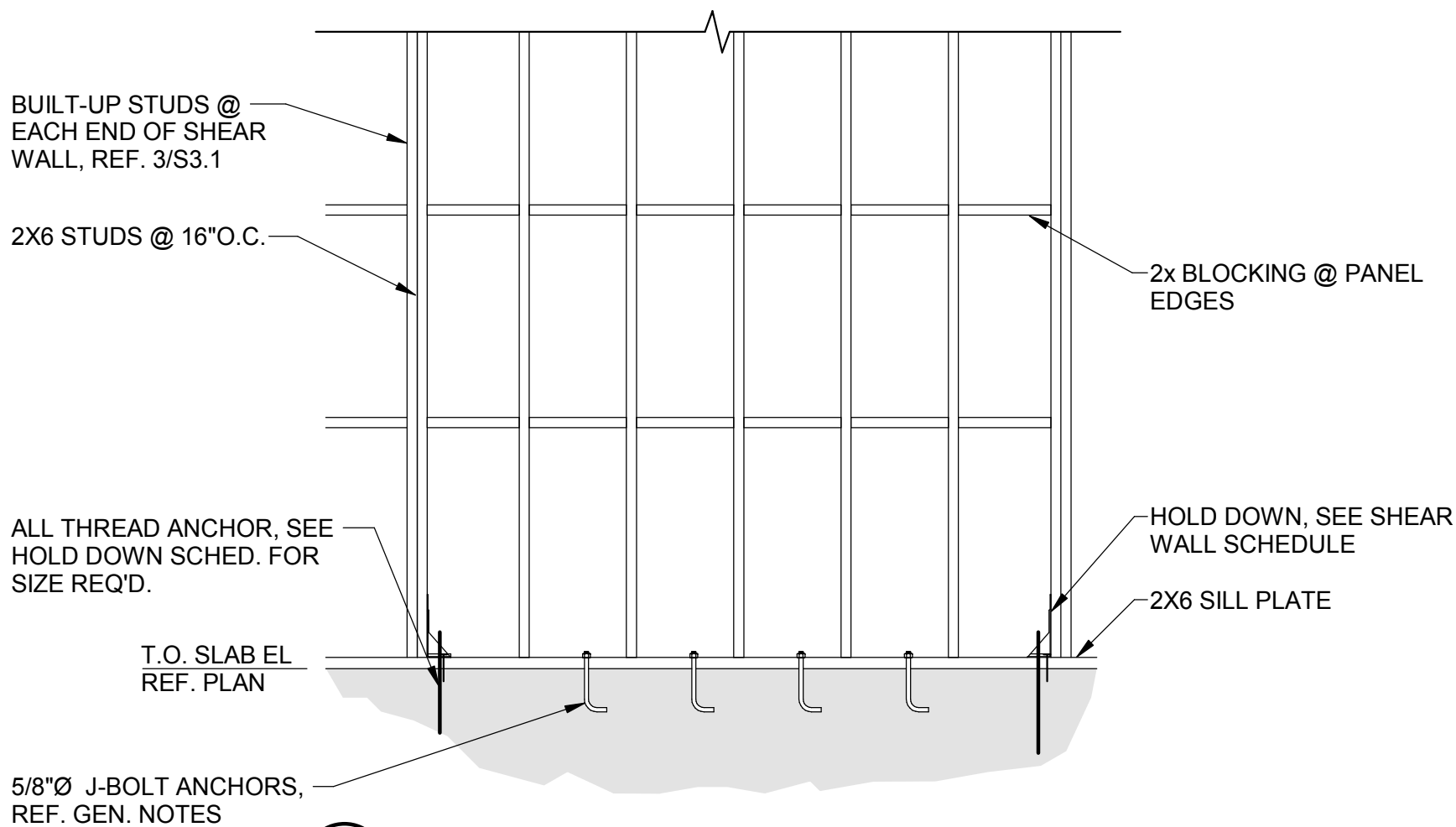
SHEAR WALL ANCHOR SCHEDULE			
SW	HOLD DOWN	ADHESIVE ANCHOR BOLT DIAMETER	MINIMUM EMBED
1	HDU2-SDS2.5	5/8" DIA.	7 1/2"
2	HDU8-SDS2.5	7/8" DIA.	10 1/2"

- USE HILTI HIT HY200 MAX ADHESIVE, REFERENCE GENERAL NOTES
- EMBEDMENT DEPTH SHOWN IS FOR EMBEDMENT INTO CONCRETE ONLY.

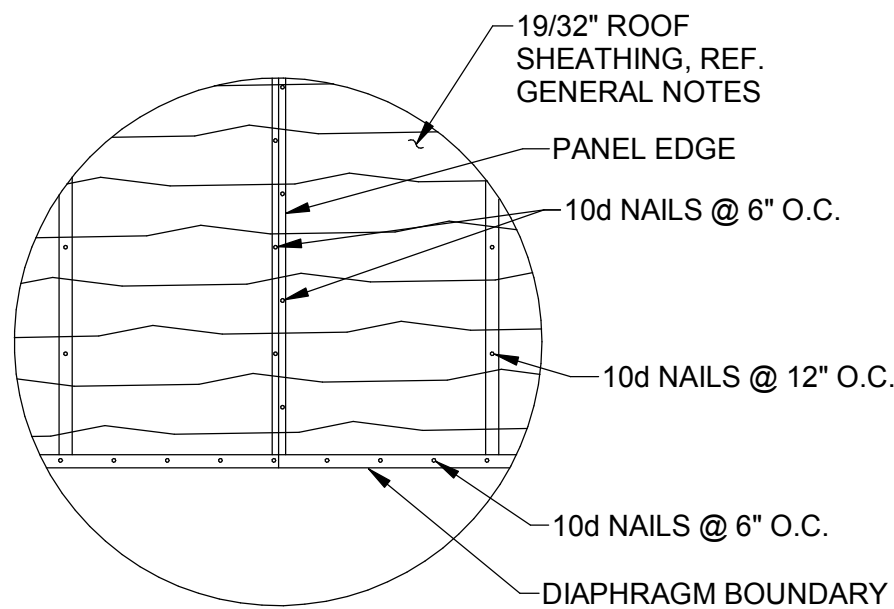
4 SHEAR WALL HOLDOWN ANCHOR SCHEDULE  
S3.1 NO SCALE



5 SHEAR WALL HOLDOWN DETAIL  
S3.1 NO SCALE



6 TYPICAL SHEAR WALL ELEVATION DETAIL  
S3.1 NO SCALE



7 SHEATHING FASTENING DETAIL  
S3.1 NO SCALE

WOOD HEADER SCHEDULE					
MARK	HEADER	SILL	JAMB	MAX. OPENING	NOTES
H1	(2)-2x12	2X6	(2)-2X6 KING STUDS W/ (1)-2X6 TRIMMER STUD	6'-4"	
H2	(2)-1.75X11.25 LVL	2X6	(3)-2x6 KING STUDS W/ (2)-2X6 TRIMMER STUD	12'-0"	
H3	(2)-1.75X9.25 LVL	2X6	(2)-2x6 KING STUDS W/ (2)-2X6 TRIMMER STUD	9'-8"	(4) 1.75X5.25 LVL STUDS AT COMMON POST
H4	(2)-2x8	N/A	(1)-2x6 KING STUDS W/ (1)-2X6 TRIMMER STUD	3'-4"	
H5	(2)-1.75X11.25 LVL	2X6	(1)-2x6 KING STUDS W/ (3)-2X6 TRIMMER STUD	8'-0"	
H6	(2)-2x12	N/A	(2)-2X6 KING STUDS W/ (1)-2X6 TRIMMER STUD	6'-4"	

- NOTES:**  
1. REFERENCE 3/S5.2 FOR BUILT-UP HEADER  
2. REFERENCE 1/S5.2 FOR BUILT-UP JAMB

8 WOOD HEADER SCHEDULE  
S3.1 NO SCALE

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Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO

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Project number GLEN  
Drawn by Author  
Checked by Checker

SCHEDULES

S3.1

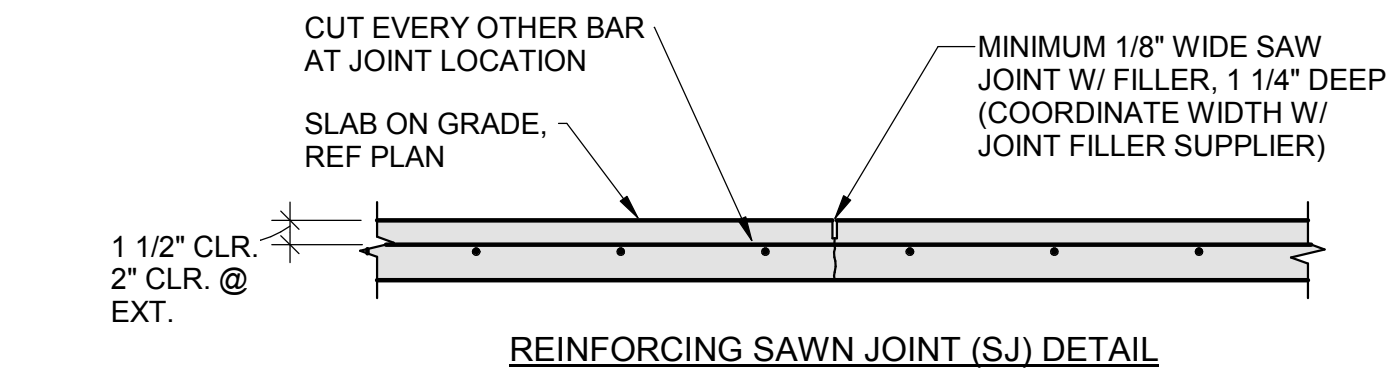
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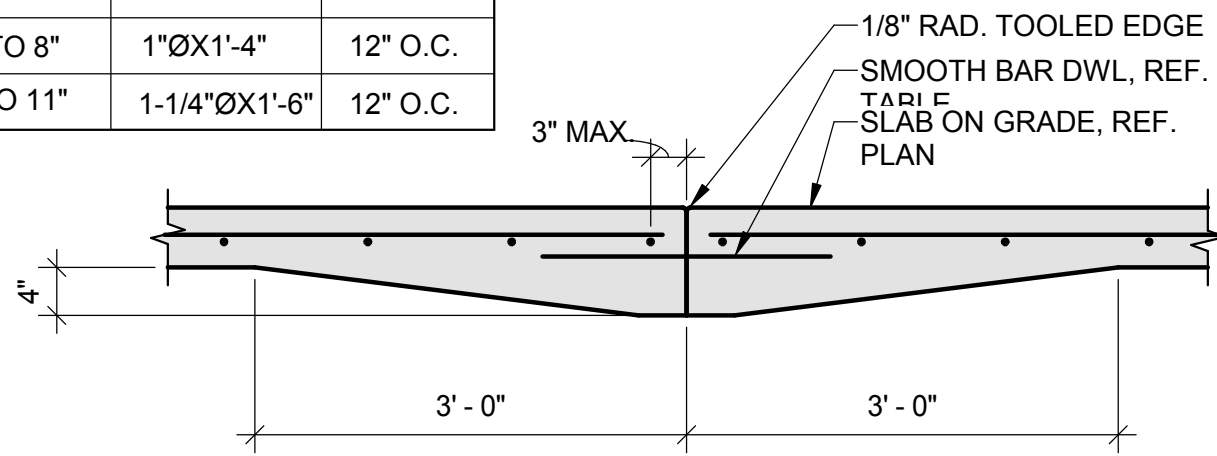




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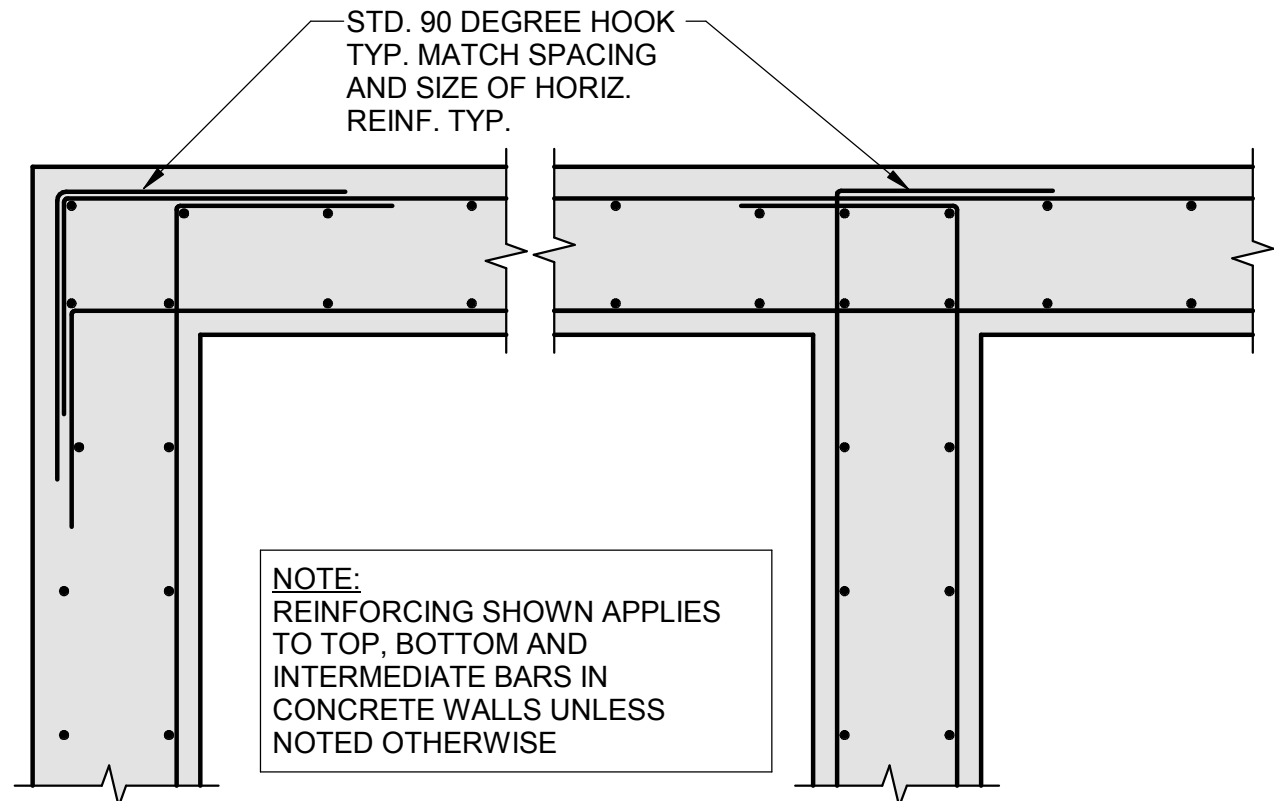


SMOOTH BAR DOWELS		
SLAB DEPTH	DOWEL DIMENSIONS	DOWEL SPACING
4" TO 6"	3/4"ØX1'-2"	12" O.C.
7" TO 8"	1"ØX1'-4"	12" O.C.
9" TO 11"	1-1/4"ØX1'-6"	12" O.C.

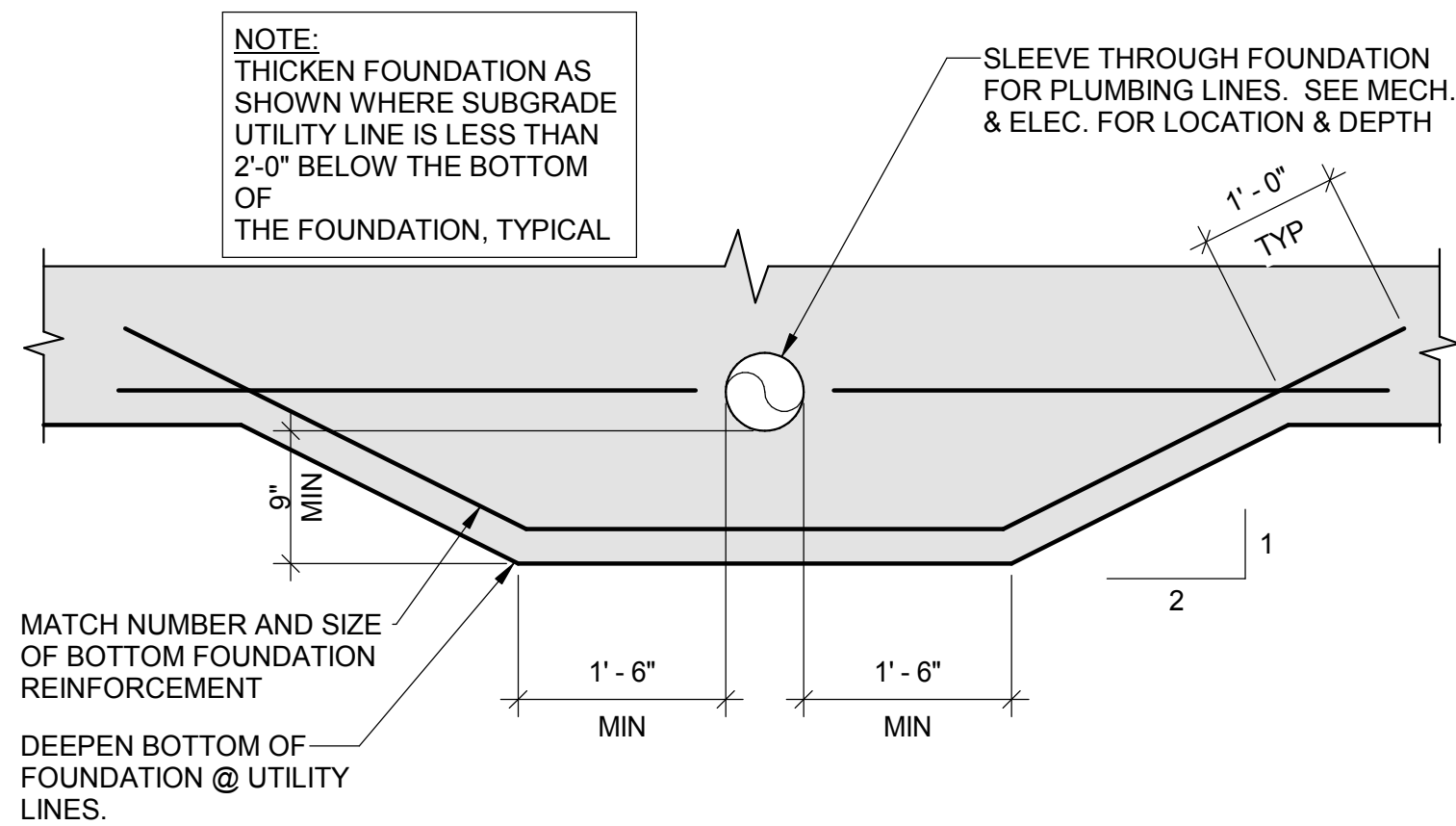


REINFORCING CONSTRUCTION JOINT (CJ) DETAIL

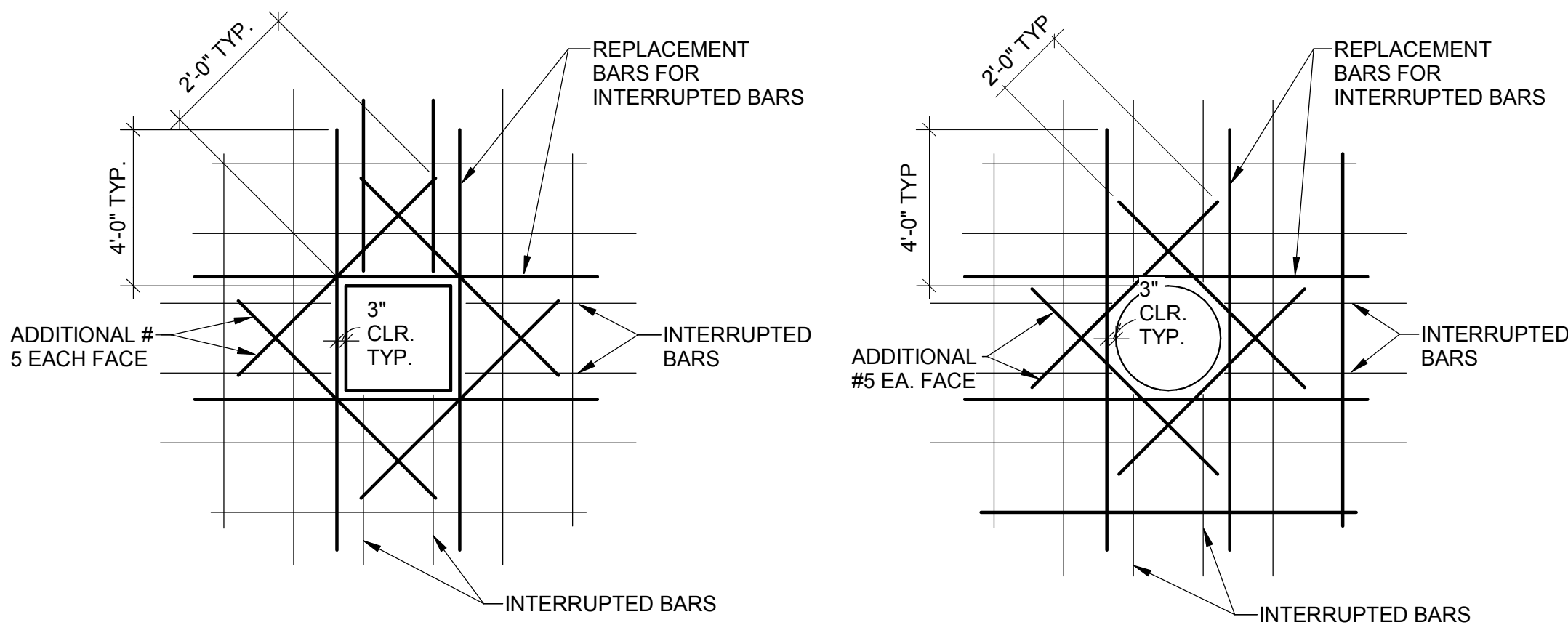
1 TYPICAL SLAB ON GRADE JOINT DETAIL  
S4.1 3/4" = 1'-0"



2 TYPICAL CORNER AND INTERSECT. REINF. NO SCALE  
S4.1



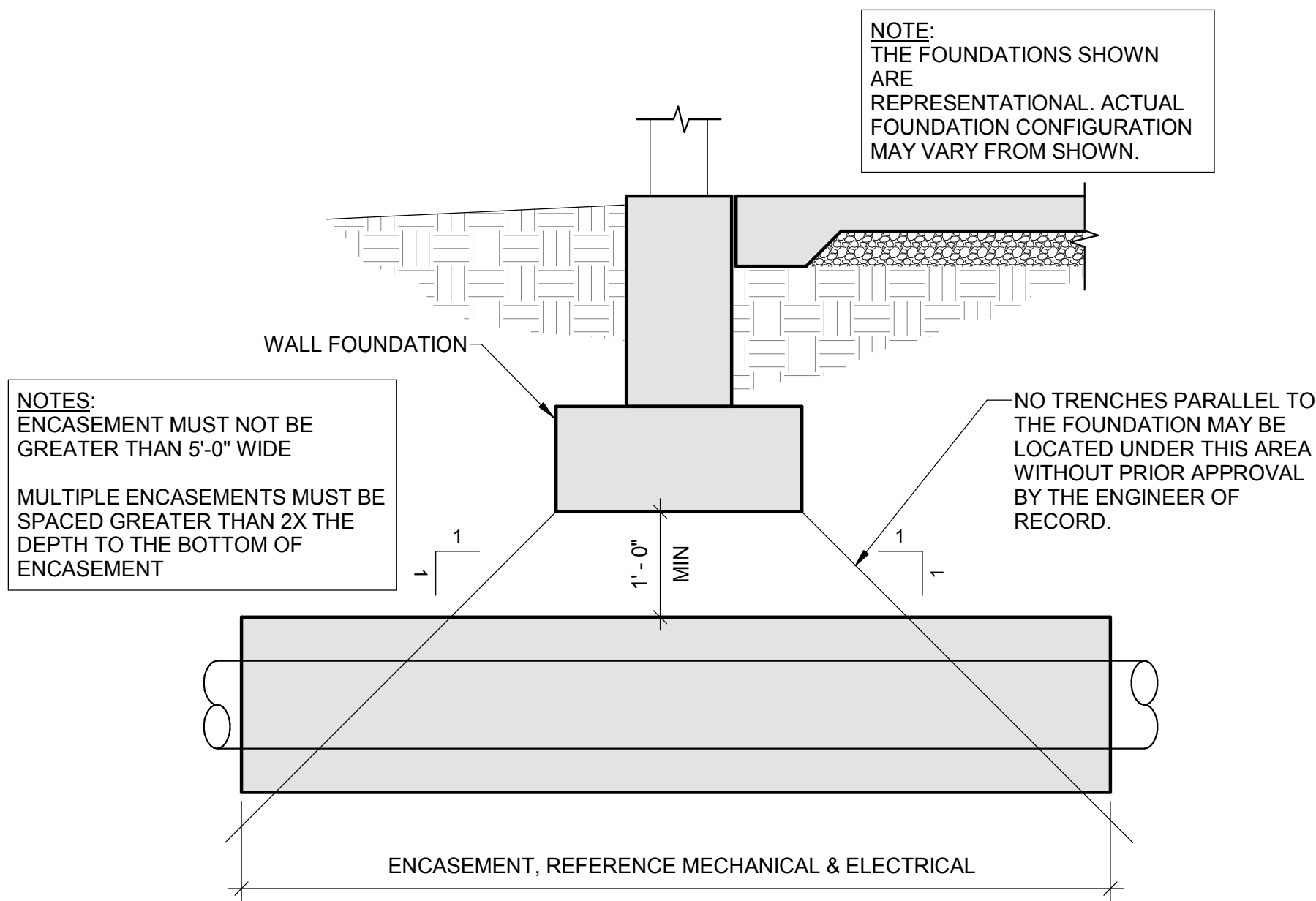
3 TYPICAL THICKENED FOUNDATION DETAIL NO SCALE  
S4.1



NOTES:

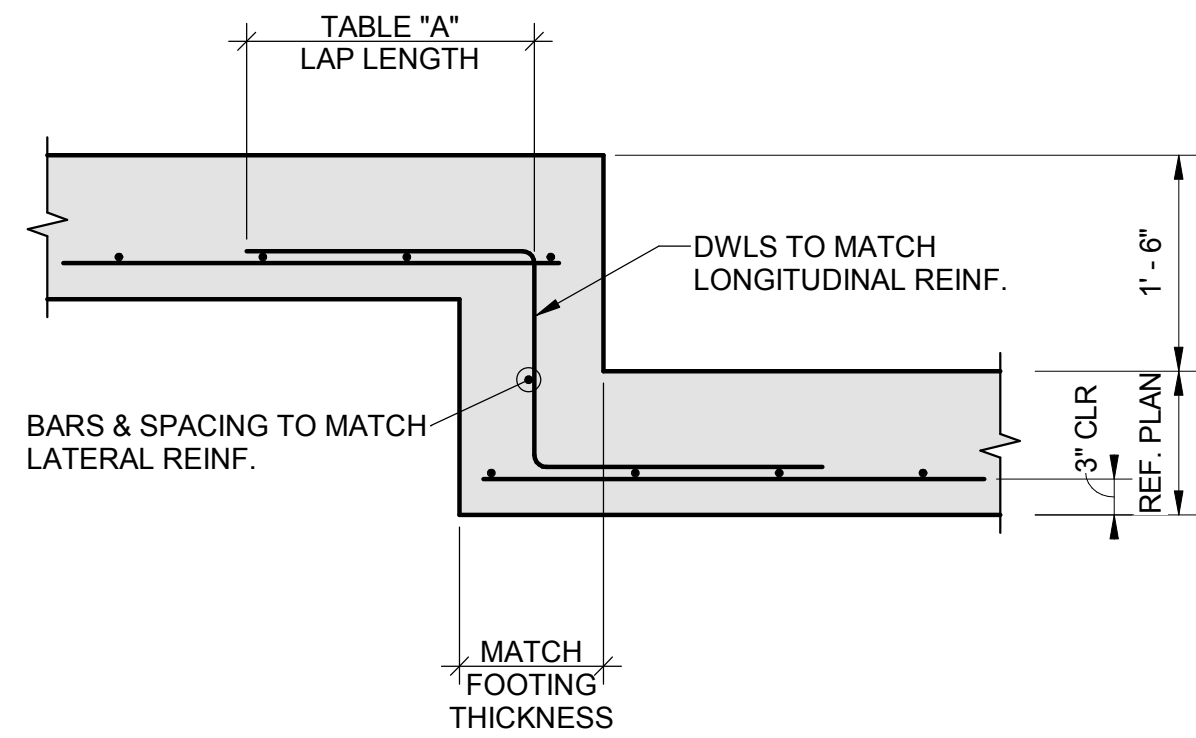
- USE THIS DETAIL FOR ALL OPENINGS GREATER THAN 8" IN CONCRETE WALLS AND SLABS, PROVIDE (2) #5 ON DIAGONAL AT EACH CORNER AS SHOWN. EXTEND BARS 2'-0" PAST OPENING. REPLACE ALL VERTICAL AND HORIZONTAL BARS INTERRUPTED BY THE OPENING WITH AN EQUAL NUMBER AND SIZE BARS EVENLY DIVIDED ON EACH SIDE OF THE OPENING UNLESS NOTED OTHERWISE.
- REFER TO PLANS FOR ALL OPENING LOCATIONS.

4 TYPICAL SLAB/WALL OPENINGS NO SCALE  
S4.1



5 TYPICAL ENCASEMENT OF UTILITIES UNDER FOUNDATION NO SCALE  
S4.1

NOTE: IF THESE CONDITIONS CANNOT BE MET, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING



6 STEP FOOTING DETAIL  
S4.1 3/4" = 1'-0"



Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO

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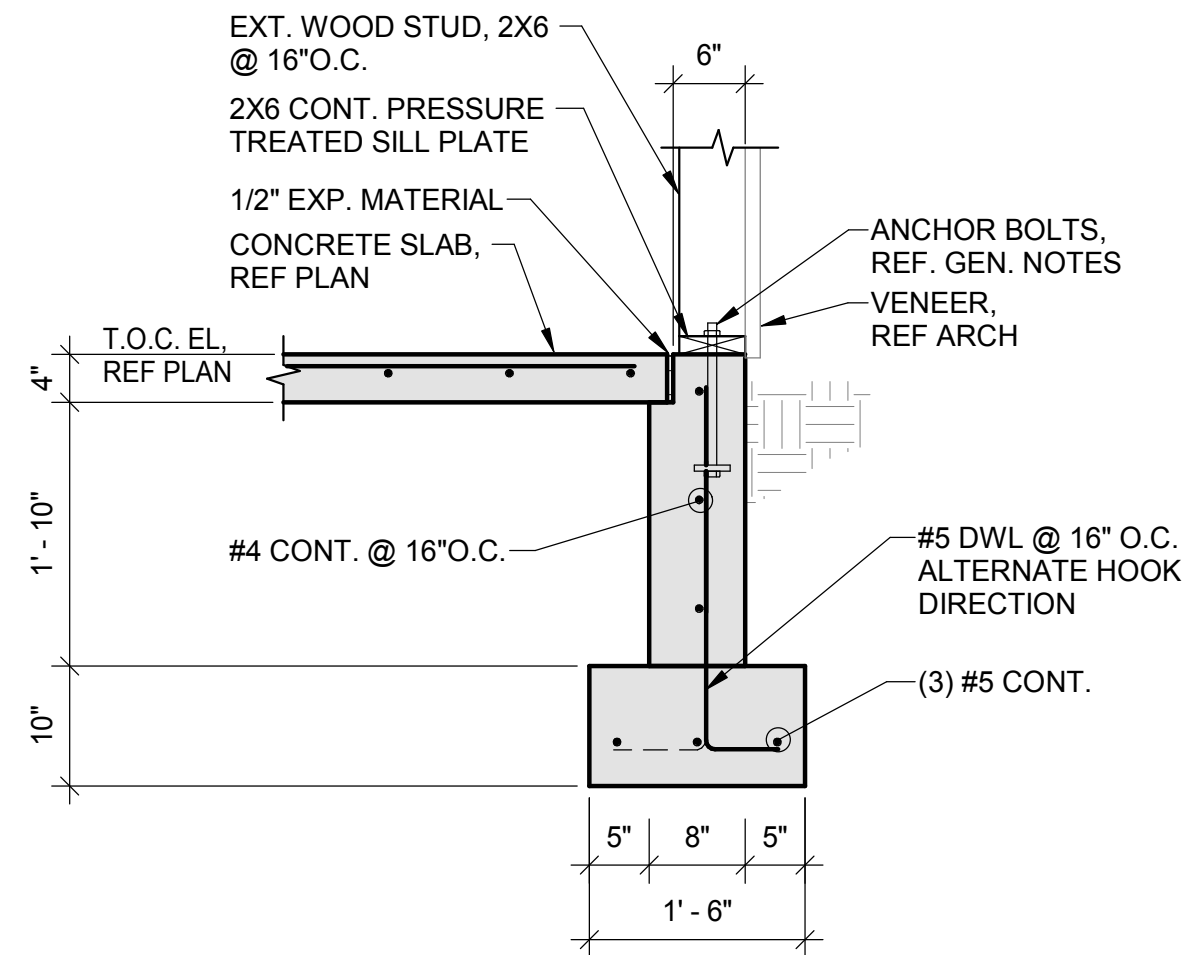
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Project number GLEN  
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Checked by Checker

TYPICAL FOUNDATION DETAILS  
S4.1

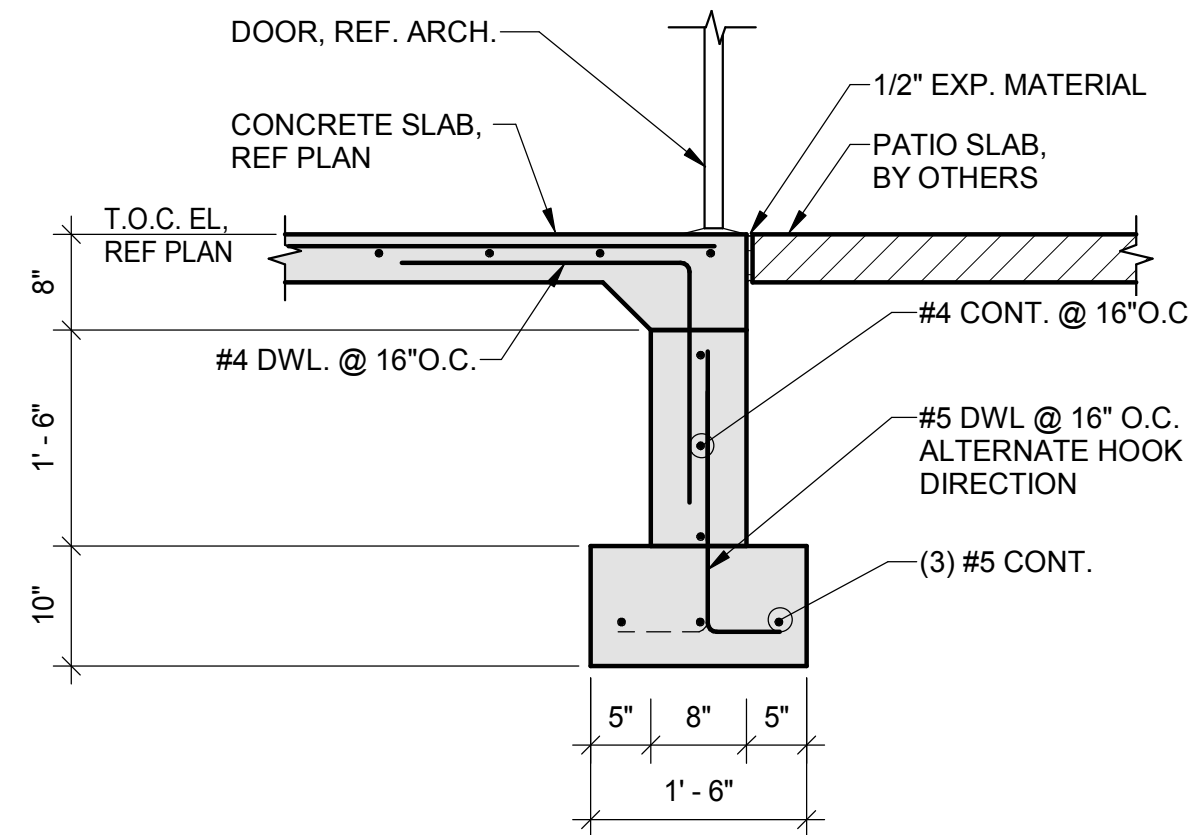
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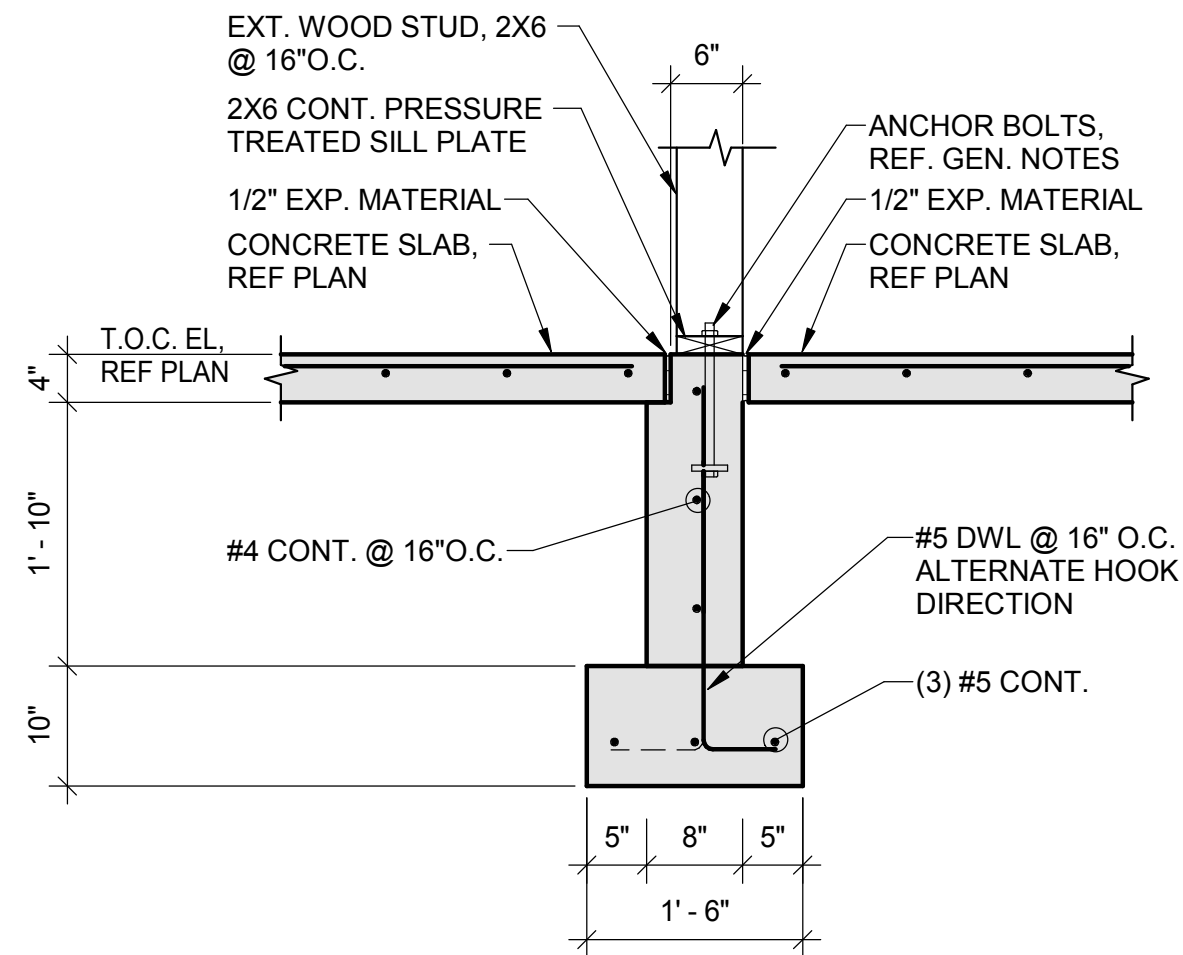
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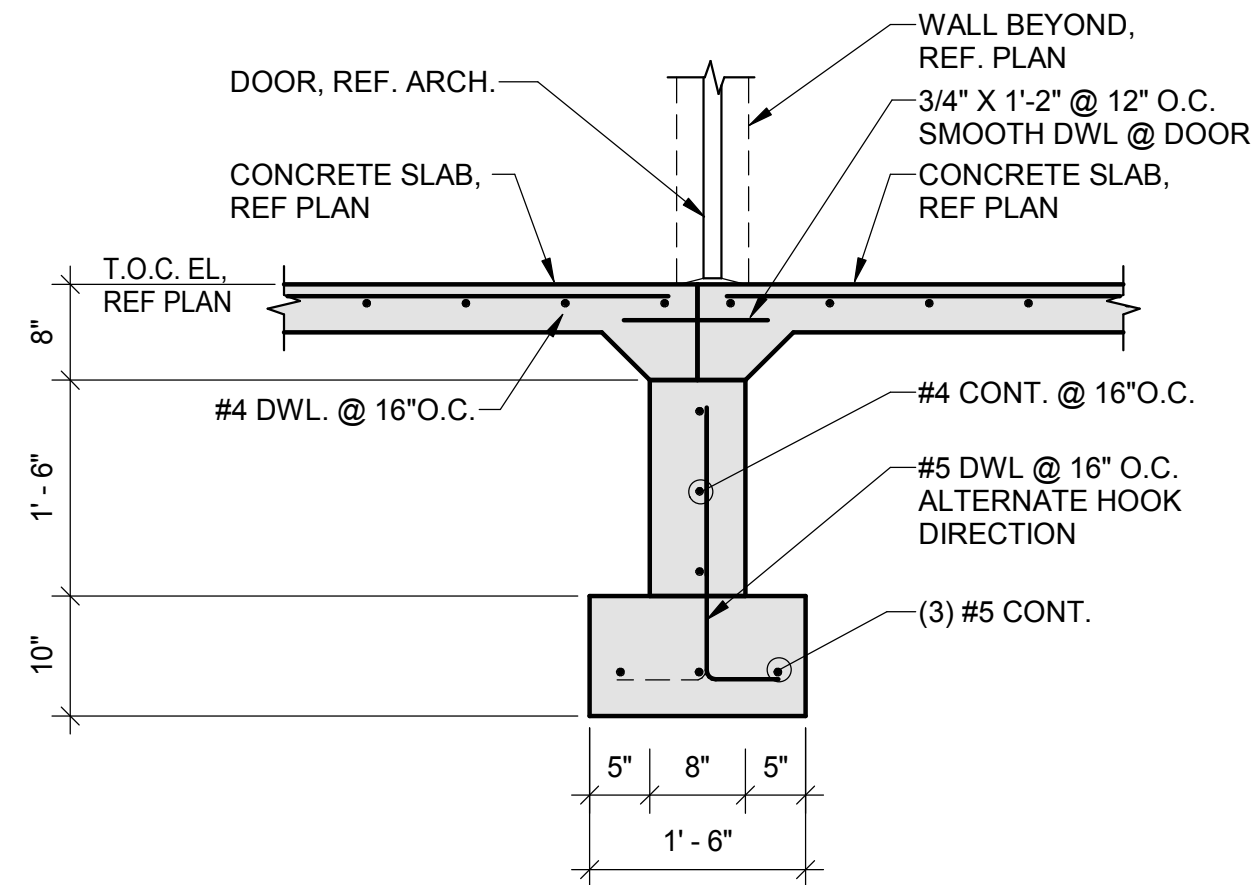
1 FOUNDATION DETAIL  
S4.2 3/4" = 1'-0"



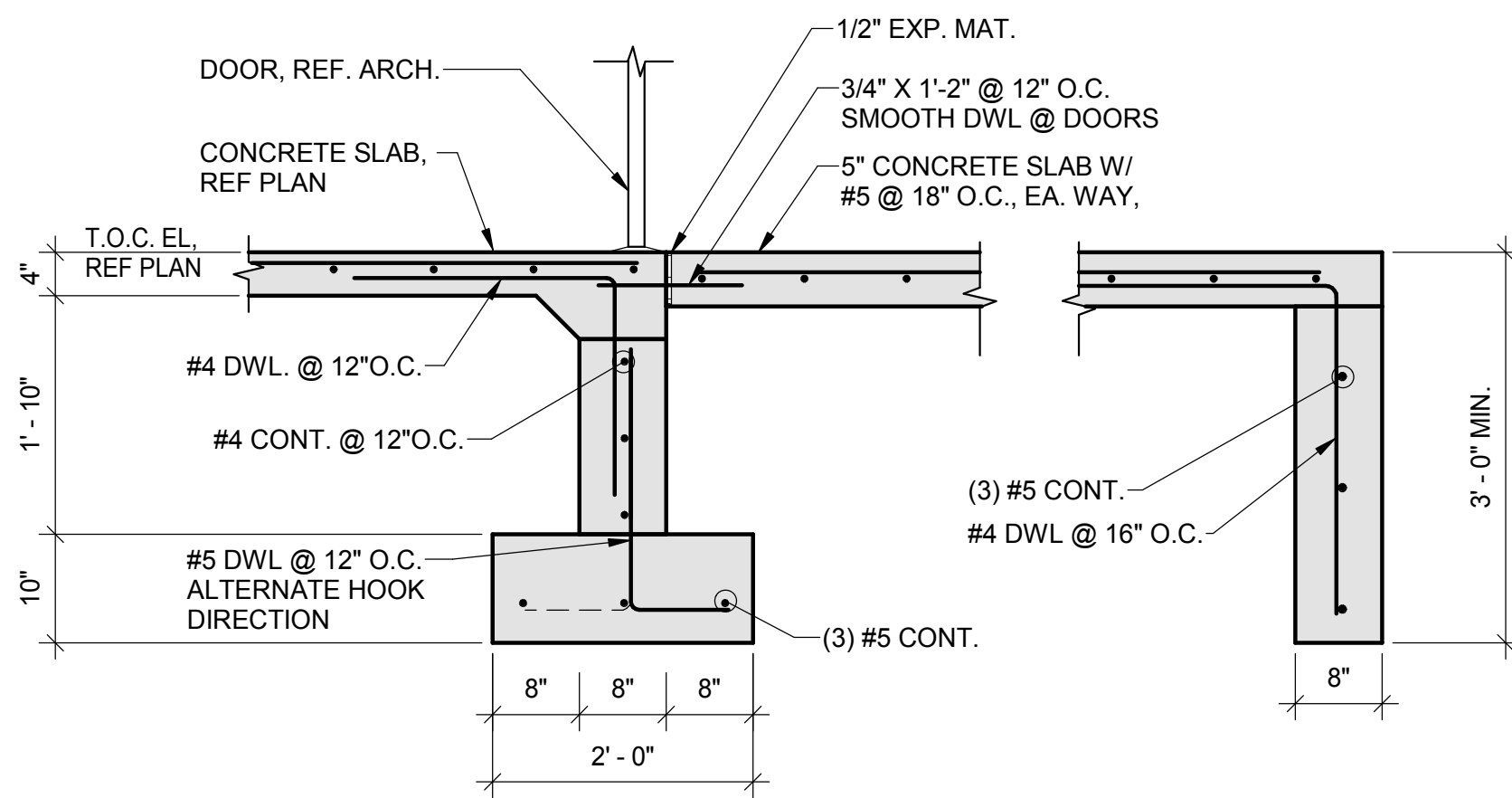
2 FOUNDATION DETAIL AT DOOR  
S4.2 3/4" = 1'-0"



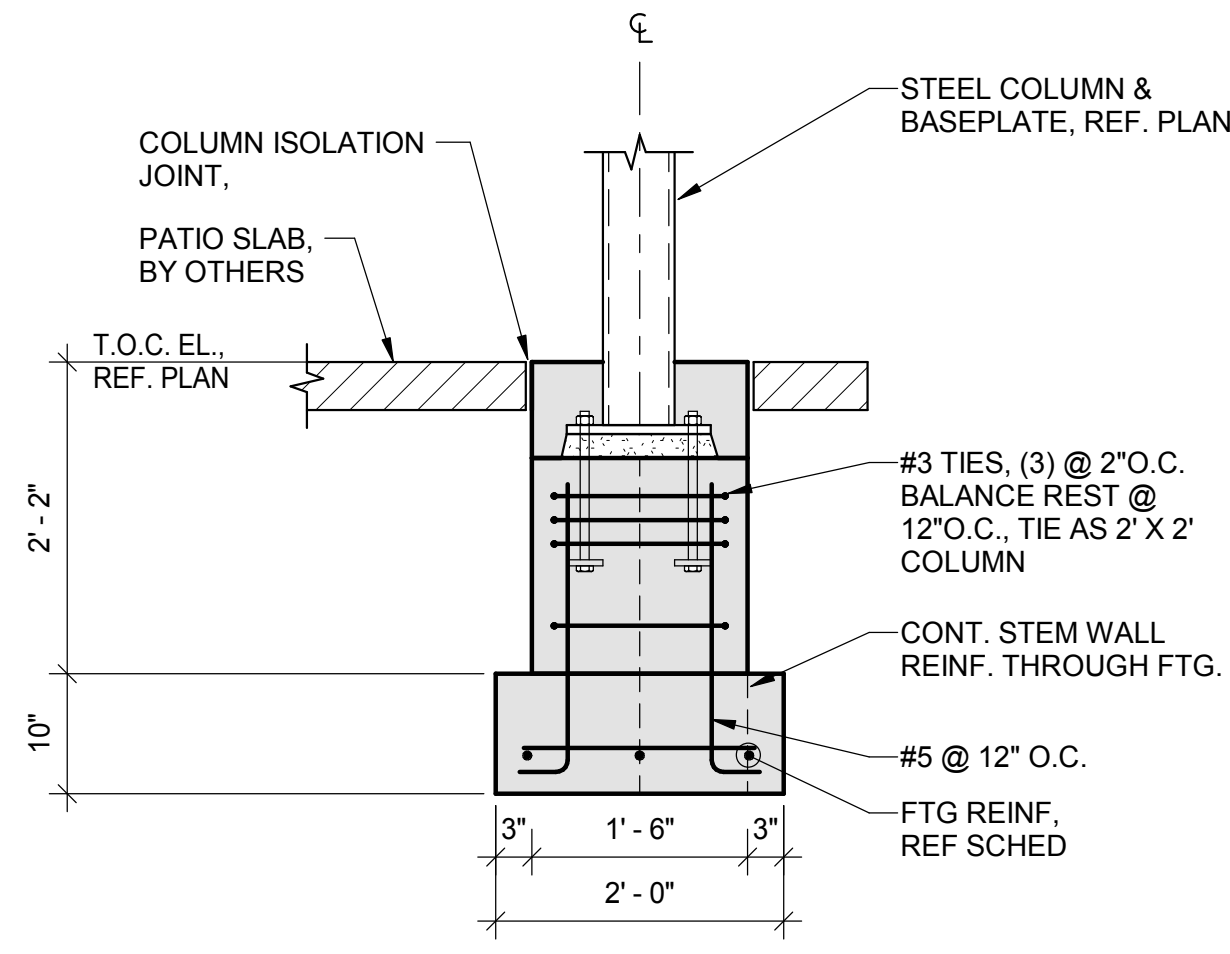
3 FOUNDATION DETAIL  
S4.2 3/4" = 1'-0"



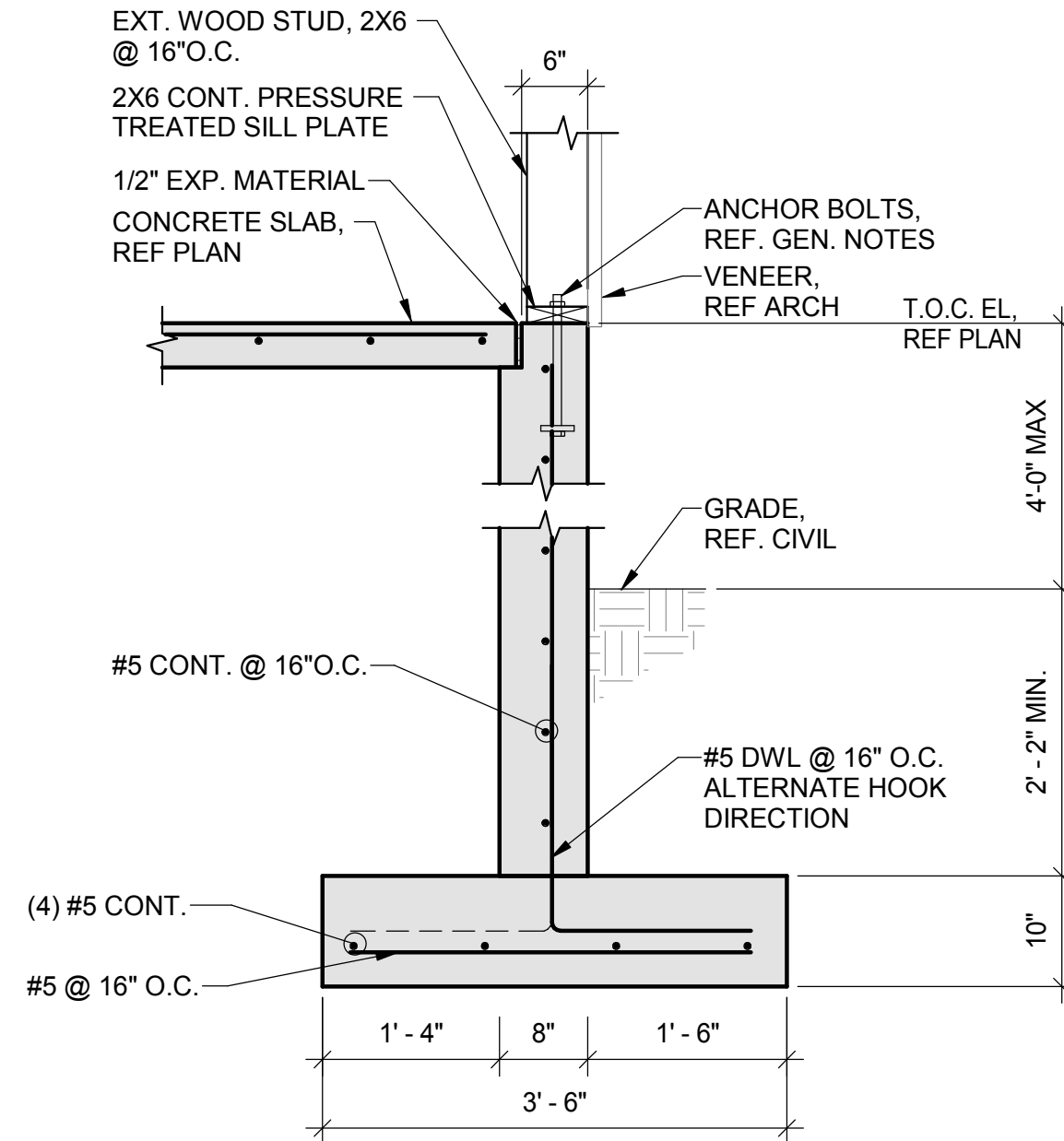
4 FOUNDATION DETAIL AT DOOR  
S4.2 3/4" = 1'-0"



5 STOOP DETAIL  
S4.2 3/4" = 1'-0"



6 CANOPY FOUNDATION DETAIL  
S4.2 3/4" = 1'-0"



7 FOUNDATION DETAIL  
S4.2 3/4" = 1'-0"

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# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO

SET ISSUE  
Concept Review  
12.1.16

SHEET ISSUE  
REVISION DATE

Revision Date 08/22/16  
Project number GLEN  
Drawn by Author  
Checked by Checker

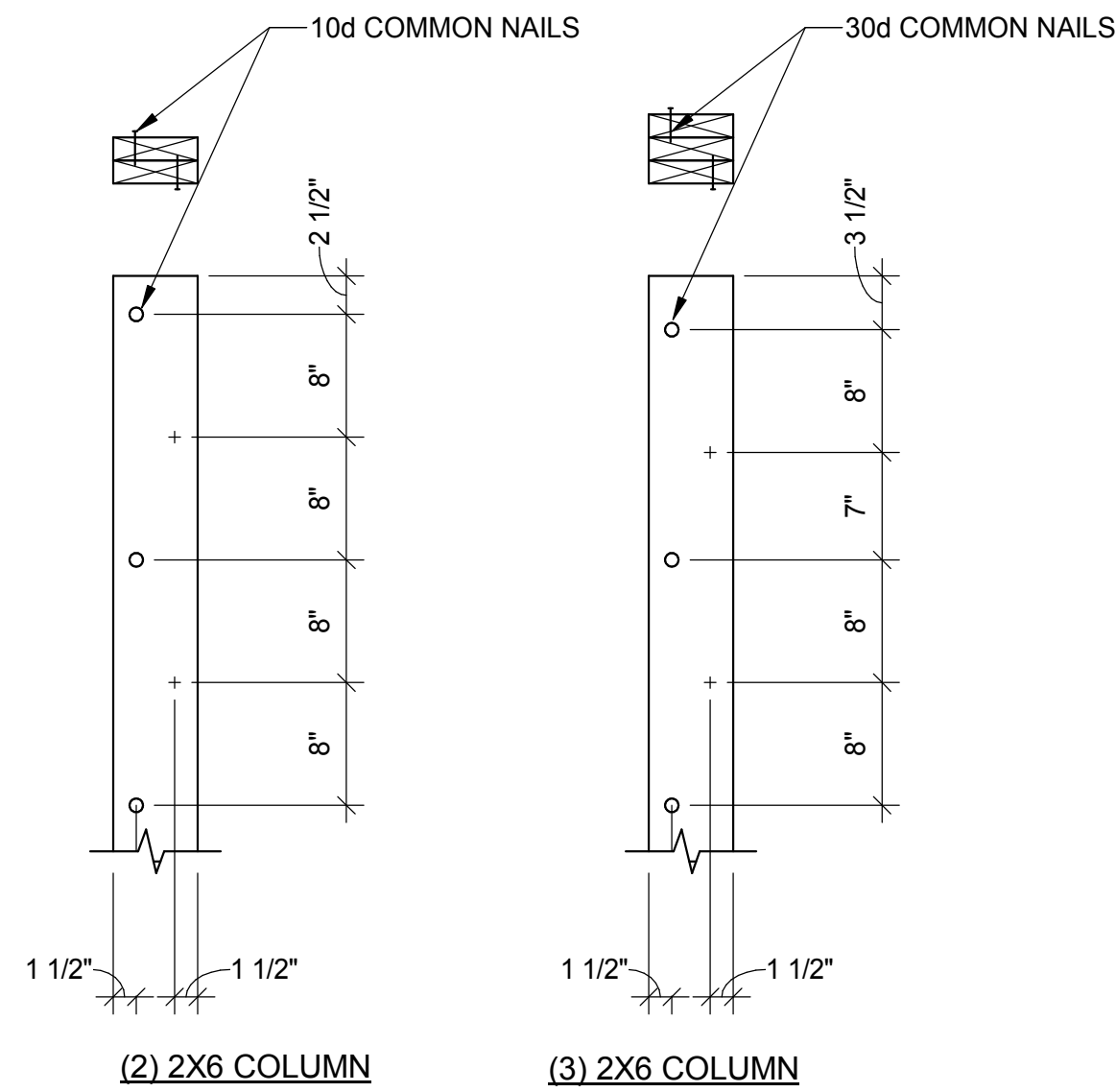
FOUNDATION  
DETAILS

S4.2  
Scale As Noted

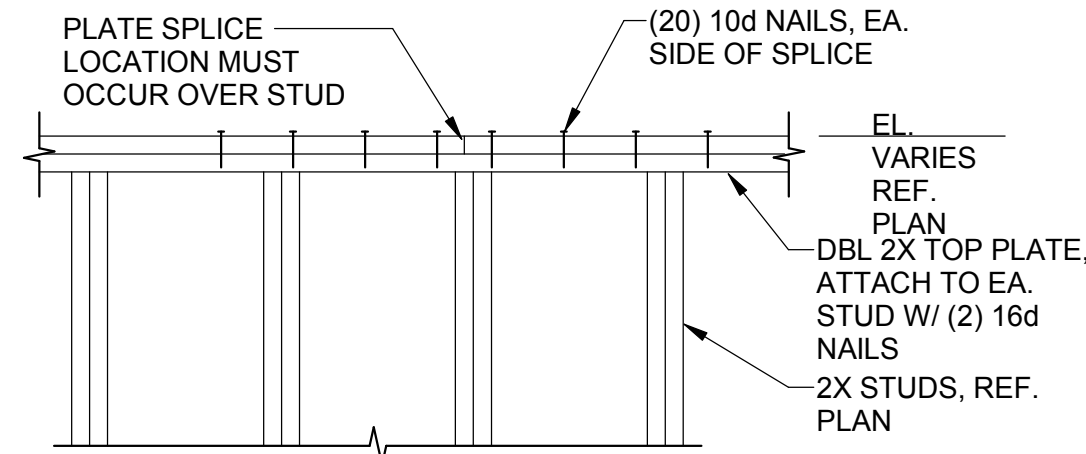
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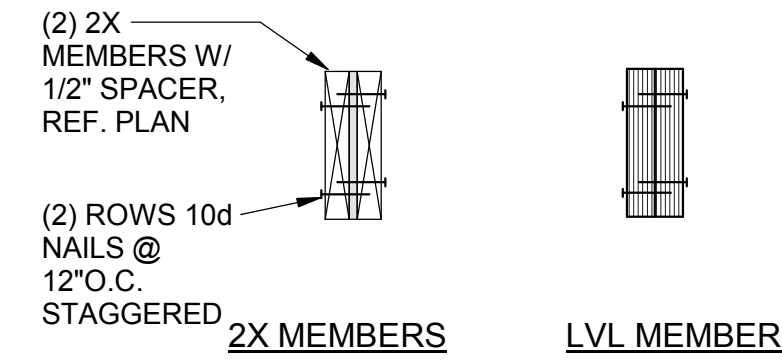




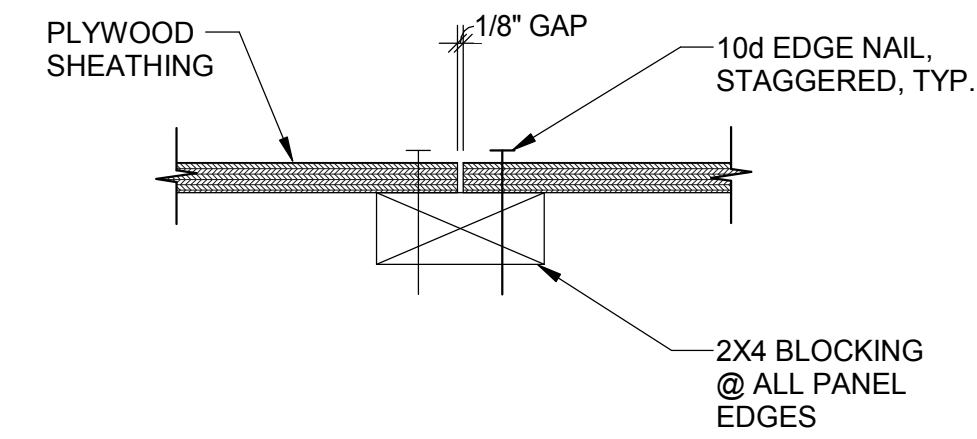
1 BUILT-UP DIM. LUMBER COL. DETAIL  
S5.1 NTS



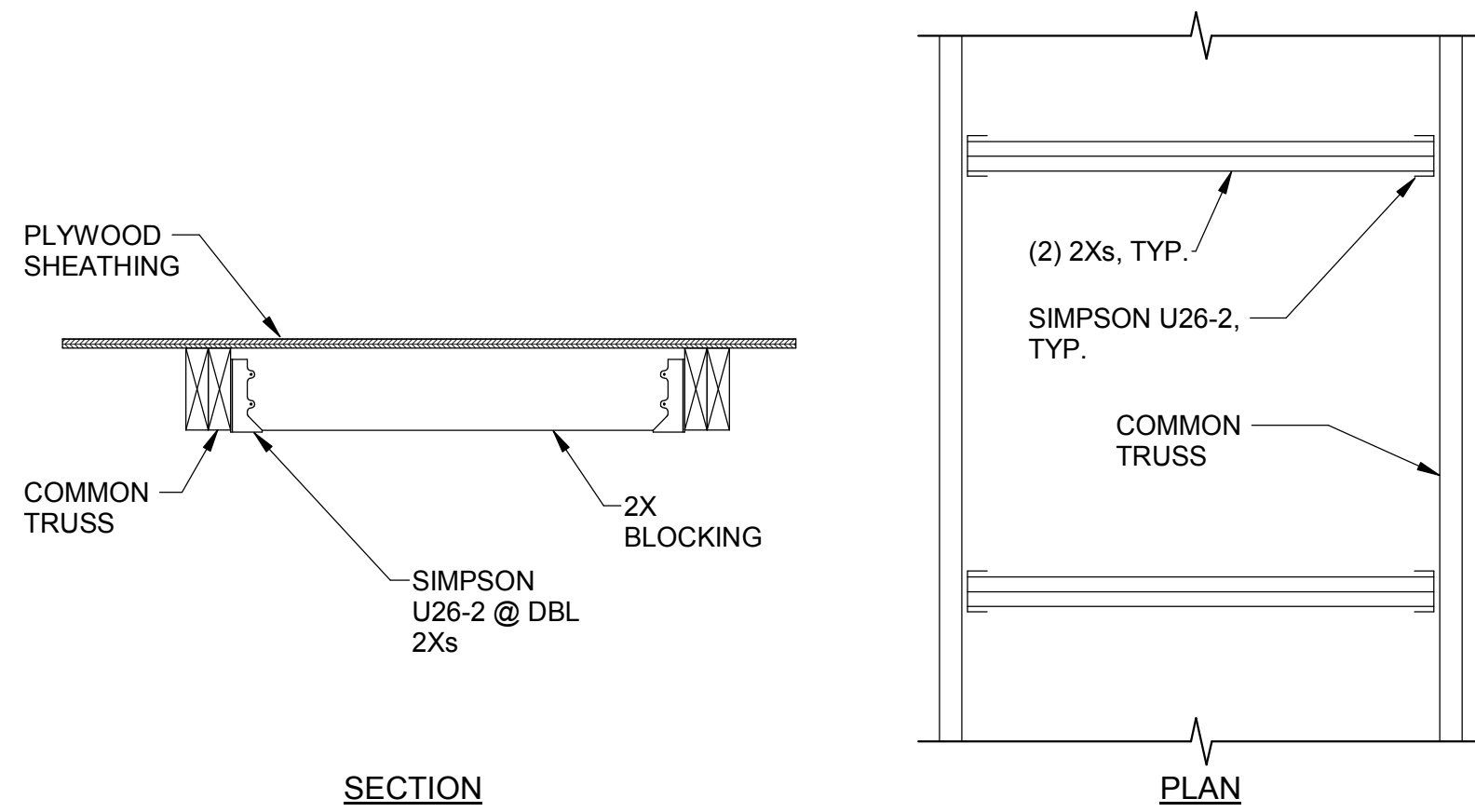
2 WALL TOP PLATE SPLICE DETAIL  
S5.1 3/4" = 1'-0"



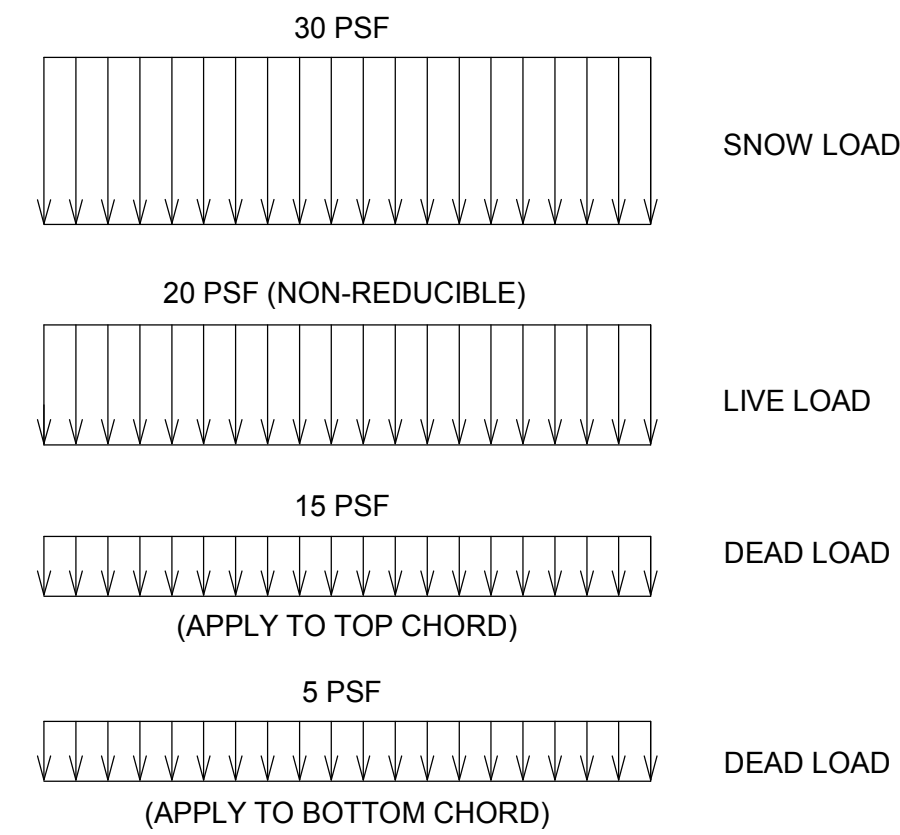
3 TYPICAL HEADER DETAILS  
S5.1 1" = 1'-0"



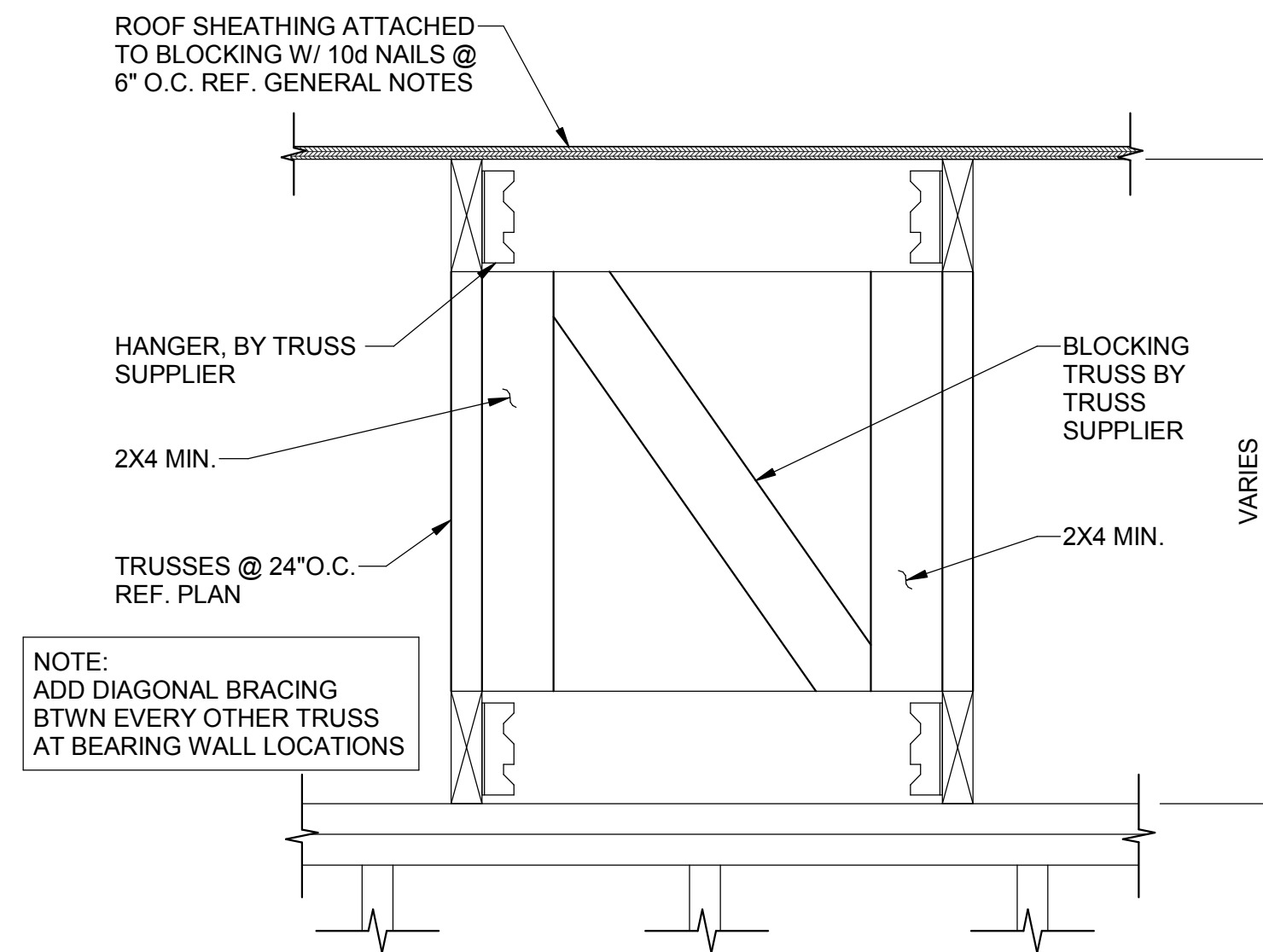
4 PLYWOOD EDGE BLOCKING  
S5.1 3" = 1'-0"



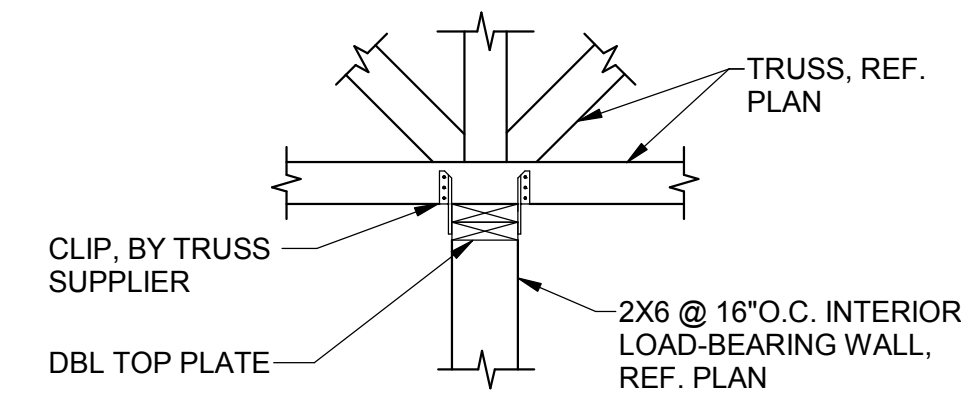
5 TYPICAL ROOF OPENING DETAIL  
S5.1 NTS



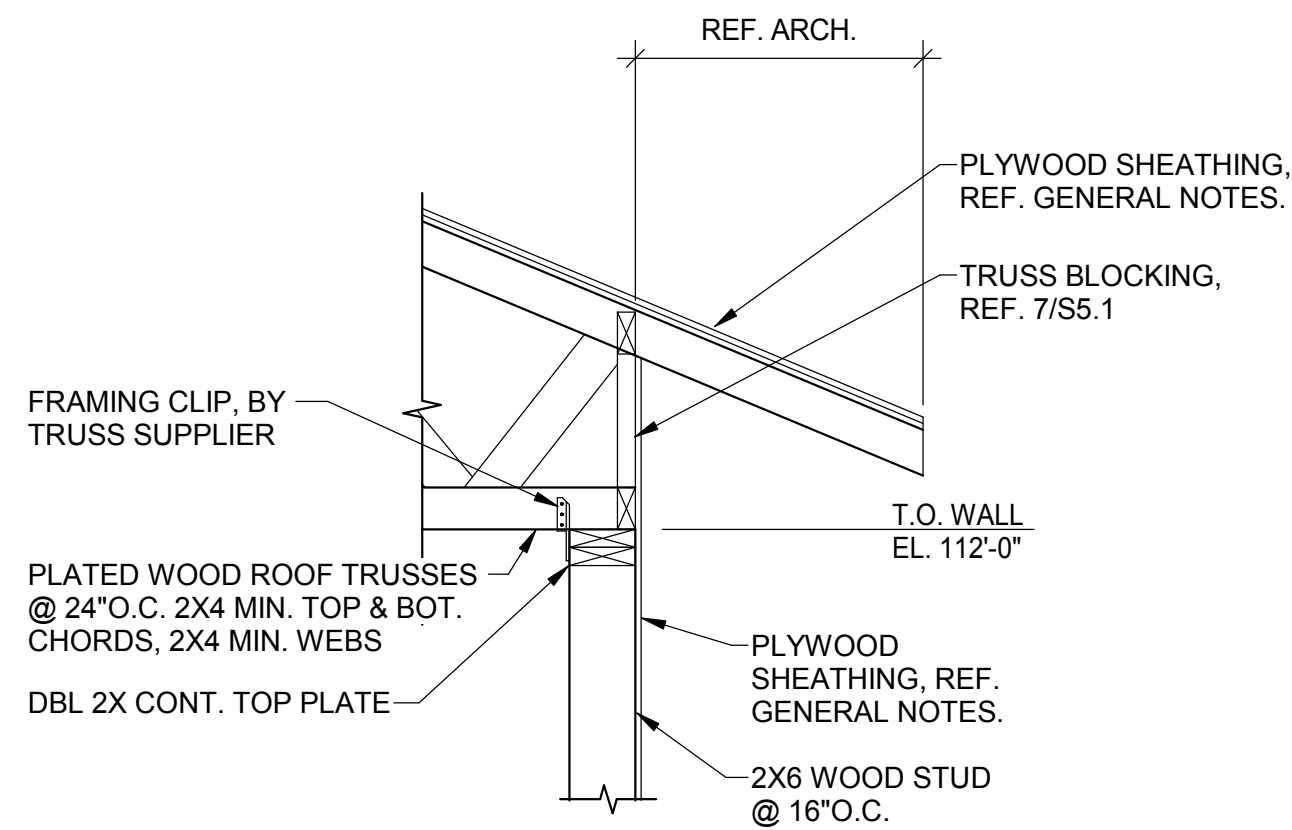
6 TRUSS LOADING  
S5.1 3/4" = 1'-0"



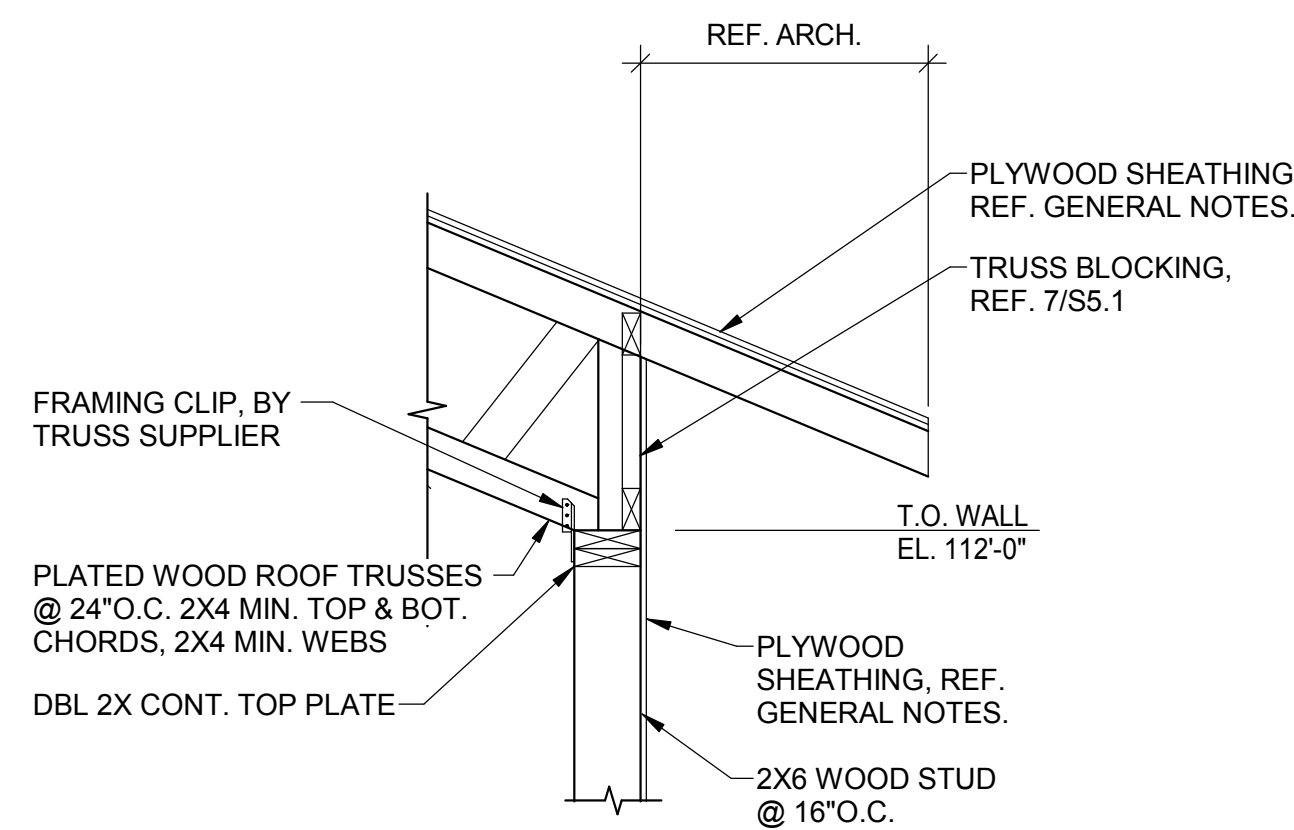
7 TRUSS BLOCKING ELEVATION  
S5.1 1 1/2" = 1'-0"



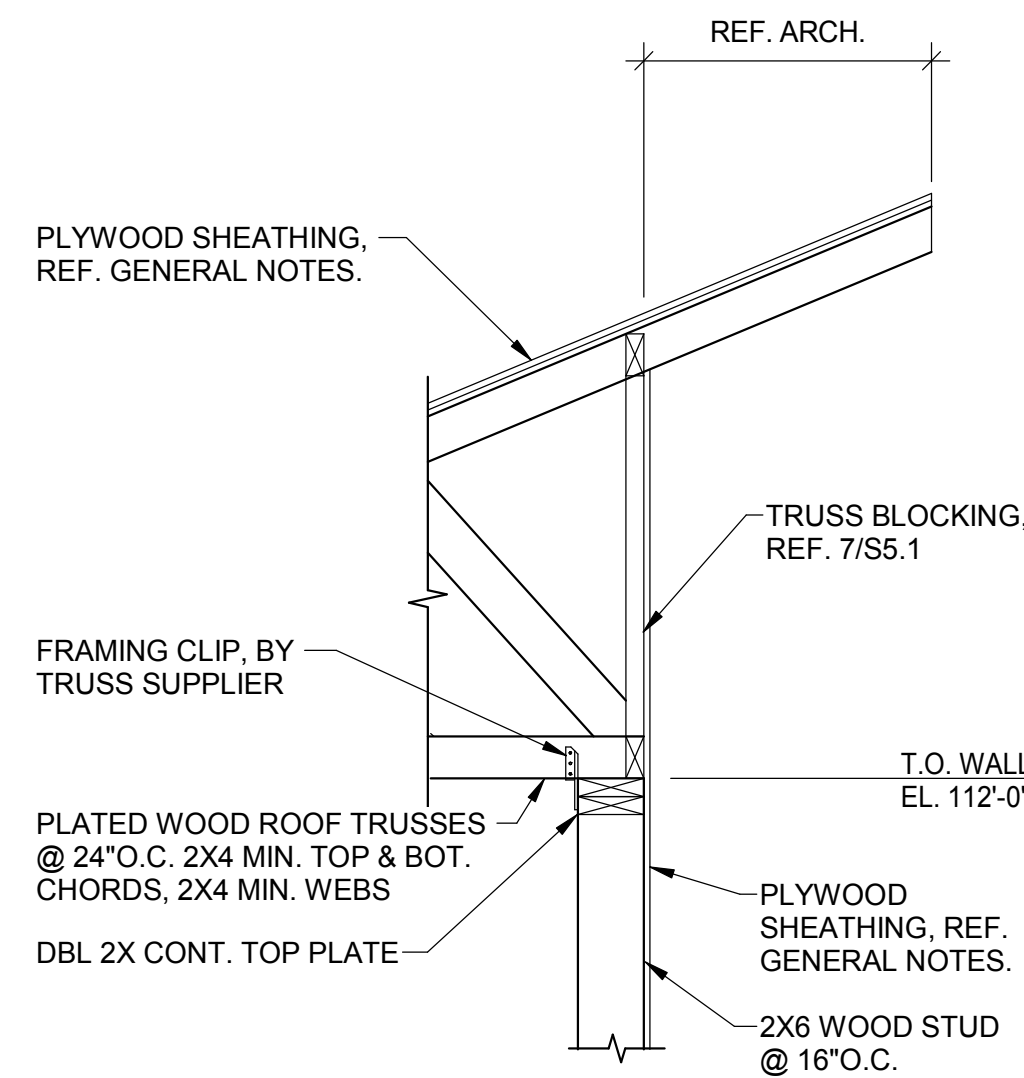
8 INTERIOR LOAD BEARING DETAIL  
S5.1 3/4" = 1'-0"



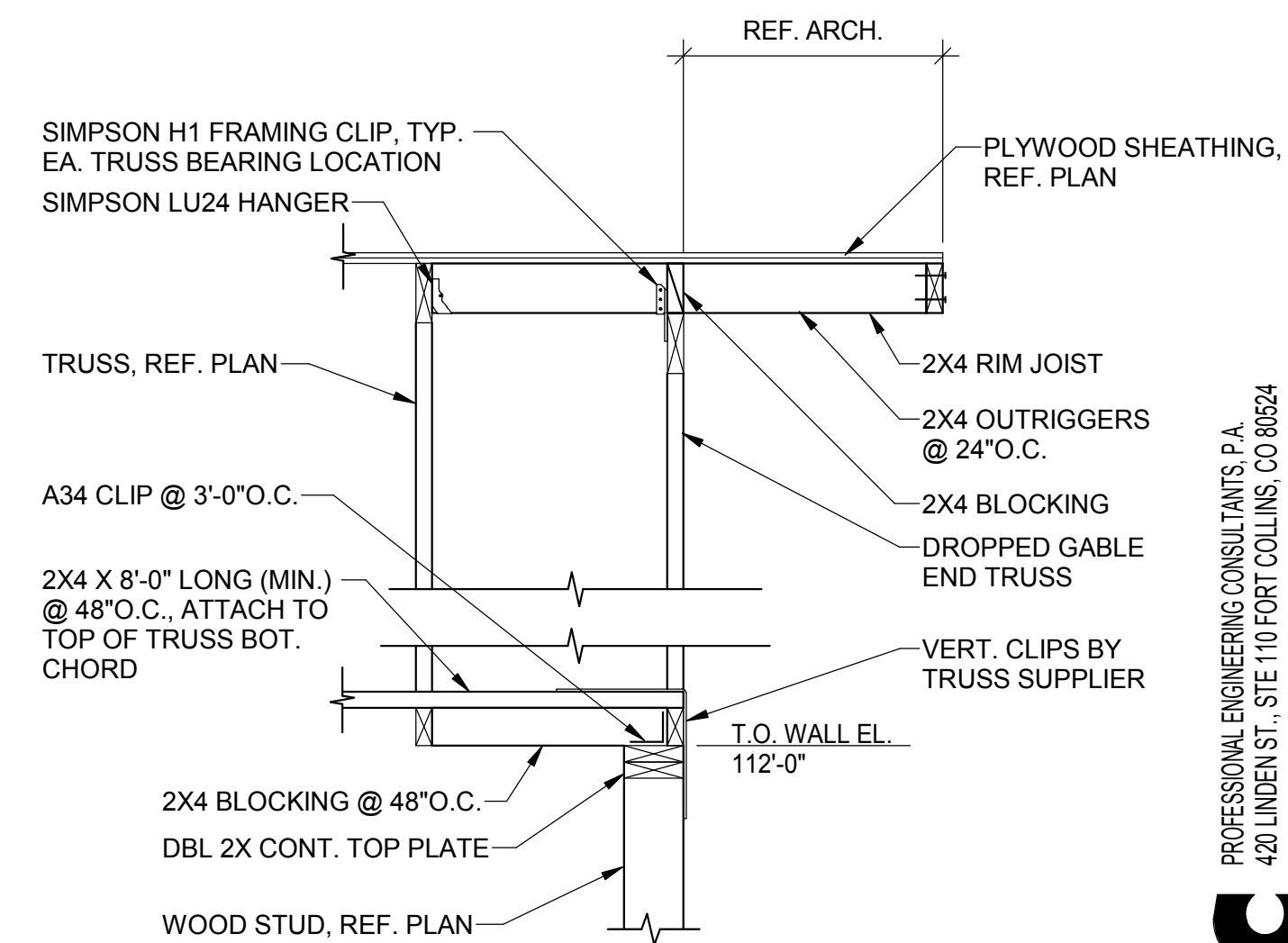
9 EXTERIOR ROOF FRAMING SECTION  
S5.1 3/4" = 1'-0"



10 EXTERIOR ROOF FRAMING SECTION  
S5.1 3/4" = 1'-0"

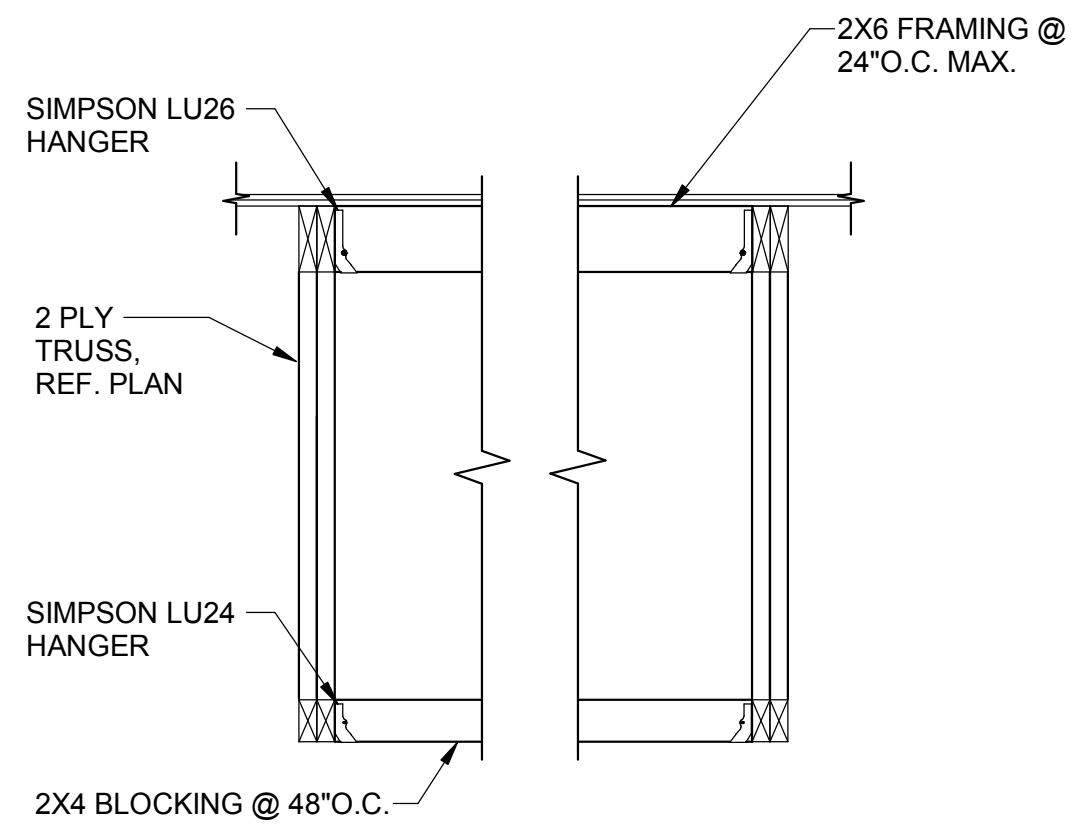


11 EXTERIOR ROOF FRAMING SECTION  
S5.1 3/4" = 1'-0"

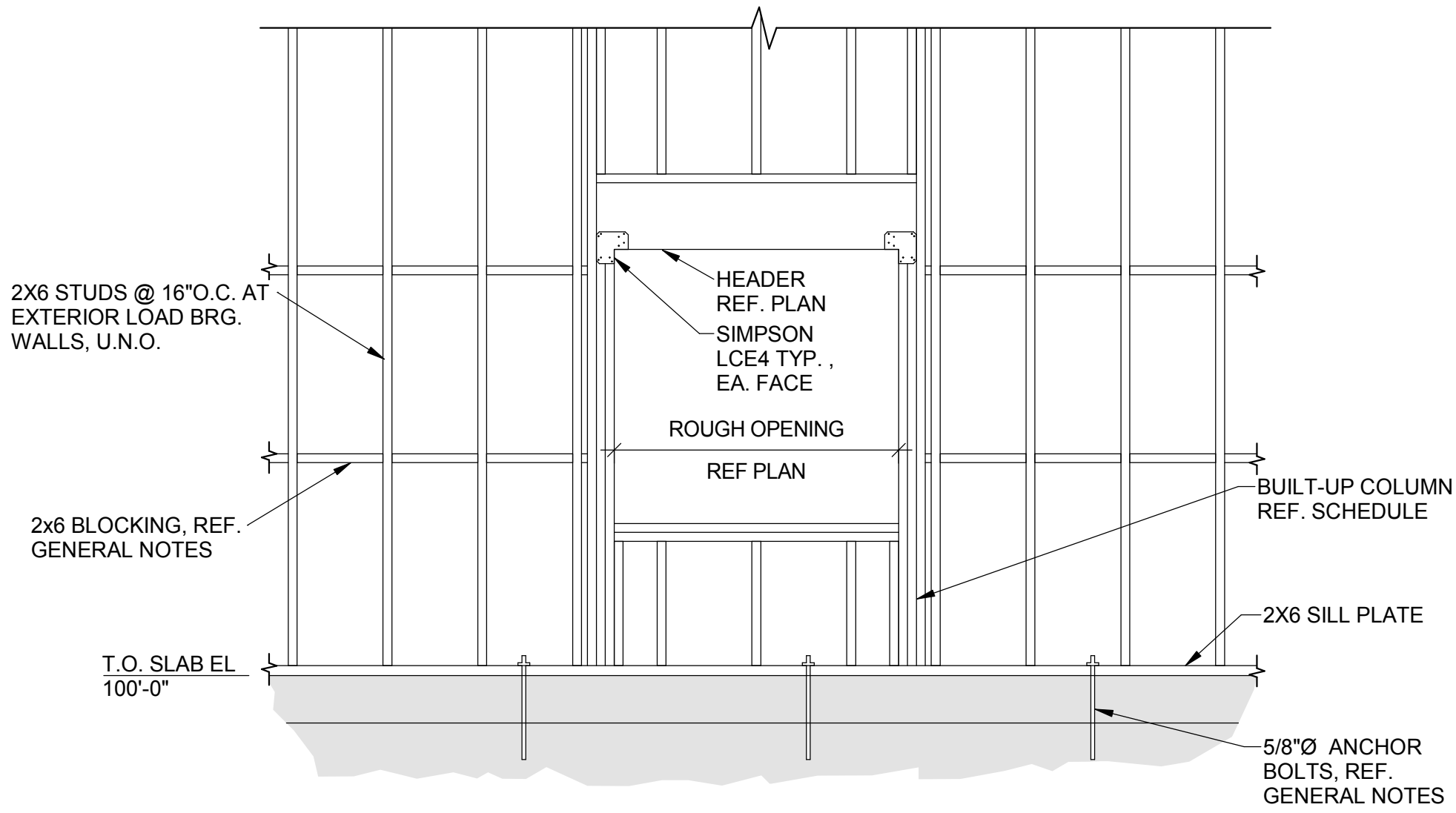


12 EXTERIOR SECTION AT OUTRIGGERS  
S5.1 3/4" = 1'-0"

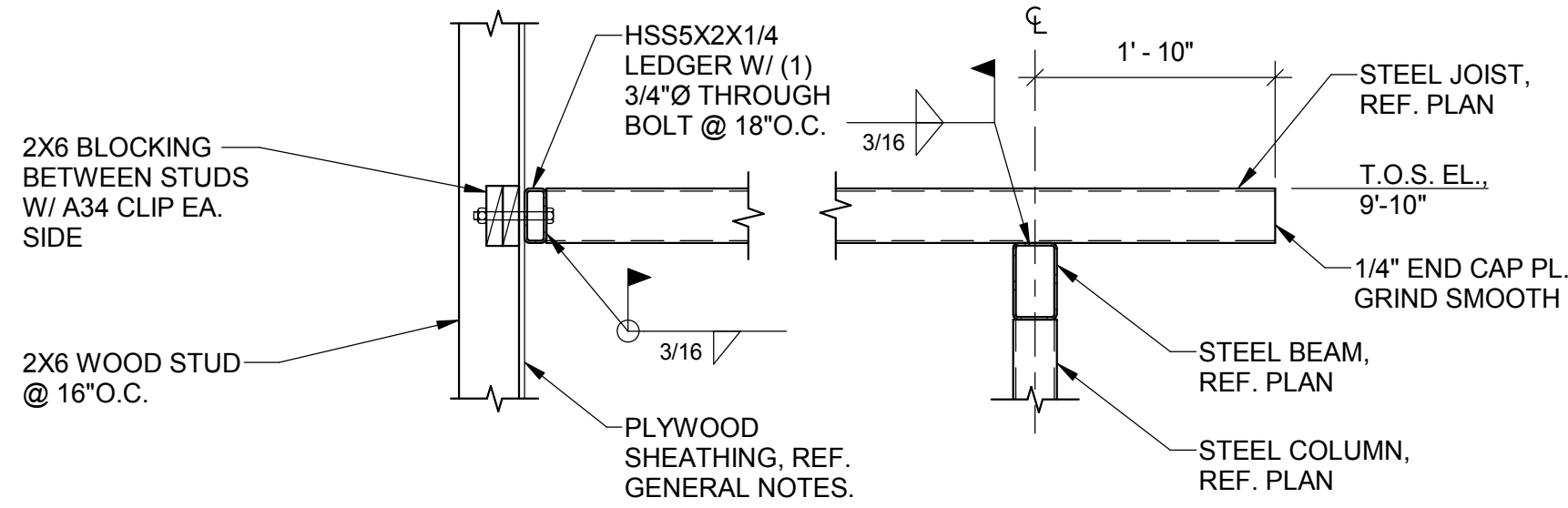
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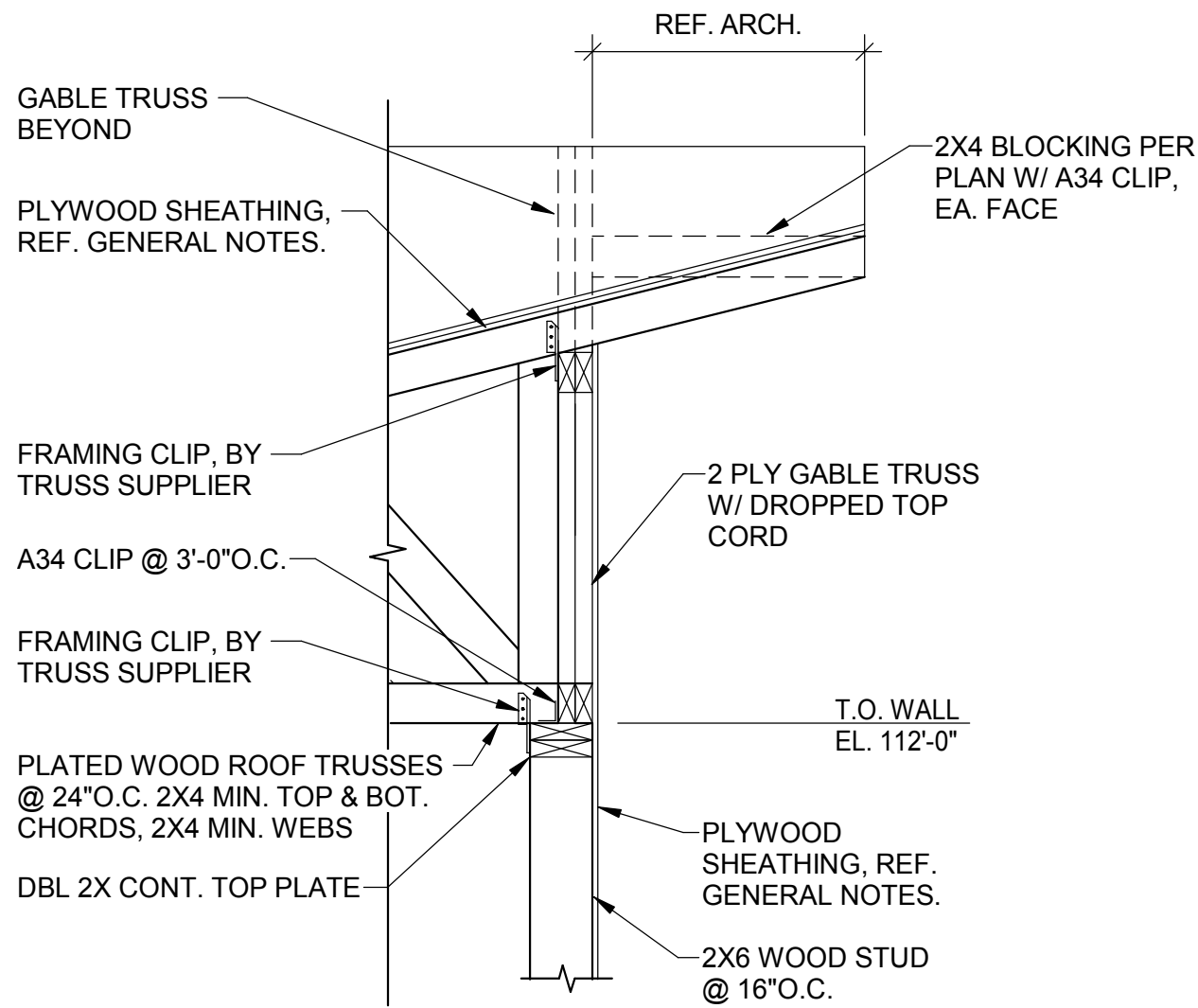
1 FRAMING DETAIL  
S5.2 3/4" = 1'-0"



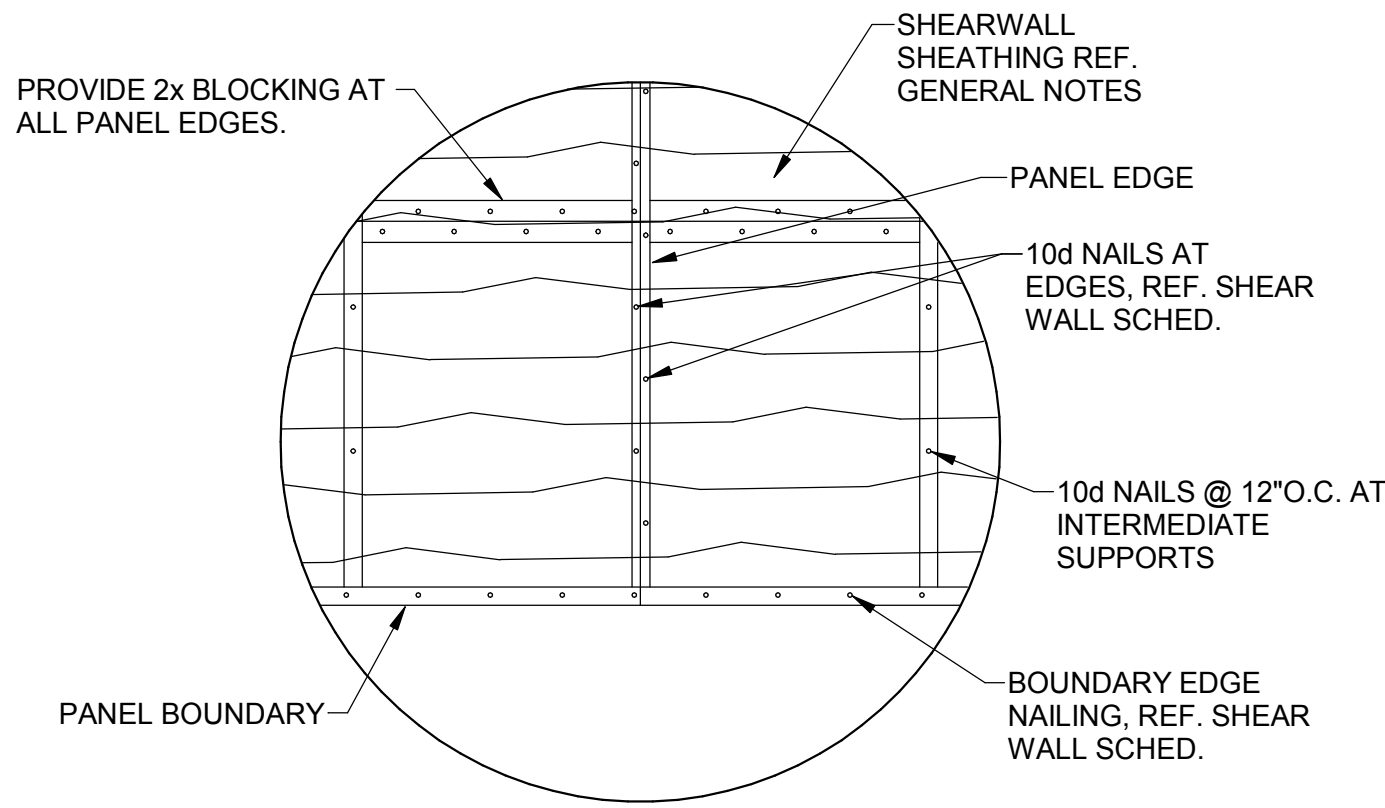
2 TYPICAL FRAMING DETAIL  
S5.2 1/2" = 1'-0"



3 CANOPY FRAMING DETAIL  
S5.2 3/4" = 1'-0"



4 EXTERIOR ROOF FRAMING SECTION  
S5.2 3/4" = 1'-0"



5 SHEAR WALL BLOCKING ATTACHMENT  
S5.2 NO SCALE

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FRAMING  
DETAILS

S5.2  
Scale As Noted

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HVAC & PLUMBING SYMBOL SCHEDULE			
SYMBOL	DESCRIPTION	SYMBO	DESCRIPTION
⊕	REFER TO PLAN NOTES	⌈ ⌋	ROOM CALLOUT
(E)	EXISTING EQUIPMENT OR MATERIAL DESIGNATION	⌈ L ⌋	REVISION NUMBER
—	EXISTING COMPONENT PEN WEIGHT	⊙	CONNECT NEW TO EXISTING. VERIFY EXACT LOCATION.
----	DEMOLITION PEN WEIGHT - COMPONENT MAY ALSO BE SHADED	⦿	DISCONNECT FROM EXISTING. VERIFY EXACT LOCATION.
T.C.C.	TEMPERATURE CONTROL CONTRACTOR	G.C.	GENERAL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR	M.C.	MECHANICAL CONTRACTOR
P.C.	PLUMBING CONTRACTOR	TYP.	TYPICAL ALL INSTANCES
24x12	(UP)DUCT SECTION, POSITIVE PRESSURE-FIRST SIZE IS TOP DIM.(TYP)		BALANCING DAMPER W/ MANUAL LOCKING QUADRANT
24x12	(DOWN) DUCT SECTION, POSITIVE PRESSURE		RECTANGULAR - OPPOSED BLADE / ROUND - BUTTERFLY
24x12	(UP) DUCT SECTION, NEGATIVE PRESSURE		BALANCING DAMPER W/ MOTORIZED LOCKING QUADRANT
24x12	(DOWN) DUCT SECTION, NEGATIVE PRESSURE		RECTANGULAR - OPPOSED BLADE / ROUND - BUTTERFLY
	SUPPLY DUCT DROP	18x12	DUCT SIZE, FIRST FIGURE IS SIDE SHOWN-CLEAR INSIDE DIMENSIONS
	SUPPLY DUCT RISER	R	DUCT CHANGE OF ELEVATION RISE(R) DROP(D)
	RETURN DUCT DROP		FLEXIBLE CONNECTION
	RETURN DUCT RISER		SIDE WALL SUPPLY REGISTER
	FLEXIBLE DUCT	RTU	ROOFTOP UNIT
	TURNING VANES	AHU	AIR HANDLING UNIT
SA	SUPPLY AIR	VAV	VARIABLE AIR VOLUME UNIT
OA	OUTSIDE AIR	FTU	FAN POWERED TERMINAL UNIT
RA	RETURN AIR	FCU	FAN COIL UNIT
EA	EXHAUST AIR	MAU	MAKE-UP AIR UNIT
OBD	OPPOSED BLADE DAMPER	SF	SUPPLY AIR FAN
BOD	BOTTOM OF DUCT ELEVATION ABOVE FLOOR	EF	EXHAUST FAN
BOS	BOTTOM OF STEEL	SR	SUPPLY REGISTER
TOD	TOP OF DUCT ELEVATION ABOVE FLOOR	RG	RETURN GRILLE
DH	DUCT HEATER	F	FURNACE
DP	DIFFERENTIAL PRESSURE	UH	UNIT HEATER
CVR	CONSTANT VOLUME REHEAT UNIT	CRAC	COMPUTER ROOM AIR CONDITIONING UNIT
V V R	VARIABLE VOLUME REHEAT UNIT	H	HUMIDIFIER
V V T	VARIABLE VOLUME VARIABLE TEMPERATURE	VFD	VARIABLE FREQUENCY DRIVE
UV	ULTRAVIOLET STERILE CONDITIONER	FD + - + ◆	FIRE DAMPER IN FLOOR (VERTICAL POSITION)
	RADIATION DAMPER	FD + - + ▲	FIRE DAMPER IN WALL (HORIZONTAL POSITION)
M	MOTOR	SD + - + ◇	SMOKE DAMPER
T	TEMPERATURE SENSOR	FSD + - + ◇	COMBINATION FIRE/SMOKE DAMPER (VERTICAL POSITION)
H	HUMIDITY SENSOR	FSD + - + △	COMBINATION FIRE/SMOKE DAMPER (HORIZONTAL POSITION)
⊕	ELECTRIC OR DDC HUMIDISTAT (HSTAT)	⊕	ELECTRIC OR DDC THERMOSTAT (TSTAT)
⊕	PNEUMATIC HUMIDISTAT	⊕	PNEUMATIC THERMOSTAT
	DOUBLE CHECK BACKFLOW ASSEMBLY		BALL VALVE
	REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY		CALIBRATED BALANCE VALVE - CIRCUIT SETTER
	GAS COCK		BUTTERFLY VALVE
	VALVE IN DROP		2-WAY CONTROL VALVE (PNEUMATIC)
	VALVE IN RISER		3-WAY CONTROL VALVE (PNEUMATIC)
	GATE VALVE / SHUT OFF VALVE		2-WAY CONTROL VALVE (ELECTRIC)
	GLOBE VALVE		2-WAY CONTROL VALVE (ELECTRIC)
	3 PIECE BALL VALVE		CHECK VALVE
	HYDRAULIC VALVE		PRESSURE REDUCING VALVE (PRV)
	EMERGENCY VALVE WITH FIRE LINK		WAFFER CHECK VALVE
	STRAINER		AUTOMATIC FLOW CONTROL VALVE
	PLUG VALVE		CALIBRATED ORIFICE PLATE FLOW METER
	SPRING HANGER		THERMOMETER
	PIPE HANGER		PRESSURE GAUGE
	CAP		CONCENTRIC REDUCER OR INCREASER
	PIPE RISE		ECCENTRIC REDUCER
	PIPE DROP		TOP CONNECTION, 45° OR 90°
	UNION OR FLANGE CONNECTION		BOTTOM CONNECTION, 45° OR 90°
	DIRECTION OF FLOW		SIDE CONNECTION
	ANCHOR		CAPPED OUTLET
	DOMESTIC COLD WATER LINE (CW)		ABOVE FLOOR WASTE LINE (W)
	DOMESTIC HOT WATER LINE (HW)		BELOW WASTE LINE (W)
	HOT WATER RECIRC LINE (HWC)		PLUMBING VENT LINE (V)
F	FIRE PROTECTION LINE (F)	RL	RAIN LEADER (RL)
CA	COMPRESSED AIR (CA)	ORL	OVERFLOW RAIN LEADER (ORL)
TW	DOMESTIC TEMPERED WATER LINE (TW)	SWS	STORM SEWER (SWS)
FCW	FILTERED COLD WATER LINE (FCW)	FS	FUEL SUPPLY
SCW	SOFT COLD WATER LINE (SCW)	UF	UNUSABLE FUEL
RO	REVERSE OSMOSIS PURE WATER SUPPLY LINE (RO)	FOS	FUEL OIL SUPPLY
ROR	REVERSE OSMOSIS PURE WATER RETURN LINE (ROR)	FOR	FUEL OIL RETURN
DI	DEIONIZED PURE WATER SUPPLY (DI)	FOG	FUEL OIL GAUGE
IW	INDUSTRIAL WASTE	TOP	TOP OF PIPE ELEVATION ABOVE FLOOR
G	NATURAL GAS LINE (G)	RD	ROOF DRAIN
CD	COOLING COIL CONDENSATE DRAIN LINE (CD)	ORD	OVERFLOW ROOF DRAIN
VTR	VENT THROUGH ROOF	CI	CAST IRON
FD	FLOOR DRAIN	VCP	VITRIFIED CLAY PIPE
CO ●	CLEANOUT (FLOOR)	PVC	POLYVINYL CHLORIDE PIPE
CO ●●	2-WAY CLEANOUT (FLOOR)	TD	TRENCH DRAIN
WCO →	WALL CLEANOUT	WH	WALL HYDRANT
CO →H	END OF LINE CLEANOUT	WH#	WATER HEATER CALLOUT
P-#	PLUMBING FIXTURE CALLOUT	F/S	FILTER-SEPARATOR
WHA#	WATER HAMMER ARRESTOR - PDI SIZE	FS	FLOOR SINK
FL	FLOW LINE ELEVATION	FHC	FIRE HOSE CABINET
HR	HOSE REEL	BOP	BOTTOM OF PIPE ELEVATION ABOVE FLOOR
HB	HOSE BIBB	DHWP	DOMESTIC HOT WATER PUMP
TMV	THERMOSTATIC MIXING VALVE		
NOT ALL MAY BE USED ON PROJECT			

## GENERAL NOTES

- VERIFY JOB SITE CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK. PLANS ARE SCHEMATIC IN NATURE. LAYOUT IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.
- NO PIPING, DUCTWORK, ETC. SHALL PENETRATE STRUCTURAL MEMBERS.
- PROVIDE MISCELLANEOUS CUTTING, PATCHING AND REPAIRING OF FINISHES, ROOF, WALLS, ETC., AS REQUIRED TO ACCOMMODATE THE NEW WORK.
- G.C. IS TO PATCH ANY OPENINGS IN CORRIDORS REQUIRED TO BE CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE AND IN SMOKE BARRIERS AS REQUIRED TO MEET CODE REQUIREMENTS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXACT LOCATION, CONFIGURATION AND ROUTING OF EXISTING SYSTEMS REQUIRED TO REMAIN IN OPERATION DURING THE PROJECT TO PREVENT DAMAGE DURING DEMOLITION AND PHASING.
- REMOVE ALL EXISTING EQUIPMENT, DUCTWORK AND PIPING THAT IS NOT REQUIRED FOR A WORKING INSTALLATION.
- COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
- UNLESS OTHERWISE INDICATED, INSTALL ALL SPACE THERMOSTATS AND OTHER OCCUPANT ADJUSTABLE CONTROL DEVICES SAME HEIGHT AS ADJACENT LIGHT SWITCHES, BUT IN NO CASE HIGHER THAN 48 INCHES ABOVE FINISHED FLOOR PER ADA REQUIREMENTS. COORDINATE EXACT HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL CUTTING AND PATCHING SHALL BE CLOSELY COORDINATED WITH THE G.C.
- COORDINATE ROUTING OF PLUMBING, AND HVAC PIPING WITH DUCTWORK, LIGHTS, ARCHITECTURAL CEILING AND STRUCTURAL ELEMENTS. PIPING SHALL RISE AND DROP, JOG OR OFFSET AS REQUIRED TO AVOID CONFLICTS. DUCTWORK SHALL TAKE PRECEDENCE OVER ALL PIPING, EXCEPT WHERE GRADE MUST BE MAINTAINED FOR DRAINAGE. REWORK OF INSTALLED WORK TO RESOLVE CONFLICTS RISING FROM LACK OF COORDINATION SHALL NOT JUSTIFY AN INCREASE IN THE CONTRACT AMOUNT.
- ALL DIFFUSERS ARE 4-WAY BLOW UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- FLEXIBLE DUCTWORK IS ALLOWED ON RUNOUTS TO SUPPLY DIFFUSERS ONLY. UTILIZE ONLY ABOVE LAY-IN ACCESSIBLE CEILINGS. DO NOT INSTALL FLEX DUCT ABOVE HARD CEILINGS OR WHERE EXPOSED. A MAXIMUM LENGTH OF 6'-0" MAY BE USED AT EACH CONNECTION.
- INSTALL BALANCE DAMPER WITH STANDOFF AND LOCKING QUADRANT IN AN ACCESSIBLE LOCATION AT EACH RUNOUT TO SUPPLY DIFFUSERS, EXHAUST GRILLES, AND RETURN GRILLES WHERE AIRFLOW IS INDICATED, OR AS INDICATED OTHERWISE.
- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE FIRE STOPPED BY THE TRADE MAKING THE PENETRATION. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIREMENTS.
- DO NOT ROUTE PIPING OR DUCTWORK OVER ELECTRICAL PANELS OR EQUIPMENT. PIPING OR DUCTWORK SHALL NOT BE ROUTED THROUGH ELECTRICAL ROOMS, TELECOM ROOMS OR ELEVATOR EQUIPMENT ROOMS UNLESS SPECIFICALLY SERVING THAT ROOM. COORDINATE WITH E.C. PROVIDE WATERTIGHT DRIP PAN WITH DRAIN TO NEAREST APPROVED RECEPTOR WHERE REQUIRED.
- COORDINATE SIZE AND LOCATION OF ACCESS DOORS IN CONSTRUCTION REQUIRED FOR ACCESS TO MECHANICAL EQUIPMENT WITH G.C.
- COORDINATE SIZE AND LOCATION OF MECHANICAL EQUIPMENT PADS WITH G.C.
- ALL WORK IS TO CONFORM WITH APPLICABLE CODES AND STANDARDS.
- DUCT SIZES SHOWN ARE ACTUAL INSIDE CLEAR DIMENSIONS. INCREASE SHEET METAL DIMENSIONS AS REQUIRED TO ACCOMMODATE DUCT LINER WHERE LINER IS SPECIFIED.
- ALL EQUIPMENT SUPPORT STANDS SHALL BE PRIMED AND PAINTED WITH EPOXY ENAMEL.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL CEILING MOUNTED AIR DISTRIBUTION DEVICES.
- PAINT INSIDE OF DUCTWORK BLACK ANYWHERE VISIBLE THROUGH FACE OF GRILLE OR DIFFUSER.
- TEMPERATURE CONTROLS CONTRACTOR (TCC) SHALL FURNISH AND INSTALL ALL LOW VOLTAGE WIRING AND ASSOCIATED CONDUIT REQUIRED FOR MECHANICAL CONTROL SYSTEM. WIRING SHALL BE IN CONDUIT INSIDE WALLS, IN ROOMS WITH EXPOSED CEILINGS, AND ABOVE HARD CEILINGS. LINE VOLTAGE WIRING AND ASSOCIATED CONDUIT SHALL BE PROVIDED AND INSTALLED BY E.C. CONTROL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL CONTROL DAMPERS SHALL BE FURNISHED BY TCC AND INSTALLED BY THE MC. MOTOR OPERATORS SHALL BE FURNISHED AND INSTALLED BY THE TCC.
- IN THE ABSENCE OF A TCC, MC TO ASSUME ALL RESPONSIBILITIES FOR SCOPE AND MATERIALS AS REFERENCED FOR THE TCC IN THESE DOCUMENTS.
- COORDINATE ACCESS TO EQUIPMENT AND VALVES INSTALLED ABOVE 'HARD' CEILINGS WITH GENERAL CONTRACTOR. PROVIDE LOCKING ACCESS DOORS FOR INSTALLATION BY CONTRACTOR AS REQUIRED TO SERVICE CONCEALED DAMPERS, VALVES AND EQUIPMENT. CEILING ACCESS DOORS FOR FIRE DAMPERS, SMOKE DAMPERS AND FIRE SMOKE DAMPERS FURNISHED AND INSTALLED BY CONTRACTOR.
- CONTRACTOR TO INSTALL TEMPORARY FILTERS OVER ALL RETURN AND EXHAUST GRILLES IN WORK AREA DURING CONSTRUCTION.
- THESE DRAWINGS ARE ACCOMPANIED BY SHEET SPECIFICATIONS. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

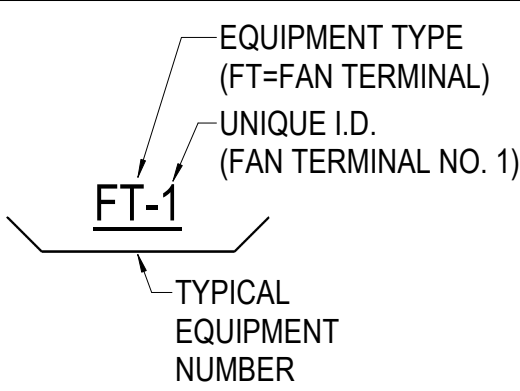
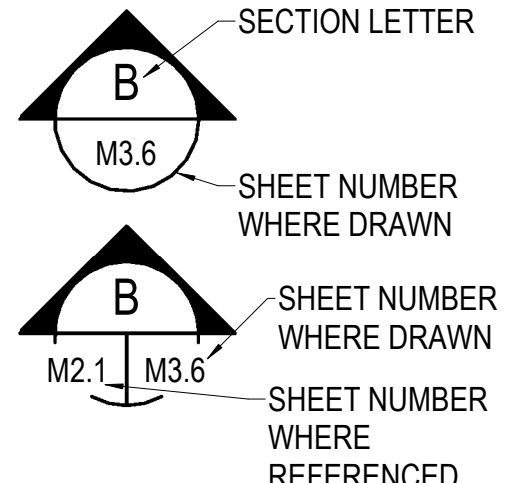
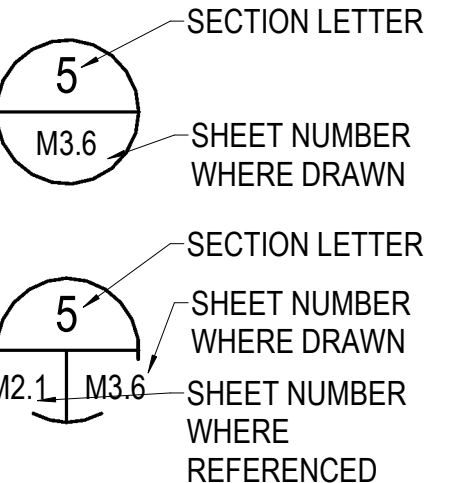
## SHEET LIST

MP0.1	MECHANICAL COVER SHEET
MP0.2	MECHANICAL SPECIFICATIONS
M2.1	HVAC PLAN
M3.1	HVAC SCHEDULES AND DETAILS
P2.1	PLUMBING PLANS
P3.1	PLUMBING SCHEDULES AND DETAILS

## HVAC DESIGN CONDITIONS

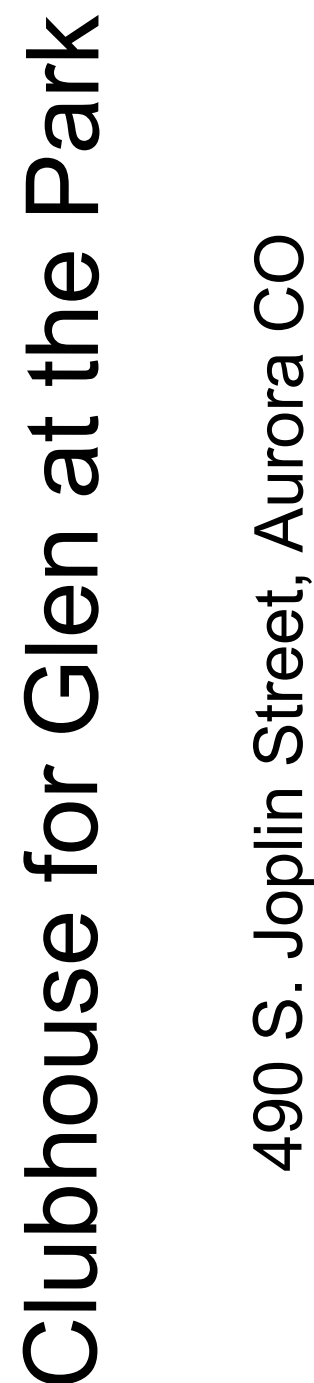
SPACE OR AREA	OUTDOOR AIR		INDOOR HEATING	INDOOR COOLING	ELEVATION (FT)
	SUMMER DB/WB	WINTER DB	°F	°F	
OFFICE AREA	95/59	-5	70	75	5400
COMMUNITY ROOM	95/59	-5	70	75	
FITNESS ROOM	95/59	-5	70	75	
AURORA, CO ASHRAE ZONE 5B					

## DRAWING SYMBOLS

EQUIPMENT CALLOUT	SECTIONS	DETAILS
		



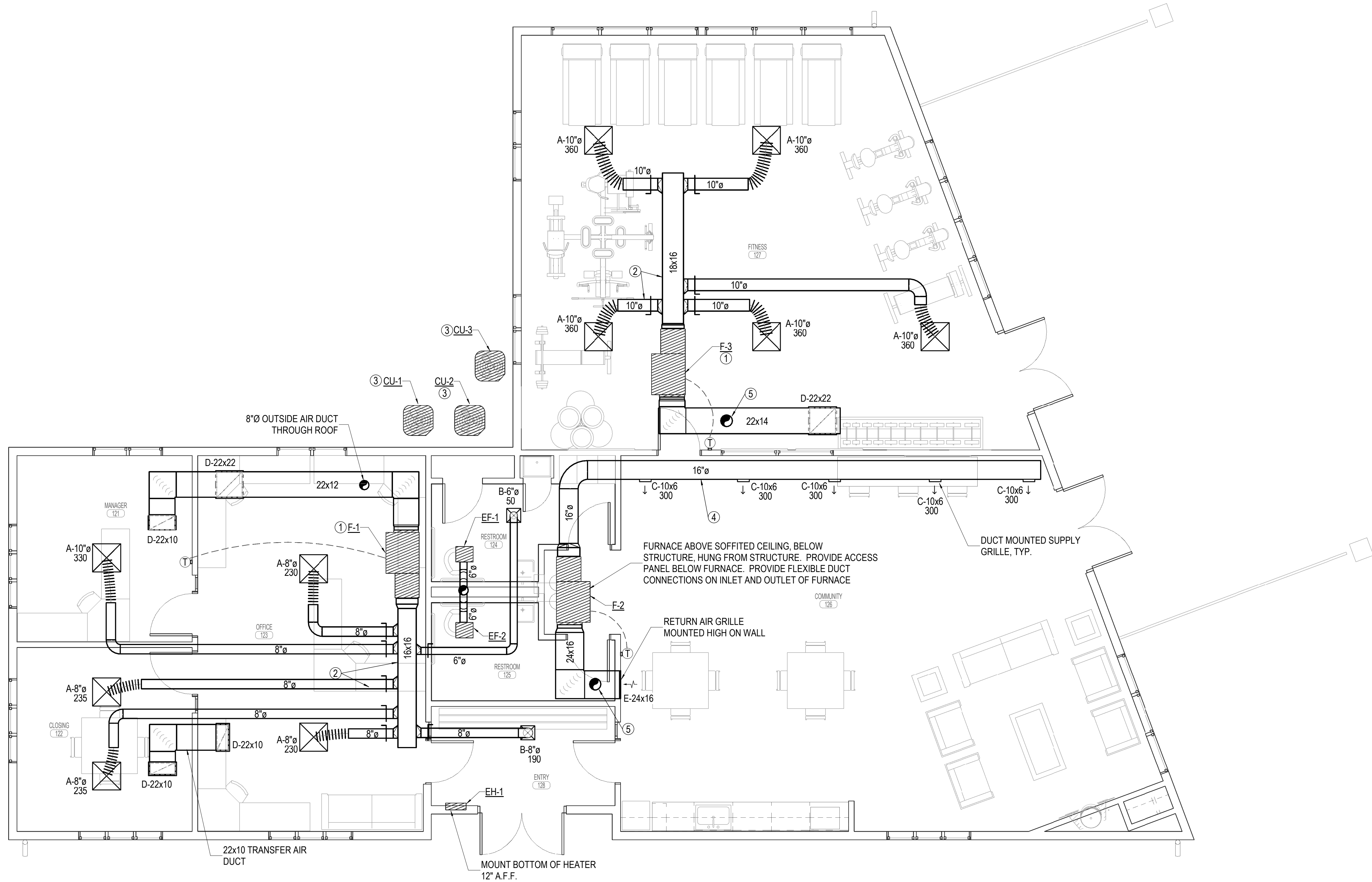




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1/10/2017 3:51:11 PM



① HVAC PLAN - FIRST FLOOR  
1/4" = 1'-0"

## MECHANICAL GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. ALL CUTTING AND CHANNELING OF EXISTING NON-STRUCTURAL ELEMENTS SHALL BE ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER WITHOUT REMOVAL OF EXCESS MATERIALS. THIS CONTRACTOR SHALL PATCH AND REPLACE WITH MATERIAL SIMILAR TO ADJACENT CONSTRUCTION.
3. CUTTING OF STRUCTURAL MEMBERS IS NOT ALLOWED.
4. ANY EXPENSES ARISING FROM LACK OF COORDINATION SHALL BE AT CONTRACTOR'S EXPENSE.
5. ALL SUPPLY, RETURN, AND EXHAUST BRANCHES TO GRILLES, REGISTERS, AND DIFFUSERS SHALL HAVE A MANUAL BALANCE DAMPER.
6. AVOID ROUTING DUCTWORK OVER ANY ELECTRICAL ROOMS OR ELECTRICAL PANELS. MAINTAIN N.E.C. CLEARANCES, COORDINATE WITH EC.
7. COORDINATE DUCT FINISH WITH ARCHITECT FOR ALL EXPOSED DUCT.

## PLAN NOTES

1. HORIZONTAL FURNACE ABOVE CEILING, BETWEEN STRUCTURAL FRAMING. HANG FROM STRUCTURE. PROVIDE FLEXIBLE DUCT CONNECTIONS ON INLET AND OUTLET OF FURNACE.
2. DUCTWORK ROUTED WITHIN STRUCTURE. ROUTE BRANCH DUCTS THROUGH OPEN TRUSSES. COORDINATE WITH G.C. FOR TRUSS LAYOUT. TYPICAL
3. CONDENSING UNIT ON GRADE ON CONCRETE PAD. PROVIDE MANUFACTURER PROVIDED REFRIGERANT LINESET, AND ROUTE TO ASSOCIATED FURNACE IN MOST DIRECT ROUTE.
4. EXPOSED SPIRAL DUCT ROUTED AS HIGH AS POSSIBLE ALONG WALL, JUST BELOW FINISHED CEILING.
5. 10"Ø OUTSIDE AIR DUCT UP THROUGH ROOF.

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Checked by CWH

HVAC PLAN

M2.1

Scale As Noted

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
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## VENTILATION SCHEDULE

MARK	SERVICE	ZONE AREA (Az)	ZONE POPULATION (Pz)	CFM/FT2 (Ra)	CFM/ PERSON (Rp)	Vbz (Az*Ra)+(Pz*Rp)	Ez (TABLE 6.2)	Voz (Vbz/Ez)	Vot (Voz)
F-1	MANAGER 121	164	1	0.06	5	15	0.8	19	19
F-1	CLOSING 122	164	4	0.06	5	30	0.8	37	37
F-1	OFFICE 123	444	4	0.06	5	47	0.8	58	58
F-1	ENTRY 128	124	0	0.06	0	7	0.8	9	9
F-2	COMMUNITY 126	922	28	0.06	7.5	265	0.8	332	332
F-3	FITNESS 127	932	9	0.06	20	236	0.8	295	295

## FURNACE SCHEDULE

MARK	SERVICE	ORIENTATION	MIN OA (CFM)	FAN				HEATING			COOLING			UNIT WEIGHT (LBS)	MANUFACTURER & MODEL NUMBER	ACCESSORIES	REMARKS
				CFM	ESP (IN WC)	HP	VOLT / PHASE	INPUT @ SL (MBH)	OUTPUT @ ALT (MBH)	AFUE	CAPACITY (MBH)	COOLING COIL	MATCHING OUTDOOR UNIT				
F-1	OFFICE AREA	HORIZONTAL	125	1500	0.5	1/2	120/1	80	65	92%	36	CNPHP3617	CU-1	210	CARRIER 59SC2B080S17-16	1	-
F-2	COMMUNITY 126	HORIZONTAL	335	1500	0.5	3/4	120/1	80	65	92%	42	CNPHP4221	CU-2	210	CARRIER 59SC2C080S21-20	1	
F-3	FITNESS 127	HORIZONTAL	300	1800	0.5	3/4	120/1	80	65	92%	42	CNPHP4221	CU-3	210	CARRIER 59SC2C080S21-20	1	
1. PROVIDE WITH GASKETED FILTER RACK																	

## AIR COOLED CONDENSING UNIT SCHEDULE

MARK	MATCH WITH FURNACE	CAPACITY (TONS)	AMBIENT TEMP (°F)	NOMINAL SEER	ELECTRICAL			APPROX WEIGHT (LBS)	MANUFACTURER & MODEL NUMBER	ACCESSORIES	REMARKS
					MCA	MOCP	VOLT / PHASE				
CU-1	F-1	3	95	13	19.2	30	230/1	150	CARRIER 24ABB336	1, 2	-
CU-2	F-2	3.5	95	13	23.5	40	230/1	190	CARRIER 24ABB342	1, 2	
CU-3	F-3	3.5	95	13	23.5	40	230/1	190	CARRIER 24ABB342	1, 2	
1. 3" CONCRETE PAD 2. REFRIGERANT LINESET PROVIDED AND SIZED BY THE MANUFACTURER											

## EXHAUST FAN SCHEDULE

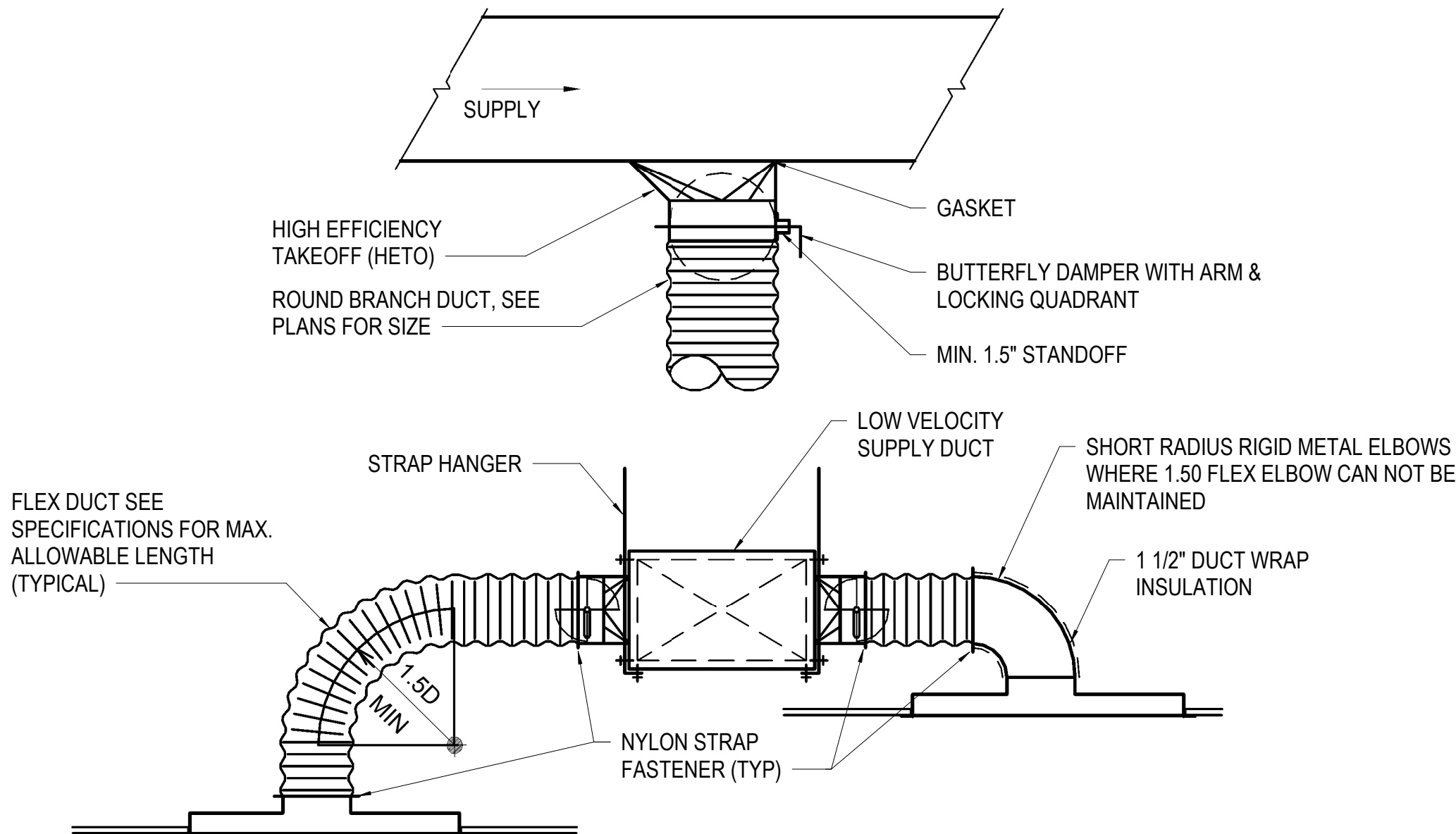
MARK	TYPE	FAN CFM	ESP		FAN RPM	DRIVE	ELECTRICAL		MANUFACTURER & MODEL	ACCESSORIES & REMARKS	CONTROLS
			@SL IN WC	@ALT IN WC			HP	VOLT/PHASE			
EF-1	CEILING	100	0.3	0.25	710	DIRECT	100 WATTS	120/1	TWIN CITY T150	1	OCC/UNOCC
EF-2	CEILING	100	0.3	0.25	710	DIRECT	100 WATTS	120/1	TWIN CITY T150	1	OCC/UNOCC
1. WITH SPEED CONTROLLER MOUNTED AT FAN FOR PURPOSES OF BALANCING. WITH BACKDRAFT DAMPER, PLASTIC GRILLE											

## ELECTRIC HEATER SCHEDULE

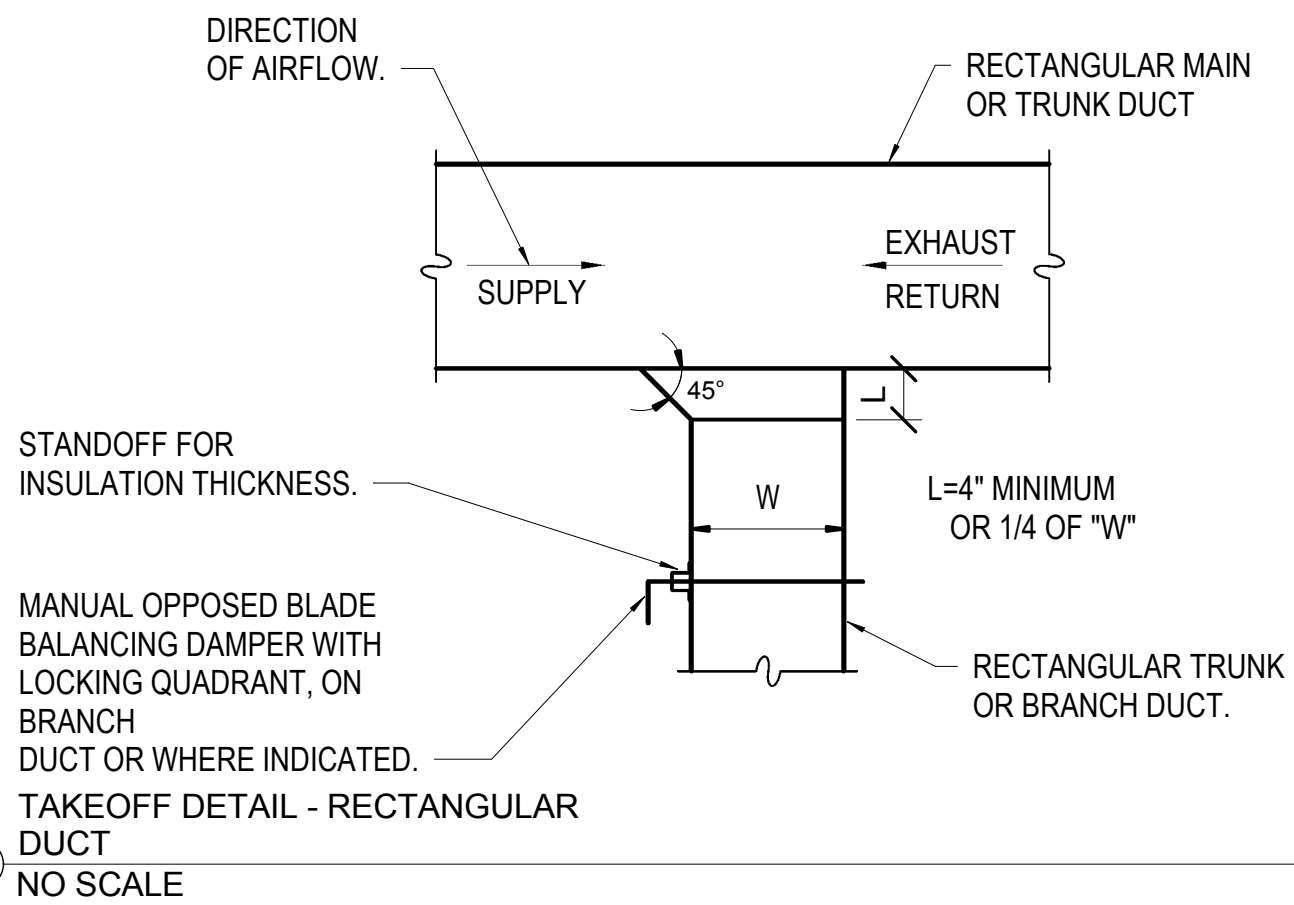
MARK	TYPE	FAN CFM	HEATING CAPACITY		MOTOR		MANUFACTURER & MODEL	ACCESSORIES & REMARKS
			KW	BTUH	VOLTAGE	AMPS		
EH-1	WALL	175	4	13800	240/1	16.7	MARKEL HF3326T2D-RP	1
1. SEMI-RECESSED, INTEGRAL THERMOSTAT AND DISCONNECT								

## GRILLE & REGISTER SCHEDULE

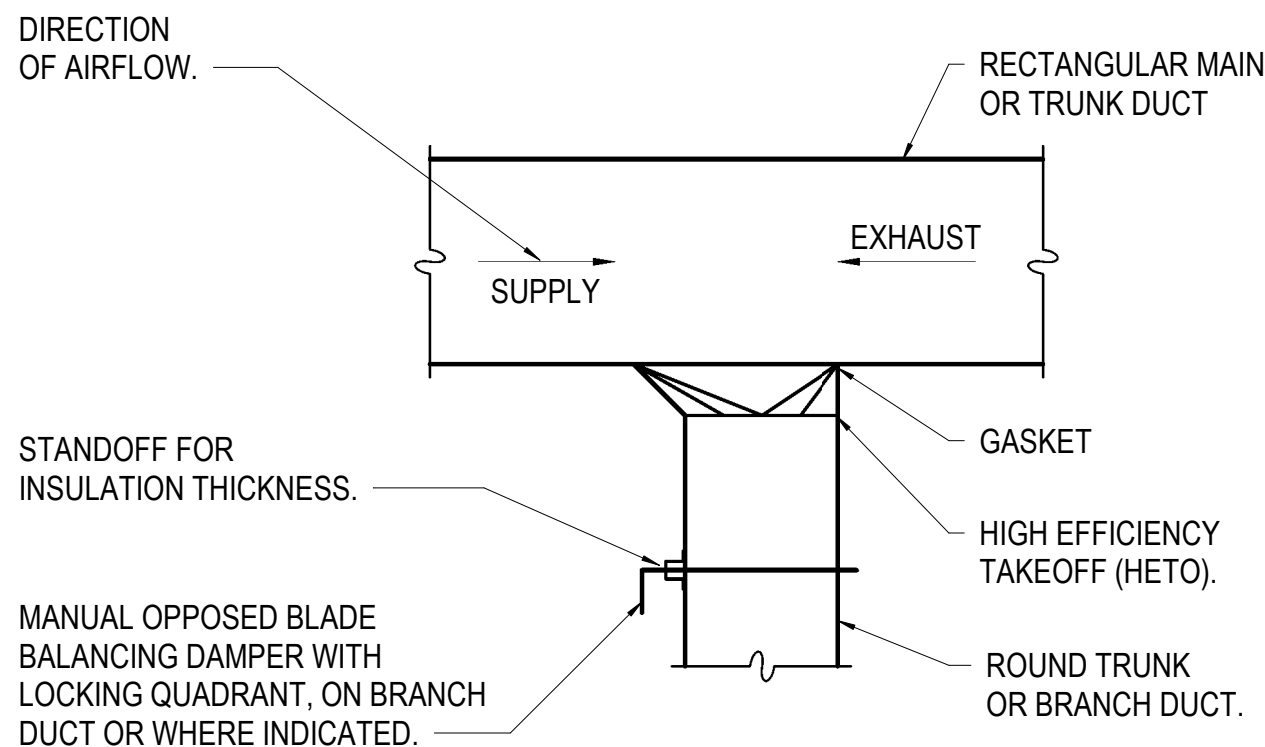
MARK	TYPE	BASED ON		MATERIAL			FINISH		ACCESSORIES & REMARKS	OBD	FILTER
		MANUF.	MODEL	SS	STEEL	ALUMI	WHITE	OTHER			
A	SUPPLY DIFFUSER	TITUS	OMNI		X		X		24x24 LAY-IN		
B	SUPPLY DIFFUSER	TITUS	OMNI		X		X		SURFACE MOUNT, 12x12 FACE		
C	SUPPLY DIFFUSER	TITUS	S300FL			X	X		DUCT MOUNTED SUPPLY GRILLE	X	
D	RETURN GRILLE	TITUS	PAR			X	X		24x24, 24x12 LAY-IN		
E	RETURN GRILLE	TITUS	350RL			X	X		SURFACE MOUNT		
F											
G											
<div><div><div><div></div><div></div></div><div></div></div><div>DIRECTION OF AIR FLOW</div></div> <div><div>GRILLE CALLOUT IN GRILLE AND REGISTER SCHEDULE</div><div>CUBIC FEET OF AIR PER MINUTE</div><div>A-12x12</div><div>600 (FD)</div><div>GRILLE CALLOUT SYMBOL</div><div>GRILLE SIZE</div><div>FIRE DAMPER</div></div>											



1. DIFFUSER INSTALLATION DETAIL  
NO SCALE



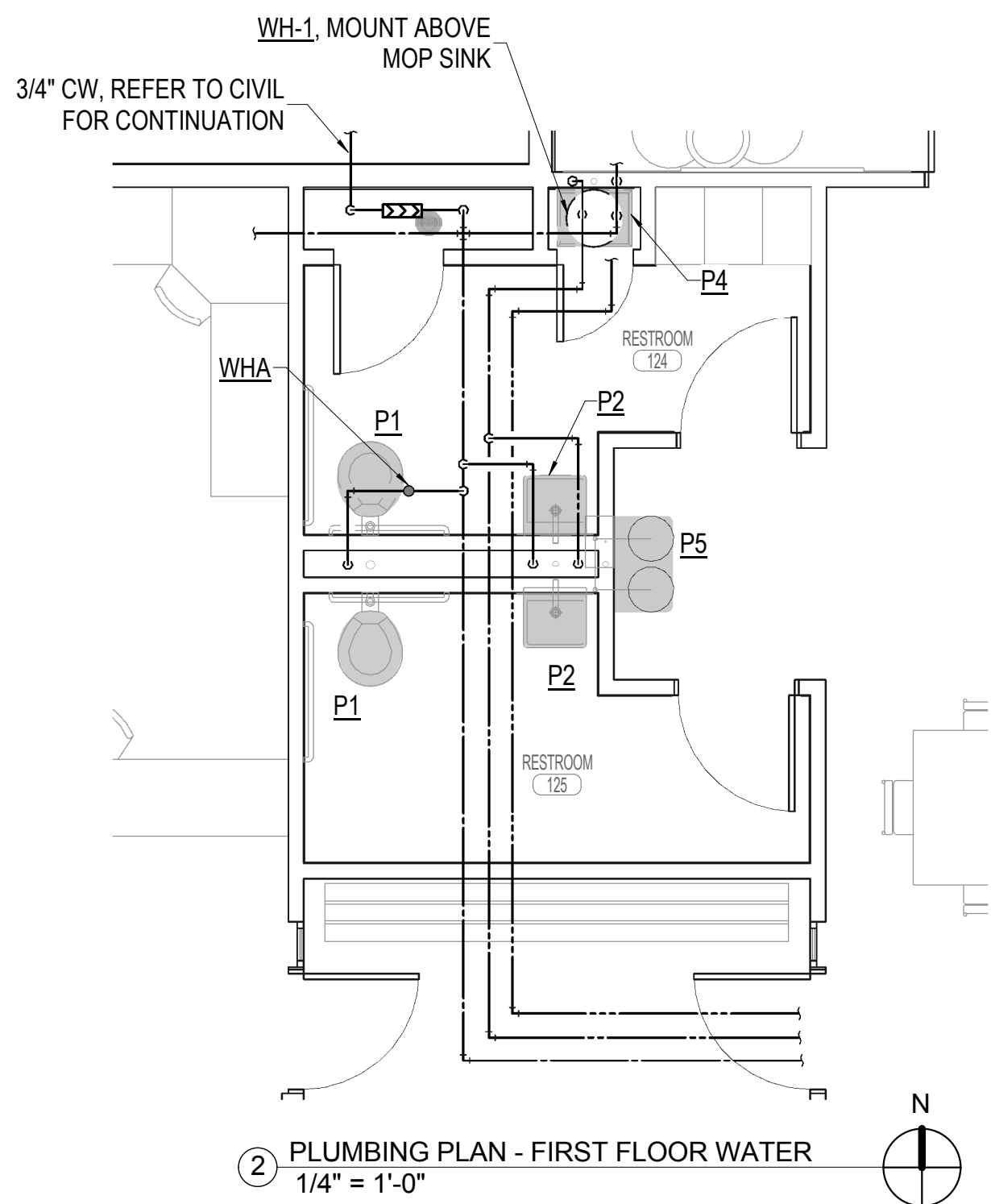
2. TAKEOFF DETAIL - RECTANGULAR DUCT  
NO SCALE



3. TAKEOFF DETAIL - ROUND DUCT  
NO SCALE

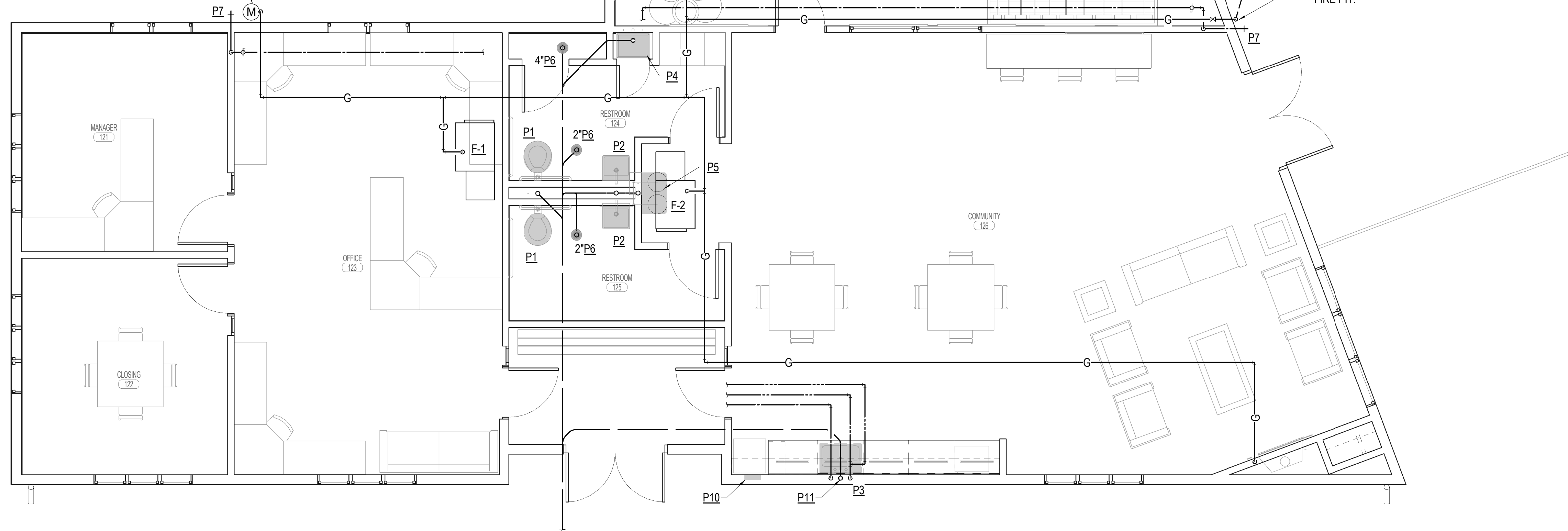


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② PLUMBING PLAN - FIRST FLOOR WATER  
1/4" = 1'-0"

GAS METER. COORDINATE WITH  
LOCAL UTILITY TO PROVIDE 360 MBH (410 CFH)  
AT 7" W.C. DISCHARGE PRESSURE



① OVERALL PLUMBING PLAN  
1/4" = 1'-0"

## PLUMBING GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. ALL CUTTING AND CHANNELING OF EXISTING NON-STRUCTURAL ELEMENTS SHALL BE ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER WITHOUT REMOVAL OF EXCESS MATERIALS. THIS CONTRACTOR SHALL PATCH AND REPLACE WITH MATERIAL SIMILAR TO ADJACENT CONSTRUCTION.
3. CUTTING OF STRUCTURAL MEMBERS IS NOT ALLOWED.
4. ANY EXPENSES RISING FROM LACK OF COORDINATION SHALL BE AT CONTRACTOR'S EXPENSE.
5. COORDINATE ROUTING OF PLUMBING PIPING WITH DUCTWORK, LIGHTS, ARCHITECTURAL CEILING AND STRUCTURAL ELEMENTS. PIPING SHALL RISE AND DROP, JOG OR OFFSET AS REQUIRED TO AVOID CONFLICTS. DUCTWORK SHALL TAKE PRECEDENCE OVER ALL PIPING EXCEPT WHERE GRADE MUST BE MAINTAINED FOR DRAINAGE.
6. REFER TO PLUMBING FIXTURE CONNECTION SCHEDULE FOR PIPE SIZES TO INDIVIDUAL FIXTURES.
7. NOT ALL REQUIRED CLEANOUTS ARE NECESSARILY SHOWN ON THESE PLANS. PROVIDE CLEANOUTS ON WASTE AND VENT PIPING AS REQUIRED BY CODE AND FOR REASONABLE MAINTENANCE BASED ON ACTUAL FIELD INSTALLATION. COORDINATE LOCATIONS WITH ARCHITECT/ENGINEER.
8. TERMINATE PLUMBING VENTS NOT LESS THAN 12" ABOVE ROOF, AND A MINIMUM OF 10' FROM ANY BUILDING FRESH AIR INTAKES.
9. AVOID ROUTING PIPE OVER ELECTRICAL ROOMS OR ELECTRICAL PANELS. MAINTAIN N.E.C. CLEARANCES, COORDINATE ROUTING WITH EC.
10. LOCATE ALL VALVE IN ACCESSIBLE AREAS OR ABOVE DROP-IN CEILING WHERE FEASIBLE. ACCESS PANELS SHALL BE INSTALLED IN WALLS, OR HARD-LID LOCATIONS WHERE VALVES ARE INSTALLED.

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## Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO

SET ISSUE  
Concept Review  
12.1.16

SHEET ISSUE  
REVISION DATE

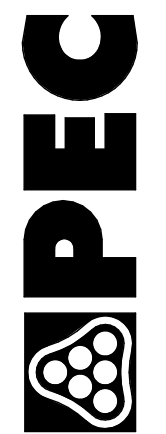
Revision Date 01/10/17  
Project number 161391  
Drawn by AAC  
Checked by CWH

PLUMBING  
PLANS

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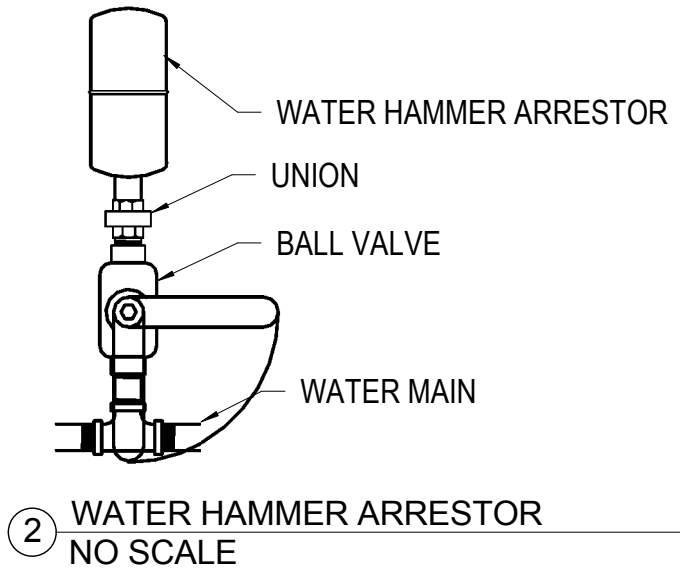
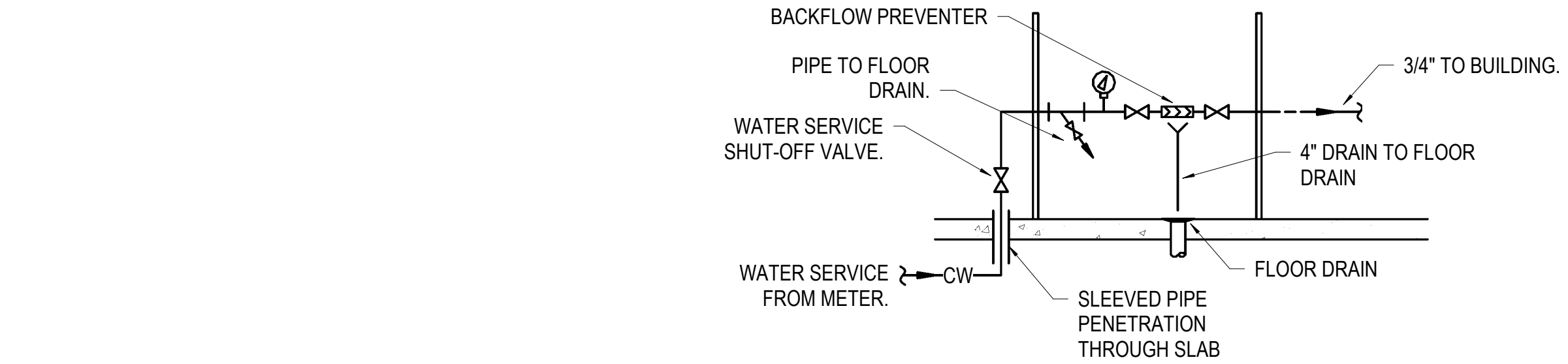
GAS LOAD SCHEDULE			
METER	FIXTURE	SIZE (MBH)	SIZE (CFH)
1	F-1	80	91
	F-2	80	91
	F-3	80	91
	GAS FIREPLACE	40	46
	GAS FIREPIT	80	91
TOTAL		360	410

FIXTURE CONNECTION SCHEDULE					
FIXTURE	ABBREV	CW RUNOUT	HW RUNOUT	WASTE RUNOUT	VENT
WATER CLOSET(VALVE)	WC	1-1/4"	-	4"	2"
WATER CLOSET (TANK)	WC	1/2"	-	4"	2"
URINAL (WASHDOWN)	UR	1"	-	2"	1-1/2"
LAVATORY	LAV	1/2"	1/2"	2"	1-1/2"
HAND SINK	LAV	1/2"	1/2"	2"	1-1/2"
SERVICE SINK	SS	1/2"	1/2"	3"	2"
MOP BASIN	MSB	3/4"	3/4"	3"	2"
KITCHEN SINK	KS	1/2"	1/2"	2"	1-1/2"
DRINKING FOUNTAIN	DF	1/2"	-	2"	1-1/2"
DISHWASHER ROUGH-IN	DW	1/2"	-	2"	1-1/2"
FLOOR SINK	FS	-	-	3"	2"
FLOOR DRAIN	FD	-	-	2"	1-1/2"
HOSE BIB	HB	3/4"	-	-	-

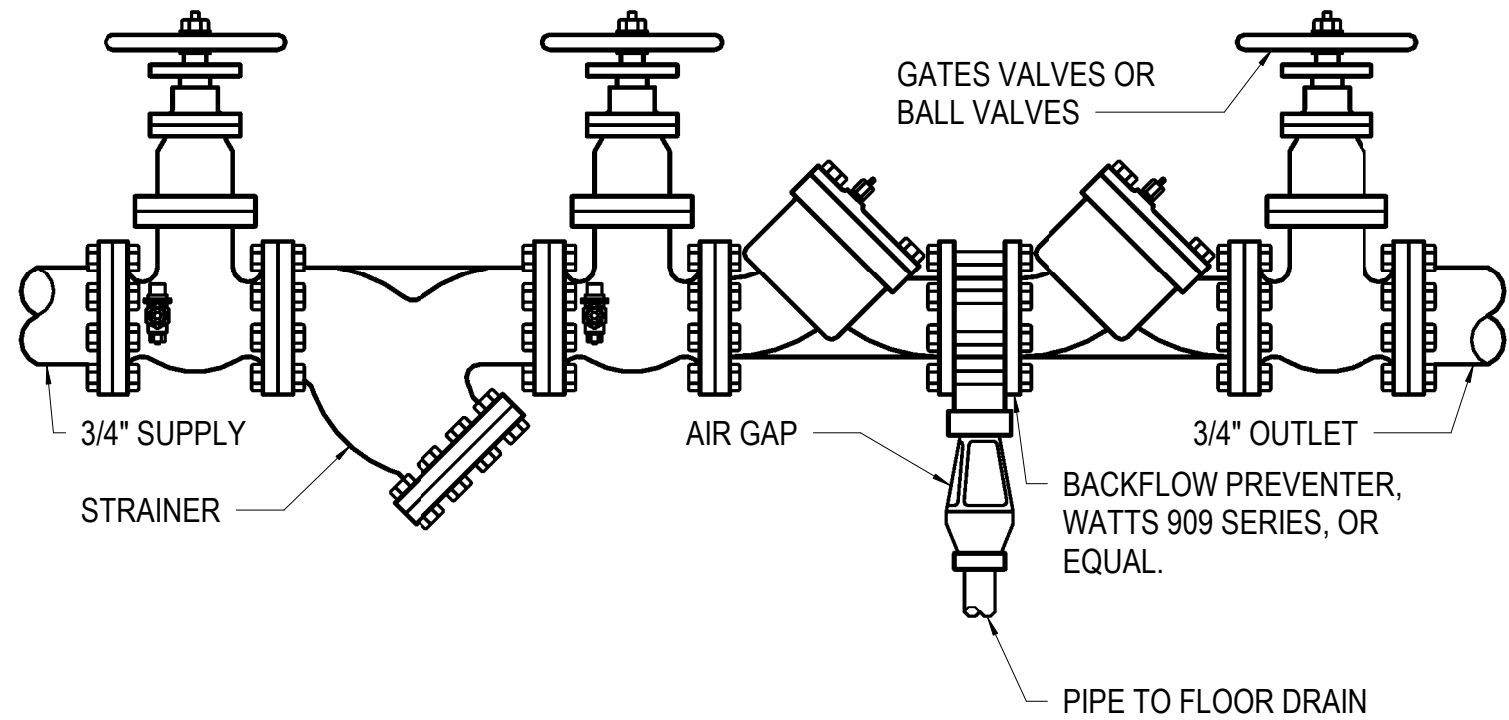
PLUMBING FIXTURE SCHEDULE								
MARK	FIXTURE TYPE	ADA	FINISH	MANUFACTURER & MODEL	FAUCET TRIM MANF & MODEL	HARDWIRE, PLUG OR BATTERY POWERED	ACCESSORIES	REMARKS
P1	FLUSH VALVE WATER CLOSET	YES	WHITE VITREOUS CHINA	KOHLER K-4325	SLOAN ROYAL 111-1.28	-	CHURCH 295C OPEN FRONT SEAT	1.28 GPF
P2	WALL MOUNT LAVATORY	YES	WHITE VITREOUS CHINA	KOHLER K-1729	DELTA 523LF-HGMHDF	-	TRUEBRO 402W ADA INSULATION PACKAGE, WITH LEONARD 170 MIXING VALVE	0.5 GPM
P3	SINGLE BOWL KITCHEN SINK	YES	STAINLESS STEEL	ELKAY PSR3122	DELTA 140-WE-DST	-	NOTE 1	-
P4	MOP SINK	-	MOLDED STONE	FIAT MSB2424	FIAT 830-AA	-	-	VACUUM BREAKER PROTECTED FAUCET
P5	DRINKING FOUNTAIN	YES	STAINLESS STEEL	ELKAY EZSTL8WSLK	-	PLUG AND CORD	BOTTLE FILLING STATION	-
P6	FLOOR DRAIN	-	NICKEL BRONZE	ZURN FD2280	-	-	SELF CLOSING TRAP SEAL BY SURE SEAL	OUTLET SIZE AS INDICATED ON PLANS
P7	FREEZELESS WALL HYDRANT	-	CHROME	WOODFORD MODEL 65	-	-	-	FREEZELESS, BACKFLOW PROTECTED
P10	REFRIGERATOR BOX	-	PVC	IPS AB9700	-	-	HAMMER ARRESTOR	-
P11	AIR ADMITTANCE VALVE	-	PVC	STUDOR MINI-VENT	-	-	-	-
WHA	WATER HAMMER ARRESTOR	-	COPPER	SIoux CHIEF	-	-	-	-
1. BADGER 5 GARBAGE DISPOSAL, CORD AND PLUG, 1/2 HP 120V/1								

WATER HEATER SCHEDULE								
MARK	TYPE	GAL STOR	GPH RECOVERY AT 80° RISE	TOTAL KW	ELECTRIC NO. ELEMENTS	VOLT/ PHASE	MANUFACTURER MODEL NUMBER	REMARKS
WH-1	TANK	15	10.2	2	1	120/1	RHEEM PROE15 1RH POU	

PUMP SCHEDULE										
MARK	SERVICE	TYPE	GPM	FEET HEAD	FLUID	HP	RPM	ELECT	MANUFACTURER MODEL NUMBER	REMARKS
HWCP-1	DHW RECIRC	CIRCULATOR	1.5	12	WATER	1/25		120/1	TACO 008-BF	



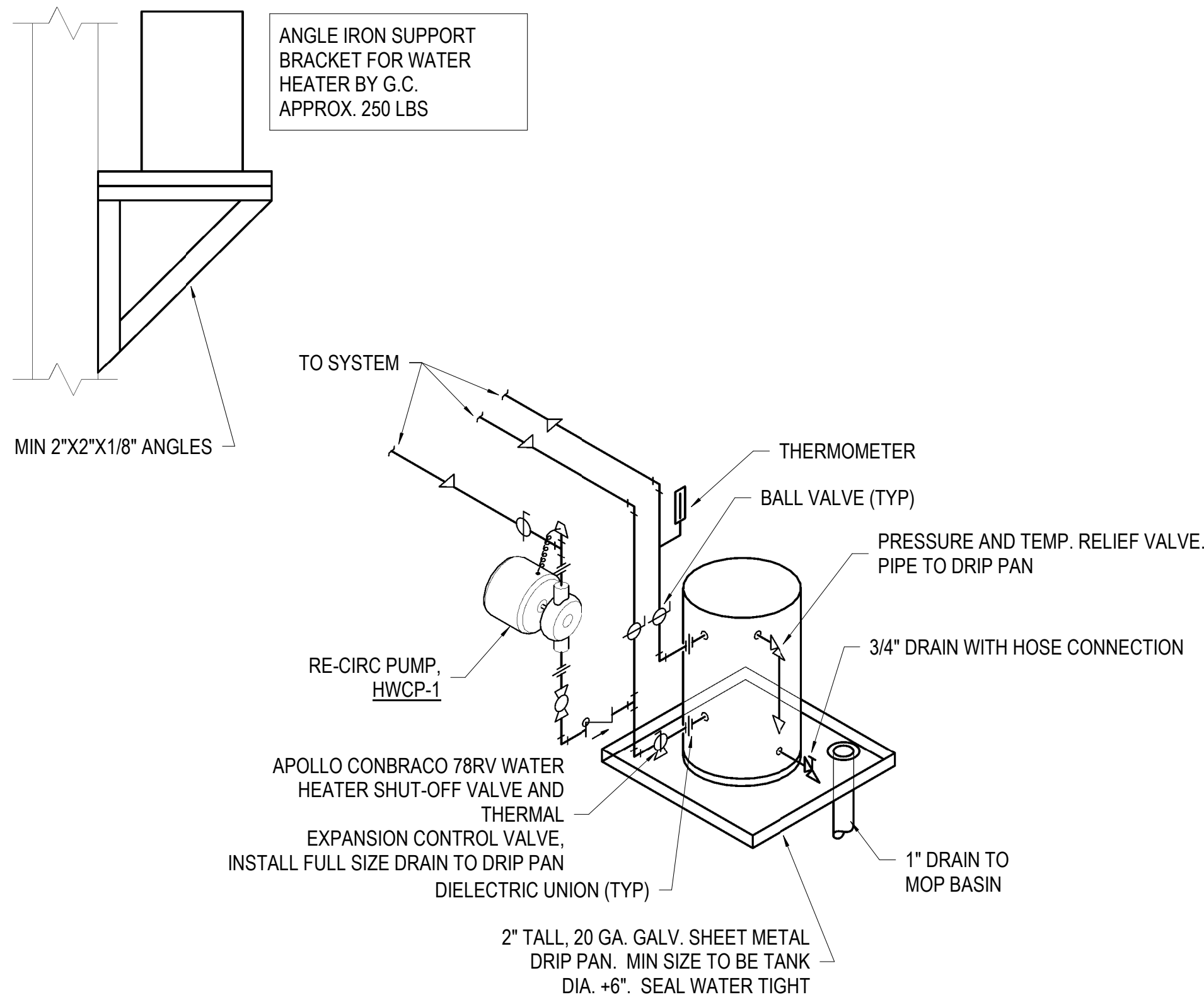
③ DOMESTIC WATER ENTRY  
NO SCALE



REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPZ)

- TO BE INSTALLED IN A CONTINUOUS PRESSURE WATER SUPPLY.
- SHALL BE INSTALLED HORIZONTALLY, UPRIGHT PER MANUFACTURERS INSTRUCTIONS.
- WATER SPILLAGE WILL LIKELY OCCUR. AN AIR GAP WITH DRAIN LINE SHALL BE INSTALLED AS SHOWN ON PLANS.
- ACCESS & CLEARANCE SHALL BE PROVIDED FOR REQUIRED TESTING, MAINTENANCE, & REPAIR: INCLUDING A MINIMUM OF 1'-0" BETWEEN LOWEST PORTION OF ASSEMBLY, AND FLOOR OR PLATFORM. ASSEMBLIES INSTALLED MORE THAN 5'-0" ABOVE FLOOR SHALL BE PROVIDED WITH A PERMANENT PLATFORM CAPABLE OF SUPPORTING A TESTER OR MAINTENANCE PERSON.

REDUCED PRESSURE PRINCIPLE  
BACKFLOW PREVENTER DETAIL  
① NO SCALE



⑤ WATER HEATER DETAIL - ELECTRIC  
NO SCALE







## LIGHTING FIXTURE SCHEDULE

(P.E.C.)

[illegible]

- ① GENERAL CONTRACTOR SHALL PROVIDE FIREPROOFING AROUND RECESSED FIXTURES INSTALLED IN FIRE RATED CEILING PER U.L. REQUIREMENTS. ELECTRICAL CONTRACTOR WILL COORDINATE.
- ② MANUFACTURERS LISTED IN THIS SCHEDULE OR APPROVED BY WRITTEN ADDENDUM WILL BE THE ONLY APPROVED MANUFACTURERS TO BID THE LIGHTING FIXTURES FOR THIS PROJECT. CONTRACTORS AND SUPPLIERS USING PRICING FROM MANUFACTURERS NOT LISTED ON SCHEDULE OR BY ADDENDUM DO SO AT THEIR OWN RISK.
- ③ LIGHT FIXTURE SELECTIONS ARE BASED ON THE MANUFACTURER IN THE LEFT MOST COLUMN AS LISTED IN THE SCHEDULE. FIXTURES APPROVED AS EQUALS IN THIS SCHEDULE OR BY ADDENDUM SHALL BE EQUAL TO THE UNIT SPECIFIED IN THE LEFT MOST COLUMN, IE: SPRING LOADED LATCHES, POST PAINTED FINISH, AND PHOTOMETRICS.
- ④ ALL LIGHT FIXTURES SHALL BE SECURED TO THE CEILING FRAMING SYSTEM BY MECHANICAL MEANS (SUCH AS BOLTS, SCREWS, OR RIVETS) OR BY CLIPS IDENTIFIED FOR USE WITH THE TYPE OF CEILING FRAMING MEMBER AND LIGHT FIXTURE.
- ⑤ LIGHT FIXTURES SHALL BE PROVIDED WITH PROGRAM START ELECTRONIC BALLASTS. COMPACT FLUORESCENT ELECTRONIC BALLASTS SHALL HAVE END-OF-LIFE PROTECTION CIRCUIT TO PREVENT WELDING OF LAMPS IN SOCKETS OR LAMP BREAKAGE. SEE THE SPECIFICATIONS. ALL FLUORESCENT LAMPS SHALL BE LOW MERCURY AND SHALL MEET ALL E.P.A. GUIDELINES FOR PASSING "TCLP" TESTS. ALL INDOOR FLUORESCENT BALLASTS SHALL HAVE A DISCONNECTING MEANS MEETING THE REQUIREMENTS OF NEC SECTION 410.130(G), EXCEPT FOR THOSE INSTALLED IN CORD-AND-PLUG CONNECTED FIXTURES. ELECTRONIC BALLASTS FOR EXTERIOR LOCATED LIGHT FIXTURES SHALL HAVE A MINIMUM STARTING TEMPERATURE OF -20 DEGREES FAHRENHEIT.
- ⑥ PROVIDE ARROWS AND FACES AS INDICATED ON THE DRAWINGS.
- ⑦ TO COMPLY WITH NEC SECTION 410.130(G), ALL EXISTING OR RELOCATED FLUORESCENT LIGHT FIXTURES WITHOUT A BALLAST DISCONNECTING MEANS SHALL HAVE A BALLAST DISCONNECTING MEANS PROVIDED AND INSTALLED UNDER ANY OF THE FOLLOWING CONDITIONS:
  - a. WHEN AN EXISTING BALLAST IS REPLACED.
  - b. WHEN AN EXISTING LIGHT FIXTURE IS RELOCATED.
  - c. WHEN AN EXISTING LIGHT FIXTURE IS RECIRCUITED.
- ⑧ LIGHT FIXTURES SHALL BE PROVIDED WITH 0-10V DIMMING DRIVERS. DRIVERS SHALL BE CAPABLE OF DIMMING TO A MINIMUM OF 10% OF TOTAL LIGHT OUTPUT. LED DRIVERS SHALL HAVE A DISCONNECTING MEANS MEETING THE REQUIREMENTS OF NEC SECTION 410.130(G), EXCEPT FOR THOSE INSTALLED IN CORD-AND-PLUG CONNECTED FIXTURES. WHERE APPLICABLE, WHEN DIMMING SWITCHES ARE NOT PROVIDED AS PART OF THE DESIGN, CONTRACTOR SHALL CAP OFF 0-10V DIMMING WIRES FOR FUTURE EXTENSION BY OWNER.

## GENERAL NOTES

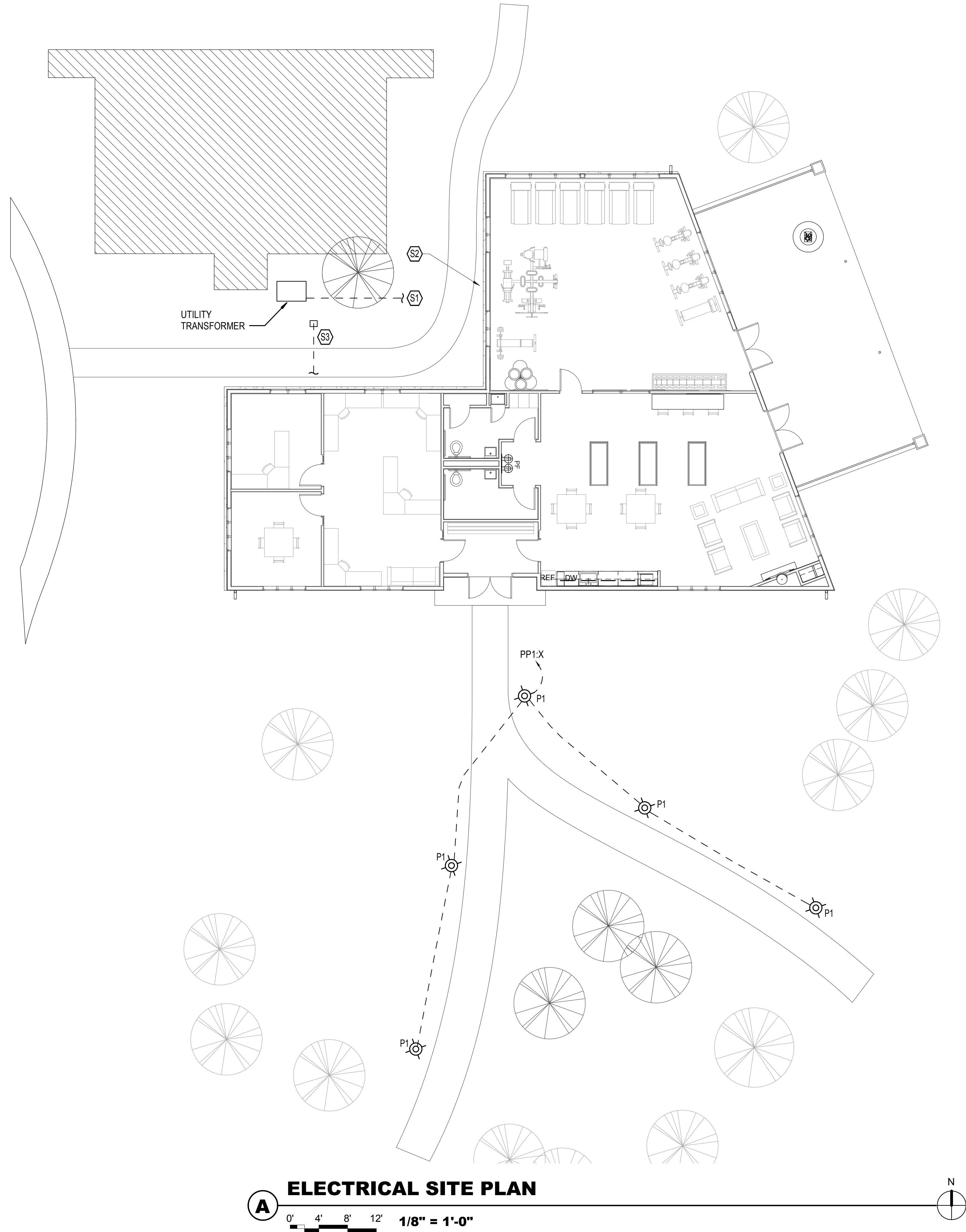
1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) & THE AMERICANS WITH DISABILITIES ACT (ADA).
2. REFER TO RELATED ARCHITECTURAL, MECHANICAL, AND STRUCTURAL DRAWINGS FOR RELATED INFORMATION.
3. REFER TO THE SPECIFICATIONS FOR DATA NOT ON THE DRAWINGS.
4. E.C. SHALL REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR THE REQUIREMENTS ASSOCIATED WITH WIRING AND CONNECTION OF INTERLOCKING AND CONTROLS OF MECHANICAL UNITS AND THERMOSTAT LOCATIONS.
5. COORDINATE OUTLET BOX LOCATIONS WITH MASONRY TO MINIMIZE CUTTING OF BRICK OR BLOCK.
6. ALL MOUNTING HEIGHTS TO CENTERLINE OF ITEM UNLESS OTHERWISE NOTED. VERIFY ALL OUTLET LOCATIONS ON THE JOB PRIOR TO ROUGH-IN.
7. CONDUIT RUN W/CONDUCTORS AS INDICATED & GROUND WIRE SIZED PER N.E.C. 250.122. CONDUIT SIZE AS REQUIRED.
8. WHEN INCREASED CONDUCTOR SIZES ARE SHOWN ON THE PLANS, THE LARGER CONDUCTOR SIZE SHALL BE USED THROUGHOUT THE LENGTH OF THE CIRCUIT, INCLUDING NEUTRAL AND GROUND.
9. "CT" INDICATED ADJACENT TO DEVICE INDICATES DEVICE MOUNTED ABOVE BACKSPLASH OF COUNTER TOP. VERIFY EXACT HEIGHT WITH ARCHITECTURAL PLANS AND ELEVATIONS.
10. BRANCH CIRCUITS ARE INDICATED AS ONE CIRCUIT HOME RUNS WITH INDIVIDUAL NEUTRALS. A MAXIMUM OF THREE CIRCUITS (MAXIMUM OF THREE PHASE CONDUCTORS) MAY BE GROUPED IN A SINGLE CONDUIT. WHERE MULTIPLE CIRCUITS ARE LOCATED IN THE SAME RACEWAY, JUNCTION BOX OR ENCLOSURE, NEUTRALS SHALL BE MARKED OR LABELED TO INDICATE WHICH CIRCUIT THEY ARE ASSOCIATED WITH.
11. LABEL THE FRONT OF EACH RECEPTACLE COVERPLATE WITH PANEL DESIGNATION AND CIRCUIT NUMBER USING CLEAR THERMAL TRANSFER (ELECTRONIC DYMO) LABELS WITH 1/8" HIGH BLACK LETTERS (OR CONTRASTING COLOR IF PLATES ARE BLACK OR BROWN). LABELS SHALL BE SUITABLE FOR INDOOR/OUTDOOR USE. LABEL THE BACK OF EACH LIGHT SWITCH COVERPLATE WITH PANEL DESIGNATION AND CIRCUIT NUMBER USING A FINE BLACK PERMANENT MARKER.
12. JUNCTION BOX OR RECEPTACLE FOR DRINKING FOUNTAINS SHALL BE LOCATED BEHIND THE EQUIPMENT SKIRT UNLESS OTHERWISE NOTED. COORDINATE CONNECTION TYPE AND LOCATION WITH EQUIPMENT PROVIDED.
13. PROVIDE 18" LONG (MIN.) CONDUIT SLEEVES THRU ALL WALLS WHERE CABLES ARE INDICATED OR REQUIRED TO PASS THRU WALLS. PROVIDE BUSHINGS ON BOTH ENDS.
14. PROVIDE DIMMER PER THE SPECIFICATIONS. COORDINATE DIMMER TYPE AND WIRING WITH ASSOCIATED LIGHT FIXTURE DIMMING REQUIREMENTS (I.E. 3-WIRE, 0-10V, ELECTRONIC OR MAGNETIC LOW-VOLTAGE, ETC.) OR WITH LIGHTING CONTROL SYSTEM PROPRIETARY REQUIREMENTS (I.E. LUTRON, nLIGHT, DALI, ETC.) AS NECESSARY. 3-WIRE DIMMERS SHALL BE PROVIDED WITH A DEDICATED NEUTRAL FOR EACH CONTROL ZONE. 0-10V DIMMERS SHALL BE PROVIDED WITH DIMON/OFF CONTROL. COORDINATE PHASE CONTROL OF LED DRIVERS (I.E. REVERSE PHASE, FORWARD PHASE, ETC.) WITH LIGHT FIXTURE MANUFACTURER'S RECOMMENDATIONS. LOW-VOLTAGE CONTROL WIRING IS NOT SHOWN ON PLANS FOR CLARITY, BUT SHALL BE PROVIDED AS REQUIRED.
15. EACH DATA, TELEPHONE, VIDEO, OR OTHER SYSTEMS OUTLET REQUIRES 1" WITH PULL ROPE STUBBED 6" ABOVE NEAREST ACCESSIBLE CEILING UNLESS OTHERWISE NOTED ON PLANS. CONDUITS STUBBED UP ABOVE CEILINGS SHALL BE TURNED OUT 90°. PROVIDE INSULATED BUSHINGS ON ALL CONDUITS. LABEL CONDUIT TO IDENTIFY ITS INTENDED USE (I.E. TELEPHONE, DATA, ETC.).

## SYMBOL LIST

SYMBOL	DESCRIPTION	MOUNTING	SYMBOL	DESCRIPTION	MOUNTING
LIGHTING, SWITCHES, AND SENSORS					
	LIGHT FIXTURE & FIXTURE LETTER	CEILING		SWITCHES (1-POLE, 2-POLE, 3-WAY, 4-WAY)	48" AFF
	STRIP LIGHT FIXTURE & FIXTURE LETTER	CEILING		SWITCHES (KEYED, PILOT)	48" AFF
	LIGHT FIXTURE & FIXTURE LETTER	CEILING		INDICATES SWITCHING SCHEME	
	LIGHT FIXTURE & FIXTURE LETTER	WALL		NIGHT LIGHT-WIRE AHEAD OF CONTROLS	
	EXIT LIGHT (SHADING DENOTES EXIT FACE SIDE)	CEIL./WALL		LIGHT FIXTURE ON EMERGENCY POWER	
	LIGHT FIXTURE & FIXTURE LETTER	WALL		EMERGENCY BATTERY LIGHT FIXTURE	CEIL./WALL
	FIXTURE WITH WASHHEAD (LAMP(S) ON EMERG. POWER)	CEILING		ULTRASONIC SENSOR >1000SF	CEILING
	HANDICAP DOOR RELEASE PUSHBUTTON	48" AFF		ULTRASONIC SENSOR >1000SF	WALL
	THERMOSTAT/TEMPERATURE SENSOR	48" AFF		ULTRASONIC SENSOR >1000SF	CORNER
	PLUG/MOLD SURFACE RACEWAY	WALL		DUAL TECHNOLOGY SENSOR >1000SF	CEILING
	LOW VOLTAGE SWITCH	48" AFF		DUAL TECHNOLOGY SENSOR >1000SF	WALL
	DIMMER SWITCH	48" AFF		DUAL TECHNOLOGY SENSOR >1000SF	CORNER
	ULTRASONIC SENSOR <1000SF	CEILING		ELECTRONIC TIME SWITCH	48" AFF
	ULTRASONIC SENSOR <1000SF	WALL		1 RELAY WALL MTD PIR SENSOR	48" AFF
	ULTRASONIC SENSOR <1000SF	CORNER		2 RELAY WALL MTD PIR SENSOR	48" AFF
	DUAL TECHNOLOGY SENSOR <1000SF	CEILING		1 RELAY WALL MTD DUAL TECH SENSOR	48" AFF
	DUAL TECHNOLOGY SENSOR <1000SF	WALL		2 RELAY WALL MTD DUAL TECH SENSOR	48" AFF
	DUAL TECHNOLOGY SENSOR <1000SF	CORNER		1 RELAY WALL MTD ULTRASONIC SENSOR	48" AFF
				2 RELAY WALL MTD ULTRASONIC SENSOR	48" AFF
POWER					
	SINGLE GROUNDED RECEPTACLE	18" AFF		WEATHERPROOF	
	DUPLEX GROUNDED RECEPTACLE	18" AFF		SEE GENERAL NOTE 9	
	CLG-MTD DUPLEX GROUNDED RECEPT.	CEILING MTD		ABOVE FINISHED FLOOR	
	DOUBLE DUPLEX GROUNDED RECEPTACLE	18" AFF		DRINKING FOUNTAIN	
	GROUND FAULT DUPLEX RECEPTACLE	18" AFF		PUSH BUTTON	
	GROUND FAULT DOUBLE DUPLEX RECEPTACLE	18" AFF		JUNCTION BOX	
	DUPLEX GRD. RECEPT. BOTTOM SWITCHED	18" AFF		FUSTAT BUSS \$\$\$	
	SPECIAL OUTLET	FLOOR/WALL		BRANCH CIRCUIT PANEL & PANEL DESIGN	72" TO TOP
	DISCONNECT			ELECTRICAL DISTRIBUTION EQUIPMENT	
	EQUIPMENT - SEE EQUIPMENT CONNECTION SCHEDULE			FEEDER DESIGNATION	
	FLOOR BOX: "SYSTEM ONE" NON-METALLIC FLOOR BOX BY HUBBELL #S1PFB WITH (2) 20A, 120V. DUPLEX RECEPTACLE NEMA 5-20R #S1SPDU. CONTRACTOR SHALL VERIFY EXACT LOCATIONS PRIOR TO ROUGH-IN TRENCHING. VERIFY FLOOR FINISH TYPE AND PROVIDE APPROPRIATE COVER AND OTHER TRIM ACCESSORIES FOR A COMPLETE SYSTEM. CONFIRM FINISH.			FLOOR BOX: "SYSTEM ONE" NON-METALLIC FLOOR BOX BY HUBBELL #S1PFB WITH (1) 20A, 120V. DUPLEX RECEPTACLE NEMA 5-20R AND (1) DATACOM OUTLET #S1SPDU2IM. CONTRACTOR SHALL VERIFY EXACT LOCATIONS PRIOR TO ROUGH-IN TRENCHING. VERIFY FLOOR FINISH TYPE AND PROVIDE APPROPRIATE COVER AND OTHER TRIM ACCESSORIES FOR A COMPLETE SYSTEM. CONFIRM FINISH.	
	CONDUIT SLEEVE			CABLE TRAY	
	EMERGENCY CIRCUIT	CEIL./WALL		MASTERSLAVE FIXTURE WHIP	CEILING
	CONDUIT HOME RUN, 1 CIRCUIT. 2#10 & 1#10 GRD. 12°C.	CEIL./WALL		CONDUIT RUN 2#12 & 1#12 GRD. 12°C.	CEIL./WALL
	CONDUIT HOME RUN, 1 CIRCUIT. 2#12 & 1#12 GRD. 12°C.	CEIL./WALL		CONDUIT RUN 2#12 & 1#12 GRD. 34°C.	EARTH/FLOOR
	CONDUIT HOME RUN, 2 CIRCUITS. 4#12 & 1#12 GRD. 12°C.	CEIL./WALL		CONDUIT HOME RUN, 2 CIRCUITS. 4#12 & 1#12 GRD. 12°C.	CEIL./WALL
	CONDUIT HOME RUN, 3 CIRCUITS. 6#12 & 1#12 GRD. 12°C.	CEIL./WALL		PHASE CONDUCTORS (#12 UON)	
	CONDUIT RUN PARTIAL CIRCUIT. 2#12 & 1#12 GRD. 12°C.	CEIL./WALL		NEUTRAL CONDUCTOR (#12 UON)	
				SWITCH LEGS (#12 UON)	
				GROUND CONDUCTOR (#12 UON)	

--SYMBOLS LIST IS FOR REFERENCE ONLY. ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT--

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SITE PLAN NOTES:

1. UNLESS OTHERWISE NOTED, ALL CONDUIT ROUTED ON SITE SHALL BE 1" MINIMUM.
2. ALL RISERS SHALL BE PVC COATED RIGID GALVANIZED STEEL (RGS). ALL ELLS BELOW GRADE SHALL BE PVC COATED RIGID GALVANIZED STEEL (RGS). PROVIDE WITH PVC TO STEEL ADAPTER(S) AS NECESSARY. (THIS REQUIREMENT SHALL NOT APPLY TO FIXTURE POLE BASES)
3. ALL ELECTRICAL WORK AND FEES ASSOCIATED WITH UTILITES SHALL BE VERIFIED AND COORDINATED WITH LOCAL SERVICE PROVIDER PRIOR TO BID.
4. CONTRACTOR SHALL REFERENCE ALL RELATED CONTRACT DOCUMENTS, SITE SURVEY, AND OTHER RESOURCES FOR POSSIBLE CONFLICTS WITH OTHER UNDERGROUND UTILITIES. AT UTILITY CROSSINGS, CONTRACTOR SHALL VERIFY UTILITY DEPTHS AND COORDINATE CONDUIT ROUTING AS NECESSARY.
5. CONTRACTOR SHALL VERIFY AND COORDINATE EXISTING CONDITIONS OF PROJECT SITE PRIOR TO BID.

KEYED NOTES: (X)

- S1 ROUTE SECONDARY SIDE SERVICE CONDUITS FROM EXISTING UTILITY TRANSFORMER TO NEW ELECTRICAL SERVICE. SEE POWER PLAN FOR CONTINUATION. COORDINATE REQUIREMENTS WITH LOCAL UTILITY PROVIDER.
- S2 LOCATION OF MAIN ELECTRICAL SERVICE. REFER TO POWER PLAN FOR ADDITIONAL INFORMATION.
- S3 ROUTE (2)2"Ø FOR TELECOM SERVICES TO BUILDING. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SERVICE PROVIDER(S). REFER TO POWER PLAN FOR CONTINUATION.

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Checked by Checker

ELECTRICAL  
SITE PLAN

E0.1

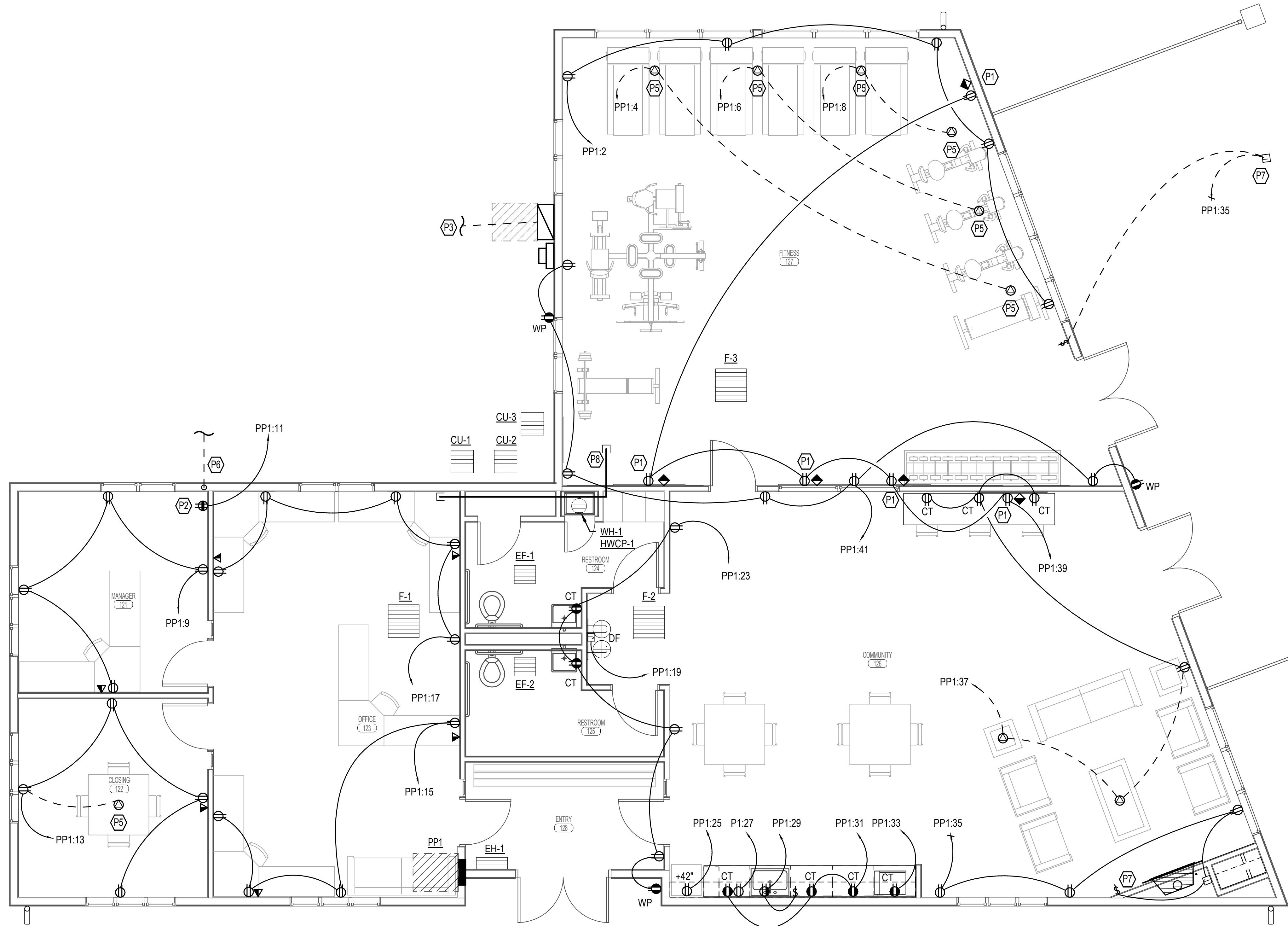
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**A POWER PLAN**

0' 2' 4' 6' 1/4" = 1'-0"

N

#### PLAN NOTES:

1. BRANCH CIRCUITS ARE INDICATED AS ONE CIRCUIT HOME RUNS WITH INDIVIDUAL NEUTRALS. A MAXIMUM OF THREE CIRCUITS (MAXIMUM OF THREE PHASE CONDUCTORS) MAY BE GROUPED IN A SINGLE CONDUIT. WHERE MULTIPLE CIRCUITS ARE LOCATED IN THE SAME RACEWAY, JUNCTION BOX OR ENCLOSURE, NEUTRALS SHALL BE MARKED OR LABELED TO INDICATE WHICH CIRCUIT THEY ARE ASSOCIATED WITH.
2. A GROUND CONDUCTOR SIZED PER N.E.C. ARTICLE 250 IS REQUIRED IN ALL CONDUITS.
3. FOR CONNECTION REQUIREMENTS TO MECHANICAL UNITS, SEE MECHANICAL EQUIPMENT CONNECTION SCHEDULE.
4. ALL PENETRATIONS IN THE RATED WALLS AND CEILINGS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES. THE SEALANT SHALL HAVE A T-RATING OF ONE HOUR.
5. ALL PIPING, CONDUIT, AND OUTLET BOXES (ELECTRIC, TELEPHONE, COMPUTER, ETC.) IN THE RATED WALLS OR CEILING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL.
6. OUTLET BOXES (ELECTRIC, TELEPHONE, COMPUTER, ETC.) SHALL BE LIMITED TO TWO OUTLET BOXES PER STUD SPACE. OUTLET BOXES ON OPPOSITE SIDES OF THE RATED WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.
7. FIELD VERIFY THE EXACT LOCATION OF ALL FLOOR BOXES WITH ARCHITECT PRIOR TO ROUGH-IN.

#### KEYED NOTES: (X)

- P1 TV CONNECTION POINT. COORDINATE EXACT LOCATION, HEIGHT, AND REQUIREMENTS WITH OWNER.
- P2 PROVIDE RECEPTACLE FOR TELECOM EQUIPMENT AT +6". COORDINATE WITH TELECOM SERVICE PROVIDER REQUIREMENTS AND EXACT LOCATION WITH OWNER.
- P3 ROUTE SECONDARY SIDE SERVICE CONDUITS FROM EXISTING UTILITY TRANSFORMER TO NEW ELECTRICAL SERVICE. SEE SITE PLAN FOR CONTINUATION. COORDINATE REQUIREMENTS WITH LOCAL UTILITY PROVIDER.
- P5 PROVIDE 1-1/4"C. FROM FLOOR BOX TO NEAREST WALL AND ROUTE TO ACCESSIBLE CEILING.
- P6 ROUTE SITE CONDUITS FOR TELECOM SERVICES INTO BUILDING AND UP TO ACCESSIBLE CEILING SPACE. REFER TO SITE PLAN FOR CONTINUATION.
- P7 POWER AND CONTROL CONNECTION FOR GAS FIRE PLACE. COORDINATE REQUIREMENTS WITH OWNER.
- P8 PROVIDE (1) 4"C. FROM FITNESS ROOM TO OFFICE (123) ABOVE CEILING FOR TELECOM CABLE ROUTING. TO BE PROVIDED WITH BUSHINGS AND PULL STRING.

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POWER PLAN

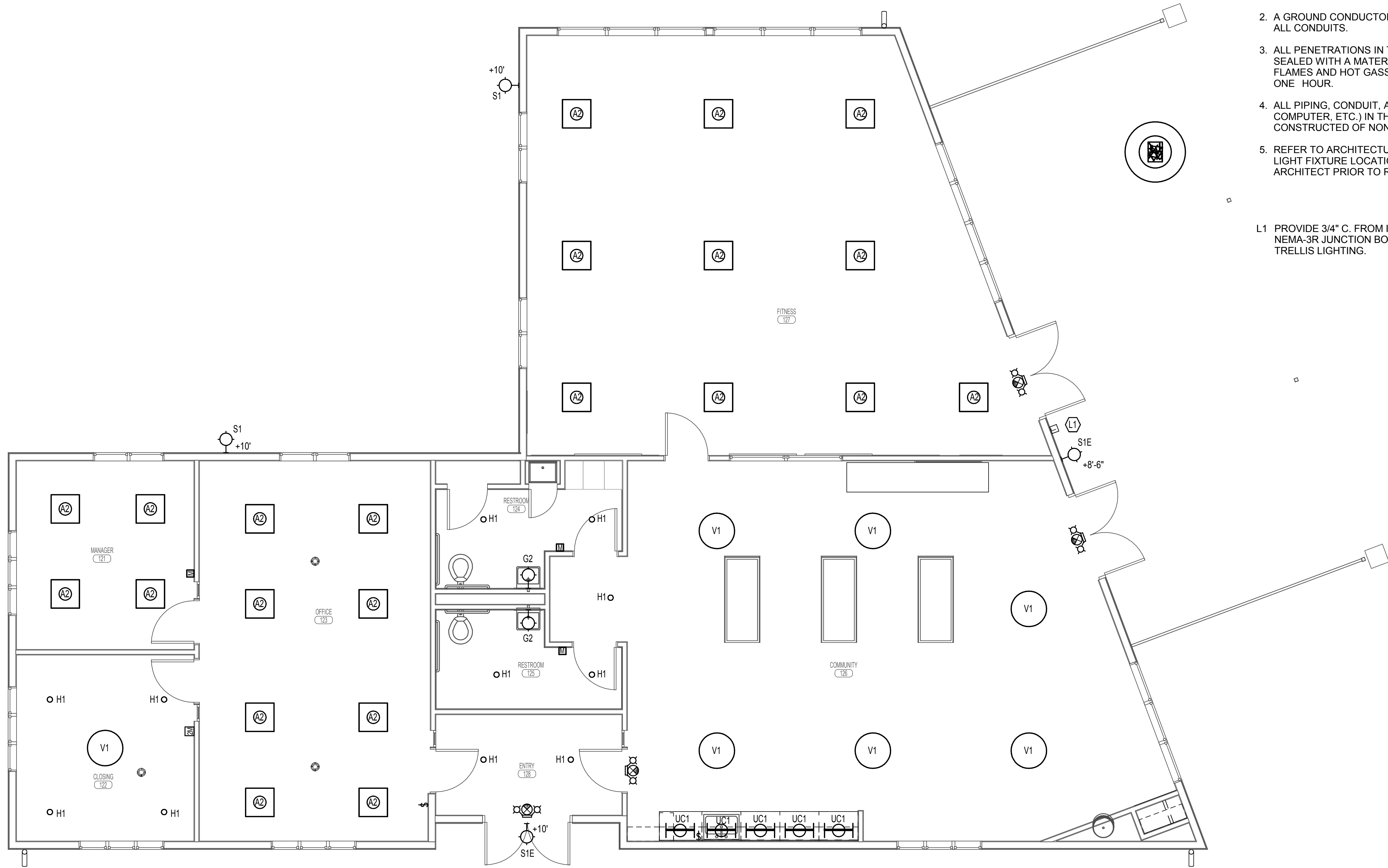
E1.1

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**A LIGHTING PLAN**

0' 2' 4' 6' 1/4" = 1'-0"

N

**PLAN NOTES:**

1. BRANCH CIRCUITS ARE INDICATED AS ONE CIRCUIT HOME RUNS WITH INDIVIDUAL NEUTRALS. A MAXIMUM OF THREE CIRCUITS (MAXIMUM OF THREE PHASE CONDUCTORS) MAY BE GROUPED IN A SINGLE CONDUIT. WHERE MULTIPLE CIRCUITS ARE LOCATED IN THE SAME RACEWAY, JUNCTION BOX OR ENCLOSURE, NEUTRALS SHALL BE MARKED OR LABELED TO INDICATE WHICH CIRCUIT THEY ARE ASSOCIATED WITH. SEE SPECIFICATION SECTION "LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES" FOR ADDITIONAL INFORMATION.
2. A GROUND CONDUCTOR SIZED PER N.E.C. ARTICLE 250 IS REQUIRED IN ALL CONDUITS.
3. ALL PENETRATIONS IN THE RATED WALLS AND CEILINGS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES. THE SEALANT SHALL HAVE A T-RATING OF ONE HOUR.
4. ALL PIPING, CONDUIT, AND OUTLET BOXES (ELECTRIC, TELEPHONE, COMPUTER, ETC.) IN THE RATED WALLS OR CEILING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL.
5. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LIGHT FIXTURE LOCATIONS. VERIFY ALL DISCREPANCIES WITH ARCHITECT PRIOR TO ROUGH-IN.

**KEYED NOTES:** (X)

- L1 PROVIDE 3/4" C. FROM INTERIOR ACCESSIBLE CEILING TO 4x4 NEMA-3R JUNCTION BOX AT EXTERIOR PATIO AREA FOR FUTURE TRELLIS LIGHTING.

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**LIGHTING PLAN**

**E2.1**

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# DIAGRAMS AND SCHEDULES E4.1

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240/120 VOLTS, 1 PHASE, 3 WIRE  
400 AMP MAIN BKR, FLUSH MTD.  
42000 AIC LABELED

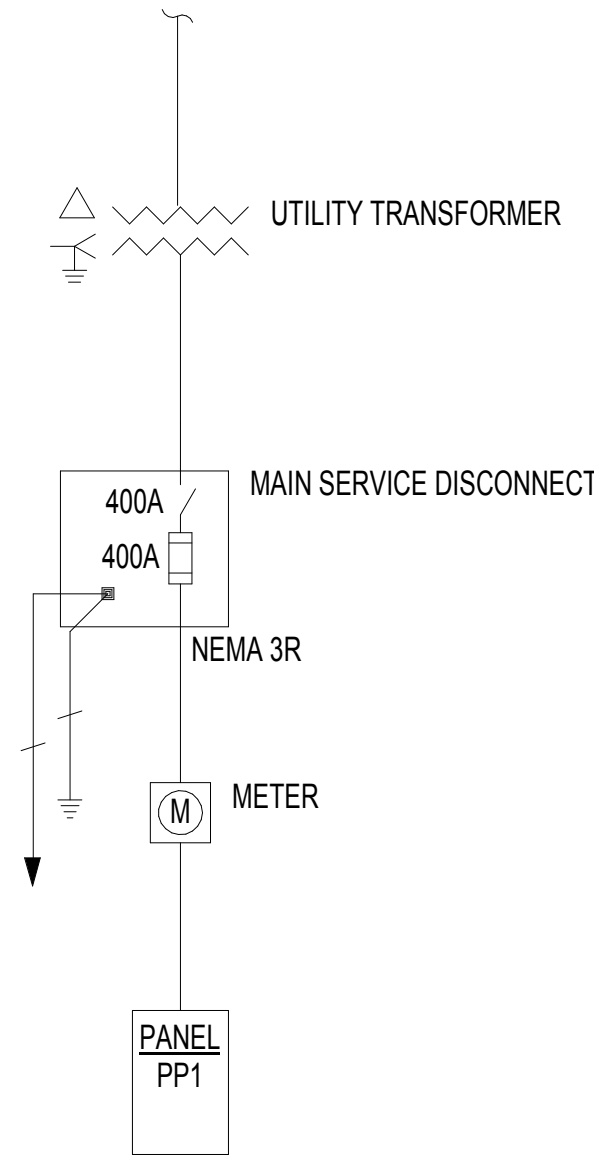
CIRC NO.	LOAD V. A.	LOAD TYPE	LOAD DESCRIPTION	P	AMP SIZE	WATTAGE	AMP SIZE	LOAD DESCRIPTION	LOAD TYPE	LOAD V. A.	CIRC NO.
1	1700	LGHT	INTERIOR 1 & EF-1	1	20	B	20	1 FITNESS NORTH RECS	RCPT	1000	2
3	1700	LGHT	INTERIOR 2 & EF-2	1	20	B	20	1 FITNESS FLOOR BOX	POWR	1800	4
5	1600	LGHT	EXTERIOR 1	1	20	A	20	1 FITNESS FLOOR BOX	POWR	1800	6
7	1600	LGHT	EXTERIOR 2	1	20	B	20	1 FITNESS FLOOR BOX	POWR	1800	8
9	800	RCPT	MANAGER OFFICE RECS	1	20	A					10
11	400	RCPT	IT EQUIPMENT/DEMARK	1	20	B					12
13	1200	RCPT	CLOSING OFFICE RECS	1	20	A					14
15	800	RCPT	OFFICE SOUTH RECS	1	20	B					16
17	1000	RCPT	OFFICE NORTH RECS	1	20	A					18
19	372	HEAT	DRINKING FOUNTAIN	1	20	B					20
21	1176	POWR	DISPOSAL	1	20	A	20	1 F-1	MOTR	1176	22
23	1300	RCPT	ENTRY RECS/HWCP-1	1	20	B	20	1 F-2	MOTR	1176	24
25	1200	POWR	REFRIGERATOR	1	20	A	30	1 F-3	MOTR	1656	26
27	1200	POWR	DISHWASHER	1	20	B	30	2 CU-1	MOTR	3696	28
29	1200	POWR	DISPOSAL	1	20	A	-	-----	--	--	30
31	1200	RCPT	KITCHEN RECS	1	20	B	40	2 CU-2	MOTR	4512	32
33	1500	POWR	MICROWAVE	1	20	A	-	-----	--	--	34
35	1400	RCPT	COMMUNITY RECS/FIRE	1	20	B	40	2 CU-3	MOTR	4512	36
37	1600	RCPT	COMMUNITY RECS/FLOOR	1	20	A	-	-----	--	--	38
39	1500	POWR	TVs	1	20	B	30	2 EH-1	HEAT	4008	40
41	1400	RCPT	FITNESS/COMMUNITY RECS	1	20	A	-	-----	--	--	42

PANELBOARD: PP1	CONNECTED KVA:			DEMAND			SIZING AMPS:				
	PH-A	PH-B	PH-C	TOTAL	FACTOR	KVA	CONV. FACT	TOTAL	PH-A	PH-B	PH-C
Lighting	3.3	3.3	0	6.6	1.0	6.6	1.25	34.4	34.4	34.4	0
Receptacles	7	5.1	0	10	1.0	10					
(First 1000VA at 1.0 + remainder at 0.5)				2.1	0.5	1.1	> 1.0	46	53.3	38.8	0
Power	6.9	6.3	0	13.2	1.0	13.2	1.0	54.9	57.3	52.5	0
Largest Motor	2.3	2.3	0	4.5	1.0	4.5	1.25	23.5	23.5	23.5	0
Motors	6.9	5.3	0	12.2	1.0	12.2	1.0	50.9	57.8	44	0
Heating	2	2.4	0	4.4	1.0	4.4	1.25	22.8	20.9	24.8	0
Spare					0.2	10.4	1.0	43.3	43.3	43.3	0
TOTAL KVA:	28.4	24.6	0	53		62.3		TOTAL AMPS:	PH-A	PH-B	PH-C
TOTAL AMPS:	236	205	0	220.8				275.8	290.5	261.3	0

## MECHANICAL EQUIPMENT CONNECTIONS

UNIT DESIGN	UNIT VOLTAGE	LOAD			PANEL DEVICE				DEVICE AT UNIT						S E T S	FEEDER DESCRIPTION OR SEE THE FEEDER SCHEDULE	REMARKS OR SEE THE INDICATED NOTES BELOW
		H.P.	FLA	KVA	CIRCUIT NUMBER	BKR	SW	FUSE AMPS	NEMA START SIZE	BKR	SW	FUSE AMPS	NEMA START SIZE	OTHER			
CU	AIR COOLED CONDENSING UNIT																
1	240/1	16.36A	15.4	3.696	PP1:28	30		2				30	25	2	1 2 #10 AWG THWN; #10 AWG GRD; 1/2°C.		
2	240/1	18.8A	18.8	4.512	PP1:32	40		2				60	30	2	1 2 #8 AWG THWN; #10 AWG GRD; 3/4°C.		
3	240/1	18.8A	18.8	4.512	PP1:36	40		2				60	30	2	1 2 #8 AWG THWN; #10 AWG GRD; 3/4°C.		
EF	EXHAUST FAN																
1	120/1	1KVA	0.8	0.096	PP1:	20		1						FUSTAT	1 2 #12 AWG THWN; #12 AWG GRD; 1/2°C.		
2	120/1	1KVA	0.8	0.096	PP1:	20		1						FUSTAT	1 2 #12 AWG THWN; #12 AWG GRD; 1/2°C.		
EH	ELECTRIC HEATER																
1	240/1	A	16.7	4.008	PP1:40	30		2				30	25	2	1 2 #10 AWG THWN; #10 AWG GRD; 1/2°C.		
F	FURNACE																
1	120/1	.5	9.8	1.176	PP1:22	20		1						FUSTAT	1 3 #12 AWG THWN; #12 AWG GRD; 1/2°C.		
2	120/1	.5	9.8	1.176	PP1:24	20		1						FUSTAT	1 2 #12 AWG THWN; #12 AWG GRD; 1/2°C.		
3	120/1	.75	13.8	1.656	PP1:26	30		1						FUSTAT	1 2 #10 AWG THWN; #10 AWG GRD; 1/2°C.		
HWCP	HOT WATER CIRCULATING PUMP																
1	120/1	.05KVA	0.4	0.048	PP1:	20		1						FUSTAT	1 2 #12 AWG THWN; #12 AWG GRD; 1/2°C.		
WH	WATER HEATER																
1	120/1		16.7	2.004	PP1:	30		1						FUSTAT	1 2 #10 AWG THWN; #10 AWG GRD; 1/2°C.		

- ① ALL CONNECTIONS AND ELECTRICAL EQUIPMENT LISTED IN SCHEDULE SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. FIELD VERIFY CONNECTION REQUIREMENTS AND EQUIPMENT PROVIDED BY OTHERS PRIOR TO ROUGH-IN.
- ② REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR THE REQUIREMENTS ASSOCIATED WITH WIRING AND CONNECTIONS OF INTERLOCKING, THERMOSTAT LOCATIONS, EXHAUST FAN CONTROL SWITCHES, AND OTHER CONTROLS OF MECHANICAL EQUIPMENT.
- ③ SIZE FUSES FOR MOTOR FUSTATS BASED ON 125% OF MANUFACTURER'S NAMEPLATE FULL LOAD AMPERAGE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ④ PROVIDE DUCT MOUNTED SMOKE DETECTORS IN THE SUPPLY AND RETURN DUCTS. VERIFY THE REQUIRED QUANTITY OF DUCT SMOKE DETECTORS FOR EACH UNIT WITH THE FINAL INSTALLED DUCTWORK LAYOUT TO MEET NFPA REQUIREMENTS. PROVIDE FAN SHUT DOWN RELAY TO SHUT DOWN MECHANICAL UNIT UPON ANY ALARM AT THE FIRE ALARM CONTROL PANEL.
- ⑤ PROVIDE A 4in. SQUARE JUNCTION BOX WITH A 20A., 1 POLE, 277V., HORSEPOWER RATED MANUAL MOTOR STARTER WITH OVERLOADS (EQUAL TO SQUARE "D" #F01), A CLASS CC FUSE HOLDER (EQUAL TO BUSSMAN #HPF), AND FUSE (EQUAL TO BUSSMAN FNQ-R). SIZE FUSE PER MANUFACTURER'S RECOMMENDATION. PROVIDE WITH APPROPRIATE COVERPLATE.
- ⑥ PROVIDE A 30A., 1 POLE, 125V. HORSEPOWER RATED TOGGLE SWITCH WITH A 125V., 3/4 HP RATED FUSTAT (EQUAL TO BUSSMAN #SOY), SIZE FUSE PER MANUFACTURER'S RECOMMENDATION.
- ⑦ PROVIDE 20A., 1 POLE, 125V. TOGGLE SWITCH WITH LIFT UP COVER FOR EMERGENCY SHUTDOWN OF BOILER AT EACH ENTRY/EXIT TO BOILER ROOM. LABEL SWITCH 'BOILER EMERGENCY SHUTDOWN'. WIRE SWITCH TO SHUT OFF POWER TO THE BOILER CONTROLS. SEE PLANS. THE DISCONNECT SWITCH FOR BOILERS SHALL BE PAD-LOCKABLE IN THE OFF POSITION. IF LOCAL DISCONNECTING MEANS FOR THE BOILER IS A FUSTAT, ALSO PROVIDE A HORSEPOWER RATED TOGGLE SWITCH WITH LOCKABLE COVER.
- ⑧ MINI-SPLIT SYSTEM: INDOOR UNIT IS FED FROM THE OUTDOOR UNIT, PROVIDE INTERCONNECTING WIRING AS REQUIRED. PROVIDE A 3-POLE MANUAL MOTOR STARTING SWITCH WITHOUT OVERLOADS FOR INDOOR LOCAL DISCONNECTING MEANS. PROVIDE WITH APPROPRIATE COVERPLATE. FIELD VERIFY ALL CONNECTION REQUIREMENTS PRIOR TO ROUGH-IN WITH EQUIPMENT PROVIDED.



**1 ONLINE DIAGRAM**  
**NO SCALE**