CORE AND SHELL:

Parker Mixed-Use Retail

12225 Pardee St.
Parker, Colorado 80134

NEW CONSTRUCTION

IFP - 07.12.2021 / CONSTRUCTION REVISION #2 - 03.07.2022 1

Parker Mixed-Use Retail
12225 Pardee St.
Parker, Colorado 80134
Rogue Architecture, No: 2021.37

STATE OF COLORADO
SCOTT A. BODUCH
400217
LICENSED ARCHITECT
03.07.2022

OWNER
Parker CO Hess Rd., LP
13355 Noel Rd., Suite 1122
Dallas, TX 75240

Contact: Mr. David Gleeson
graaillc@dwgleeson.com

ARCHITECT
Rogue Architecture, Inc.
1660 Lincoln Street, Suite 100
Denver, CO 80264
720•599•3311
Contact: Mr. Scott Boduch, AIA
sboduch@RogueArchitecture.com

STRUCTURAL ENGINEER
Astra Engineering
7887 East Belleview Ave., #1100
Englewood, CO 80111
303•475•5691
Contact: Mr. Tyrone Carter. P.E.
ty.astra@gmail.com

M.E.P. ENGINEER
JCAA Consulting Engineers
4100 Wadsworth Boulevard, Suite 200
Wheat Ridge, CO 80033
303•985•3260
Contact: Mr. Patrick Leonard , P.E.
pleonard@jcaace.com

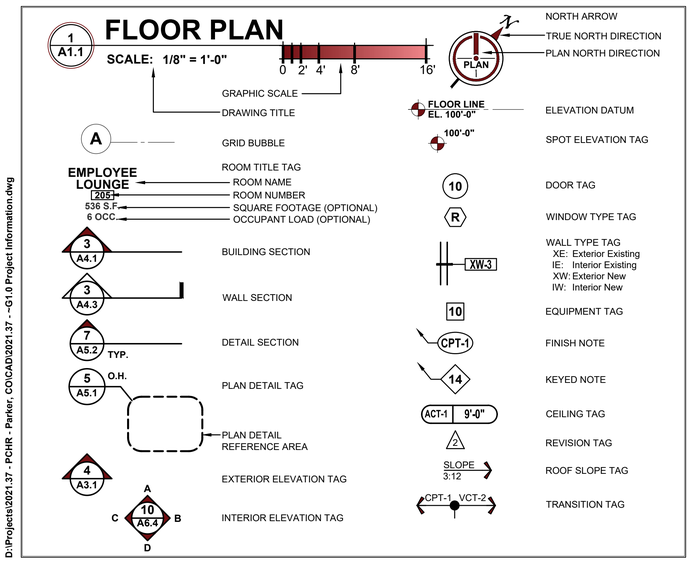
CONSTRUCTION REVISION #2 - 03.07.2022

D:\Projects\2021.37 - PCHR - Parker, CO\CAD\2021.37 - -ATS - Architectural Title Sheet.dwg

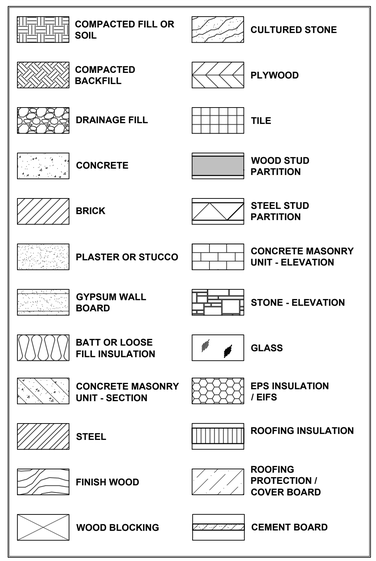
ABBBREVIATIONS

&	AND	D.A.	DOUBLE ACTING	G.L.B.	GLU-LAM BEAM	O.C.	ON CENTER (S) & OVER COUNTER	SMACNA	SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOC.
∠	ANGLE	DBL.	DOUBLE	GND.	GROUND	O.C.O.	OUTSIDE CORNER OF		
@	AT	DEPT.	DEPARTMENT	GR.	GRADE	O.D.	OUTSIDE DIAMETER (DIM.)	S.N.D.	SANITARY NAPKIN DISPENSER
℄	CENTER LINE	DET.	DETAIL	G.S.	GALVANIZED STEEL	O.F.	OVERFLOW	S.N.R.	SANITARY NAPKIN RECEPTACLE
[	CHANNEL	D.F.	DRINKING FOUNTAIN	G.S.F.	GROSS SQUARE FOOTAGE	OFF.	OFFICE	SP.	SPACES
Ø	DIAMETER OR ROUND	DIA.	DIAMETER	GYP.	GYPSUM	O.F.O.	OUTSIDE FACE OF	SPECS.	SPECIFICATIONS
#	POUND OR NUMBER	DIM.	DIMENSION	GYP. BRD.	GYPSUM BOARD	O/H	OVERHEAD	SQ.	SQUARE
℄	PLATE	DIP	DUCTILE IRON PIPE	H.B.	HOSE BIBB	O.H. OR OPP.	HAND OPPOSITE HAND	S.S.	STAINLESS STEEL / SANITARY SEWER
		DN.	DOWN	H.C.	HANDICAPPED	OPG.	OPENING	SSMH	SANITARY SEWER MANHOLE
A, AMP.	AMPERE	DR.	DOOR	HD.	HEAD	OPP.	OPPOSITE	ST.	STREET
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HDBD.	HARDBOARD	O.S.A.	OUTSIDE AIR	STA.	STATION
ABV.	ABOVE	DWG.	DRAWING	HDWD.	HARDWOOD	O.S.B.	ORIENTED STRAND BOARD	STD.	STANDARD
A/C	AIR CONDITIONING	(E)	EXISTING	HDWR./HW.	HARDWARE	O.T.B.	OUT TO BID	STL.	STEEL
A.C.T.	ACOUSTICAL CEILING TILE	E.	EAST	HDR.	HEADER	P	POLE	STM.	STORM OR STORM LINE
ACOUST.	ACOUSTICAL	EA.	EACH	H.M.	HOLLOW METAL	(P), P, P'TD	PAINTED	STOR.	STORAGE
ADA	AMERICANS WITH DISABILITIES ACT	E.B.	EXPANSION BOLT	HORIZ.	HORIZONTAL	P.C.	PRECAST CONCRETE	STRUCT.	STRUCTURAL
ADAAG	ADA ACCESSIBILITY GUIDELINES	E.F.	EXHAUST FAN	H.P.	HIGH POINT AND HORSEPOWER	PERF.	PERFORATED	SUSP.	SUSPENDED
ADJ.	ADJUSTABLE	E.I.F.S.	EXT. INSULATION FINISH SYSTEM	H.R.	HANDRAIL	P.F.	PREFINISHED	S.V.	SHEET VINYL
A.F.F.	ABOVE FINISH FLOOR	E.J.	EXPANSION JOINT	HR.	HOUR	PH.	PHASE AND PHARMACY	SW.	SOUTHWEST
A.F.G.	ABOVE FINISH GRADE	EL. OR ELEV.	ELEVATION	HT.	HEIGHT	P.I.P.	POURED IN PLACE	SYM.	SYMMETRICAL
AHJ	AGENCY HAVING JURISDICTION	ELEC.	ELECTRIC	HTR.	HEATER	(PL).	POLE MOUNT	T.	TRANSFORMER
ALUM. / AL.	ALUMINUM	ELECT.	ELECTRICAL	H. & S.	HARDEN & SEAL	P.L.	PROPERTY LINE	T., TR.	TREAD
ALT.	ALTERNATE	ELVR.	ELEVATOR	HVAC	HEATING VENTILATING AND AIR CONDITIONING	PL.	PLATE	T.&B.	TOP & BOTTOM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	E.O.S.	EDGE OF SLAB	HYD.	HYDRANT	P.LAM.	PLASTIC LAMINATE	T.B.	TOWEL BAR
APLD.	APPLIED	E.P.	ELECTRICAL PANELBOARD	HW	HOT WATER	PLUMB.	PLUMBING	T.C.	TOP OF CURB
APPROX.	APPROXIMATE	EQ.	EQUAL	HWR	HOT WATER RECLAIM	PLYWD.	PLYWOOD	T.D.	TOP OF DRAIN
ARCH.	ARCHITECTURAL	EQP. OR EQUIP.	EQUIPMENT	HWV	HOT WATER VENT	PNL.	PANEL	TELE.	TELEPHONE
ASPH.	ASPHALT	EST.	ESTIMATE	INCAN.	INCANDESCENT	PR.	PAIR	T & G	TONGUE & GROOVE
AUTO.	AUTOMATIC	E.W.	EACH WAY	I.D.	INSIDE DIAMETER (DIM.)	PRESERV.	PRESERVATIVE	THK.	THICKNESS
B & B	BOARD & BATTEN	E.W.C.	ELECTRIC WATER COOLER	IE.	INVERT ELEVATION	PROP.	PROPOSED	THRES.	THRESHOLD
B.F.S.	BELOW FINISHED SLAB	EXH.	EXHAUST	I.F.O.	INSIDE FACE OF	P.S.F.	POUNDS PER SQUARE FOOT	T.J.	TOOL JOINT
BH.	BULKHEAD	EXIST.	EXISTING	I.G.	ISOLATED GROUND	P.S.I.	POUNDS PER SQUARE INCH	T.L.	TRUE LENGTH
BITUM.	BITUMINOUS	EXP.	EXPANSION	IN.	INCH	PT.	POINT	T.O.	TOP OF
BLDG.	BUILDING	EXT.	EXTERIOR	INSUL.	INSULATION	P.T.	PRESSURE TREATED	T.O.B.	TOP OF BEAM
BLK.	BLOCK	F.A.	FIRE ALARM	INT.	INTERIOR & INTERCOM	PTBD.	PARTICLE BOARD	T.O.C.	TOP OF CURB/CONCRETE
BLKG.	BLOCKING	F.B.O.	FURNISHED BY OWNER	INV.	INVERT	P.T.D.	PAPER TOWEL DISPENSER	T.O.D.	TOP OF DECK
BLVD.	BOULEVARD	F.B.T.	FURNISHED BY TENANT	JAN.	JANITOR	PTFR	PRESSURE TREATED FIRE RESISTIVE	T.O.F.	TOP OF FOOTING
BM.	BEAM	F.D.	FLOOR DRAIN	JM.	JAMB	PTN.	PARTITION	T.O.J.	TOP OF JOIST
B.O.C.	BASE OF CURB	F.D.C.	FIRE DEPARTMENT CONNECTION	JST.	JOIST	PVC.	POLYVINYL CHLORIDE	T.O.M.	TOP OF MASONRY
B.O.F.	BOTTOM OF FRAMING	FDN.	FOUNDATION	JT.	JOINT	PVMT.	PAVEMENT	T.O.P.	TOP OF PAVEMENT/PARAPET
BOT.	BOTTOM	F.E.	FIRE EXTINGUISHER	KIT.	KITCHEN	Q.T.	QUARRY TILE	T.O.S.	TOP OF SLAB
BRD.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	K.O.	KNOCKOUT	(R)	REMOVE	T.O.W.	TOP OF WALL
BRG.	BEARING	F.F.	FACTORY FINISH	KS	KNEE SPACE	R., RI.	RISER	TOPO.	TOPOGRAPHY
B.S.	BUILDING SECTION	F.F.E.	FINISH FLOOR ELEVATION	LAB.	LABORATORY	RA.	RETURN AIR	T.P.D.	TOILET PAPER DISPENSER
BS.	BOTH SIDES	F.F.L.	FINISH FLOOR LINE	LAM.	LAMINATE(D)	RAD	RADIUS	T.S.	TUBE STEEL & TEMPERATURE SENSOR
BSMT.	BASEMENT	FG	FINISHED GRADE	LAV.	LAVATORY	R.B.	RUBBER BASE	T.T.B.	TELEPHONE TERMINAL BOARD
BTWN.	BETWEEN	F.H.	FIRE HYDRANT	LBS.	POUNDS	R.D.	ROOF DRAIN	T.V.	TELEVISION
B.U.	BUILT-UP	F.H.C.	FIRE HOSE CABINET	L.F.	LINEAR FEET	RD.	ROAD & ROUND	TYP.	TYPICAL
BULKHD.	BULKHEAD	FIN.	FINISH (ED)	L.L.H.	LONG LEG HORIZONTAL	RE:	REFERENCE, REFER TO	UE	UNDERGROUND ELECTRIC
(C)	CAULK	F.I.O.	FURNISHED & INSTALLED BY OWNER	L.L.V.	LONG LEG VERTICAL	REF.	REFRIGERATOR	U.N.O.	UNLESS NOTED OTHERWISE
C.	CONDUIT OR CELSIUS	F.I.T.	FURNISHED & INSTALLED BY TENANT	L.P.	LOW POINT or LIGHT POLE	REFL.	REFLECTED	UTIL.	UTILITY
CAB.	CABINET	FL.	FLOW LINE	LT.	LIGHT	REFR.	REFRIGERATION	V.	VOLTS AND VENT
C.B.	CATCH BASIN	FLG.	FLASHING	L.W.C.	LIGHT WEIGHT CONCRETE	REINF.	REINFORCING	VAR.	VARIES
C.C.	CENTER TO CENTER	FLR.	FLOOR (ING)	LVL.	LEVEL	REL.	RELOCATED	V.C.T.	VINYL COMPOSITION TILE
CEM.	CEMENT	FLSHG.	FLASHING	MAS.	MASONRY	REQ'D.	REQUIRED	VENT.	VENTILATION
CER.	CERAMIC	FLUOR.	FLUORESCENT	MATL.	MATERIAL (S)	RESIL.	RESILIENT	VERT.	VERTICAL
CFM.	CUBIC FEET PER MINUTE	F.O.	FACE OF	MAX.	MAXIMUM	RFH.	ROOF HATCH	VEST.	VESTIBULE
CFL.	COUNTER FLASHING	F.O.C.	FACE OF CURB/CONCRETE	MECH.	MECHANICAL	RM.	ROOM	V.I.F.	VERIFY IN FIELD
C.H.	CONDUCTOR HEAD	F.O.F.	FACE OF FINISH	MEMB.	MEMBRANE	R.O.	ROUGH OPENING	V.P.	VENT PIPE
CHT.	CEILING HEIGHT	F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	MEZZ.	MEZZANINE	R.O.W.	RIGHT OF WAY	VR.	VENT RISER
CI	CAST IRON	F.O.M.	FACE OF MASONRY	MFR.	MANUFACTURER	R.P.C.	REFRIGERATION PROBE CABLE	V.T.	VINYL TILE
C.I.P.	CAST IN PLACE	F.O.S.	FACE OF STUDS	M.H.	MANHOLE	RT.	RUBBER TILE	VTR.	VENT THRU ROOF
C.J.	CONTROL JOINT	FRP.	FIBER REINFORCED PANEL	MIN.	MINIMUM	RTU	ROOF-TOP UNIT	V.W.C.	VINYL WALL COVERING
C.L.	CENTER LINE	FRTW.	FIRE-RETARDANT TREATED WOOD	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.	WEST, WATTS AND WATER
CLG.	CEILING	F.S.E.	FOOD SERVICE EQUIPMENT	MISC.	MISCELLANEOUS	(S)	SEALANT	W/	WITH
CLOS.	CLOSET	F.S., F.	FIRE SERVICE	M.O.	MASONRY OPENING	S.	SOUTH AND SLOPE	WC.	WALLCOVERING
CLR.	CLEAR	FT.	FOOT OR FEET	M.R.	MOISTURE RESISTANT	S.A.	SUPPLY AIR	W.C.	WATER CLOSET
CLSRM.	CLASSROOM	FTG.	FOOTING	MTD.	MOUNTED	SAN.	SANITARY	WD.	WOOD
CMU.	CONCRETE MASONRY UNIT	FURR.	FURRING	MTG.	MEETING	S.C.	SOLID CORE	W.GL.	WIRE GLASS
CNTR.	COUNTER	FUT.	FUTURE	MTL.	METAL	S.C.D.	SEAT COVER DISPENSER	W.H.	WATER HEATER
C.O.	CLEAN-OUT	F.V.	FIELD VERIFY	MUL.	MULLION	SCHED.	SCHEDULE	W/O	WITHOUT
COL.	COLUMN	G.	GROUND & NATURAL GAS	MWK.	MILLWORK	S.D.	SMOKE DETECTOR, SOAP DISPENSER AND STORM DRAIN	WP.	WATERPROOF
CONC.	CONCRETE	GA.	GAUGE	(N)	NEW			W.P.	WORK POINT
CONN.	CONNECTION	GAL.	GALLON	N.	NORTH AND NEUTRAL	SEAL.	SEALANT	WP/H.	WEEP HOLE
CONST.	CONSTRUCTION	GALV.	GALVANIZED	NE.	NORTHEAST	SE.	SOUTHEAST	W.R.	WATER RESISTANT
CONT.	CONTINUOUS	G.B.	GRAB BAR	N.I.C.	NOT IN CONTRACT	SECT.	SECTION	WSCT.	WAINSCOT
CORR.	CORRIDOR	G.C.	GENERAL CONTRACTOR	NO. OR #	NUMBER	S.F.	SQUARE FOOT/FEET	WT.	WEIGHT
CPT.	CARPET	G.C.O.	GREASE CLEAN OUT	NOM.	NOMINAL	SHWR.	SHOWER	W.V.	WATER VALVE
C.T.	CERAMIC TILE	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	N.T.S.	NOT TO SCALE	SHT.	SHEET	W.W.F.	WELDED WIRE FABRIC
CTR.	CENTER	G.I.	GALVANIZED IRON (STEEL)	NW.	NORTHWEST	SHTG.	SHEETING		
CW	COLD WATER	GL.	GLASS	O.A.	OVERALL	SIM.	SIMILAR		

GRAPHIC SYMBOLS



MATERIALS LEGEND



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PERTAINING TO THIS WORK PRIOR TO BID. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES IMMEDIATELY BEFORE PROCEEDING WITH THE CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE AND THE BUILDING FREE OF DEBRIS THAT WOULD BE HAZARDOUS AND DISRUPTIVE TO THE USAGE OF THE BUILDING BY THE OWNER WHILE CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR SHALL COORDINATE ALL ITEMS PROVIDED AND/OR INSTALLED BY THE OWNER DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO ACCOMMODATE INSTALLATION OF EQUIPMENT AND DEVICES.
5. DIMENSIONS ARE TO FACE OF NEW STUD FRAMING OR MASONRY UNLESS OTHERWISE NOTED.
6. PROVIDE WOOD BLOCKING AS REQUIRED FOR MOUNTING ALL ACCESSORIES. COORDINATE WITH ALL TRADES.
7. CONTRACTOR IS RESPONSIBLE FOR PATCHING AND/OR REPLACING ANY MATERIALS, SURFACES, FINISHES, ETC. DAMAGED DUE TO CONSTRUCTION.
8. GENERAL CONTRACTOR SHALL MAINTAIN BUILDING SECURE AND FULLY WEATHER TIGHT DURING ALL PHASES OF CONSTRUCTION.
9. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED WITH CAULK/SEALANTS BEARING THE SAME RATING DESIGNATION.

SCOPE OF WORK

THE SCOPE OF WORK ASSOCIATED WITH THIS PROJECT IS THE CONSTRUCTION OF A NEW 4,713 SQUARE FOOT SINGLE-STORY MIXED-USE RETAIL BUILDING LOCATED ON A .95 ACRE LOT. THE BUILDING IS TO BE SUB-DIVIDED INTO MULTIPLE FUTURE TENANT SPACES.

THE SUMMARY OF THE SCOPE OF WORK IS AS FOLLOWS:

SITE IMPROVEMENTS:

- SITE IMPROVEMENTS AS REQUIRED FOR LOT 2, BLOCK 1 OF THE HORSESHOE RIDGE SUBDIVISION.
- NEW GRADING AND DRAINAGE, INCLUDING ONSITE WATER QUALITY. THIS LOT SHALL DRAIN INTO THE NEW STORM DRAINAGE RETENTION POND LOCATED AT THE WEST END OF THE SITE.
- PROVIDE NEW UTILITIES TO THE SITE, INCLUDING WATER, SEWER, GAS, ELECTRIC AND TELEPHONE SERVICES.
- NEW ASPHALT PAVED PARKING LOT AND CONCRETE SIDEWALKS, INCLUDING CONCRETE CURB AND GUTTERS.
- NEW LANDSCAPE, INCLUDING PERIMETER LANDSCAPE.
- NEW PARKING LOT AND EXTERIOR BUILDING LIGHTING.
- WATER SERVICE: 1" WATER METER WITH 1 1/2" DOMESTIC WATER SERVICE LINE.
- SEWER SERVICE: 4" SEWER LINE TO BUILDING.
- ELECTRICAL SERVICE: 1,200 AMP, 3-PHASE ELECTRICAL SERVICE. EACH TENANT SPACE SHALL BE METERED SEPARATELY, INCLUDING LANDLORD UTILITY ROOM.
- GAS SERVICE: GAS SERVICE SHALL BE PROVIDED TO THE BUILDING AND METERED SEPARATELY BETWEEN THE TENANT SPACES.

EXTERIOR BUILDING:

- THE BUILDING SHALL BE CONSTRUCTED WITH STEEL BEAM AND WOOD TRUSS FRAMING SUPERSTRUCTURE AND WOOD STUD FRAMED BEARING EXTERIOR WALLS.
- BUILDING FACADE INCLUDES THE FOLLOWING FINISH MATERIALS:
  - GROUND-FACE CMU PILASTERS.
  - EXTERIOR INSULATED FINISHING SYSTEM WITH ROUTED REVEALS AND COLOR SCHEME INCLUDING THREE (3) COLORS.
  - CLEAR ANODIZED STOREFRONT AND WINDOW SYSTEMS WITH CLEAR LOW 'E' GLASS
  - PAINTED FIBER-CEMENT SOFFIT SYSTEM WITH 1X TRIM
  - PREFABRICATED CANOPY ON ALL SIDES.
- ROOF SHALL BE FINISHED WITH A "WHITE" THERMOPLASTIC POLYOLEFIN SINGLE-PLY MEMBRANE ROOFING SYSTEM WITH INSULATION BOARD

INTERIOR BUILDING:

- THE INTERIOR BUILDING SHALL BE DIVIDED INTO SEPARATE FUTURE TENANT SPACES, A LANDLORD UTILITY ROOM AND FIRE RISER ROOM ARE PROVIDED.
- THE INTERIOR BUILDING SHALL BE UNFINISHED AND ALLOW FOR THE POTENTIAL OF MULTIPLE SEPARATE TENANT SPACES.
- DEMISING WALLS SHALL BE CONSTRUCTED AT THE TIME OF TENANT FINISH WORK.
- UTILITY ROOM SHALL INCLUDE THE MAIN WATER METER / SERVICE AND ROOF ACCESS.
- A PORTION OF THE CONCRETE SLAB TO BE LEFT OUT FOR ACCESS TO THE UNDERGROUND SANITARY, GREASE AND WATER LINES AS REQUIRED.

PROJECT LOCATION MAP

DRAWING INDEX

ISSUE	SHEET No.	SHEET DESCRIPTION
1 07.06.2021 - CONSTR. REV. #1 2 07.12.2021 - ISSUED FOR PERMIT		
GENERAL		
	ATS	ARCHITECTURAL TITLE SHEET
	G1.0	PROJECT INFORMATION
	G2.0	CODE ANALYSIS & ENERGY CALCULATIONS
	G2.1	EGRESS DIAGRAMS
	G3.0	STANDARD ACCESSIBILITY CODE REQUIREMENTS
	G3.1	STANDARD ACCESSIBILITY CODE REQUIREMENTS
	G4.0	PROJECT SPECIFICATIONS
	G4.1	PROJECT SPECIFICATIONS
	G4.2	PROJECT SPECIFICATIONS
	G4.3	PROJECT SPECIFICATIONS
	G4.4	PROJECT SPECIFICATIONS
	G4.5	PROJECT SPECIFICATIONS
CIVIL DRAWINGS (INCLUDED FOR REFERENCE ONLY)		
	CV-1	COVER SHEET
	ER-1.0	INITIAL BMP PLAN
	ER-1.1	FINAL BMP PLAN
	ER-2.0	BMP DETAILS
	ER-2.1	BMP DETAILS
	ER-2.2	BMP DETAILS
	ER-2.3	BMP DETAILS
	ER-2.4	BMP DETAILS
	ER-2.5	BMP DETAILS
	ER-2.6	BMP DETAILS
	ER-2.7	BMP DETAILS
	ER-2.8	BMP DETAILS
	ER-2.9	BMP DETAILS
	ER-2.10	BMP DETAILS
	C-1.0	SITE PLAN
	C-1.1	HORIZONTAL CONTROL
	C-2.0	GRADING PLAN
	C-4.0	DETAILS
	C-4.1	DETAILS
	CV-1.0	COVER SHEET
	CN-1.0	WATER & SANITARY GENERAL NOTES
	C-3.0	OVERALL UTILITY PLAN
	C-3.1	WATER PROFILE SHEETS
	C-4.0	WATER AND SANITARY DETAILS
	C-4.1	WATER AND SANITARY DETAILS
ARCHITECTURAL		
	AS1.0	ARCHITECTURAL SITE PLAN
	AS1.1	ARCHITECTURAL SITE DETAILS
	AS1.2	SIGNAGE DETAILS
	A1.0	OVERALL FLOOR PLANS
	A2.0	REFLECTED CEILING PLANS & DETAILS
	A3.0	ROOF PLAN & ROOF DETAILS
	A3.1	ROOF DETAILS
	A3.2	ROOF DETAILS
	A3.3	ROOF DETAILS
	A4.0	PLAN DETAILS
	A5.0	EXTERIOR ELEVATIONS
	A5.1	EXTERIOR ELEVATIONS
	A6.0	BUILDING SECTIONS
	A6.1	WALL SECTIONS
	A6.2	WALL SECTIONS
	A7.0	WALL SECTIONS & DETAILS
	A7.1	WALL SECTIONS & DETAILS
	A8.0	DOOR SCHEDULE & WINDOW TYPES
	A8.1	DOOR & WINDOW DETAILS
STRUCTURAL		
	SN1.0	STRUCTURAL GENERAL NOTES
	S1.0	FOUNDATION PLAN
	S2.0	ROOF FRAMING PLAN
	SD1.0	FOUNDATION AND FRAMING DETAILS
	SD2.0	SITE STRUCTURES AND DETAILS
MECHANICAL		
	M0.1	MECHANICAL COVER SHEET
	M0.2	MECHANICAL SCHEDULES
	M0.3	MECHANICAL SPECIFICATIONS
	M1.1	MECHANICAL FLOOR PLAN
PLUMBING		
	P0.1	PLUMBING COVER SHEET
	P0.2	PLUMBING SPECIFICATIONS
	P1.1	PLUMBING FLOOR PLAN
	P2.1	PLUMBING ROOF PLAN
	P3.1	PLUMBING LOAD FORM
ELECTRICAL		
	E0.1	ELECTRICAL COVER SHEET
	E1.1	ELECTRICAL SITE AND FLOOR PLANS
	E2.1	ELECTRICAL ONE LINE DIAGRAM AND SCHEDULES

DEFERRED SUBMITTALS

(PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH THE TOWN OF PARKER ON ALL REQUIRED SUBMITTAL REQUIREMENTS)
- FIRE SPRINKLER SHOP DRAWINGS
- FIRE ALARM SHOP DRAWINGS
- TRUSS SHOP DRAWINGS
- STOREFRONT SHOP DRAWINGS (INCLUDING NFRC RATINGS PER ENERGY CALCULATIONS)
- KNOX BOX / KEY BOX SUBMITTAL
- TEMPORARY HEAT / ACCESS (WHERE APPLICABLE)
- UNDERGROUND FIRE LINE
- STOREFRONT NFRC SUBMITTALS (1)

NOTE: ALL SUBMITTALS TO BE REVIEWED BY THE DESIGN PROFESSIONAL OF RECORD PRIOR TO SUBMITTAL INTO THE TOWN OF PARKER. (1)

BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

STATE OF COLORADO
SCOTT A. BODUCH
400217
LICENSED ARCHITECT
03.07.2022

ROGUE ARCHITECTURE
CHALLENGING THE STATUS QUO™
1660 Lincoln Street, Suite 100 Denver, CO 80264 | Phone: 720-599-3330
www.RogueArchitecture.com

CONSTRUCTION REVISION #2 - 03.07.2022

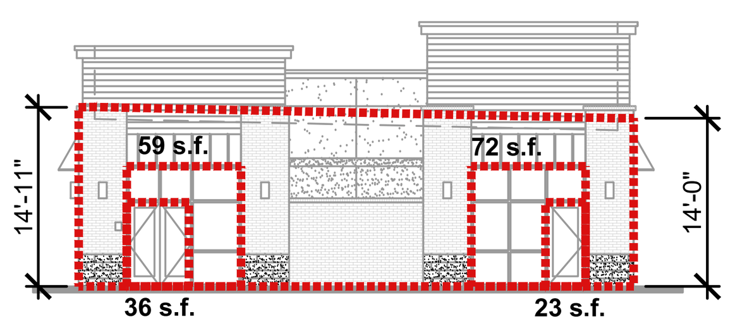
DATE	ISSUE	REV
07.12.2021	IFP	
10.05.2021	CNST. REV #1	1
03.07.2022	CNST. REV #2	2

DATE: 07.12.2021
DRAWN: ROGUE
CHECKED: SAB
ROGUE NO.: 2021.37

PROJECT INFORMATION

G1.0

D:\Projects\2021.37 - PCHR - Parker, CO\CAD\2021.37 - -G1.0 Project Information.dwg



WEST WALL CALCULATIONS:

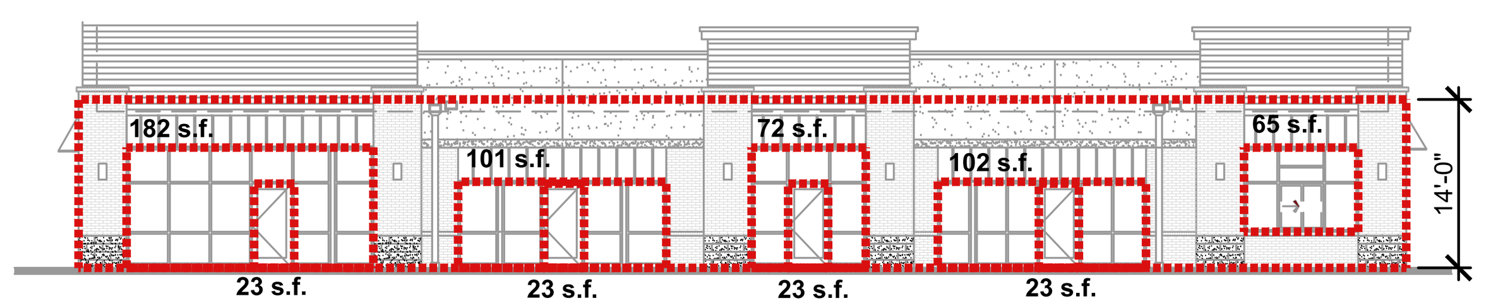
OVERALL WALL AREA: 667 S.F.

WINDOW OPENINGS:
(2) STOREFRONT: 131 S.F.

DOOR OPENINGS:
(2) STOREFRONT: 59 S.F.

1 / G2.0 WEST WALL - ENERGY CALCULATION

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



SOUTH WALL CALCULATIONS:

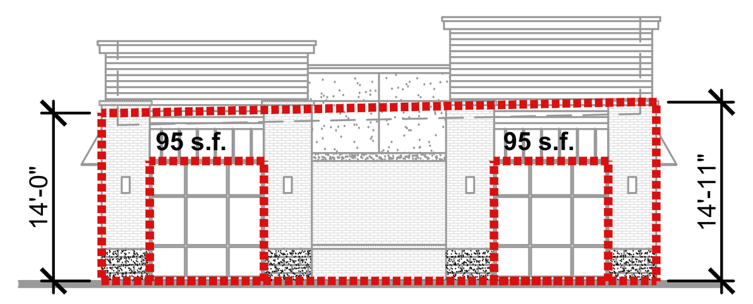
OVERALL WALL AREA: 1,547 S.F.

WINDOW OPENINGS:
(5) STOREFRONT: 551 S.F.

DOOR OPENINGS:
(4) STOREFRONT: 92 S.F.

2 / G2.0 SOUTH WALL - ENERGY CALCULATION

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



EAST WALL CALCULATIONS:

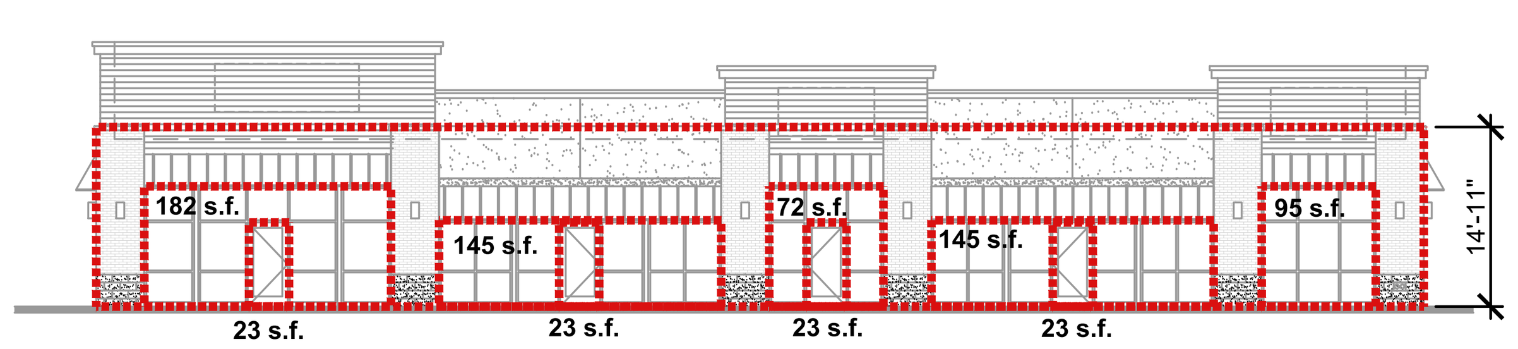
OVERALL WALL AREA: 667 S.F.

WINDOW OPENINGS:
(2) STOREFRONT: 190 S.F.

DOOR OPENINGS:
(0) STOREFRONT: 0 S.F.

3 / G2.0 EAST WALL - ENERGY CALCULATION

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



NORTH WALL CALCULATIONS:

OVERALL WALL AREA: 1,650 S.F.

WINDOW OPENINGS:
(5) STOREFRONT: 539 S.F.

DOOR OPENINGS:
(4) STOREFRONT: 92 S.F.

4 / G2.0 NORTH WALL - ENERGY CALCULATION

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

△1

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CODE ANALYSIS

Project Name: **Parker Mixed-Use Retail**
Location: 12225 Pardee St.
Parker, Colorado 80134

Owner: Brytar Companies

Jurisdiction: Town of Parker, Colorado

Architect: Rogue Architecture, Inc.
Scott A. Boduch, AIA
Architect of Record & Project Manager

Applicable Codes: 2018 Parker Administrative Code
2018 International Building Code (IBC)
2018 International Mechanical Code (IMC)
2018 International Fuel and Gas Code (IFGC)
2018 International Energy Conservation Code (IECC)
2018 International Plumbing Code (IPC)
2018 International Fire Code (IFC)
2020 National Electrical Code (NEC)
2009 International Code Council

<u>Chapter 3 – Use and Occupancy Classification (IBC)</u>

Section 302 - Classification
304.1 Business Group B
309.1 Mercantile Group M
~~Accessory to Mercantile Utility Group U~~
Note: A-2 (Restaurant) is not permitted per Zoning / Parking Requirements. △1

Section 304 - Business Group B
Restaurant / Assembly (Restaurant / Tenant Space less than 50 occupants shall be classified as Business per Section 303.1)

Section 309 - Business Group M
Retail Stores

Section 312 - Utility & Miscellaneous Group U
Utility Room – Accessory to Building @ 5% of Space

<u>Chapter 5 – General Building Heights and Areas (IBC)</u>

Construction Type V-B Refer to Chapter 6

Proposed Building Area:

Group B – Restaurant	1,200 GSF
Group M – Mercantile	3,097 GSF
~~Group U – Utility Room~~	~~88 GSF~~
Wall Area / Not Occupiable △1	328 GSF
~~Total Building Gross Area~~	~~4,713 GSF~~

Proposed Building Height: 22'-0" - 1 Story

<u>Table 504 – Allowable Heights and Building Areas – Type V-B</u>

Group B (Sprinklered)

Tabular Area 36,000 SF
Tabular Height 60'-0" / 3 Stories

Group M (Sprinklered)

Tabular Area 36,000 SF
Tabular Height 60'-0" / 2 Story

Note: Group M Occupancy is the most stringent, therefore will be used as the basis of Building Area Calculations.

<u>Chapter 6 – Types of Construction (IBC)</u>

Section 602 – Construction Classification
602.5 – Type V-B

Table 601 – Fire-Resistance Rating Requirements for Building Elements (Hours)

Building Elements Construction	Type V-B
Primary Structural Frame	0 hrs
Bearing Walls	
Exterior	0 hrs
Interior	0 hrs
Non-bearing Walls and Partitions	
Exterior	0 hrs
Interior	0 hrs
Floor Construction	0 hrs
Roof Construction	0 hrs

<u>Chapter 8 – Interior Finishes (IBC)</u>

Table 803.13 – Interior Wall and Ceiling Finish Requirements by Occupancy

Group	Exit Passageways	Corridors	Rooms
Business	B	C	C
Mercantile	B	C	C

Section 804 – Interior Floor Finish

804.4.2 - Minimum Critical Radiant Flux Class II Min.

<u>Chapter 9 – Fire Protection Systems (IBC & IFC)</u>

Section 903 - Automatic Sprinkler Systems

903.2.7 – Group M - Required
Fire Sprinkler System is required by Fire Department based on Site Access. △1

903.2.11 – Specific Building Areas and Hazards
Exception 1 - Group U Not Required - Provided

Section 906 - IBC - Portable Fire Extinguishers

906.1 – Where Required under the International Building Code & International Fire Code

Section 907 – IBC – Fire Alarm and Detection Systems

907.2 – Where Required – New buildings and structures
907.2.2 – Group B – Manual Fire Alarm Boxes: Where Required
907.2.7 – Group M – Manual Fire Alarm Boxes: Where Required

<u>Chapter 10 – Means of Egress (IBC)</u>

Section 1004 – Occupant Load (Exact Loads Determined at Tenant Finish Build Out based on determined uses)

Assembly (Unconcentrated):	1 occ / 15 gsf
Office Use:	1 occ / 150 gsf
Mercantile Use:	1 occ / 60 gsf

See Sheet G2.1 for Egress Diagram and Door Occupant Loads △1

Section 1009 – Accessible Means of Egress

1009.1 – Accessible Means of Egress In Compliance

<u>Chapter 11 - Accessibility (IBC - ICCANSI A117.1)</u>

Section 1105 - Accessible Entrances **In Compliance**

Section 1106 - Parking and Passenger Loading Facilities

Table 1106.1 - Accessible Parking Spaces

Total Parking Spaces Provided: 27
Required Mins No. of Accessible Spaces 2 Spaces

<u>Chapter 29 – Plumbing Systems (IBC)</u>

Plumbing determine at tenant finish phase

ENERGY CALCULATIONS

COM*check* Software Version 4.1.5.1

Envelope Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Parker Mixed-Use Retail
Location: Parker, Colorado
Climate Zone: 5b
Project Type: New Construction
Vertical Glazing / Wall Area: 38%

Construction Site:
12225 PARDEE STREET
Parker, CO

Owner/Agent:
David Gleeson
Parker CO Hess Rd. LP
13355 Noel Road, Suite 1122
Dallas, TX 75240
graaillc@dwgleeson.com

Designer/Contractor:
Scott Boduch
Rogue Architecture
1660 Lincoln Street
Suite 100
Denver, CO 80264
(720) 599 3311
sboduch@roguearchitecture.com

Additional Efficiency Package(s)

High efficiency HVAC. Systems that do not meet the performance requirement will be identified in the mechanical requirements checklist report.

Building Area	Floor Area
1-Retail : Nonresidential	4700

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Floor 1: Slab-On-Grade:Unheated, Vertical 2 ft., [Bldg. Use 1 - Retail] (c)	367	---	10.0	0.540	0.540
Main Roof: Insulation Entirely Above Deck: High Albedo Roof Required, [Bldg. Use 1 - Retail]	4700	---	30.0	0.032	0.032
<u>NORTH</u>					
North Wall (Front) - Brick: Wood-Framed, 16" o.c., [Bldg. Use 1 - Retail]	1650	21.0	6.5	0.042	0.064
Window 1: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 0.33, [Bldg. Use 1 - Retail] (b)	182	---	---	0.380	0.380
Window 2: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 0.33, [Bldg. Use 1 - Retail] (b)	145	---	---	0.380	0.380
Window 3: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 0.33, [Bldg. Use 1 - Retail] (b)	72	---	---	0.380	0.380
Window 4: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 0.33, [Bldg. Use 1 - Retail] (b)	145	---	---	0.380	0.380
Window 5: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 0.33, [Bldg. Use 1 - Retail] (b)	95	---	---	0.380	0.380
Storefront Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	23	---	---	0.460	0.770
Storefront Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	23	---	---	0.460	0.770
Storefront Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	23	---	---	0.460	0.770
Storefront Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	23	---	---	0.460	0.770
<u>EAST</u>					
East Wall (Left Side): Wood-Framed, 16" o.c., [Bldg. Use 1 - Retail]	667	21.0	6.5	0.042	0.064
Window 13: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 0.33, [Bldg. Use 1 - Retail] (b)	95	---	---	0.380	0.380
Window 14: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 0.33, [Bldg. Use 1 - Retail] (b)	95	---	---	0.380	0.380
<u>SOUTH</u>					
South Wall (Rear): Wood-Framed, 16" o.c., [Bldg. Use 1 - Retail]	1547	21.0	6.5	0.042	0.064
Window 8: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 1.00, [Bldg. Use 1 - Retail] (b)	182	---	---	0.380	0.380
Window 9: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 1.00, [Bldg. Use 1 - Retail] (b)	101	---	---	0.380	0.380
Window 10: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 1.00, [Bldg. Use 1 - Retail] (b)	72	---	---	0.380	0.380
Window 11: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 1.00, [Bldg. Use 1 - Retail] (b)	102	---	---	0.380	0.380
Window 12: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 1.00, [Bldg. Use 1 - Retail] (b)	65	---	---	0.380	0.380
Storefront Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	23	---	---	0.460	0.770
Storefront Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	23	---	---	0.460	0.770
Storefront Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	23	---	---	0.460	0.770
Storefront Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	23	---	---	0.460	0.770
<u>WEST</u>					
West Wall (Right Side): Wood-Framed, 16" o.c., [Bldg. Use 1 - Retail]	667	21.0	6.5	0.042	0.064
Window 6: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 0.33, [Bldg. Use 1 - Retail] (b)	59	---	---	0.380	0.380
Window 7: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, PF 0.75, [Bldg. Use 1 - Retail] (b)	72	---	---	0.380	0.380
Storefront Double Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	36	---	---	0.460	0.770
Storefront Door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Trifab VG 451T, SHGC 0.38, [Bldg. Use 1 - Retail] (b)	23	---	---	0.470	0.770

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 0.1% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Scott A. Boduch, AIA - Managing Principal — Name - Title
Signature
10.05.2021 — Date

△1

<u>NOTE:</u> THE GENERAL CONTRACTOR IS RESPONSIBLE THAT ALL MATERIALS AND BUILDING SYSTEMS USED FOR THE PROJECT COMPLY WITH THE REQUIREMENTS IDENTIFIED IN THE ENVELOPE COMPLIANCE CERTIFICATE, INCLUDING ANY PROPOSED SUBSTITUTIONS AND / OR "ACCEPTED EQUIVALENT" MANUFACTURER / PRODUCTS TO THE WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL CONFIRM ALL ITEMS CHECKED IN THE COMPLIANCE CERTIFICATE ARE COMPLETED, DOCUMENTED, AND PROVIDED WITH THE REQUIRED CERTIFICATION PRIOR TO COMPLETION OF CONSTRUCTION.

<u>CONTACT THE ARCHITECT FOR COPY OF THE REQUIRED CONSTRUCTION CHECKLIST.</u>

BRYTAR COMPANIES
PARKER MIXED-USE RETAIL BUILDING
CORE & SHELL WORK
12225 PARDEE STREET, PARKER, CO

STATE OF COLORADO
SCOTT A. BODUCH
400217
LICENSED ARCHITECT
03.07.2022

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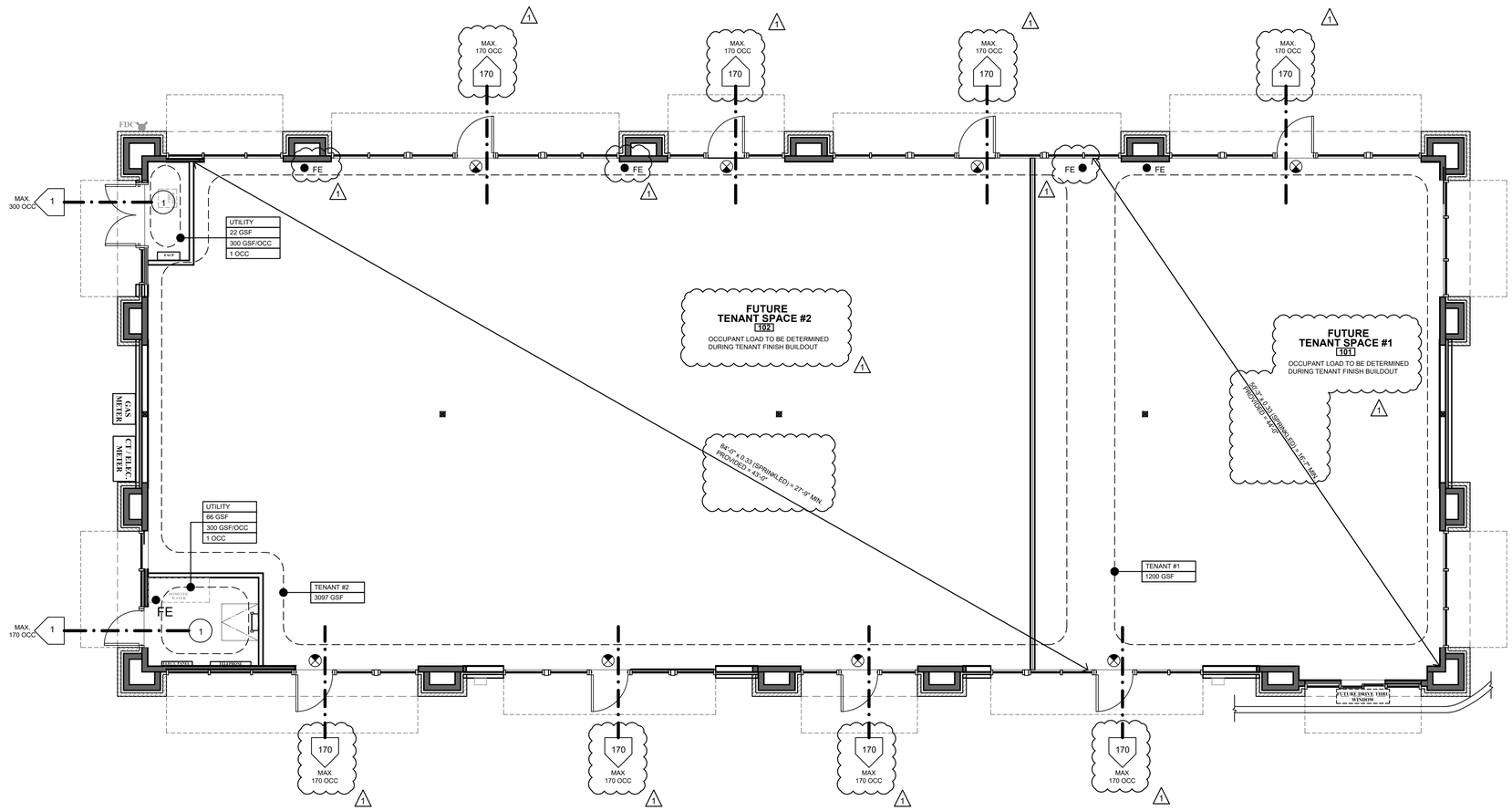
DATE	ISSUE	REV
07.12.2021	IFP	
10.05.2021	CNST. REV #1	1
03.07.2022	CNST. REV #2	2

DATE: 07.12.2021
DRAWN: ROGUE
CHECKED: SAB
ROGUE NO.: 2021.37

CODE ANALYSIS & ENERGY CALCULATIONS

G2.0

CONSTRUCTION REVISION #2 - 03.07.2022



1 G2.1 EGRESS DIAGRAM

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

0 1' 2' 4' 8'

N PLAN

OCCUPANT LOAD SUMMARY

Section 1004 - Occupant Load

Table 1004.1.2 - Maximum floor area allowances per occupant

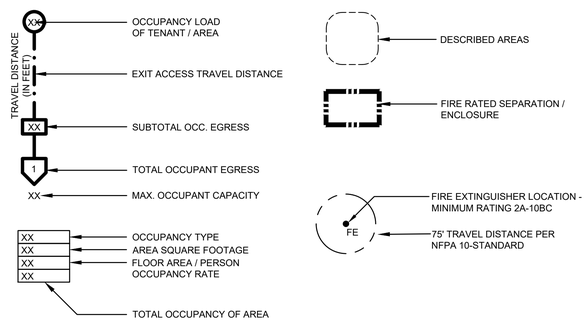
Assembly (Unconcentrated):	1 occ / 15 gsf
Office Uses:	1 occ / 150 gsf
Mercantile / Retail Uses:	1 occ / 60 gsf
Utility / Accessory Uses:	1 occ / 300 gsf

Function of Space	Floor Area	Total Occupants
Future Tenant Space #1	1,200 gsf	TBD BY TENANT
Future Tenant Space #2	3,097 gsf	TBD BY TENANT
Utility	87 gsf	2
Total Building Occupant Load		**TBD**

Section 1004 - Means of Egress Sizing

Capacity Factor:
Stairways: 0.3" Per Occupant
Other Components: 0.2" Per Occupant

EGRESS LEGEND



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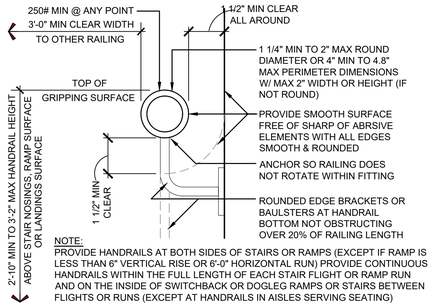
ROGUE NO.: 2021.37

EGRESS DIAGRAMS

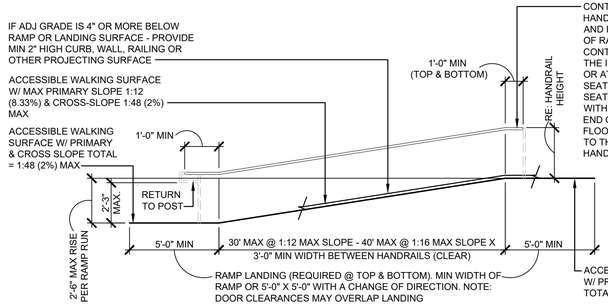
G2.1

CONSTRUCTION REVISION #2 - 03.07.2022

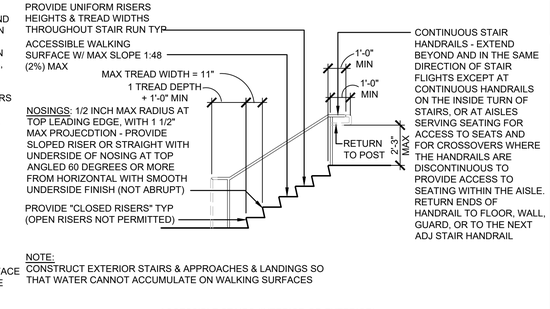


NOTE:
PROVIDE HANDRAILS AT BOTH SIDES OF STAIRS OR RAMPS (EXCEPT IF RAMP IS LESS THAN 6" VERTICAL RISE OR 6'-0" HORIZONTAL RUN) PROVIDE CONTINUOUS HANDRAILS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN AND ON THE INSIDE OF SWITCHBACK OR DOGLEG RAMPS OR STAIRS BETWEEN FLIGHTS OR RUNS (EXCEPT AT HANDRAILS IN AISLES SERVING SEATING)

RAMP & STAIR HANDRAILS (INTERIOR OR EXTERIOR)



ACCESSIBLE RAMPS (INTERIOR OR EXTERIOR)



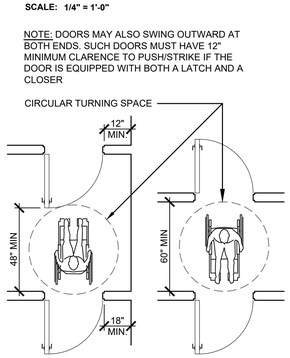
NOTE:
CONSTRUCT EXTERIOR STAIRS & APPROACHES & LANDINGS SO THAT WATER CANNOT ACCUMULATE ON WALKING SURFACES

ACCESSIBLE STAIRS (INTERIOR OR EXTERIOR)

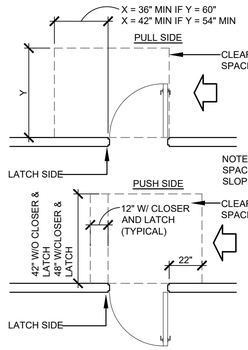
ACCESSIBLE STAIRS / RAMPS & HANDRAIL DETAILS

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

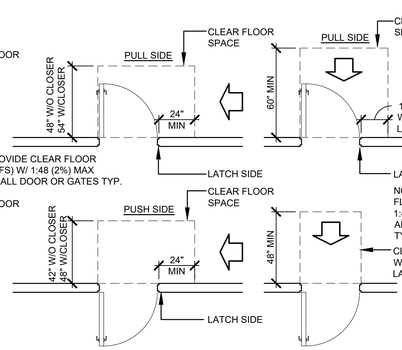
NOTE: DOORS MAY ALSO SWING OUTWARD AT BOTH ENDS. SUCH DOORS MUST HAVE 12" MINIMUM CLARENCE TO PUSH/STRIKE IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER



DOORS/GATES IN SERIES

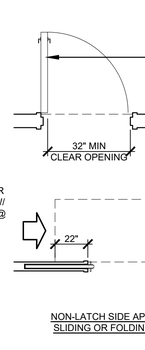


HINGE SIDE APPROACH SWINGING DOOR OR GATE

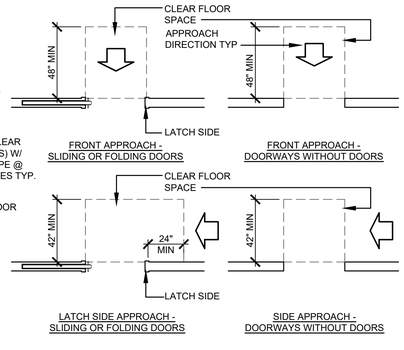


LATCH SIDE APPROACH SWINGING DOOR OR GATE

FRONT APPROACH - SWINGING DOOR OR GATE



NON-LATCH SIDE APPROACH - SLIDING OR FOLDING DOORS



LATCH SIDE APPROACH - SLIDING OR FOLDING DOORS

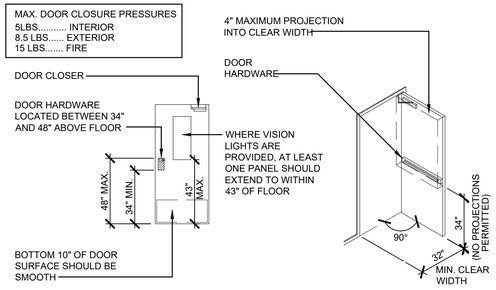
SIDE APPROACH - DOORWAYS WITHOUT DOORS

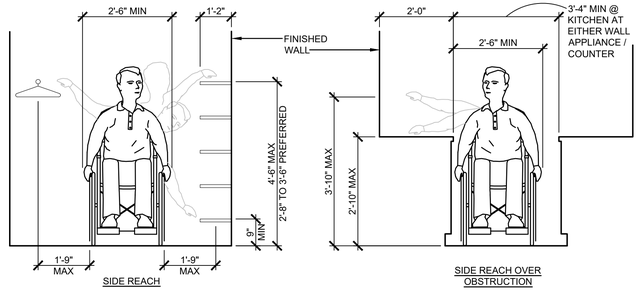
RE: CLEAR SPACE REQUIREMENTS FOR MIN DOOR OPENINGS WIDTHS
RE: CLEAR SPACE REQUIREMENTS FOR INTERIOR SIGNAGE

DOOR AND GATE CLEARANCES

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

MAX. DOOR CLOSURE PRESSURES
5LBS..... INTERIOR
8.5 LBS..... EXTERIOR
15 LBS..... FIRE

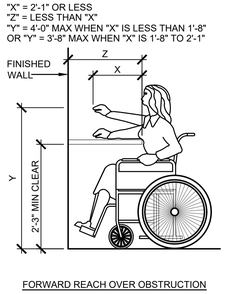




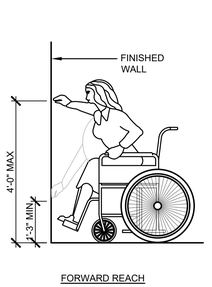
SIDE REACH

SIDE REACH OVER OBSTRUCTION

NOTE:
"X" = 2'-1" OR LESS
"Z" = LESS THAN "X"
"Y" = 4'-0" MAX WHEN "X" IS LESS THAN 1'-8"
OR "Y" = 3'-8" MAX WHEN "X" IS 1'-8" TO 2'-1"



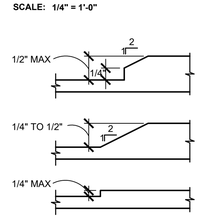
FORWARD REACH OVER OBSTRUCTION



FORWARD REACH

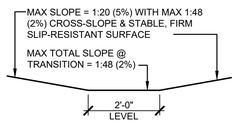
DOOR MOUNTING HEIGHTS

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

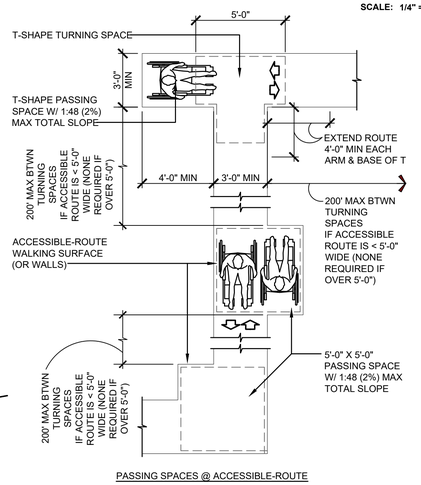


NOTE: PROVIDE RAMP IF CHANGE IS OVER 1/2" IN HEIGHT

ALLOWABLE CHANGE IN LEVEL



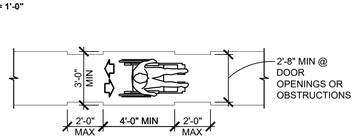
MAX SLOPE OF WALKING SURFACE @ ACCESSIBLE ROUTE



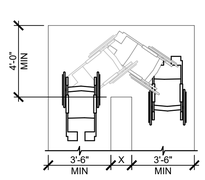
PASSING SPACES @ ACCESSIBLE-ROUTE

REACH RANGES

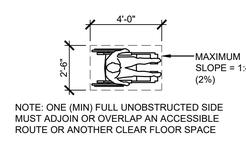
SCALE: 1/4" = 1'-0"



MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

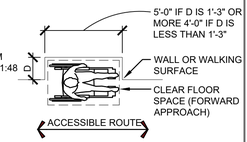


TURNS AROUND AN OBSTRUCTION

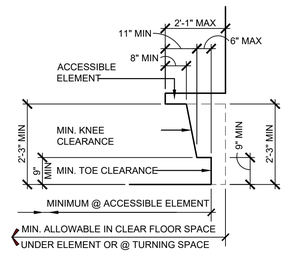


NOTE: ONE (MIN) FULL UNOBSTRUCTED SIDE MUST ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE

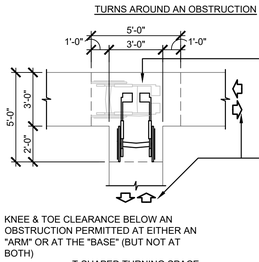
CLEAR FLOOR SPACE (CFS) REQUIREMENTS



SIDE APPROACH IN ALCOVE

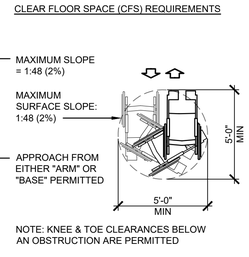


KNEE AND TOE CLEARANCES



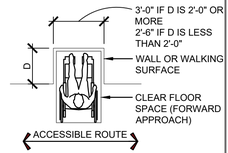
KNEE & TOE CLEARANCE BELOW AN OBSTRUCTION PERMITTED AT EITHER AN "ARM" OR AT THE "BASE" (BUT NOT AT BOTH)

T-SHAPED TURNING SPACE



NOTE: KNEE & TOE CLEARANCES BELOW AN OBSTRUCTION ARE PERMITTED

CIRCULAR TURNING SPACE



FORWARD APPROACHING ALCOVE

ACCESSIBLE ROUTE REQUIREMENTS

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

CLEAR SPACE REQUIREMENTS

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

ACCESSIBILITY NOTES

THE INFORMATION ON THESE ACCESSIBILITY DRAWINGS IS PROVIDED AS A GUIDE TO THE CONTRACTOR & TO ANY OTHER ENTITIES INSTALLING BUILDING EQUIPMENT OR FIXTURES. THESE DRAWINGS ARE ABBREVIATED & DO NOT INDICATE ALL CONDITIONS THAT MAY BE ENCOUNTERED & THEY DO NOT INCLUDE ALL REQUIREMENTS OF EITHER THE ADA OR **THE 2009 ANSI A117.I ACCESSIBILITY STANDARDS** IN THEIR ENTIRETY.

THE AMERICANS W/ DISABILITIES ACT (ADA) IS A CIVIL-RIGHTS LAW (NOT A BUILDING CODE) & IS THEREFORE NOT NECESSARILY ENFORCEABLE BY AUTHORITIES HAVING JURISDICTION. THE ACCESSIBILITY REQUIREMENTS OF **THE 2009 ANSI A117.I ACCESSIBILITY STANDARDS** ARE TYPICALLY REQUIRED THROUGH THE BUILDING CODE.

COMPLY W/ REQUIREMENTS OF THE AMERICANS W/ DISABILITIES ACT (ADA) EVEN IF NOT REQUIRED BY BUILDING CODES, REGULATIONS OR ORDINANCES (ADA IS A FEDERAL LAW), & AS INDICATED ON THESE DRAWINGS:

ACCESSIBLE ROUTE:
PROVIDE AN ACCESSIBLE ROUTE CONNECTING ALL ACCESSIBLE SPACES & ELEMENTS, INCLUDING WALKING SURFACES, RAMPS & CURB-RAMPS (EXCLUDING THE FLARED SIDES), DOORS & DOORWAYS, AND/OR ELEVATORS & PLATFORM LIFTS. AN ACCESSIBLE ROUTE MAY BE LOCATED AT EXTERIOR WALKS, AISLES, HALLS, CORRIDORS, SKYWALKS OR TUNNELS

ACCESSIBLE WALKING SURFACES: PROVIDE STABLE, FIRM, & SLIP-RESISTANT SURFACE FINISHES W/ SURFACE OPENINGS (GRATINGS) NOT TO PERMIT PASSAGE OF A 1/2" DIAMETER SPHERE - W/ LONGEST DIMENSION PERPENDICULAR TO DIRECTION OF TRAVEL

MINIMUM WHEELCHAIR TURNING SPACE CAN INCLUDE ALLOWABLE FIXTURE KNEE & TOE CLEARANCES UNO. DOOR SWINGS ARE PERMITTED TO OVERLAP TURNING SPACE UNO.

ACCESSIBLE BUILDING ENTRANCES:
PROVIDE 60% (MIN) OF ALL PUBLIC BUILDING ENTRANCES (EXCLUDING THOSE FOR LOADING OR SERVICE USE) ACCESSIBLE FROM: ACCESSIBLE PARKING, A PUBLIC TRANSPORTATION STOP, OR FROM A PASSENGER LOADING ZONE (AS APPLICABLE) W/OUT STEPS OR ABRUPT CHANGES IN LEVEL.

PROVIDE ONE (1 - MIN) ACCESSIBLE BUILDING ENTRANCE AT THE GROUND FLOOR LEVEL & ONE (1 - MIN) ACCESSIBLE ENTRANCE TO EACH PROPOSED TENANT SPACE IN A MULTIPLE-TENANT BUILDING.

PROVIDE ACCESSIBLE ENTRANCE AT SERVICE OR LOADING ENTRIES (NOT INTENDED FOR ENTRANCE BY THE PUBLIC) IF THAT IS THE ONLY ENTRANCE TO A SPACE OR BUILDING.

MULTI-LEVEL BUILDINGS: PROVIDE ONE (1 - MIN) ACCESSIBLE ROUTE (INCLUDING AN ELEVATOR TO CONNECT EACH BUILDING LEVEL ABOVE OR BELOW ACCESSIBLE LEVELS INCLUDING MEZZANINES) UNLESS THE FLOOR-AREA IS LESS THAN 3,000 SF & DOES NOT INCLUDE FIVE (5) OR MORE MULTIPLE MERCANTILE (GROUP M) TENANTS, OR THE OFFICES OF HEALTH CARE PROVIDERS.

OPERABLE PARTS:
ACCESSIBLE OPERABLE PARTS INCLUDE CONTROLS & OPERATING MECHANISMS (DOOR HARDWARE, WINDOW OPERATORS, DISPENSERS, LIGHT SWITCHES, CONVENIENCE OUTLETS, THERMOSTATS, ALARM CONTROLS, & SIMILAR ELEMENTS).

PROVIDE AN ACCESSIBLE CLEAR-FLOOR SPACE AT ALL OPERATIONAL PARTS

OPERATION: BY USE OF ONE (1) HAND W/ A SINGLE EFFORT W/OUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST - W/ FIVE (5.0) POUNDS MAXIMUM OPERATIONAL FORCE. COMPLY W/ ALLOWABLE REACH RANGES FOR HEIGHT OF OPERABLE PARTS.

ACCESSIBLE DOOR & GATE REQUIREMENTS:
REVOLVING DOORS OR GATES ARE NOT ACCESSIBLE.

SECURITY & MAINTENANCE DOORS (INCLUDING SERVICE-ACCESS DOORS) DO NOT NEED TO COMPLY W/ ACCESSIBILITY REQUIREMENTS.

DOUBLE-LEAF DOORS OR GATES: ONLY ONE LEAF (MIN) MUST COMPLY W/ ACCESSIBILITY REQUIREMENTS

RECESSED DOORS: PROVIDE FORWARD APPROACH CLEARANCE W/ ANY OBSTRUCTION W/IN 18 INCH OF LATCH SIDE OF DOORWAY PROJECTING MORE THAN 8 INCHES BEYOND THE FACE OF DOOR MEASURED PERPENDICULAR TO FACE OF DOOR

DOOR SURFACES: PROVIDE SMOOTH SURFACE W/IN TEN (10) INCH AFF ON PUSH-SIDE EXTENDING FULL WIDTH W/ MAX 1/16 INCH BETWEEN SURFACE PLANE & ANY PARTS (KICKPLATE). CAP CAVITIES FORMED BY KICKPLATES EXCEPT AT SLIDING DOORS, TEMPERED GLASS DOORS W/OUT SIDE STILES W/ A BOTTOM RAIL W/ ITS TOP EDGE SLOPED 60 DEGREES FROM HORIZONTAL OR MORE, OR AT DOORS NOT EXTENDING TO 10 INCHES AFF

SIDELITES OR VISION LITES: AT DOORS & SIDELITES ADJACENT TO DOORS W/ ONE OR MORE GLAZING PANELS PERMITTING VIEWING, PROVIDE BOTTOM EDGE OF AT LEAST ONE PANEL ON EITHER THE DOOR OR THE ADJACENT SIDELITE AT 43 INCHES MAXIMUM AFF, EXCEPT AT VISION LITES (ONLY) W/ THE LOWEST PART MORE THAN 66 INCHES AFF.

ACCESSIBLE DOOR & GATE HARDWARE:
PROVIDE ACCESSIBLE HARDWARE W/ AN EASY-TO-GRASP SHAPE COMPLYING W/ OPERABLE PARTS REQUIREMENTS (LEVERS PUSH/PULLS, OR PANIC DEVICES ARE ACCEPTABLE), MOUNTED BETWEEN 2'-10" & 4'-0" AFF, W/ MAX PROJECTION (INTO REQUIRED MIN CLEARANCES) OF 4 INCH BTWN 34 - 80 INCH AFF

SLIDING DOOR/GATE HARDWARE: OPERABLE PARTS MUST BE EXPOSED & USABLE FROM BOTH SIDES WHEN DOOR IS FULLY OPEN

DOOR/GATE CLOSERS: ADJUST UNITS TO PROVIDE FIVE (5) SECOND (MIN) TIME TO MOVE DOOR/GATE FROM 90-DEGREE OPEN-POSITION TO 12-DEGREE OPEN-POSITION.

DOOR/GATE SPRING-HINGES: ADJUST TO PROVIDE 1-1/2 SECOND MINIMUM TIME TO MOVE DOOR/GATE FROM 70-DEGREE OPEN-POSITION TO CLOSED-POSITION

OPENING-FORCE OF CLOSERS OR SPRING-HINGES: 5.0 LBS MAX @ INTERIOR HINGED, SLIDING OR FOLDING DOORS OR GATES (NOT APPLICABLE TO LATCH-BOLT RETRACTION FORCE & NOT APPLICABLE TO OPENING FORCE AT FIRE-DOORS - TO BE AS REQD BY AJH)

AUTOMATIC DOORS OR GATES:
REFERENCED STANDARDS: COMPLY W/ ANSI/BHMA A156.10. & FOR POWER-ASSIST & LOW-ENERGY DOORS, COMPLY W/ ANSI/BHMA A156.19 (UNLESS DOORS OR GATES ARE DESIGNED TO BE OPERATED ONLY BY SECURITY PERSONNEL)

COMPLY W/ ACCESSIBLE CLEAR-FLOOR SPACE, THRESHOLD / FLOOR-SURFACE, & DOORS-IN- SERIES REQUIREMENTS.

MANUAL CONTROLS: COMPLY W/ "OPERABLE PARTS" REQMTS W/ THE CLEAR FLOOR SPACE ADJACENT TO THE CONTROL SWITCH LOCATED BEYOND THE DOOR/GATE SWING.

ACCESSIBLE WINDOWS:
PROVIDE OPERATIONAL PARTS LOCATED PER "OPERABLE PARTS" REQMTS W/ MIN ACCESSIBLE CLEAR-FLOOR SPACE ADJACENT TO THE WINDOW.

SPECIAL ACCESS (PLATFORM) LIFTS (INTERIOR OR EXTERIOR):
COMPLY W/ ASME A17.1 SAFETY CODE FOR ELEVATORS & ESCALATORS, SECTION XX (W/ ACCESSIBLE KEY-CONTROLS IF LIFT TRAVEL AREA IS NOT ENCLOSED) & AS FOLLOWS:
- MAXIMUM TRAVEL HEIGHT: 60 INCHES
- MINIMUM CAPACITY: 400 POUNDS
- MINIMUM PLATFORM SIZE: 30 X 48 INCH
- MAXIMUM SPEED: 20 FPM

BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

STATE OF COLORADO
SCOTT A. BODUCH
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03.07.2022

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DATE	ISSUE	REV
07.12.2021	IFP	
10.05.2021	CNST. REV #1	1
03.07.2022	CNST. REV #2	2

DATE: 07.12.2021
DRAWN: ROGUE
CHECKED: SAB
ROGUE NO.: 2021.37

STANDARD ACCESSIBILITY CODE REQUIREMENTS

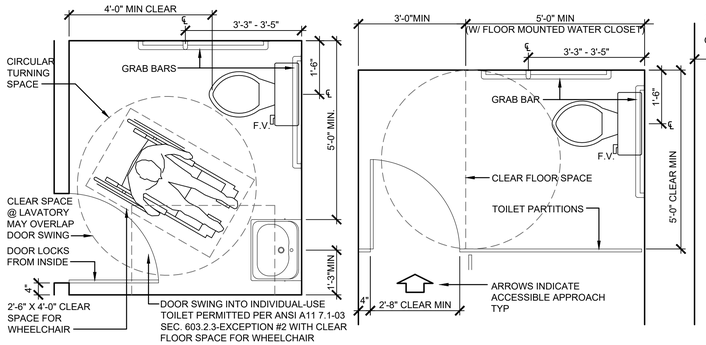
G3.0

CONSTRUCTION REVISION #2 - 03.07.2022

D:\Projects\2021.37 - PCHR - Parker, CO\CAD\2021.37 - <G3.0 Standard Code Accessibility Details.dwg

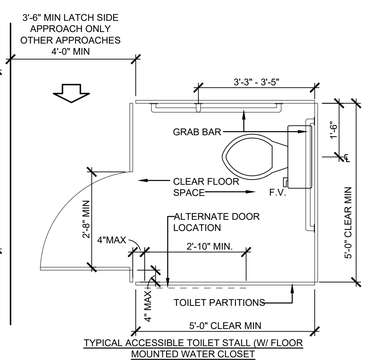
TOILET PARTITIONS IN PUBLIC RESTROOMS

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



INDIVIDUAL-USE OR UNI-SEX TOILET ROOM

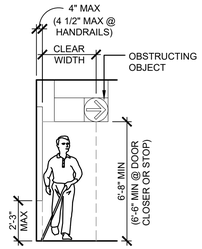
END OF ROW ACCESSIBLE TOILET STALL



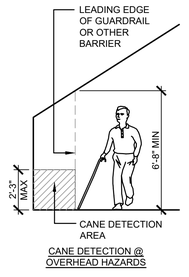
TYPICAL ACCESSIBLE TOILET STALL (W/ FLOOR MOUNTED WATER CLOSET

PROTRUDING OBJECTS

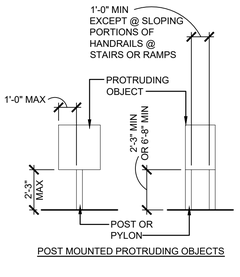
SCALE: 1/4" = 1'-0"



LIMIT OF PROTRUDING OBJECT



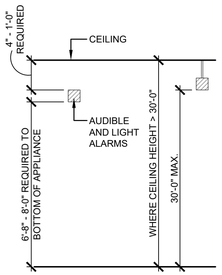
CANE DETECTION @ OVERHEAD HAZARDS



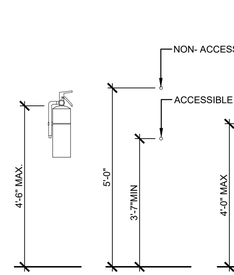
POST MOUNTED PROTRUDING OBJECTS

GRAB BAR REQUIREMENTS

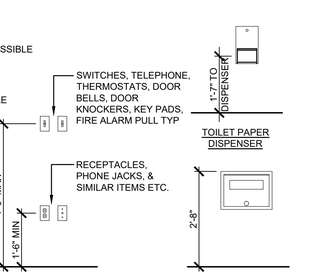
SCALE: 1/2" = 1'-0"



GRAB BAR DETAIL TYP



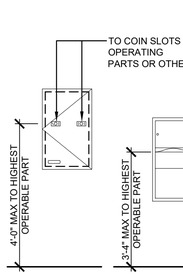
GRAB BAR @ BACK WALL OF WATER CLOSET



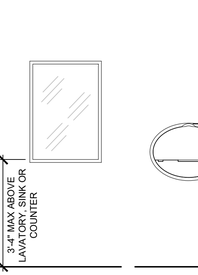
ACCESSORIES @ SIDE WALL OF WATER CLOSET

URINAL & URINAL SCREEN

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



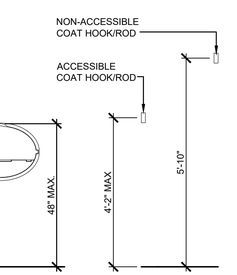
URINAL - FRONT VIEW



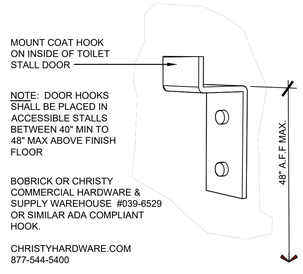
URINAL - CLEAR FLOOR SPACE PLAN VIEW

ACCESSIBLE LAVATORY OR SINK CLEARANCES

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



SIDE VIEW



PLAN VIEW

ACCESSIBILITY NOTES

ACCESSIBLE ROUTE WITHIN BUILDING:
SPACES WITHIN BUILDINGS: PROVIDE AN ACCESSIBLE ROUTE TO EACH SPACE OR PORTION WITHIN A BUILDING, TO ACCESSIBLE BUILDING ENTRANCES - NOT PASSING THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS CLOSETS OR SIMILAR SPACES (IF ONLY ONE ACCESSIBLE-ROUTE IS PROVIDED).

CONSTRUCT WORK AREAS USED ONLY BY EMPLOYEES SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER, AND EXIT THE AREA (EXCEPT AT WORK-AREAS LESS THAN 150 SF AND ELEVATED SEVEN (7) INCHES OR MORE ABOVE GROUND OR FINISH FLOOR - WHEN THE RAISED ELEVATION IS ESSENTIAL TO THE FUNCTION OF THE WORK-AREA - PER IBC).

PROVIDE ACCESSIBLE ROUTES AT ALL COMMON-USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS UNLESS WORK AREA IS LESS THAN 300 SF AND DEFINED BY PERMANENTLY INSTALLED PARTITIONS, COUNTERS, CASEWORK OR FURNISHINGS

ACCESSIBILITY IS NOT REQUIRED TO NON-OCCUPIED SPACES ACCESSED ONLY BY LADDERS, CATWALKS, CRAWL SPACES OR FREIGHT (NON-PASSENGER) ELEVATORS THAT ARE FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE PURPOSES, INCLUDING BUT NO LIMITED TO ELEVATOR PITS, ELEVATOR PENTHOUSES, AND PIPING OR EQUIPMENT CATWALKS.

ACCESSIBLE-ROUTE WITHIN BUILDING:
ACCESSIBLE-ROUTES MAY CONSIST OF ONE OR MORE OF THESE COMPONENTS:
WALKING SURFACES
RAMPS
DOORS AND DOORWAYS
ELEVATORS AND PLATFORM LIFTS

MINIMUM CORRIDOR WIDTH: 3'-8"
MINIMUM WIDTH OF ACCESS AISLES: 3'-0"

CARPETED WALKING SURFACES: BROADLOOM OR CARPET-TILE WITH FIRM CUSHION/PAD (OR WITHOUT CUSHION & PAD) WITH LEVEL LOOP, TEXTURED LOOP, LEVEL CUT, OR LEVEL CUT/UNCUT PILE TEXTURE WITH 1/2 INCH MAX PILE-HEIGHT. SECURELY ATTACH TO SUBSTRATE AND PROVIDE BEVELED EDGE-TRIM ALONG ENTIRE LENGTH OF EXPOSED EDGE PER ABOVE.

AREA-OF-RESCUE ASSISTANCE

PROVIDE AN "AREA-OF-RESCUE-ASSISTANCE" AT NON-ACCESSIBLE EXIT-DISCHARGE DOORS - EXCEPT IN BUILDINGS WITH A SUPERVISED AUTOMATIC FIRE-SUPPRESSION SYSTEM.

MINIMUM SIZE: PROVIDE MINIMUM OF TWO (2) EA 2'-6" X 4'-0" AREAS OR ONE (1) EACH PER 200 OCCUPANTS PER STORY SERVED NOT ENCROACHING ON ANY REQUIRED EXIT WIDTH

TOILET ROOMS OR COMPARTMENTS:
UNI-SEX TOILET ROOM: PROVIDE AN ACCESSIBLE FACILITY WITH A SINGLE WATER-CLOSET AND LAVATORY IN ANY MERCANTILE OR ASSEMBLY OCCUPANCIES WHERE A TOTAL OF SIX (6) OR MORE MALE AND FEMALE WATER-CLOSETS ARE REQUIRED (PER IBC)

PROVIDE UNI-SEX AND SINGLE-USE TOILET ROOMS WITH DOOR LOCKING FROM INSIDE

WATER-CLOSET COMPARTMENTS: PROVIDE A MINIMUM OF ONE (1) WHEELCHAIR-ACCESSIBLE COMPARTMENT AND WHEN OVER SIX (6) WATER-CLOSETS + URINALS ARE PROVIDED IN A TOILET ROOM, PROVIDE ONE (1) TO BE AMBULATORY-ACCESSIBLE IN ADDITION TO THE WHEELCHAIR-ACCESSIBLE UNIT.

SINKS: PROVIDE NO LESS THAN ONE (1) ACCESSIBLE SINK (OR 5% OF TOTAL) WHERE PROVIDED (MOP OR SERVICE-SINKS ARE NOT REQUIRED TO BE ACCESSIBLE)

DRINKING FOUNTAINS:
IF ONLY ONE DRINKING FOUNTAIN IS PROVIDED IN A SPACE OR BUILDING, PROVIDE A "DUAL HI-LOW" TYPE UNIT ACCESSIBLE TO BOTH WHEELCHAIR USERS AND TO PERSONS WITH DIFFICULTY BENDING OR STOOPING (STANDARD HEIGHT UNIT) OR OTHER MEANS TO ACHIEVE EQUIVALENT ACCESSIBILITY FOR BOTH (PROVIDING AN ACCESSIBLE WATER COOLER, FOR EXAMPLE).
PROVIDE DRINKING FOUNTAINS IN ALCOVE OUT OF COMMON PATH OF TRAVEL
SPACING BETWEEN DRINKING FOUNTAINS: 2'-3" (27") MINIMUM

ACCESSIBLE SEATING:
WHEN PROVIDED AT FIXED OR BUILT-IN TABLES, COUNTERS OR WORK SURFACES, PROVIDE 5% MINIMUM BUT NOT LESS THAN ONE (1) ACCESSIBLE SEATING, DISTRIBUTED THROUGHOUT.

POINT-OF-SALE (POS) OR SERVICE COUNTERS: PROVIDE NOT LESS THAN ONE (1) UNIT TO BE ACCESSIBLE DISPERSED THROUGHOUT IF COUNTERS ARE DISPERSED.

SIGNAGE:
REQUIRED ACCESSIBLE SIGNS (MINIMUM) EXCEPT AT BUILDING DIRECTORIES, MENU BOARDS, OR TEMPORARY SIGNS PROVIDE ACCESSIBLE SIGNS AS FOLLOWS:

ACCESSIBLE ENTRANCES: PROVIDE A 4 X 4" ACCESSIBILITY DECAL AT ALL ACCESSIBLE PUBLIC ENTRANCE DOORS CENTERED AT 60" AFF.

NON-ACCESSIBLE PUBLIC ENTRANCES: PROVIDE DIRECTIONAL SIGNS INDICATING LOCATION OF NEAREST ACCESSIBLE ENTRANCE.

NON-ACCESSIBLE TOILET ROOMS: PROVIDE DIRECTIONAL SIGNS INDICATING LOCATION OF NEAREST ACCESSIBLE UNITS.

ROOM (OR SPACE) SIGNS (INCLUDING TOILET ROOMS): PROVIDE RAISED PICTOGRAMS, TACTILE CHARACTERS AND BRAILLE TEXT.

ACCEPTABLE CHARACTERS: UPPER-CASE, LOWER-CASE, OR A COMBINATION OF BOTH IN A SANS-SERIF CONVENTIONAL STYLE - NO ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OTHER UNUSUAL FORMS

FINISH & CONTRAST: NON-GLARE WITH EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND

ILLUMINATION LEVEL AT ACCESSIBLE SIGNS: MINIMUM 10 FOOTCANDLES

PROVIDE CLEAR FLOOR AREA OF 18 X 18 INCHES CENTERED ON TACTILE CHARACTER SIGNS BEYOND ARC OF DOOR SWING FROM CLOSED TO 45 DEGREE OPEN POSITION

BRAILLE: CONTRACTED (GRADE 2) WITH INDICATION OF AN UPPERCASE LETTER ONLY BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS, AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, OR ACRONYM.

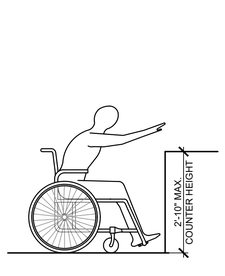
ALARMS:
IF EMERGENCY WARNING SYSTEMS ARE PROVIDED, PROVIDE BOTH AUDIBLE AND VISUAL ALARMS IN ANY COMMON-USE AREAS, (INCLUDING BUT NOT LIMITED TO RESTROOMS, MEETING ROOMS, HALLWAYS, AND LOBBIES). PERMANENTLY CONNECT ALARM SYSTEMS TO THE BUILDING ELECTRICAL POWER AND LIGHTING SYSTEM AS APPROPRIATE.

IF AUDIBLE ALARMS ARE PROVIDED, THEY MUST PRODUCE SOUND EXCEEDING THE PREVAILING EQUIVALENT SOUND LEVEL OF A SPACE BY AT LEAST 15 dbA OR EXCEED ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 dbA, WHICHEVER IS LOUDER (NOT EXCEEDING 120dbA).

IF VISUAL ALARMS ARE PROVIDED, PROVIDE UNFILTERED OR CLEAR-FILTERED WHITE XENON-STROBE TYPE LAMPS OR EQUIVALENT, WITH 0.2 SECOND MAXIMUM PULSE DURATION AND MAXIMUM DUTY CYCLE OF 40 PERCENT, PROVIDING A MINIMUM BRIGHTNESS INTENSITY OF 75 CANDELA WITH A FLASH RATE BETWEEN 1 AND 3 Hz. LOCATE UNITS NO MORE THAN 6'-10" (80") AFF OR 6" BELOW CEILING (WHICHEVER IS LOWER). LOCATE 50 FEET MAXIMUM FROM ANY POINT WITHIN A SPACE OR COMMON CORRIDOR, OR IN LARGE SPACES OVER 100 FEET ACROSS (SUCH AS AUDITORIUMS) WITHOUT OBSTRUCTIONS 6 FT AFF, LOCATE AROUND ROOM PERIMETER AT MAXIMUM 100 FT CENTERS. ALL STROBES IN ROOM MUST BE SYNCHRONIZED.

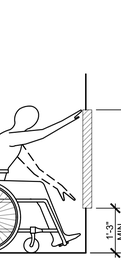
FIXTURE MOUNTING HEIGHTS

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

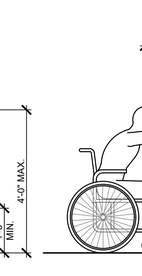


LOCATION OF CEILING/WALL MOUNTED APPLIANCES

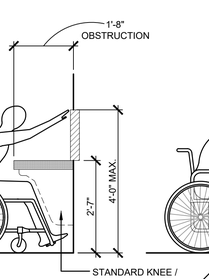
FIRE EXTINGUISHER



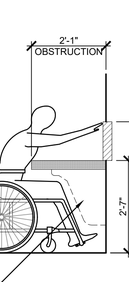
DOOR VIEWERS
(PROVIDE 1 OF EACH WHERE REQUIRED)



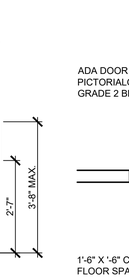
SWITCHES



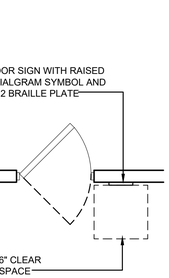
RECESSED TOILET SEAT COVER DISPENSER



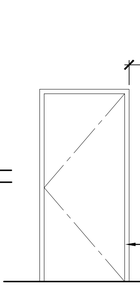
SANITARY NAPKIN DISPENSER



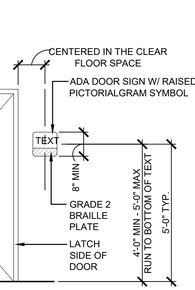
PAPER TOWEL DISPENSER/DISPOSAL



ACCESSIBLE MIRROR



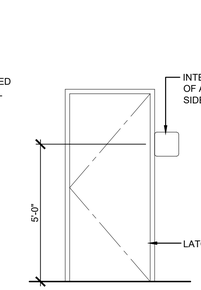
BABY CHANGING STATION



COAT HOOK OR ROD

COAT HOOK

SCALE: NO SCALE

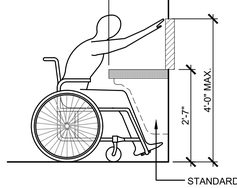


POINT OF SALE REACH ACCESSIBILITY

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

COUNTER-MOUNTED P.O.S.

WALL-MOUNTED P.O.S.



OBSTRUCTION CLEARANCES

OBSTRUCTION CLEARANCES

ACCESSIBLE SIGNAGE

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

RESTROOM ACCESSIBLE SIGNAGE

EXTERIOR DOOR (@ ACCESSIBLE ENTRANCE)

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BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

STATE OF COLORADO
SCOTT A. BODUCH 400217
LICENSED ARCHITECT
03.07.2022

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DATE	ISSUE	REV
07.12.2021	IFP	
10.05.2021	CNST. REV #1	1
03.07.2022	CNST. REV #2	2

DATE: 07.12.2021
DRAWN: ROGUE
CHECKED: SAB
ROGUE NO.: 2021.37

STANDARD ACCESSIBILITY CODE REQUIREMENTS

G3.1

CONSTRUCTION REVISION #2 - 03.07.2022

PROJECT SPECIFICATIONS

UNLESS NOTED OTHERWISE BY SEPARATE AND SPECIFIC REFERENCE ON THE DRAWINGS, THIS PROJECT SHALL CONFORM TO THE FOLLOWING CONSTRUCTION STANDARDS

DIVISION 01: GENERAL REQUIREMENTS

SECTION 01.00.00 - GENERAL REQUIREMENTS

All work shall conform to the adopted codes and amendments of the **TOWN OF PARKER, COLORADO** and the **TOWN OF PARKER** Fire Department.

1. Materials: When reference is made in the Specifications to trade names or to the names of Manufacturers, such references are made solely to designate and identify quality of material or equipment, and not to restrict competitive bidding **unless specifically noted otherwise**. However, an "or equivalent" product is subject to Owner approval. In case the Contractor wishes to use materials or equipment of trade names which differ from those mentioned in the Specifications, prior written approval from the Owner must be obtained. Owner will approve such materials or equipment changes only after written request if they are considered suitable and equal to those specified. Whenever "approved", "satisfactory", "as directed", or other similar phrases are used in these Specifications, they shall be understood to mean that material or construction methods referred to shall be approved by, satisfactory to, or as directed by the Owner.
2. Manufacturer's Directions: All manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned, and conditioned as directed by Manufacturers unless herein specified to the contrary.
3. Workmanship: Owner will be the sole determinant of workmanship and acceptability of the final product.
4. Work and Material not covered in Specifications: Any item of work necessary to the proper completion of construction under this Contract which is not specifically covered in the Drawings and Specifications shall be performed in a manner deemed as good practice of the trade involved. Materials and equipment not specifically covered by the Drawings and Specifications shall be of a standard equal to good practice commensurate with the quality of dwelling being constructed.
5. Daily Housekeeping: Owner expects the General Contractor to maintain a clean jobsite with a minimum of once a day clean up.
6. Daily work reports: The General Contractor must forward, preferably by email, all daily work reports within 48 hours.
7. Project work schedules: Periodic progress work schedules must be updated and forward on to Owner **once every two-weeks** or as asigned by the Owner.

SECTION 01.10.00 - SPECIFICATION FORMATS AND CONVENTIONS

1. Specification Format: The Specifications are organized into Divisions and Sections using the 50-division format and CSI/CSC's "MasterFormat" numbering system.
   1.1. Division 01: Sections in Division 01 govern the execution of the Work of all Sections in the Specifications.
2. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations.The conventions are as follows:
   2.1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
   2.2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.
   a.a The word "shall", "shall be", or "shall comply with", depending on the context, are implied where a colon (:) is used within a sentence or phrase.

SECTION 01.26.00 - CONTRACT MODIFICATION PROCEDURES

GENERAL:

1. CONTRACTORS SHALL SUBMIT A WRITTEN DESCRIPTION OF ALL DEFICIENCIES AND AMBIGUITIES IN THE CONTRACT DOCUMENTS TO THE OWNER OR ARCHITECT WITHIN **(30) THIRTY CALENDAR DAYS** OF SIGNING THE CONTRACT. CHANGE ORDERS FOR DESIGN DEFICIENCIES OR AMBIGUITIES NOT INCLUDED IN CONTRACTOR'S DESCRIPTION WILL NOT BE ALLOWED.
2. Site and local conditions shall be reviewed on site.
3. Any interpretation, correction, or change of the contract will be made by written Addendum, Proposal Request (P.R.) or Construction Change Directive (C.C.D.). Interpretations, corrections, or changes of the documents in any other manner will not be binding, and contractor shall not rely upon such.
4. Where alternative construction to design is installed, certification shall be provided to the Building Official. This certification is to be performed by the architect / engineer or other approved testing agency and shall be at the expense of the contractor unless otherwise agreed to in writing.
   4.1. Unless otherwise provided in writing through an A.S.I., P.R., or C.C.D., all construction variations from these documents by the Owner or Contractor shall be the responsibility of the persons making such changes, including all coordination required due to the changes.

MINOR CHANGES IN WORK:

5. Architect will issue supplemental instructions (A.S.I.) authorizing Minor Changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on official form "Architect's Supplemental Instructions".

PROPOSAL REQUESTS:

1. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
   1.1. Proposal Requests issued by Architect are for information only. Do not consider them instructions either to stop work progress or to execute the proposed change.
   1.2. Within 10 days after receipt of Proposal Request, the Contractor to submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
2. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change to the Owner and Architect.
   2.1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
   2.2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
   2.3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
   2.4. Include costs of labor and supervision directly attributed to the change.
   2.5. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.

CHANGE ORDER PROCEDURES:

1. On Owner's approval of a Proposal Request, Owner or Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701 or previously approved document.

CONSTRUCTION CHANGE DIRECTIVE:

1. Construction Change Directive: The Owner or Architect may issue a Construction Change Directive on an approved written format. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order. Construction Change Directive contains a complete description of change in the Work.
2. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

SECTION 01.26.05 - REGULATORY REQUIREMENTS

1. Refer to the **Code Analysis on sheet G2.0** for a list of Regulatory Building Codes.
2. Wherever drawings state to be "Certified", test reports conducted by an approved testing agency shall be provided to the Owner and Architect at the expense of the Contractor.

SECTION 01.26.10 - SPECIAL PROJECT PROCEDURES

1. Work shall comply with the applicable Regulatory Building Codes, regulations, ordinances, utility companies and governmental agencies having jurisdiction.
2. No Contractor / Subcontractor shall commence work under this contract until they have provided proof of insurance of such character and in such amounts as will provide adequate protection for the Owner, the Architect, the members thereof, and their successors, all agents, officers, and servants of the Owner, and the contractor and subcontractor against all claims, liabilities, damages, and accidents. Such insurance shall remain in force throughout the life of this contract.

SECTION 01.26.20 - PROTECTION OF PREMISES

1. Contractor shall devise methods and procedures to ensure safe, orderly execution of the work, and to allow free safe passage of Owner and others around the building.
2. Protect all floors with suitable coverings as required.
3. Remove all protection at completion of work or as quickly as possible.
4. All damage to adjacent areas to be repaired/replaced promptly, at no cost to the Owner.

SECTION 01.29.00 - PAYMENT PROCEDURES

1. Schedule of Values: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.
   1.1. Coordinate line items in the schedule of values with other required administrative forms and schedules, including Application for Payments forms with continuation sheets, Submittal Schedule and Items required to be indicated as separate activities in Contractor's construction schedule.
   1.2. Submit the schedule of values to Owner at earliest possible date but no later than **Seven (7) calendar days** before the date scheduled for submittal of initial Applications for Payment.
   1.3. Format and Content: Use Project Specifications as a guide to establish line items for the schedule of values. Provide at least one-line item for each Specification Section.
      1.3.1. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports.
      1.3.2. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
      1.3.3. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
      1.3.4. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.
2. Payment Application:
   2.1. Each application for Payment shall be consistent with previous applications and payments as certified by Owner and paid for by Owner.
   2.2. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.
   2.3. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.
   2.4. Application for Payment at Substantial Completion: Submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
   2.5. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with final releases and supporting documentation not previously submitted and accepted.

SECTION 01.31.00 - PROJECT MANAGEMENT AND COORDINATION

1. Coordinate Drawings General: Prepare coordination drawings according to requirements in individual Specification Sections, where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.
2. Projects Meetings / Conferences:
   2.1. General: **Contractor** will schedule and conduct meetings and / or conference calls at Project site unless otherwise indicated.
   2.2. **Contractor** shall arrange for a Pre-Construction Meeting or Conference Call prior to start of construction. Meeting shall be attended by the Owner, Architect, Contractor, and major subcontractors.
   2.3. Progress Meetings: **Contractor** will conduct progress meetings at **weekly or bi-weekly** intervals determined prior to the start of construction.
   2.4. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
      2.4.1. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
      2.4.2. Review present and future needs of each entity present, including the following but not limited to; Sequence of operations, Status of submittals, Deliveries, Off-site fabrication, Status of correction of deficient items, Field observations, special inspections and testing, Status of RFIs, Status of Proposal requests, Pending changes, Status of Change Orders.
   2.5. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.

SECTION 01.33.13 - REQUESTS FOR INTERPRETATION (RFI's)

3. Submit REQUEST FOR INTERPRETATION (RFI's) after review of the Contract Documents and the field conditions immediately on discovery of the need for a clarification. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents. Submit requests on CSI Form 13.2A - "Request for Interpretation" or equivalent form approved for use in advance by the Owner and Architect. Submit RFI's only from the General Contractor - RFI's from subcontractors or suppliers must be forwarded to, reviewed by, approved by, and submitted directly from the General Contractor. **Owner /Architect will return RFI's submitted to the Owner / Architect by other entities controlled by Contractor with no response.**
4. Submit RFI's only after a thorough review of ALL applicable Contract Documents and the field-conditions, and ONLY if the Contractor is still not able to resolve the problem or clarify the issue based on the information contained therein.
5. The following RFI's will be returned without action; for requests for approval of submittals or substitutions, requests for coordination information already indicated in the Contract Documents, requests, for adjustments in the Contract Time or the Contract Sum, requests for interpretation of Architect's actions on submittals or Incomplete RFI's or inaccurately prepared RFI's.
6. The Contractor acknowledges its responsibility to be familiar with the Contract Documents. Requests for Interpretation (RFI's) will be responded to the Contractor within **(7) seven calendar days** of receipt. Time spent reviewing RFI's in which the information requested is clearly included in the drawings or specifications will be charged to the Contractor and deducted from its next progress payment.
7. Response to RFI's is not authorization to proceed with additional or extra Work.
8. RFI's received after **3:30pm MST** shall be checked in for the following day.
9. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log every **two weeks** or otherwise agreed to with the Owner / Architect. On receipt of Owner's and Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect and Owner within **(7) seven calendar days** if Contractor disagrees with response.

SECTION 01.33.00 - SUBMITTAL PROCEDURES

ADMINISTRATIVE REQUIREMENTS:

1. Submit a Schedule of Submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by **the Owner / Architect** and additional time for handling and reviewing submittals required by those corrections.
2. Coordinate Submittal Schedule with list of subcontracts, the Schedule of Values, and Contractor's construction schedule.
3. Submit concurrently with startup construction schedule. Include submittals required during the first **(30) thirty calendar days** of construction. List those submittals required to maintain orderly progress of the Work and those required early because of long lead time for fabrication.
4. Architect's Digital Data Files: Electronic copies of digital files of selected Contract Drawings will be provided by the Architect for the **fire alarm subcontractor** for use on this project only. All other requests may be subject to a digital transfer fee.
5. Processing Time: Allow time for submittal, including time for resubmittals, as follows. Time for review shall commence on Owner and Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
   5.1 Initial Reviews: Scheduled date for Owner and Architect's final release or action. Allow for **(14) fourteen calendar days** for Owner and Architect/Consultant review, which shall include required coordination with subsequent submittals.
   5.2 Re-Submittal Review: Allow **(14) fourteen calendar days** for review of each re-submittal.
   5.3 The Contractor acknowledges its responsibility to submit correct shop drawings and other required submittals. Incorrect submittals will be returned to the Contractor noting the deficiencies. If deficiencies are not corrected in the next submittal, any time spent on re-reviews will be charged to the Contractor and deducted from its next progress payment.
6. Submittal Format: Arrange the following information in a tabular format:
   6.1. Project Name
   6.2. Schedule date for first submittal
   6.3. Specification Section number and title
   6.4. Submittal category: Action; informational.
   6.5. Name of subcontractor.
   6.6. Description of the Work covered.
   6.7. Scheduled date of fabrication.

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DATE	ISSUE	REV
07.12.2021	IFP	
10.05.2021	CNST. REV #1	1
03.07.2022	CNST. REV #2	2

DATE: 07.12.2021
DRAWN: ROGUE
CHECKED: SAB
ROGUE NO.: 2021.37

PROJECT SPECIFICATIONS

G4.0

CONSTRUCTION REVISION #2 - 03.07.2022

DIVISION 01: GENERAL REQUIREMENTS (Cont.)

7. Electronic Submittals: Identify and incorporate information in each electronic submittal as follows:
   - 7.1. Assemble complete submittal package into a single indexed file incorporating submittal requirements per single Specification Section and transmittal form with links enabling navigation to each item.
   - 7.2. Name file with submittal number, including revision identifier.
   - 7.3. Provide means for insertion to permanently record (stamp) of Contractor's review and approval markings and action taken by the Owner and Architect.
     - 7.3.1. Submittals without record (stamp) of Contractor's review are subject to rejection outright or Return without Review by the Owner or Architect.
   - 7.4. Transmittal Form for Electronic Submittals: Assemble each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Submit electronic submittals via email as PDF electronic files. Owner and Architect will discard submittals received from sources other than Contractor. Transmittal containing the following information:
     - 7.4.1. Project Name
     - 7.4.2. Date
     - 7.4.3. Name of Owner, Contractor and Architect.
     - 7.4.4. Name of firm or entity that prepared submittal including names of subcontractor, manufacturer, and supplier.
     - 7.4.5. Category and type of submittal.
     - 7.4.6. Submittal purpose and description.
     - 7.4.7. Specification Section number and title.
     - 7.4.8. Specification paragraph number or drawing designation and generic name for each of multiple items.
     - 7.4.9. Drawing number and detail references, as appropiate.
     - 7.4.10. Related physical samples submitted directly.
     - 7.4.11. Indication of full or partial submittal.
     - 7.4.12. Transmittal number
     - 7.4.13. Submittal and transmittal distribution record.
   - 7.5. Re-submittals: Make re-submittals in same form and number of copies as initial submittal.
     - 7.5.1. Note date and content of previous submittal.
     - 7.5.2. Note date and content of revision in label or title block and clearly indicate extent of revision.
     - 7.5.3. Resubmit submittals until they are marked with approval notation from Owner / Architect's action stamp.
8. Options: Identify options requiring selection by Owner or Architect.
9. Deviations: Identify deviations from the Contract Documents on submittals.

SUBMITTAL PROCEDURES:

1. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data. Mark each copy of each submittal to show which products and options are applicable.
2. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data. Fully illustrate requirements in the Contract Documents.
3. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these installed.

SUBMITTAL REVIEWS:

1. Contractor's Review and Approval:
   - 1.1. Action and Information Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Owner & Architect.
   - 1.2. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
2. Owner and Architect / Consultant Reviews:
   - 2.1. Owner / Architect shall review submittals for the limited purpose of checking for conformance with the design concept and the information shown in the Construction Documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weighs or gauges, fabrication processes, construction means of method, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor.
   - 2.2. Owner / Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action.
   - 2.3. Owner / Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Owner / Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action.

DIVISION 01: GENERAL REQUIREMENTS (CONTINUED)

- 2.4. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for re-submittal without review.
- 2.5. Submittals not required by the Contract Documents may not be reviewed and may be discarded.
- 2.6. Review of a specific item shall not indicate that Owner / Architect has reviewed the entire assembly of which the item is a component.
- 2.7. Owner / Architect shall not be responsible for any deviations from the Construction Documents not brought to the attention of the Owner / Architect in writing by the Contractor.
- 2.8. Owner / Architect shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

SECTION 01.33.16 - DELEGATED DESIGN

1. Delegated Design: Portions of the Work for which professional design service or professional certification are required of the Contractor in the Specifications.
2. Deferred Submittal: Permitting process and permit submittal for Delegated Design component. Some Delegated Design components may not require Deferred Submittal by the AHJ.
3. Contractor is responsible for the following Delegated Design portions of the Work:
   - 3.1. Temporary shoring and supports for excavation, concrete, walls, and other construction.
   - 3.2. Wood Truss Framing Systems.
   - 3.3. Thru Penetration Fire Stop Systems.
   - 3.4. Aluminum storefront, glazing, and entrance doors.
   - 3.5. Glass Strength.
   - 3.6. Prefabricated Awnings and Canopies
   - 3.7. Fire Alarm Systems
   - 3.8. Owner Provided Equipment and Associated Support Systems.
4. Refer to the Structural, Mechanical, Electrical and Plumbing Drawings for additional Requirements.
5. Contractor shall coordinate and assume full responsibility for design, engineering, submittals, fabrication, transportation, and installation of this work. Contractor to provide the required engineering stamp for items requiring certification by a licensed professional designer or engineer as outlined in the contract documents and specifications.
6. Schedule design process and submittals required for Delegated Design portions to fit within Construction Schedule.
7. Allow adequate time for AHJ review and Owner / Architect's review. Contact AHJ for time estimate and coordination of schedule.

SECTION 01.40.00 - QUALITY REQUIREMENTS

GENERAL

1. Labor, materials, and workmanship shall be in accordance with the highest standards of the industry.
2. All work performed as a part of this contract is to be guaranteed by the contractor and/or subcontractor and to be free from defects on material and workmanship for a period of **one (1) year** from the date of substantial completion of the work; the contractor and/or subcontractor agrees to return to the job and make repairs and/or replacement to such defects at no cost to the Owner.
3. Details and dimensions, shown in any section, apply to all similar sections unless otherwise noted.
4. These drawings were prepared with the intent that the Work shall be performed by a qualified General Contractor and Subcontractors.
5. All work shall be in conformance with all the codes and regulations of any Federal, State, County or Municipal agency having jurisdiction over such Work.
6. All Work is to be performed by qualified mechanics and technicians, and shall be of the highest levels of craftsmanship.
7. Any discrepancies between the drawings and site conditions, and any in congruencies present within these drawings are to be brought to the attention of the Owner and Architect as soon as they are noticed and prior to continuation of the work.
8. During the course of the Work, conditions may be found that require Architectural or Engineering Intervention. It is the responsibility of the Contractor to bring such conditions to the attention of the Architect and the Owner immediately following discovery, and prior to commencement of Work.
9. Contractor shall maintain Workman's Compensation, and shall maintain for the duration of the project, Public Liability Insurance, Contractor's Property Damage Insurance and Vehicle Liability Insurance and shall provide proof of such coverage to the Owner prior to commencement of the Work.

DIVISION 01: GENERAL REQUIREMENTS (CONTINUED)

- 3.1. Notify Owner, and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
- 3.2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
- 3.3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
- 3.4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality control service through Contractor.
- 3.5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
- 3.6. Do not perform any duties of the Contractor.

4. Retesting/Re-inspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and re-inspecting, for construction that replaced Work that failed to comply with the Contract Documents.

SPECIAL TESTING AND REPORTS:

1. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:
   - 1.1. Date of issue
   - 1.2. Project title and number.
   - 1.3. Name, address, and telephone number of testing agency.
   - 1.4. Dates and locations of samples and tests or inspections.
   - 1.5. Description of the Work and test and inspection method.
   - 1.6. Identification of product and Specification Section.
   - 1.7. Test and inspection results and an interpretation of test results.
   - 1.8. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
   - 1.9. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
   - 1.10. Recommendations on retesting and re-inspecting.
2. Test and Inspection Log: Prepare a record of tests and inspections. Include the following:
   - 2.1. Date test or inspection was conducted.
   - 2.2. Description of the Work tested or inspected.
   - 2.3. Identification of testing agency or special inspector conducting test of inspection.
   - 2.4. Maintain log at Project site. Post changes and revisions as they occur. Provide access to test and inspection log for Owner and Architect's reference during normal working hours.

SECTION 01.60.00 - PRODUCT REQUIREMENTS

1. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawings numbers and titles.
   - 1.1. Owner / Architect's Action: If necessary, Owner / Architect will request additional information or documentation for evaluation within **(7) seven calendar days** of receipt of a comparable product request. Architect will notify Contractor through Owner of approval or rejection of proposed comparable product request within **(15) fifteen calendar days** of receipt of request, or **(7) seven calendar days** of receipt of additional information or documentation, whichever is later.
2. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
   - 2.1. Conditions for Consideration: Owner / Architects will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Owner/Architect may return requests without action, except to record noncompliance with these requirements:
     - 2.1.1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consisten with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
     - 2.1.2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
     - 2.1.3. Evidence that proposed product provides specified warranty.
     - 2.1.4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
     - 2.1.5. Samples, if requested.

DIVISION 01: GENERAL REQUIREMENTS (CONTINUED)

SECTION 01.78.23 - CLOSEOUT SUBMITTALS

1. Manual Content: Operations and Maintenance Manual content is specified in individual Specification Sections to be reviewed at the time of Section submittals. Submit reviewed manual content formatted and organized as required by this section.
   - 1.1. Owner will comment on whether content of operations and maintenance submittals are acceptable.
   - 1.2. Where applicable, clarify and update reviewed manual content to correspond to revisions and field conditions.
2. Format: Submit operations and maintenance manuals in the following format:
   - 2.1. PDF electronic file. Assemble each manuals into a composite electronically indexed file. Name each indexed document file in composite electronic index with applicable item name. Include a complete electronically linked operation and maintenance directory.
   - 2.2. Provide three paper copies or as indirected by the Owner. Include a complete operation and maintenance directory. Enclose title pages and directories in clear plastic sleeves.
3. Manual Submittal: Submit each manual in final form prior to requesting inspection for Substantial Completion and at least **(15) fifteen calendar days** before commencing demonstration and training. Owner will return copy with comments.
   - 3.1. Correct or revise each manual to comply with Owner's comments. Submit copies of each corrected manual within (15) fifteen calendar days of receipt of Owner's comments and prior to commencing demonstration and training.

SECTION 01.78.39 - PROJECT RECORD DOCUMENTS

1. Record Drawings: Contractor to maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings, incorporating new and revised Drawings as modifications are issued.
   - 1.1. Preparation: Mark record prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is the installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.
     - 1.1.1. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
     - 1.1.2. Record data as soon as possible after obtaining it.
     - 1.1.3. Record and check the markup before enclosing concealed installations.
   - 1.2. Mark the Contract Drawings and Shop Drawings completely and accurately. Use personnel proficient at recording graphic information in production of marked-up record prints.
   - 1.3. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
   - 1.4. Note Architect's Supplement Instruction Number, Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.
   - 1.5. Format: Submit record Drawings as a paper copy unless otherwise required by the local jurisdiction as part of the Certificate of Occupancy.
2. Record Specifications: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
   - 2.1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
   - 2.2. Mark copy with the proprietary name and model number of product options selected.
   - 2.3. Record the name of manufacturer, supplier, installer, and other information necessary to provide a record of selections made.
   - 2.4. Note related Change Orders, record Product Data, and record Drawings where applicable.
   - 2.5. Format: Submit record Specifications as a paper copy unless otherwise required by the local jurisdiction as part of the Certificate of Occupancy.
3. Record Product Data: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.
   - 3.1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
   - 3.2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
   - 3.3. Note related Change Orders, record Specifications, and record Drawings where applicable.
   - 3.4. Format: Submit record Product Data as a paper copy or as requested by the Owner.
4. Miscellaneous Record Submittals: Assembles miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and references. Submit miscellaneous record submittals as a paper copy or as requested by the Owner.

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03.07.2022

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PROJECT SPECIFICATIONS

G4.1

CONSTRUCTION REVISION #2 - 03.07.2022

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PROJECT SPECIFICATIONS

DIVISION 01: GENERAL REQUIREMENTS (CONTINUED)

5. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and revisions to project record documents as they occur; do not wait until end of Project.
6. Maintenance of Record Documents and Smaples: Store record documents and construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for Owner and Architect's reference during normal working hours.

DIVISION 03: CONCRETE

SECTION 03.30.00 - CAST-IN-PLACE CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR NOTES AND SPECIFICATIONS

SECTION 04.20.00 - UNIT MASONRY

SUMMARY

1. Provide Unit Masonry Construction:
   a. Brick & CMU veneer on wood studs.
   b. Concrete block bearing walls and non-bearing partitions.
   c. Freestanding site masonry walls.

SUBMITTALS

1. Submit product data, samples, shop drawings.

PRODUCTS

1. As selected by Architect complying with the following:
2. Face Brick:
   a. Standard size, 3-5/8 inches thick by 2-1/4 inches high by 8 inches long.
   b. Grade: ASTM C 216, Grade SW, severe weathering type areas subject to freeze-thaw and ASTM C 216, Grade MW, moderate weathering type elsewhere.
   c. Bond Pattern: Running bond pattern.
3. Concrete Masonry Units:
   a. Concrete Masonry Units: ASTM C 90, 1500 f'm compressive strength, normal weight.
   b. Size: Face dimension of 7-5/8 inches high by 15-5/8 inches long by width required for application.
   c. Bond Pattern: Running Bond.
4. Fire Brick and Clay Flue Linings: ASTM C 27, medium duty fire brick, and ASTM C 315 clay flue linings; ASTM C 199 refractory mortar.
5. Mortar and Grout:
   a. Mortar Mix: ASTM C 270, Type S, for reinforced masonry, masonry below grade and masonry in contact with earth and ASTM C 270, Type N, for above-grade loadbearing and nonloadbearing walls and parapet walls and for interior loadbearing and nonloadbearing partitions.
   b. Mortar Materials: Portland cement, ASTM C 150, Type I or II
   c. Mortar Aggregate: Natural color, ASTM C 144.
   d. Grout Aggregate: ASTM C 404.
   e. Hydrated Lime: ASTM C 207, Type S.
   f. Color: Natural color.
6. Reinforcing Steel:
   a. Reinforcing Bars: ASTM A 615, Grade 60.
   b. Deformed Reinforcing Wire: ASTM A 496.
   c. Plain Welded Wire Fabric: ASTM A 185.
7. Joint Reinforcing: Welded wire with deformed side rods.
   a. Steel Wire: 9 gage (.1875 inch) stainless steel wire.
   b. Type: Ladder type.
8. Ties and Anchors:
   a. Bent Wire Ties: Galvanized steel.
   b. Rigid Anchors: Galvanized steel straps.
9. Masonry Accessories:
   a. Nonmetallic expansion joint strips.
   b. Preformed control joint gaskets.
   c. Bond breaker strips.
   d. Weep sash and tubes
10. Water repellent: Integral water repellent in Concrete Masonry Units and Mortar.
    a. Liquid polymeric, integral water repellent admixture that does not reduce flextural bond strength.
    b. Basis-of-Design: ACM Chemistries, Inc. Rain Bloc

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements.
2. Comply with PCA Recommended Practices for Laying Concrete Block, Brick Institute of America Tech Notes, and NCMA TEK Bulletins.
3. Comply with cold weather and warm weather protection procedures as recommended in BIA Tech Notes.
4. Provide fire-rated assemblies complying with ASTM E 119.
5. Sawcut units when required. Maintain uniform joint width. Provide full bed, head and collar joints except at weepholes.
6. Install lintels and accessories in masonry construction.
7. Coordinate installation of flashings.
8. Comply with applicable codes and regulations for spacing of ties and horizontal reinforcing.
9. Provide expansion and control joints in accordance with referenced publications.
10. Remove and replace damaged units.
11. Clean brick using bucket and brush method, BIA Tech Note 20.
12. Clean concrete masonry by dry brushing, NCMA TEK No. 28.

SECTION 05.50.00 - METAL FABRICATIONS

SUMMARY

1. Provide metal fabrications:
   a. Rough hardware
   b. Steel ladder to roof access hatch
   c. Handrails and railings.
   d. Loose bearing and leveling plates
   e. Loose steel lintels
2. Tolerances:
   a. Fabrication tolerance: 1/8 inch in 10 feet
   b. Erection tolerance: 1/16 inch

SUBMITTALS

1. Submit product data & shop drawings.

PRODUCTS

1. Steel plates, shapes, and bars: ASTM A 36
2. Steel tubing: ASTM A 500 or A 501
3. Steel pipe, black finish: ASTM A 53
4. Stainless steel bar stock: ASTM A 276, Type 302 or 304
5. Stainless steel plate: ASTM A 167, Type 302 or 304
6. Stainless steel tubing: ASTM A 554, Grade TP 304 or TP 316
7. Aluminum extruded bars and shapes: ASTM B 221 aluminum alloy
8. Steel finish: primed finish
9. Fasteners: non-corrosive, suitable for service intended
10. Zinc coating: hot-dip galvanized coating for materials in exterior assemblies or exterior walls
11. Aluminum finish color: anodized finish
12. Stainless steel finish: number 6 satin directional polish

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements
2. Comply with ASTM E 985 for handrail and railing structural performance.
3. Comply with AISC codes and specifications and with AWS Strcutural Welding Code.

SECTION 06.10.00 - ROUGH CARPENTRY

SUMMARY

1. Provide rough carpentry:
   a. Framing with dimensional lumber
   b. Framing with engineered wood products
   c. Framing with timbers
   d. Wood grounds, nailers, and blocking
   e. Wood furring
   f. Backing panels
   g. Sheathing
   h. Underlayment

SUBMITTALS

1. Submit product data

PRODUCTS

1. Lumber Standards and Grade Stamps: PS 20, American Softwood Lumber Standard and inspection agency grade stamps.
2. Construction Panel Standards: PS 1, U.S. Product Standard for Construction and Industrial Plywood; APA PRP-108.
3. Wood Framing Standards: NFPA House Framing Manual.
   a. Exterior Wall Framing: refer to Structural drawings for notes and specifications
   b. Interior Wall Framing: 2 inch by 4 inch studs, 16 inches on center.
   c. Interior Wall Framing: 2 inch by 6 inch studs, 16 inches on center.
4. Preservative Treatment: AWPA C2 for lumber and AWPA C9 for plywood; waterborne pressure treatment, preservative retention [0.25] [0.40] [2.5] pcf.
5. Fire-Retardant Treatment: AWPA C20 for lumber and AWPA C27 for plywood; noncorrosive type.
6. Dimension Lumber:
   a. Light Framing: Stud, No. 3 or Standard grade.
   b. Structural Framing: refer to Structural drawings for notes and specifications
   c. Species: Any species of grade indicated.
   d. Exposed Framing: Appearance grade.
7. Boards:
   a. Exposed Boards: 15 percent moisture content.
   b. Concealed Boards: 19 percent moisture content.
8. Miscellaneous Lumber, Blocking and Nailers:
   a. Moisture Content: 19 percent.
   b. Grade: Standard grade light framing.
9. Engineered Wood Products:
   a. Refer to Structural drawings for notes and specifications.
10. Construction Panels:
    a. Combination Subfloor-Underlayment: APA Sturd-I-Floor,
    b. Subflooring: APA Sheathing, Exterior.
    c. Wall Sheathing: APA Sheathing, Exterior sheathing.
    d. Roof Sheathing: APA Sheathing, Exterior sheathing.
    e. Plywood Backing Panels: APA C-D Plugged Exposure 1 with exterior glue, fire-retardant treated.
    f. Plywood Underlayment for Resilient Flooring: APA Underlayment Exterior.
    g. Construction Panel Underlayment for Resilient Flooring: APA Sturd-I-Floor, Exterior.
    h. Construction Panel Underlayment for Ceramic Tile: APA Sturd-I-Floor, Exposure 1.
    i. Plywood Underlayment for Carpet: APA Underlayment Exposure 1.
11. Auxiliary Materials:
    a. Felt Air Infiltration Barrier: Asphalt-saturated organic felt, ASTM D 226, Type I, No. 15 felt, unperforated.
    b. Polyethylene Air Infiltration Barrier: High density polyethylene.
    c. Polyolefin Air Infiltration Barrier: Woven polyolefin sheet.
    d. Sill Sealer Gaskets: Glass fiber strip resilient insulation.
    e. Framing Anchors and Fasteners: Non-corrosive, suitable for load and exposure.

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements
2. Comply with NFPA Manual for House Framing, NFPA Recommended Nailing Schedule, and NFPA National Design Specifications for Wood Construction
3. Comply with APA Design and Construction Guide, Residential and Commercial Construction
4. Provide nailers, blocking, and grounds where required. Set work plumb, level, and accurately cut
5. Comply with manufacturer's requirements for treated materials

SECTION 06.17.53 - WOOD TRUSSES

REFER TO STRUCTURAL DRAWINGS FOR NOTES AND SPECIFICATIONS

SECTION 06.40.13 - EXTERIOR ARCHITECTURAL WOODWORK

SUMMARY

1. Provide exterior architectural woodwork:
   a. Standing and running trim and rails
   b. Ornamental items

SUBMITTALS

1. Submit product data, samples, & mockup of each type

PRODUCTS

1. AWI Standards: Architectural Woodwork Institute (AWI) "Architectural Woodwork Quality Standards"
2. WIC Standards: Woodwork Institute of California (WIC) "Manual of Millwork"
3. Preservative Treatment: nonpressure method, exterior type, NWWDA I.S. 4
4. Fire-Retardant Treatment: AWPA C20 for lumber and AWPA C27 for plywood; noncorrosive exterior type
5. Exterior Standing and Running Trim and Rails:
   a. Species for opaque finish: white pine or sugar pine
   b. Grade: Premium
   c. Texture: Surfaced all sides
   d. Finish: Paint
6. Exterior Ornamental Items:
   a. Species for opaque finish: white pine or sugar pine
   b. Grade: premium
   c. Finish: paint
7. Auxiliary materials:
   a. Nails: stainless steel, aluminum, or hot-dip galvanized siding nails
   b. Screws and Anchors: noncorrosive, type required for secure anchorage

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements
2. Comply with standards referenced
3. Backprime work before installation
4. Provide trim for scribing and site cutting
5. Install work plumb, level and in proper alignment
6. Provide work free from tool marks and blemishes
7. Securely fasten to substrates
8. Install in lengths to minimize joints and seams
9. Color match wood for transparent finish at joints for uniform appearance
10. Touch-up damaged or abraded finishes.

SECTION 07.11.13 - BITUMINOUS DAMPPROOFING

SUMMARY

1. Provide Bituminous Dampproofing:
   a. Exterior surfaces of foundation walls.
   b. Exterior of interior wythe at cavity walls.
   c. Interior surfaces.

SUBMITTALS

1. Submit product data

PRODUCTS

1. Hot-Applied Asphalt Dampproofing:
   a. Materials and Application: Dampproofing asphalt, ASTM D 449, Type I.
   b. Protection Course: Compatible with dampproofing.
2. Cold-Applied Cut-Back Asphalt Dampproofing:
   a. Trowel grade, ASTM D 4586, Type I.
   b. Semimastic grade, ASTM D 4479, Type I.
   c. Spray grade, ASTM D 4479, Type I.
   d. Protection Course: Compatible with dampproofing.
3. Cold-Applied Asphalt Emulsion Dampproofing:
   a. Trowel grade, ASTM D 1187, Type I, or ASTM D 1227, Type III or IV.
   b. Semimastic grade, ASTM D 1227, Type III or IV.
   c. Spray grade, ASTM D 1227, Type III or IV.
   d. Protection Course: Compatible with dampproofing.

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements.
2. h requirements of Section 010000 - Project Requirements.

SECTION 07.21.00 - BUILDING INSULATION

SUMMARY

1. Provide Building Insulation and Vapor Retarders:
   a. Under slabs-on-grade, board type
   b. Foundation walls, board type
   c. Thermal insulation in exterior cavity walls, board type
   d. Thermal insulation in masonry cells, loose fill type
   e. Thermal insulation in exterior walls, blanket type
   f. Thermal insulation at underside of roofs, over heated spaces and over soffits, blanket type
   g. Thermal insulation over unheated areas, blanket type
   h. Acoustic insulation at interior partitions, blanket type
   i. Firesafing insulation, board or blanket type
   j. Sheet vapor retarders

SUBMITTALS

1. Submit product data

PRODUCTS

1. Board Insulation:
   a. Extruded polystyrene, rigid, ASTM C 578.
   b. Molded expanded polystyrene, rigid, ASTM C 578.
   c. Phenolic board, rigid.
   d. Polyisocyanurate board, rigid, FS HH-I-1972/1, Class 2.
   e. Cellular glass, rigid, ASTM C 552, Type I.
   f. Glass fiber board, semi-rigid, ASTM C 553, Class B-4.
   g. Glass fiber board, foil-faced, semi-rigid or rigid, ASTM C 553.
   h. Semi-refractory fiber board, semi-rigid or rigid, ASTM C 612.
   i. Firesafing semi-refractory fiber board, semi-rigid, ASTM C 612, Class 1 and 2.
2. Vapor Retarder: Integral vapor retarder as required for application.
3. Blanket/Batt Insulation:
   a. Glass fiber or mineral slag fiber, ASTM C 665, Type I unfaced.
   b. Glass fiber or mineral slag fiber, ASTM C 665, Type III foil-scrim-kraft vapor-retarder membrane.
4. Loose Fill Insulation:
   a. Loose granular perlite, ASTM C 549, Type II.
   b. Loose granular vermiculite, ASTM C 516, Type II.
   c. Loose glass fiber insulation, ASTM C 764.
5. Vapor Retarder (Not Integral with Insulation):
   a. Polyethylene, ASTM D 4397, 6 mils, 0.13 perm vapor transmission rating.
   b. Reinforced 2-ply polyethylene, 6 to 8 mils.
   c. Reinforced 3-ply polyethylene, 10 to 12 mils.
   d. Metal foil/polyester film, 0.5 mil polyester film laminated to 1.0 mil aluminum foil.
6. Accessories:
   a. Adhesives and mechanical anchors.
   b. Protection board.
   c. Crack sealers and tapes.
7. Sheet Radiant Barrier: ASTM C 1313, foil on one side, flame spread index of 25 or less, and water-vapor transmission of 1 perm, maximum.
8. Eave Ventilation Troughs: Provide Raft-R-Mate by Owens Corning or approved equal applied to underside of roof sheathing between truss/roof rafters, to maintain airway from eave to ridge. Install per manufacturer's specifications.

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PROJECT SPECIFICATIONS

G4.2

CONSTRUCTION REVISION #2 - 03.07.2022

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PROJECT SPECIFICATIONS

SECTION 07.21.00 - BUILDING INSULATION (CONT.)

9. Impaling pins to secure roof insulation to underside of roof sheathing as shown on drawings. Pins to be by Gemco, by Thomas Welding Systems or approved equal, 2" x 2" perforated base with impaling pin as required up to 16" in length. Insulation to be held in place using 2 ½" X 2 ½" self-locking washers. Install per manufacturer's specifications.

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements.
2. Install insulation and vapor barriers with continuous coverage to provide optimum performance.

SECTION 07.13.53 - COMPOSITE SHEET WATERPROOFING

SUMMARY

1. Provide composite sheet waterproofing systems:
   1.a. Ice & water shield.

SUBMITTALS

1. Must provide 20 yr. warranty. Submit product data and warranty.

PRODUCTS

1. TPO Sheet Waterproofing: Ethylene propylene diene monomer sheets, 0.060 inch thick, tensile strength 1400 psi, ASTM D 412.
2. Alternates (submit product data to Architect for review and approval):
   a. Rubberized Asphalt Sheet Waterproofing: Self-adhering rubberized asphalt and polyethylene sheet membrane, 60 mils thick, tensile strength 250 psi.
   b. Butyl Sheet Waterproofing: Synthetic butyl rubber sheets, 60 mils thick, tensile strength 1200 psi, ASTM D 412.
   c. Butyl Rubber Sheet Waterproofing: Self-adhering butyl rubber and polyethylene sheet membrane, 60 mils thick, tensile strength 400 psi).
   d. Bituminous Sheet Waterproofing: Premolded 7-ply bituminous sheet waterproofing, 60 mils thick.
3. Flashing Materials and Protection Board: Compatible with membrane waterproofing.

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements.

SECTION 07.24.00 - EXTERIOR INSULATION AND FINISH SYSTEMS

SUMMARY

1. Provide Exterior Insulation and Finish Systems (EIFS):
   a. Applications over concrete surfaces
   b. Applications over masonry surfaces
   c. Applications over gypsum sheathing

SUBMITTALS

1. Submit product data, samples, shop drawings, 4 foot by 4 foot mockup, & warranty

PRODUCTS

1. As selected by Architect, complying with the following:
2. Finish Coating over Molded Polystyrene Board:
   a. Type: EIMA Class PB.
   b. Base Coat: Portland cement and polymer adhesive.
   c. Finish Coat: Polymer emulsion.
   d. Thermal Insulation: Molded rigid cellular polystyrene.
   e. Adhesive Attachment: Adhesive.
   f.Mechanical Attachment: Mechanical fasteners, corrosion-resistant.
   g. Reinforcing Fabric: Standard weight with high-impact type at areas subject to damage.
3. Finish Coating over Extruded Polystyrene Board:
   a. Type: EIMA Class PM.
   b. Base Coat: Portland cement, glass fibers, and polymer emulsion.
   c. Polymer Topcoat: Polymer-modified Portland cement.
   d. Acrylic Topcoat: Acrylic emulsion. e. Thermal Insulation: Extruded rigid cellular polystyrene
   e. Attachment: Mechanical fasteners, corrosion-resistant
   f.Reinforcing Fabric: Standard weight.

SECTION 07.46.46 - FIBER CEMENT SIDING

SUMMARY

1. Provide siding for exterior walls

SUBMITTALS

1. Submit product data, samples, & warranty

SECTION 07.46.46 - FIBER CEMENT SIDING (CONT.)

PRODUCTS

1. Products: HardiePlank, HardiePanel, HardieTrim fascia and moulding
2. HardiePlank siding: non-asbestos fiber cement siding to comply with ASTM Standard Specification C1186 Grade II, Type A
   a. Color: as specified in exterior finish schedule on drawing A-051
3. Siding Auxiliary Materials:
   a. For metal construction: exposed fasteners: 1 1/4" No. 8 x 0.375" head corrosion-resistant S-12 ribbed buglehead screws
   b. For wood construction: 0.089" shank x 0.221" head x 1 1/2" corrosion-resistant siding nails
4. Solid soffit panels:
   a. Color: as specified in exterior finish schedule on drawing A-051
   b. Ventilating soffit panels
   c. Corner posts and trim
   d. Door and window casings
   e. Closure trim

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements
2. Coordinate siding installation with flashings to shed water properly
3. Backprime work before installation
4. Install work plumb, level, and in proper alignment
5. Provide work free from tool marks and blemishes
6. Securely fasten to substrates
7. Install in lengths to minimize joints and seams
8. Store and install material according to manufacturer's specifications

SECTION 07.25.00 - WEATHER RESISTIVE BARRIER

SUMMARY:

1. Weather Resistive Barrier (W.R.B.)

SUBMITTALS:

1. Submit product data and samples.

PRODUCTS:

1. Manufacturer: Dupont Tyvek Commercial Wrap or Accepted Equivalent
2. Air & Moisture Barrier: Provide manufacture's substrate air and moisture barrier system designed to seal. substrates from moisture penetration, including the following components:
3. Building Paper: ASTM D 226, Type 1 (No. 15 asphalt- saturated organic felt), unperforated. Water-vapor-permeable, asphalt-saturated kraft building paper. Water vapor transmission not less than 35 g/sq. m x 24 hr per ASTM D 779. Water resistance not less than 20 minutes per ASTM F 1249.
4. Building Wrap: ASTM E 1677, Type I air barrier; with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, when tested according to ASTM E 84; UV stabilized; and acceptable to authorities having jurisdiction. Water-Vapor Permeance: Not less than 500 g through 1 sq. m of surface in 24 hours per ASTM E 96/E 96M, Desiccant Method (Procedure A). Air Permeance: Not more than 0.004 cfm/sq. ft. at 0.3-inch wg (0.02 L/s x sq. m at 75 Pa) when tested according to ASTM E 2178. Allowable UV Exposure Time: Not less than three months.
5. Building-Wrap Tape: Pressure-sensitive plastic tape recommended by building-wrap manufacturer for sealing joints and penetrations in building wrap.
6. Joint Filler: or equal ready-mixed, acrylic based material flexible joint compound. "Sto Gold Fill" or Accepted Equivalent.

INSTALLATION:

1. Comply with requirements of Section 010000 - Project Requirements.
2. Fasten to substrate per manufacturer's standard instructions.

SECTION 07.54.00 - THERMOPLASTIC POLYOLEFIN MEMBRANE ROOFING SYSTEM (TPO)

SUMMARY:

1. Manufacturer: Firestone or Accepted Equivalent
2. Basis of Design: 60 Mil., Ultra Singly-Ply Thermoplastic Polyolefin Membrane Roofing System, Mechanically Fastened. Color: White

SUBMITTALS:

1. Must provide 20 yr. warranty. Submit product data & warranty

PRODUCTS:

1. Firestone UltraPly TPO System (or approved equal)
2. Membrane roofing: 60 Mil. TPO roofing system
3. Tapered insulation: ASTM C 1289, provide factory-tapered insulation boards fabricated to slope of 1/2" PER 12".
4. Flexible walkway pads: Factory-formed, nonporous, heavy-duty, slip-resisting, surface-textured walkway pads sourced from membrane roofing system manufacturer.
5. Fasteners and accessories: Manufacturer's standard fasteners and accessories for proposed insulation depth and roof slope.

SECTION 07.41.13 - METAL ROOFING

SUMMARY

1. Provide factory-formed metal roof panels designed to be installed by lapping and interconnecting raised side edges of adjacent panels with joint type indicated and mechanically attaching panels to supports using concealed clips in side laps. Include clips, cleats, pressure plates, and accessories required for weathertight installation.

SUBMITTALS

1. Submit product data, samples, shop drawings.

PRODUCTS

1. Product: ZEE- LOCK standing seam metal roofing system
2. Manufacturer: Berridge or approved equivalent.
3. Metal panel: Metallic-Coated Steel Sheet: Aluminum-zinc alloy-coated steel sheet complying with ASTM A 792/A 792M, Class AZ50 (Class AZM150) coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A 755/A 755M.
4. Underlayment: Self-Adhering, High-Temperature Underlayment: Provide self-adhering, cold-applied, sheet underlayment, a minimum of 40 mils (1.02mm) thick, consisting of slip-resistant, polyethylene-film top surface laminated to a layer of butyl or SBS-modified asphalt adhesive, with release-paper backing. Provide primer when recommended by underlayment manufacturer.
5. Miscellaneous Materials:
   5.a. Panel accessories
   5.b. Flashing & trim
   5.c. Gutters
   5.d. Downspouts
   5.e. Roof Curbs
   5.f. Panel fasteners
   5.g. Panel sealants.

INSTALLATION:

1. Comply with requirements of Section 010000 - Project Requirements.
2. install complete system per manufacturer's standard installation instructions.

SECTION 07.62.00 - FLASHING AND SHEET METAL

SUMMARY

1. Provide flashing and sheet metal:
   a. Metal counterflashing and base flashing
   b. Exterior wall flashing and expansion joints
   c. Built-in metal valleys, gutters, and scuppers
   d. Gutters and downspouts
   e. Exposed metal trim and fascia units
   f. Elastic flashing
   g. Elastic roof and wall expansion joint systems
   h. Laminated composition flashing
   i. Sheet metal accessories
   j. Soffit vents

SUBMITTALS

1. Submit product data, samples, & shop drawings

PRODUCTS

1. Sheet metal flashing and trim:
   a. Zinc-coated steel: ASTM A 526, G90 hot-dip galvanized, 20 gage (0.0359 inch)
   b. Stainless steel: AISI Type 302/304, ASTM A 167, 2D annealed finish, 28 gage (0.0156 inch)
   c. Copper: ASTM B 370, 16 ounces per square foot
   d. Lead-coated copper: ASTM B 370, copper, 16 ounces per square foot and 0.06 pounds per square foot lead coating (both sides)
   e. Sheet aluminum: ASTM B 209, alloy 3003, clear anodized, 20 gage (0.0359 inch)
   f. Extruded aluminum: 6063-T52, clear anodized, 0.080 inches for primary legs of extrusion
2. Flexible sheet membrane flashing: non-reinforced flexible black elastic sheet, 50 to 65 mils thick, butyl synthetic rubber sheet
3. Laminated composition sheet flashing: 3 ounce copper sheet laminated between 2 layers of bituminous impregnated Kraft paper or saturated fabric
4. Fabricated units: compliance with SMACNA Architectural Sheet Metal Manual
5. Elastic expansion joints: factory-fabricated metal-flanged edges to fit curbs and curb substrate
6. Ridge vents: baffled aluminum ridge vent, suitable for direct application of shingles
7. Soffit vents: continuous aluminum strip vents.

SECTION 07.62.00 - FLASHING AND SHEET METAL (CONT.)

8. Auxiliary materials:
   a. Solder compatible with metal
   b. Bituminous isolation coating
   c. Mastic and elastomeric sealants
   d. Epoxy seam sealer
   e. Rosin-sized building paper slip sheet
   f. Polyethylene underlayment
   g. Reglets and metal accessories
   h. Gutter and conductor head guards
   i. Asphaltic roofing cement

INSTALLATION

7. Comply with requirements of Section 010000 - Project Requirements
8. Install flashing and sheet metal with provision for expansion and contraction
9. Install flashing and sheet metal to shed water properly
10. Install gutters and downspouts to drain water properly
11. Isolate dissimilar metals with bituminous coating

SECTION 07.72.00 - ROOF ACCESSORIES

SUMMARY

1. Provide roof curbs and equipment supports (as needed)
2. Provide roof hatches

SUBMITTALS

1. Submit product data, samples, & shop drawings

MATERIALS

1. Aluminum sheet: ASTM B 209 (ASTM B 209M), alclad alloy 3005H25, or alloy and temper required to suit forming operations, with mill finish unless otherwise indicated
2. Extruded Aluminum: ASTM B 221 (ASTM B 221M), Alloy 6063-T52, or alloy and temper required to suit structural and finish requirements, with mill finish unless otherwise indicated
3. Galvanized sheet steel: ASTM A 653/A 653 M, G90 (Z275)

ROOF CURBS AND EQUIPMENT SUPPORTS

1. Fabricate from 0.0747 inch (1.9) galvanized structural steel; factory primed and prepared for painting with welded or sealed mechanical corner joints 0.063 inch (1.6 mm) thick, sheet aluminum with welded corner joints.

PRODUCTS

1. As noted on drawings
2. Provide units with cant strips and base profile coordinated with roof insulation thickness and roof deck slope
3. Provide preservative-treated wood nailers at tops of curbs
4. Provide manufacturer's standard rigid or semi-rigid insulation

ROOF HATCHES

1. Fabricated from galvanized structural-steel sheet with 9 inch (225 mm) high, integral-curb, double-wall construction with 1 1/2" (38 mm) insulation, formed cants and cap flashing, with welded or sealed mechanical corner joints. Provide double-wall cover (lid) construction with 1 inch (25 mm) thick insulation core. Provide gasketing and corrosion-resistant hardware including pintle hinges, hold open devices, interior padlock hasps, and both interior and exterior latch handles

PRODUCTS

1. Bilco
   a. Single leaf roof scuttle Type E-20 - Size 3'-0" x 3'-0"

SECTION 07.81.00 - FIREPROOFING (if required)

SUMMARY

1. Provide fireproofing for new building structure
2. Patch fireproofing disturbed by remodeling operations

SUBMITTALS

1. Submit product data & test reports

PRODUCTS

1. Fire performance: ASTM E 119 and local regulations
2. Cementitious type for concealed use: 15 pounds per cubic foot dry density, ASTM E 605

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PROJECT SPECIFICATIONS

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PROJECT SPECIFICATIONS

SECTION 07.81.00 - FIREPROOFING (CONT.)

3. Mineral fiber type for concealed use: 15 pounds per cubic foot dry density, ASTM E 605
4. Exposed sprayed-on fireproofing: medium density type, cementitious type

INSTALLATION

1. Comply with requirements of Sction 010000 - Project Requirements
2. Inspect existing and new structural members for proper fireproofing prior to close-in of ceilings and walls
3. Provide material thicknesses necessary to provide fire resistance ratings indicated or required by authorities having jurisdiction.

SECTION 07.92.00 - JOINT SEALANTS

SUMMARY

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

SUBMITTALS

1. Submit product data, mockup of each joint type, & adhesion test results for each joint type

PRODUCTS

1. Urethane Elastomeric Joint Sealants:
   a. Non-Sag Type and Application: Multi-part non-sag urethane sealant, compliant with ASTM C 920, for vertical and horizontal joints, exterior and interior use.
   b. Pourable Type and Application: One-part pourable urethane sealant, compliant with ASTM C 920, for horizontal joints, exterior and interior use.
2. Silicone Elastomeric Joint Sealants:
   a. Type and Application: One-part non-acid-curing silicone sealant, compliant with ASTM C 920, for vertical and horizontal joints, modulus as required for application, exterior and interior use.
   b. Type and Application: One-part acid-curing silicone sealant, compliant with ASTM C 920, for vertical joints, exterior and interior use.
   c. Type and Application: One-part mildew-resistant silicone sealant, compliant with ASTM C 920, for sanitary applications, interior use.
3. Polysulfide Elastomeric Joint Sealants:
   a. Non-Sag Type and Application: Two-part non-sag polysulfide sealant, compliant with ASTM C 920, for vertical joints, exterior and interior use.
   b. Pourable Type and Application: Two-part pourable polysulfide sealant, compliant with ASTM C 920, for horizontal joints, exterior and interior use.
   c. Immersion Type and Application: Two-part polysulfide sealant, compliant with ASTM C 920, for water immersion.
4. Latex Joint Sealants:
   a. Acrylic Type: Acrylic emulsion, compliant with ASTM C 834.
   b. Silicone Type: Silicone emulsion, compliant with ASTM C 834 and ASTM C 920.
   c. Application: Interior joints in vertical and overhead surfaces with limited movement.
5. Solvent-Release-Curing Joint Sealants:
   a. Acrylic Type: Acrylic, compliant with ASTM C 920.
   b. Butyl Type: Butyl, compliant with FS TT-S-001657.
   c. Application: Exterior vertical surfaces with limited movement.
6. Compression Seals:
   a. Type: Preformed foam sealant.
   b. Application: Wide exterior joints in vertical surfaces.
7. Fire-Resistive Joint Sealers:
   a. Type: One-part fire-stopping sealant.
   b. Application: Penetrations in fire-rated floor and wall assemblies.
8. Specialty Sealants:
   a. Type and Application: Synthetic rubber for acoustical sealant for concealed joints.
   b. Type and Application: Butyl-polyisobutylene sealant and tape sealant for concealed joints.
9. Paving Joint Fillers:
   a. Expanding Type: self-expanding cork.
   b. Cork Type: cork.
   c. Rubber Type: Sponge rubber.
   d. Bituminous Type: Bituminous fiber.
   e. Application: Filler for exterior paving joints.

SECTION 07.92.00 - JOINT SEALANTS (CONT.)

10. Auxiliary Materials:
    a. Plastic foam joint fillers.
    b. Elastomeric tubing backer rods.
    c. Bond breaker tape.

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements
2. Test sealant adhesion for each substrate required.
3. Install in proper relation with adjacent work.
   3.a. Clean adjacent surfaces soiled with sealant immediately

SECTION 08.41.13 - ALUMINUM ENTRANCES AND STOREFRONTS

SUMMARY

1. Provide aluminum entrances and storefront:
   a. Exterior entrance doors.
   b. Frames for entrances.

SUBMITTALS

1. Submit product data and shop drawings.

PRODUCTS

1. Products: Kawneer Company, Inc. or approved equal.
2. Door Style: refer to drawing A-121
3. Storefront Frames: Thermal break type.
4. Aluminum Members: ASTM B 221, 6036-T6 alloy and temper.
5. Steel Reinforcement: ASTM A 36, ASTM A 611, and ASTM A 570.
6. Glass and Glazing: Insulating tempered glazing.
7. Glazing Color: Clear glass.
8. Door Hanging Devices: Center pivot sets.
9. Closers: Surface mounted.
10. Closer Operation: Single-acting closers.
11. Hardware: Push/pulls, door sops, overhead holders, and deadlocks, weatherstripping and thresholds, exit devices.
12. Factory Finish: Kawneer Fluoropon (70% PVDF), AAMA 2605, Fluoropolymer Coating
13. Color: refer to drawing A-121

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements.
2. Anchor securely in place; install plumb, level, and in true alignment.
3. Isolate dissimilar metals.
4. Coordinate with glazing work and hardware requirements

SECTION 08.71.00 - DOOR HARDWARE

SUMMARY

1. Provide finish hardware throughout the Work, as shown on the drawings, as specified herein and as required for a complete installation. Provide panic hardware in accordance with local code requirements.
2. FIRE-RATED OPENINGS: Comply with NFPA Standard No. 80 and local codes for installation of hardware in fire-rated assemblies. Provide only hardware which has been tested and listed by UL in compliance with requirements of door and door frame labels.

SUBMITTALS

1. Submit product data and shop drawings.

SECTION 08.71.00 - DOOR HARDWARE (CONT.)

PRODUCTS

1. FASTENERS: Provide necessary screws, bolts and other fasteners of suitable size and type to anchor hardware in position for long life under hard use. Provide concealed fasteners for hardware units which are exposed when door is closed.
2. APPROVED MANUFACTURERS:
   2.1. Coordinate with HARDWARE SCHEDULE included in the drawings for specific hardware required for the project and basis of design requirements.
   2.2. HINGES: Stanley, McKinney, Hager, PBB or Accepted Equivalent.
   2.3. LOCKS & CYLINDERS: PDQ, Schlage D Series, Best 93K Series or approved equivalent. (all to have 6 pin inter-changeable core, small format) in functions indicated or required.
   2.4. OVERHEAD CLOSERS: LCN or Accepted Equivalent.
   2.5. STOPS, HOLDERS, & VIEWERS: Ives, Hager, Glynn-Johnson, Rockwood or Accepted Equivalent.
   2.6. PUSH/PULL/KICK/FLUSH BOLTS: Rockwood, Trimco, Hager or approved equivalent.PLASTIC FLATGOODS: Rockwood, Trimco or Accepted Equivalent.
   2.7. THRESHOLDS: Zero, National Guard, Hager, American Safety Tread, Pemko, Wooster or Accepted Equivalent.
   2.8. EXIT DEVICES: Von Duprin or approved equivalent. (OR Kawneer at Storefront door locations.)
   2.9. WEATHERSTRIPPING: Zero, National Guard, Hager, Pemko or Accepted Equivalent.
3. SIZE AND MOUNT UNITS to comply with manufacturer's recommendations for the exposure condition. Reinforce the substrate as recommended.
4. INSTALL hardware items at heights as recommended by the Door and Hardware Institute, except as specifically required to comply with local codes. Install hardware in compliance with the manufacturer's instructions and recommendations. Set units level, plumb and true.
5. SET THRESHOLDS FOR EXTERIOR DOORS in full bed of butyl-rubber or polyisobutylene mastic sealant. Remove excess sealant and clean adjacent surfaces.
6. ADJUST and check operation of every unit. Replace units which cannot be adjusted to operate freely and smoothly.
7. HARDWARE SCHEDULE: See Door Hardware Schedule included in the Drawings.
8. TYPICAL FINISHES: BHMA #626 (26D) - Nickel Satin or as otherwise indicated.
9. EMERGENCY KEY BOX: Install unit as approved by the Local Fire Department and at height noted on the Drawings, and as approved by Authorities Having Jurisdiction. Coordinate keying of cylinders with AHJ

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements.
2. Refer to the door schedule for hardware sets.

SECTION 09.22.16 - GYPSUM BOARD ASSEMBLIES

SUMMARY

1. Provide Gypsum Board Assemblies:
   a. Interior walls, partitions, and ceilings for tape and joint compound finish
   b. Insulation and vapor barrier systems in gypsum drywall systems
2. Gypsum Board Attachment:
   a. Gypsum board screw-attached to steel framing and furring.
   b. Gypsum board nail-attached to wood framing and furring.

SUBMITTALS

1. Submit product data.

PRODUCTS

1. Products: As selected by Architect, complying with the following:
2. Gypsum Board:
3. Gypsum Wall Board: compliant with ASTM C 36, regular, foil-backed, and fire-rated types, 5/8 inch typical thickness
4. Water-Resistant Gypsum Backing Board: compliant with ASTM c 630, regular and fire-rated types, 1/2 inch and 5/8 inch typical thicknesses
5. Joint Treatment: compliant with ASTM C 475 and ASTM C 840, 3-coat system

SECTION 09.22.16 - GYPSUM BOARD ASSEMBLIES (CONT.)

6. Installation Standard: compliant with ASTM C 840
7. Trim Accessories:
8. Material: Metal trim, PVC
9. Types: Cornerbead, edge trim, and control joints
10. Radius corners: Pittcon 1", 6", and 12" SO-LRT soft forms
11. Auxiliary Materials:
12. Gypsum Board Screws: compliant with ASTM C 1002
13. Gypsum Board Nails: compliant with ASTM C 514
14. Fastening Adhesive
15. Concealed Acoustical Sealant
16. Mineral Fiber Sound Attenuation Blankets
17. Mineral Fiber Thermal Insulation
18. Polyethylene Vapor Retarder, 6 mils

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements.
2. Comply with standards referenced above and ASTM C 840 and GA 216.
3. Install joints only over framing members. Do not allow butt-to-butt joints.
4. Provide blocking for items such as railings, grab bars, casework, toilet accessories, and similar items.
5. Provide acoustical sealant at runner tracks, wall perimeters, openings, expansion, and control joints.
6. Install gypsum board assemblies in true alignment, plumb, level, and in proper relation to adjacent surfaces.
7. Provide 3-coat joint treatment such that, after finishing, joints are not visible.
8. All gypsum board assemblies are to be finished to a USG level 4.
9. Leave ready for finish painting and wall treatment.

SECTION 09.91.00 - PAINTING

SUMMARY

1. Provide painting and surface preparation for interior and exterior unfinished surfaces.
2. Provide painting and surface preparation of exposed mechanical and electrical piping, conduit, ductwork, and equipment.

SUBMITTALS

1. Submit product data, samples, 4 ft. x 4 ft. mock-up of each color, extra stock consisting of one unopened gallon of each type of paint used.

PRODUCTS

1. All paints
2. Regulations: Compliance with VOC and environmental regulations
3. First-line commercial-quality products for all coating systems

INSTALLATION

1. Comply with requirements of Section 010000 - Project Requirements
2. Provide field-applied mock-ups of each color and finish selected on actual surfaces to be painted.
3. Test sample area for adhesion for each type of paint.
4. Remove cover plates and protect hardware and adjacent surfaces.
5. Before painting and between coats, sand surface until smooth and flat.
6. All surfaces shall be prepared according to manufacturer's recommendations prior to painting.
7. Apply paint to achieve manufacturer's recommended dry film thicknesses.
8. Paint entire surface where patch painting is required.
9. Re-coat areas which show bleed-through or defects.
10. Clean paint spatter from adjacent surfaces and glass.
11. Touch up damaged surfaces at completion of construction.
12. All painted surfaces to receive minimum one coat of primer and two coats of paint unless factory primed by manufacturer.

SCHEDULE

1. Provide paint systems complying with paint schedule as noted on drawings.

EXTERIOR PAINT

1. EIFS and Wood: Refer to drawing A5.0 & A5.1

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PROJECT SPECIFICATIONS

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PROJECT SPECIFICATIONS

SECTION 10.44.00 - FIRE EXTINGUISHERS AND CABINETS

SUMMARY
1. Provide fire extinguishers, cabinets, and wall brackets.

SUBMITTALS
1. Submit product data.

PRODUCTS
1. Fire Extinguishers
   a. Standards: UL and FM listed products
   b. Type: 10lb A:B:C (1 per 3,000 Sq.Ft.)
   c. Type: 5lb B:C (1 per 3,000 Sq.Ft.)
2. Semi-Recessed Cabinets
   a. Manufacturer and Product: refer to drawing A-011
3. Metal Wall Brackets
   a. Manufacturer and Product: refer to drawing A-011
4. Inspection Tags required for all fire extinguishers.

INSTALLATION
1. Comply with requirements of Section 010000 - Project Requirements.

SECTION 10.73.13 - AWNINGS

SUMMARY
1. Provide attached/freestanding (as specified in drawings) awnings located around the building.

SUBMITTALS
1. Submit product data. △1

PRODUCTS
1. Size, Location, and Type: Refer to exterior details
2. Awning Material: Refer to drawing A5.0 & A5.1

INSTALLATION
1. Comply with requirements of Section 010000 - Project Requirements.

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CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

STATE OF COLORADO
SCOTT A. BODUCH
400217
LICENSED ARCHITECT

03.07.2022

ROGUE ARCHITECTURE
CHALLENGING THE STATUS QUO™
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CHECKED: SAB
ROGUE NO.: 2021.37

PROJECT SPECIFICATIONS

G4.5

CONSTRUCTION REVISION #2 - 03.07.2022

SITE PLAN LEGEND

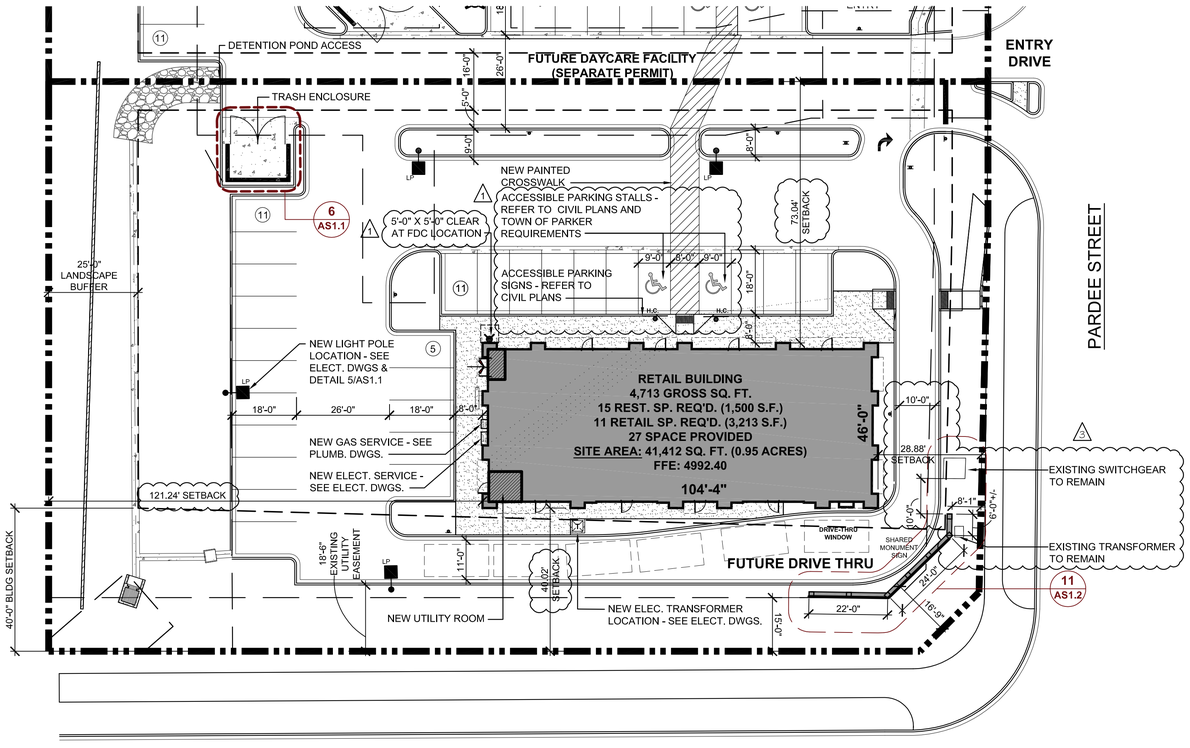
- NEW BUILDING FOOTPRINT
- NEW CONCRETE PAVING
- NEW LANDSCAPE AREA
- NEW AISLEWAY STRIPING
- NEW PLAYGROUND AREA
- H.C. — POLE MOUNTED HANDICAP PARKING SIGN
- DS — DOWNSPOUT LOCATION
- LP — LIGHT POLE - SEE ELEC. DWGS.
- FH — FIRE HYDRANT
- PROTECTION BOLLARD
- PROPERTY LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT LINE
- -W- — WATER LINE UTILITY
- SS — SANITARY LINE UTILITY
- STM — STORM LINE UTILITY
- GAS — GAS LINE UTILITY
- -E- — ELECTRICAL LINE UTILITY
- TEL — TELEPHONE LINE UTILITY
- HC — HANDICAP ACCESSIBLE ROUTE
- PAINTED HANDICAP SYMBOL
- ELECTRICAL SERVICE TRANSFORMER

SITE PLAN GENERAL NOTES

1. THIS ARCHITECTURAL SITE PLAN IS NOT INTENDED FOR PLANNING OR ZONING REVIEW, AND IS PROVIDED FOR COORDINATION PURPOSES ONLY. ALL SITE DESIGN SHALL BE CONFIRMED WITH AND COMPLETED PER THE APPROVED CIVIL SITE DRAWINGS AS PREPARED BY:

   RIDGESTOP ENGINEERING
   ATTN: MIKE BEACH, P.E.
   541 E. GARDEN DRIVE, UNIT N, WINDSOR,CO 80550
   CONTACT: 1-970-663-4552

2. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, COMPLIANCE WITH APPLICABLE ORDINANCES AND JURISDICTIONAL JOB SITE REQUIREMENTS, AND FOR COORDINATING ALL PORTIONS OF THE PHASED WORK UNDER THE CONTRACT UNLESS OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS HAVE BEEN PROVIDED THROUGH THE DEVELOPER.
3. REFER TO THE CIVIL DRAWINGS FOR ALL SITE DIMENSIONS, GRADING AND EROSION CONTROL, UTILITY INFORMATION, LANDSCAPE AND IRRIGATION DESIGN AND ALL OTHER REQUIRED SITE RELATED IMPROVEMENTS.
4. PRIOR TO PROCEEDING WITH ROUGH GRADING, THE G.C. SHALL COORDINATE CIVIL GRADES WITH ELEVATIONS SPECIFIED AS PART OF THE ARCHITECTURAL SCOPE OF WORK (INCLUDING, BUT NOT LIMITED TO COMPARISON OF TOP OF FINISH GRADES AT PERIMETER OF BUILDING, FLAT WORK AND ADJOINING SITE AREAS). ALL QUESTIONS SHALL BE SUBMITTED IN WRITING TO THE CIVIL ENGINEER AND ARCHITECT PRIOR TO START OF WORK.
5. THE G.C. SHALL ROUGH GRADE AND RE-COMPACT BUILDING PADS PER THE SOILS REPORT AS PART OF THE SITE SCOPE OF WORK.
6. ALL GRADING AND CONCRETE PAVING SHALL SLOPE AWAY FROM THE BUILDING. CONTACT THE DEVELOPER, ARCHITECT AND CIVIL ENGINEER IN WRITING REGARDING ANY AREAS THAT CANNOT SLOPE AWAY DUE TO EXISTING CONDITIONS.
7. THE G.C. SHALL VERIFY ALL SITE DIMENSIONS TO APPLICABLE BOUNDARIES AND SETBACK INFORMATION WITH PARCEL MAP ALTA SURVEY OF RECORD AND NOTIFY OWNER, ARCHITECT, AND CIVIL ENGINEER IN WRITING OF ANY QUESTIONS IN THIS REGARD.
8. THE G.C. SHALL COORDINATE ALL SITE UTILITY RUNS WITH THE APPROPRIATE UTILITY COMPANIES AND PER THE APPROVED SITE PLANS. UTILITY RUNS SHALL BE STUBBED 5'-0" FROM THE BUILDING PERIMETER AT THE LOCATION INDICATED IN THE APPROVED M.E.P. DRAWINGS.
9. THE G.C. SHALL PROTECT EXISTING CONDITIONS TO REMAIN FROM DAMAGE. DAMAGED ITEMS SHALL BE REPLACED, REPAIRED, OR RESTORED BY THE G.C. IF, IN THE OPINION OF THE G.C., EXISTING CONDITIONS TO REMAIN WILL BE DAMAGED OR REQUIRE REMOVAL, THE GENERAL CONTRACTOR SHALL IDENTIFY THESE TO THE DEVELOPER PRIOR TO PROCEEDING WITH REMOVAL.
10. REFER TO ELECTRICAL SITE PLAN FOR SITE LIGHTING.



1 AS1.0 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

0 5' 10' 20' 40'

N PLAN

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BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

STATE OF COLORADO — SCOTT A. BODUCH 400217 — LICENSED ARCHITECT

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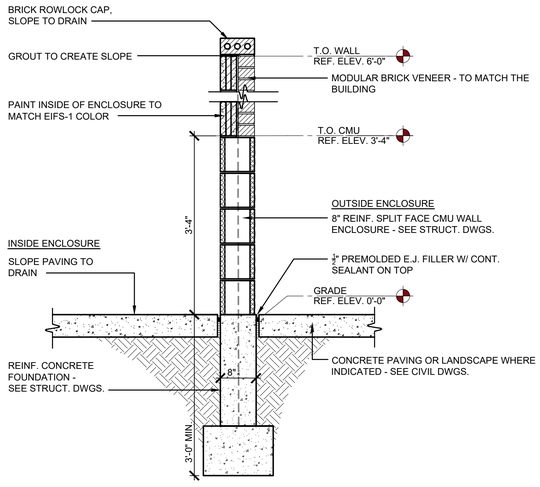
ARCHITECTURAL SITE PLAN

AS1.0

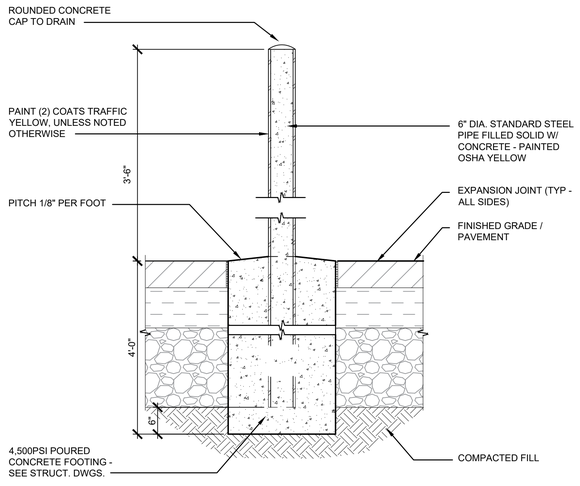
CONSTRUCTION REVISION #2 - 03.07.2022



1 AS1.1 TRASH ENCLOSURE WALL SECTION

SCALE: 1" = 1'-0"

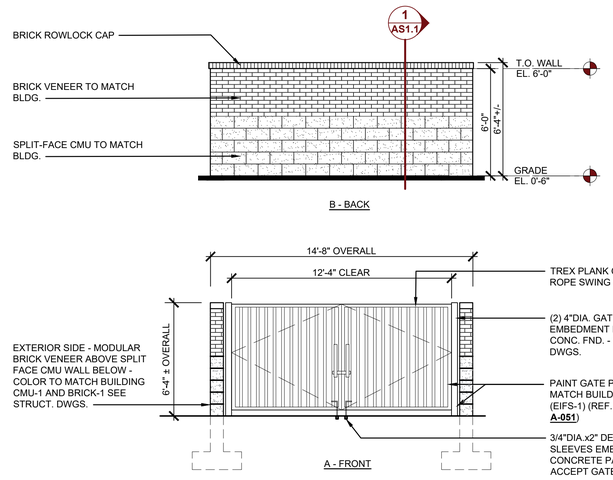
0 3" 6" 1' 2'



2 AS1.1 TYPICAL BOLLARD DETAIL

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

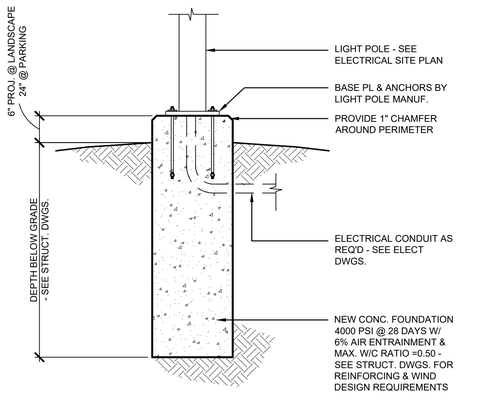
0 3" 6" 1' 2'



3 AS1.1 TRASH ENCLOSURE ELEVATIONS

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

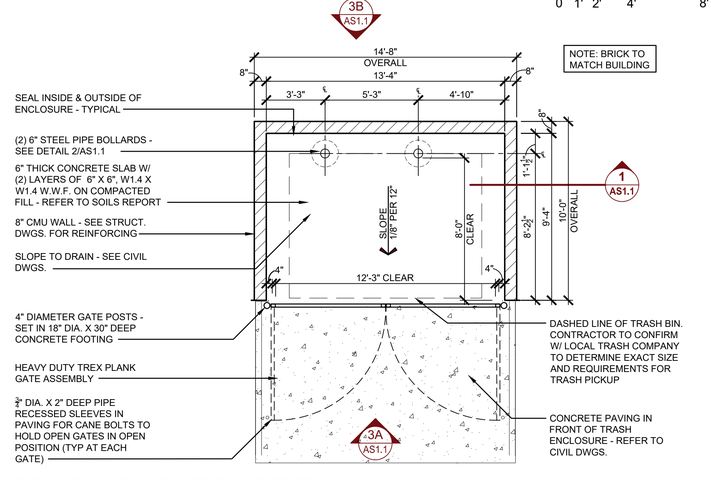
0 1' 2' 4' 8'



5 AS1.1 TYP. LIGHT POLE FOUNDATION

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

0 3" 6" 1' 2'



6 AS1.1 TRASH ENCLOSURE PLAN

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

0 1' 2' 4' 8'

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ARCHITECTURAL SITE DETAILS

AS1.1

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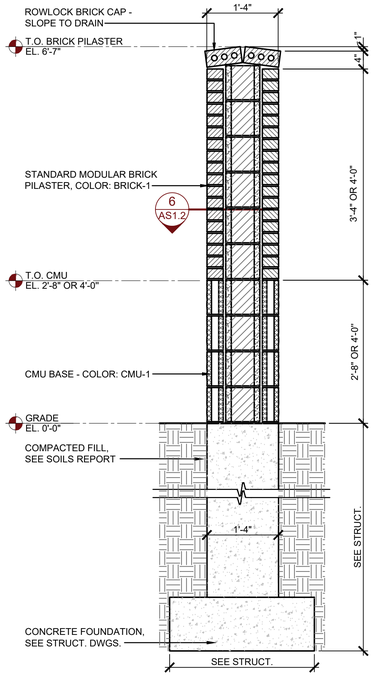
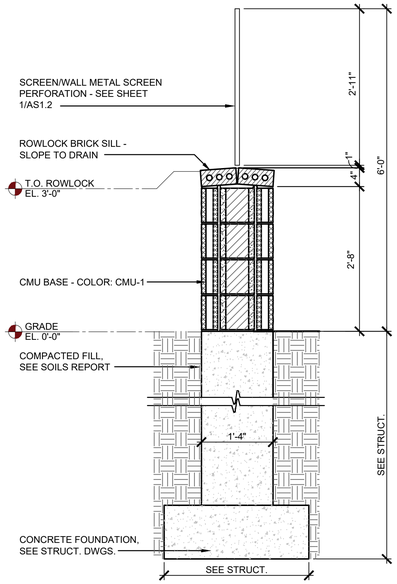


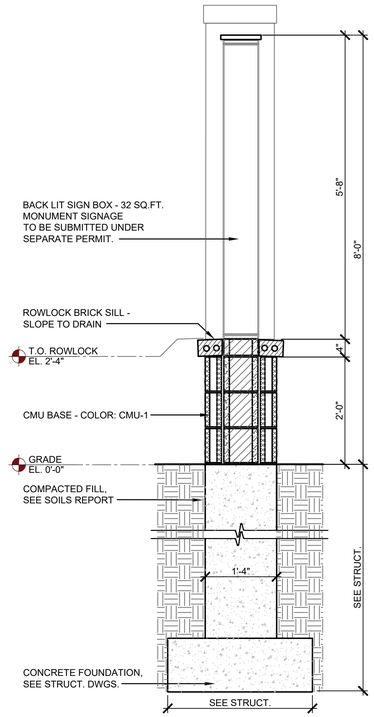
1 AS1.2 MASONRY PILASTER SECTION

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



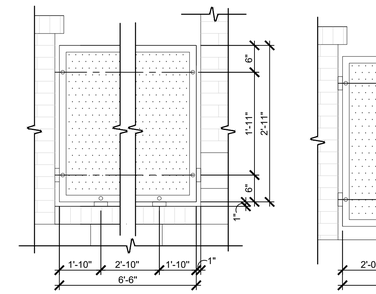
2 AS1.2 MASONRY/METAL SCREEN SECTION

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



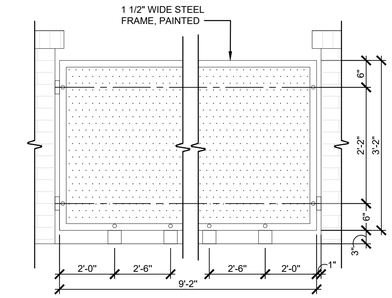
3 AS1.2 MONUMENT SIGN SECTION

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



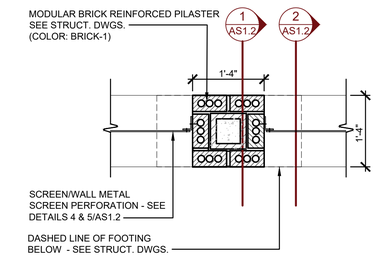
4 AS1.2 SCREEN PANEL ELEVATION

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



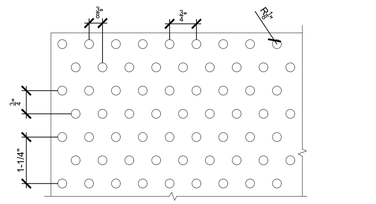
5 AS1.2 SCREEN PANEL ELEVATION

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



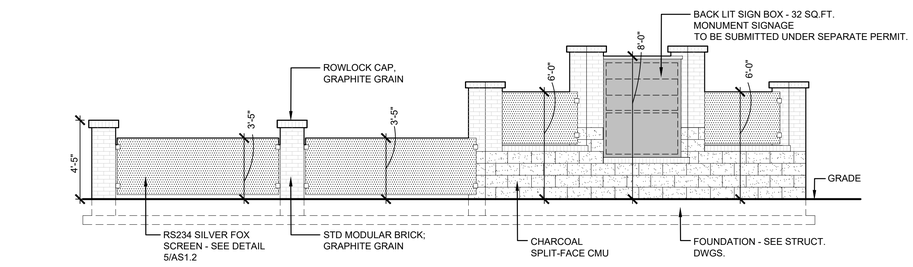
6 AS1.2 MASONRY PILASTER PLAN

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



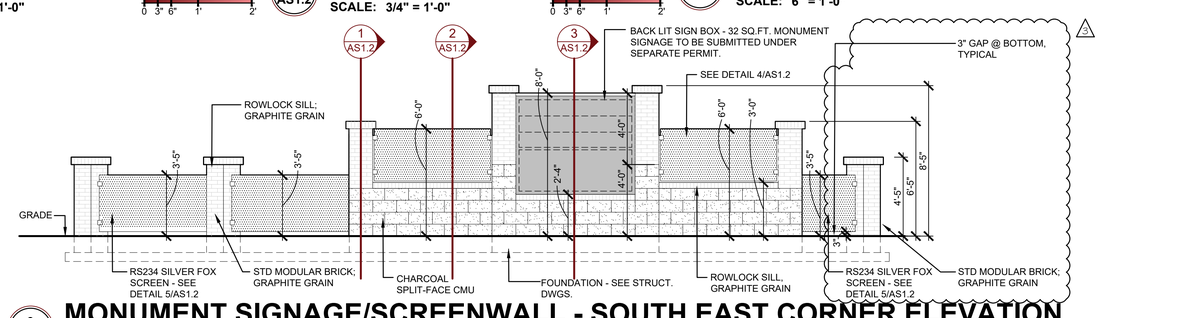
7 AS1.2 SCREEN PANEL DETAIL

SCALE: 6" = 1'-0"



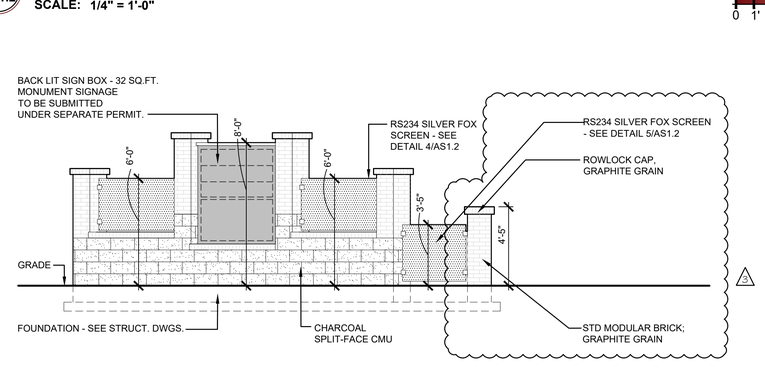
8 AS1.2 MONUMENT SIGNAGE/SCREENWALL - SOUTH ELEVATION

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



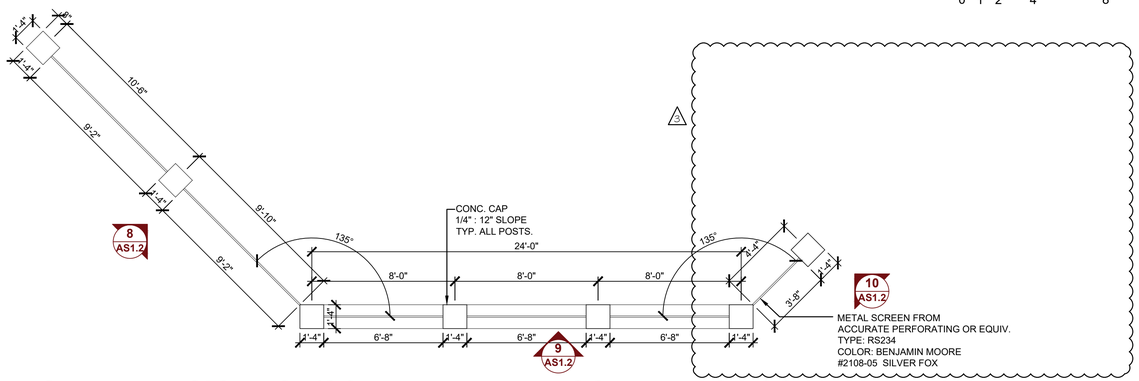
9 AS1.2 MONUMENT SIGNAGE/SCREENWALL - SOUTH EAST CORNER ELEVATION

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



10 AS1.2 MONUMENT SIGNAGE/SCREENWALL - EAST ELEVATION

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



11 AS1.2 MONUMENT SIGNAGE/SCREENWALL AT SOUTH EAST CORNER - PLAN

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

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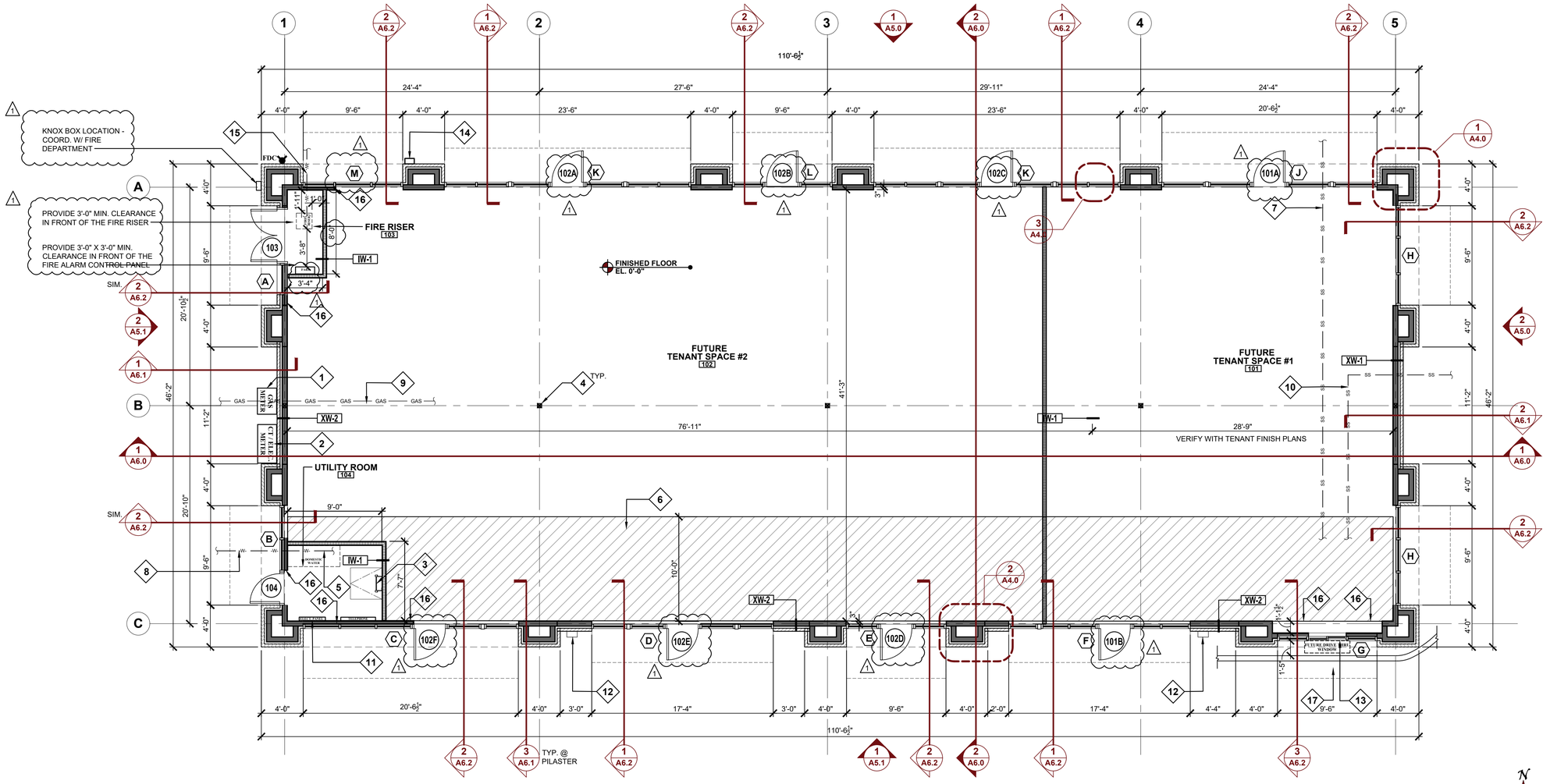
SIGNAGE DETAILS

AS1.2

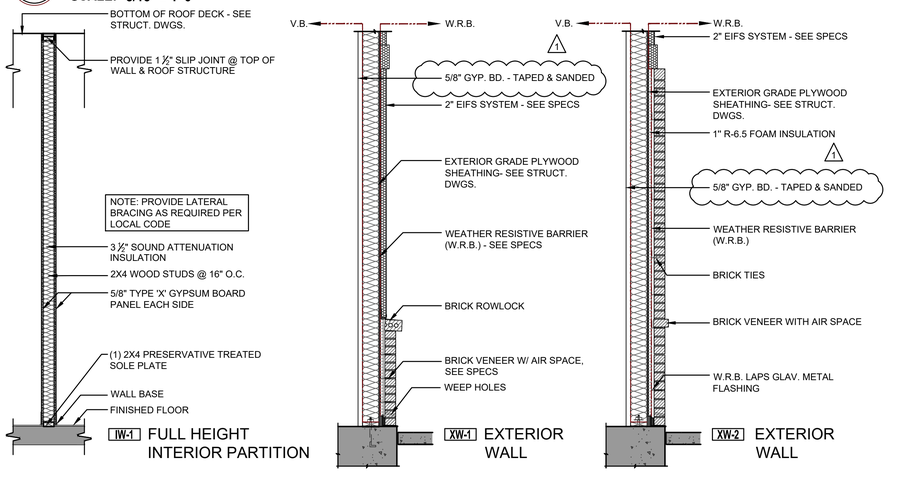


FLOOR PLAN

1 / A1.0

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

0 1' 2' 4' 8'



WALL TYPES

2 / A1.0

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

0 1' 2' 4'

NOTE: ALL INSULATION SHALL BE FULLY ENCAPSULATED BY AN APPROVED RIGID BARRIER. ALL JOINTS TO BE SEALED.

KEYNOTES

1. LOCATION OF GAS METER - SEE PLUMB. DWGS.
2. LOCATION OF ELECT. METER SERVICE & MDP. PROVIDE CONDUITS INTO BUILDING & TERMINATE ABOVE FUTURE CEILING, - SEE ELECT. DWGS.
3. STEEL LADDER UP TO ROOF ACCESS - SEE DET. 6/A3.1.
4. STEEL COLUMN - SEE STRUCT. DRAWINGS.
5. LOCATION OF DOMESTIC WATER - SEE PLUMB. DWGS.
6. LEAVE SECTION OF SLAB OUT FOR FUTURE PLUMBING ACCESS - SEE STRUCT. DWGS.
7. SEWER LINE - SEE CIVIL & PLUMB. DRAWINGS.
8. DOMESTIC WATER - SEE CIVIL & PLUMB. DWGS.
9. GAS LINE - SEE CIVIL & PLUMB. DRAWINGS.
10. GREASE SANITARY LINE - SEE CIVIL AND PLUMB. DRAWINGS
11. ELECTRICAL HOUSE PANEL - SEE ELECT. DWGS.
12. DOWNSPOUT SYSTEM CONNECTED TO U.G. STORM SYSTEM - SEE DETAILS 5/A3.1.
13. DRIVE UP WINDOW BY TENANT - SEE WINDOW TYPES.
14. KNOX BOX LOCATION - COORD W/ FIRE DEPARTMENT.
15. FIRE LINE - SEE CIVIL & PLUMB DWGS.
16. PROVIDE WALL FURROUT FLUSH WITH INTERIOR ADJACENT WALLS - SEE DETAIL 6/A8.1.
17. EDGE OF CONCRETE CURB BELOW - SEE ARCHITECTURAL SITE PLAN.

FLOOR PLANS NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY FINISH UNLESS NOTED OTHERWISE. INTERIOR "CLEAR" DIMENSIONS ARE TO FACE OF STUDS. INTERIOR "HOLD" DIMENSIONS ARE FINISH SURFACE DIMENSIONS.
2. SECURITY SYSTEMS ARE TO BE PROVIDED & INSTALLED BY OWNER. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH OWNER'S SECURITY SYSTEM CONTRACTOR.
3. ALL INTERIOR PARTITIONS ARE TO BE BUILT AS SHOWN ON A1.0 EXCEPT WHERE NOTED OTHERWISE.
4. CONSTRUCT RATED PARTITIONS IN ACCORDANCE W/ REQUIREMENTS OF NOTED FIRE RATED DESIGN ASSEMBLIES.
5. SET FLOOR TRACK ON CONTINUOUS BEADS OF ACOUSTICAL SEALANT ON BOTH SIDES.
6. PROVIDE WOOD BLOCKING IN PARTITIONS AS REQ'D. COORDINATE WITH THE OWNER ON ITEMS/FIXTURES & EQUIPMENT INSTALLED BY THE OWNER THAT MAY REQUIRE BLOCKING.
7. WALL SURFACES MUST BE CLEANED & DUST FREE PRIOR TO CAULKING.

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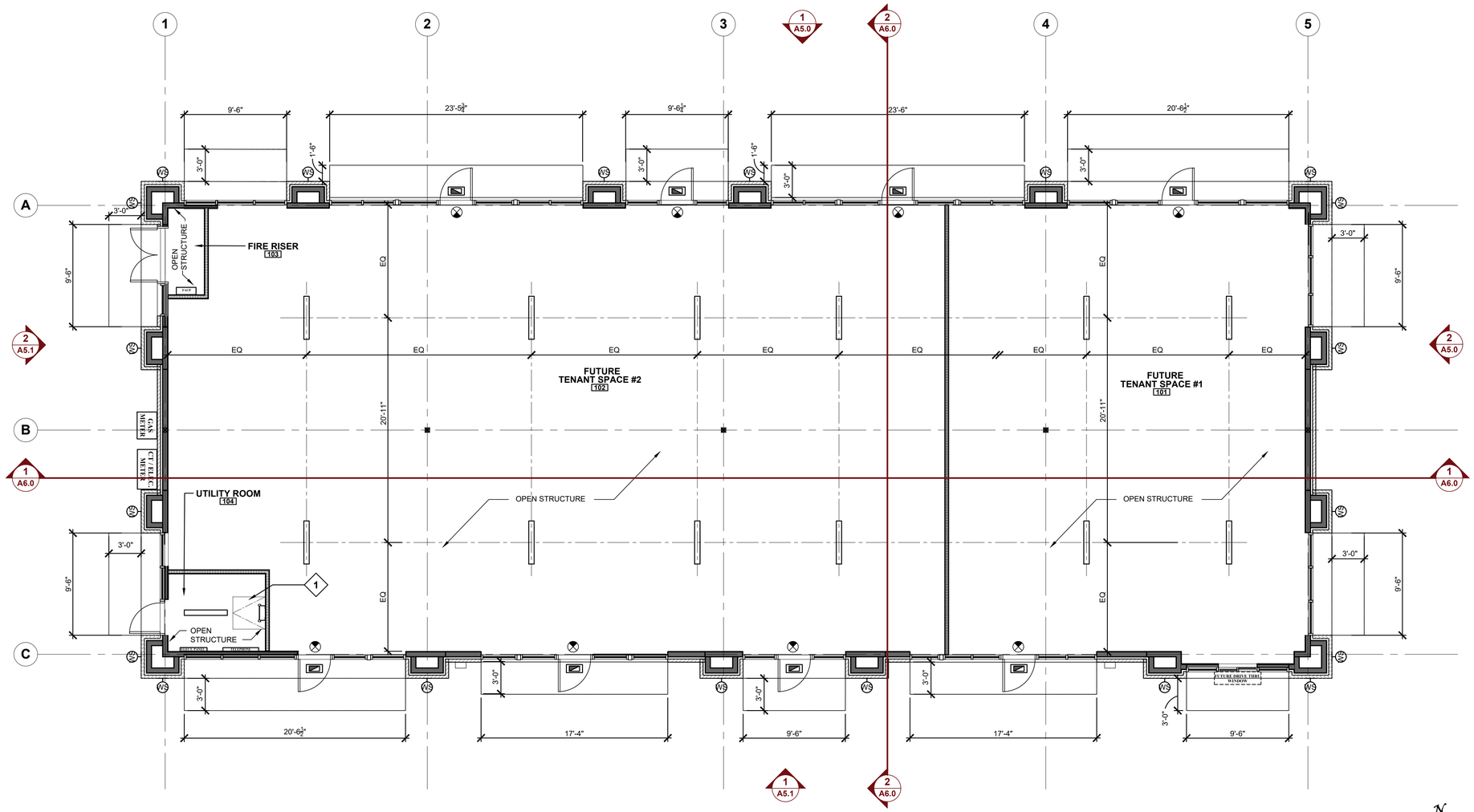
OVERALL FLOOR PLANS

A1.0



1 A2.0 REFLECTED CEILING PLAN

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

0 1' 2' 4' 8'

N

PLAN

CEILING LEGEND

- NEW 6"X4' LIGHT FIXTURE - SEE ELECT. DWGS.
- BACKLIT EXIT SIGNAGE - SEE ELECT. DWGS.
- WS — WALL MOUNTED SCONCE. MOUNT - SEE ELECT. DWGS.
- BACKLIT EXIT SIGNAGE - SEE ELECT. DWGS.

RCP KEYNOTES

1 — 36"x36" ROOF ACCESS HATCH AND LADDER SHALL BE KEPT CLEAR OF ALL DUCTS, WIRE, CONDUITS, OR OTHER FIXED ITEMS. SEE DETAILS ON SHEET 6/A3.1

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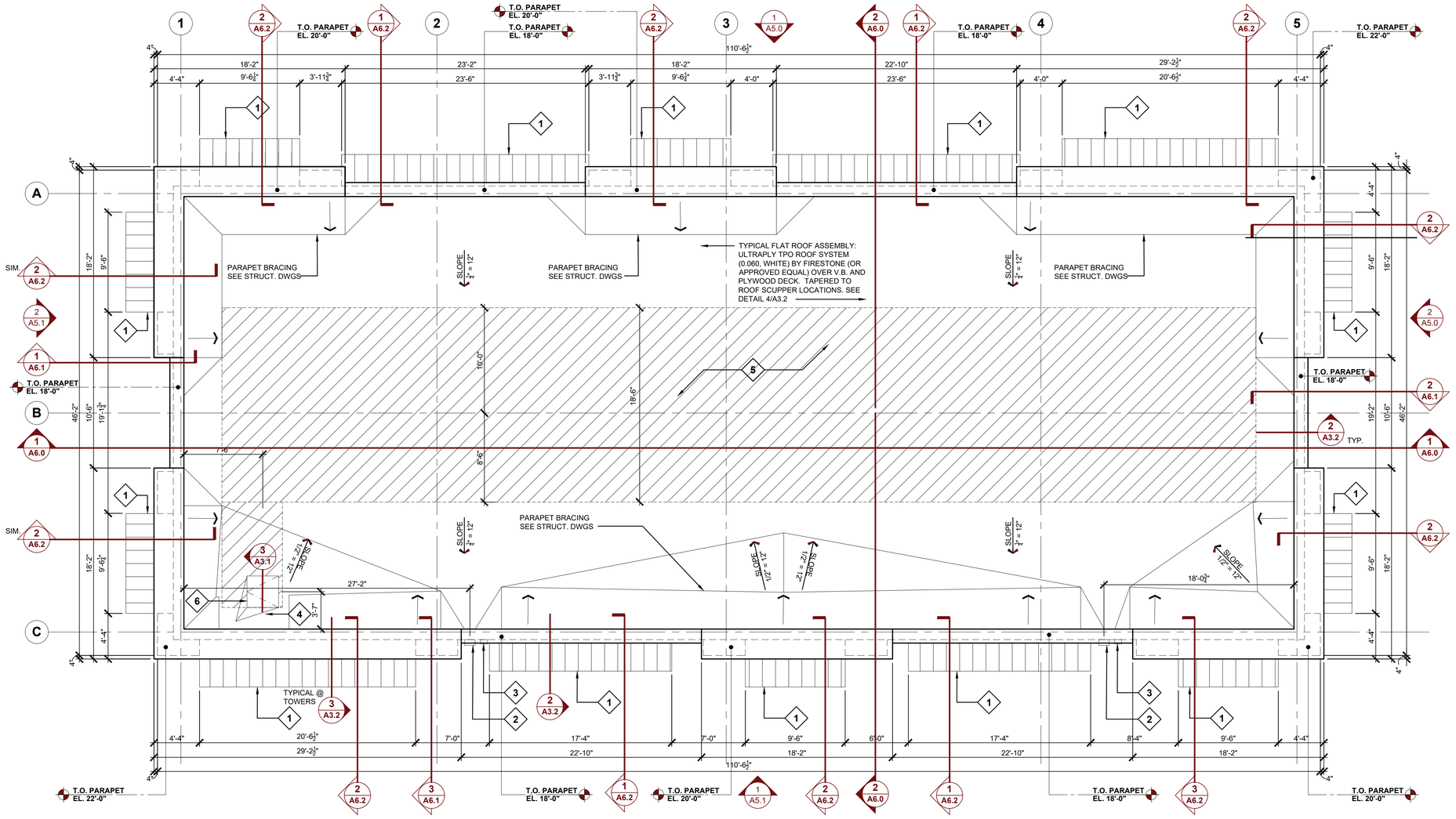
REFLECTED CEILING PLANS & DETAILS

A2.0



ROOF PLAN

1/A3.0

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

0 1' 2' 4' 8'

N

PLAN

ROOF PLAN KEYNOTES

1. METAL CANOPY BELOW - SEE DETAIL 3/A7.0 & 6/A7.0
2. ROOF SCUPPER W/ CONDUCTOR HEAD AND 6"x6" DOWNSPOUT - SEE DETAIL 2/A3.3
3. OVERFLOW SCUPPER, TYP. - SEE DETAIL 3/A3.3
4. PROVIDE CRICKET AT ROOF HATCH, TYP.
5. MECHANICAL ZONE FOR ROOF MOUNTED EQUIPMENT - SEE STRUCT. DWGS.
6. ROOF ACCESS - SEE DETAIL 2/A3.1

ROOF PLAN NOTES

1. VERIFY & COORDINATE DUCT CURB AND ROOF PENETRATION LOCATIONS; SEE MECHANICAL / ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATION.
2. VERIFY LOCATIONS OF NEW HVAC UNITS WITH TENANT FINISH PLANS - ELECTRICAL, GAS AND CONDENSATE DRAIN PENETRATIONS WITH UNITS' MANUFACTURER.
3. LOCATION OF ALL ROOFTOP EQUIPMENT IS APPROXIMATE, COORDINATE WITH STRUCTURE IN THE FIELD.
4. PLUMBING VENTS OR EXHAUST UNITS ARE NOT ALLOWED WITHIN 10'-0" OF AIR INTAKES OR 5'-0" OF EXTERIOR WALLS.
5. ALL ROOF PENETRATIONS SHALL BE LOCATED 3'-0" OR MORE FROM DRAINAGE FLOW LINES.
6. COORDINATE WITH STRUCTURAL DRAWINGS FOR ROOF STRUCTURE BEARING HEIGHTS. ROOF SLOPES SHALL NOT BE LESS THAN 1/4" PER FOOT.
7. ALL SHEET METAL FLASHING TO COMPLY WITH THE "ARCHITECTURAL SHEET METAL MANUAL", LATEST EDITION AS PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA).
8. ROOFING CONTRACTOR SHALL FURNISH & INSTALL ALL REGLETS WHERE REQUIRED.
9. ALL SHEET METAL FLASHING AND CAPS EXPOSED TO THE PUBLIC SHALL BE PAINTED OR PREFINISHED TO MATCH ADJACENT FINISH COLOR. SEE BUILDING ELEVATION FOR COLOR SPECIFICATIONS. ALL OTHER FLASHING TO BE GALVANIZED.
10. ALL GAS LINES TO BE LOCATED ON ROOF. - PROVIDE GAS PIPING SUPPORTS PER MECHANICAL DRAWINGS. ALL GAS PIPING TO BE PAINTED.
11. TYPICAL ROOFING SYSTEM DETAILS BASED ON FIRESTONE - ULTRAPLY - 60 MIL TPO ROOFING SYSTEM. REFER TO SPECIFICATIONS.
12. PROVIDE SPLASH BLOCKS @ ALL CONDENSATION DRAINS, TYPICAL.

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BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

STATE OF COLORADO
SCOTT A. BODUCH 400217
LICENSED ARCHITECT

03.07.2022

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ROGUE NO.: 2021.37

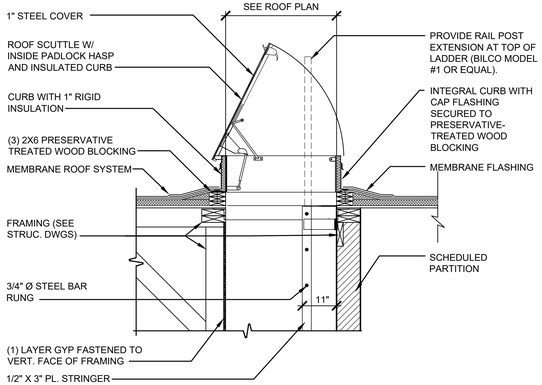
ROOF PLAN & ROOF DETAILS

A3.0

1 A3.1 DOWNSPOUT PLAN DETAIL

SCALE: 3" = 1'-0"

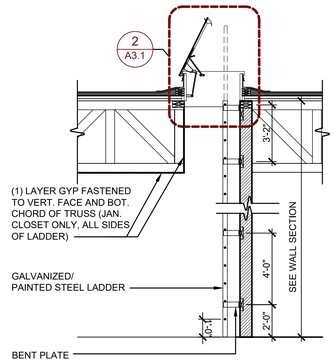
0 3" 6" 1'



2 A3.1 ROOF HATCH SECTION DETAIL

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

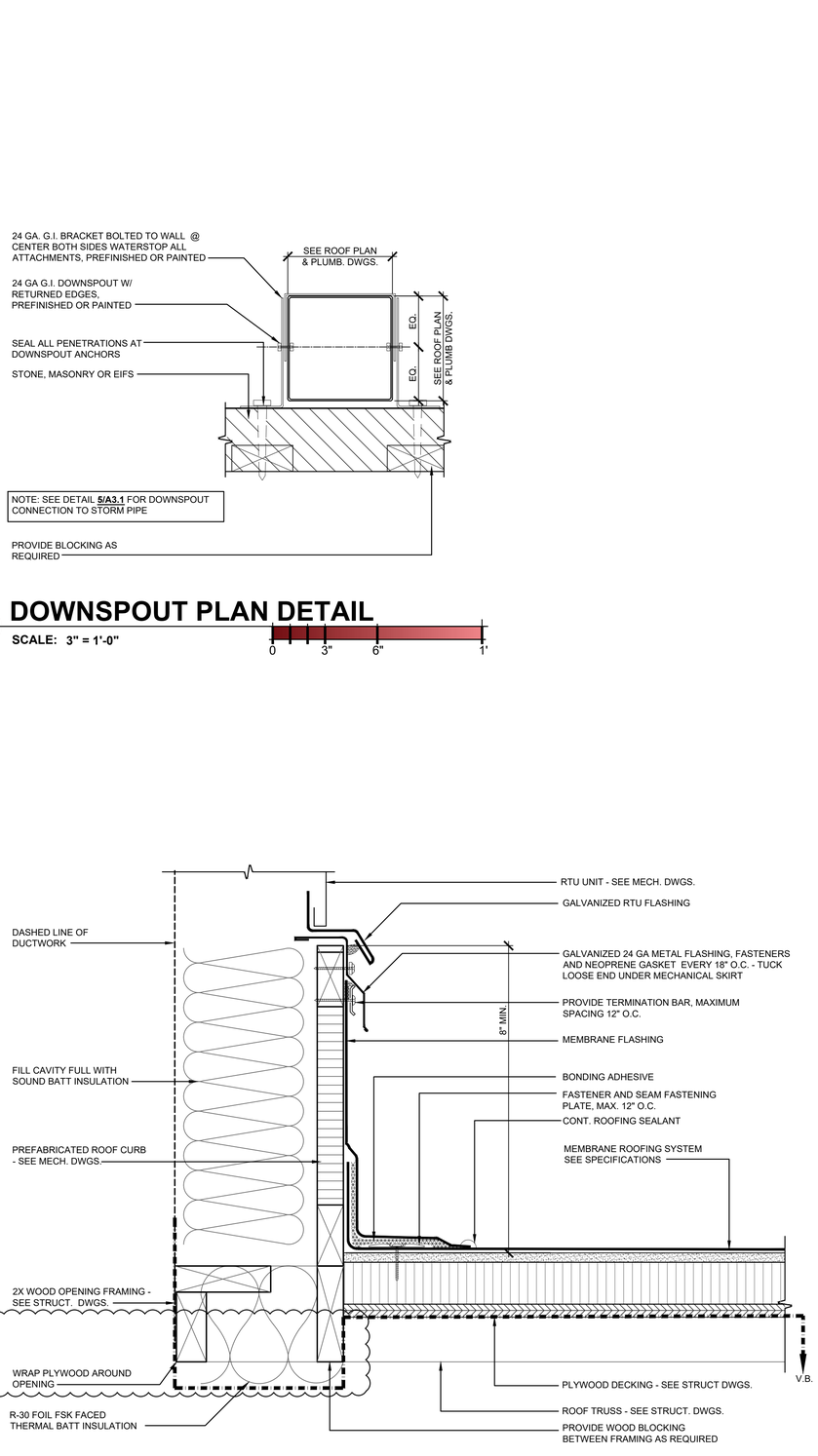
0 3" 6" 1'



3 A3.1 LADDER SECTION

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

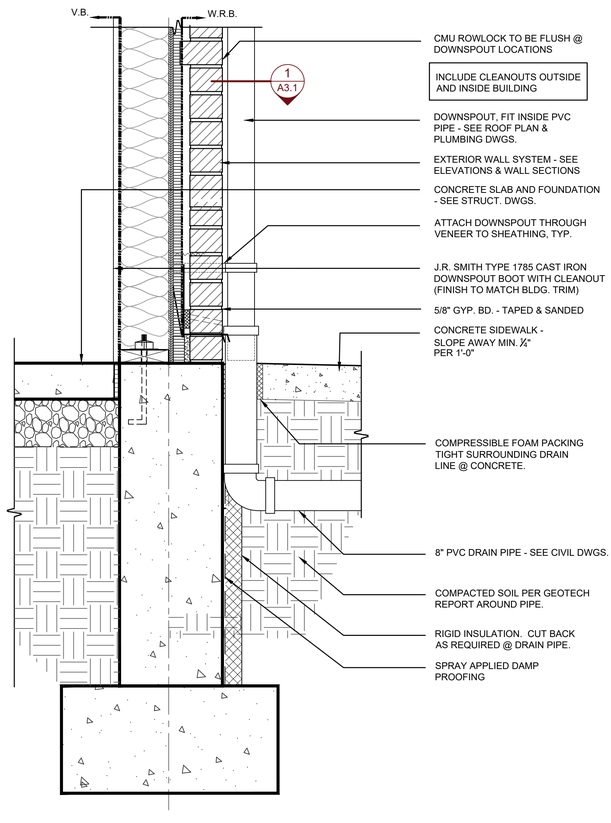
0 1' 2' 4' 8'



4 A3.1 ROOF EQUIPMENT CURB DETAIL (WHERE APPLICABLE)

SCALE: 3" = 1'-0"

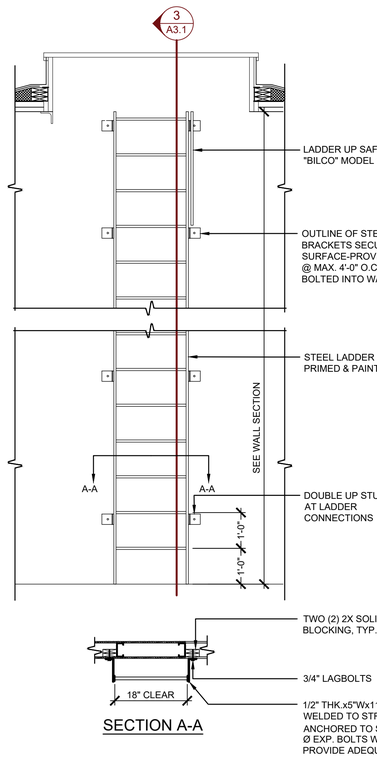
0 3" 6" 1'



5 A3.1 DOWNSPOUT DETAIL

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

0 3" 6" 1'



SECTION A-A

6 A3.1 LADDER DETAIL

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

0 3" 6" 1'

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ROOF DETAILS

A3.1

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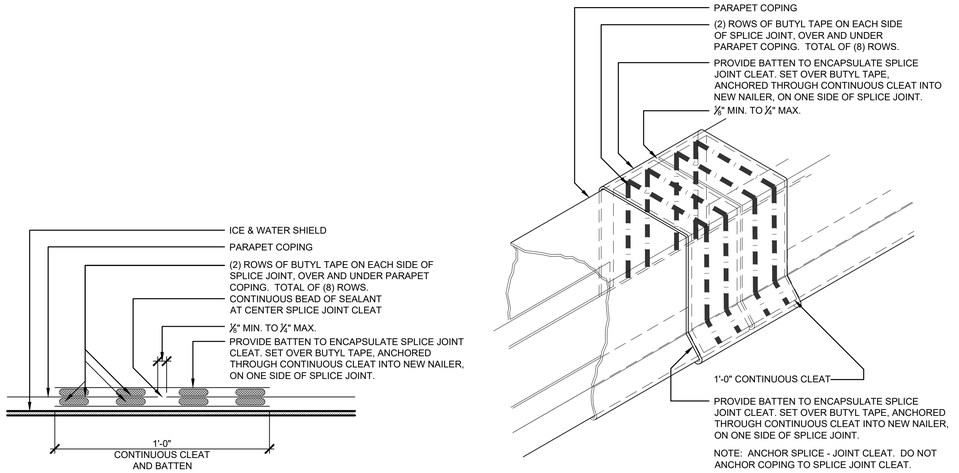
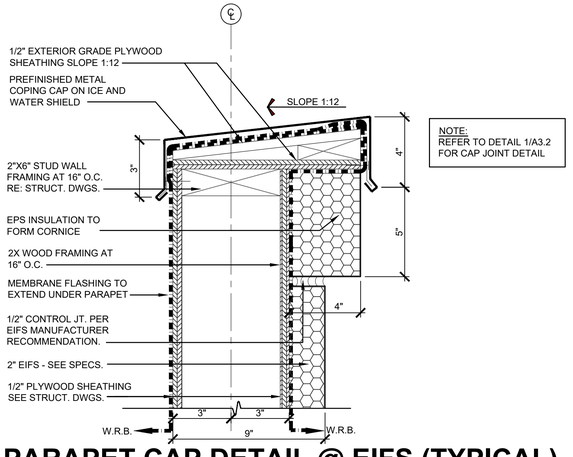


1 A3.2

PARAPET JOINT CAP DETAIL

SCALE: 3" = 1'-0"

0 3" 6" 1'

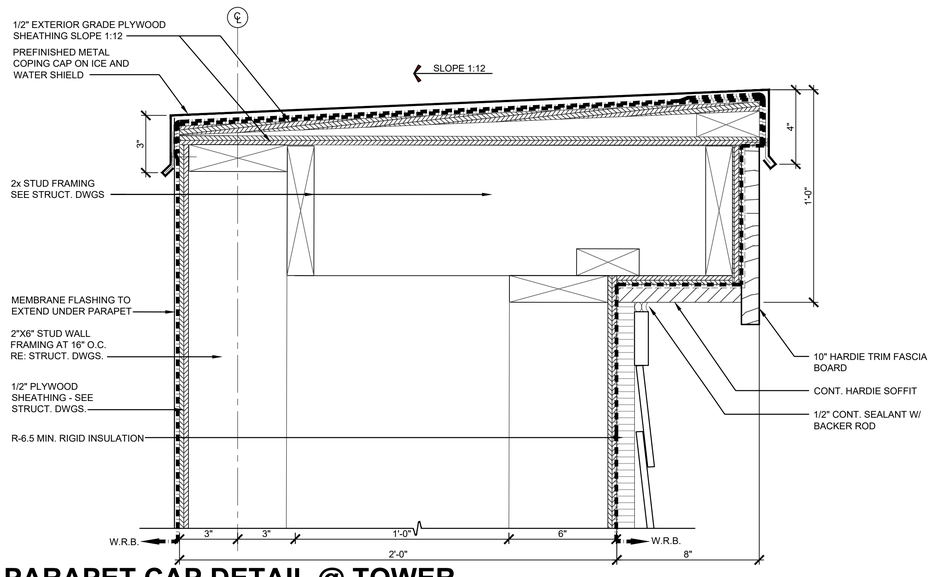


2 A3.2

PARAPET CAP DETAIL @ EIFS (TYPICAL)

SCALE: 3" = 1'-0"

0 3" 6" 1'

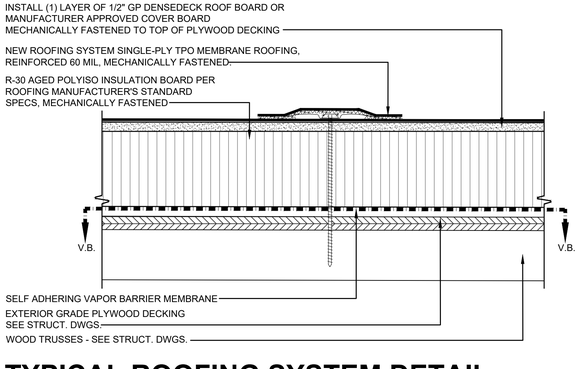


3 A3.2

PARAPET CAP DETAIL @ TOWER

SCALE: 3" = 1'-0"

0 3" 6" 1'

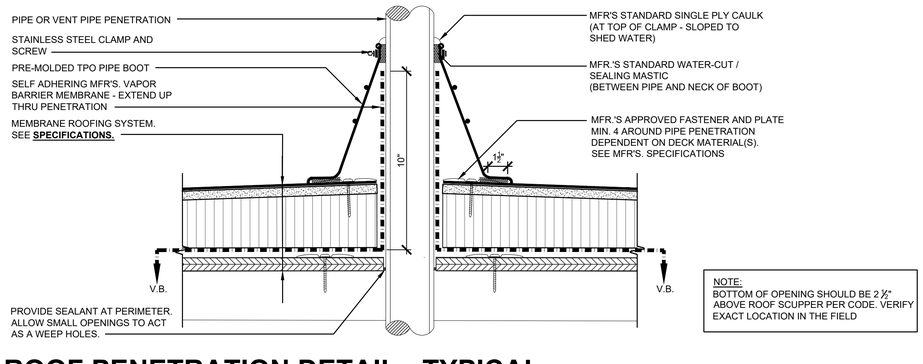


4 A3.2

TYPICAL ROOFING SYSTEM DETAIL

SCALE: 3" = 1'-0"

0 3" 6" 1'



5 A3.2

ROOF PENETRATION DETAIL - TYPICAL

SCALE: 3" = 1'-0"

0 3" 6" 1'

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ROOF DETAILS

A3.2

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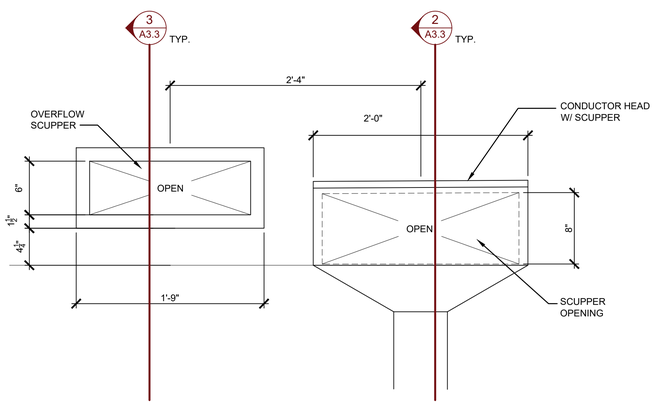
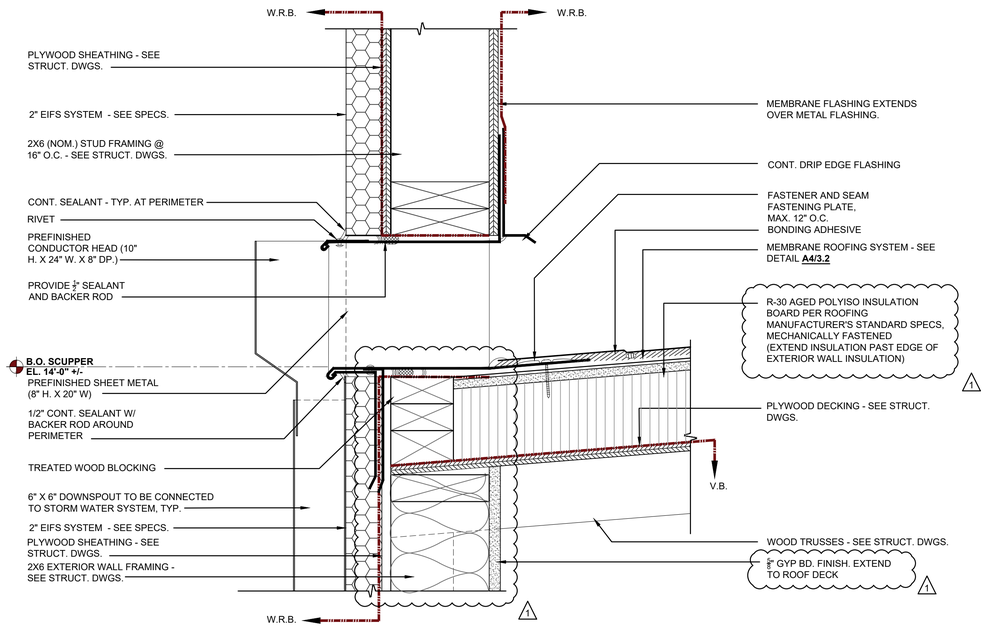


1 A3.3 SCUPPER ELEVATION

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

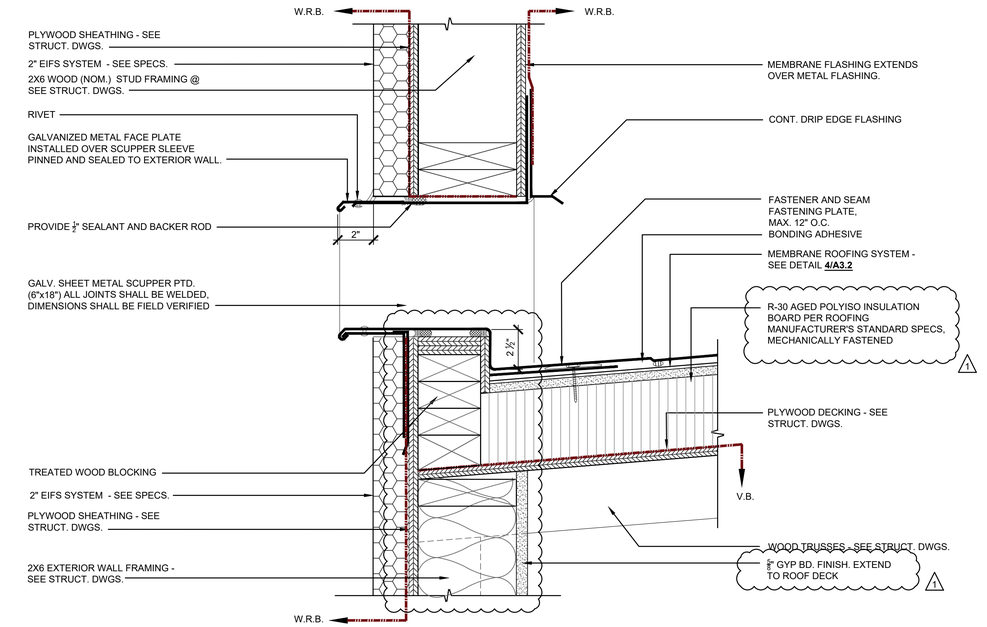
0 3" 6" 1'



2 A3.3 ROOF SCUPPER DETAIL

SCALE: 3" = 1'-0"

0 3" 6" 1'



3 A3.3 TYPICAL OVERFLOW SCUPPER

SCALE: 3" = 1'-0"

0 3" 6" 1'

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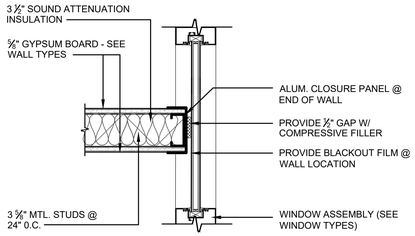
ROOF DETAILS

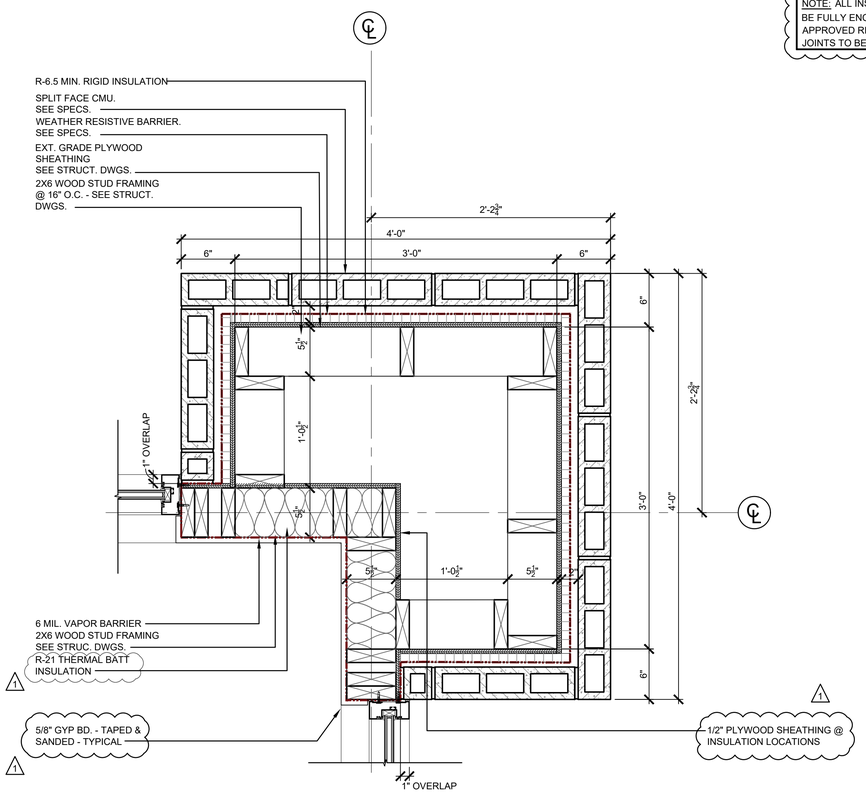
A3.3



4 A4.0 WINDOW TERMINATION DETAIL

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

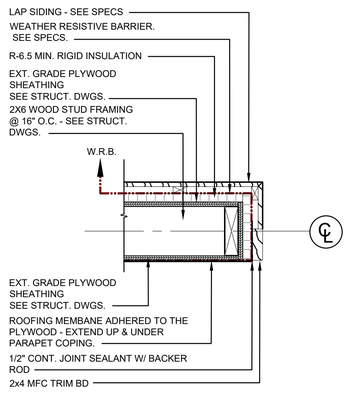
0 3" 6" 1'



1 A4.0 TYPICAL CORNER @ MASONRY BUMP-OUT

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

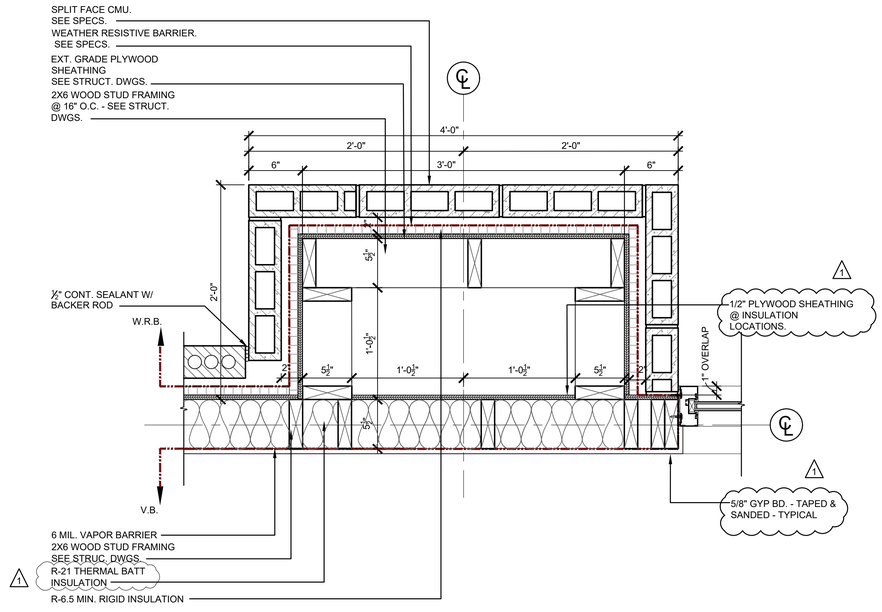
0 3" 6" 1'



4 A4.0 PLAN DETAIL @ TOWER

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

0 3" 6" 1'



2 A4.0 TYPICAL PILASTER @ MASONRY BUMP-OUT

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

0 3" 6" 1'

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PLAN DETAILS

A4.0

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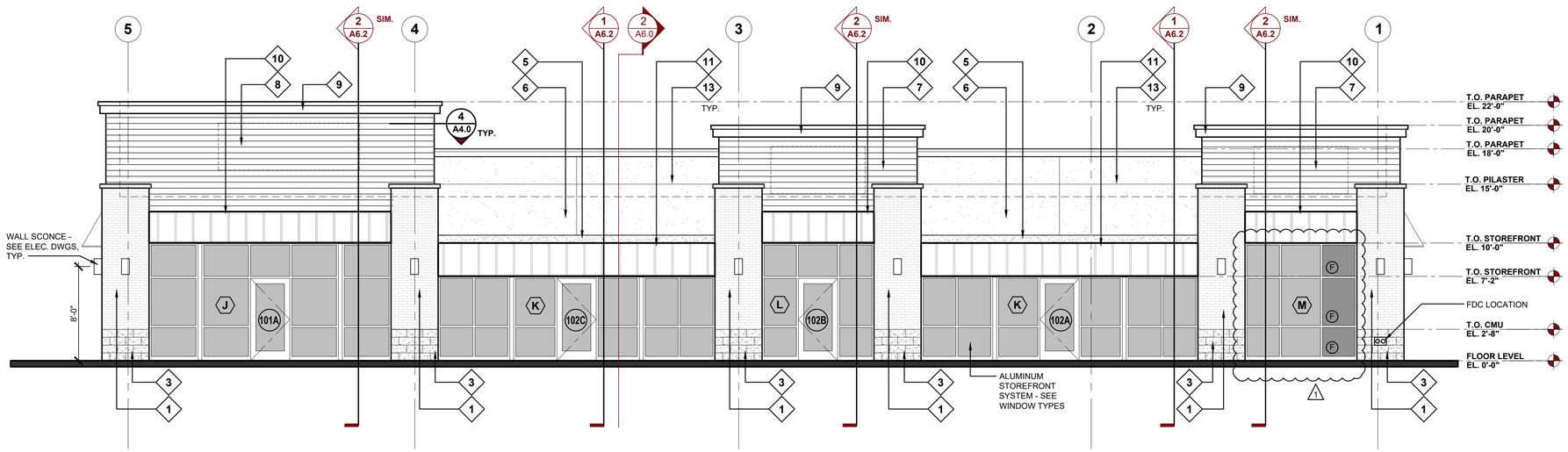
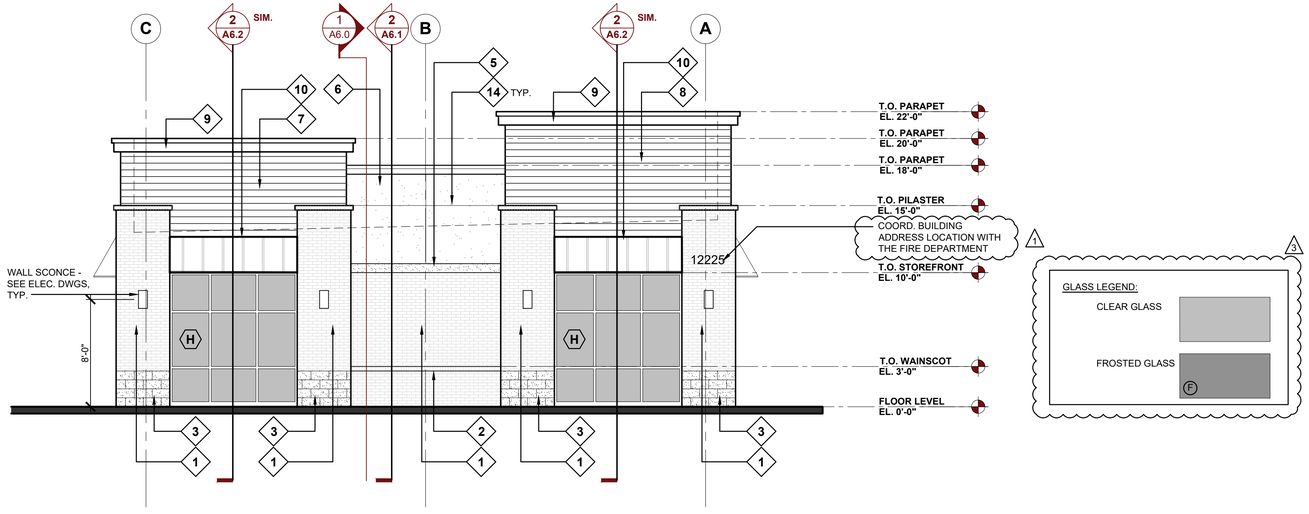


1/A5.0 NORTH EXTERIOR ELEVATION

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

0 1' 2' 4' 8'



2/A5.0 EAST EXTERIOR ELEVATION

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

0 1' 2' 4' 8'

EXTERIOR MATERIALS KEYNOTES

	LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
	STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
	DOOR	KAWNEER	PER DOOR SCHEDULE	BONE WHITE
1		SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAIN
2		SUMMIT BRICK (OR EQUIV.)	ROWLOCK	GRAPHITE GRAIN
3		BASALITE (OR EQUIV.)	INTEGRAL COLOR	CHARCOAL #605 SPLIT-FACE
4		DRYVIT OR SIMILAR	FIELD (DARK)/ WATER MANAGED	DRYVIT SUEDE #105 PEBBLE TEXTURE
5		DRYVIT OR SIMILAR	BANDING (LIGHT)/ WATER MANAGED	DRYVIT LITE SERENITY #300 PEBBLE TEXTURE
6		DRYVIT OR SIMILAR	FIELD (MEDIUM)/ WATER MANAGED	DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE
7		JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: COBBLESTONE
8		JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: FEATHER GRAY
9		JAMES HARDIE	HARDIE TRIM BOARDS	PRODUCT: 4/4 SMOOTH COLOR: SW #7048 URBANE BRONZE
10		MBCI	PRE-FAB METAL ROOFING SYSTEM & AWNINGS	BURNISHED SLATE
11		MBCI	PRE-FAB METAL ROOFING SYSTEMS& AWNINGS	SW 0041 HUNTER GREEN
12		MBCI	METAL TRIM & DOWNSPOUTS	SW 0041 HUNTER GREEN
13		KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
14		DRYVIT OR SIMILAR	¾" ROUTED REVEAL - SEE DETAIL 1/A.70	

FINISH SCHEDULE NOTES:

1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING/INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

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EXTERIOR ELEVATIONS

A5.0

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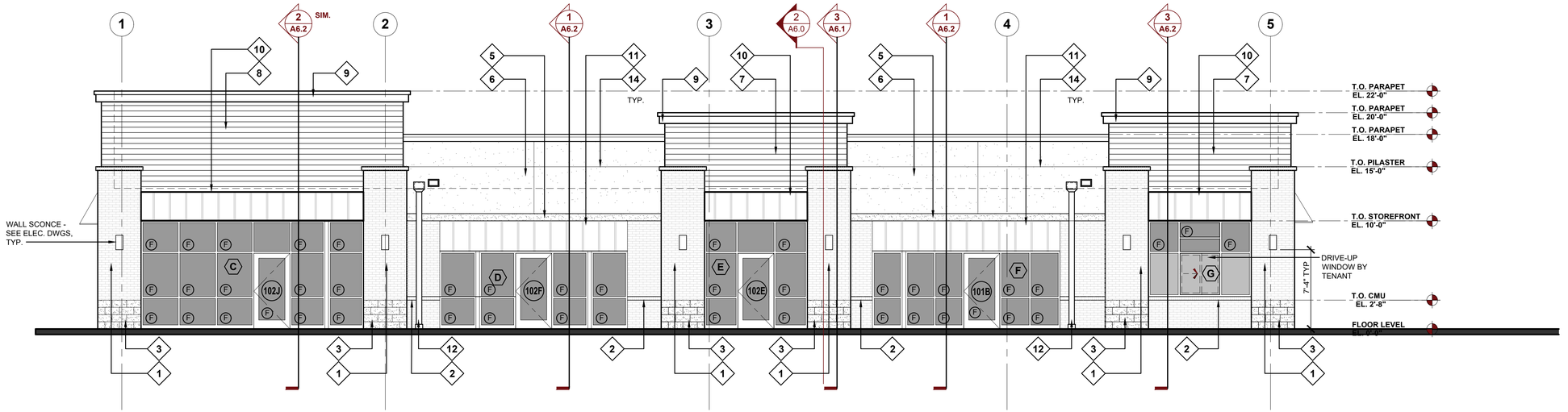
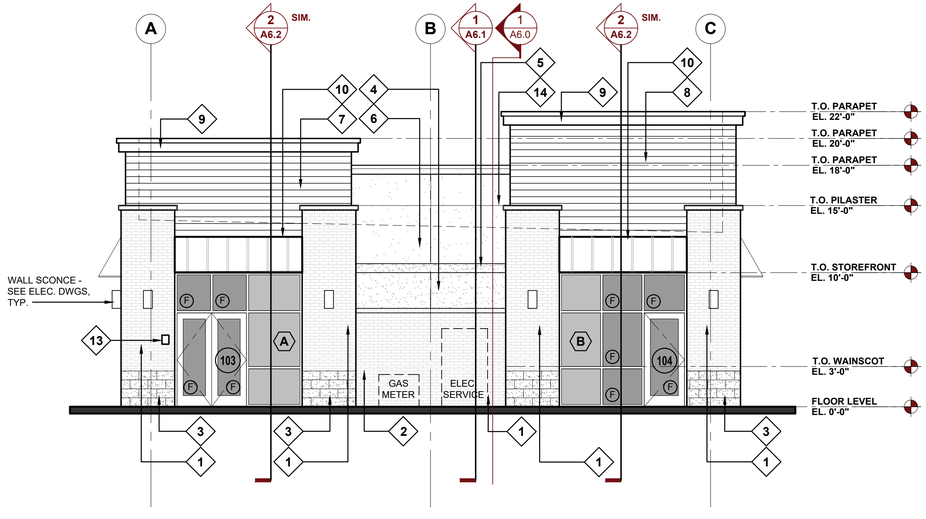


1 / A5.1 SOUTH EXTERIOR ELEVATION

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

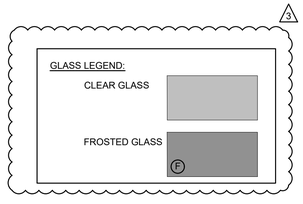
0 1' 2' 4' 8'



2 / A5.1 WEST EXTERIOR ELEVATION

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

0 1' 2' 4' 8'



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	DOOR	KAWNEER	PER DOOR SCHEDULE	BONE WHITE
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4		DRYVIT OR SIMILAR	FIELD (DARK)/ WATER MANAGED	DRYVIT SUEDE #105 PEBBLE TEXTURE
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6		DRYVIT OR SIMILAR	FIELD (MEDIUM)/ WATER MANAGED	DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE
7		JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: COBBLESTONE
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13		KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
14		DRYVIT OR SIMILAR	¾" ROUTED REVEAL - SEE DETAIL 1/A70	

FINISH SCHEDULE NOTES:

1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING/INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

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EXTERIOR ELEVATIONS

A5.1

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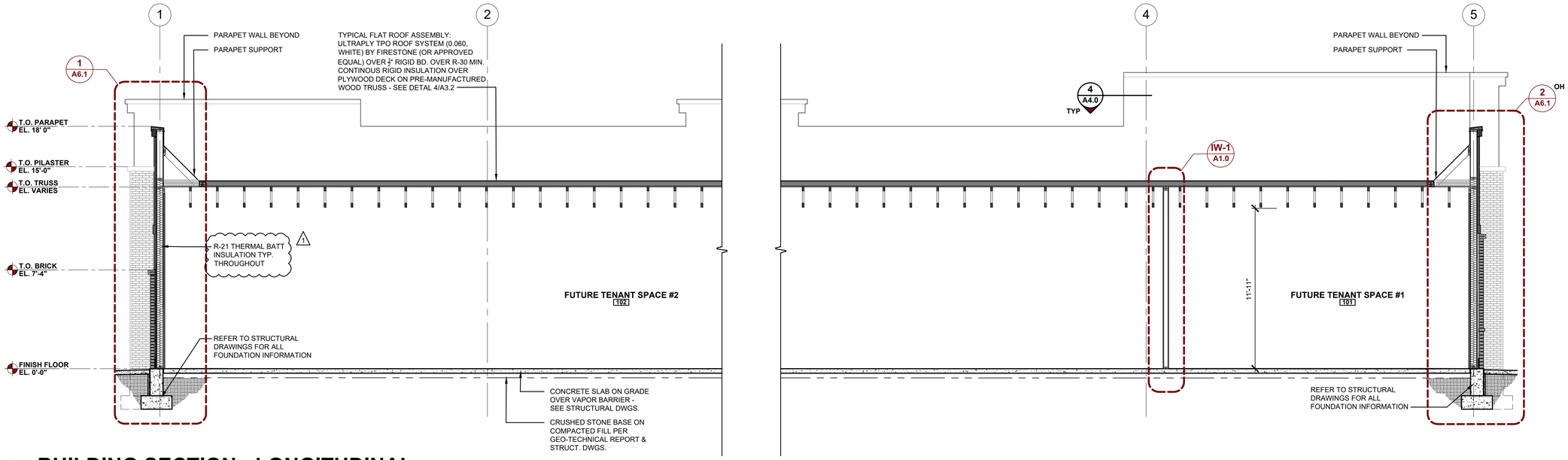


1 BUILDING SECTION - LONGITUDINAL

scale: **1/4"= 1'-0"**

FIRE STOPPING NOTES

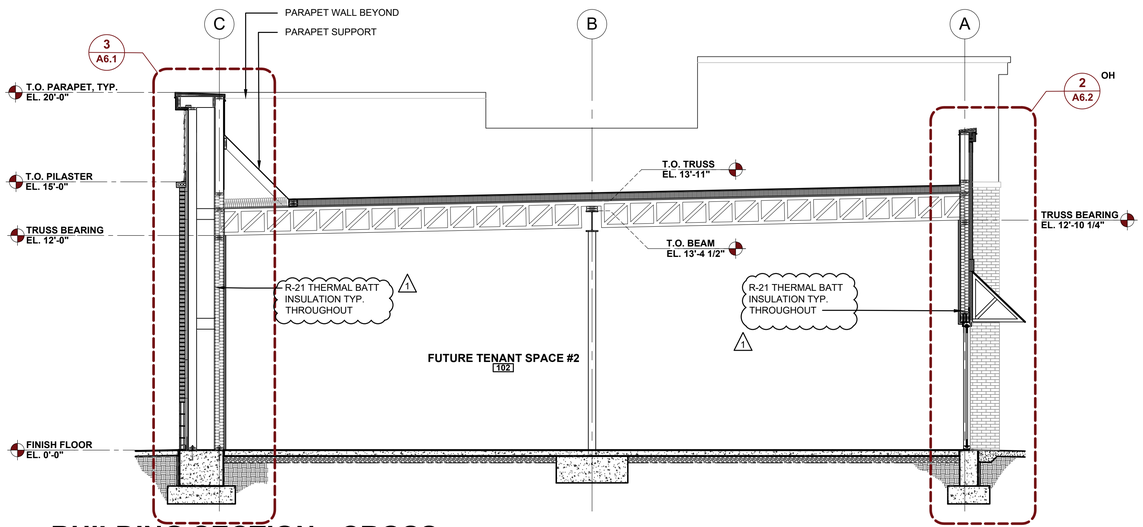
FIRE STOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. CONCEALED WALL SPACES - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT MAXIMUM (3048 MM) INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES - FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALLS OR PARTITIONED SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, AND SIMILAR LOCATIONS.
3. ARCHITECTURAL TRIM - FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISHES AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS AT MAXIMUM INTERVALS OF 20

   FEET. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH AT LEAST 4 INCHES OF SEPARATIONS BETWEEN SECTIONS.
4. FIREBLOCKING MATERIALS - FIREBLOCKING SHALL CONSIST OF:
   - 2 INCH (51 MM) NOMINAL LUMBER, OR
   - TWO THICKNESSES OF 1 INCH (25 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR
   - ONE THICKNESS OF 0.719 INCH (18.3 MM)
   - WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719 INCH (18.3 MM) WOOD STRUCTURAL PANEL, OR
   - ONE THICKNESS OF 0.75 INCH (19 MM) PARTICLEBOARD WITH JOINTS BACKED BY 0.75 INCH (19 MM) PARTICLEBOARD
   - GYPSUM BOARD, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED

   MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIRE BLOCK.

NOTE: ALL INSULATION SHALL BE FULLY ENCAPSULATED BY AN APPROVED RIGID BARRIER ALL JOINT TO BE SEALED. 1



2 BUILDING SECTION - CROSS

scale: **1/4"= 1'-0"**

D:\Projects\2021.37 - PCHR - Parker, CO\CAD\2021.37 - A6.0 - Building Sections.dwg

BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

STATE OF COLORADO
SCOTT A. BODUCH
400217
LICENSED ARCHITECT

03.07.2022

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BUILDING SECTIONS

A6.0

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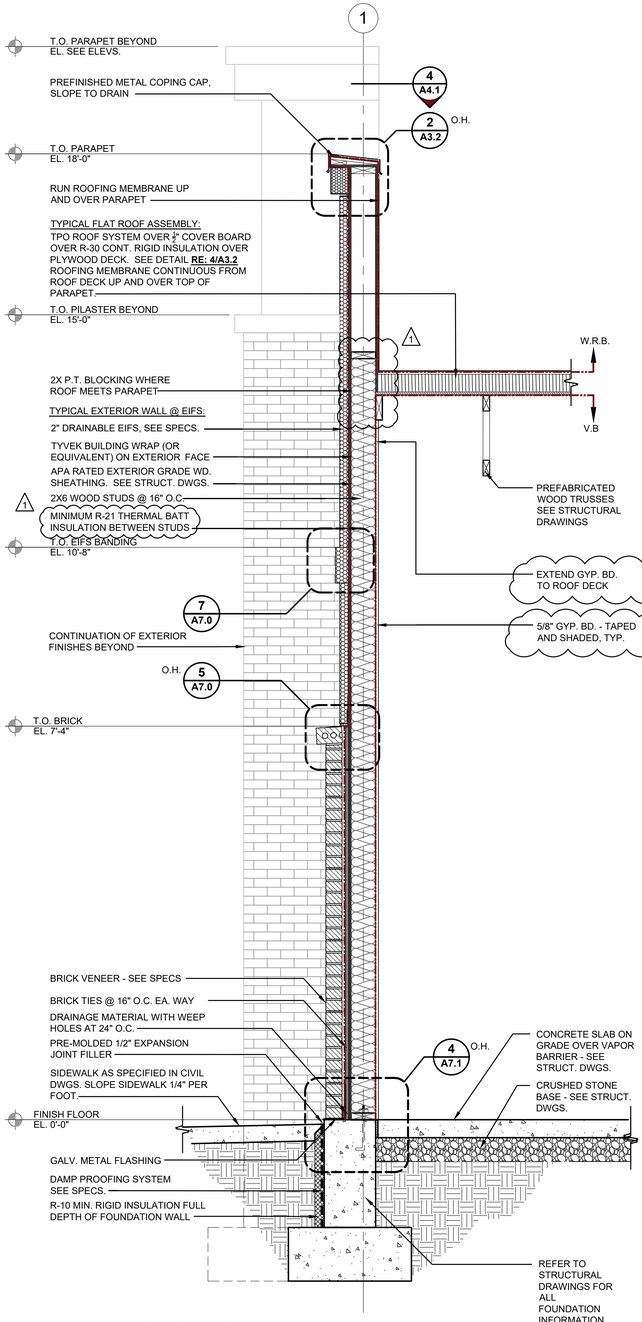
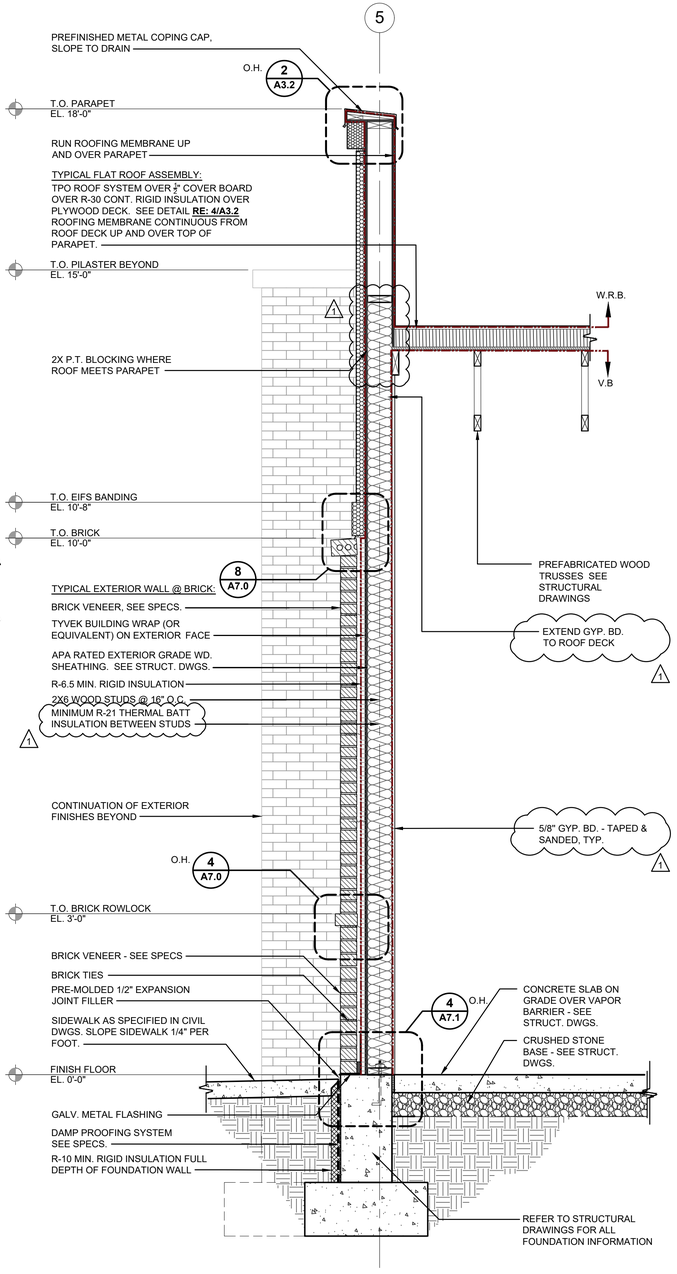


1 A6.1 **WALL SECTION**

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

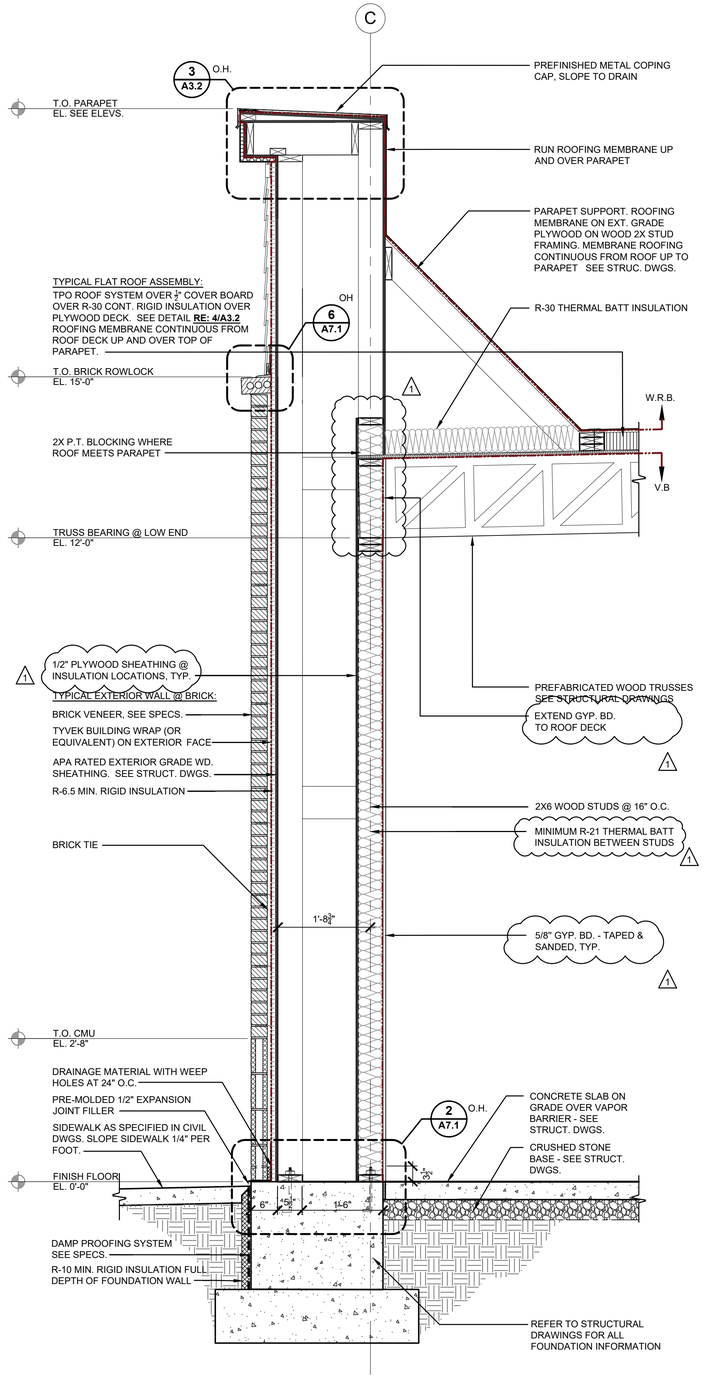
0 3" 6" 1' 2'



2 A6.1 **WALL SECTION**

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

0 3" 6" 1' 2'



3 A6.1 **WALL SECTION**

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

0 3" 6" 1' 2'

D:\Projects\2021.37 - PCHR - Parker, CO\CAD\2021.37 - A6.1 - Wall Sections.dwg

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WALL SECTIONS

A6.1

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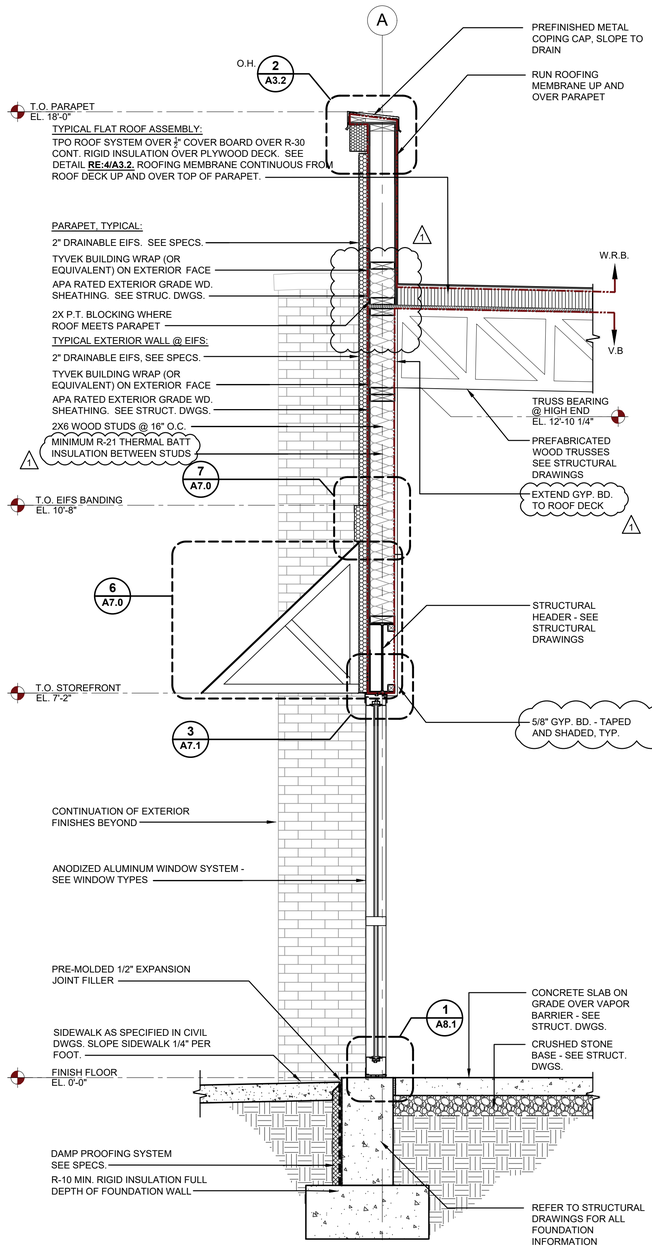
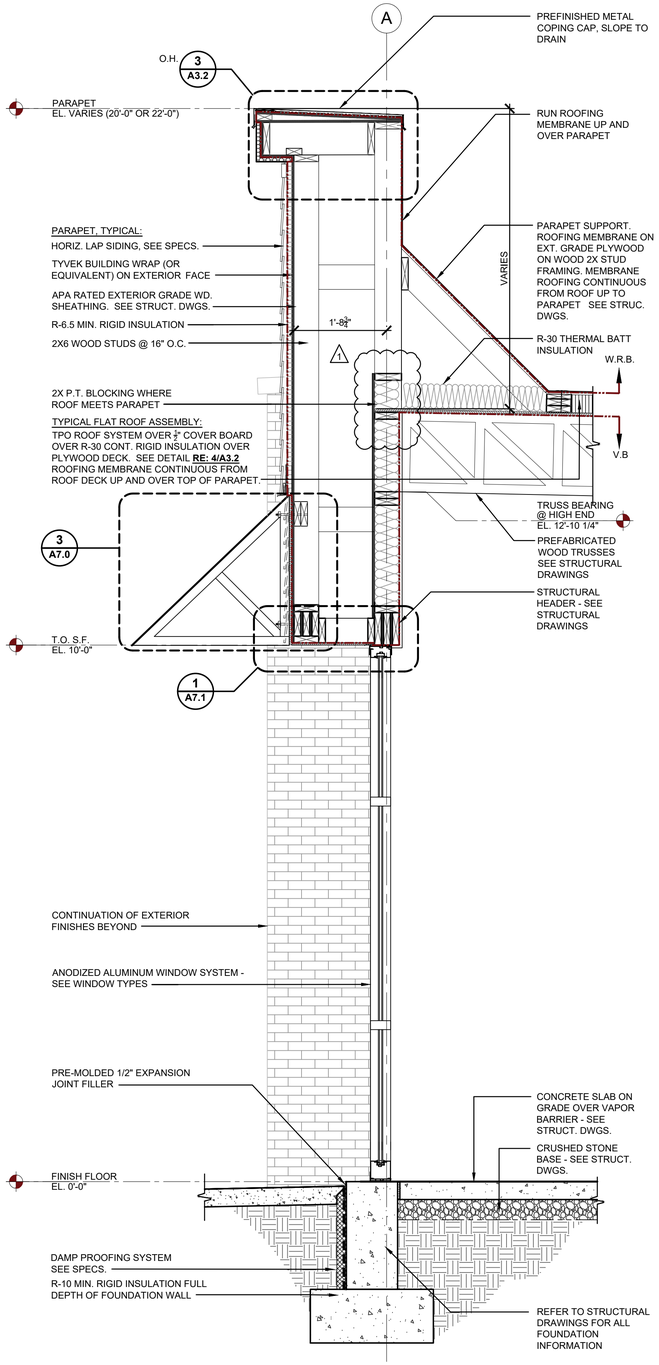
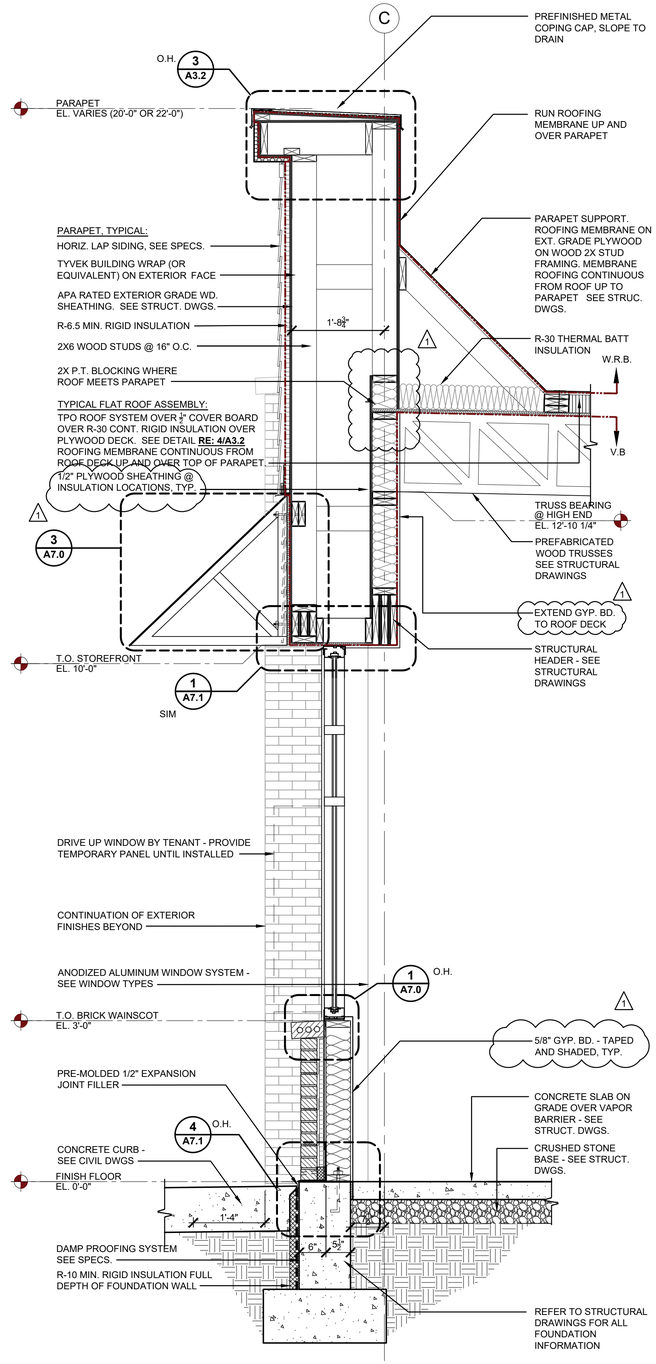


1 A6.2 **WALL SECTION**
SCALE: 3/4" = 1'-0"



2 A6.2 **WALL SECTION**
SCALE: 3/4" = 1'-0"



3 A6.2 **WALL SECTION**
SCALE: 3/4" = 1'-0"

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WALL SECTIONS

A6.2

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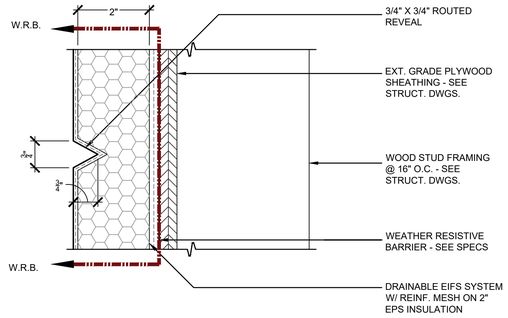
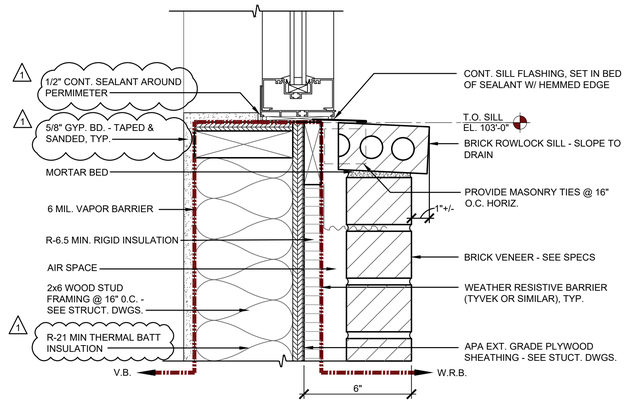


1 A7.0 EIFS REVEAL DETAIL

SCALE: 6" = 1'-0"

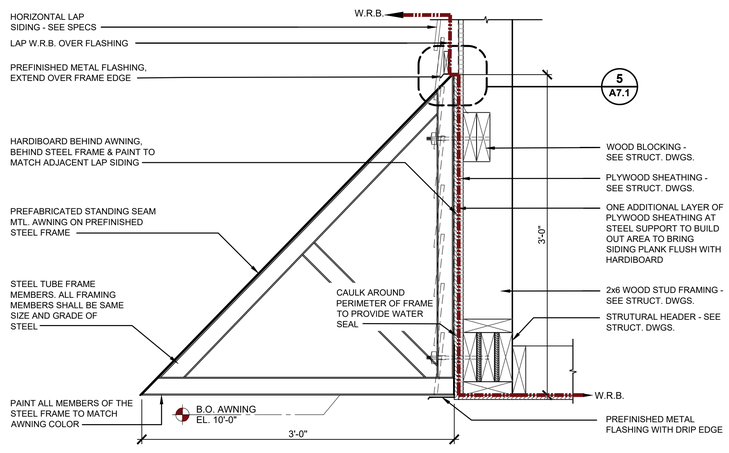
0 1" 3" 6"



2 A7.0 BRICK WAINSCOT DETAIL @ WINDOW

SCALE: 3" = 1'-0"

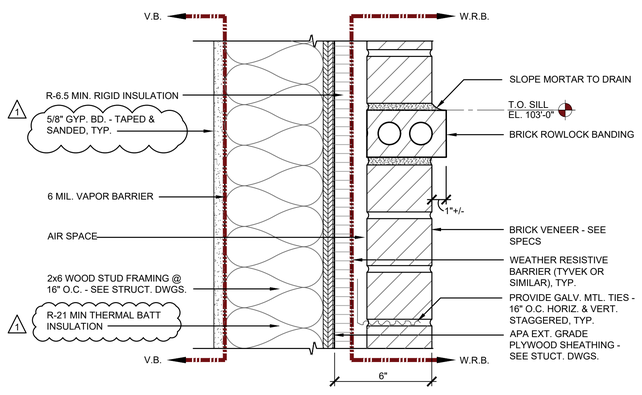
0 1.5" 3" 6"



3 A7.0 TYPICAL AWNING (PREFABRICATED) @ SIDING

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

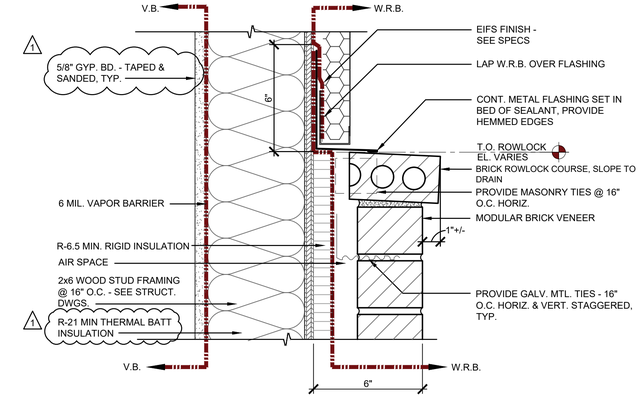
0 3" 6" 1'



4 A7.0 BRICK ROWLOCK DETAIL

SCALE: 3" = 1'-0"

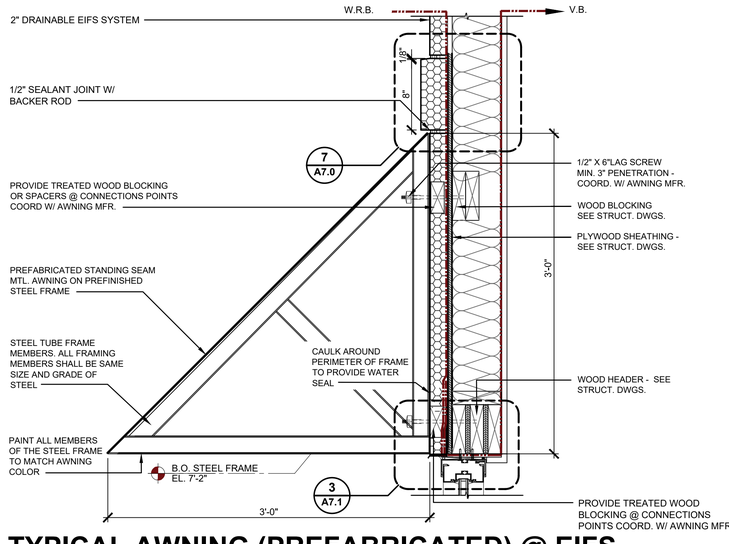
0 1.5" 3" 6"



5 A7.0 BRICK WAINSCOT DETAIL @ EIFS

SCALE: 3" = 1'-0"

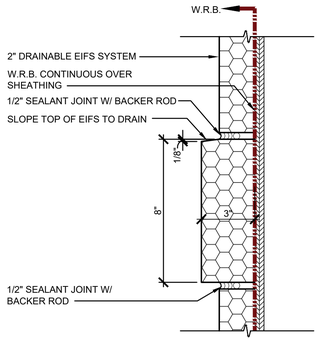
0 1.5" 3" 6"



6 A7.0 TYPICAL AWNING (PREFABRICATED) @ EIFS

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

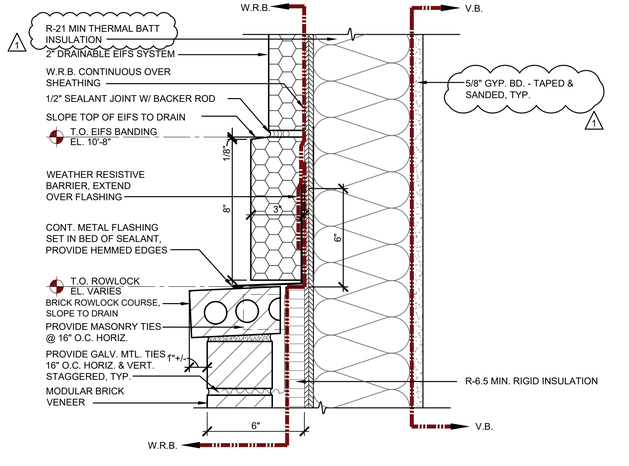
0 3" 6" 1'



7 A7.0 EIFS BANDING DETAIL

SCALE: 3" = 1'-0"

0 1.5" 3" 6"



8 A7.0 EIFS BANDING DETAIL

SCALE: 3" = 1'-0"

0 1.5" 3" 6"

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WALL SECTIONS & DETAILS

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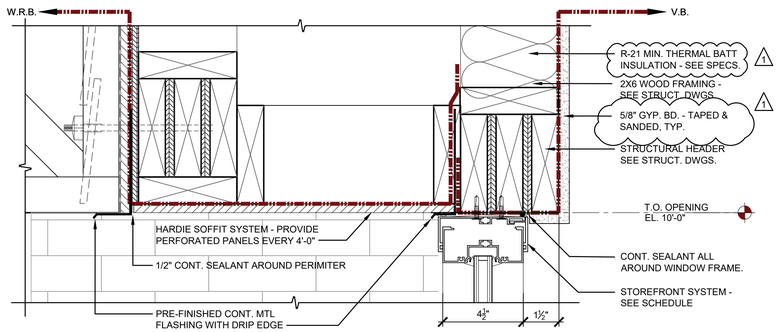
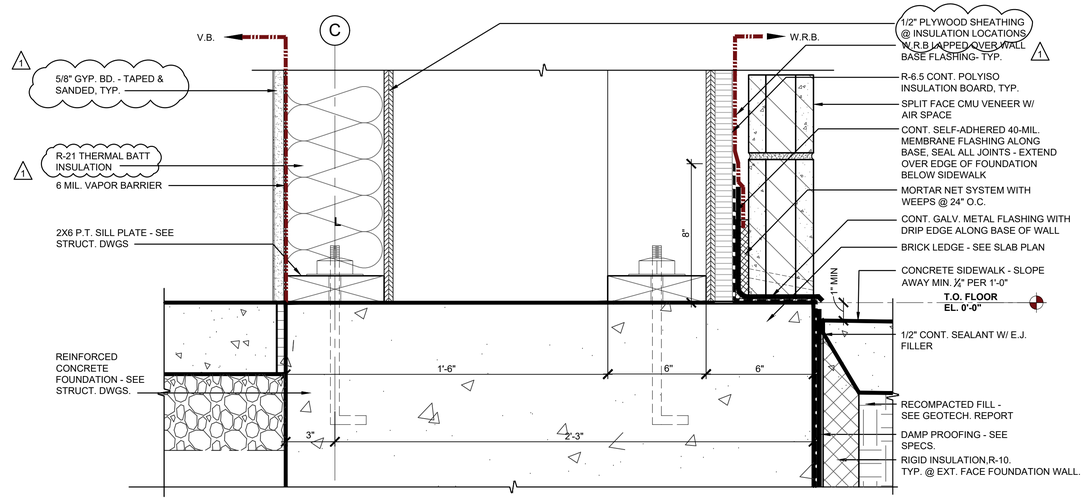


1 A7.1 STOREFRONT HEAD DETAIL

SCALE: 3" = 1'-0"

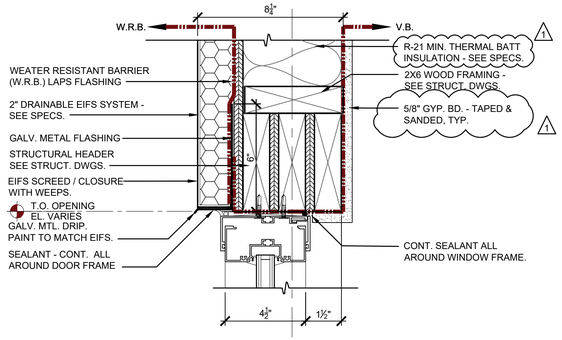
0 1.5" 3" 6"



2 A7.1 BASE FLASHING WALL @ BUMP-OUT

SCALE: 3" = 1'-0"

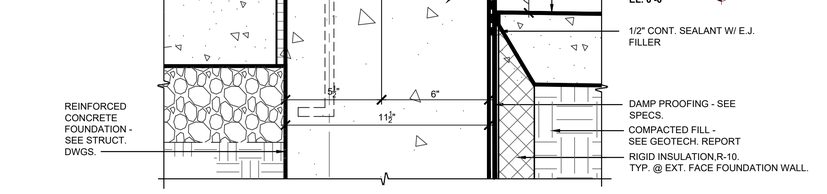
0 1.5" 3" 6"



3 A7.1 STOREFRONT HEAD DETAIL

SCALE: 3" = 1'-0"

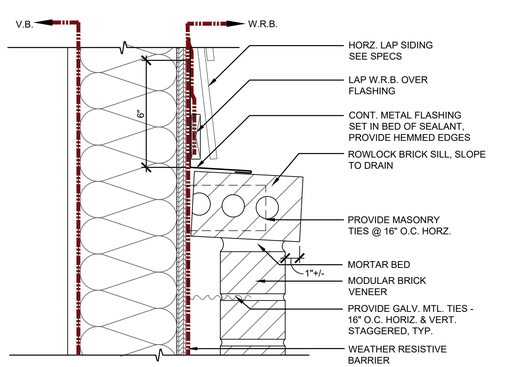
0 1.5" 3" 6"



4 A7.1 DETAIL @ BASE FLASHING

SCALE: 3" = 1'-0"

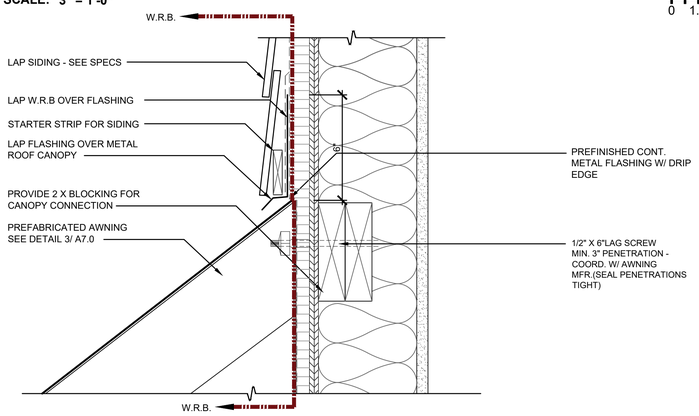
0 1.5" 3" 6"



6 A7.1 SIDING TRANSITION DETAIL @ BRICK ROWLOCK

SCALE: 3" = 1'-0"

0 1.5" 3" 6"



5 A7.1 SIDING TRANSITION DETAIL @ AWNING

SCALE: 3" = 1'-0"

0 1.5" 3" 6"

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WALL SECTIONS & DETAILS

A7.1

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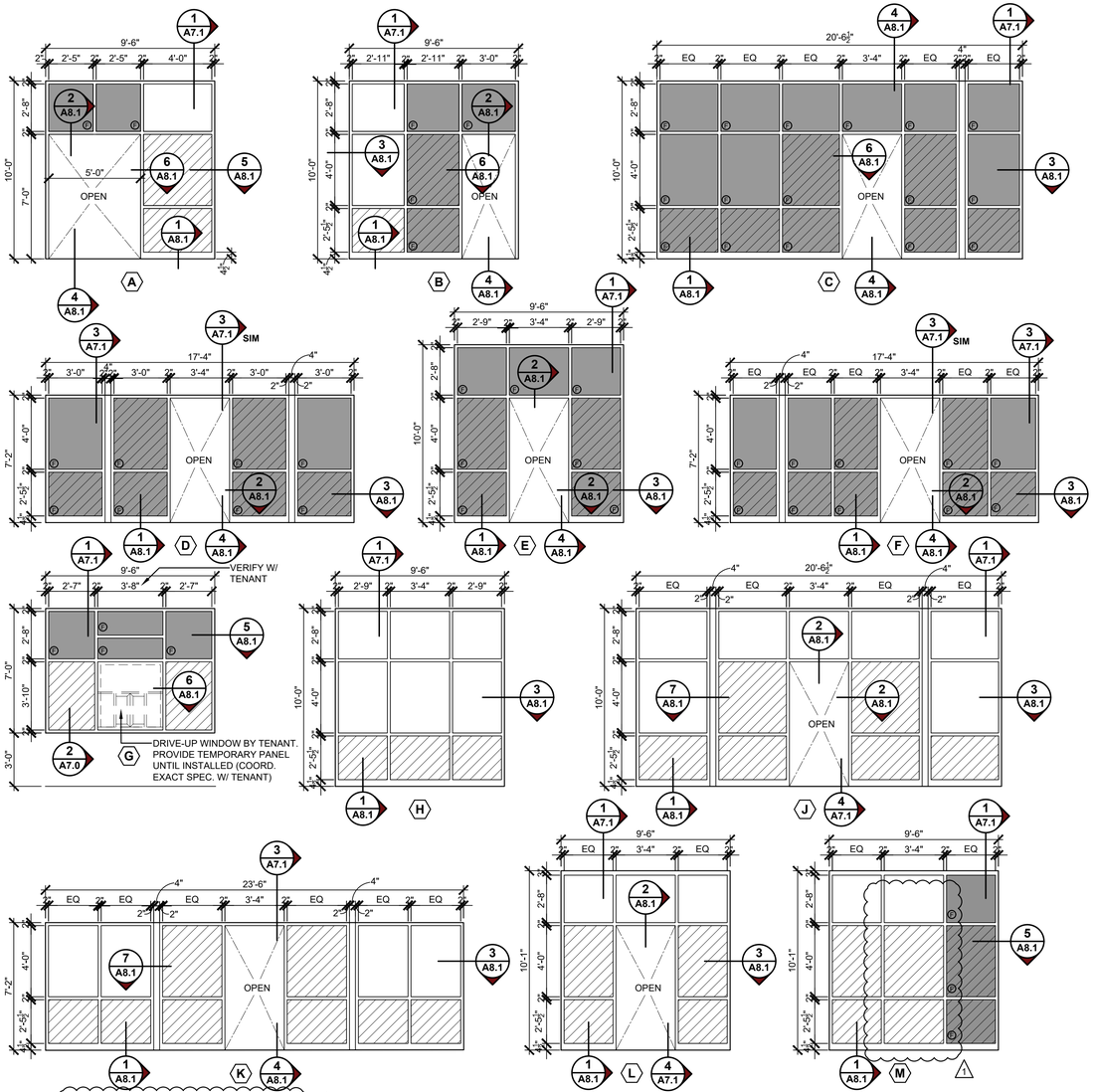
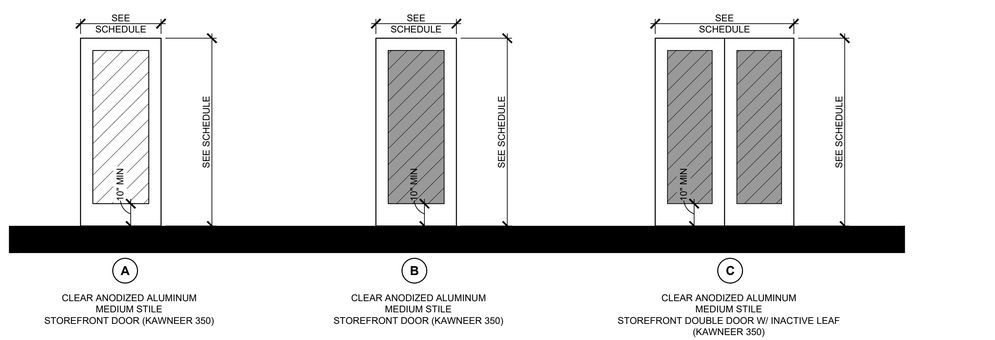


WINDOW TYPES

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

1 GLASS TYPES



DOOR & FRAME TYPES

SCALE: 3/8" = 1'-0"

DOOR AND FRAME SCHEDULE

	DOOR SIZE						FRAME DETAILS				REMARKS
MARK	WD	HGT	THK	TYPE	MATL	HDW	MATL	SILL	JAMB	HEAD	
101A	3'-4"	7'-0"	1 3/4"	A	ALUM.	1	AL	4/A8.1	2/A8.1	2/A8.1	---
101B	3'-4"	7'-0"	1 3/4"	A	ALUM.	1	AL	4/A8.1	2/A8.1	2/A8.1	---
102A	3'-4"	7'-0"	1 3/4"	A	ALUM.	1	AL	4/A8.1	2/A8.1	2/A8.1	---
102B	3'-4"	7'-0"	1 3/4"	A	ALUM.	1	AL	4/A8.1	2/A8.1	2/A8.1	---
102C	3'-4"	7'-0"	1 3/4"	A	ALUM.	1	AL	4/A8.1	2/A8.1	2/A8.1	---
102D	3'-4"	7'-0"	1 3/4"	A	ALUM.	1	AL	4/A8.1	2/A8.1	2/A8.1	---
102E	3'-4"	7'-0"	1 3/4"	A	ALUM.	1	AL	4/A8.1	2/A8.1	2/A8.1	---
102F	3'-4"	7'-0"	1 3/4"	A	ALUM.	1	AL	4/A8.1	2/A8.1	2/A8.1	---
103	PR 2'-6"	7'-0"	1 3/4"	C	ALUM.	2	AL	4/A8.1	2/A8.1	2/A8.1	PROVIDE "FIRE SPRINKLER CONTROL VALVE ROOM" SIGNAGE
104	3'-0"	7'-0"	1 3/4"	B	ALUM.	1	AL	4/A8.1	2/A8.1	2/A8.1	PROVIDE "MECHANICAL & ELECTRICAL ROOM" SIGNAGE

HARDWARE SCHEDULE

HARDWARE SET HW-1: SINGLE STOREFRONT ENTRANCE

3 EACH	HINGE	BY DOOR MANUFACTURER
1 EACH	CLOSER (RECESSED)	BY DOOR MANUFACTURER
1 EACH	PUSH / PULL PLATE	BY DOOR MANUFACTURER
1 EACH	RIM CYLINDER	BEST SMALL FORMAT, 6 PIN, IC BEST OR EQUAL
1 EACH	THRESHOLD	324 X ALUM 36" NAT'L. GUARD
1 EACH	DOOR SWEEP	BY DOOR MANUFACTURER
1 EACH	WEATHERSTRIP	BY DOOR MANUFACTURER

HARDWARE SET HW-2: DOUBLE STOREFRONT ENTRANCE

6 EACH	HINGE	BY DOOR MANUFACTURER
2 EACH	CLOSER (RECESSED)	BY DOOR MANUFACTURER
2 EACH	PUSH / PULL PLATE	BY DOOR MANUFACTURER
1 EACH	RIM CYLINDER	BEST SMALL FORMAT, 6 PIN, IC BEST OR EQUAL
1 EACH	THRESHOLD	324 X ALUM 60" NAT'L. GUARD
2 EACH	DOOR SWEEP	BY DOOR MANUFACTURER
2 EACH	WEATHERSTRIP	BY DOOR MANUFACTURER
1 EACH	ASTRAGAL	BY DOOR MANUFACTURER (@ DOUBLE DOORS)
1 EACH	LATCH BOLTS (TOP & BOT.)	BY DOOR MFR. (@ DOUBLE DOORS)

KEY ALL LOCKS ON DAY OF TURNOVER. THE DOORS SHOULD BE KEYED AS FOLLOWED:

GRAND MASTER KEY: ALL OF THE EXTERIOR LOCKS MUST BE OPENED WITH THIS KEY. IF EXTERIOR KEYING IS TO BE UPDATED / CHANGED DURING ANY OF THE TENANT FINISH BUILDOUTS, THEN AN UPDATED MASTER KEY MUST BE PROVIDED TO THE FIRE DEPARTMENT TO UNLOCK ALL EXTERIOR AND INTERIOR DOORS WITHIN THE FACILITY.

COPIES OF EACH KEY

GRAND MASTER (2)
EXTERIOR DOOR KEYS (6)
FIRE RISER / UTILITY ROOM KEYS (2)

KNOX BOX: CONTRACTOR SHALL COORDINATE WITH LOCAL FIRE DEPARTMENT HAVING JURISDICTION ON EXACT LOCATION AND SPECIFICATION OF KNOX BOX PRIOR TO ORDERING.

GENERAL HARDWARE NOTES:

1. ALL HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE (I.E. LEVER HANDLE) THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE AS OUTLINED PER LOCAL CODE REQUIREMENTS.
2. THE MAXIMUM PRESSURE FOR ALL INTERIOR AND EXTERIOR ACCESSIBLE DOORS SHALL BE 5-POUNDS OF PRESSURE FOR BOTH PUSH OR PULL FUNCTIONS. ALL FIRE ACCESS DOORS SHALL BE PERMITTED TO OPERATE AT 15-POUNDS MAXIMUM PRESSURE FOR BOTH PUSH AND PULL FUNCTIONS.
3. THE BOTTOM 10" OF ANY ACCESSIBLE DOOR SHALL BE A SMOOTH, UNINTERRUPTED SURFACE THAT ALLOWS THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
4. DOOR CLOSERS ON ALL ACCESSIBLE DOORS SHALL BE SET SO THAT IT TAKES AT LEAST 3-SECONDS TO CLOSE FROM AN OPEN POSITION OF 70-DEGREES TO WITHIN 3" OF THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
5. ALL HARDWARE SHALL BE SATIN NICKEL (US26D) FINISH UNLESS NOTED OTHERWISE.
6. REFER TO ENERGY CALCULATIONS FOR ALL ENERGY REQUIREMENTS FOR STOREFRONT SYSTEM AND STOREFRONT DOORS.
7. ALL EGRESS DOORS SHALL BE EASILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SHOULD LOCKS AND LATCHES PREVENT OPERATION OF THE MAIN ENTRY DOORS, A READILY VISIBLE, DURABLE SIGN SHALL BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE MAIN DOOR ONLY STATING: "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1-INCH-HIGH ON A CONTRASTING BACKGROUND.

GLASS TYPES

1" CLEAR / INSULATED

3

1" FROSTED / INSULATED

TEMPERED GLASS LOCATIONS

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DOOR SCHEDULE & WINDOW TYPES

A8.0

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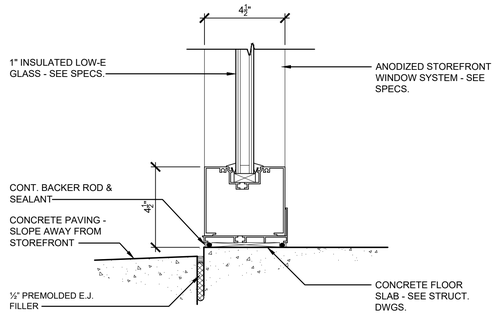
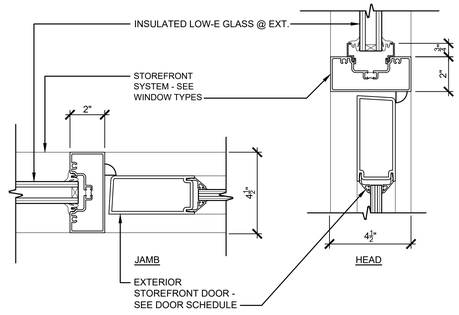


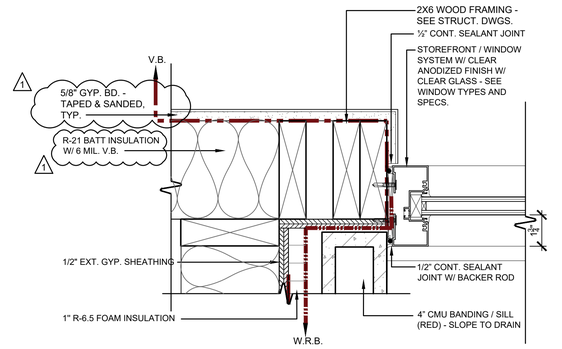
1 A8.1 STOREFRONT SILL DETAIL

SCALE: 3" = 1'-0"



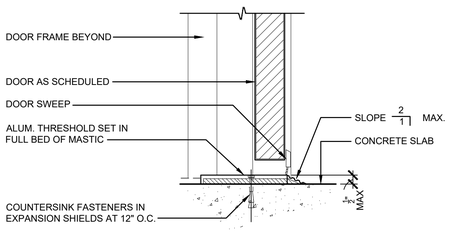
2 A8.1 STOREFRONT DOOR HEAD/JAMB

SCALE: 3" = 1'-0"



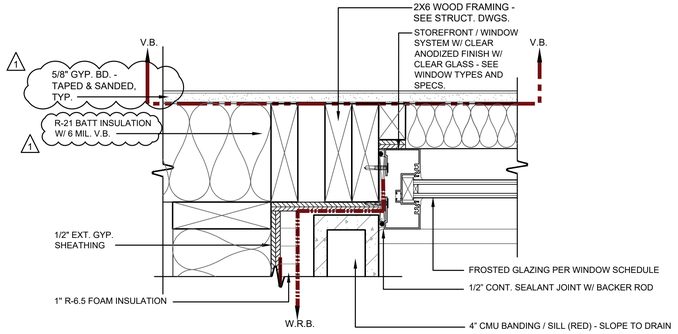
3 A8.1 STOREFRONT JAMB DETAIL

SCALE: 3" = 1'-0"



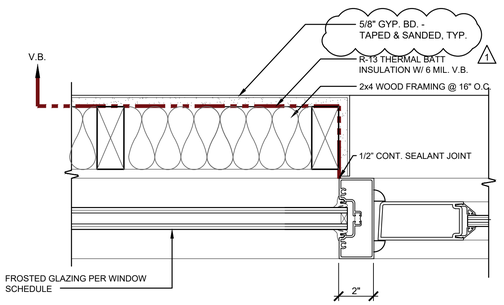
4 A8.1 EXTERIOR DOOR THRESHOLD

SCALE: 3" = 1'-0"



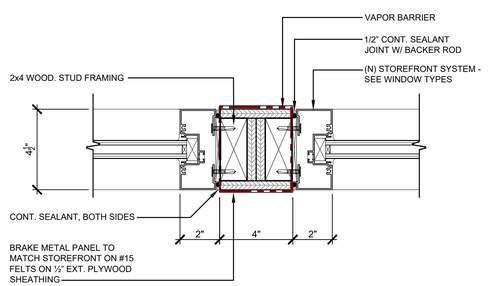
5 A8.1 STOREFRONT JAMB DETAIL@ FROSTED GLAZING

SCALE: 3" = 1'-0"



6 A8.1 WALL FURR-OUT @ STOREFRONT

SCALE: 3" = 1'-0"



7 A8.1 DETAIL @ BREAK METAL

SCALE: 3" = 1'-0"

D:\Projects\2021.37 - PCHR - Parker, CO\CAD\2021.37 - A8.1 - Door & Window Details.dwg

BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

STATE OF COLORADO
SCOTT A. BODUCH
400217
LICENSED ARCHITECT

03.07.2022

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DATE	ISSUE	REV
07.12.2021	IFP	
10.05.2021	CNST. REV #1	1
03.07.2022	CNST. REV #2	2

DATE: 07.12.2021
DRAWN: ROGUE
CHECKED: SAB
ROGUE NO.: 2021.37

DOOR & WINDOW DETAILS

A8.1

CONSTRUCTION REVISION #2 - 03.07.2022

GENERAL NOTES

1. ALL STRUCTURAL ITEMS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:

   A. BUILDING CODE: IBC 2018 ED. (INCLUDES TOWN OF PARKER AMEND.)
   B. STRUCTURAL STEEL: THE A.I.S.C. "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS ANSI/AISC 360."
   C. CONCRETE: A.C.I. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318.

2. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER DISCIPLINES DRAWINGS (INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL). IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
3. IN ANY CASE OF CONFLICT BETWEEN THE NOTES, DETAILS, AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
4. DETAILS DESIGNATED AS "TYPICAL" APPLY TO ALL AREAS OF SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
5. MECHANICAL/PLUMBING/ELECTRICAL OPENINGS SHALL BE COORDINATED BY CONTRACTOR. FINAL SIZES AND LOCATIONS TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.
6. CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS, DETAILS, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER.
7. CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE STRUCTURE IS COMPLETED.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR CONCRETE AND STRUCTURAL STEEL.
9. THE OWNER SHALL ENGAGE AN INDEPENDENT TESTING AND INSPECTION AGENCY ACCEPTABLE TO THE ARCHITECT AND/OR STRUCTURAL ENGINEER TO INSPECT THE FOLLOWING:

   A. SOIL
   B. STEEL - HIGH STRENGTH BOLTED CONNECTIONS AND WELDED CONNECTIONS IN THE SHOP AND FIELD
   C. CONCRETE - INSPECT REINFORCING PLACEMENT, INSPECT AND TEST CONCRETE QUALITY

   CONTRACTOR SHALL COORDINATE INSPECTIONS REQUIRED FOR THIS AGENCY.
10. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL DURING THE BIDDING PERIOD. ONCE BIDS ARE ACCEPTED, PROPOSED SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN THEY ARE OFFICIALLY SUBMITTED WITH AN IDENTIFIED SAVINGS TO BE DEDUCTED FROM THE CONTRACT.

DESIGN LOADS

1. SEE PLANS FOR ROOF DEAD AND LIVE LOADS (AWNING LIVE LOAD = 10 PSF)
2. SNOW LOADS:

   GROUND SNOW LOAD, Pg = 30 PSF
   FLAT ROOF SNOW LOAD, Pf = 30 PSF *
   MINIMUM SNOW LOAD USED FOR DESIGN = 30 PSF
   SNOW EXPOSURE FACTOR, Ce = 1.0
   SNOW LOAD IMPORTANCE FACTOR, I = 1.0
   THERMAL FACTOR, Ct = 1.1

   * FLAT ROOF SNOW LOAD IS NON-REDUCIBLE
3. WIND LOADS:

   BASIC WIND SPEED, $V_{ult.}$ = 142 MPH
   BASIC WIND SPEED, V_{allow} = 110 MPH
   OCCUPANCY CATEGORY - II
   WIND EXPOSURE - C
   INTERNAL PRESSURE COEFFICIENT GCpi = ±0.18
   COMPONENTS AND CLADDING PRESSURE: (unfactored)
   a = 6.00 FT

ROOF:	
ZONE 1	P = +10.1 PSF, -28.8 PSF
ZONE 2	P = +24.5 PSF, -34.1 PSF
ZONE 3	P = +24.5 PSF, -39.7 PSF
WALLS:	
FIELD	P = +21.6 PSF, -24.0 PSF
CORNERS	P = +25.8 PSF, -32.4 PSF

4. SEISMIC LOADS:

   SEISMIC OCCUPANCY CATEGORY - II
   SEISMIC IMPORTANCE FACTOR, I = 1.0
   MAPPED SPECTRAL RESPONSE ACCELERATIONS:
   Ss = 0.176g
   S1 = 0.057g
   SITE CLASS - D
   SPECTRAL RESPONSE COEFFICIENTS:
   Sds = 0.188g
   Sd1 = 0.092g
   SEISMIC DESIGN CATEGORY - B
   BASIC SEISMIC-FORCE-RESISTING SYSTEM:
   LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS
   RATED FOR SHEAR RESISTANCE
   DESIGN BASE SHEAR, V = 9.6 KIPS
   SEISMIC RESPONSE COEFFICIENT, Cs = 0.0361
   RESPONSE MODIFICATION FACTOR, R = 6.5
   ANALYSIS PROCEDURE - EQUIVALENT LATERAL FORCE PROCEDURE

FOUNDATION CONSTRUCTION NOTES

1. FOUNDATIONS FOR THIS PROJECT CONSIST OF "MONOLITHIC FOOTINGS" DESIGNED TO BEAR ON SUITABLE FILL OR NATIVE SAND SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 2,500 POUNDS PER SQUARE FOOT IN ACCORDANCE WITH THE PROJECT SOIL REPORT NO. 19-8-212 DATED AUGUST 22, 2019 BY "KUMAR & ASSOCIATES, INC". FOOTING SUB-GRADE SHALL BE INSPECTED AND VERIFIED BY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF COLORADO PRIOR TO PLACING CONCRETE.
2. ELEVATIONS SHOWN ON THE DRAWINGS ARE TO THE BOTTOM OF FOUNDATIONS AND ARE MINIMUM DEPTHS. IF BEARING MATERIALS AT THE SPECIFIED ELEVATIONS ARE FOUND TO HAVE LOWER BEARING CAPACITIES THAN REQUIRED, MATERIALS SHALL BE REMOVED AND REPLACED WITH LEAN CONCRETE.
3. DESIGN, FURNISH, AND PLACE ALL TEMPORARY OR PERMANENT SUPPORTS, WHETHER SHORING, SHEETING, OR BRACING, SO THAT NO HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT OCCURS TO EXISTING STRUCTURES, STREETS, OR UTILITIES ADJACENT TO PROJECT SITE.
4. CONTROL SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SO THAT FOUNDATION WORK WILL BE PERFORMED IN DRY CONDITIONS AND ON UNDISTURBED SOIL.
5. EXCAVATIONS FOR FOOTINGS SHALL BE FINISHED BY HAND.
6. FOUNDATION CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
7. ALL STRUCTURAL COMPACTED FILL SHALL CONSIST OF CLEAN, WELL- GRADED GRANULAR MATERIAL CONTAINING NO MORE THAN 12% NOR LESS THAN 5% BY WEIGHT OF MATERIAL PASSING THE #200 SIEVE. MATERIAL SHALL BE FREE FROM CLAY LUMPS, ORGANICS AND DELETERIOUS MATERIAL. EXISTING ON SITE FILL/EXCAVATED MATERIAL MAY BE USED FOR BACKFILLING PROVIDED IT IS INSPECTED BY THE SOILS ENGINEER AND MEETS THE CRITERIA ABOVE.

FOUND. CONSTRUCTION NOTES (CONT'D)

8. ALL STRUCTURAL COMPACTED FILL AND BACKFILL IN BUILDING AND WITHIN 5'-0" OF BUILDING SHALL BE PLACED IN 12" MAXIMUM LOOSE LIFTS AND COMPACTED WITH A HEAVY VIBRATORY COMPACTOR TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY AS PER ASTM D-1557-70 UNDER THE SUPERVISION OF A LICENSED SOILS ENGINEER.
9. ALL FILL AND BACKFILL SHALL BE PLACED ON VIRGIN SOIL THAT DOES NOT CONTAIN ANY ORGANIC MATERIAL. STRIP ALL TOP SOIL AS REQUIRED. PRIOR TO PLACING FILL OR BACKFILL, PROOF-COMPACT SUBGRADE WITH A HEAVY VIBRATORY COMPACTOR TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY AS PER ASTM D-1557-70 UNDER THE SUPERVISION OF A LICENSED SOILS ENGINEER.
10. FOUNDATION ELEMENTS SHALL BE CONSIDERED CENTERED UNDER COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
11. NO FOOTINGS SHALL BE PLACED ABOVE 1 VERTICAL ON 2 HORIZONTAL SLOPE EXTENDED FROM THE CLOSEST EDGE OF ANY UNDISTURBED SOIL OR OTHER FOUNDATION STRUCTURE. BOTTOM OF EXTERIOR FOOTINGS SHALL NOT BE LESS THAN X'-X" BELOW FINISHED GRADE.
12. WHERE SOFT AREAS ARE ENCOUNTERED, THE AREA SHALL BE UNDERCUT AS REQUIRED UNDER THE DIRECTION OF THE SOILS ENGINEER AND REPLACED WITH COMPACTED FILL OR LEAN CONCRETE.
13. WHERE SHALLOW ROCK IS ENCOUNTERED AT FOOTING BEARING ELEVATION, THE ROCK SHALL BE REMOVED A MINIMUM OF 12" BELOW THE BOTTOM OF FOOTING AND REPLACED WITH CONTROLLED COMPACTED FILL.

CONCRETE CONSTRUCTION NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318).
2. CONCRETE DESIGN MIXES SHALL CONFORM WITH ASTM C94, AND HAVE PROPERTIES AS INDICATED BELOW:

FOUNDATIONS, WALLS, AND PIERS:	f'c=4,500 psi AT 28 DAYS MAX. W/C RATIO: 0.42 AIR CONTENT: 5% ± 1 1/2%
SLABS-ON-GRADE:	f'c=4,000 psi AT 28 DAYS MAX. W/C RATIO: 0.50 AIR CONTENT: 3% MAX.

3. SLUMP SHALL BE LIMITED TO 4 INCHES. FOR CONCRETE WITH HRWR (SUPER-P), SLUMP SHALL BE LIMITED TO 2-4 INCHES PRIOR TO ADDITION OF HRWR, AND A MAXIMUM OF 8 INCHES AFTER ADDITION OF HRWR.
4. ADMIXTURES USED IN CONCRETE SHALL BE AS ALLOWED BY THE SPECIFICATIONS AND ONLY WITH LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES SHALL CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER.
5. CONCRETE MATERIALS SHALL BE AS INDICATED BELOW:
   A. PORTLAND CEMENT: ASTM C150, TYPE I/II
   B. FLY ASH: ASTM C618 - 15% - 25% OF CEMENTITOUS MATERIAL
   C. NORMAL-WEIGHT AGGREGATES: ASTM C33, 3/4" MAXIMUM
   D. WATER: ASTM C94 AND POTABLE
6. ADMIXTURES SHALL BE AS INDICATED BELOW:
   E. AIR-ENTRAINING ADMIXTURE: ASTM C260
   F. WATER REDUCING ADMIXTURE: ASTM C494, TYPE A
   G. WATER REDUCING AND RETARDING ADMIXTURE: ASTM C494 TYPE D
   H. WATER-REDUCING, ACCELERATING ADMIXTURE: ASTM C494 TYPE E
   I. HIGH RANGE WATER REDUCING ADMIXTURE (SUPER-PLASTICIZER): ASTM C494, TYPE F
   J. HIGH RANGE WATER REDUCING AND RETARDING ADMIXTURE: ASTM C494 TYPE G
7. EPOXY JOINT FILLER SHALL BE A TWO-COMPONENT SEMI RIGID RESIN, 100% SOLIDS, AND HAVE A MINIMUM SHORE A HARDNESS OF 80 WHEN MEASURED IN ACCORDANCE WITH ASTM D 2240.
8. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WIRED IN PLACE PRIOR TO CONCRETE PLACEMENT.
9. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A-185.
10. FIBER REINFORCING SHALL BE MONOFILAMENT POLYPROPYLENE FIBERS FOR SECONDARY REINFORCEMENT, ASTM C1116, TYPE III.
11. VAPOR RETARDER SHALL CONFORM TO ASTM E1745, CLASS C, WITH MINIMUM 10 MIL. THICKNESS.
12. REINFORCING STEEL SHOWN IN SECTIONS ARE SCHEMATIC INDICATIONS THAT REINFORCING EXISTS. SEE SECTION NOTES, SCHEDULES, PLAN NOTES, ETC. FOR ACTUAL REINFORCING REQUIRED.
13. UNLESS OTHERWISE NOTED, ALL BARS MARKED CONT. SHALL BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS TYPICAL DETAILS. SPLICE CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND SPLICE CONTINUOUS BOTTOM BARS AT SUPPORTS. WELDED WIRE FABRIC SHALL BE LAPPED 12 INCHES OR TWO SPACES, WHICHEVER IS LONGER. SHEETS SHALL BE WIRED TOGETHER.
14. CONCRETE COVER FOR REINFORCING BARS SHALL BE AS SHOWN IN DETAILS.
15. AT OPENINGS IN CONCRETE WALLS, PROVIDE ADDED REINFORCEMENT IN ACCORDANCE WITH THE TYPICAL DETAILS UNLESS OTHERWISE NOTED.
16. REINFORCEMENT SHALL NOT BE WELDED OR HEATED IN ANY WAY.
17. SLEEVES, MECHANICAL OPENINGS, CONDUITS, PIPES, RECESSES, DEPRESSIONS, CURBS, AND ALL EMBEDDED ITEMS SHALL BE PROVIDED FOR AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND AS REQUIRED BY EQUIPMENT MANUFACTURERS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6". INSTALLATION OF THESE ITEMS SHALL BE COORDINATED WITH SHOP DRAWINGS OF TRADES REQUIRING THESE ITEMS.
18. SET FORMS TO FOLLOW SLOPES AND GRADES DEFINED ON PLAN, KEEPING MEMBER DEPTHS CONSTANT AS DETAILED OR SCHEDULED, UNLESS NOTED OTHERWISE. SLOPE UNIFORMLY BETWEEN ELEVATIONS GIVEN.
19. REINFORCING, INCLUDING WELDED WIRE FABRIC, FOR SLABS ON GRADE AND FOOTINGS SHALL BE SUPPORTED ON SOLID CONCRETE BLOCKS AT 5'-0" ON CENTER MAXIMUM EACH WAY. REINFORCING, INCLUDING WELDED WIRE FABRIC, FOR OTHER SLABS SHALL BE SUPPORTED ON CHAIRS AND BOLSTERS AT ALL SUPPORTS AND AT 5'-0" ON CENTER MAXIMUM BETWEEN SUPPORTS.
20. VERTICAL CONSTRUCTION JOINTS IN CONCRETE WALLS SHALL BE LOCATED AT MIDPOINT BETWEEN ANY SUPPORTING PIERS OR BUTTRESSES, AND AT LEAST 4'-0" FROM ANY WALL OPENING EXCEPT WHERE SPECIFICALLY SHOWN ON THE DRAWINGS. HORIZONTAL CONSTRUCTION JOINTS SHALL NOT BE PERMITTED, EXCEPT WHERE SHOWN ON DETAILS.
21. PROVIDE SHEAR KEY IN ALL CONSTRUCTION JOINTS IN WALLS.
22. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND TREATED WITH THE SPECIFIED BONDING COMPOUND JUST BEFORE PLACING NEW CONCRETE.
23. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF WEEPHOLES, FLASHING REGLETS, FASCIA DETAILS, ETC..
24. UNDER NO CIRCUMSTANCES SHALL CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE SHALL NOT BE PLACED IN CONTACT WITH ALUMINUM, ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUGGLES, CHUTES, CONVEYORS, TREMIE PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM SHALL NOT BE USED ON THIS PROJECT.
25. WHERE CONCRETE ABUTS MASONRY, PROVIDE VERTICAL METAL SLOTS TO RECEIVE GALVANIZED METAL DOVETAIL ANCHORS. SLOTS SHALL BE SPACED AT 24" ON CENTER.
26. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING, AND PLACEMENT OF CONCRETE REINFORCEMENT. SHOP DRAWINGS SHALL COMPLY WITH ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
27. ALL CONCRETE REINFORCING IS SUBJECT TO INSPECTION BY THE DESIGN ENGINEER PRIOR TO CONCRETE PLACEMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY FROM ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
28. COLD OR HOT WEATHER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CODE REQUIREMENTS.
29. INSTALLATION OF POST-INSTALLED ADHESIVE ANCHORS MUST BE INTO CONCRETE THAT HAS A MINIMUM AGE OF 21 DAYS AT THE TIME OF INSTALLATION.

STEEL CONSTRUCTION NOTES

1. ALL STRUCTURAL STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE OF STANDARD PRACTICE. STRUCTURAL STEEL SHALL BE NEW, CLEAN, AND STRAIGHT, AND SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   A. WIDE FLANGE ROLLED SHAPES: ASTM A992, GRADE 50 (Fy = 50 KSI).
   B. PLATES, ANGLES, BARS, CHANNELS, AND S SHAPES: ASTM A36 (Fy = 36 KSI).
   C. RECTANGULAR HSS: ASTM A500, GRADE B (Fy = 46 KSI).
   D. ROUND HSS: ASTM A500, GRADE B (Fy = 42 KSI).
   E. PIPE: ASTM A53, TYPE E OF S, GRADE B (Fy = 35 KSI).
2. ALL ANCHOR RODS, UNLESS OTHERWISE NOTED, SHALL BE ASTM F1554, GRADE 36.
3. ALL BOLTED CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE 3/4"Ø A325 HIGH STRENGTH BOLTS, IN BEARING TYPE CONNECTIONS AND SHALL BE PROVIDED WITH HARDENED WASHERS UNDER THE TURNED ELEMENT (NUT OR BOLT THREAD).
4. ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE COAT OF SHOP PRIMER, EXCEPT WHERE FIELD WELDING OR SLIP CRITICAL BOLTING IS TO BE DONE, STEEL TO RECEIVE SPRAY-ON FIREPROOFING, STEEL TO BE EMBEDDED IN CONCRETE, AND STEEL TO BE HOT-DIPPED GALVANIZED.
5. STRUCTURAL STEEL EXPOSED TO WEATHER, EXCESSIVE MOISTURE, OR CORROSIVE ENVIRONMENT AND AS INDICATED ON CONSTRUCTION DOCUMENTS, SHALL BE HOT-DIPPED GALVANIZED, MEETING REQUIREMENTS OF ASTM A123 AND A153 AS APPLICABLE.
6. INSTALLATION AND TIGHTENING OF ALL HIGH STRENGTH BOLTS SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS."
7. CONNECTIONS MAY BE WELDED OR HIGH STRENGTH BOLTED. ALL CONNECTIONS SHALL CONFORM TO THE TYPICAL CONNECTION DETAILS SHOWN ON THE DRAWINGS.
8. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE - STEEL (AWS D1.1) AND SHALL BE DONE BY A.W.S. QUALIFIED WELDERS USING E70XX ELECTRODES.
9. ALL CONTACT SURFACES WITHIN HIGH STRENGTH BOLTED CONNECTIONS AND WELDING AREAS SHALL BE FREE OF OIL, PAINT, AND LACQUER.
10. THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF ALL ROOF OPENINGS SHOWN ON THE STRUCTURAL, ARCHITECTURAL AND/OR MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. ANY STEEL WHICH IS NOT SHOWN ON THE CONTRACT DRAWINGS AS FURNISHED BY THE STRUCTURAL STEEL CONTRACTOR AND WHICH IS REQUIRED BY THE MECHANICAL, PLUMBING, AND ELECTRICAL TRADES FOR OPENINGS AND/OR TO SUPPORT THEIR WORK SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR REQUIRING SUCH STEEL, UNLESS OTHERWISE NOTED.
11. CUTS, HOLES, COPING, ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE STRUCTURAL STEEL SHOP DRAWINGS AND BE MADE IN THE SHOP. HOLES SHALL BE REINFORCED AND APPROVED BY THE STRUCTURAL ENGINEER.
12. BURNING OF HOLES, CUTS, ETC. IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED, EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF THE ENGINEER.
13. FOR MISCELLANEOUS STEEL, SEE ARCHITECTURAL DRAWINGS.
14. SUBMIT ALL STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION.

WOOD TRUSS CONSTRUCTION NOTES

1. ROOF TRUSSES SHALL BE PRE-MANUFACTURED WOOD TRUSSES DESIGN BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO. TRUSS DESIGN DRAWINGS SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL ENGINEER AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
   a. SLOPE OR DEPTH, SPAN AND SPACING
   b. LOCATIONS OF JOINTS
   c. REQUIRED BEARING WIDTHS
   d. DESIGN LOADS AS APPLICABLE
   e. TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
   f. TOP CHORD DEAD LOAD
   g. BOTTOM CHORD LIVE LOAD
   h. BOTTOM CHORD DEAD LOAD
   i. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION AS APPLICABLE
   j. CONTROLLING WIND AND EARTHQUAKE LOADS AS APPLICABLE
   k. ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE DESIGN VALUE FOR CONDITIONS OF USE
   l. EACH REACTION FORCE AND DIRECTION
   m. METAL CONNECTOR PLATE TYPE, SIZE, THICKNESS OR GAGE, AND THE DIMENSIONED LOCATION OF EACH METAL CONNECTOR PLATE EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE
   n. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER
   o. CONNECTION REQUIREMENTS FOR:
      o.a. TRUSS TO TRUSS
      o.b. TRUSS PLY TO PLY
      o.c. FIELD SPLICES
   p. CALCULATED DEFLECTION RATIO AND MAXIMUM VERTICAL AND HORIZONTAL DEFLECTION FOR LIVE AND TOTAL LOAD AS APPLICABLE
   q. MAXIMUM AXIAL TENSILE AND COMPRESSION FORCES IN THE TRUSS MEMBERS
   r. REQUIRE PERMANENT INDIVIDUAL TRUSS MEMBER BRACING
2. DESIGN, MANUFACTURE AND QUALITY ASSURANCE OF METAL-PLATE- CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH TPI 1.

WOOD CONSTRUCTION NOTES

1. STRUCTURAL SAWN LUMBER, STRUCTURAL GLUED LAMINATED TIMBER, STRUCTURAL COMPOSITE LUMBER, AND FASTENERS ARE TO CONFORM TO THE "NATIONAL DESIGNS SPECIFICATION (NDS) FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BEAR THE GRADE THE GRADE MARK OF A GRADING RULES AGENCY APPROVED BY THE AMERICAN LUMBER STANDARD COMMITTEE.
2. DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH (NORTH), CONFORMING TO THE FOLLOWING MINIMUM STRESS REQUIREMENTS:

2"-4" FRAMING (NO. 1/NO. 2):	5"x5" AND LARGER (NO. 1):
Fb - 850 psi	Fb - 1,200 psi
Ft - 500 psi	Ft - 825 psi
Fv - 180 psi	Fv - 170 psi
Fc_{par} - 625 psi	Fc_{par} - 625 psi
Fc_{perp} - 1,400 psi	Fc_{perp} - 1,000 psi
E - 1,600,000 psi	E - 1,600,000 psi

3. STRUCTURAL COMPOSITE LUMBER INDICATED LVL AND PSL ARE LAMINATED VENEER LUMBER AND PARALLEL STRAND LUMBER, RESPECTIVELY, AS MANUFACTURED BY iLEVEL, OR EQUAL, WITH THE FOLLOWING MINIMUM PROPERTIES:

LVL :	PSL BEAM:
Fb - 2,600 psi	Fb - 2,900 psi
Ft - 1,555 psi	Ft - 2,025 psi
Fv - 285 psi	Fv - 290 psi
Fc_{par} - 750 psi	Fc_{par} - 750 psi
Fc_{perp} - 2,510 psi	Fc_{perp} - 2,900 psi
E - 1,900,000 psi	E - 2,000,000 psi

PSL COLUMN:
Fb - 2,400 psi
Ft - 1,755 psi
Fv - 190 psi
Fc_{par} - 425 psi
Fc_{perp} - 2,500 psi
E - 1,800,000 psi

WOOD CONSTRUCTION NOTES (CONT'D)

4. GRADE LOSS RESULTING FROM WEATHERING, HANDLING, STORAGE, RESAWING, OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.
5. DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
6. ALL SILL PLATES ON EXTERIOR FOUNDATION WALLS AND EXTERIOR WALL SHEATHING LOCATED WITHIN 8" FROM EXPOSED EARTH SHALL BE PRESERVATIVE TREATED USING WATER-BORNE PRESERVATIVES IN ACCORDANCE WITH AWPA U1.
7. ROOF SHEATHING SHALL BE 5/8" APA RATED 40/20 C-D, EXPOSURE 1 OR 3/4" APA RATED 48/24 C-D EXPOSURE I, AS DESIGNATED ON DRAWINGS..
8. EXTERIOR WALL SHEATHING SHALL BE 5/8" APA RATED 16/0 C-D, EXPOSURE 1.
9. SHEATHING SHALL BE CONTINUOUS OVER THREE OR MORE SUPPORTS AND SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS WITH JOINTS STAGGERED.
10. ROOF SHEATHING SHALL BE FASTENED WITH 8d COMMON NAILS AT 6" O.C AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, 1 3/8" EMBEDMENT MINIMUM IN TRUSS CHORD OR BLOCKING. PROVIDE BLOCKING AT ALL EDGES OF SHEATHING.
11. SHEATHING SHALL NOT BE LESS THAN 4' X 8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
12. BUILT UP COLUMNS SHALL BE FASTENED TOGETHER AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE DRAWINGS:
    (2) 2x4 - 1 ROW 10d NAILS @ 6" O.C., STAGGERED, 1" MIN. EDGE DISTANCE
    (3) 2X4 - 1 ROW 30d NAILS @ 8" O.C., STAGGERED, 1 1/2" MIN. EDGE DISTANCE
    (2) 2x6 - 2 ROWS 10d NAILS @ 6" O.C., 1" MIN. EDGE DISTANCE
    (3) 2x6 - 2 ROWS 30d NAILS @ 8" O.C., 1 1/2" MIN. EDGE DISTANCE
13. NAILS AND STAPLES SHALL CONFORM TO ASTM F 1667. NAILS INDICATED ON PLANS, SECTIONS, AND NOTES ARE COMMON NAILS UNLESS OTHERWISE NOTED.
    8d - 0.131" x 2 1/2"
    10d - 0.148" x 3"
    16d - 0.162" x 3 1/2"
14. FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
15. METAL CONNECTORS CALLED OUT ON THE DRAWINGS ARE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY, INC." USE MANUFACTURER'S RECOMMENDED NAILING AT ALL METAL CONNECTORS. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
16. PROVIDE SOLID BLOCKING AND CONTINUOUS STUDS TO BEARING LEVEL BELOW ALL KING AND JACK STUDS IN BEARING WALLS.
17. ALL CONNECTORS TO STRUCTURAL COMPOSITE LUMBER SHALL BE FASTENED TO THE WIDE FACE OF THE MEMBER ONLY AND NOT TO THE EDGES OF THE LUMBER STRANDS/VENEERS.

DEFERRED STRUCTURAL SUBMITTALS

1. PRE–ENGINEERED WOOD TRUSSES

SHOP DRAWING SUBMITTALS

1. GENERAL CONTRACTOR SHALL SHOP DRAWINGS TO THE ENGINEER FOR REVIEW ALL REQUIRED INFORMATION AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS, PRIOR TO ANY FABRICATION.
2. NO PORTION OF THE STRUCTURAL DRAWINGS SHALL BE REPRODUCED FOR USE AS SHOP DRAWINGS.
3. ALL DIMENSIONS SHALL BE COORDINATED BY THE CONTRACTOR AND/OR THE DETAILER.
4. DETAILER SHALL USE THE SAME GRID IDENTIFICATIONS AS THOSE SHOWN ON THE CONTRACT DRAWINGS.
5. ALL SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO PROCEEDING WITH ANY ASSOCIATED WORK AND SHALL ALLOW FOR SUFFICIENT REVIEW TIME.
6. SHOP DRAWINGS SHALL BE SUBMITTED WITH CONTRACTOR'S STAMP OF APPROVAL, CERTIFYING THE CONTRACTOR HAS COORDINATED AND VERIFIED ALL DIMENSIONS, MATERIALS, AND ANY ADDITIONAL INFORMATION AFFECTING STRUCTURAL WORK. THE CONTRACTOR'S REVIEW INCLUDES BUT IS NOT LIMITED TO COORDINATION AND VERIFICATION OF ACTUAL FIELD CONDITIONS, DIMENSIONS, ELEVATIONS, AND SUPPORTS AND OPENINGS FOR ACTUAL EQUIPMENT PURCHASED.
7. SHOP DRAWINGS NO COMPLYING WITH THE ABOVE SHALL BE RETURNED FOR CORRECTION WITHOUT REVIEWING.
8. RESUBMITTED SHOP DRAWINGS SHALL INCLUDE ALL CHANGES ON THE DRAWINGS CLOUDED AND MARKED WITH REVISION TAG NUMBER.
9. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY THE ENGINEER.

VERIFICATION AND SPECIAL INSPECTION

1. CONCRETE:		
	INSPECTION OF REINFORCING STEEL	PERIODIC
	BOLTS INSTALLED PRIOR TO CONCRETE PLACEMENT	CONTINUOUS
	POST-INSTALLED ANCHOR BOLTS	PERIODIC
	VERIFICATION OF MIX DESIGN USED	PERIODIC
	STRENGTH, SLUMP AND AIR TEST	CONTINUOUS
2. SOIL:		
	VERIFY ADEQUATE MATERIAL BELOW FOUNDATIONS	PERIODIC
	VERIFY PROPER EXCAVATION DEPTHS	PERIODIC
	SOIL COMPACTION TESTING	PERIODIC
3. STEEL:		
	IDENTIFICATION MARKINGS	PERIODIC
	MANUFACTURER'S CERTIFICATIONS	PERIODIC
	HIGH STRENGTH BOLTING	PERIODIC
	STRUCTURAL WELDS	PERIODIC

Tyrone R Carter

Digitally signed by: Tyrone R Carter
DN: CN = Tyrone R Carter email = ty.astra@gmail.com C = US O = Astra Engineering OU = Principal
Date: 2021.10.04 10:34:55 -05'00'

BRYTAR COMPANIES
PARKER MIXED-USE RETAIL BUILDING
CORE & SHELL WORK
12225 PARDEE STREET, PARKER, CO

ASTRA ENGINEERING
7887 E. Belleview Avenue, Suite 1100
Englewood, Colorado 80111
303-475-5691 Telephone
E-Mail: ty.astra@gmail.com

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GENERAL STRUCTURAL NOTES

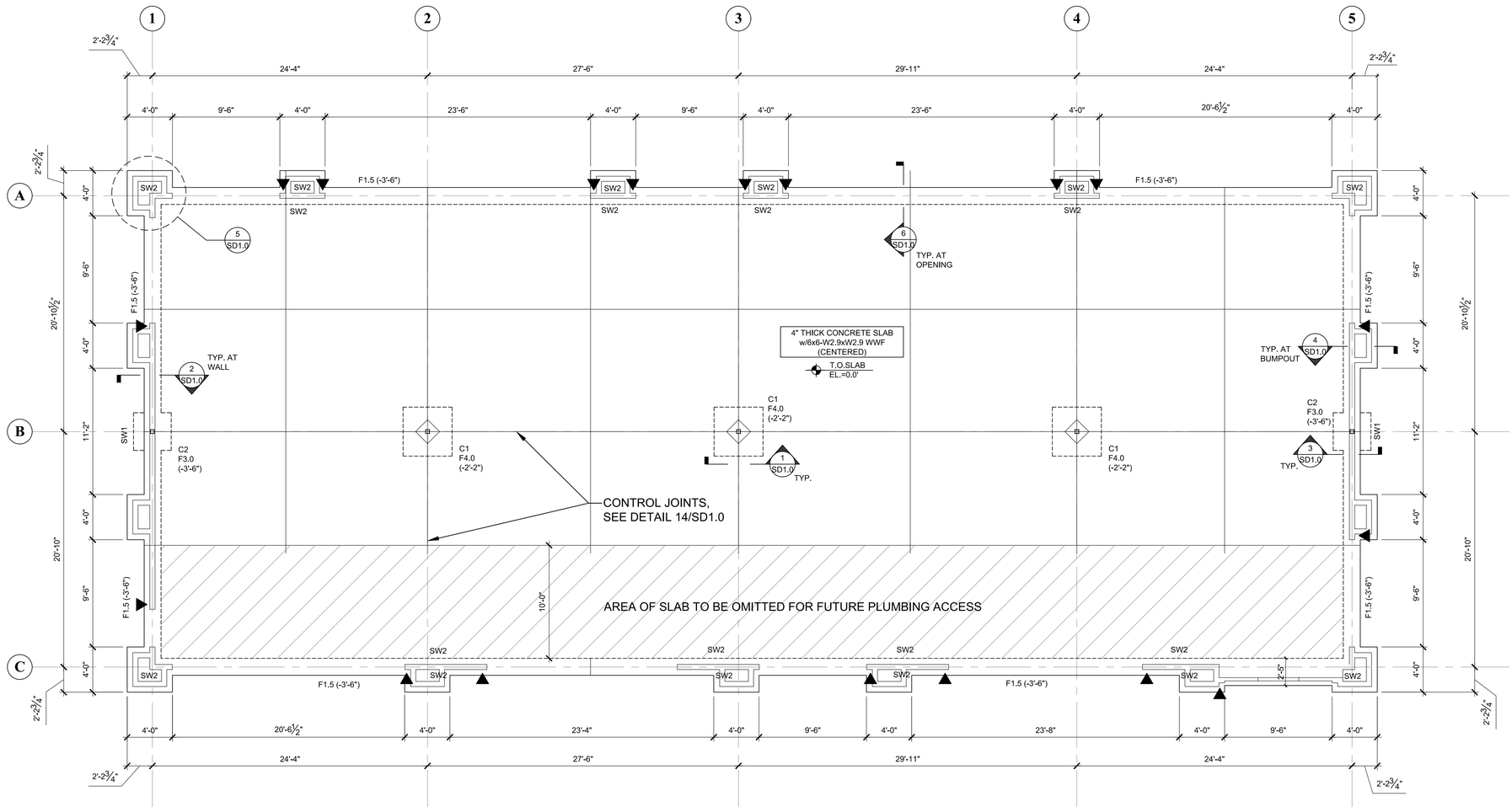
SN1.0

CONSTRUCTION REVISION #1 - 10.05.2021

SHEARWALL SCHEDULE		LOCATIONS NOTED AS: //////////////
MARK	SIZE AND MATERIAL	BASE CONNECTION REQUIREMENTS
SW1	5/8" WOOD STRUCTURAL PANEL (STRUCT 1 SHT'G) - 10d common nails @ 6" O.C. AT EDGES & 12"O.C. AT INTERMEDIATE STUDS	SIMPSON TITAN HD ½"x8" AT 32"O.C. AT FOUNDATION ▼ = HOLD-DOWN LOCATION
SW2	5/8" WOOD STRUCTURAL PANEL (STRUCT 1 SHT'G) - 10d common nails @ 3" O.C. AT EDGES & 12"O.C. AT INTERMEDIATE STUDS	SIMPSON TITAN HD ½"x8" AT 32"O.C. AT FOUNDATION ▼ = HOLD-DOWN LOCATION

COLUMN SCHEDULE		
MARK	SIZE AND MATERIAL	BASE CONNECTION REQUIREMENTS
C1	HSS 5x5x¼"	BASE PL - 12"x12"x¾" w/ (4) ¾"Ø F1554 ANCHOR RODS, EMBED. 1'-0"
C2	HSS 4x4x¼	BASE PL - 12"x5"x¾" w/ (4) ¾"Ø F1554 ANCHOR RODS, EMBED. 1'-0"

FOOTING SCHEDULE 2,500 PSF BEARING CAPACITY					
MARK	SIZE			BOTT. REINF. E.W. - EACH WAY	TOP REINF. E.W. - EACH WAY
	LENGTH	WIDTH	THK.		
F1.5	SEE PLAN	1'-6"	12"	3 - #4 L (EQ. SPACE)	3 - #4 L (EQ. SPACE)
F3.0	3'-0"	3'-0"	12"	$4's AT 8" O.C.	-
F4.0	4'-0"	4'-0"	18"	#5's AT 8" O.C.	-



FOUNDATION PLAN

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

NORTH

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ASTRA ENGINEERING
7887 E. Belleview Avenue, Suite 1100
Englewood, Colorado 80111
303-475-5691 Telephone
E-Mail: ty.astra@gmail.com

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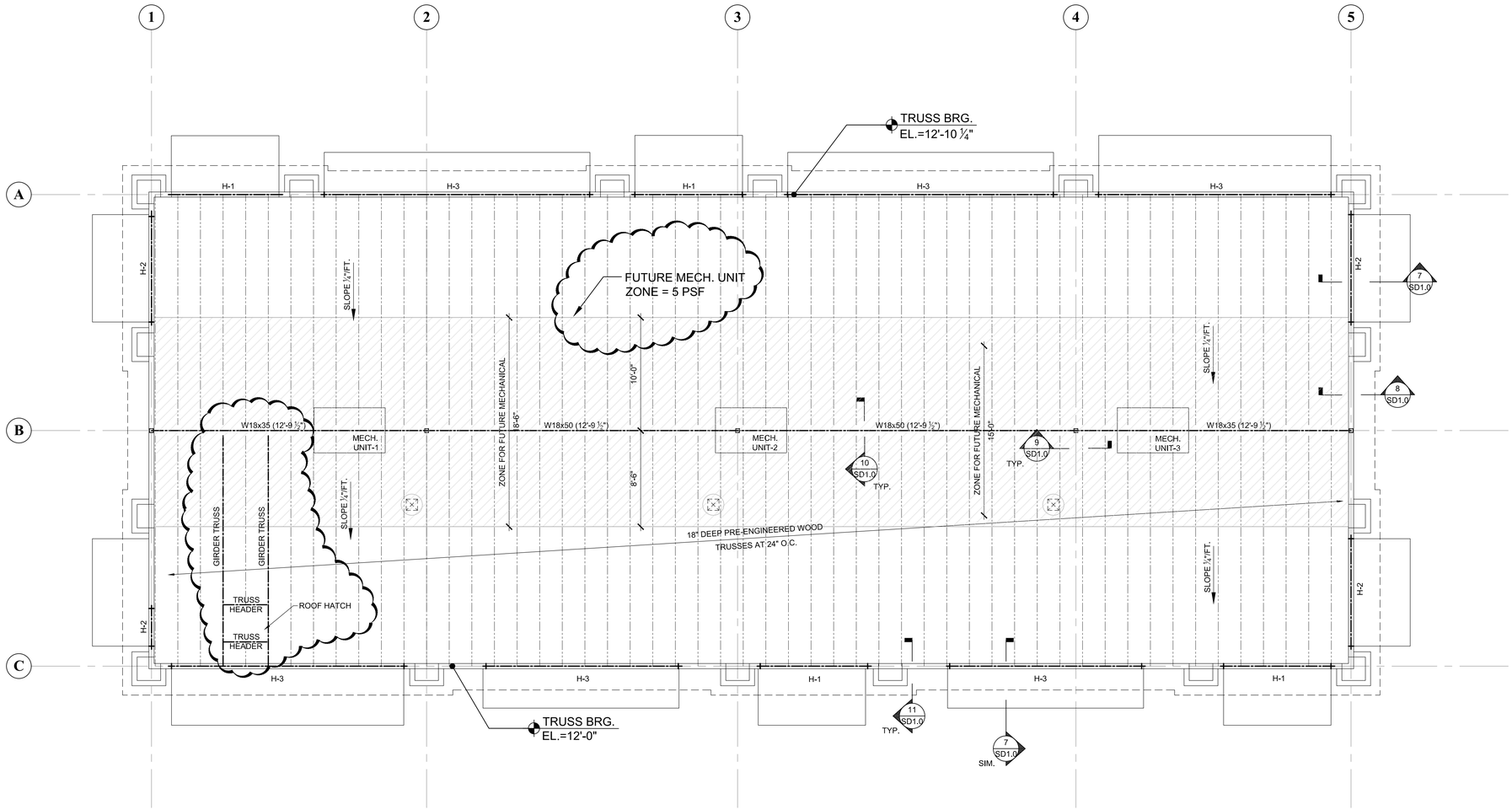
FOUNDATION PLAN

S1.0

CONSTRUCTION REVISION #1 - 10.05.2021

HEADER AND LINTEL SCHEDULE				
MARK	LOCATION	HEADER OR LINTEL SIZE	JAMB MEMBER	HEADER CONNECTION
H-1	DOOR / WINDOW 10'-0" MAX. OPENING (BRG. WALL)	(3) 2x12 w/ (2)-1/2" PLYWOOD SPACER	2-2x6 EACH SIDE	SIMPSON A21 & LSTA9
H-2	DOOR / WINDOW 10'-0" MAX. OPENING (NON-BRG WALL)	(3)-2x8 w/ (2)-1/2" PLYWOOD SPACER	2-2x6 EACH SIDE	SIMPSON A21 & LSTA9
H-3	DOOR / WINDOW 25'-0" MAX. OPENING (BRG WALL)	W16x26 w/ 2x6 TOP PLATE	3-2x6 EACH SIDE	SIMPSON A21 & LSTA9



ROOF FRAMING PLAN

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

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12225 PARDEE STREET, PARKER, CO

ASTRA ENGINEERING
7887 E. Belleview Avenue, Suite 1100
Englewood, Colorado 80111
303-475-5691 Telephone
E-Mail: ty.astra@gmail.com

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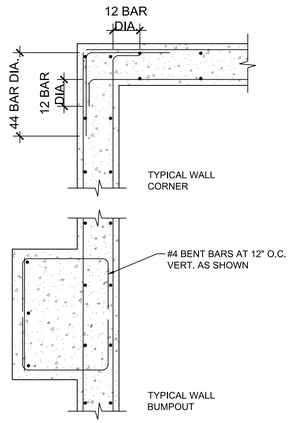
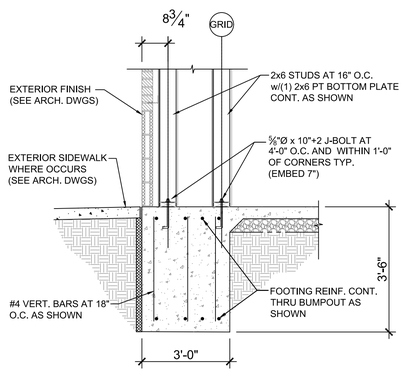
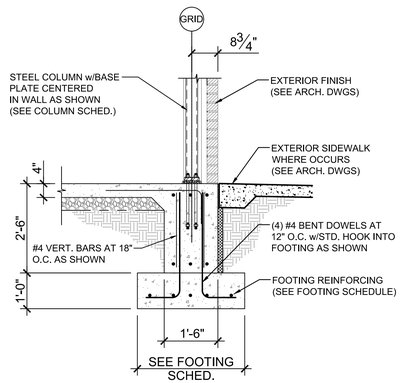
ROOF FRAMING PLAN

S2.0

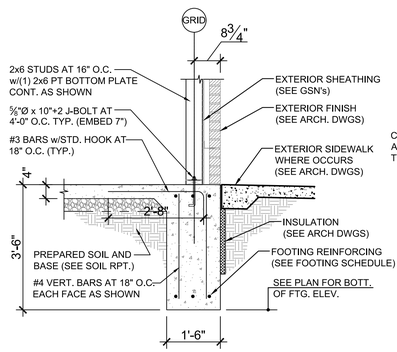




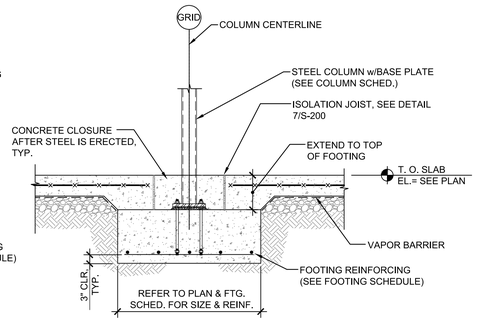
4 FOOTING AT EXTERIOR BUMPOUT
scale: 1/2" = 1'-0"



3 FOOTING AT EXTERIOR COLUMN
scale: 1/2" = 1'-0"

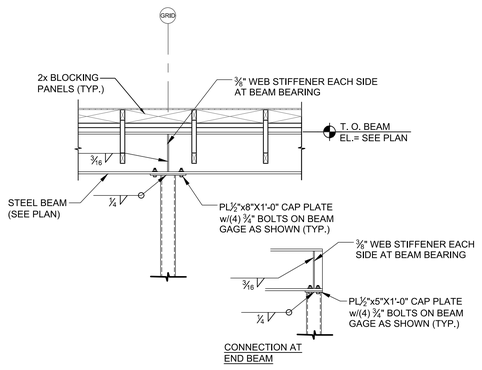


2 FOOTING AT EXTERIOR WALL
scale: 1/2" = 1'-0"

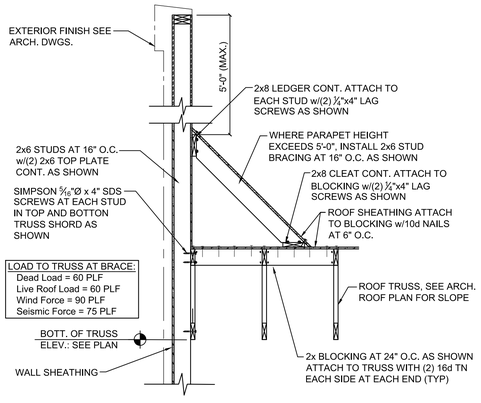


1 FOOTING AT INTERIOR COLUMN
scale: 1/2" = 1'-0"

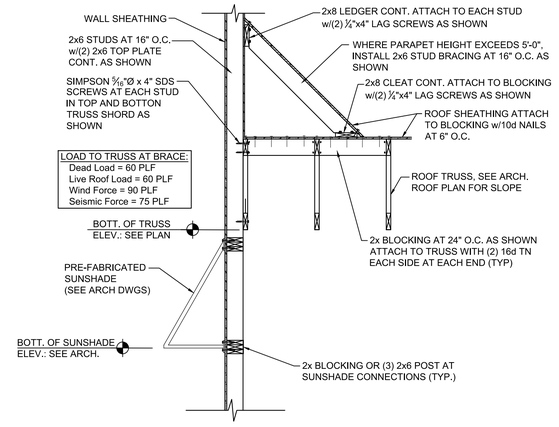
5 CORNER REINFORCING DETAIL
scale: 1/2" = 1' - 0"



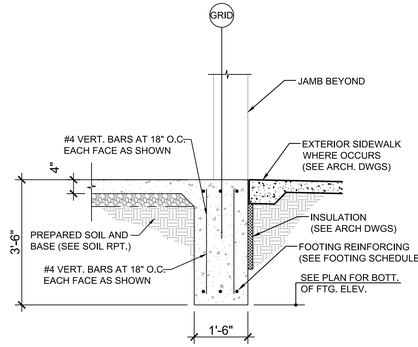
9 TYPICAL BEAM CONNECTION AT COLUMN
scale: 1/2" = 1'-0"



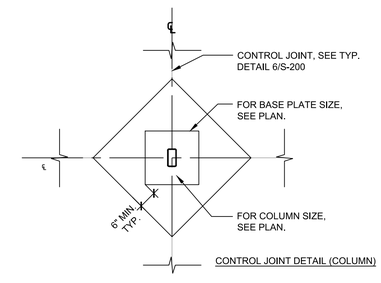
8 EXTERIOR WALL SECTION
scale: 1/2" = 1'-0"



7 EXTERIOR CANOPY EXTENSION WALL
scale: 1/2" = 1'-0"

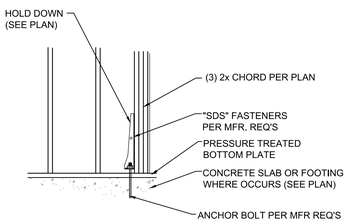


6 FOOTING AT EXTERIOR WALL OPENING
scale: 1/2" = 1'-0"

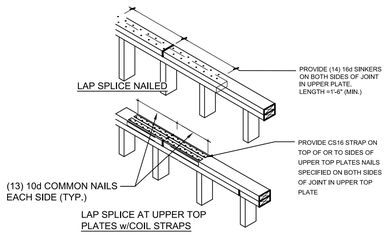


CONTROL JOINT DETAIL (SLAB)

14 TYPICAL CONTROL JOINT DETAIL
scale: NTS



13 TYPICAL HOLD-DOWN
scale: 1/2" = 1'-0"



12 TYPICAL TOP CHORD SPLICE
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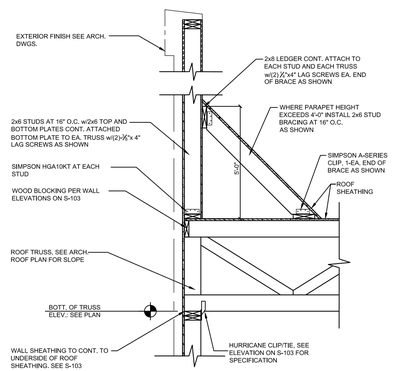
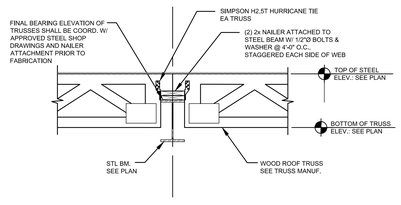


11 TYPICAL TRUSS BEARING WALL
scale: 1/2" = 1'-0"



10 TYPICAL TRUSS AT BEAM
scale: 1/2" = 1'-0"

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Englewood, Colorado 80111
303-475-5691 Telephone
E-Mail: ty.astra@gmail.com

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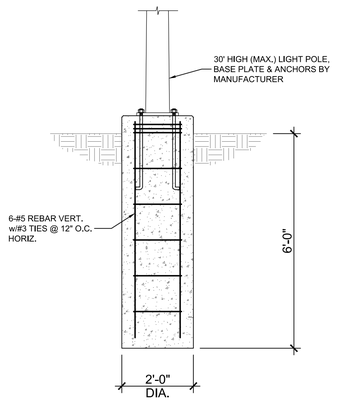
FOUNDATION AND FRAMING DETAILS

SD1.0

CONSTRUCTION REVISION #1 - 10.05.2021



5 LIGHT POLE FOUNDATION
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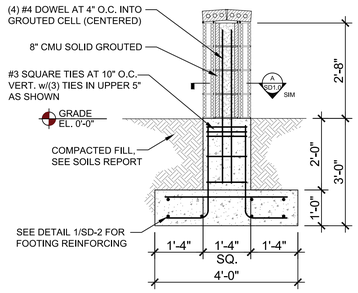

4 TYPICAL FREE STANDING PEDESTAL
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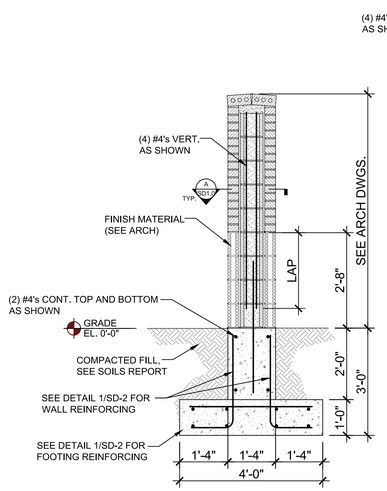

3 TYPICAL WALL PILASTER
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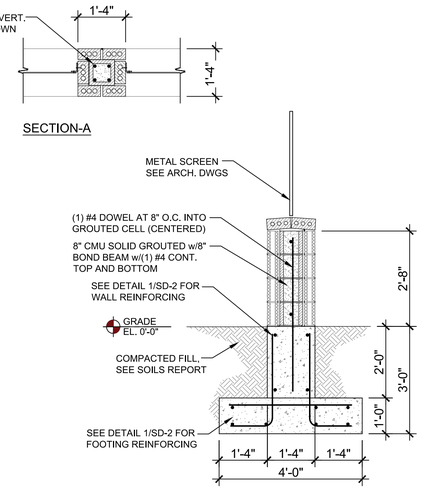
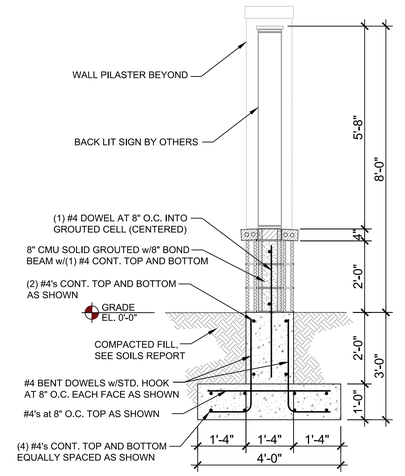
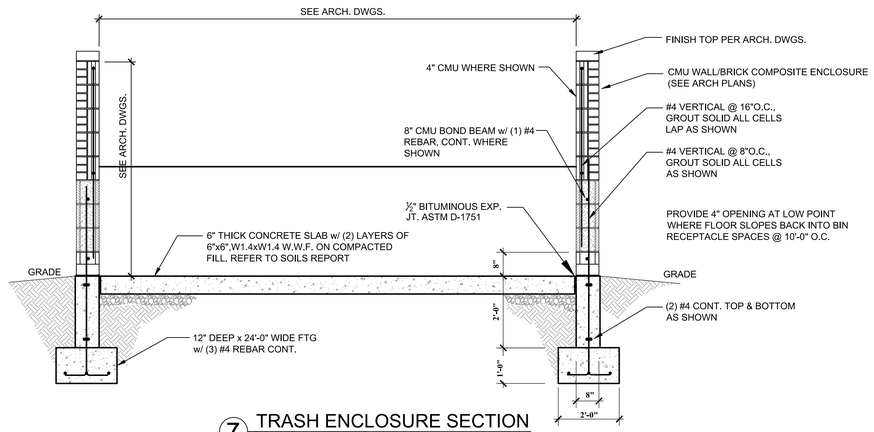


2 WALL AT SCREEN PANEL
scale: 1/2" = 1'-0"



1 WALL AT ELECTRIC SIGN
scale: 1/2" = 1'-0"



7 TRASH ENCLOSURE SECTION
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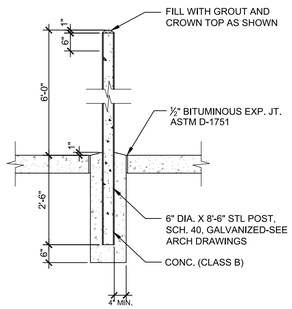

6 SAFETY POST
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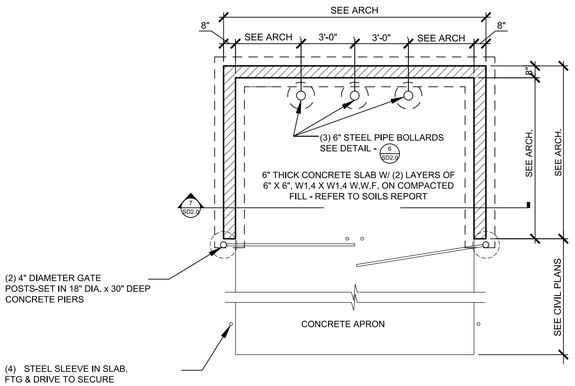
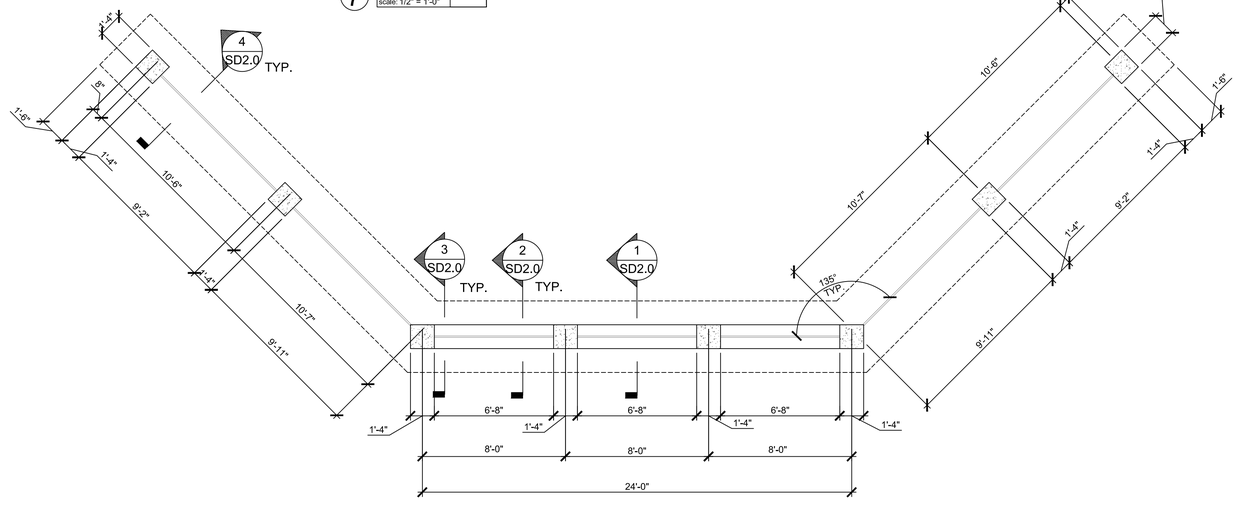


TRASH ENCLOSURE PLAN
SCALE: ¼"=1'-0"
NORTH



MONUMENT SIGN PLAN
SCALE: ¼"=1'-0"
NORTH

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SITE STRUCTURES AND DETAILS

SD2.0

CONSTRUCTION REVISION #1 - 10.05.2021

GENERAL NOTES

THE NOTES BELOW ARE PART OF THE CONTRACT DOCUMENTS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ AND UNDERSTAND THEM.

1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE CODES, LOCAL CODES, AND OWNER'S STANDARDS INDICATED BY THE CONSTRUCTION DOCUMENTS.
2. MECHANICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK, VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.
3. CONTRACTOR SHALL COORDINATE WORK INDICATED WITH PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL, AND ARCHITECTURAL DIVISIONS. SUBMIT 1/4" SCALE SHOP DRAWINGS FOR MECHANICAL SYSTEMS, DIMENSIONED TO INCORPORATE THE WORK OF OTHER TRADES. INDICATE SPACES RESERVED FOR FIRE SPRINKLER, PLUMBING PIPING, MECHANICAL PIPING, MECHANICAL DUCTWORK, & ELECTRICAL CONDUIT MAINS. VERIFY FIT OF MECHANICAL SYSTEMS PRIOR TO FABRICATION. COORDINATE ALL CHASE, SLEEVE, AND SLAB BLOCKOUT REQUIREMENTS BEFORE CONCRETE IS POURED OR BLOCK IS SET.
4. PROVIDE ALL EQUIPMENT SCHEDULED OR INDICATED ON THE DRAWINGS BUT NOT INCLUDED WITHIN THE SPECIFICATIONS INCLUDING ANY REQUIRED BUT NOT LISTED MISC ITEMS REQUIRED TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AS INDICATED WHETHER SPECIFICALLY CALLED FOR OR NOT. INSTALLATION SHALL CONFORM TO MANUFACTURERS RECOMMENDATIONS AND APPLICABLE CODES. PROVIDE SUBMITTALS FOR ALL PROPOSED EQUIPMENT AND MATERIALS TO BE UTILIZED. PROVIDE OPERATION AND MAINTENANCE MANUAL FOR ALL SYSTEMS AND EQUIPMENT AT END OF PROJECT.
5. ELECTRICAL CHARACTERISTICS OF MECHANICAL EQUIPMENT SHALL BE VERIFIED WITH ELECTRICAL DRAWINGS AND ELECTRICAL CONTRACTOR PRIOR TO EQUIPMENT ORDER RELEASE. ADDITIONAL ELECTRICAL WORK RESULTING FROM EQUIPMENT SUBSTITUTION IS THE RESPONSIBILITY OF THIS CONTRACTOR.
6. DRAIN PIPING FROM EQUIPMENT SHALL BE ROUTED SO AS NOT TO CREATE A TRIPPING HAZARD. COORDINATE ACTUAL DRAIN CONNECTIONS WITH PLUMBING CONTRACTOR.
7. ITEM DESIGNATIONS INDICATED HEREON ARE FOR PURPOSES OF THESE DOCUMENTS ONLY. CONTRACTOR SHALL VERIFY WITH OWNERS REPRESENTATIVE ACTUAL "TAGGING" INFORMATION TO BE PROVIDED FOR EACH ITEM OF MECHANICAL EQUIPMENT PRIOR TO NAMEPLATE ORDER RELEASE.
8. PROVIDE VALVE TAGS AND PIPE IDENTIFICATION BANDS. TAGS SHALL BE BRASS WITH CHAIN. IDENTIFICATION BANDS SHALL BE LOCATED EVERY 25 FEET AND ON EITHER SIDE OF INTERMEDIATE BARRIER.
9. PROVIDE 18" X 18" MINIMUM ACCESS DOOR IN INACCESSIBLE CEILINGS AND WALLS FOR EQUIPMENT AND VALVES REQUIRING ACCESS OR ADJUSTMENT. COORDINATE LOCATIONS AND SUBMIT TO ARCHITECT FOR APPROVAL PRIOR TO BEGINNING WORK.
10. VALVES SHALL BE LOCATED WITHIN EASY REACH OF CEILING WHERE CEILINGS OCCUR & DROPPED TO WITHIN A MAXIMUM 10'-0" ABOVE FINISHED FLOOR WHERE NO CEILING OCCURS.
11. DUCT SIZES INDICATED ARE NET INSIDE CLEAR DIMENSIONS, BRANCH RUNOUT DUCTS TO DIFFUSERS AND GRILLES TO BE SAME SIZE AS DIFFUSER OR GRILLE CONNECTION SIZE UNLESS OTHERWISE NOTED.
12. LENGTH OF FLEXIBLE DUCTWORK SHALL BE LIMITED TO 5'-0" MAX. HORIZONTAL RUN WITH ONLY ONE 90^ ELBOW PERMITTED. SECURE FLEXIBLE DUCTWORK WITH SCREWS & DRAWBANDS PER SMACNA STANDARDS.
13. PROVIDE CEILING OPERATORS FOR INACCESSIBLE MVD'S WHERE INDICATED, EQUAL TO YOUNG REGULATOR, REMOTE GEAR OPERATED, WITH CEILING ESCUTCHEON.
14. DUCT MOUNTED SMOKE DETECTORS SHALL BE ZERO VELOCITY TYPE WHERE INDICATED ON DRAWINGS.
15. CEILING DIFFUSERS SHALL BE 36" MINIMUM FROM CEILING MOUNTED SMOKE DETECTORS, COORDINATE WITH DIVISION 16.
16. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ACTUAL LOCATION OF GRILLES, DIFFUSERS, AND ACCESS DOORS IN CEILING. SECURE DIFFUSERS & GRILLES TO T-BAR CEILINGS WHERE APPLICABLE. SUBMIT SHOP DWG. FOR APPROVAL PRIOR TO BEGINNING WORK.
17. DUCTWORK VISIBLE BEHIND DIFFUSERS, REGISTERS, OR GRILLES SHALL BE PAINTED FLAT BLACK.
18. AT THE COMPLETION OF WORK, PROVIDE TESTING AND BALANCING SERVICES FOR MECHANICAL SYSTEM. SUBMIT WRITTEN REPORT TO ARCHITECT LISTING SYSTEM AIRFLOWS, ELECTRIC DATA, TEMPERATURES, AND PRESSURE DROPS.
19. WHERE PIPES PASS THROUGH FIRE-RATED FLOOR OR WALLS, SEAL WITH MATERIALS EQUAL TO 3M FIRE BARRIER, MEETING TESTING PER ASTM-E-814 (UL 1479). USE CAULK OR PUTTY TYPE. ALL EXTERIOR WALL AND ROOF PENETRATIONS SHALL BE SEALED WATERPROOF.
20. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL ACCEPTANCE, ALL PARTS OF THE WORK INSTALLED UNDER THIS SPECIFICATION SHALL BE THOROUGHLY CLEANED.
21. ALL EQUIPMENT, MATERIALS, AND INSTALLATION IS TO BE WARRANTEED FOR ONE YEAR TO BE FREE FROM DEFECT. PROVIDE WRITTEN WARRANTY TO OWNER.
22. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, CONSTRUCTION SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM HIS WORK.
23. THIS CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING EQUIPMENT, DUCTWORK, PIPING, ELECTRICAL CONDUIT, STRUCTURAL MEMBERS, ETC., PRIOR TO STARTING OF CONSTRUCTION. COORDINATE CONFLICTS WITH THE GENERAL CONTRACTOR.
24. THIS CONTRACTOR SHALL COORDINATE ALL REQUIRED EXISTING BUILDING SERVICE SYSTEM OUTAGES WITH BUILDING MANAGEMENT.
25. ALL MECHANICAL SYSTEMS ARE REQUIRED TO BE INSTALLED PER BASE BUILDING REQUIREMENTS, LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
26. PATCH AND REPAIR TO MATCH EXISTING, ANY WALL/CEILINGS TO BE ACCESSED TO ROUTE PIPING AND DUCTWORK.
27. EXISTING DUCTWORK, PIPING, AND EQUIPMENT TO REMAIN IS SHOWN LIGHT. NEW DUCTWORK, PIPING, AND EQUIPMENT IS SHOWN HEAVY. EXISTING DUCTWORK, PIPING, AND EQUIPMENT TO BE REMOVED IS SHOWN CROSSHATCHED.
28. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMNETS TO THE ATTENTION OF THE ARCHITECT VERBALLY AND IN WRITING. WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
29. SUBMITTED EQUIPMENT WILL BE REVIEWED FOR CONFORMITY OF SCHEDULED INFORMATION INCLUDING, BUT NOT LIMITED TO: QUALITY, PERFORMANCE, PHYSICAL CHARACTERISTICS, OPTIONS, AND OTHER FEATURES AS NOTED. IF THE CONTRACTOR SUBMITS MANUFACTURERS OR MODELS OTHER THAN THE SCHEDULED ITEMS, THE EQUIPMENT WILL BE SUBJECT TO REVIEW AND ACCEPTANCE/REJECTION AT THE ENGINEER'S DISCRETION. OWNER WILL HAVE FINAL AUTHORIZATION OF EQUIPMENT APPROVAL.

LEGEND

ABBR	SYMBOL	DESCRIPTION
T-STAT	T	THERMOSTAT
S	S	SPACE SENSOR W/ PLUG-IN PORT
FLFD	F	FUSIBLE LINK FIRE DAMPER
DD	DD	DUCT MOUNTED SMOKE DETECTOR
FSD	FS	COMBINATION FIRE/SMOKE DAMPER
AUTO D	M	MOTORIZED DAMPER
MVD		MANUAL VOLUME DAMPER
RE-D		MVD WITH REMOTE CEILING OPERATOR
OBD		OPPOSED BLADE DAMPER
BDD	BDD	BACKDRAFT DAMPER
SA		SUPPLY AIR
RA		RETURN AIR
EA		EXHAUST AIR
OA		OUTSIDE AIR
SW		SIDEWALL DIFFUSER
LD		LINED DUCTWORK
DIFF		4-WAY SUPPLY DIFFUSER
DIFF		DIFFUSER
GR		GRILLE
MA		MIXED AIR
AD		ACCESS DOOR
SP		STATIC PRESSURE
GBS		GALVANIZED BIRD SCREEN
ESP		EXTERNAL STATIC PRESSURE
WC		WATER COLUMN
TDH		TOTAL DYNAMIC HEAD
APD		AIR PRESSURE DROP
FG		FIBERGLASS
UNO		UNLESS NOTED OTHERWISE
FC		FORWARD CURVED
AF		AIRFOIL
PL		PLUG FAN
CV		CONSTANT VOLUME
VAV		VARIABLE AIR VOLUME
WP		WORKING PRESSURE
TSP		TOTAL STATIC PRESSURE
WPD		WATER PRESSURE DROP
EMCS		ENERGY MANAGEMENT CONT. SYSTEM
AFF		ABOVE FINISHED FLOOR

SHEET INDEX

CODES & DESIGN CRITERIA

JURISDICTION:	PARKER, COLORADO
MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE
ENERGY CODE:	2018 INTERNATIONAL ENERGY CODE
LOCAL AMENDMENTS:	TOWN OF PARKER AMENDMENTS
ELEVATION:	5869 FT ABOVE SEA LEVEL
WINTER DESIGN DB:	-3.0 DEG. F.
SUMMER DESIGN TEMP DB /WB:	90 DEG. F. / 60 DEG. F.
DB DESIGN FOR AIR COOLED EQUIPMENT:	95 DEG. F.

1

OWNER OF THE BUILDING TO NOTIFY FUTURE TENANTS THAT IT IS THEIR RESPONSIBILITY OF INSTALLING THE CORRECT MECHANICAL EQUIPMENT. HEATING AND COOLING LOADS FOR THE PURPOSE OF SIZING SYSTEMS, APPLIANCES AND EQUIPMENT SHALL BE DETERMINED IN ACCORDANCE WITH THE PROCEDURES DESCRIBED IN THE ASHRAE/ACCA STANDARD 183.

1

BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

#20.033

COLORADO LICENSED
PATRICK T. LEBRATO
55536
10/6/2021
PROFESSIONAL ENGINEER

ROGUE ARCHITECTURE
CHALLENGING THE STATUS QUO™
1660 Lincoln Street, Suite 100 Denver, CO 80264 | Phone: 720-599-3330
www.RogueArchitecture.com

DATE	ISSUE	REV
07.12.2021	IFP	0
10.05.2021	CNST. REV #1	1

DATE: 07.12.2021
DRAWN: ROGUE
CHECKED: SAB
ROGUE NO.: 2021.37

MECHANICAL COVER SHEET

M0.1

CONSTRUCTION REVISION #1 - 10.05.2021

UNIT HEATER (ELECTRIC)

ITEM	MANUFACTURER/ MODEL	LOCATION/ SERVICE	HEATING CAP. (KW)	EAT (° F DB)	LAT (° F DB)	AMPS	MAX. CFM	VOLTS/PHASE	MAX. OPER. WT. (LBS.)	OVERALL DIMENSIONS	NOTES
UH 1	QMARK/ MUH-07-8	FUTURE RETAIL SPACE	7.5	-4	55	36	650	208/3	38	SEE MANUF. MANUAL	1 2 3 4

NOTES:

1. FURNISH FACTORY INSTALLED AND WIRED DISCONNECT.
2. PROVIDE NECESSARY CLEARANCES PER MANUFACTURER'S INSTRUCTIONS.
3. UNIT MOUNTED THERMOSTAT SET AT 55 DEG. (ADJ.)
4. PROVIDE CEILING MOUNTED BRACKET

MECHANICAL DESIGN CRITERIA VACANT RETAIL SPACE

1. SPACE IS UNOCCUPIED AND DOES NOT REQUIRE COOLING/OA.

2. UNIT HEATER SELECTED IS DESIGNED TO KEEP SPACE BETWEEN 55°F AND 60°F.

NOTE:
ALL FIXTURES, AND GAS EQUIPMENT HAVE BEEN ASSUMED BY JCAACE

PRIOR TO ANY PRICING, CONSTRUCTION, ALL FIXTURES, AND GAS BEARING EQUIPMENTS ASSUMED BY JCAACE NEEDS TO BE REVIEWED BY OWNER/ARCH

CABINET UNIT HEATER (ELECTRIC)

ITEM	MANUFACTURER/ MODEL	LOCATION/ SERVICE	HEATING CAP. (KW)	VOLTS/ PHASE	AMPS	OVERALL DIMENSIONS	NOTES
CUH 1	QMARK/ AWH4404F	FIRE RISER/ STORAGE	3.0	208/1	14.4	SEE MANUF. MANUAL	1 2 3

NOTES:

1. METHOD OF CONTROL: UNIT MOUNTED THERMOSTAT SET AT 55 DEG. (ADJ.)
2. RECESSED FRAME MOUNTING ACCESSORY.
3. INSTALL PER MANUF. INSTRUCTIONS. INSTALL APPROX. 4'-6" AFF ON WALL TO MAINTAIN RECOMMENDED CLEARANCES ABOVE WATER ENTRY EQUIPMENT.

BRYTAR COMPANIES

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MECHANICAL SCHEDULES

M0.2

MECHANICAL SPECIFICATIONS

GENERAL SPECIFICATIONS

1. SCOPE:

PROVIDE ALL MATERIALS, LABOR, TOOLS AND INCIDENTALS NECESSARY TO INSTALL AND MAKE READY FOR OWNER'S USE COMPLETE SYSTEMS OF HEATING, VENTILATION, AIR CONDITIONING (HVAC), PLUMBING, FOR THE PROPOSED WORK AND BUILDING RENOVATIONS AS SHOWN ON THE DRAWINGS AND CALLED FOR IN THESE SPECIFICATIONS.

VISIT THE SITE TO OBTAIN DIMENSIONS, EXISTING LAYOUTS AND LOCATIONS AND EXISTING CONSTRUCTION DETAILS NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION WITH OTHER DIVISIONS OF WORK FOR THE FULL EXTENT OF THE SCOPE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL ASPECTS, COMPONENTS, SYSTEMS, ETC. AND ACCOMMODATE THE PERFORMANCE INTENT OF THE CONSTRUCTION DOCUMENTS THROUGHOUT THE PROJECT SCOPE.

2. BIDDERS RESPONSIBILITY:

EXAMINE THE DRAWINGS AND SPECIFICATIONS AND VISIT THE WORK SITE. BECOME FAMILIAR WITH THE CHARACTER OF THE WORK, THE COORDINATION WITH OTHER TRADES REQUIRED, AND ANY OTHER CONDITIONS THAT AFFECT THE COMPLETION OF THIS WORK.

3. PERMITS, CODES AND LAWS:

APPLY FOR ALL PERMITS AND PAY ALL FEES.

ALL WORK SHALL BE IN ACCORDANCE WITH LATEST EDITIONS OF THE FOLLOWING RULES AND REGULATIONS, HEREIN REFERRED TO AS "CODES":

THE LATEST OR ADOPTED EDITION OF THE APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING, MECHANICAL, SANITATION, PLUMBING, ETC, CODES.
UNDERWRITER'S LABORATORIES, INC. (ULL.)
NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.)
OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A)

WHERE ANY OF THESE CODES ARE AT VARIANCE WITH THE DRAWINGS AND SPECIFICATIONS, THEIR REQUIREMENTS SHALL TAKE PRECEDENCE, UNLESS THE DRAWINGS AND SPECIFICATIONS REQUIREMENTS EXCEED THESE CODES. INCLUDE ANY COST NECESSARY TO MEET THESE CODES IN THE BID PRICE.

4. MECHANICAL PLANS:

THE MECHANICAL PLANS ARE DIAGRAMMATIC AND BASED ON ONE MANUFACTURER'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO BE USED.

INSTALLATION SHALL BE WITHIN THE LIMITATIONS IMPOSED BY THE ARCHITECTURAL, STRUCTURAL, HVAC, ELECTRICAL, AND PLUMBING REQUIREMENTS WITH ADEQUATE SPACE FOR MAINTENANCE.

5. QUESTIONS AND CLARIFICATIONS OF BID DOCUMENTS:

BIDDERS SHALL NOT RELY ON ANY ORAL CLARIFICATION OF THE DRAWINGS OR SPECIFICATIONS. ANY QUESTIONS OR CLARIFICATIONS SHALL BE REFERRED IN WRITING TO THE ARCHITECT.

6. GUARANTEES:

ALL EQUIPMENT, MATERIALS, AND WORKMANSHIP SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. WARRANTIES SHALL BE IN WRITING AND SHALL INCLUDE FACTORY WARRANTIES FOR EACH PIECE OF EQUIPMENT. PROVIDE A CERTIFICATE FOR EACH PIECE OF EQUIPMENT. CLEARLY INDICATE ON EACH WARRANTY CERTIFICATE THE MODEL NO., SERIAL NO., LOCATION, AND OWNER'S NAME.

EXTENDED WARRANTIES ARE REQUIRED FOR THE FOLLOWING EQUIPMENT:

D/X COOLING EQUIPMENT, CONDENSING UNIT AND COIL: 5 YEARS PARTS AND LABOR
AIR HANDLING UNITS: 5 YEARS PARTS AND LABOR.
ELECTRIC WATER HEATER: 2 YEARS, PARTS AND LABOR

ALL WARRANTIES SHALL BE FULLY TRANSFERABLE TO ANY AND ALL SUBSEQUENT BUILDING AND/OR CONDOMINIUM OWNERS, AND THEIR AGENTS, FOR THE LIFE OF EACH WARRANTY.

BIND THE ORIGINAL COPIES OF WARRANTIES FOR EACH PIECE OF EQUIPMENT IN A RING BINDERS, FOR THE BUILDING AND CONDOMINIUM UNIT, AND TURN OVER TO THE BUILDING OWNER AT FINAL ACCEPTANCE OF THE PROJECT, FOR DISTRIBUTION TO THE CONDOMINIUM OWNERS. ORGANIZE THE WARRANTIES WITHIN THE BINDER USING INDEX AND TABS, AS TO LOCATION WITHIN THE BUILDING.

INCLUDE COPIES OF THESE WARRANTIES IN THE MAINTENANCE MANUALS, SEE OPERATION AND MAINTENANCE MANUAL SPECIFICATION SECTION.

7. COMPLETE SYSTEM:

ALL PRODUCTS, MATERIALS AND ACCESSORIES SHALL BE FURNISHED AND INSTALLED AS REQUIRED FOR A COMPLETE SYSTEM READY FOR OWNER'S BENEFICIAL USE.

8. WORKMANSHIP:

ALL WORK SHALL BE PERFORMED BY COMPETENT MECHANICS USING PROPER TOOLS AND EQUIPMENT TO PRODUCE FIRST QUALITY WORK. ALL WORK SHALL BE NEATLY INSTALLED, ACCESSIBLE FOR MAINTENANCE, AND COMPLETE WITH ALL ACCESSORIES REQUIRED.

9. ACCESSIBILITY:

INSTALL ALL EQUIPMENT AND THEIR APPURTENANCES SUCH AS, BUT NOT LIMITED TO, VALVES, COILS, DRAIN PANS, DRAINS, DAMPERS, CONTROLS, MOTORS, CONTROLLERS, ETC., SO THAT THEY CAN BE SERVICED, RESET, REPLACED OR RECALIBRATED, ETC. INSTALL ALL NECESSARY ACCESS PANELS AND BUILDING ACCESS DOORS, AS BELOW, WHERE REQUIRED TO ACCOMPLISH THIS. IF ANY EQUIPMENT OR COMPONENTS DO NOT FIT WHERE INTENDED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, REQUESTING FURTHER GUIDANCE.

PROVIDE BUILDING ACCESS DOORS FOR ALL MECHANICAL EQUIPMENT REQUIRING SERVICE, INCLUDING BUT NOT LIMITED TO, AHU'S, FANS, DAMPERS, DUCT ACCESS PANELS, CONTROLS, PIPING, VALVES, REGULATORS, TRAPS, ETC., INSTALLED ABOVE HARD CEILINGS, BEHIND WALLS, AND BELOW FLOORS, FOR INSTALLATION BY OTHER DIVISIONS OF THE WORK. BUILDING ACCESS DOORS ARE NOT REQUIRED WHERE THE MECHANICAL EQUIPMENT IS INSTALLED ABOVE LAY-IN AND ACCESSIBLE SPLINE CEILINGS. OTHER TYPES OF SPLINE CEILINGS REQUIRE BUILDING ACCESS DOORS.

SIZE THE BUILDING ACCESS DOORS FOR THE USE INTENDED, BUT NOT LESS THAN 12 INCHES BY 12 INCHES. WHERE HUMAN ACCESS IS REQUIRED, PROVIDE 24 INCHES BY 24 INCHES, OR LARGER.

WHERE BUILDING ACCESS DOORS CANNOT BE INSTALLED FOR STRUCTURAL OR ARCHITECTURAL REASONS, NOTIFY THE ARCHITECT.

PRIME COAT BUILDING ACCESS DOORS IN PAINTED AREAS WITH FINISH PAINTING AS SPECIFIED IN OTHER DIVISIONS.

IN WET AREAS, TOILET ROOMS, OR AREAS WITH CERAMIC TILE FLOORS OR WALLS, PROVIDE STAINLESS STEEL BUILDING ACCESS DOORS.

PROVIDE BUILDING ACCESS DOORS WITH A CONCEALED KEY OPERATED LOCK AND CONCEALED HINGES. ALL LOCKS SHALL BE KEYED ALIKE.

PROVIDE BUILDING ACCESS DOORS AS SPECIFIED IN OTHER DIVISIONS OF THE WORK OR PROVIDE MILCOR DOORS, OR EQUIVALENT, SUITABLE FOR THE INSTALLATION INTENDED. PROVIDE FIRE RATED DOORS FOR ALL FIRE RATED WALLS, PARTITIONS, AND CEILINGS.

10. WORK BY OTHER TRADES:

FURNISH ALL SLEEVE FRAMES, BUILDING ACCESS DOORS, PREFABRICATED EQUIPMENT CURBS, ROOF CURBS, ETC. FOR INSTALLATION BY OTHER TRADES.

INSTALL ALL MOTORS AND FURNISH THE STARTING EQUIPMENT AND DISCONNECTS TO THE ELECTRICAL SUBCONTRACTOR FOR INSTALLATION. CONTROL WIRING, INCLUDING SWITCHES, THERMOSTATS, INTERLOCKS, ETC. SHALL BE FURNISHED BY MECHANICAL SUBCONTRACTOR. ENSURE THAT THE ELECTRICAL EQUIPMENT MOUNTED NEAR THE MECHANICAL EQUIPMENT DOES NOT BLOCK ACCESS TO SERVICE AREAS OF THE MECHANICAL EQUIPMENT. DO NOT ALLOW ANY EQUIPMENT TO BE INSTALLED ON THE HVAC EQUIPMENT ENCLOSURES.

11. FIRE STOPPING

ALL PENETRATIONS OF FLOORS AND OTHER FIRE-RATED ASSEMBLIES SHALL BE FIRE AND SMOKE-STOPPED IN STRICT ACCORDANCE WITH THE APPLICABLE CODES.

12. FOUNDATIONS AND SPECIAL SUPPORTS:

FURNISH AND INSTALL ALL SPECIAL FOUNDATIONS AND SUPPORTS REQUIRED FOR EQUIPMENT INSTALLED UNDER THIS SECTION, UNLESS THEY ARE A PART OF THE BUILDING STRUCTURE AND ARE SHOWN IN OTHER SECTIONS.

13. CLEANING AND PAINTING:

THOROUGHLY CLEAN ALL EQUIPMENT AND REMOVE ALL TRASH, CARTONS, ETC. MAKE ANY NECESSARY CORRECTIONS OR REPAIR/REPLACE ANY DAMAGED MATERIALS OR EQUIPMENT. LEAVE THE ENTIRE SYSTEM IN A THOROUGHLY CLEAN AND ORDERLY MANNER.

ANY FINISHED SURFACES THAT HAVE BEEN SCRATCHED OR DISCOLORED SHALL BE TOUCHED-UP OR REPAINTED BREAK TO BREAK WITH PAINT TO MATCH THE ORIGINAL COLOR. TOUCH UP PAINTED SURFACES OR REPAINT THE ENTIRE PAINTED SURFACE IF TOUCH UP IS UNACCEPTABLE. SEE ARCHITECTURAL PAINTING SPECIFICATIONS.

ALL METAL ITEMS SUBJECT TO RUSTING, INSIDE OR EXPOSED TO WEATHER SHALL BE GIVEN ONE COAT OF PROPER TYPE RUST PREVENTATIVE PRIMER AS SOON AS INSTALLED. APPLY TWO FINISH COATS WITH COLOR TO BE SELECTED BY THE ARCHITECT.

FOR ALL INTERIOR OR EXTERIOR STRUCTURAL GALVANIZED STEEL, COLD GALVANIZE ALL EXPOSED METAL CUT ENDS, HOLES, WELDS, SCRATCHES, ETC., OR HOT DIP GALVANIZE THE ENTIRE STRUCTURE OR FRAME AFTER FABRICATION AND MOUNTING HOLES ARE CUT.

UPON COMPLETION OF THE INSTALLATION, BUT NOT BEFORE, AND BEFORE ACCEPTANCE., THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, PIPING, DUCTWORK, INSULATION JACKETS, ETC., REMOVING ALL STICKERS, LABELS, MARKING, WRITING, FABRICATION MARKINGS, IDENTIFICATION, ADHESIVE, SEALER, GLUE, RUST, CORROSION, ETC., FROM THEIR EXTERIOR SURFACES.

THE CLEANLINESS AND PAINTING ACCEPTABILITY IS AT THE SOLE DISCRETION OF THE ARCHITECT AND MAY REQUIRE ADDITIONAL CLEANING AND COATS OF PAINT BEFORE ANY SURFACE IS ACCEPTED.

14. SUBMITTALS:

SUBMITTAL AND SHOP DRAWINGS:

SUBMIT MANUFACTURER'S CERTIFIED DATA RELATIVE TO ALL EQUIPMENT, PIPING, DUCTWORK, CONTROLS, ETC. REQUIRED FOR THE INSTALLATION OF THE HVAC, PLUMBING AND FIRE PROTECTION SYSTEMS. SUBMIT FOR REVIEW ALL NECESSARY ENGINEERING, PRODUCT AND INSTALLATION DATA, SHOP DRAWINGS, SAMPLES ETC. FOR ALL EQUIPMENT, MATERIAL, AND SYSTEMS TO ASCERTAIN COMPLIANCE WITH THE TECHNICAL REQUIREMENTS OF THE CONTRACT DOCUMENTS.

SUBMIT SIX (6) COPIES OF ALL NECESSARY DATA, CUTS, MANUFACTURER'S SELECTIONS, CATALOGS, BULLETINS, INSTALLATION INSTRUCTIONS, DRAWINGS, DIAGRAMS, CURVES, ETC. CLEARLY INDICATE ON THE SUBMITTED DATA, THE MANUFACTURER'S NAME, PRODUCT NUMBER(S), OPTIONS, EQUIPMENT CAPACITY, DIMENSIONAL DATA, WEIGHTS, AND OTHER APPLICABLE TECHNICAL DATA FOR THE PROJECT.

TRADE NAMES, MANUFACTURERS, AND CATALOGUE NUMBERS ARE MENTIONED HEREIN AND ON THE DRAWINGS SOLELY IN ORDER TO ESTABLISH A STANDARD FOR THE TYPE, GENERAL DESIGN, AND QUALITY OF PRODUCT REQUIRED. OTHER PRODUCTS SIMILAR IN DESIGN OF EQUIVALENT QUALITY CAPABLE OF FITTING WITHIN THE SPACES ALLOCATED AND COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS WILL BE CONSIDERED AFTER THE CONTRACT IS LET UNLESS "PRIOR APPROVAL" REQUIREMENTS ARE SET FORTH IN THESE DOCUMENTS.

WHERE TWO OR MORE MANUFACTURERS OR MATERIALS ARE NAMED, THE CONTRACTOR MAY SUBMIT ANY OF THOSE NAMES, PROVIDED THEY CONFORM TO THE SPECIFICATIONS AND DESIGN INTENT. CONTRACTOR SHALL INCLUDE WITH THE SUBMITTAL A LIST OF ALL COMPARATIVE FEATURES INDICATING COMPLIANCE WITH THE SPECIFICATIONS.

THE ARCHITECT AND/OR ENGINEER MAY REQUIRE THE SUBMISSION OF SAMPLES, PARTICULARLY WHEREVER EQUIPMENT OR APPLIANCES ARE VISIBLE IN FINISHED AREAS, SUCH AS CEILINGS, INTERIOR AND EXTERIOR WALLS. THE CONTRACTOR AND SUPPLIER SHALL ARRANGE FOR DEMONSTRATIONS OF THE INSTALLATION OF ANY OF THESE PRODUCT'S AND THEIR ABILITY TO PERFORM AS SPECIFIED, IF REQUIRED.

REVIEW OF SUBMITTALS AND SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR FITTING THE EQUIPMENT IN THE SPACE ALLOTTED WITH SPACE FOR ALL CONNECTIONS AND SERVICING AND FOR THE COORDINATION OF THE WORK WITH WORK OF OTHER TRADES.

THE CONTRACTOR SHALL REVIEW ALL SUBMITTALS AND SHOP DRAWINGS AND INDICATE BY STAMP OR LETTER THAT HE HAS REVIEWED THEM, BEFORE FORWARDING THEM TO THE ARCHITECT AND/OR ENGINEER. SUBMITTALS AND DRAWINGS WILL BE RETURNED AFTER REVIEW INDICATING WHETHER EXCEPTIONS ARE TAKEN, THE SUBMITTAL RETURNED WITH CORRECTIONS, OR IS COMPLETELY REJECTED. RESUBMISSION OF REVISED SUBMITTALS AND SHOP DRAWINGS, IF REQUIRED, SHALL BE DONE BEFORE INSTALLATION AND CONSTRUCTION IS BEGUN.

CORRECTIONS OR COMMENTS MADE ON THE SUBMITTALS AND DRAWINGS DURING THIS REVIEW DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THIS REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FABRICATION PROCESSES, TECHNIQUES OF CONSTRUCTION, COORDINATING THE WORK WITH THAT OF ALL OTHER TRADES, AND PERFORMING WORK IN A SAFE AND SATISFACTORY MANNER. REVIEW OF THE SUBMITTALS SHALL NOT PERMIT ANY DEVIATION FROM PLANS AND SPECIFICATIONS.

SUBMITTALS FOR A SPECIFIC CLASS OF PRODUCTS, SYSTEMS, INSTALLATION PROCEDURES, SHOP DRAWINGS, ETC. WILL BE REVIEWED BY THE ENGINEER ONE TIME AND ITS RESUBMITTAL ONE TIME, IF NECESSARY, AS ABOVE, AT NO COST TO THE CONTRACTOR. THE CONTRACTOR WILL BEAR THE FULL COST FOR ALL SUBSEQUENT RESUBMITTAL REVIEWS AT THE ENGINEER'S STANDARD HOURLY RATES. PAYMENT WILL BE REQUIRED AT COMPLETION OF RESPECTIVE REVIEW.

REQUIRED SHOP DRAWINGS:

SUBMIT THE FOLLOWING SHOP DRAWINGS BEFORE ANY MECHANICAL DUCTWORK, PIPING, EQUIPMENT, ETC. IS FABRICATED AND INSTALLED. SUBMIT THESE SHOP DRAWINGS IN 1/4 INCH PER FOOT MINIMUM SCALE WITH NECESSARY PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ISOMETRICS. SUBMIT SIX (6) PAPER COPIES AND ONE (1) CD-ROM WITH ALL THESE DRAWINGS IN AUTOCAD DRAWING DWG FILES, LATEST AUTOCAD FORMAT.

SOON AFTER AWARD OF THE CONTRACT, DETERMINE WHERE THERE MAY BE INSTALLATION, SPACE CONCERNS, AND/OR WHERE OTHER CONFLICTS MAY OCCUR. SUBMIT COORDINATION DRAWINGS, RELATING TO THESE CONFLICTS WITH THE MECHANICAL EQUIPMENT, DUCT, PIPING, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL SYSTEMS ETC., SHOWING CLEARANCES AND RELATIONSHIP TO STRUCTURAL MEMBERS, PIPING, LIGHTS, CONDUITS, ELECTRICAL EQUIPMENT, AND BUILDING COMPONENTS. IN PREPARING THESE SHOP DRAWINGS, ESTABLISH LINES AND LEVELS FOR ALL DIVISIONS OF THE WORK IN THE AFFECTED AREA. IMMEDIATELY CALL TO THE ATTENTION OF THE ARCHITECT ANY INTERFERENCE OR CONFLICT FOR CLARIFICATION IN WRITING.

SUBMIT SHOP DRAWINGS FOR ALL DUCTWORK.

SUBMIT LAYOUT DRAWINGS OF EACH MECHANICAL SYSTEM SHOWING THE LOCATION, ARRANGEMENT, ETC. OF ALL EQUIPMENT, ALL TRADES, ETC. TO BE INSTALLED RELATED TO THE RESPECTIVE SYSTEM.

MAINTAIN DAILY UPDATED DRAWINGS SHOWING DEVIATIONS FROM CONSTRUCTION DOCUMENTS. AT THE END OF THE PROJECT, PROFESSIONALLY PREPARE AS-BUILT DRAWINGS AND SUBMIT THREE COPIES, ONE REPRODUCIBLE.

15. AS-BUILT DRAWINGS:

MAINTAIN DAILY UPDATED DRAWINGS SHOWING DEVIATIONS FROM CONSTRUCTION DOCUMENTS. AT THE END OF THE PROJECT, PROFESSIONALLY PREPARE AS-BUILT DRAWINGS AND SUBMIT THREE COPIES, ONE REPRODUCIBLE.

16. OPERATION AND MAINTENANCE MANUALS:

UPON COMPLETION OF THE PROJECT, SUBMIT THREE COPIES OF ALL OPERATION AND MAINTENANCE MANUALS, WARRANTIES, SPARE PARTS LIST, AS-BUILT DRAWINGS, TEST AND BALANCE REPORTS, AND LETTER OF GUARANTEE ALL BOUND IN THREE RING BINDERS, CLEARLY SHOWING WHICH EQUIPMENT WAS SUPPLIED TO THE JOB.

17. PROJECT COMPLETION:

BEFORE STARTING AND TESTING ANY SYSTEM, HVAC, OR PLUMBING, TO PREVENT INADVERTENT OPERATION OF THE MECHANICAL EQUIPMENT BEFORE THE MANUFACTURER'S INSPECTION AND TESTING, THE CONTRACTOR SHALL:

VERIFY THAT ALL ELECTRICAL POWER IS OFF TO ALL MECHANICAL EQUIPMENT, INCLUDING THE AHU'S, ACCU'S, BOOSTER PUMPS, FIRE PUMPS, ETC.

LOCK OUT EACH SYSTEM USING SETON MODEL NUMBER *70329*; "DO NOT OPERATE" LOCK ON LOCKOUT TAGS, OR EQUIVALENT. INSTALL LOCKOUT TAGS AT EACH PIECE OF EQUIPMENT, ELECTRICAL DISCONNECTS, STARTERS, SWITCHES, ETC.

REMOVE THESE TAGS ONLY WHEN THE MANUFACTURER APPROVES OF THE EQUIPMENT INSTALLATION IN WRITING.

EACH MANUFACTURER OR THEIR REPRESENTATIVE SHALL INSPECT THEIR EQUIPMENT FOR COMPLIANCE TO THEIR INSTALLATION REQUIREMENTS AND RECOMMENDATIONS.

IN ADDITION, THE COMPRESSOR MANUFACTURER SHALL INSPECT EACH REFRIGERANT PIPING INSTALLATION FOR ADHERENCE TO THE APPROVED REFRIGERANT PIPING DIAGRAMS, ROUTING.

EACH MANUFACTURER SHALL PREPARE A PUNCH LIST OF ALL DEFICIENCIES, IN WRITING WITH COPIES TO THE ARCHITECT AND CONTRACTOR.

EACH MANUFACTURER SHALL REINSPECT THE EQUIPMENT AFTER THE CONTRACTOR HAS CORRECTED ALL DEFICIENCIES.

WHEN THE MANUFACTURER HAS GIVEN THEIR WRITTEN APPROVAL WITH COPIES TO THE ARCHITECT AND CONTRACTOR, THE CONTRACTOR MAY REMOVE THE LOCKOUT TAGS, SAFELY START, AND TEST THE EQUIPMENT, AS REQUIRED HEREIN.

CONTRACTOR SHALL PROVIDE FOR ALL NECESSARY DRILLING OF WALL STUDS, CEILING JOISTS, PLATES, FINISHES, ETC. TO ACCOMMODATE ROUTING AND INSTALLATION OF ALL PIPING, DUCT, ETC.

DIVISION 23 SPECIFICATIONS:

HVAC EQUIPMENT, METHODS AND MATERIALS

18. AIR DISTRIBUTION DEVICES:

COORDINATE THE EXACT LOCATIONS OF ALL AIR DEVICE NEEDS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION. COORDINATE THE EXACT LOCATION OF EACH OUTLET WITH THE ARCHITECT WITH REGARD TO CEILING AND WALL SPACING, CENTERING ALONG SOFFITS, WALLS, ETC.

FURNISH AND INSTALL WHERE SHOWN ON THE DRAWINGS ALL DIFFUSERS, GRILLES, AND REGISTERS OF THE SIZE, TYPE, AND CAPACITY AS INDICATED IN THE AIR DEVICE SCHEDULE.

INSULATION:

19. GENERAL

THIS SECTION APPLIES TO ALL MECHANICAL WORK.

ALL INSULATION SHALL BE IN STRICT ACCORDANCE WITH ASHRAE STANDARDS AND ALL LOCAL AND STATE ENERGY CODES.

THE INSULATION WORK SHALL BE PERFORMED BY A FIRM REGULARLY ENGAGED IN THIS TYPE WORK USING MECHANICS SKILLED IN THE TRADE.

INSTALL ALL MATERIALS AS RECOMMENDED BY THE MANUFACTURER FOR THE SERVICE INTENDED. ALL INSULATION MATERIAL, INCLUDING SEALER MATERIAL, ADHESIVES, COVERING MATERIAL, FINISH, ETC. SHALL HAVE A U. L. LISTED FLAME SPREAD RATING NOT OVER 24 WITHOUT EVIDENCE OF CONTINUED PROGRESSIVE COMBUSTION AND WITH A SMOKE DEVELOPED RATING NOT HIGHER THAN 50. ALL COATINGS AND COVERINGS FOR HOT SERVICE SHALL BE BREATHER TYPE AND VAPOR BARRIER TYPE FOR COLD SERVICE.

20. EQUIPMENT:

CAPACITY, PERFORMANCE AND CHARACTERISTICS OF EQUIPMENT SHALL BE AS INDICATED ON THE DRAWINGS AND AS SPECIFIED OR IMPLIED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INCREASED COST TO HIMSELF OR OTHERS FOR EQUIPMENT WHICH DEVIATES FROM THAT SCHEDULED OR IMPLIED HEREIN. REGARDLESS OF COST AFFECT, THE ARCHITECT MUST APPROVE ANY DEVIATION FROM THE DRAWINGS AND THE SPECIFICATION.

21. MOTORS AND STARTERS:

ALL ELECTRIC MOTORS SHALL BE HIGH EFFICIENCY TYPE WITH MAXIMUM OF 1750 RPM WITH OPEN DRIP PROOF OR TEFC ENCLOSURES, UNLESS OTHERWISE NOTED. MOTORS LOCATED ON AIR HANDLING UNITS SHALL BE MOUNTED IN RUBBER SUPPORTS OR THE FAN SHALL BE INDEPENDENTLY SUPPORTED ON SPRING ISOLATORS. MOTORS LOCATED IN THE CONDITIONED SPACE SHALL BE SELECTED FOR QUIET OPERATION AND SHALL NOT PRODUCE AN OBJECTIONABLE "MOTOR NOISE" IN THE SPACE.

ELECTRICAL CHARACTERISTIC SHALL BE VERIFIED FROM THE ELECTRICAL DRAWINGS, PRIOR TO BIDDING, AND VERIFIED ON THE JOB WITH THE ELECTRICAL SUB-CONTRACTOR. IF A CONFLICT ARISES, THE ELECTRICAL DRAWINGS SHALL BE THE AUTHORITY.

PROVIDE MOTOR STARTERS AND PROPER HEATER ELEMENTS SIZED IN ACCORDANCE WITH NFPA 70. STARTERS SHALL BE SQUARE-D OR EQUIVALENT WITH OVERLOAD TRIP ELEMENT IN EACH PHASE. LARGER MOTORS AND THEIR STARTERS SHALL MEET THE REQUIREMENTS OF THE UTILITY COMPANY AS TO INRUSH ALLOWABLE AND THE TYPE OF STARTING PERMITTED.

SHOULD ANY MECHANICAL EQUIPMENT REQUIRE EXTRA WORK BY OTHER TRADES, FOR PROPER INSTALLATION, THIS CONTRACTOR SHALL BEAR ALL COSTS, SUCH AS INCREASED ELECTRICAL, STRUCTURAL, ROOFING, ETC.

BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

#20.033

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PATRICK T. LEBRATO
55536
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PROFESSIONAL ENGINEER

ROGUE
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1660 Lincoln Street, Suite 100 Denver, CO 80264 | Phone: 720-599-3330
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DATE	ISSUE	REV
07.12.2021	IFP	0
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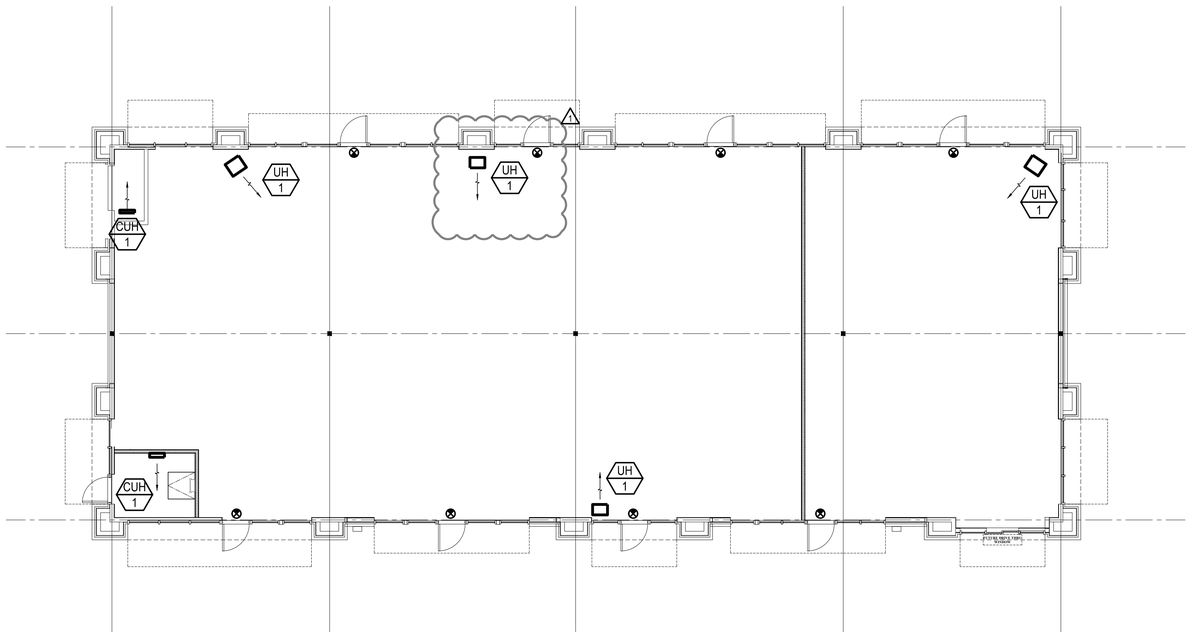
MECHANICAL SPECIFICATIONS

M0.3

CONSTRUCTION REVISION #1 - 10.05.2021



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

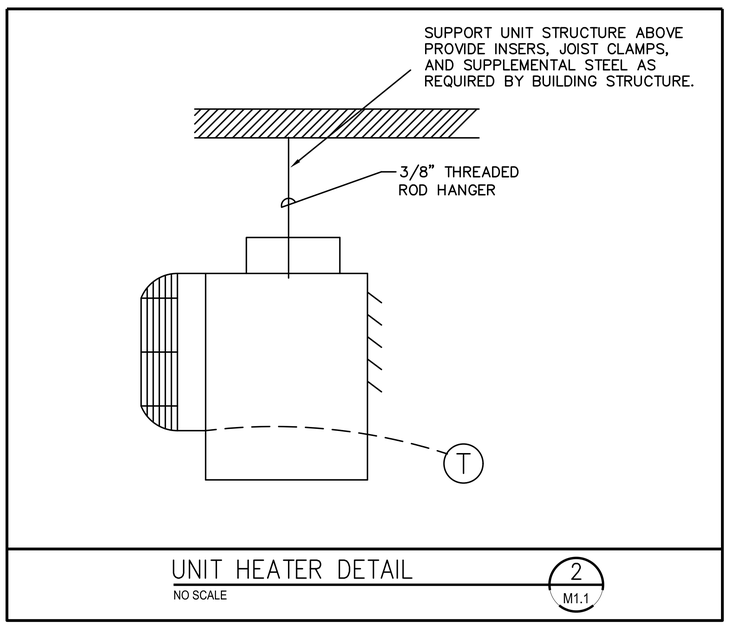
NORTH

GENERAL NOTES

1. MECHANICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK, VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.

2. CONTRACTOR SHALL COORDINATE WORK INDICATED WITH PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL, AND ARCHITECTURAL DIVISIONS. SUBMIT 1/4" SCALE SHOP DRAWINGS FOR MECHANICAL SYSTEMS, DIMENSIONED TO INCORPORATE THE WORK OF OTHER TRADES. INDICATE SPACES RESERVED FOR PLUMBING PIPING, MECHANICAL PIPING, MECHANICAL DUCTWORK, & ELECTRICAL CONDUIT MAINS. VERIFY FIT OF MECHANICAL SYSTEMS PRIOR TO FABRICATION. COORDINATE ALL CHASE, SLEEVE, AND SLAB BLOCKOUT REQUIREMENTS BEFORE CONCRETE IS POURED OR BLOCK IS SET.

3. SUBMITTED EQUIPMENT WILL BE REVIEWED FOR CONFORMITY OF SCHEDULED INFORMATION INCLUDING, BUT NOT LIMITED TO: QUALITY, PERFORMANCE, PHYSICAL CHARACTERISTICS, ELECTRICAL CHARACTERISTICS, OPTIONS, AND OTHER FEATURES AS NOTED. IF CONTRACTOR SUBMITS MANUFACTURERS OR MODELS OF EQUIPMENT THAT ARE DIFFERENT THAN SCHEDULED ITEMS, THE EQUIPMENT WILL BE SUBJECT TO REVIEW AND ACCEPTANCE/REJECTION AT ENGINEER'S DISCRETION. OWNER WILL HAVE FINAL AUTHORIZATION OF EQUIPMENT APPROVAL.



UNIT HEATER DETAIL
NO SCALE

2
M1.1

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MECHANICAL FLOOR PLAN

M1.1

GENERAL NOTES

THE NOTES BELOW ARE PART OF THE CONTRACT DOCUMENTS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ AND UNDERSTAND THEM.

1. DO NOT SCALE DRAWINGS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT PLUMBING FIXTURE LOCATIONS AND MOUNTING HEIGHTS. OBTAIN EXACT FLOOR DRAIN AND FLOOR SINK LOCATIONS FROM MECHANICAL DRAWINGS.
3. VTR'S SHALL BE MIN. 10'-0" FROM OA INTAKES. COORDINATE WITH MECHANICAL SECTION.
4. VERIFY LOCATION OF HANDICAPPED FIXTURES WITH ARCHITECTURAL DRAWINGS.
5. PROVIDE CHROME PLATED ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
6. PROVIDE ACCESS DOORS IN GYP. BOARD CEILINGS AND INACCESSIBLE WALLS FOR VALVES AND CLEANOUTS. COORDINATE WITH ARCHITECT FOR EXACT SIZE AND LOCATION OF ACCESS DOORS.
7. PLUMBING FIXTURES SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDER RELEASE. CONTRACTOR SHALL VERIFY PLUMBING FIXTURES WITH ARCHITECT PRIOR TO BID.
8. AT HANDICAP LAVATORIES & SINKS, COVER OFFSET WASTE, P-TRAP, HOT & COLD WATER ANGLE STOPS & SUPPLIES WITH WHITE SKAL GARD MODEL SG-102, 103 & 104. (EQUAL BY PROWRAP).
9. ARRANGE WH'S TO PROVIDE EASE OF DISASSEMBLY & MAINTENANCE.
10. PIPES PASSING THRU 1 HR. FIRE RATED WALLS & FLOORS SHALL BE SEALED W/ U.L. LISTED MATERIAL EQUAL TO 3M FIRE BARRIER, CAULK OR PUTTY.
11. EQUIPMENT START-UP SHALL BE BY MANUFACTURER'S AUTHORIZED REPRESENTATIVES.
12. FLOOR SINKS SHALL BE LOCATED SO AS NOT TO CREATE TRIPPING HAZARD WHEN ROUTING DRAIN LINES @ FLOOR LEVEL. VERIFY EXACT DRAIN LINE ROUTING PRIOR TO FLOOR SINK ROUGH-IN.
13. PLUMBING RISER ISOLATION & DRAIN VALVES SHALL BE LOCATED WITHIN EASY REACH OF CEILING, WHERE CEILINGS OCCUR BELOW & DROPPED TO WITHIN A MAX. 10'-0" OF FINISHED FLOOR WHERE NO CEILING OCCURS.
14. PIPING SHALL BE SEISMICALLY BRACED IN ACCORDANCE WITH SMACNA GUIDELINES FOR SEISMIC RESTRAINT.
15. WHERE HANDICAPPED WATER CLOSET INDICATED (VERIFY WITH ARCH. DWGS.), LOCATE FLUSH VALVE ON WIDE SIDE OF STALL PER ADA STANDARDS.
16. INSULATED PIPING EXPOSED TO VIEW THROUGHOUT THE FACILITY SHALL BE COVERED AND FINISHED WITH PVC JACKET EQUAL TO MANVILLE PVC / PERMAPIPE JACKETING SYSTEM USING 30 MIL THICK JACKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS WITH SEAM ON TOP OF PIPE SO AS TO NOT BE VISIBLE FROM OCCUPIED SPACE.
17. PROVIDE WALL CLEANOUTS AT SINKS AND URINALS IN ACCORDANCE WITH APPLICABLE SECTIONS OF IPC.
18. TRAP PRIMER EQUAL TO PRECISION PRODUCTS CO. "PRIME-RITE" SHALL BE INSTALLED AT FLOOR SINKS & FLOOR DRAINS IN MECHANICAL ROOMS. PIPE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
19. PROVIDE 1/2" SOV AHEAD OF EACH TRAP PRIMER.
20. PROVIDE A 6 MIL. POLYETHYLENE SLEEVE SYSTEM EQUAL TO IPS WATER-TITE FOR COPPER DOMESTIC WATER PIPE BELOW SLAB.
21. HOT & COLD WATER SOV'S SHALL BE LOCATED TO BE EASILY ACCESSED.
22. CONTRACTOR SHALL VERIFY SIZE & LOCATION OF UNDERGROUND UTILITIES. COORDINATE WITH OTHER TRADES AND MAKE FINAL CONNECTION.
23. PROVIDE WATER HAMMER ARRESTORS EQUAL TO WATTS REGULATOR NO. 15 SERIES. PROVIDE ON HOT & COLD WATER PIPING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. DEVICES SHALL BE PDI CERTIFIED AND ANSI APPROVED.
24. PLUMBER SHALL MAKE FINAL CONNECTIONS TO ALL PLUMBING FIXTURES,
25. WATER PIPING SHALL BE ROUTED "AROUND" ELECTRICAL ROOMS.
26. ALL REQUIRED CLEANOUTS NOT LOCATED IN MECHANICAL ROOMS SHALL BE LOCATED IN WALLS AS REQUIRED. NO FLOOR CLEANOUTS ARE TO BE INSTALLED IN PUBLIC AREAS, CORRIDORS AND UNITS. CLEANOUTS SHOWN REPRESENT APPROXIMATE LOCATIONS. CONTRACTOR RESPONSIBLE FOR EXTENDING WASTE LINES TO NEAREST WALL AND PROVIDE WALL CLEANOUT AS REQUIRED. COORDINATE LOCATION AND COVER FINISHES WITH ARCHITECT PRIOR TO ORDER RELEASE AND STARTING WORK.
27. CONTRACTOR TO PROVIDE FREEZE PROOF HOSE BIBBS AS REQUIRED AROUND EXTERIOR OF BUILDING. COORDINATE EXACT LOCATIONS WITH ARCHITECT PRIOR TO STARTING WORK.
28. COORDINATE ROUTING OF UNDERGROUND PIPING WITH STRUCTURAL FOOTINGS PRIOR TO COMMENCING WORK.
29. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMNETS TO THE ATTENTION OF THE ARCHITECT VERBALLY AND IN WRITING. WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
30. SUBMITTED EQUIPMENT WILL BE REVIEWED FOR CONFORMITY OF SCHEDULED INFORMATION INCLUDING, BUT NOT LIMITED TO: QUALITY, PERFORMANCE, PHYSICAL CHARACTERISTICS, OPTIONS, AND OTHER FEATURES AS NOTED. IF THE CONTRACTOR SUBMITS MANUFACTURERS OR MODELS OTHER THAN THE SCHEDULED ITEMS, THE EQUIPMENT WILL BE SUBJECT TO REVIEW AND ACCEPTANCE/REJECTION AT THE ENGINEER'S DISCRETION. OWNER WILL HAVE FINAL AUTHORIZATION OF EQUIPMENT APPROVAL.
31. MECHANICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK, VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.
32. CONTRACTOR SHALL COORDINATE WORK INDICATED WITH PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL, AND ARCHITECTURAL DIVISIONS. SUBMIT 1/4" SCALE SHOP DRAWINGS FOR MECHANICAL SYSTEMS, DIMENSIONED TO INCORPORATE THE WORK OF OTHER TRADES. INDICATE SPACES RESERVED FOR PLUMBING PIPING, MECHANICAL PIPING, MECHANICAL DUCTWORK, & ELECTRICAL CONDUIT MAINS. VERIFY FIT OF MECHANICAL SYSTEMS PRIOR TO FABRICATION. COORDINATE ALL CHASE, SLEEVE, AND SLAB BLOCKOUT REQUIREMENTS BEFORE CONCRETE IS POURED OR BLOCK IS SET.

CODES & DESIGN CRITERIA

JURISDICTION:	PARKER, COLORADO
PLUMBING CODE:	2018 INTERNATIONAL PLUMBING CODE
FUEL GAS CODE:	2018 INTERNATIONAL FUEL GAS CODE

PLUMBING DESIGN CRITERIA

DOMESTIC WATER:

PER LANDLORD WORK LETTER A 1" DOMESTIC COLD WATER LINE HAS BEEN STUB WITHIN 5' OF BUILDING. WITH A MINIMUM PRESSURE OF 40 PSI. LANDLORD WILL PROVIDE WATER METER OR SUB METER AT AN ACCESSIBLE LOCATION SO IT CAN BE READ WITH OUT ENTERING THE PREMISES

SANITARY SEWER:

PER LANDLORD WORK LETTER A 4" SANITARY SEWER BRANCH LINE WITHIN 5' OF BUILDING HAS BEEN INSTALLED AT A DEPTH TO ACCOMMODATE A GREASE INTERCEPTOR AS REQUIRED BY LOCAL AUTHORITIES. (PER PARKER WATER AND SANITARY A MINIMUM SIZE OF A GREASE INTERCEPTOR SHALL BE 1200 GALLONS. GRAVITY GREASE INTERCEPTOR MUST BE INSTALLED TO ACCOMMODATE ACCESS FOR MAINT. A SITE WINDOW NEEDS TO BE INSTALLED DOWN STREAM OF THE GREASE INTERCEPTOR SO WASTE SAMPLE CAN BE TAKEN BY THE A.H.J.

NOTE: GREASE INTERCEPTOR WILL BE PROVIDED AS NECESSARY PER TENANT FINISH WORK.

GREASE INTERCEPTOR:

PER PARKER WATER AND SANITARY A MINIMUM SIZE OF A GREASE INTERCEPTOR SHALL BE 1200 GALLONS. GRAVITY GREASE INTERCEPTOR MUST BE INSTALLED OUTSIDE,AND IN A LOCATION TO ALLOW FOR MAINT. A SITE WINDOW NEEDS TO BE INSTALLED DOWN STREAM OF THE GREASE INTERCEPTOR SO SAMPLES CAN BE TAKEN BY THE A.H.J.

NOTE: GREASE INTERCEPTOR WILL BE PROVIDED AS NECESSARY PER TENANT FINISH WORK.

NATURAL GAS SYSTEM:

PER LANDLORD WORK LETTER A 2" NATURAL GAS LINE HAS BEEN STUBBED TO THE BUILDING. NO INCOMING PRESSURE WERE INDICATED. JCAACE BASIS OF DESIGN 7" WC ENTERING GAS PRESSURE

SHEET INDEX

ISSUE	SHEET NO.	SHEET DESCRIPTION
07-27-2020 ISSUED FOR PERMIT		
●	P0.1	PLUMBING COVER SHEET
●	P0.2	PLUMBING SPECIFICATIONS
●	P1.1	PLUMBING FLOOR PLAN
●	P2.1	PLUMBING ROOF PLAN
●	P3.1	PLUMBING LOAD FORM

LEGEND

ABBR.	SYMBOL	DESCRIPTION
SAN OR W		WASTE OR SEWER BELOW GRADE
FCO/GCO		FLOOR OR GRADE CLEANOUT
CW		COLD WATER
SOV		SHUT-OFF VALVE
BFP	BFP	BACKFLOW PREVENTER
G	G	GAS, LOW PRESSURE
GC		GAS COCK
FD		FLOOR DRAIN
VTR		VENT THRU ROOF
GW	GR	GREASE WASTE BELOW GRADE
POC		POINT OF CONNECTION
PC		PIPE CAP

1 OWNER OF THE BUILDING TO NOTIFY FUTURE TENANTS THAT IT IS THEIR RESPONSIBILITY OF INSTALLED THE CORRECT PLUMBING FIXTURES BASED ON THE OCCUPANCY GROUP/USE OF THE SPACE.

PLUMBING MATERIAL SCHEDULE

SYSTEM	ABV/BLW GRADE	SIZES	MATERIAL	JOINTS	FITTINGS
WASTE & VENT DRAIN	ABV	ALL	NO HUB CAST IRON	GASKET COUPLINGS W/ CLAMPS	NO HUB CAST IRON
WASTE & VENT DRAIN	BLW	ALL	SCH. 40 PVC	SOLVENT WELD	MATCH PIPE
DOMESTIC WATER	ABV	ALL	TYPE L COPPER	LEAD FREE SOLDER	WROUGHT COPPER
GAS	ABV	1/2" TO 2"	SCH. 40 BLACK STEEL	SCREWED	MALLEABLE BLACK IRON
DOMESTIC WATER	BLW	ALL	TYPE K COPPER	LEAD FREE SOLDER	

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR/MODEL	ROUGH-IN (INCHES) HW	CW	V	TRAP	S/W	NOTES
FD-1	CAST IRON FLOOR DRAIN WITH DOUBLE DRAINAGE FLANGE AND WEEPHOLES WHERE WATERPROOF MEMBRANES OCCUR, MEDIUM DUTY CAST IRON STRAINER, AND 1/2" TRAP PRIMER CONNECTION. PROVIDE P-TRAP OF MATERIAL SPECIFIED FOR DRAINAGE PIPING AND SIZE INDICATED ON DRAWINGS.	FLOOR DRAIN = ZURN #Z-550-P OR EQUAL BY JOSAM, J.R. SMITH, WADE, OR EQUAL	---	---	---	SEE NOTES	SEE NOTES	SET DRAIN FLUSH AND LEVEL WITH FINISHED SURFACES, COORDINATE PLACEMENT WITH OTHER TRADES. COVER DRAIN DURING CONSTRUCTION TO PREVENT FOREIGN OBSTACLES FROM ENTERING DRAIN. FLOOR DRAIN CONNECTION SIZE AS NOTED ON PLANS.

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PLUMBING COVER SHEET

P0.1

CONSTRUCTION REVISION #1 - 10.05.2021

PLUMBING SPECIFICATIONS

DIVISION 22 SPECIFICATIONS:

PLUMBING EQUIPMENT, METHODS AND MATERIALS

PRODUCTS

1. GENERAL

ALL PRODUCTS USED SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE PLUMBING CODE IN EFFECT IN THE BUILDING LOCATION. WHERE BIDDER IS NOT SURE, HE IS ADVISED TO DETERMINE WHAT LIMITATIONS, IF ANY, ARE IMPOSED AT THE SITE.

2. WATER DISTRIBUTION PIPE

PIPE 4" AND SMALLER SHALL BE TYPE "L" COPPER WITH WROUGHT COPPER FITTINGS FOR PIPE NOT IN OR UNDER FLOOR SLABS.

DIELECTRIC UNIONS SHALL BE INSTALLED WHEREVER ANY DISSIMILAR METALS ARE USED.

3. SANITARY SOIL, WASTE AND VENT SYSTEMS

SOIL AND WASTE PIPE SHALL BE CAST IRON AS APPROVED BY CODE FOR THIS DUTY. NO VENT STACK SHALL BE LESS THAN 2" IN DIAMETER.

4. SLEEVES AND ESCUTCHEONS

PROVIDE GALVANIZED SHEET METAL SLEEVES FOR ALL PIPES AT FLOORS, CEILINGS AND PARTITIONS. PROVIDE PIPE SLEEVES TWO PIPE SIZES LARGER THAN PIPE OR INSULATION AT PENETRATIONS. CAULK AND INSTALL ESCUTCHEONS AS SPECIFIED.

PROVIDE NICKEL PLATED BRASS ESCUTCHEONS WITH SPRING LOCKS OR SET SCREWS AT CEILINGS, FLOORS, AND WALLS FOR ALL PIPES. DO NOT USE CHROME PLATED FERROUS METAL ESCUTCHEONS.

5. VALVES

VALVES SHALL BE SOLID BRONZE THROUGH 2" SIZE AND BRONZE FITTED FOR LARGER SIZES.

PROVIDE FULL PORT BALL VALVES WITH SOLDER CONNECTIONS.

VALVES SHALL BE RATED AT 125 PSI SWP/200 PSI WOG EQUIVALENT TO NIBCO, STOCKHAM, CRANE OR APPROVED EQUIVALENT.

6. CLEANOUTS AND COVERS

PROVIDE CLEANOUTS AT THE BASE OF EACH STACK AND AS SHOWN ON THE DRAWINGS. SPACING SHALL NOT BE GREATER THAN 50 FEET APART. PROVIDE CLEANOUT AT EACH CHANGE OF DIRECTION OF THE WASTE LINE GREATER THAN 45 DEGREES AND AS REQUIRED TO PROPERLY ROD THE SYSTEM.

CLEANOUT COVER SHALL BE THE PROPER TYPE FOR THE LOCATION AS ACCEPTED BY THE TRADE AS GOOD PRACTICE, THAT IS, FLUSH SCORED TOP FOR TILE AREAS, RECESSED TOP FOR VINYL FLOOR AREAS, DEEP CUT FOR TERRAZZO AREAS, FLUSH MOUNTED ON FLOOR UNDER CARPET WITH SCREW MARKER, CHROME PLATED COVER PLATE FOR FINISHED WALLS, ETC.

7. ROOF FLASHING FOR ROOF DRAINS AND VENT STACKS

FLASHING SHALL BE LEAD OF NOT LESS THAN FOUR POUNDS PER SQUARE FEET AND SHALL BE TALL ENOUGH TO TURN INTO THE TOP OF THE VENT PIPE 12" ABOVE THE ROOF AND EXTEND OUT FROM THE ROOF DRAINS AND STACKS AT LEAST 12" ON EACH SIDE. OR AS DIRECTED BY THE ARCHITECT.

8. PIPE HANGERS AND SUPPORTS

HANGERS FOR HORIZONTAL PIPES IN BUILDING SHALL BE ADJUSTABLE TYPE SUPPORTED BY THREADED RODS EQUIVALENT TO FEE AND MASON #239 OR #400. HANGERS ON BARE COPPER LINES SHALL BE COPPER PLATED. INSULATED LINES SHALL BE PROVIDED WITH A 20 GAUGE MINIMUM SADDLE 12" LONG FOR PIPES 2" AND SMALLER AND 18" FOR LARGER PIPES.

SUPPORT ALL PIPING BELOW THE BUILDING, SIDEWALKS, ETC. WITH 1/4 INCH STAINLESS STEEL RODS 4 FOOT ON CENTER AND AT EACH SIDE OF EACH FITTING. FOR NEW CONCRETE, EMBED IN THE CONCRETE ABOVE AND WIRE TO THE STEEL REINFORCING. FOR EXISTING CONCRETE SLABS, USE THREADED STAINLESS STEEL RODS AND 1/4 INCH CONCRETE DRILL AND SET ANCHORS. DRILL ANCHORS ONLY INTO BEAMS AND WEBS. TWIST THE RODS AROUND THE PIPING WITH THREE COMPLETE TURNS AROUND THE VERTICAL ROD. PROVIDE 1 FOOT LONG SCHEDULE 40 PVC SADDLES FOR ALL COPPER AND PVC PIPING. THE SADDLES SHALL BE THE SAME DIAMETER AS THE PIPE. WHERE REPAIRS ARE BEING MADE, THE CONTRACTOR SHALL INSTALL THESE SUPPORT RODS ON BOTH SIDES OF THE REPAIR FOR A DISTANCE OF 4 FEET OF THE EXISTING PIPE.

9. UNIONS

UNIONS 2" AND SMALLER SHALL BE GROUND JOINT TYPE WITH FLANGES BEING USED IN PIPES LARGER THAN 2".

10. FIXTURES AND EQUIPMENT GENERAL

FURNISH ALL PLUMBING FIXTURES, DRAINS AND EQUIPMENT AS SHOWN ON THE DRAWINGS. IF THE ARCHITECTURAL DRAWINGS DIFFER FROM THE PLUMBING DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO BIDDING. FURNISH FIXTURES AND OTHER EQUIPMENT COMPLETE WITH ALL REQUIRED AND NECESSARY TRIM, FITTINGS, AND OTHER DEVICES FOR A COMPLETE FINISHED PROJECT AND AS DIRECTED BY THE ARCHITECT.

FIXTURES AND EQUIPMENT SHALL HAVE THE MANUFACTURER'S NAME OR TRADE MARK IMPRINTED ON OR ATTACHED BY METALLIC NAME PLATE. ALL FIXTURES AND ALL TRIM SHALL BE BY THE SAME MANUFACTURER UNLESS NOTED OTHERWISE. TRIM MAY BE OF DIFFERENT MANUFACTURER THAN FIXTURES, BUT EQUIVALENT TO THAT SPECIFIED.

ALL EXPOSED TRIM SHALL BE CHROME PLATED. TOPS OF ALL FLOOR DRAINS SHALL BE CHROME OR NICKEL BRONZE UNLESS OTHERWISE NOTED.

FURNISH BOLT CAPS FOR ALL TOILETS AND URINALS.

11. PLUMBING FIXTURES

GENERAL: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING FIXTURES, WITH ALL ASSOCIATED VALVES, TRIM, CONNECTORS, ETC., SHOWN ON THE ACCOMPANYING DRAWINGS. ALL FIXTURES MUST BE DELIVERED TO THE BUILDING PROPERLY CRATED. ESCUTCHEONS SHALL BE CHROME PLATED BRASS OR STAINLESS STEEL. TRAPS SHALL BE 17-GAUGE AND SHALL HAVE COUNTER SUNK CLEANOUT PLUG.

EXECUTION

12. GENERAL

ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND THE BEST PRACTICES AND ALL PRODUCTS INSTALLED AS DIRECTED BY THE MANUFACTURER THROUGH THEIR WRITTEN INSTRUCTIONS.

13. DISINFECTION

DISINFECT NEW WATER PIPING (AND EXISTING WATER PIPING AFFECTED BY THE CONTRACTOR'S OPERATION) IN ACCORDANCE WITH AWWA C601. FILL PIPING SYSTEMS WITH SOLUTION CONTAINING A MINIMUM OF 50 PARTS PER MILLION OF AVAILABLE CHLORINE AND ALLOW SOLUTION TO STAND FOR A MINIMUM OF 24 HOURS. FLUSH SOLUTION FROM SYSTEMS WITH CLEAN WATER UNTIL MAXIMUM RESIDUAL CHLORINE CONTENT IS NOT GREATER THAN 0.2 PARTS PER MILLION.

14. EXCAVATION AND BACKFILLING

DO ALL EXCAVATION AND BACKFILLING REQUIRED. TRENCHES SHALL BE WIDE ENOUGH FOR PROPER INSTALLATION OF THE PIPE. GRADE THE DITCH BOTTOM FOR PROPER SLOPE AND PROVIDE BELL HOLES TO ALLOW THE FULL BEARING OF THE PIPE BARREL. COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS RELATING TO DITCHING.

DEWATER TO EXTENT NECESSARY TO GIVE PROPER COMPACTION UNDER ALL PIPES. CONTINUE DEWATERING OPERATION UNTIL SYSTEM HAS BEEN TESTED, APPROVED, BACKFILLED AND COMPACTED.

EXCAVATE 6" BELOW THE PIPE AND FILL WITH COMPACTED OR WETTED SAND TO PIPE GRADE.

NO EXCAVATION SHALL BE UNDER OR NEAR FOOTINGS WITHOUT APPROVAL OF THE ARCHITECT.

BACKFILL WITH CLEAN DIRT OR SAND, NO ROCKS, CLODS OR TRASH. TAKE CARE NOT TO DISTURB THE PIPE GRADE OR ALIGNMENT. COMPACT AROUND AND UNDER THE PIPE CAREFULLY. FINISH BACKFILL WITH APPROVED MATERIAL AND LEAVE SLIGHTLY MOUNDED. CLEAN UP AROUND THE DITCH AREA TO REMOVE TRASH AND ANY EXCESS DIRT.

WHERE DITCH IS UNDER FUTURE PAVEMENT, FINISH SURFACES, OR FOOTINGS, THE FILL SHALL BE COMPACTED IN 6" LAYERS WITH A POWER TAMPER.

15. CONTRACTOR'S RESPONSIBILITIES

THE CONTRACTOR'S RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO:

SETTING FLOOR AND WALL SLEEVES IN PROPER LOCATIONS.

INFORMING OTHER TRADES OF LOCATION OF AND SIZE OF CHASES, STACKS, CLEANOUTS, ETC. THAT WILL LATER RELATE TO THEIR WORK.

PROVIDING ACCESS TO ALL ITEMS REQUIRING ROUTINE SERVICE.

SETTING THE ELEVATION OF FLOOR DRAIN TOPS TO PROVIDE FOR A SLOPE OF 1/16" PER FOOT TOWARD THE DRAIN. THIS REQUIRES COORDINATION WITH THE CONCRETE SUBCONTRACTOR AND RECHECKING AT THE TIME THE POUR IS BEING MADE.

INSULATION:

16. GENERAL

THIS SECTION APPLIES TO ALL PLUMBING WORK.

ALL INSULATION SHALL BE IN STRICT ACCORDANCE ALL LOCAL AND STATE ENERGY CODES.

THE INSULATION WORK SHALL BE PERFORMED BY A FIRM REGULARLY ENGAGED IN THIS TYPE WORK USING MECHANICS SKILLED IN THE TRADE.

INSTALL ALL MATERIALS AS RECOMMENDED BY THE MANUFACTURER FOR THE SERVICE INTENDED. ALL INSULATION MATERIAL, INCLUDING SEALER MATERIAL, ADHESIVES, COVERING MATERIAL, FINISH, ETC. SHALL HAVE A U. L. LISTED FLAME SPREAD RATING NOT OVER 24 WITHOUT EVIDENCE OF CONTINUED PROGRESSIVE COMBUSTION AND WITH A SMOKE DEVELOPED RATING NOT HIGHER THAN 50. ALL COATINGS AND COVERINGS FOR HOT SERVICE SHALL BE BREATHER TYPE AND VAPOR BARRIER TYPE FOR COLD SERVICE.

17. DOMESTIC HOT AND COLD WATER

DOMESTIC HOT AND COLD WATER PIPE ABOVE GRADE AND IN CONCEALED SPACES SHALL BE INSULATED USING ALL SERVICE JACKET WITH SELF-SEALING LAPS. THICKNESS FOR ALL SIZES OF PIPE SHALL BE 1" INCH THICK FIBERGLASS FOR NON HOTWATER RECIRCULATING SYSTEMS. INSULATION SHALL MEET OR EXCEED IEEC. FITTINGS SHALL BE COVERED WITH FORMED SECTIONS OF MATERIAL.

18. COLD DRAIN LINES

INSULATE ALL HORIZONTAL DRAIN LINES WHICH CAN RECEIVE COLD CONDENSATE WITH 1" THICK (3/4 LBS/CU. FT. DENSITY) DUCT WRAP WITH ALUMINUM ALL SERVICE JACKET, VAPOR BARRIER.

19. WATER DISTRIBUTION PIPING

EXTEND FROM THE WATER ENTRANCE TO EVERY FIXTURE, WATER HEATER, OR OUTLET REQUIRING HOT OR COLD WATER. PROVIDE STOP VALVE AND A DRAIN FOR THE SYSTEM. EVERY LOW POINT SHALL BE DRAINED WITH A CAP OR PLUG AND DRAIN VALVE.

PIPE SIZES SHOWN ON THE DRAWINGS ARE INTERNAL DIAMETER.

EVERY FIXTURE CONNECTION SHALL BE PROVIDED WITH A STOP VALVE AND AN 3/4" X 15" HIGH AIR CHAMBER VERTICALLY AT THE FIXTURE CONNECTION.

AT CONTRACTOR'S OPTION, EXISTING BRANCH (NOT MAIN) DOMESTIC WATER PIPING MAY BE REUSED WITHIN UNIT IF TESTED AND PROVEN TO BE IN PROPER CONDITION WITH APPROVAL OF ARCHITECT.

20. BUILDING DRAIN, WASTE AND VENT SYSTEM

THE WASTE AND VENT SYSTEM SHALL BE GENERALLY AS SHOWN ON THE DRAWINGS WITH CHANGES ON THE JOB AS REQUIRED TO MEET JOB CONDITIONS. ANY MAJOR CHANGE FROM THAT SHOWN ON THE DRAWINGS SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT.

A FIXTURE SHALL WASH THE BOTTOM OF ALL STACKS WHETHER REQUIRED BY LOCAL CODE OR NOT.

EXTEND VENT STACKS 12" ABOVE THE ROOF AND FLASH WITH FLASHING. TURN THE TOP OF FLASHING INTO THE STACK.

THERE SHALL BE NO HORIZONTAL OFFSET IN VENTS LESS THAN 6" ABOVE THE FLOOD RIM OF THE HIGHEST FIXTURE IN THE GROUP.

21. TESTING

NOTIFY ARCHITECT THREE WORKING DAYS BEFORE ANY TESTS ARE MADE. NO JOINTS OR FITTINGS SHALL BE CONCEALED UNTIL TESTED AND APPROVED. REPEAT TEST AS NECESSARY UNTIL PROVEN SATISFACTORY.

THE FOLLOWING TEST AS DESCRIBED IN THE INTERNATIONAL PLUMBING CODE, SECTION 312, SHALL BE PERFORMED:

SEWER SYSTEM:

WATER TEST - FILL SYSTEM WITH WATER AND HOLD FOR 45 MINUTES WITHOUT DROP IN WATER LEVEL.

MINIMUM HEAD SHALL BE 10 FEET OF WATER.

BALL TEST - PASS A WOODEN SEWER BALL THROUGH THE SYSTEM USING ONLY WATER TO ASSIST.

WATER SYSTEM

IMPOSE 150 PSI WATER PRESSURE ON THE SYSTEM WITH SYSTEM FULL OF WATER AND HOLD FOR FOUR HOURS WITHOUT PRESSURE DROP. IN FREEZING WEATHER ONLY, USE 150 PSI AIR PRESSURE AND HOLD FOR 8 HOURS WITHOUT DROP IN PRESSURE BEYOND THAT EXPECTED FROM TEMPERATURE CHANGES. INSTALL PRESSURE GAUGE FOR EITHER TEST AND LEAVE IN PLACE UNTIL WATER SUPPLY IS CONNECTED.

22. SCREWED PIPE FITTINGS

CUT THREADS TO FULL DEPTH AND MAKE UP USING TEFLON TAPE. USE DRAINAGE PATTERN FITTINGS FOR WASTE AND VENT SYSTEMS.

23. CAST IRON PIPE FITTINGS

FITTINGS MAY BE NO-HUB, PUSH TYPE, OR LEAD AND OAKUM. INSTALL AS RECOMMENDED BY THE MANUFACTURER USING TOOLS AS RECOMMENDED BY THEM. CARE SHALL BE TAKEN TO PREVENT SHIFTING OR SETTLING OF PIPE.

24. SOLDER TYPE FITTINGS

BRAZE USING J.W. HARRIS "DYNAFLOW" 6% SILVER BRAZING ALLOY.

CLEAN PIPE AND FITTINGS BRIGHT WITH SAND PAPER OR WIRE BRUSH AND APPLY PASTE FLUX (LIQUID FLUX IS NOT ACCEPTABLE) AND ASSEMBLE JOINT. APPLY HEAT EVENLY TO THE PIPE AND FITTINGS AND APPLY SOLDER TO FILL THE JOINT BY CAPILLARY ACTION. CLEAN JOINT OF EXCESS SOLDER BEFORE IT COOLS. FITTINGS DISCOLORED BY HEAT SHALL BE REMOVED AND THE JOINT REMADE.

25. GRADES

PIPE SHALL GRADE IN DIRECTION OF FLOW NOT LESS THAN THE FOLLOWING
BUILDING SEWER AND BUILDING DRAIN- 1/8" PER FOOT.
WASTE AND VENT 2-1/2" AND SMALLER- 1/4" PER FOOT.
WASTE AND VENT 3" AND LARGER- 1/8" PER FOOT.

26. PIPE SLEEVES

TIGHTLY CAULK ALL ANNULAR SPACES BETWEEN PIPES (OR INSULATION) AND SLEEVES WITH SILICONE TYPE SEALANT.

SLEEVES PASSING THROUGH FLOORS SHALL EXTEND 2" ABOVE THE FLOOR LEVEL TO PREVENT WATER PENETRATION AROUND PIPE. THE SLEEVE SHALL ALSO BE SEALED TO THE FLOOR.

27. PROTECTION OF PIPE BELOW SLABS.

ALL STEEL AND COPPER PIPES INSTALLED BELOW A FLOOR SLAB AND NOT INSULATED SHALL BE GIVEN ONE HEAVY TROWEL COAT OF MASTIC EQUIVALENT TO KOPPERS NO. 50. THE THREADS SHALL BE GIVEN A SECOND COAT.

28. INSTALLATION OF PIPES

ALL THREADED PIPES SHALL BE REAMED TO REMOVE ALL CUTTING LIPS FROM THE INSIDE EDGE AND SHALL BE THREADED WITH CLEAN DIES TO THE PROPER DEPTH. CUTS SHALL BE CLEAN AND NOT GOUGED OR ROUGH. APPLY LUBRICANT TO MALE THREAD ONLY.

ALL COPPER PIPES SHALL BE REAMED TO REMOVE ALL CUTTING LIPS FROM INSIDE EDGE.

PIPE SHALL BE LAID OR SUPPORTED IN A STRAIGHT AND TRUE MANNER WITH FITTINGS USED TO MAKE ALL CHANGES IN DIRECTION.

ALL PIPE SHALL BE CUT CLEAN AT PRECISE ANGLE, HAND CUTTING OF PVC PIPE SHALL NOT BE ACCEPTABLE.

29. PIPE HANGERS AND SUPPORTS

SUPPORT ALL SUSPENDED PIPE WITH PROPER ADJUSTABLE SWIVEL HANGERS WITH MAXIMUM SPACING AS FOLLOWS:

CAST IRON - ONE HANGER FOR EACH SECTION OF CAST IRON PIPE.
SCREWED AND SOLDER PIPE - 6 FOOT SPACING FOR PIPE 1-1/2" AND SMALLER AND 10 FEET FOR LARGER.

ALL THREAD HANGER RODS SHALL BE USED AS FOLLOWS:
PIPE 2" AND SMALLER - 3/8"
PIPE 2-1/2 TO 4" - 1/2"
PIPE ABOVE 4" - 5/8"

SUPPORT ALL VERTICAL PIPE WITH KNEE ANCHORS OR FLOOR CLAMPS AND BRACE AS REQUIRED.

CLAMPS AND HANGERS ON INSULATED PIPE SHALL BE PROVIDED WITH A HEAVY GALVANIZED BEARING PLATE NOT LESS THAN FOUR INSULATION DIAMETERS LONG.

BARE COPPER PIPES SHALL BE SUPPORTED WITH COPPER PLATED HANGERS.

SUPPORT HANGERS FROM BEAM CLAMPS, INSERTS IN CONCRETE, JOIST CLAMPS, ETC. AS NECESSARY TO SUPPORT THE WEIGHT. NO WIRE OR STRAPS ARE TO BE USED FOR HANGERS.

30. PROTECTION DURING CONSTRUCTION

INSTALL TEST PLUGS, WOOD PLUGS OR CAPS IN ALL OPEN PIPES AT TIME OF INSTALLATION AND DO NOT REMOVE UNTIL PIPE IS CONNECTED.

MAINTAIN PRESSURE AND PRESSURE GAUGE ON ALL WATER LINES DURING CONSTRUCTION. USE WATER EXCEPT IN COLD WEATHER.

DRAIN ALL WATER FROM LINES TO PREVENT FREEZING.

PROTECT ALL FINISHED SURFACES OF FIXTURES AND BRASS FROM ANY DAMAGE. FIXTURES OR BRASS OF ANY TYPE THAT IS DAMAGED, SCRATCHED, DISCOLORED SHALL BE REMOVED AND REPLACED AT THIS CONTRACTOR'S EXPENSE.

31. NATURAL GAS SYSTEM

GAS PIPING ROUTED WITHIN THE BUILDING, 2" AND BELOW, SHALL BE BLACK STEEL SCHEDULE 40 WITH MALLEABLE FITTINGS, GAS PIPING 2 1/2" AND ABOVE SHALL BE BLACK STEEL SCHEDULE 40, WITH WELD FITTINGS. GAS PIPING INSTALLATION SHALL CONFORM IN ALL RESPECT TO APPLICABLE BUILDING CODES. PROVIDE DRIP LEGS WHERE EVER DIRECTION CHANGES FROM HORIZONTAL TO VERTICAL. GAS PLUG COCKS SHALL BE ROCKWELL, NORDSTRUM, DEZURICK OR APPROVED EQUAL.

VENT ALL GAS REGULATORS TO OUTDOORS.

EACH PIECE OF EQUIPMENT TO BE PROVIDED W/ GAS COCK AND UNION IN ACCORDANCE TO CODE.

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JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

#20.033

COLORADO LICENSED
PATRICK LEBRATO
55536
10/6/2021
PROFESSIONAL ENGINEER

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PLUMBING SPECIFICATIONS

P0.2

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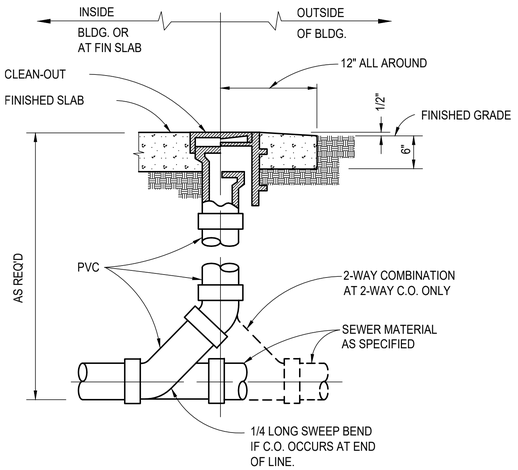
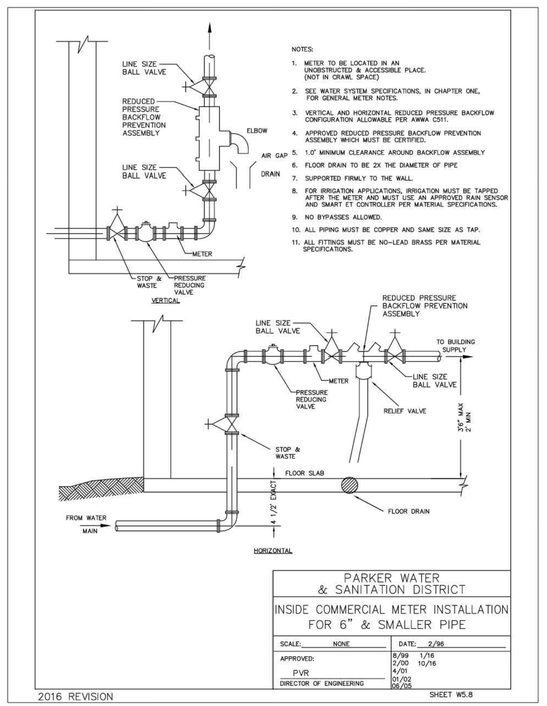


CLEANOUT TO GRADE DETAIL

NO SCALE

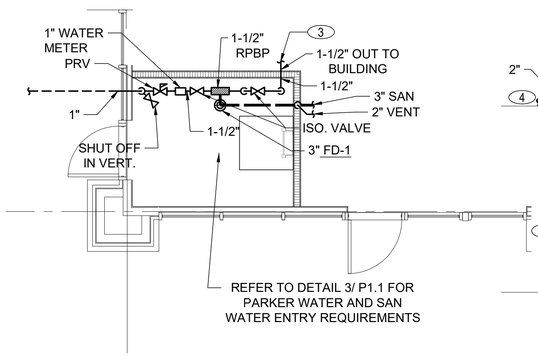
2
P1.1



PARKER WATER & SAN WATER ENTRY

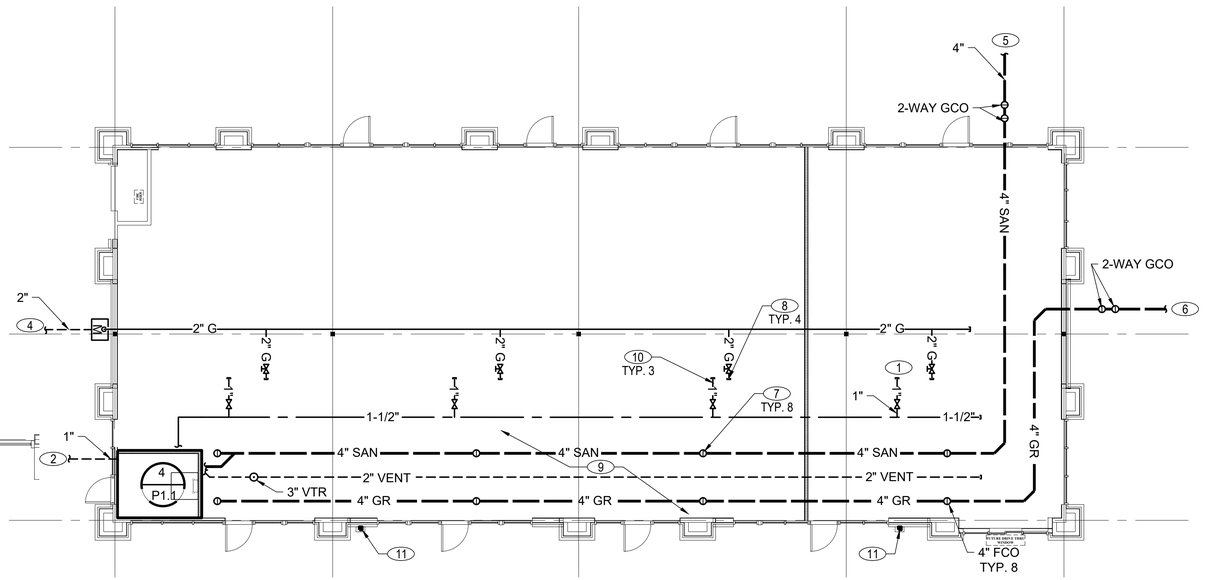
NO SCALE

3
P1.1



4 ENLG. WATER ENTRY

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



1 PLUMBING FLOOR PLAN

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

NORTH

SHEET NOTES

1. PER LL LETTER PROVIDE 1" COPPER WATER LINE WITH A MINIMUM PRESSURE 40 PSI TO BE CAPPED, VALVE, AND SUBMETERED FOR FUTURE CONNECTION
2. 1" CW OUT TO MAIN, REFER TO CIVIL FOR CONTINUATION.
3. REFER TO 1 ON SHEET P1.1 FOR CONTINUATION
4. REFER TO CIVIL FOR CONTINUATION, JCAACE BASIS OF DESIGN WILL BE 7" WC ENTERING GAS PRESSURE. PER LL LETTER A 2" 7" WC LOW PRESSURE NATURAL GAS LINE WAS STUBBED IN AT AREA OF WORK
5. REFER TO CIVIL FOR CONTINUATION AND CONNECTION TO 4" SAN. INSTALL SAN AT A INVERT CAPABLE OF ACCOMMODATE FUTURE GREASE INTERCEPTOR.
6. REFER TO CIVIL FOR CONTINUATION, AND CONNECTION TO FUTURE GREASE INTERCEPTOR, GREASE INTERCEPTOR SHALL BE SET, SIZED, AND LOCATED BY FUTURE TENANT / OTHERS.
7. FLOOR CLEAN OUTS INSTALLED FOR FUTURE CONNECTION POINTS
8. 2" 7" WC GAS LINE CAPPED AND VALVED FOR FUTURE CONNECTION.
9. SLAB LEAVE OUT FOR FUTURE TENANT CONNECTION TO BELOW GRADE UTILITIES, REFER TO ARCH / STRUCTURAL SHEETS FOR LEAVE OUT DETAILS. ALL UNDERGROUND PIPING SHALL BE ROUTED THROUGH SLAB LEAVE OUT.
10. 1" CW CAPPED, VALVED AND SUBMETERED FOR FUTURE CONNECTIONS.
11. 4"x4" DOWNSPOUT FROM ROOF. SEE CIVIL DRAWINGS FOR CONTINUATION.

GENERAL NOTES

1. PLUMBING DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK, VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.
2. CONTRACTOR SHALL COORDINATE WORK INDICATED WITH MECHANICAL, ELECTRICAL, STRUCTURAL, CIVIL, AND ARCHITECTURAL DIVISIONS. CONTRACTOR SHALL VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK, COORDINATE WITH OTHER TRADES AND MAKE FINAL CONNECTION. SUBMIT 1/4" SCALE SHOP DRAWINGS FOR PLUMBING SYSTEMS, DIMENSIONED TO INCORPORATE THE WORK OF OTHER TRADES. INDICATE SPACES RESERVED FOR FIRE SPRINKLER, PLUMBING PRIOR TO FABRICATION. COORDINATE ALL CHASE, SLEEVE, AND SLAB BLOCKOUTS BEFORE CONCRETE IS POURED OR BLOCK SET.
3. PROVIDE ACCESSIBLE CLEANOUTS AS REQUIRED PER CODE.
4. PROVIDE ACCESSIBLE SHUT-OFF VALVES ON ALL NEW FIXTURE HW & CW BRANCHES.
5. ALL VENT PIPING IS 2" UNLESS NOTED OTHERWISE.

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PLUMBING FLOOR PLAN

P1.1

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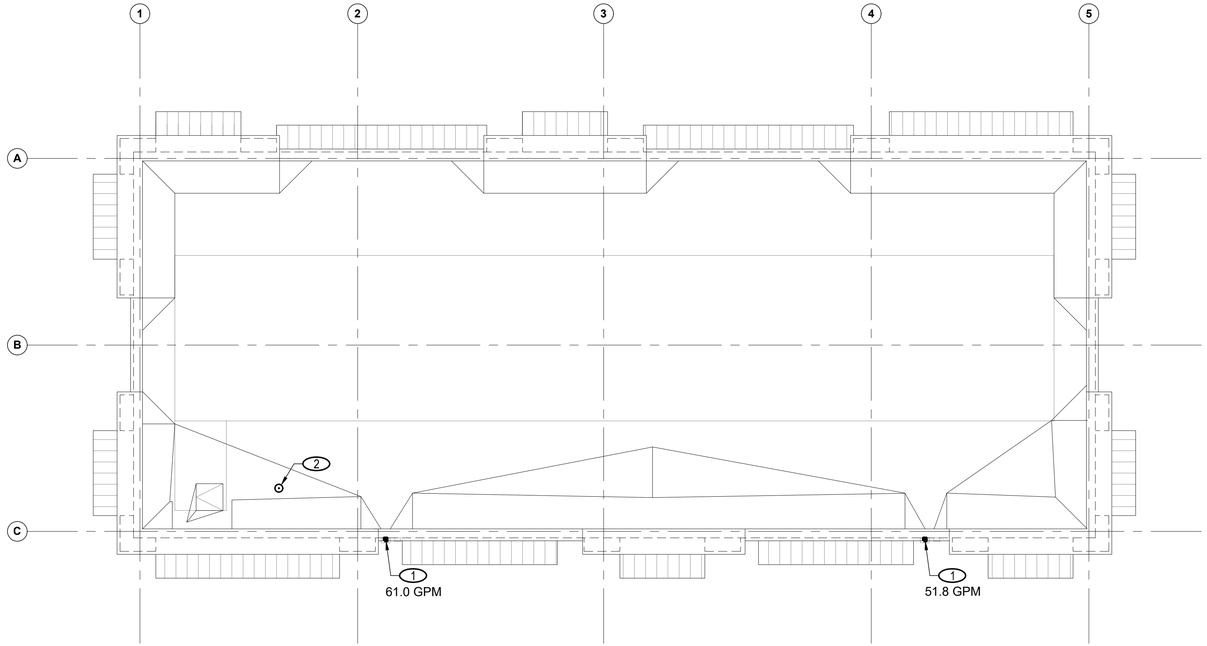

1 PLUMBING ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

SHEET NOTES

(1) SCUPPER TO 4"x4" DOWNSPOUT. SEE ARCH DRAWING FOR SCUPPER INFORMATION.

(2) 3"Ø VTR FROM BELOW. RE: FLOOR PLAN.

GENERAL NOTES

1. PLUMBING DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK, VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.

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PLUMBING ROOF PLAN

P2.1

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Load Values

FIXTURE	OCCUPANCY	SUPPLY CONTROL	COLD	HOT	TOTAL	FIXTURE COUNT Tenant 1	Tenant 2	Tenant 3	Tenant 4	NA
Bathroom Group	Private	Flush Tank	2.70	1.50	3.60					
Bathroon Group	Private	Flush Valve	6.00	3.00	8.00					
Bathtub	Private	Faucet	1.00	1.00	1.40					
Bathtub	Public	Faucet	3.00	3.00	4.00					
Bidet	Private	Faucet	1.50	1.50	2.00					
Combination Fixture	Private	Faucet	2.25	2.25	3.00					
Dishwashing Machine	Private	Automatic		1.40	1.40	0				
Drinking Fountain	Offices	3/8" Valve	0.25		0.25	1	1	1	1	0
Hand wash sink - kitchen health code	Private	Faucet	1.00	1.00	1.40	0	0			
Kitchen Sink	Hotel, restraunt	Faucet	3.00	3.00	4.00	2	1	1	1	
LaundryTrays 1-3	Private	Faucet	1.00	1.00	1.40					
Lavatory	Private	Faucet	0.50	0.50	0.70					
Lavatory	Public	Faucet	1.50	1.50	2.00	3	3	1	1	0
Service Sink	Offices, ect.	Faucet	2.25	2.25	3.00	1	1	1	1	0
Hose Bib (2009IPC, pg.40)	Public	Faucet	5.00		5.00	1				
Hose Bib (2009IPC, pg.40) ea additional	Public	Faucet	2.50		2.50					
Shower Head	Public	Mixing Valve	3.00	3.00	4.00					
Shower Head	Private	Mixing Valve	1.00	1.00	1.40					
Urinal	Public	1" Flush Valve	10.00		10.00					
Urinal	Public	3/4" Flush Valve	5.00		5.00					
Urnial	Public	Flush Tank	3.00		3.00					
Washing Machine (8lb)	Private	Automatic	1.00	1.00	1.40					
Washing Machine (8lb)	Public	Automatic	2.25	2.25	3.00	1				
Washing Machine (15lb)	Public	Automatic	3.00	3.00	4.00					
Water Closet	Private	Flush Valve	6.00		6.00					
Water Closet	Private	Flush Tank	2.20		2.20					
Water Closet	Public	Flush Valve	10.00		10.00					
Water Closet	Public	Flush Tank	5.00		5.00	2	2	1	1	0
Water Closet	Public or Private	Flushmeter Tank	2.00		2.00					
					TOTAL	35.25	23.25	14.25	14.25	0.00

TAP SIZE	DISTRIBUTION SIZE	MAXIMUM LENGTH	MAXIMUM FIXTURES ALLOWED	BUILDING FIXTURES	REMAINING FIXTURES
1	1 1/2	150	87.00	87.00	0.00

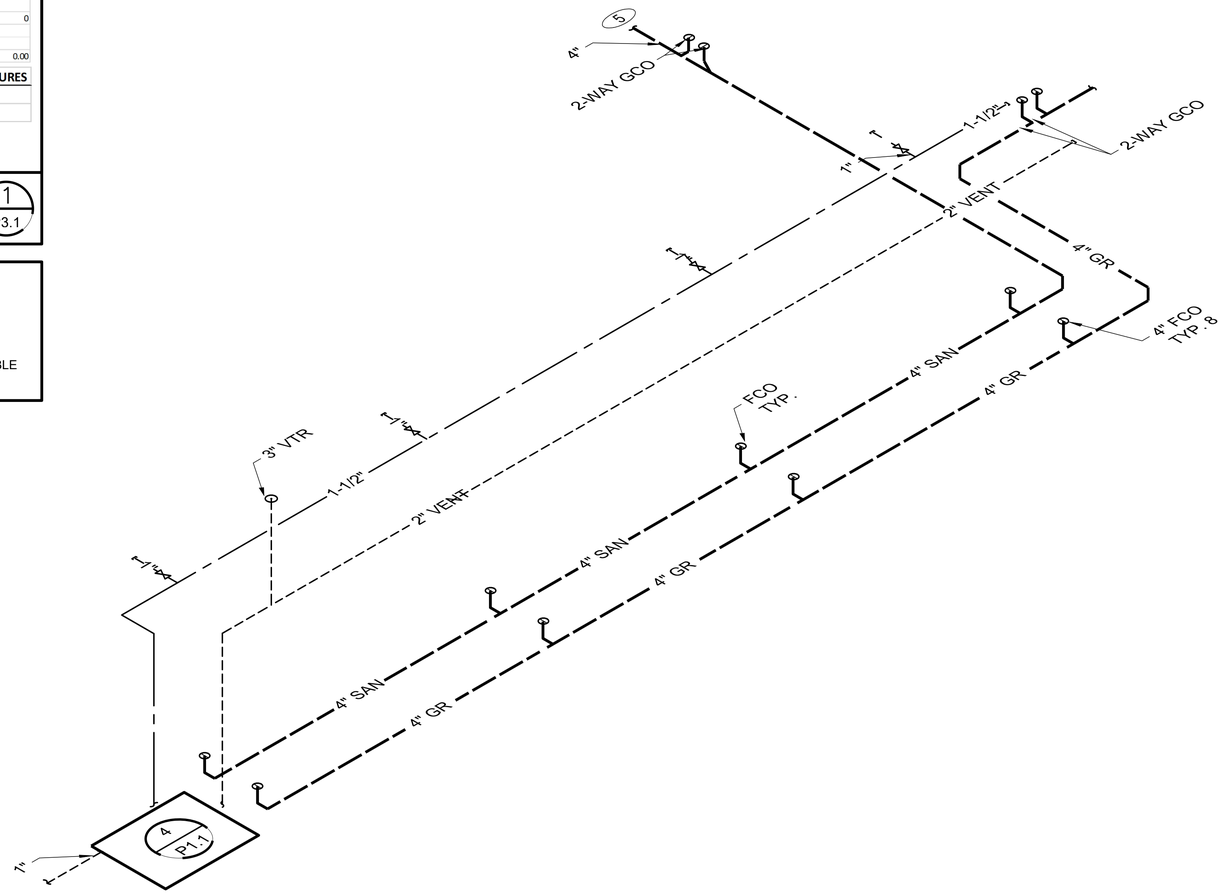
PARKER WATER METER LOAD FORM

NO SCALE

1 / P3.1

NOTE
ALL CALCS ABOVE ASSUME 1 RESTAURANT, 1 FAST CASUAL FOOD PREP TENANT & 3 RETAIL/OFFICES
MOP SINKS AND DRINKING FOUNTAINS PROVIDED FOR ALL SPACES
MENS/WOMENS RESTROOMS PROVIDED FOR 2 LARGER TENANTS
SINGLE UNISEX TOILET PROVIDED FOR 3 SMALLER RETAILS

NOTE THAT LANDLORD SHALL HOLD TENANTS TO FIXTURES AND OR FIXTURE COUNTS AS SPECIFIED IN TABLE ABOVE. ALSO OF NOTE, FIXTURES AND OR FIXTURE COUNTS ARE TRADABLE BETWEEN TENANTS.



WATER & WASTE RISER

NO SCALE

2 / P3.1

BRYTAR COMPANIES

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CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260
#20.033

COLORADO LICENSED
PATRICK LEBRATO
55536
10/6/2021
PROFESSIONAL ENGINEER

ROGUE ARCHITECTURE
CHALLENGING THE STATUS QUO™
1660 Lincoln Street, Suite 100 Denver, CO 80264 | Phone: 720-598-3330
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PLUMBING LOAD FORM

P3.1

CONSTRUCTION REVISION #1 - 10.05.2021

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
2. FINAL CONNECTIONS & ROUGH-IN REQUIREMENTS TO EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS AND INSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
3. CONTRACTOR SHALL REVIEW ARCHITECTURAL, STRUCTURAL, MECHANICAL AND OTHER DRAWINGS PRIOR TO BID.
4. CONTRACTOR SHALL VISIT SITE PRIOR TO BID AND VERIFY THAT CONDITIONS ARE AS INDICATED. CONTRACTOR SHALL REPORT DISCREPANCIES TO THE ARCHITECT AND INCLUDE IN HIS BID ALL COSTS REQUIRED TO MAKE HIS WORK MEET EXISTING CONDITIONS.
5. PROPOSED SUBSTITUTIONS OF ELECTRICAL EQUIPMENT OR REQUEST FOR "OR EQUAL" OR "APPROVED EQUAL" LISTING SHALL BE SUBMITTED TO ARCHITECT NOT LESS THAN TEN (10) WORKING DAYS PRIOR TO BID.
6. WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER TO THE SATISFACTION OF THE ARCHITECT.
7. WORK, MATERIALS AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.
8. PROVIDE PERMITS AND INSPECTIONS REQUIRED.
9. PROVIDE RECORD DRAWINGS TO ARCHITECT. DRAWINGS SHALL INCLUDE ALL ADDENDUM ITEMS, CHANGE ORDERS, ALTERATIONS, REROUTINGS, ETC.
10. VERIFY EXACT LOCATION OF EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.
11. SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL MAKE CORRECTIONS NECESSARY AT NO COST TO OWNER.
12. WIRE SHALL BE COPPER, 75°C RATED FOR GENERAL USE. FOR HID FIXTURES AND WIRING WITHIN 3 INCHES OF FLUORESCENT BALLASTS WIRE SHALL BE COPPER, MINIMUM 90°C RATED. SIZES INDICATED ARE FOR INSTALLATION IN A MAXIMUM 30°C AMBIENT. CONDUCTOR AMPACITY SHALL BE DERATED FOR HIGHER AMBIENT INSTALLATIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING PROVIDED UNDER THIS SECTION OR FACTORY WIRING IN EQUIPMENT PROVIDED UNDER THIS SECTION.
14. CONTRACTOR'S FAILURE TO ORDER OR RELEASE ORDER FOR MATERIALS AND/OR EQUIPMENT WILL NOT BE ACCEPTED AS A REASON TO SUBSTITUTE ALTERNATE MATERIALS OR EQUIPMENT.
15. SYSTEMS SHALL BE COMPLETE, OPERABLE AND READY FOR CONTINUOUS OPERATION. LIGHTS, SWITCHES, RECEPTACLES, MOTORS, ETC., SHALL BE CONNECTED AND OPERABLE.
16. VERIFY EXACT LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES, PIPING AND RACEWAY SYSTEMS PRIOR TO TRENCHING. PROVIDE NECESSARY TRENCHING, BACKFILL, EXCAVATION, SUPPORTS, SERVICE FEEDERS (CONDUIT AND/OR WIRE), PULLBOXES, TRANSFORMER PADS, SAWCUTTING AND PATCHING, CONCRETE/PAVING, ETC., REQUIRED. BACKFILL TRENCHES TO 90% COMPACTION AND PATCH TO MATCH EXISTING. CONTRACTOR SHALL OBTAIN AND VERIFY EXACT UTILITY COMPANY DRAWINGS AND REQUIREMENTS.
17. PROVIDE MAINTENANCE RECEPTACLE WITHIN 25'-0" OF ALL MECHANICAL OR MOTORIZED EQUIPMENT.
18. SEE MECHANICAL DRAWINGS FOR LOCATION OF MECHANICAL EQUIPMENT. PROVIDE SERVICE TO AND CONNECT EQUIPMENT AS REQUIRED. PROVIDE FUSES OR HACR-TYPE CIRCUIT BREAKERS FOR ALL AIR CONDITIONING EQUIPMENT SIZED IN ACCORDANCE WITH MANUFACTURER'S NAMEPLATE.
19. PROVIDE ENGRAVED NAMEPLATES ON, PANELBOARDS, DISCONNECT SWITCHES, ETC. INDICATING EQUIPMENT DESIGNATION (OR DESIGNATION OF EQUIPMENT SERVED) AND VOLTAGE. NAMEPLATES TO BE MECHANICALLY FASTENED.
20. PANEL DIRECTORIES SHALL BE TYPED AND INSTALLED UNDER CLEAR PLASTIC COVERS.
21. ALL WIRING SHALL BE INSTALLED IN LISTED METALLIC RACEWAYS. RACEWAYS IN SLAB-ON-GRADE OR BELOW GRADE SHALL BE SCHEDULE 40 PVC. TRANSITIONS FROM BELOW TO ABOVE GRADE SHALL BE WITH RIGID STEEL ELBOWS WITH P.V.C. JACKET OR APPROVED EQUAL PROTECTION.
22. EMT, NON-METALLIC AND FLEXIBLE METAL CONDUITS SHALL HAVE A CODE SIZED COPPER GROUNDING CONDUCTOR. INCREASE CONDUIT SIZE AS REQUIRED.
23. FIRE ALARM, SOUND, TELEPHONE, COMPUTER, AND SIMILAR SYSTEMS CONDUITS LARGER THAN 1" SHALL HAVE LONG RADIUS SWEEPS (12 TIMES THE DIAMETER).
24. ALL ELECTRICAL SYSTEMS COMPONENTS SHALL BE LISTED OR LABELED BY U.L.
25. WIRE TERMINATION PROVISIONS FOR PANELBOARDS, CIRCUIT BREAKERS, SAFETY SWITCHES, AND ALL OTHER ELECTRICAL APPARATUS SHALL BE LISTED AS SUITABLE FOR 75°C.
26. RECEPTACLES INSTALLED OUTSIDE, ON THE BUILDING EXTERIOR OR ROOF, WITHIN 6' OF A SINK OR WATER COOLER CONNECTION, VENDING MACHINES, AND KITCHEN AREAS SHALL BE GFCI TYPE OR PROTECTED BY GFCI CIRCUIT BREAKER PER NEC 210.8.
27. ALL NEW EQUIPMENT SUCH AS SWITCHBOARDS, DISTRIBUTION BOARDS, DISCONNECT SWITCHES, TRANSFORMERS AND PANELBOARDS SHALL BE BY THE SAME MANUFACTURER.
28. ELECTRICAL CONTRACTOR SHALL SUBMIT 5 COPIES OF ALL ELECTRICAL EQUIPMENT AND LIGHT FIXTURES TO ENGINEER VIA GENERAL CONTRACTOR FOR APPROVAL PRIOR TO ORDERING.
29. ELECTRICAL CONTRACTOR TO PROVIDE FINAL CONNECTION OF OWNER FURNISHED EQUIPMENT. VERIFY EXACT REQUIREMENTS PRIOR TO ROUGH IN.
30. ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN BUILD ENGINEERED FIRE ALARM SYSTEM MODIFIED FOR NEW FIRE ALARM SYSTEM INSTALLED. PROVIDE DEVICES, CONDUIT, WIRES, CABLE, PROGRAMMING AND TESTING AS DIRECTED BY EQUIPMENT MANUFACTURER AND LOCAL FIRE DEPARTMENT FOR A CODE COMPLIANT FIRE ALARM/DETECTION SYSTEM. MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL MEET PREVAILING CODES. THE SYSTEM SHALL BE COMPLETE AND OPERABLE. SUBMIT ONE LINE DIAGRAM OF SYSTEM WITH SHOP DRAWINGS. ONE LINE SHALL SHOW DEVICES, CONDUIT, WIRE, CABLE SIZES AND BATTERY CALCULATIONS. EQUIPMENT TO BE NEW AND SHALL BE STAMPED, SIGNED, CALIBRATION AND TESTED BY FACTORY CERTIFIED TECHNICIAN.
31. HANDLE TIES SHALL BE PROVIDED FOR ALL MULTI-WIRED BRANCH CIRCUITS UNLESS INDIVIDUAL NEUTRAL CONDUCTORS ARE PROVIDED PER NEC 210.4(B)
32. FURNISH ALL MECHANICAL EQUIPMENT WITH FUSIBLE DISCONNECTS. THESE DISCONNECTS SHALL BE EQUIPPED WITH CLASS "R" FUSES
33. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMNETS TO THE ATTENTION OF THE ARCHITECT VERBALLY AND IN WRITING. WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

LEGEND

SYMBOL	DESCRIPTION
GND	INDICATES GROUND
PNL	INDICATES PANEL
WP	INDICATES WEATHER-PROOF (NEMA 3R)
N	NON-FUSED DISCONNECT SWITCH - 30A, 3P, UNLESS NOTED OTHERWISE
	SURFACE MOUNTED PANELBOARD
	FUSED NEMA 3R DISCONNECT SWITCH
	MOTOR OUTLET
	HOMERUN CONDUIT - ARROW INDICATES QUANTITY OF CIRCUITS
	CONDUIT AND/OR WIRE CONCEALED IN WALL OR ABOVE CEILING
	LED STRIP
	LED TROFFER
	RECESSED/SURFACE DOWNLIGHT
	PENDANT MOUNTED LUMINAIRE
	WALL SCONCE
	RECESSED LED
S	SWITCH
S_3	3 WAY SWITCH
S_M	SWITCH OCCUPANCY SENSOR
MS	CEILING MOUNTED OCCUPANCY SENSOR
	RECEPTACLE
	GFI RECEPTACLE
	QUAD RECEPTACLE
T	DUPLEX RECEPTACLE/TELE-DATA
T	TELE-DATA OUTLET
	COAX OUTLET
J	JUNCTION BOX
	PUSH BUTTON
	SMOKE DETECTOR
H	HORN STROBE
	MANUAL PULL BOX
	COMBINATION BATTERY PACK EGRESS / EXIT LIGHT
EM	EM WALL SCONCE
	BATTERY BACK EGRESS LIGHT
	MECHANICAL EQUIPMENT - SEE HVAC AND PLUMBING DRAWINGS
	GROUND BUS & GROUND ELECTRODES

SHEET INDEX

ISSUE			SHEET NO.	SHEET DESCRIPTION
	10-05-2020 CONSTRUCTION REV. #1			
	07-27-2020 ISSUED FOR PERMIT			
			SHEET NO.	SHEET DESCRIPTION
	●	●	E0.1	ELECTRICAL COVER SHEET
	●	●	E1.1	ELECTRICAL SITE & FLOOR PLANS
	●	●	E2.1	ELECTRICAL ONE LINE DIAGRAM AND SCHEDULES

CODES & DESIGN CRITERIA

JURISDICTION:	PARKER, COLORADO
ELECTRICAL CODE:	2020 NATIONAL ELECTRICAL CODE
INTERNATIONAL ENERGY CONSERVATION CODE	2018 IECC

BRYTAR COMPANIES

PARKER MIXED-USE RETAIL BUILDING

CORE & SHELL WORK

12225 PARDEE STREET, PARKER, CO

JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260
#20.033

COLORADO REGISTERED GARY W. JACOBS 11221 PROFESSIONAL ENGINEER

2021-10-6

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CHALLENGING THE STATUS QUO™
1660 Lincoln Street, Suite 100 Denver, CO 80264 | Phone: 720-598-3330
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ELECTRICAL COVER SHEET

E0.1

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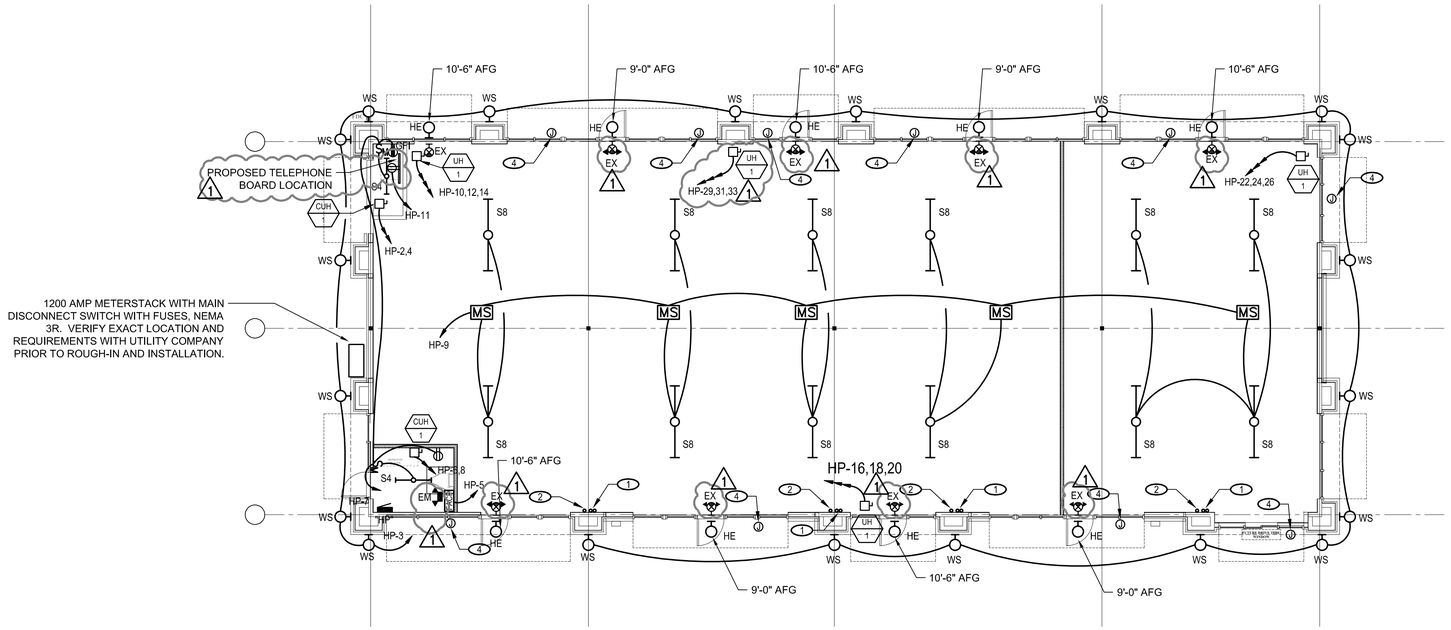
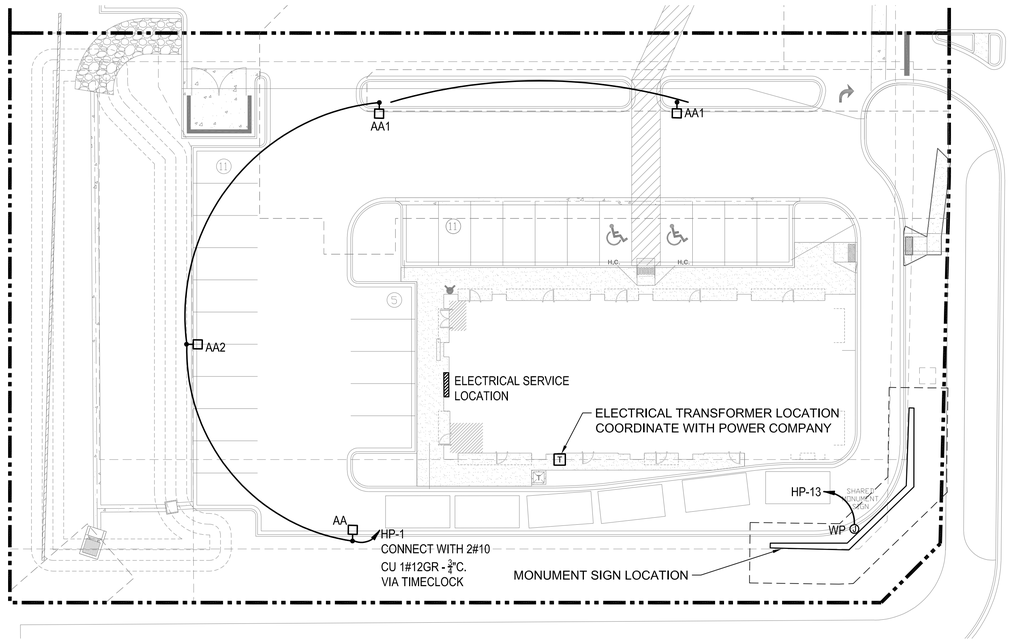


1 ELECTRICAL POWER & LIGHTING PLAN
SCALE: 1/8" = 1'-0"

NORTH



NORTH

2 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

NOTES

1. PROVIDE (2) 2" CONDUITS STUBBED INTO SPACE ABOVE GRADE FOR FUTURE TENANT PANEL.
2. PROVIDE (1) 2" CONDUIT ABOVE GRADE FOR FUTURE TENANT TELEPHONE SERVICE.
3. NOT USED.
4. JUNCTION BOX FOR FUTURE TENANT SIGN. VERIFY EXACT LOCATION AND REQUIREMENTS PRIOR TO ROUGH-IN AND INSTALLATION.

GENERAL NOTES

1. ALL WIRING TO BE 2#12CU#12CU GND-½"C UNLESS OTHERWISE NOTED
2. INTERCONNECT EGRESS/EMERGENCY LIGHTING TO LOCAL UNSWITCHED LIGHTING CIRCUIT.

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12225 PARDEE STREET, PARKER, CO

JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

#20.033

COLORADO REGISTERED JERRY W. ALLEN 12221 PROFESSIONAL ENGINEER

2021-10-6

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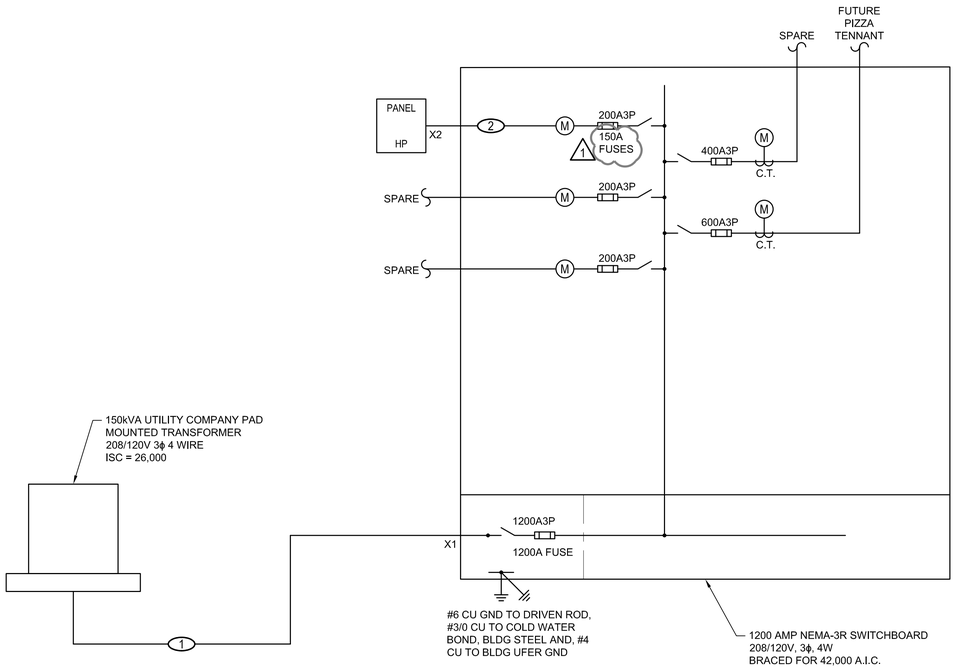
ELECTRICAL SITE AND FLOOR PLANS

E1.1

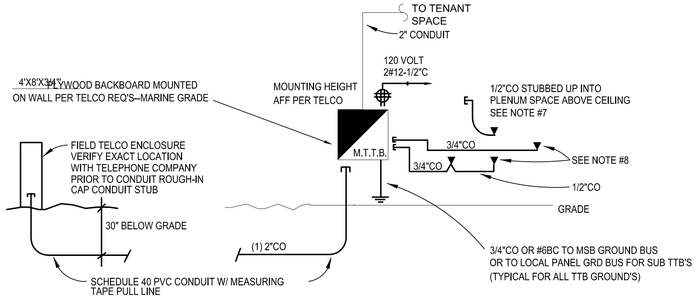


1 ELECTRICAL ONE LINE DIAGRAM
N.T.S.

FEEDER SCHEDULE

1 4 RUNS (4 #350 MCM CU) 3"C (1240 AMPS)

2 (4 #1/0 CU & 1#6 CU GND) 2 1/2"C (150AMPS) 1



GENERAL NOTES:

(1) SERVICE CONDUIT AT THE MTTB SHALL ENTER THE BOTTOM ON THE EXTREME LEFT SIDE OF THE BOARD, PROVIDE PVC ENDBELLS AND TAPE CLOSED.

(2) ALL PVC BENDS OR ELBOWS FOR THE SERVICE CONDUIT SHALL BE 36" RADIUS.

(3) N/A

(4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRE SEALING OF ALL TELEPHONE CONDUITS UNLESS OTHERWISE INSTRUCTED.

(5) MOUNT TTB RECEPTACLES IN LOCATIONS AS DIRECTED BY TELEPHONE COMPANY

(6) ALL EMPTY CONDUITS SHALL CONTAIN A PULL LINE (MEASURING TAPE TYPE)

(7) 2" CONDUIT STUB INTO TENANT SPACE

(8) TYPICAL INSTALLATION WHERE PLENUM CABLE WILL NOT BE INSTALLED FOR THE TELEPHONE SYSTEM

▼ TYPICAL TELEPHONE OUTLET–SEE ELECTRICAL SPEC'S FOR ADDITIONAL INFORMATION

** CONTRACTOR TO MAINTAIN A 40" CLEARANCE IN FRONT OF ALL TTB'S

2 TELEPHONE ONE LINE DIAGRAM
N.T.S.

LOCATION:

PANEL: HP
VOLTAGE: 208 / 120 3Ø 4W
BUS: 200
DATE: 10/5/21 1:27 PM
MAINS: 200 L.O. MOUNTING: SURFACE
JOB: FULLY RATED AIC: 22,000 1 NEMA 1 ENCLOSURE

CIRCUIT CODE: L - LIGHTING K - KITCHEN
R - RECEPTACLES H - ELECTRIC HEATING
LM - LARGEST MOTOR O - MISCELLANEOUS
M - MOTOR

CKT NO	CODE	TRIP	POLE	LOAD DESIGNATION DESCRIPTION	(NOTE)	CONNECTED VA ØA	ØB	ØC	A	B	C	ØA	ØB	ØC	(NOTE)	LOAD DESIGNATION DESCRIPTION	TRIP	POLE	CODE	CKT NO
1	L	20	1	SITE LIGHTS		752			•			1500				CUH-1	20		H	2
3	L	20	1	BUILDING EXTERIOR LIGHTS			280			•			1500			---		2	H	4
5	O	20	1	FACP				400			•			1500		CUH-1	20			6
7	O	20	1	FIRE RISER & UTILITY CIRCUIT		428			•			1500				---		2	H	8
9	L	20	1	STUMBLE LIGHTING			816			•			2500			UH-1	30		H	10
11	O	20	1	TELEPHONE BOARD				200			•			2500		---			H	12
13	R	20	1	MONUMENT SIGN		1200			•			2500				---		3	H	14
15		20	1	SPARE			-			•			2500			UH-1	30		H	16
17		20	1	SPARE				-			•			2500		---			H	18
19		20	1	SPARE		-			•			2500				---		3	H	20
21		20	1	SPARE			-			•			2500			UH-1	30		H	22
23		20	1	SPARE				-			•			2500		---			H	24
25		20	1	SPARE		-			•			2500				---		3	H	26
27		20	1	SPARE			-			•			2500			UH-1	30		H	28
29		20	1	SPARE				-			•			2500		---			H	30
31		20	1	SPARE		-			•			2500				---		3	H	32
33		20	1	SPARE			-			•			-			SPARE	20	1		34
35		20	1	SPARE				-			•			-		SPARE	20	1		36
37		20	1	SPARE		-			•			-				SPARE	20	1		38
39		20	1	SPARE			-			•			-			SPARE	20	1		40
41		20	1	SPARE				-			•			-		SPARE	20	1		42

PANEL NOTES: PHASE TOTALS PH A: 15380 PH B: 12596 PH C: 12100 TOTAL CONNECTED VA 40076

PANEL CONNECTED KVA	40.1
PANEL DEMAND KVA	49.5
PANEL DEMAND AMPS	137.5

Manufacturer:
Type:

PANEL HP LOAD CALCULATION

LIGHTING	1,848	VOLTAMPS x	1.25	= 2,310	VOLTAMPS
RECEPTACLES - 1ST 10KVA	1,200	VOLTAMPS x	1.00	= 1,200	VOLTAMPS
RECEPTACLES - BALANCE	0	VOLTAMPS x	0.50	= 0	VOLTAMPS
LARGEST MOTOR LOAD	0	VOLTAMPS x	1.25	= 0	VOLTAMPS
BALANCE OF MOTOR LOADS	0	VOLTAMPS x	1.00	= 0	VOLTAMPS
KITCHEN EQUIPMENT	0	VOLTAMPS x	0.65	= 0	VOLTAMPS
ELECTRIC HEATING EQUIPMENT	36,000	VOLTAMPS x	1.25	= 45,000	VOLTAMPS
MISC LOADS	1,026	VOLTAMPS x	1.00	= 1,026	VOLTAMPS

TOTAL CALCULATED DEMAND LOAD = 49,538 VOLTAMPS
137.5 FULL LOAD AMPS

FAULT CURRENT CALCULATIONS

X1

$F = \frac{1.73 \times 30 \times 26000}{4 \times 19704 \times 208} = 0.08$

$M = \frac{1}{1 + 0.08} = 0.92$ ISC= 26000 X 0.92 = **24023**

X2

$F = \frac{1.73 \times 55 \times 24023}{1 \times 8925 \times 208} = 1.23$

$M = \frac{1}{1 + 1.23} = 0.45$ ISC= 24023 X 0.45 = **10766**

1

SITE LUMINAIRE SCHEDULE

FIXT. TYPE	MANUFACTURER NAME	MANUFACTURER CATALOG NUMBER	FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	DESCRIPTION	VOLTS
AA	LSI INDUSTRIES	XGBM-FT-SS-128-NW-UE-BLK-5SQB5-S07G -20-S-BLK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE FT WITH HOUSE SIDE SHIELD	UNV
AA1	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BLK-5SQB5-S07G-20-S-BLK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5	UNV
AA2	LSI INDUSTRIES	XGBM-3-SS-128-NW-UE-BLK-5SQB5-S07G-20-S-BLK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 3 WITH HOUSE SIDE SHIELD	UNV
HE	WILLIAMS	VWPH-L30/740 TFT-WHT-SDGL-EM/10WC-DIM-UNV	BLK	LED	72	SURFACE	SEE SHEET E1.1	WALL PACK	UNV
WS	CONTECH	CYL6230KMVDUDXWCLR-BZ-RDB	BRZ	LED	14	SURFACE	SEE SHEET E1.1	WALL SCONCE	UNV
S8	BY OWNER	BY OWNER		LED	(4) 17W LED	PENDANT		8' LED STRIP LIGHT	120
S4	BY OWNER	BY OWNER		LED	(2) 17W LED	SURFACE		4' LED STRIP LIGHT	120
1 EX	DUAL-LITE	EVC SERIES	WHITE	LED	2.0	SURFACE		COMBINATION EXIT/ EGRESS LIGHT	120

MECHANICAL EQUIPMENT SCHEDULE

DESIGNATION	DESCRIPTION	LOAD HP	LOAD KVA	LOAD FLA	VOLTAGE	PHASE	DISCONNECT SIZE	FUSE SIZE	FEEDER SIZE	REMARKS
UH-1	UNIT HEATER		7.5KW	36.0	208	3	30A3P	30A FRN-R	(3#10,1#10G,3/4"C)	1
CUH-1	CABINET UNIT HEATER		3.0KW	14.4	208	1	30A3P	20A FRN-R	(2#12,1#12G,1/2"C)	1

REMARKS
1. UNIT FURNISHED WITH INTEGRAL DISCONNECT.
2. PROVIDE MOTOR RATED SWITCH WITH THERMAL OVERLOAD.

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JEFFREY W. ALLEN
12221
PROFESSIONAL ENGINEER

2021-10-6

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ELECTRICAL
ONE-LINE DIAGRAM
AND SCHEDULES

E2.1

CONSTRUCTION REVISION #1 - 10.05.2021