

11/2024

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY THE EXTENTS OF REQUIRED DEMOLITION PRIOR TO CONSTRUCTION. ADDITIONAL SCOPE MAY BE REQUIRED THAN SHOWN HEREON. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH STRUCTURAL MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPING AND ARCHITECTURAL DRAWINGS.

11/2024

- SITE AND THE APPROPRIATE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
2. A PRE CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE DEVELOPER, ENGINEER, CONTRACTOR AND THE APPROPRIATE GOVERNING AGENCY PRIOR TO ANY CONSTRUCTION.
3. REFERENCE TO THE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS FOR COMPACTION AND EARTHWORK REQUIREMENTS FOR THE BUILDING PADS AND ADJACENT AREAS. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

17. ALL SLOPES EQUAL TO OR GREATER THAN 4:1 SHALL REQUIRE EROSION CONTROL BLANKET, NORTH AMERICAN GREEN SC150BN DOUBLE NETTED OR EQUAL AS A TEMPORARY STABILIZATION MEASURE.

11/2024

- ASSOCIATED STRIPED ISLAND SHALL NOT EXCEED 2.0%.
2. CONTRACTOR SHALL PROVIDE A 2-FOOT MINIMUM ASPHALT PATCH AT ALL NEW FLATWORK (SIDEWALK, CURB AND GUTTER, CROSS PANS, ETC.) TO EXISTING PAVEMENT LOCATIONS. THE PATCH SHALL MATCH EXISTING PAVEMENT THICKNESS, RECOMMENDATIONS PER GEOTECHNICAL REPORT OR JURISDICTIONAL STANDARDS WHICHEVER

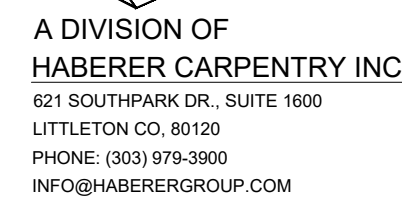
11/2024

2. THE PAVEMENT MARKING PAINT SHALL BE ALKYD-RESIN TYPE, READY MIXED COMPLYING WITH AASHTO M248, TYPE I, COLOR AS NOTED ON PLANS OR CHLORINATED-RUBBER BASE TRAFFIC LANE MARKING PAINT, FACTORY-MIXED, QUICK-DRYING AND NON-BLEEDING.

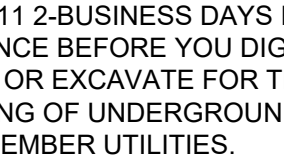
11/2024

2. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SANITARY SEWER, STORM SEWER, WATER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF PIPE. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.

23. WHERE APPROPRIATE, NEATLY SAW CUT ALL EXISTING CONCRETE AND ASPHALT, THE PLACEMENT OF ADDITIONAL PAVING SHALL BE DONE TO A NEAT WORK LINE, SAW CUTTING A MINIMUM OF ONE (1) FOOT. SAW CUTTING WILL NOT BE PAID FOR SEPARATELY BUT WILL BE CONSIDERED INCIDENTAL TO THE WORK. REPAIR/REPLACE ALL DISTURBED EXISTING ITEMS WITH LIKE MATERIALS AND THICKNESSES. ANY ASPHALT REMOVED IS TO BE REPLACED TO MEET THE SPECIFICATIONS OF THE COLORADO DEPT OF TRANSPORTATION. EXISTING CONCRETE PAVEMENT SHALL BE SCORED THEN BROKEN AT JOINT TO CREATE A ROUGH SURFACE FOR THE CONSTRUCTION JOINT.



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LC
AN

Project No:	24_15
Drawn By:	GJB

C1.2

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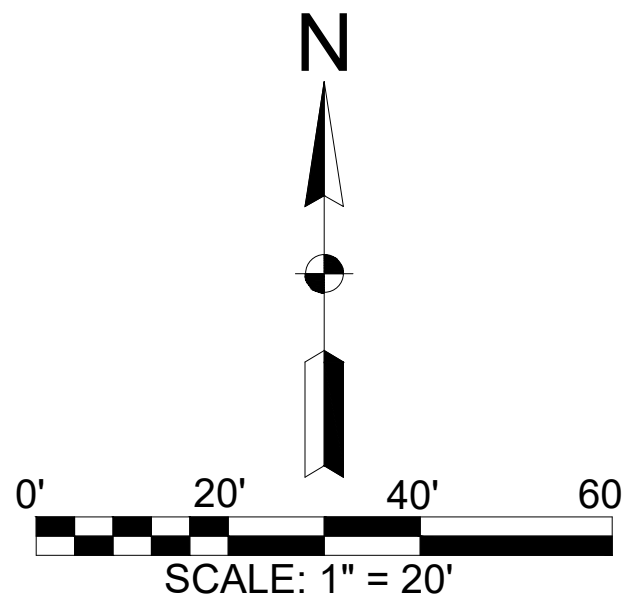
SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)

EXISTING	LEGEND	DEMO
	CURB AND GUTTER (SPILL)	
	CURB AND GUTTER (CATCH)	
	ELECTRICAL BOX	
	SITE LIGHT	
	SIGN	
	MANHOLES	
	INLET	
	UTILITY POLE	
	GAS METER	
	FIRE HYDRANT	

EXISTING	HATCHING LEGEND	DEMO
	CONCRETE	
	LANDSCAPE	
	ASPHALT	

NOTES:
1. ANY PARKING LOT PAVEMENT OR SIDEWALK IN POOR CONDITION WILL NEED TO BE REPLACED.



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ENGINEERING

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621 SOUTHPARK DR., SUITE 1000
LITTLETON CO, 80120
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KJW REAL ESTATE, LLC
SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80513

REVISIONS:

No.	Date:	Description:
1	11.01.24	1st Submittal
2	02.18.25	2nd Submittal
3	04.18.25	3rd Submittal

Project No: 24_15

Drawn By: GJB

Checked By: CCH

Date Issued: 01/05/2025

Sheet Name:

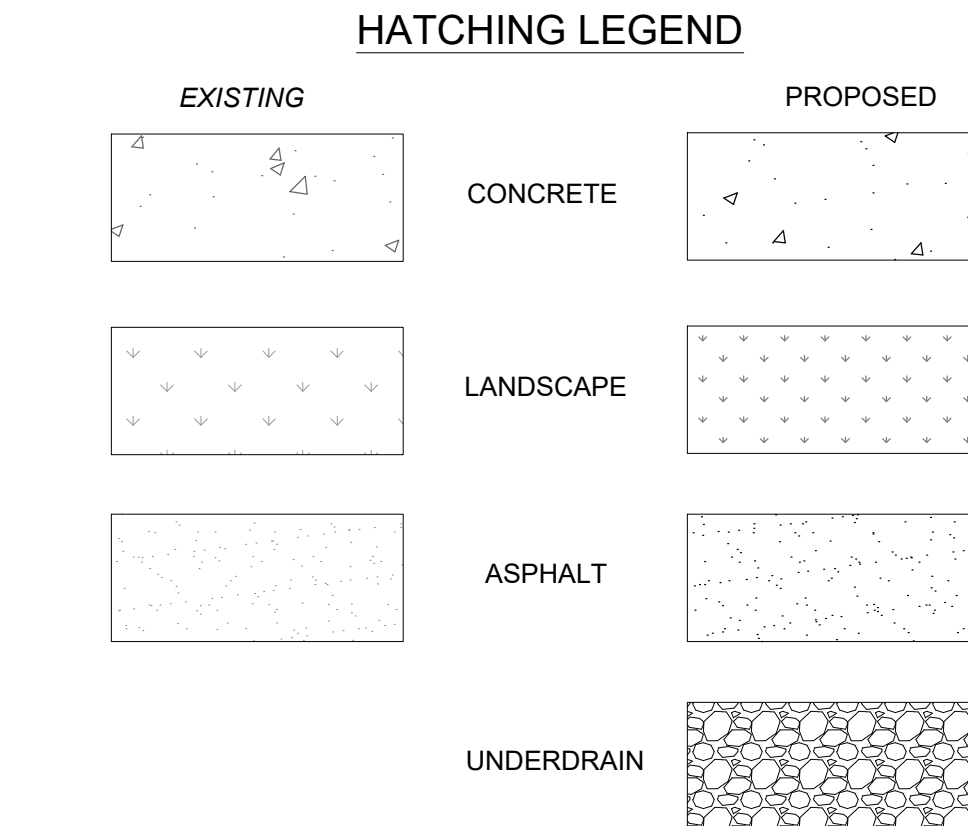
DEMO PLAN

Sheet

Number:

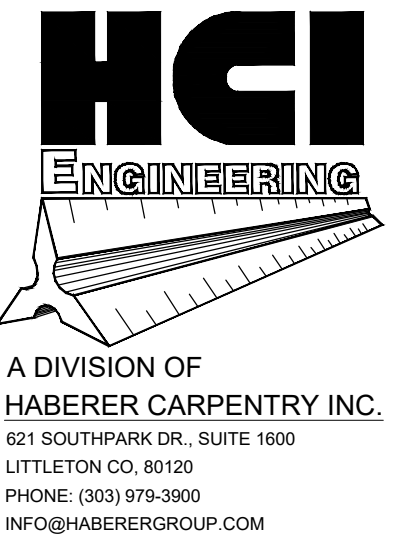
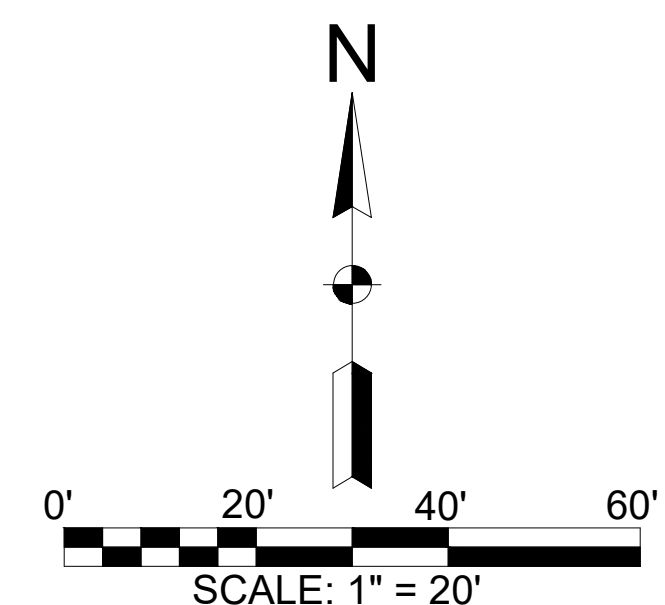
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LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



MONUMENT SIGN:

1. THE MONUMENT SIGN SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE SIGN PERMIT APPLICATION. SITE PLAN REVIEW DOES NOT GRANT APPROVAL FOR ANY PROPOSED SIGNS, INCLUDING THE DIMENSIONS FOR THE MONUMENT SIGN REFLECTED ON THE SITE PLAN.



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SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80513

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Project No:	24_15
Drawn By:	GJB
Checked By:	CCH
Date Issued:	01/05/2025
Sheet Name:	SITE PLAN

Sheet
Number:

C2.1

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SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)

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SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80513

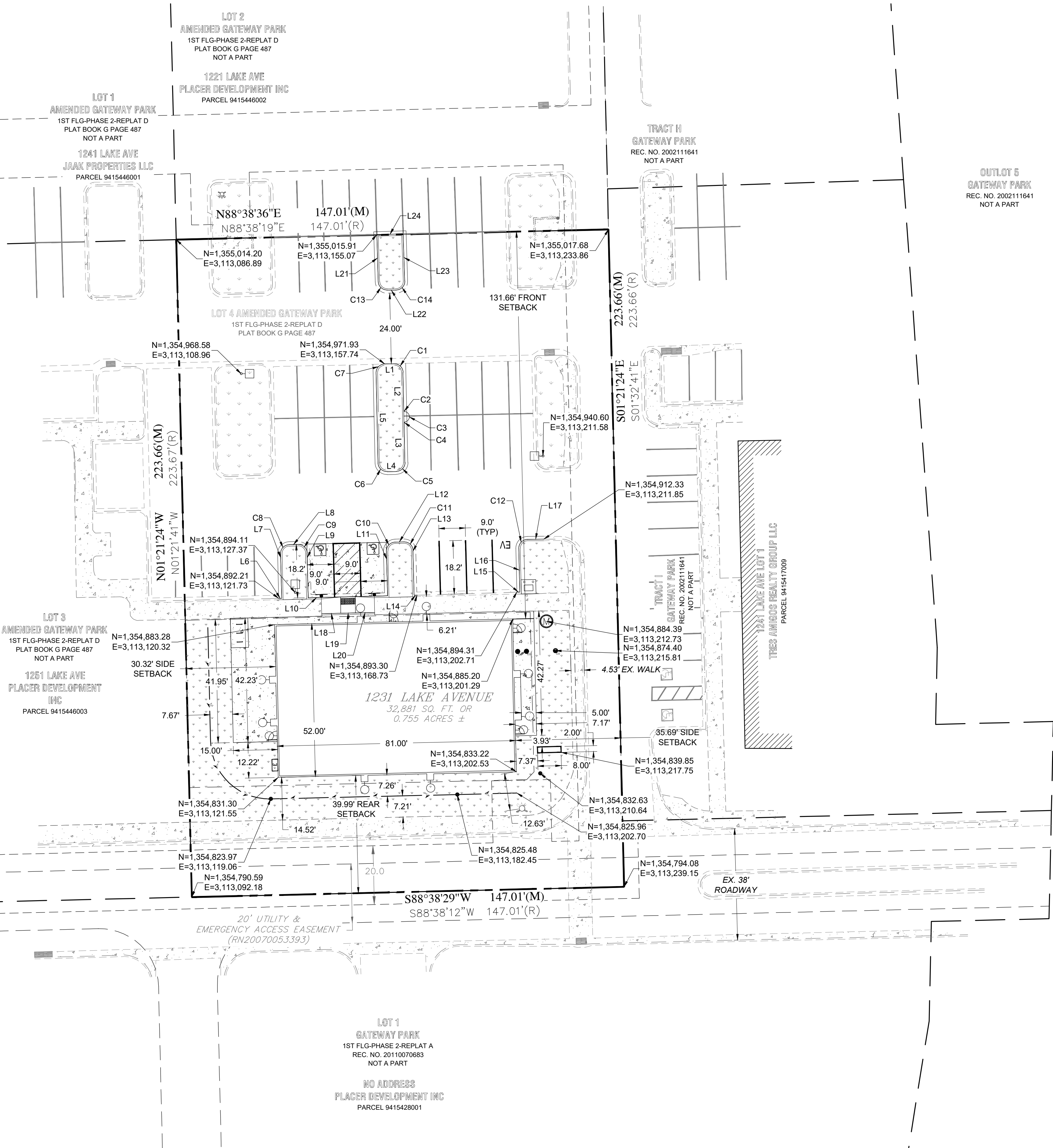
REVISIONS:

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3	04.18.25	3rd Submittal

Project No: 24_15
Drawn By: GJB
Checked By: CCH
Date Issued: 01/05/2025
Sheet Name: HORIZONTAL
CONTROL PLAN

Sheet
Number:

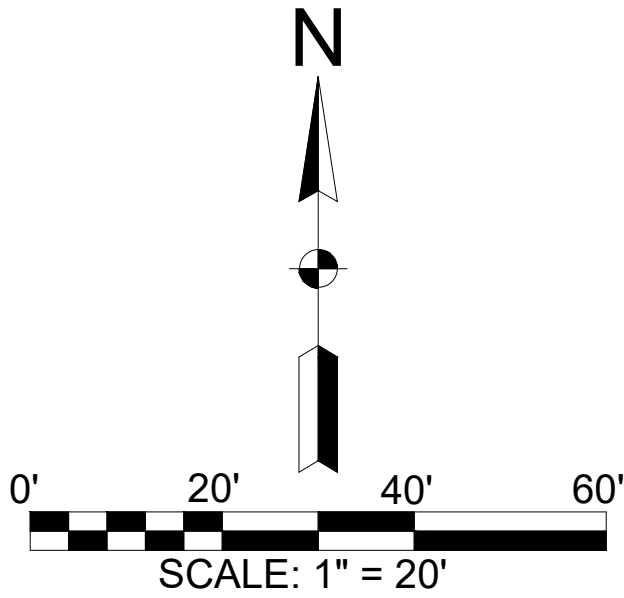
C2.2



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.74	3.00	90°32'23"	N46°29'29"W	4.26
C2	0.68	0.50	78°05'46"	S40°16'11"E	0.63
C3	4.77	1.75	156°11'32"	S01°13'18"E	3.42
C4	0.68	0.50	78°05'46"	S37°49'35"W	0.63
C5	4.72	3.00	90°03'32"	N43°48'28"E	4.24
C6	4.71	3.00	89°58'38"	S46°10'28"E	4.24
C7	4.68	3.00	89°25'28"	S43°31'35"W	4.22
C8	4.71	3.00	90°00'00"	N43°34'39"E	4.24
C9	4.71	3.00	90°00'00"	S46°25'21"E	4.24
C10	4.71	3.00	90°00'00"	N43°34'39"E	4.24
C11	4.71	3.00	90°00'00"	S46°25'21"E	4.24
C12	4.76	3.00	90°52'57"	N44°01'07"E	4.28
C13	4.62	3.00	88°18'53"	S45°50'33"E	4.18
C14	4.81	3.00	91°48'21"	N44°05'49"E	4.31

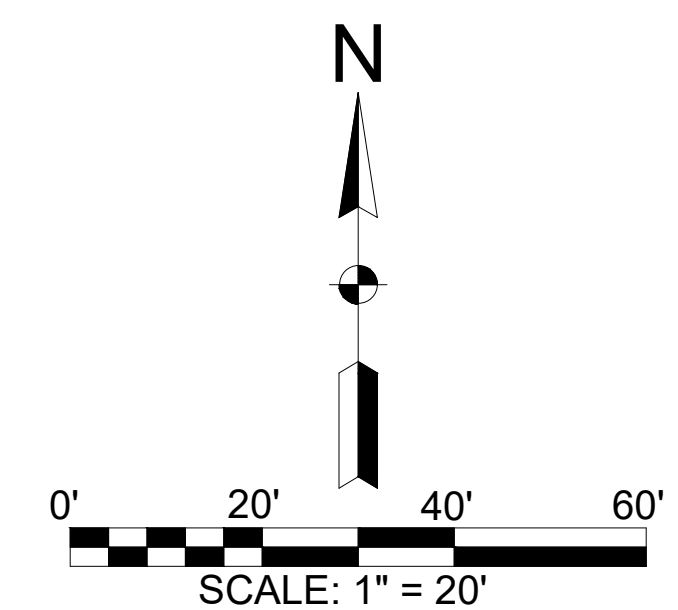
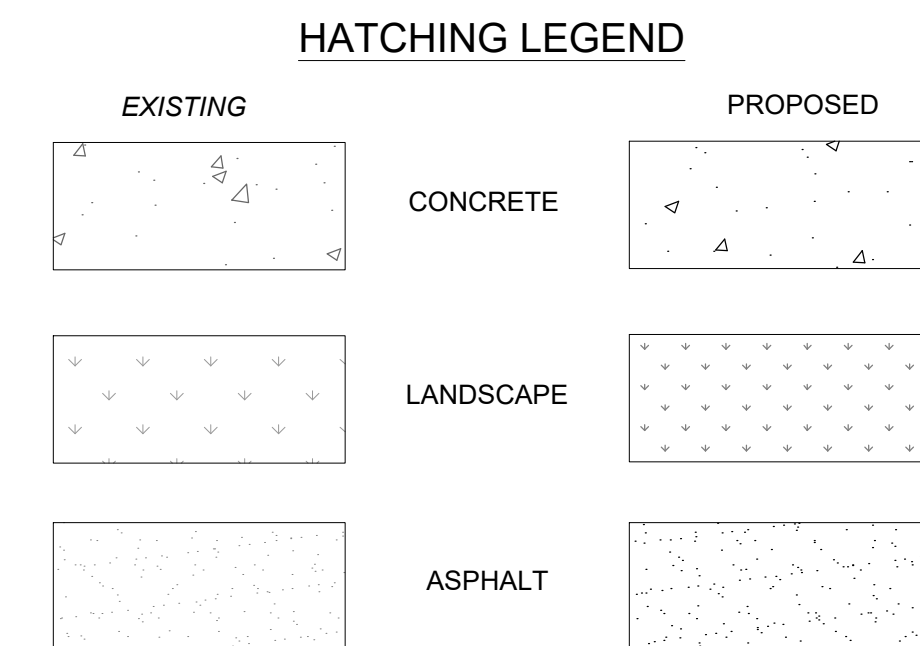
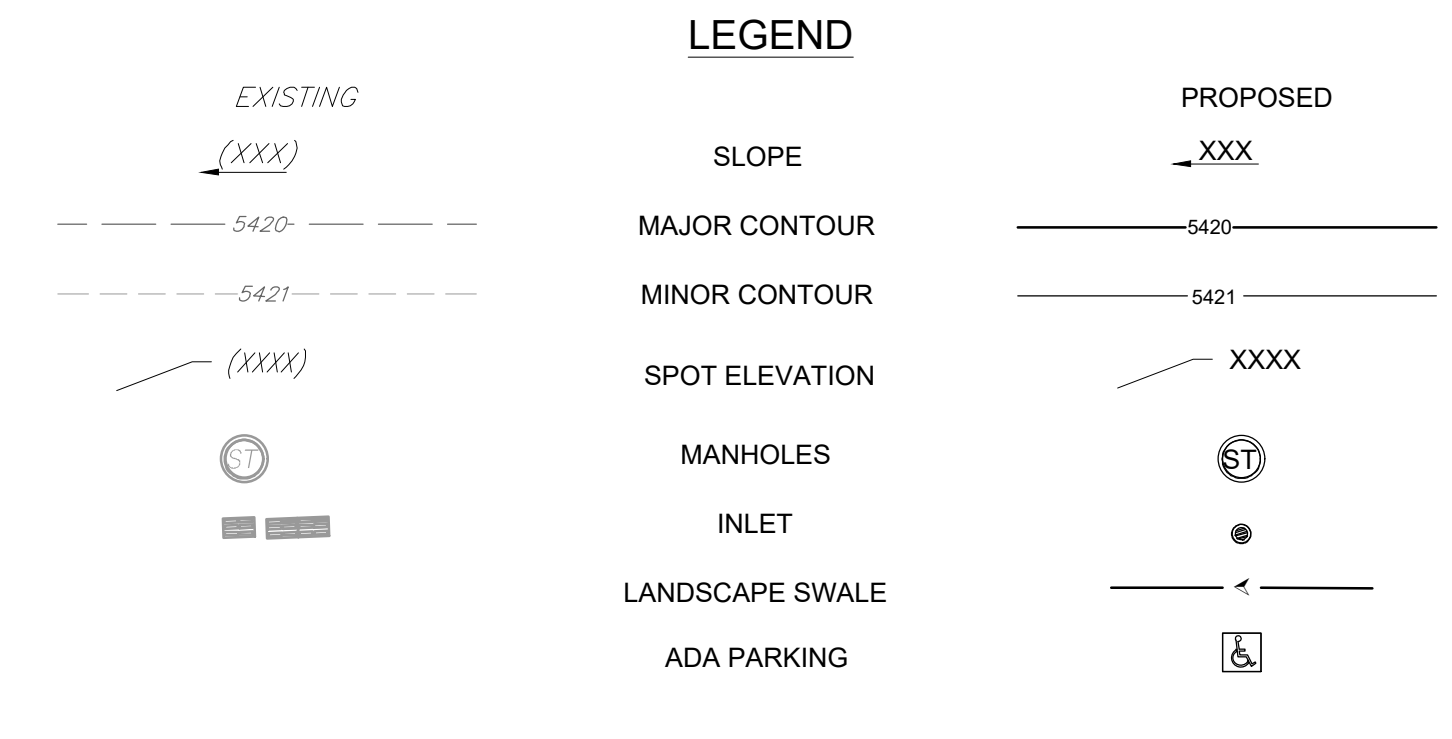
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°14'19"W	3.14
L2	N01°13'18"W	12.97
L3	N01°13'18"W	13.32
L4	N88°50'14"E	3.16
L5	S01°11'09"E	30.66
L6	N88°46'24"E	1.00
L7	N01°25'21"W	15.15
L8	N88°34'39"E	3.00
L9	S01°25'21"E	15.18
L10	N88°42'23"E	27.00
L11	N01°25'21"W	15.24
L12	N88°34'39"E	3.00
L13	S01°25'21"E	15.22
L14	N88°28'44"E	1.00
L15	N88°07'31"E	1.00
L16	N01°25'21"W	14.86
L17	N89°27'36"E	5.54
L18	N88°44'48"E	6.50
L19	N88°44'48"E	5.00
L20	N88°44'48"E	6.50

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S01°41'07"E	16.03
L22	N80°00'00"E	3.02
L23	N01°48'21"W	16.07
L24	S88°32'37"W	8.88



S00°17'46"E 1328.91'

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
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SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80513

REVISIONS:		
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2	02.18.25	2nd Submittal
3	04.18.25	3rd Submittal

Project No:	24_15
Drawn By:	GJB
Checked By:	CCH
Date Issued:	01/05/2025
Sheet Name:	GRADING PLAN

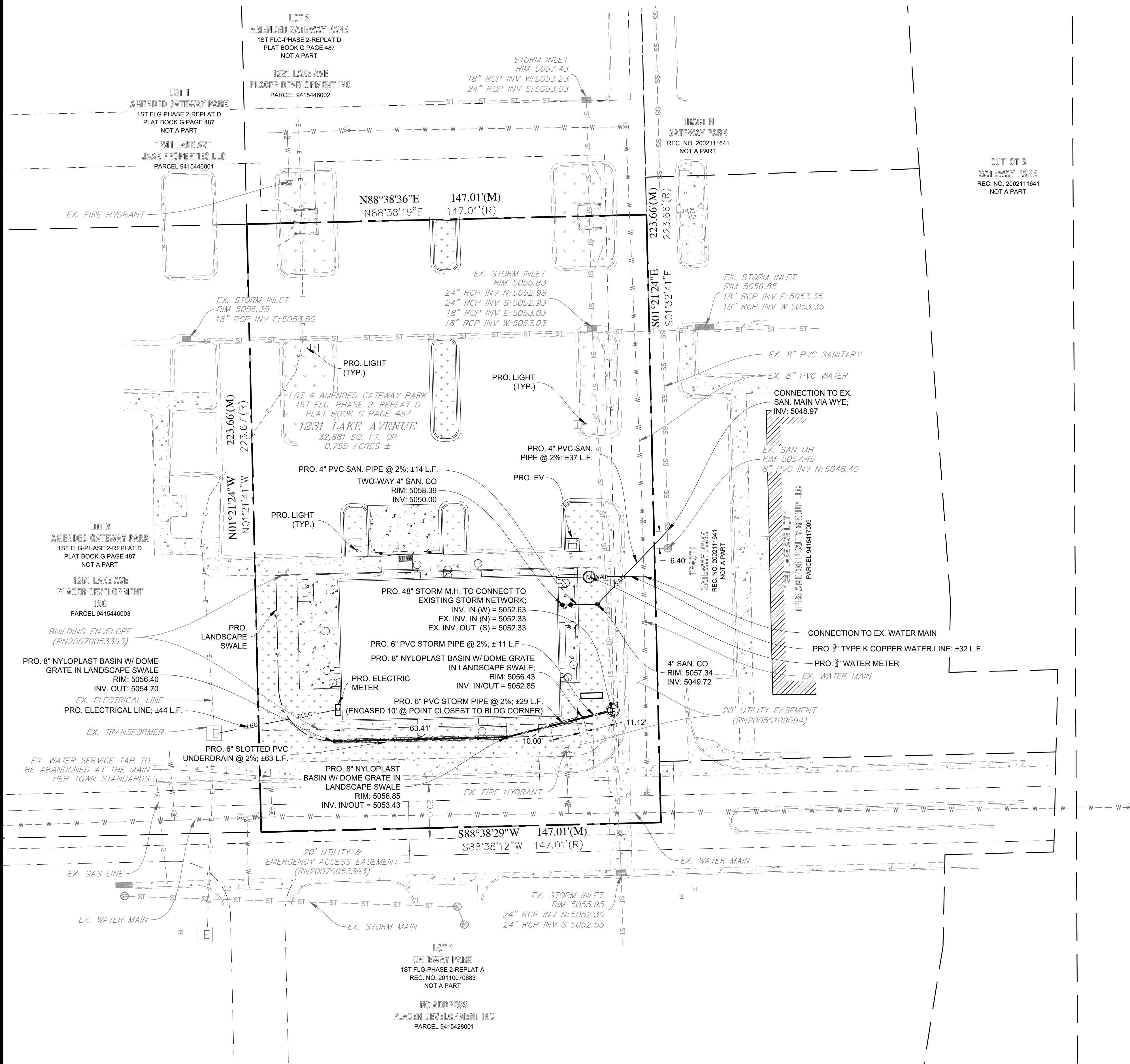
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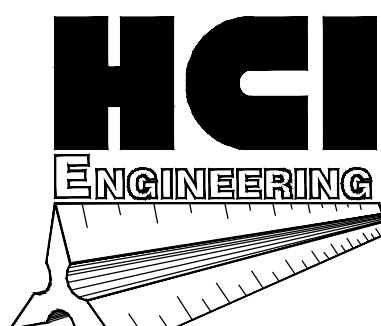
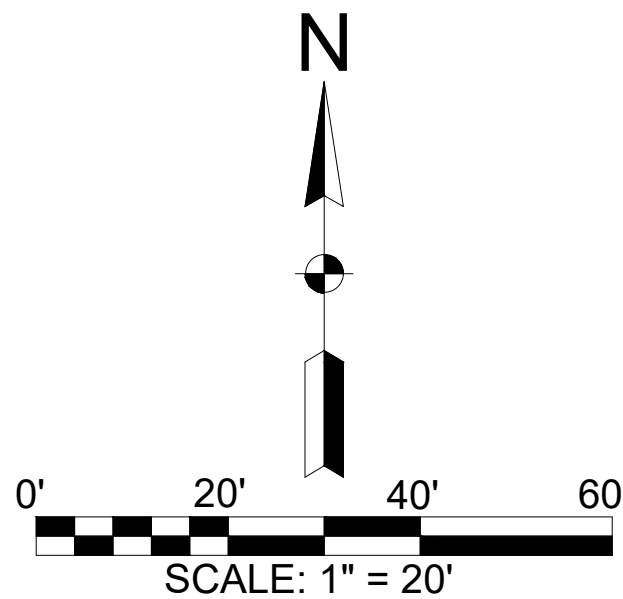
SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



EXISTING	PROPOSED

- UTILITIES NOTE:
- PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE FINAL DESIGN WITH UTILITY PROVIDER AS NEEDED.
 - CONTRACTOR SHALL RE-VERIFY EXISTING UTILITY LOCATIONS, INVERTS, AND MATERIALS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - PRIOR TO CONSTRUCTION CONTRACTOR SHALL CONFIRM WITH FIRE DESIGNER THAT EXISTING SIZE IS SUFFICIENT FOR PROJECT DEMANDS.
 - REFER TO GATEWAY PARK SUBDIVISION FINAL DEVELOPMENT PLAN, APPROVED 2002, BER (20070053393), FOR ALL EXISTING UTILITY SIZES AND CAPACITIES.



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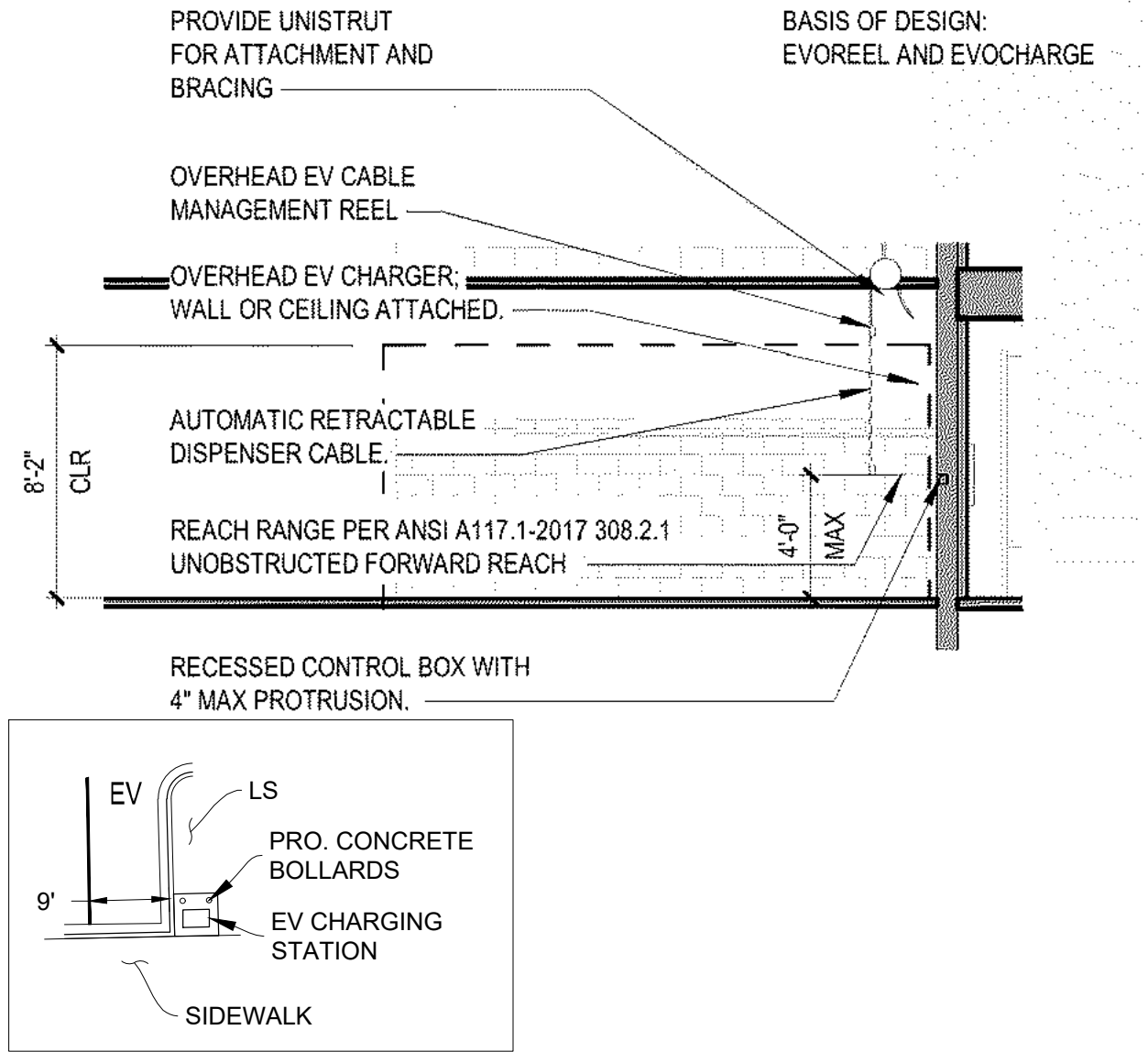
KJW REAL ESTATE, LLC SITE DEVELOPMENT PLAN 1231 LAKE AVENUE BERTHOUD, CO 80513

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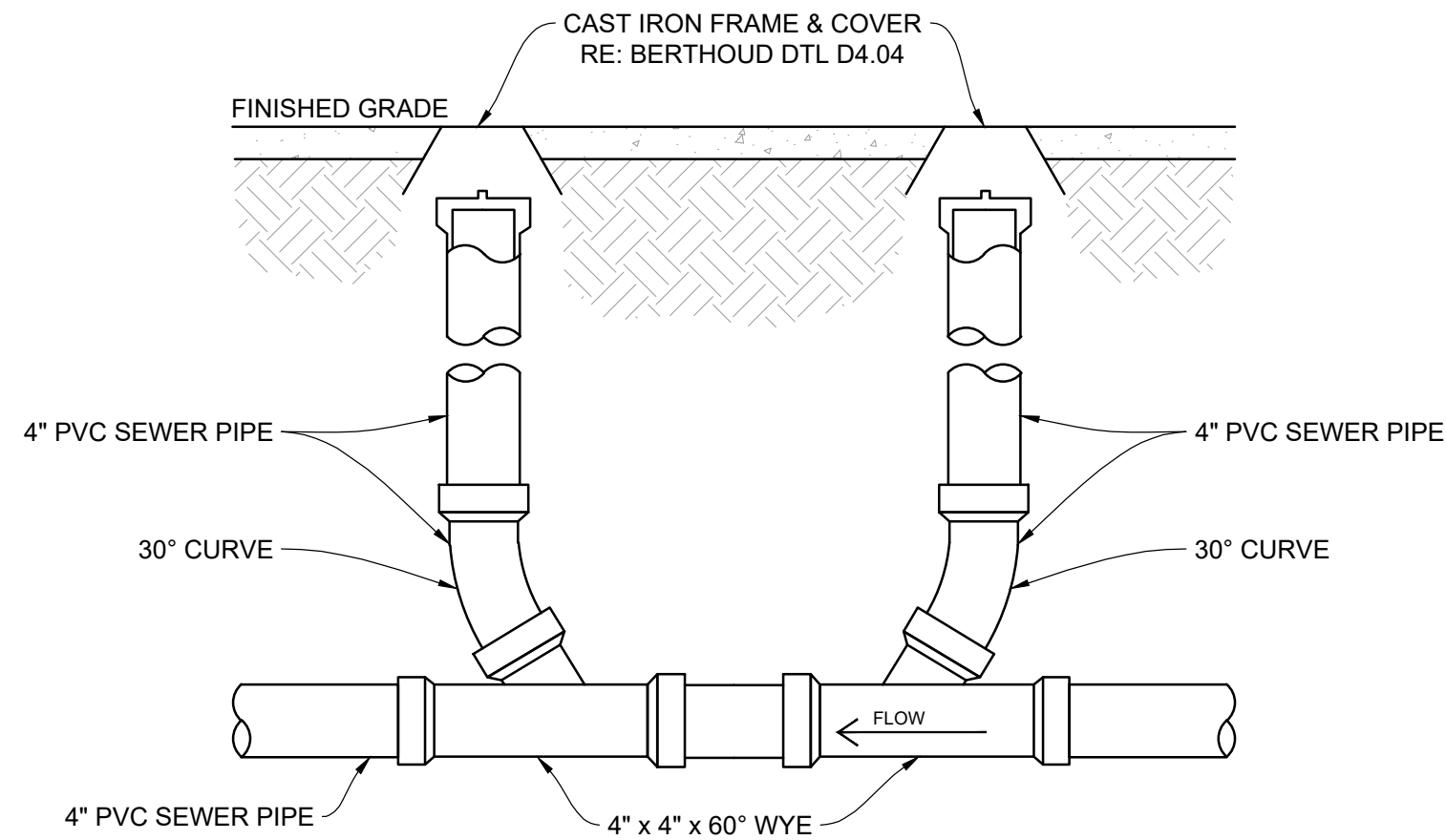
Project No: 24_15
Drawn By: GJB
Checked By: CCH
Date Issued: 01/05/2025
Sheet Name: UTILITY PLAN

Sheet
Number:

C5.0



H ELECTRIC VEHICLE PARKING Scale: N.T.S.



I TWO-WAY SEWER C.O. Scale: N.T.S.

Technical Note

TN 1.01 Dual Wall HDPE Perforation Patterns

Overview

Perforated pipe plays an integral role in many applications of HDPE pipe. Generally, perforated pipe is used to accelerate the removal of subsurface water in soils or to allow storm water to percolate into the soil. Currently, two classifications of perforations are specified in the AASHTO material specifications for HDPE pipe: Class I, and Class II. The Class II perforation pattern comes standard when perforated pipe is ordered. Class One perforated pipe has limited availability. Please check with a local representative to determine availability. Both classes are explained in more detail in the AASHTO materials specifications (M294 and M252). AASHTO M252 covers pipe diameters 3- through 10-inch (75 - 250 mm) while M294 covers 12-inch through 60-inch (300 - 1500 mm).

Standard Perforation Patterns

AASHTO Class II Perforation

The following terminology for perforations is derived from the applicable AASHTO specification. Differences between the specifications are covered in the table below. Class II perforations shall be located in the outside valleys of the corrugations, be circular and/or slotted and evenly spaced around the circumference and length of the pipe. The perforations shall be located in the outside valleys of the corrugations. The water inlet area shall be no less than 0.945 in²/ft (20 cm²/m) for pipe diameters 4- through 10-inch (100 - 250mm), 1.42 in²/ft (30 cm²/m) for pipe diameters 12- through 18-inch (300 - 450 mm) and 1.89 in²/ft (40 cm²/m) for pipe diameters larger than and equal to 24 inches (600 mm). Table 1 below represents ADS standard perforation patterns for AASHTO Class II

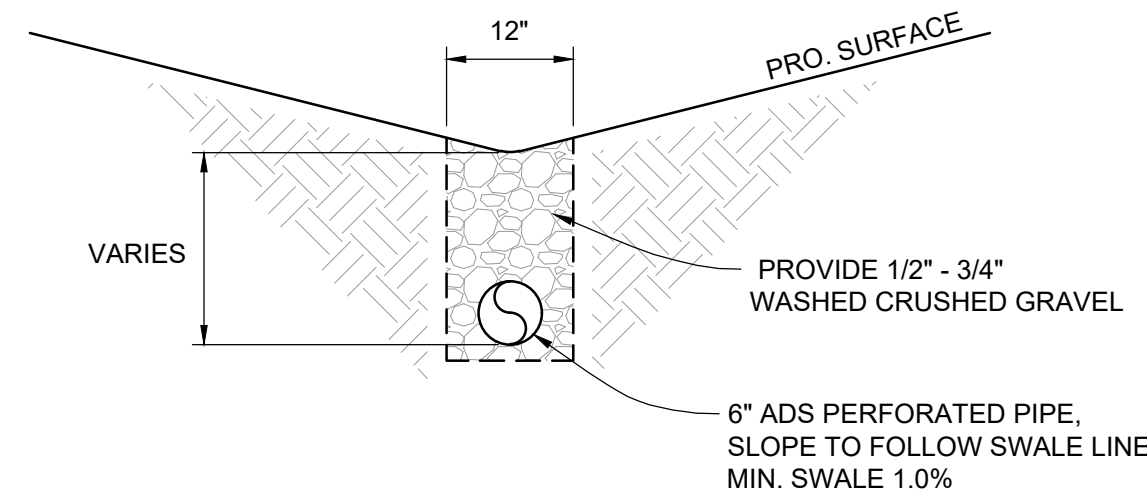
Nominal I.D.	Perforation Type	Maximum Slot Length or Diameter	Maximum Slot Width	Minimum Inlet Area
4" (100 mm)	Slot	0.875" (22 mm)	0.125" (3 mm)	1.0 in ² /ft (21 cm ² /m)
6" (150 mm)	Slot	0.875" (22 mm)	0.125" (3 mm)	1.0 in ² /ft (21 cm ² /m)
8" (200 mm)	Slot	1.18" (30 mm)	0.125" (3 mm)	1.0 in ² /ft (21 cm ² /m)
10" (250 mm)	Slot	1.18" (30 mm)	0.125" (3 mm)	1.0 in ² /ft (21 cm ² /m)
12" (300 mm)	Circular	0.313" (8 mm)	-	1.5 in ² /ft (32 cm ² /m)
15" (375 mm)	Circular	0.313" (8 mm)	-	1.5 in ² /ft (32 cm ² /m)
18" (450 mm)	Circular	0.313" (8 mm)	-	1.5 in ² /ft (32 cm ² /m)
24" (600 mm)	Circular	0.313" (8 mm)	-	2.0 in ² /ft (42 cm ² /m)
30" (750 mm)	Circular	0.375" (9.5 mm)	-	2.0 in ² /ft (42 cm ² /m)
36" (900 mm)	Circular	0.375" (9.5 mm)	-	2.0 in ² /ft (42 cm ² /m)
42" (1050 mm)	Circular	0.375" (9.5 mm)	-	2.0 in ² /ft (42 cm ² /m)
48" (1200 mm)	Circular	0.375" (9.5 mm)	-	2.0 in ² /ft (42 cm ² /m)
54" (1350 mm)	Circular	0.375" (9.5 mm)	-	2.0 in ² /ft (42 cm ² /m)
60" (1500 mm)	Circular	0.375" (9.5 mm)	-	2.0 in ² /ft (42 cm ² /m)



adspipe.com
800-821-6710

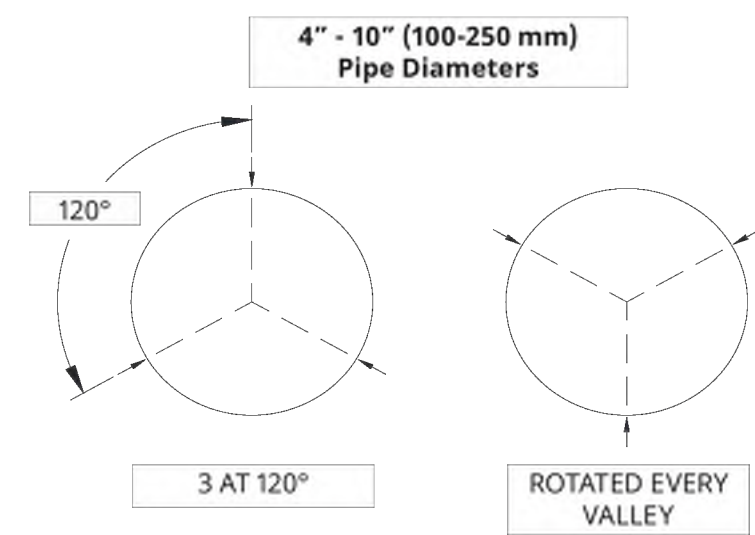
Figure 1: AASHTO Class II Perforation Patterns

Note: Actual pattern may vary by region, however all patterns meet the AASHTO and ASTM minimum requirements for the open inlet area.

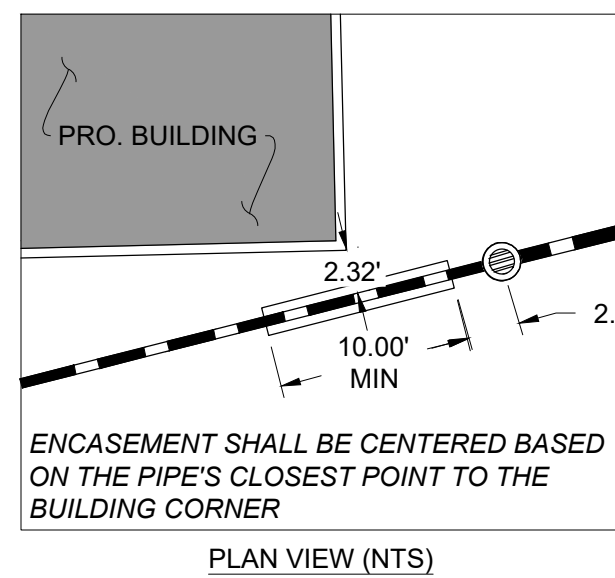
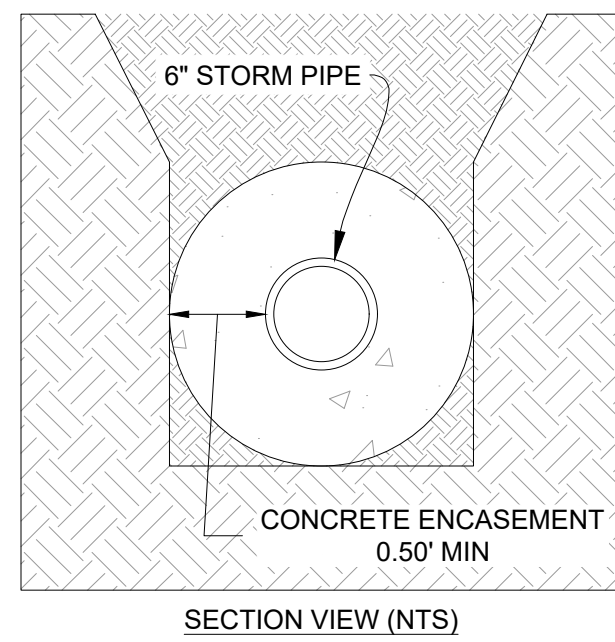


- NOTES:
1. COMPACT SUB-GRADE PER GEOTECH REPORT.
 2. LINE TRENCH WITH PERMEABLE GEOTEXTILE.
 3. LINE SWALE WHERE SLOPES ARE LESS THAN 1.0%.

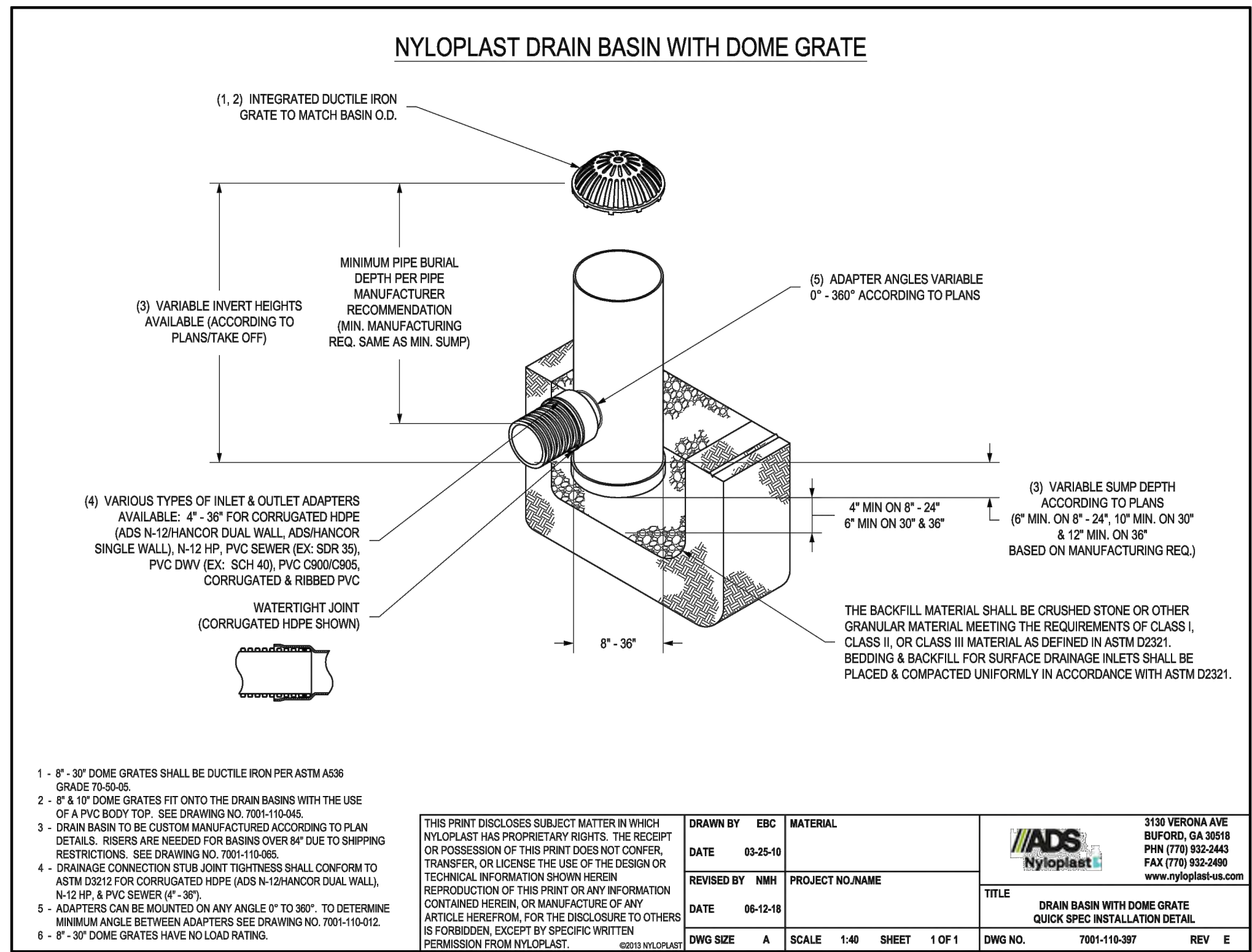
J 6" SWALE UNDERDRAIN Scale: N.T.S.



K ADS PERFORATED PIPE Scale: N.T.S.



L PIPE ENCASEMENT Scale: N.T.S.



M DRAIN BASIN DETAIL Scale: N.T.S.

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Project No: 24_15

Drawn By: GJB

Checked By: CCH

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Sheet Name: DETAILS (2)

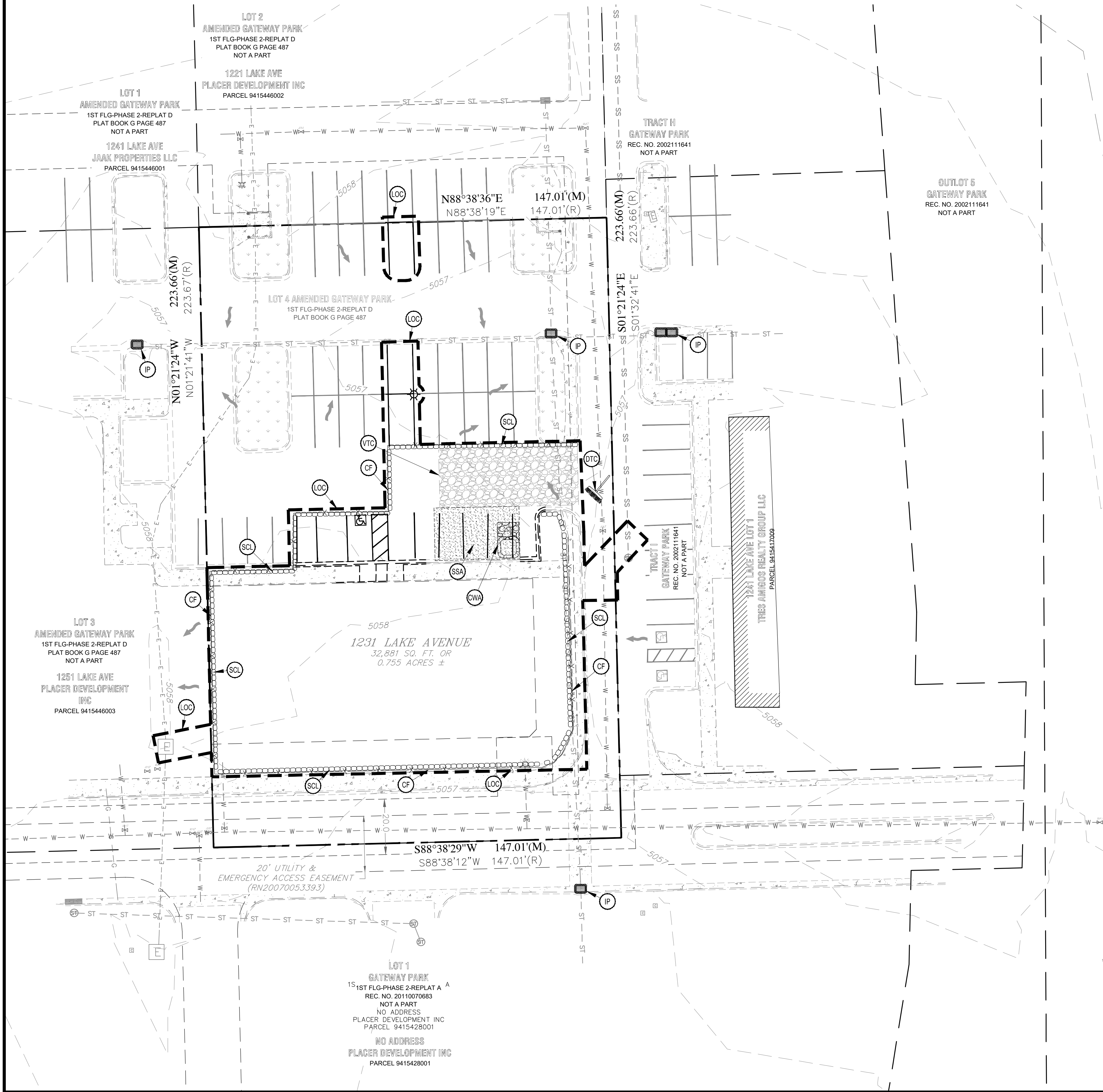
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SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



BMP'S TAKEOFF	
BMP	QUANTITY
CF	479 LF
VTC	1 EA
SSA	582 SF
CWA	1 EA
IP	5 EA
SCL	779 LF
LOC	0.35 AC / 15,207 SF

SUMMARY TABLE	
IMPERVIOUS AREAS	
ROOFS: 4,253 SF (90%)	
PAVEMENT: 6,042 SF (100%)	
TOTAL IMPERVIOUS AREA: 10,295 SF	
AREA OF DISTURBANCE: 15,207 SF (0.35 AC)	
STEEPEST EXISTING SLOPE: 4.6%	
STEEPEST PROPOSED SLOPE: 22.7%	

CUT/ FILL VOLUMES		
CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
34	119	85 (FILL)

TOTAL AREA OF DISTURBANCE = 0.35 AC
CUT/FILL VOLUMES FOR REFERENCE ONLY,
CONTRACTOR TO PERFORM OWN EARTH
WORK CALCULATIONS.

BMP LEGEND		
LABEL	SYMBOL	DESCRIPTION
CF	X X	CONSTRUCTION FENCE
SCL	○ ○ ○ ○ ○ ○ ○ ○ ○ ○	SEDIMENT CONTROL LOG
CWA		CONCRETE WASHOUT AREA
IP		INLET PROTECTION
SSA		STABILIZED STAGING AREA
VTC		VEHICLE TRACING CONTROL
LOC	- - - - -	LIMITS OF CONSTRUCTION
DTC		DEBRIS/TRASH CONTROL

GRADING LEGEND		
	5280	PROPOSED CONTOURS MAJOR
	5279	PROPOSED CONTOURS MINOR
	5280	EXISTING CONTOURS MAJOR
	5279	EXISTING CONTOURS MINOR
		DRAINAGE FLOW ARROW
		TRANSITION FROM CUT TO FILL

BMP INSTALLATION SCHEDULE	
ORDER	INSTALLATION ORDER / TIME LINE
1	INSTALLATION OF PERIMETER CONTROLS: CONSTRUCTION FENCE (CF) & SEDIMENT CONTROL LOGS (SCL) WHERE STORMWATER CAN FLOW OFFSITE.
2	INSTALLATION OF INLET PROTECTION (IP) ON EXISTING ADJACENT INLETS.
3	INSTALLATION OF THE SITE VEHICLE TRACKING CONTROL (VTC)
4	INSTALLATION OF THE SITE STABILIZED STAGING AREA (SSA) ONCE THE AREA FOR THE SSA HAS BEEN CLEARED AND GRUBBED, SURFACE ROUGHENING ALL SOILS
5	INSTALLATION OF THE SITE CONCRETE WASHOUT AREA (CWA), THE CWA SHALL BE ACCESSIBLE FROM THE SSA
6	INSTALLATION OF INLET PROTECTION ON NEW INLETS (IP)
7	REMOVE THE SSA, VTC, & SCL TO ALLOW FOR PAVING. PAVING SHOULD COMMENCE IMMEDIATELY ALLOWING NO LAG TIME FOR EROSION CONTAMINATION DUE TO THE REMOVAL OF THESE BMP'S.
8	REMOVE CF, SCL, AND IP ONCE THE FINAL STABILIZATION IS COMPLETE AS CONFIRMED BY CITY INSPECTOR AND NO DISTURBED SOILS ARE EXPOSED
9	TEMPORARY STABILIZATION MUST BE IMPLEMENTED FOR EARTH DISTURBING ACTIVITIES ON ANY PORTION OF THE SITE WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED, OR TEMPORARILY CEASED FOR MORE THAN 14 CALENDAR DAYS.

NOTES:
1. FINAL STABILIZATION OF SITE SHALL ESTABLISHED BY BUILDING AND PAVEMENT COVER AND FINAL LANDSCAPING.

SWMP NOTES:

1. RETAIN A COPY OF THE SWMP ONSITE WHEN CONSTRUCTION ACTIVITIES ARE OCCURRING UNLESS ANOTHER
2. THE SWMP MUST BE MADE AVAILABLE TO EPA, STATE AND LOCAL INSPECTORS FOR REVIEW.
3. THROUGHOUT CONSTRUCTION, THE SWMP MUST BE REGULARLY UPDATED AND REFLECT SITE CONDITIONS AT ALL TIMES.
4. POSSIBLE UPDATES MAY INCLUDE MODIFYING, REPLACING, OR ADDING BMPs AND IDENTIFYING ADDITIONAL POTENTIAL SOURCES OF POLLUTION.
5. HAND-WRITTEN NOTATIONS, INCLUDING THE DATE, DESCRIPTION AND LOCATION OF THE CHANGE, ARE ADEQUATE FOR MOST PLAN UPDATES.
6. WHEN DEVIATIONS FROM THE SPECIFIC REQUIREMENTS LISTED BELOW OCCUR, THE PERMITTEE MUST TAKE ALL NECESSARY STEPS TO PREVENT THE DISCHARGE OF POLLUTANTS AND DOCUMENT THE FOLLOWING INFORMATION:
 - 6.1. WHEN IT IS INFEASIBLE TO IMMEDIATELY TAKE CORRECTIVE ACTIONS TO INSTALL OR REPLACE A CONTROL MEASURE:
 - 6.1.1. WHY THE INSTALLATION OR REPAIR OF A DEFICIENT BMP CANNOT BEGIN IMMEDIATELY;
 - 6.1.2. PROVIDE A SCHEDULE FOR THE INSTALLATION OR REPAIR OF THE DEFICIENT BMP TO RESTORE FUNCTION AS SOON AS POSSIBLE.
 - 6.2. WHEN IT IS INFEASIBLE TO INSTALL TEMPORARY STABILIZATION BMPs WITHIN 14 DAYS:
 - 6.2.1. THE CONSTRAINTS NECESSITATING AN ALTERNATIVE SCHEDULE;
 - 6.2.2. THE ALTERNATE STABILIZATION SCHEDULE; AND
 - 6.2.3. ALL LOCATIONS TO WHICH THE ALTERNATIVE SCHEDULE IS APPLICABLE.
 - 6.3. CHANGES INVOLVING DESIGN, SITE HYDROLOGY, PROJECT SCOPE OR ADDITIONAL DISTURBED AREA MUST BE SUBMITTED FOR REVIEW PRIOR TO MAKING SUCH CHANGES.
 - 6.4. NOTE OTHER PERMITS ASSOCIATED WITH THE PROJECT, SUCH AS A CDPs DEWATERING PERMIT.

*RETAIN COPIES OF ALL DOCUMENTS FOR
AT LEAST THREE YEARS FROM THE DATE THE
PERMIT IS TERMINATED.

MAINTENANCE PROCEDURES:

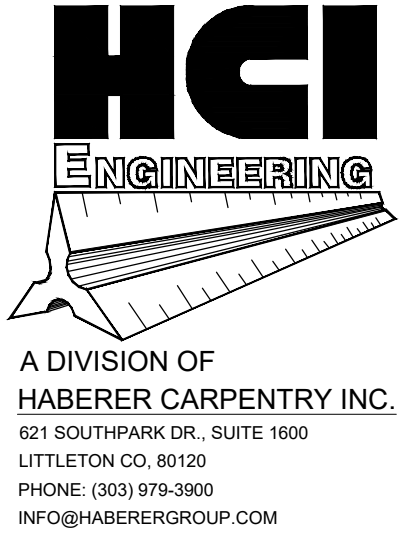
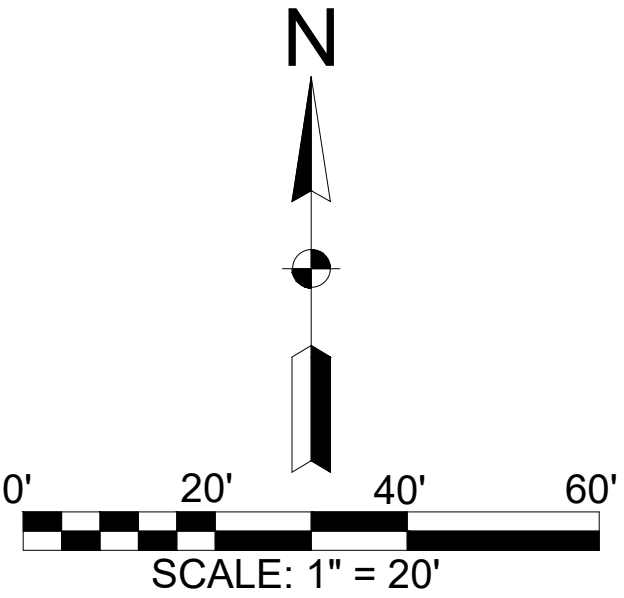
1. PERFORM MAINTENANCE AND REPAIRS IMMEDIATELY ON ITEMS OR AREAS IDENTIFIED IN THE INSPECTION REPORT. MOST REPAIRS SHOULD BE COMPLETED WITHIN 24 TO 48 HOURS. UNTIL THE ITEMS ARE COMPLETED, THE SITE IS IN NON-COMPLIANCE.
2. PERFORM MAINTENANCE AS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS, OR OTHER SOURCES DETERMINED TO BE ACCEPTABLE.

INSPECTION PROCEDURES:

1. BEGIN INSPECTIONS WITHIN 7 DAYS OF COMMENCEMENT OF SITE WORK.
2. INSPECTIONS MUST BE PERFORMED BY THE DESIGNATED AUTHORIZED AGENT(S).
3. PERFORM INSPECTIONS THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH ONE OF THE FOLLOWING SCHEDULES:
 - 3.1. EVERY 14 DAYS, AND WITHIN 24 HOURS OF A STORM EVENT THAT CAUSES EROSION
 - 3.1.1. A POST-EVENT INSPECTION CAN FULFILL A 14 DAY INSPECTION
 - 3.1.2. A POST-EVENT INSPECTION CAN BE PERFORMED WITHIN 72 HOURS OF A STORM EVENT IF THERE IS NO SITE ACTIVITY DURING THE 72 HOURS;
4. EVERY 7 DAYS.
5. PERFORM INSPECTIONS ONCE EVERY 30 DAYS AT SITES WHERE CONSTRUCTION IS COMPLETE, BUT FINAL STABILIZATION IS PENDING.
6. DURING EACH INSPECTION, OBSERVE DISTURBED AREAS, THE SITE PERIMETER, MATERIAL STORAGE AREAS, AND BMPs (SCL & IP).

INSPECTION REPORTS:

1. COMPLETE AN INSPECTION REPORT FOR EACH INSPECTION PERFORMED.
2. KEEP INSPECTION REPORTS, MAINTENANCE RECORDS, SPILL RESPONSE, ETC. ON-SITE AS PART OF THE SWMP.
3. USE OF THE TOWN'S INSPECTION FORM IS NOT REQUIRED, HOWEVER, THE REPORT MUST INCLUDE ALL INFORMATION ON THE TOWN'S FORM.
4. THE DESIGNATED AUTHORIZED AGENT(S) IS REQUIRED TO SIGN ALL INSPECTION REPORTS WITH THE FOLLOWING STATEMENT: "I VERIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IF ANY CORRECTIVE ACTION ITEMS WERE IDENTIFIED DURING THE INSPECTION, THOSE CORRECTIVE ACTIONS ARE COMPLETE, AND THE SITE IS CURRENTLY IN COMPLIANCE WITH THE PERMIT."



Know what's below.
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GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.

KJW REAL ESTATE, LLC
SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80513

REVISIONS:

No.	Date:	Description:
1	11.01.24	1st Submittal
2	02.18.25	2nd Submittal
3	04.18.25	3rd Submittal

Project No: 24_15
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Date Issued: 01/05/2025
Sheet Name: EC PLAN - INITIAL

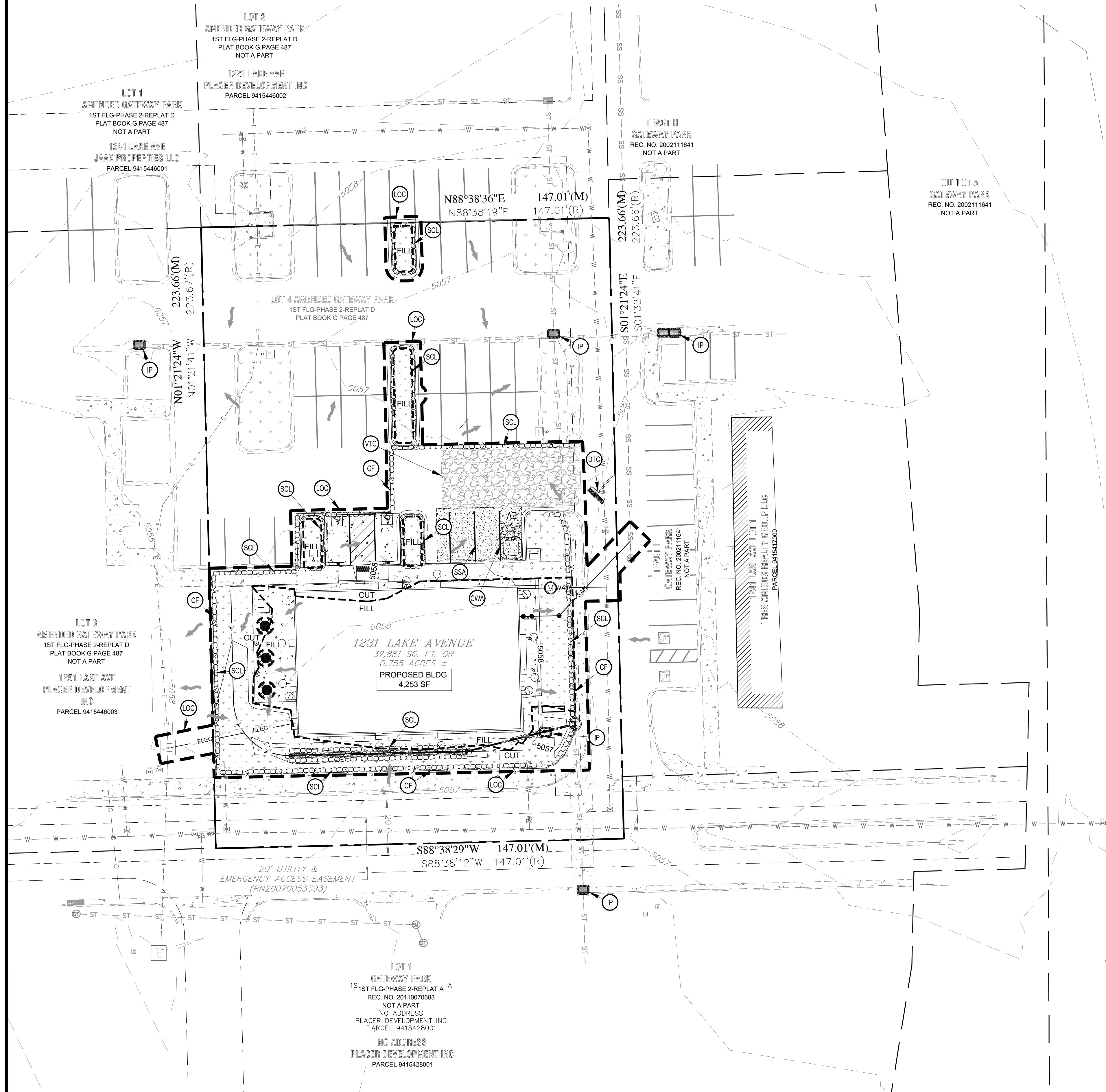
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KJW REAL ESTATE, LLC

SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



BMP'S TAKEOFF	
BMP	QUANTITY
CF	479 LF
VTC	1 EA
SSA	582 SF
CWA	1 EA
IP	4 EA
SCL	779 LF
LOC	0.35 AC / 15,207 SF

SWMP NOTES:

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- NOTE OTHER PERMITS ASSOCIATED WITH THE PROJECT, SUCH AS A CDPs DEWATERING PERMIT.

*RETAIN COPIES OF ALL DOCUMENTS FOR
AT LEAST THREE YEARS FROM THE DATE THE
PERMIT IS TERMINATED.

SUMMARY TABLE	
IMPERVIOUS AREAS	
ROOFS: 4,253 SF (90%)	
PAVEMENT: 6,042 SF (100%)	
TOTAL IMPERVIOUS AREA: 10,295 SF	
AREA OF DISTURBANCE: 15,207 SF (0.35 AC)	
STEEPEST EXISTING SLOPE: 4.6%	
STEEPEST PROPOSED SLOPE: 22.7%	

CUT/ FILL VOLUMES		
CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
34	119	85 (FILL)

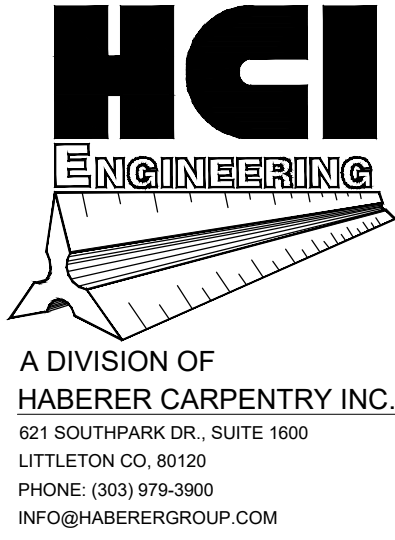
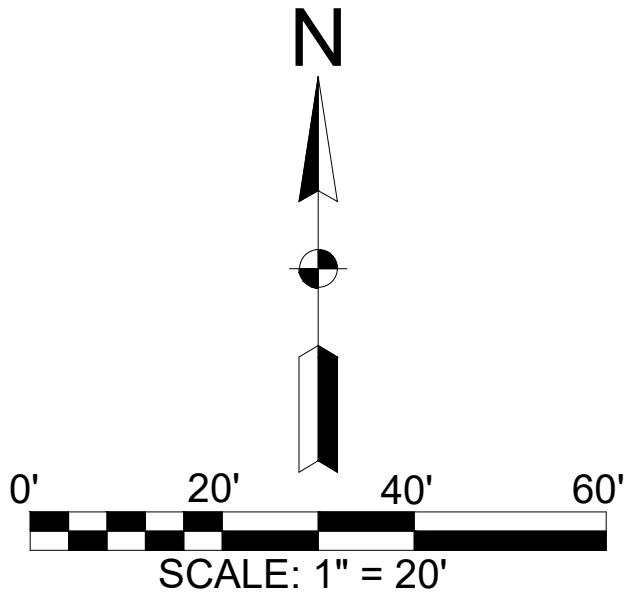
TOTAL AREA OF DISTURBANCE = 0.35 AC
CUT/FILL VOLUMES FOR REFERENCE ONLY,
CONTRACTOR TO PERFORM OWN EARTH
WORK CALCULATIONS.

BMP LEGEND		
LABEL	SYMBOL	DESCRIPTION
CF		CONSTRUCTION FENCE
SCL		SEDIMENT CONTROL LOG
CWA		CONCRETE WASHOUT AREA
IP		INLET PROTECTION
SSA		STABILIZED STAGING AREA
VTC		VEHICLE TRACING CONTROL
LOC		LIMITS OF CONSTRUCTION
DTC		DEBRIS/TRASH CONTROL

GRADING LEGEND	
	PROPOSED CONTOURS MAJOR
	PROPOSED CONTOURS MINOR
	EXISTING CONTOURS MAJOR
	EXISTING CONTOURS MINOR
	DRAINAGE FLOW ARROW
	TRANSITION FROM CUT TO FILL

BMP INSTALLATION SCHEDULE	
ORDER	INSTALLATION ORDER / TIME LINE
1	INSTALLATION OF PERIMETER CONTROLS: CONSTRUCTION FENCE (CF) & SEDIMENT CONTROL LOGS (SCL) WHERE STORMWATER CAN FLOW OFFSITE.
2	INSTALLATION OF INLET PROTECTION (IP) ON EXISTING ADJACENT INLETS.
3	INSTALLATION OF THE SITE VEHICLE TRACKING CONTROL (VTC)
4	INSTALLATION OF THE SITE STABILIZED STAGING AREA (SSA) ONCE THE AREA FOR THE SSA HAS BEEN CLEARED AND GRUBBED, SURFACE ROUGHENING ALL SOILS
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SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80513

REVISIONS:

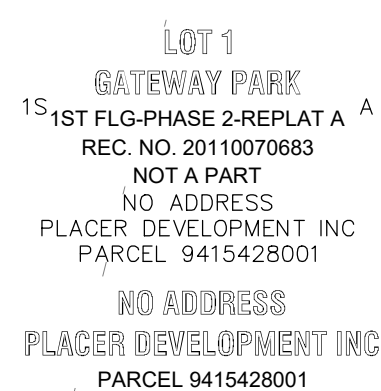
No.	Date:	Description:
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2	02.18.25	2nd Submittal
3	04.18.25	3rd Submittal

Project No: 24_15
Drawn By: GJB
Checked By: CCH
Date Issued: 01/05/2025
Sheet Name:
EC PLAN - INTERIM

Sheet
Number:

C7.1

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



SUMMARY TABLE
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PAVEMENT: 6,042 SF (100%)
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AREA OF DISTURBANCE: 15,207 SF (0.35 AC)
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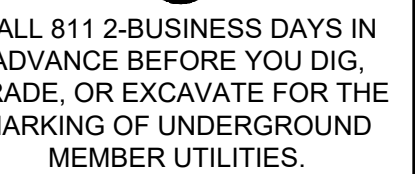
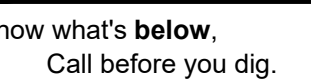
TOTAL AREA OF DISTURBANCE = 0.35 AC
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CONTRACTOR TO PERFORM OWN EARTH
WORK CALCULATIONS.

- *RETAIN COPIES OF ALL DOCUMENTS FOR
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PERMIT IS TERMINATED.*

- ### **INSPECTION PROCEDURES:**
1. BEGIN INSPECTIONS WITHIN 7 DAYS OF COMMENCEMENT OF SITE WORK.
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- | BMP INSTALLATION SCHEDULE | |
|---------------------------|--|
| ORDER | INSTALLATION ORDER / TIME LINE |
| 1 | INSTALLATION OF PERIMETER CONTROLS: CONSTRUCTION FENCE (CF) & SEDIMENT CONTROL LOGS (SCL) WHERE STORMWATER CAN FLOW OFFSITE. |
| 2 | INSTALLATION OF INLET PROTECTION (IP) ON EXISTING ADJACENT INLETS. |
| 3 | INSTALLATION OF THE SITE VEHICLE TRACKING CONTROL (VTC) |
| 4 | INSTALLATION OF THE SITE STABILIZED STAGING AREA (SSA) ONCE THE AREA FOR THE SSA HAS BEEN CLEARED AND GRUBBED, SURFACE ROUGHENING ALL SOILS |
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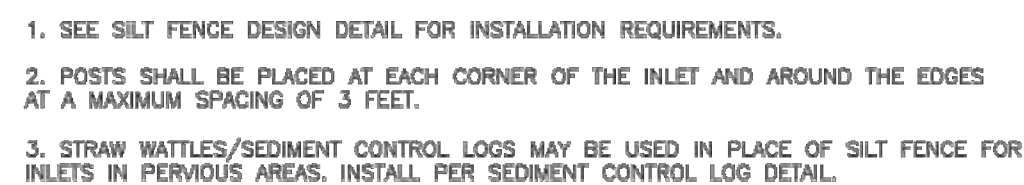
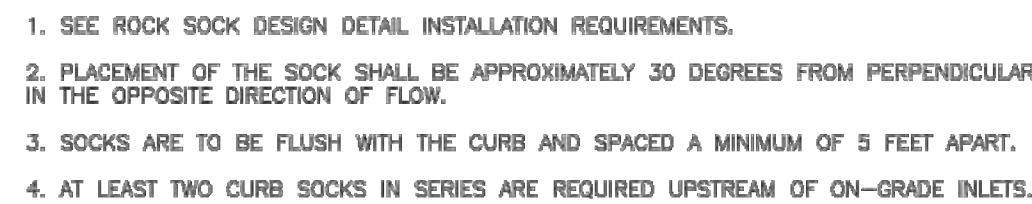


REAL ESTATE, LLC
DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80513

Project No:	24_15
Drawn By:	GJB
Checked By:	CCH
Date Issued:	01/05/2025
Sheet Name:	EC PLAN - FINAL

Sheet
number:

C7.2



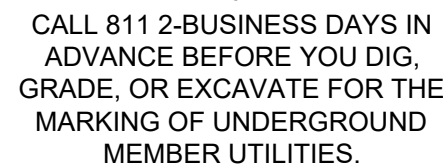
SC-2



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



SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



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SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80513

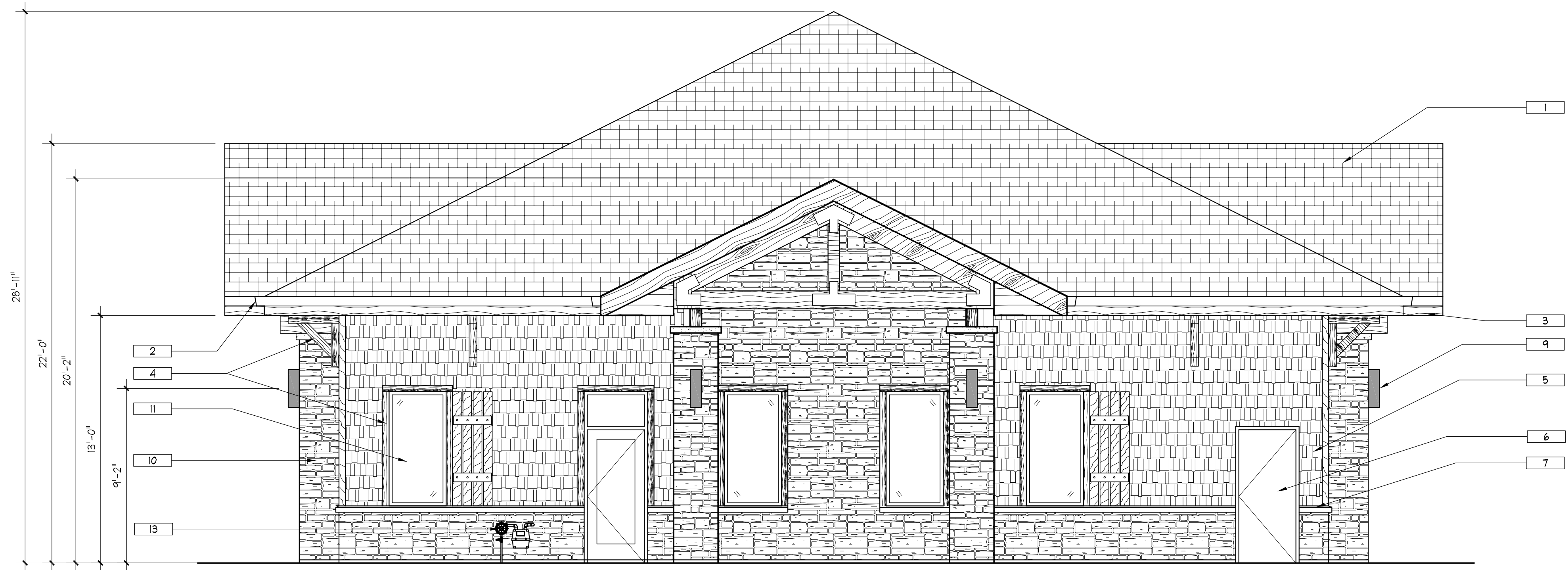
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KJW REAL ESTATE, LLC

SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



KEYNOTES:

- 1 DIMENSIONAL ASPHALT SHINGLES, BROWN TONES
- 2 METAL GUTTERS AND DOWNSPOUTS, DARK GREEN
- 3 WOOD FASCIA, DARK GREEN
- 4 WOOD ACCENTS AND TRUSSES, NATURAL COLOR
- 5 WOOD SHAKE SHINGLE SIDING, SAGE GREEN
- 6 PAINTED HOLLOW METAL DOOR, BLEND WITH STONE
- 7 PRECAST CONCRETE CAPS OR TRIM, BEIGE
- 8 CODE REQUIRED EGRESS LIGHT, DARK BRONZE
- 9 ARCHITECTURAL ACCENT LIGHT, DARK BRONZE
- 10 STONE VENEER, BLEND OF EARTH TONES
- 11 ALUMINUM STOREFRONT DOORS AND WINDOWS, DARK BRONZE
- 12 ELECTRICAL GEAR, PAINTED TO BLEND WITH STONE
- 13 GAS METER, PAINTED TO BLEND WITH STONE

2 EAST ELEVATION
1/4"=1'-0"



1 NORTH ELEVATION
1/4"=1'-0"

HCI
ENGINEERING
A DIVISION OF
HABERER CARPENTRY INC.
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www.battistadesign.net

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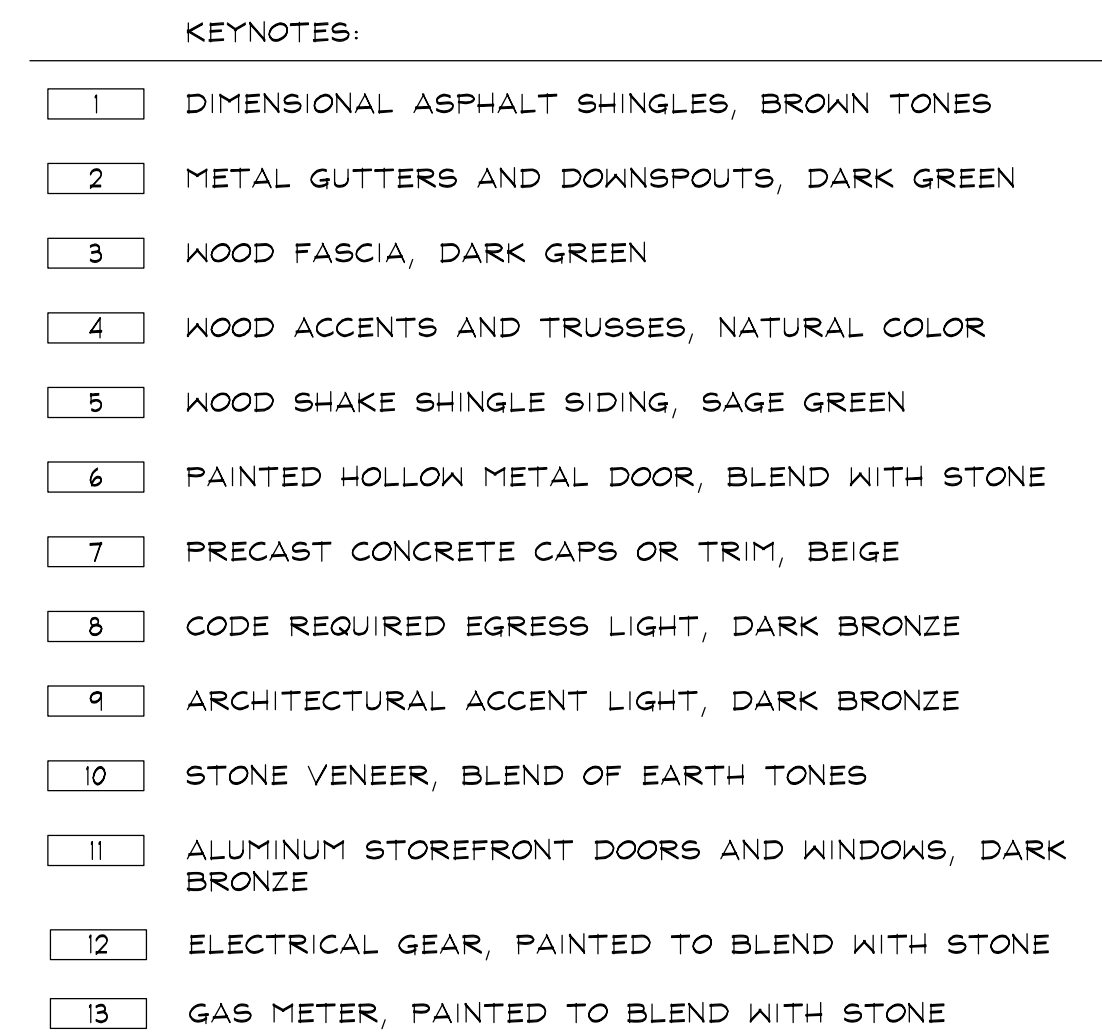
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SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80537

REVISIONS:

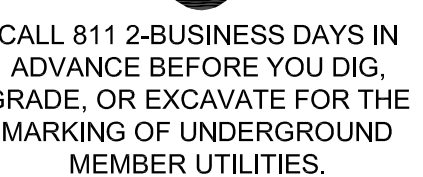
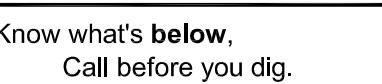
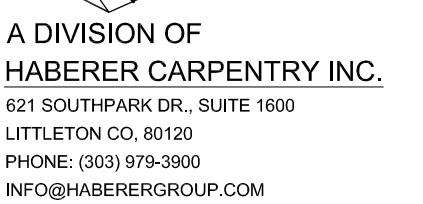
No.	Date:	Description:
1	11.06.24	1st Submittal
2	02.18.25	2nd Submittal
3	04.18.25	3rd Submittal

Project No: 24_05
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Checked By: CCH
Date Issued: 14/02/2025
Sheet Name:
EXTERIOR ELEVATIONS
Sheet Number:
A1

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



1	SOUTH ELEVATION
1/4"=1'-0"	



REVISIONS:	
No.	Description:
11.06.24	1st Submittal
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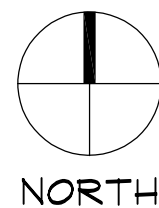
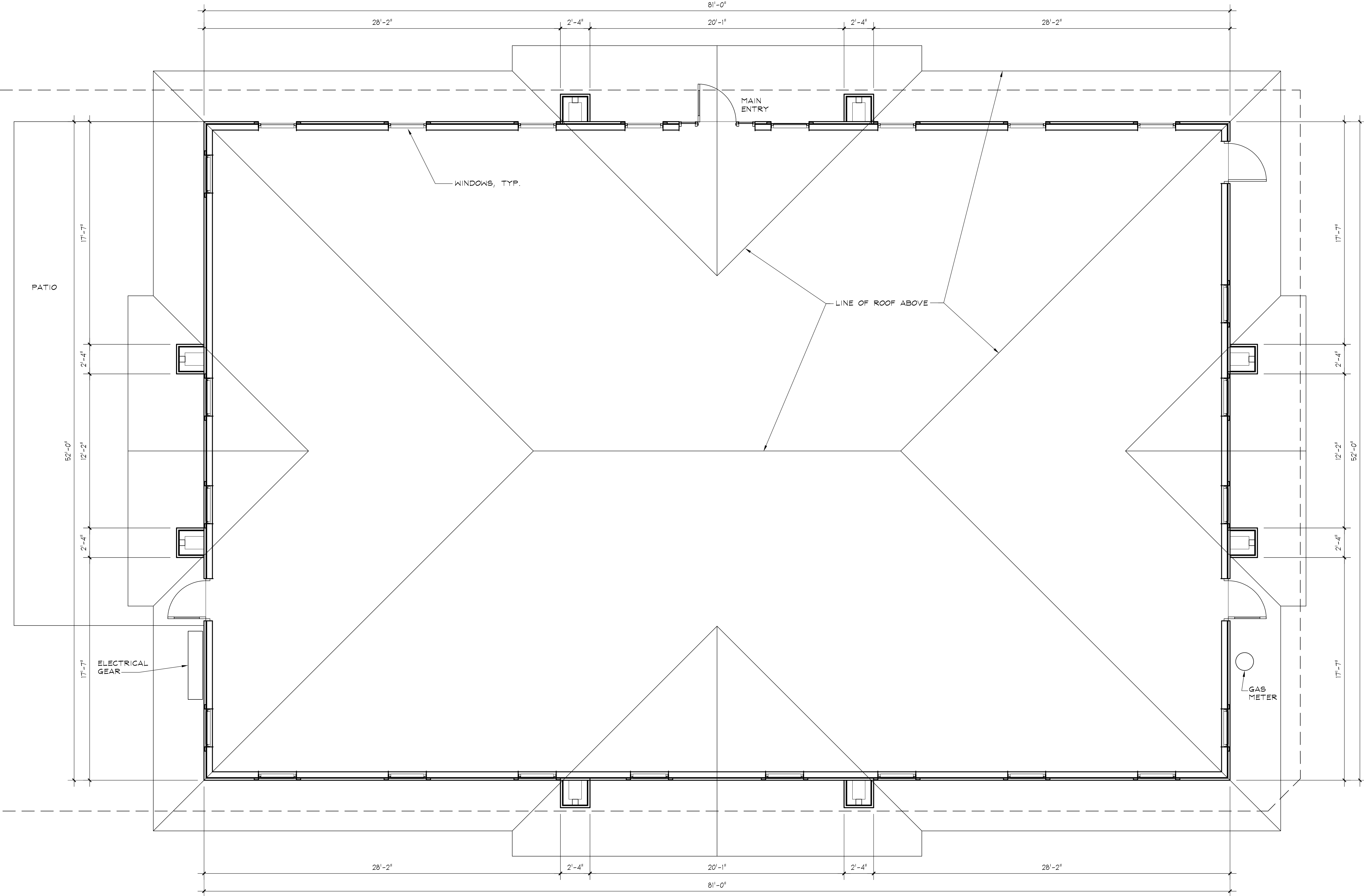
Project No:	24_05
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Sheet Name:	EXTERIOR ELEVATIONS
Sheet Number:	

A2

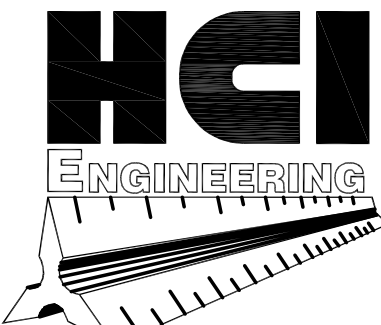
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SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



1	FLOOR/ROOF PLAN
1/4"=1'-0"	



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LITTLETON CO, 80120
PHONE: (303) 979-3900
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1231 LAKE AVENUE
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REVISIONS:		
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Project No: 24_05
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Sheet Name:
FLOOR/ROOF PLAN

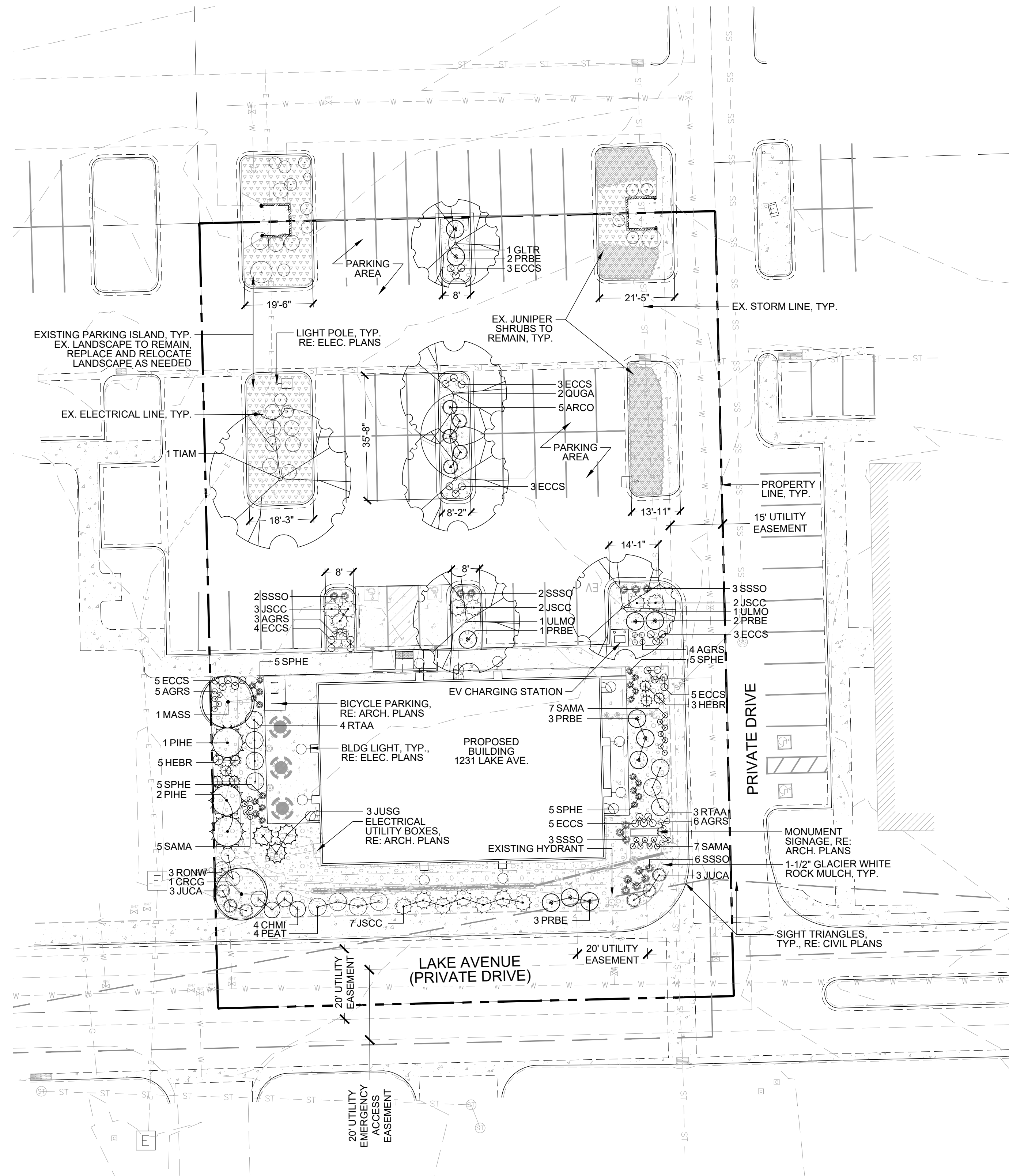
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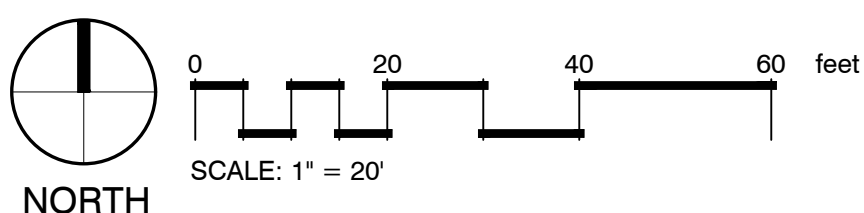
KJW REAL ESTATE, LLC

SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



1 LANDSCAPE PLAN



LEGEND

	DECIDUOUS TREE	SIZE 2\" CAL	CONTAINER B&B	HYDROZONE MODERATE
	EVERGREEN TREE	6'-8' HT.	B&B	MODERATE
	ORNAMENTAL TREE	1.5\" CAL OR 6' HT. MULTI-STEM	B&B	MODERATE
	DECIDUOUS SHRUBS	#5	CONT.	MODERATE
	EVERGREEN SHRUBS	#5	CONT.	MODERATE
	ORNAMENTAL GRASS & PERENNIALS	#1	CONT.	MODERATE
	EXISTING ORNAMENTAL GRASS			
	1-1/2\" GLACIER WHITE ROCK MULCH			
	EXISTING ROCK MULCH			
	EXISTING EVERGREEN SHRUBS			

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS	HYDROZONE
DECIDUOUS TREES							
GLTR	1 (9%)	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	B & B	2\"CAL	H X W 45' X 30'	MODERATE
QUGA	2 (18%)	QUERCUS GAMBELII	GAMBEL OAK	B & B	2\"CAL	40' X 30'	LOW
TIAM	1 (9%)	TILIA AMURENSIS	AMURE LINDEN	B & B	2\"CAL	60' X 40'	LOW
ULMO	2 (18%)	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2\"CAL	40' X 30'	LOW
EVERGREEN TREES							
PIHE	3 (27%)	PINUS HELDREICHII 'ISELI FASTIGIATE'	ISELI FASTIGIATE BOSNIAN PINE	B & B	6' HT	20' X 10'	LOW
ORNAMENTAL TREES							
CRCG	1 (9%)	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	MULTI-STEM	20' X 15'	LOW
MASS	1 (9%)	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	1.5\"CAL	20' X 15'	MODERATE
TOTAL	11						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS	HYDROZONE
DECIDUOUS SHRUBS							
ARCO	5	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	#5		H X W 2' X 5'	LOW
CHMI	4	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'	FERNBUSH	#5		4' X 4'	LOW
HEBR	8	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	#5		3' X 3'	LOW
PEAT	4	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5		4' X 4'	LOW
PRBE	11	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5		2' X 5'	LOW
RTAA	7	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	#5		1' X 5'	LOW
RONW	3	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	#5		4' X 4'	MODERATE
	42 (65%)						
EVERGREEN SHRUBS							
JUCA	6	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	#5		1' X 4'	LOW
JSCC	14	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5		1' X 5'	LOW
JUSG	3	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	#5		6' X 6'	LOW
	23 (35%)						
ORNAMENTAL GRASSES							
SSSO	16	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#1		2.5' X 3.5'	LOW
SPHE	20	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1		2' X 3'	LOW
	36						
PERENNIALS							
AGRS	18	AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP	#1		1.5' X 1.5'	LOW
ECCS	31	ECHINACEA X 'CHEYENNE SPIRIT'	CHEYENNE SPIRIT CONEFLOWER	#1		2' X 3'	LOW
SAMA	19	SALVIA SYLVESTRIS X 'MAINACHT'	MAY NIGHT SALVIA	#1		1.5' X 1.5'	LOW
	68						

EXISTING PLANT MATERIAL SCHEDULE: (PARKING LOT AREA)

18	ORNAMENTAL GRASSES
471 SQFT.	EVERGREEN SHRUBS

LANDSCAPE INVENTORY CHART

LANDSCAPE AREA	TREES REQUIRED	TREES PROVIDED (OVERALL SITE)	TREE RATIO	SHRUBS REQUIRED (OVERALL SITE)	SHRUBS PROVIDED (OVERALL SITE)	SHRUB RATIO (OVERALL SITE)
SITE TOTAL 6,095 SF	6,095 SF / 1000 SF = 6 TREES	11 TREES	54% SHADE TREES 27% EVERGREEN TREES 18% ORNAMENTAL TREES	6,095 SF/ 150 SF= 40.6 SHRUBS	65 SHRUBS	65% DECIDUOUS SHRUBS 35% EVERGREEN SHRUBS

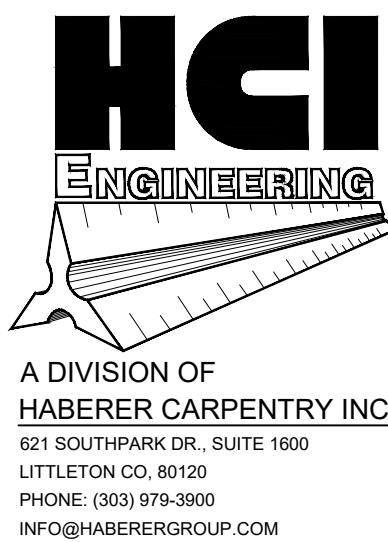
PARKING LOT LANDSCAPE INVENTORY CHART

LANDSCAPE AREA	TREES REQUIRED	TREES PROVIDED	TREE RATIO	SHRUBS / GROUND COVER REQUIRED	SHRUBS / GROUND COVER PROVIDED (PARKING LOT ONLY)	SHRUB / GROUND COVER RATIO (PARKING LOT ONLY)
PARKING AREA 2,503 SF	SEE BELOW	SEE BELOW	SEE BELOW	5% (125 SQFT.)	17 SHRUBS 471 SQFT. EXIST. GC	59% DECIDUOUS SHRUBS 41% EVERGREEN SHRUBS 19% EVERGREEN GC
PARKING AREA 36 SPACES	1 TREE / 5 SPACES = 7.2 TREES	6 TREES*	100% SHADE TREES	N/A	N/A	N/A

* UTILITY CONFLICTS WITHIN THE PARKING LOT MAKE IT UNFEASIBLE TO MEET THE REQUIRED TREE PLANTING GUIDELINES / REQUIREMENTS.

MONUMENT SIGN NOTE:

1. THE MONUMENT SIGN (BY OTHERS) SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE SIGN PERMIT APPLICATION. SITE PLAN REVIEW DOES NOT GRANT APPROVAL FOR ANY PROPOSED SIGNS.



Know what's below.
Call before you dig.



CALL 811 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.

KJW REAL ESTATE, LLC
SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80537

REVISIONS:

No.	Date:	Description:
1	11.06.24	1st Submittal
2	02.17.25	2nd Submittal
3	04.30.25	3rd Submittal

Project No: 24_052

Drawn By: MA

Checked By: BK

Date Issued: 11-06-2024

Sheet Name:
LANDSCAPE PLAN

Sheet
Number:

L1.0

KJW REAL ESTATE, LLC

SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)

GENERAL NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
- COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
- NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

CLEARING & GRADING:

- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

SOIL SPECIFICATIONS:

- ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
- LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
- IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
- SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

EDGING:

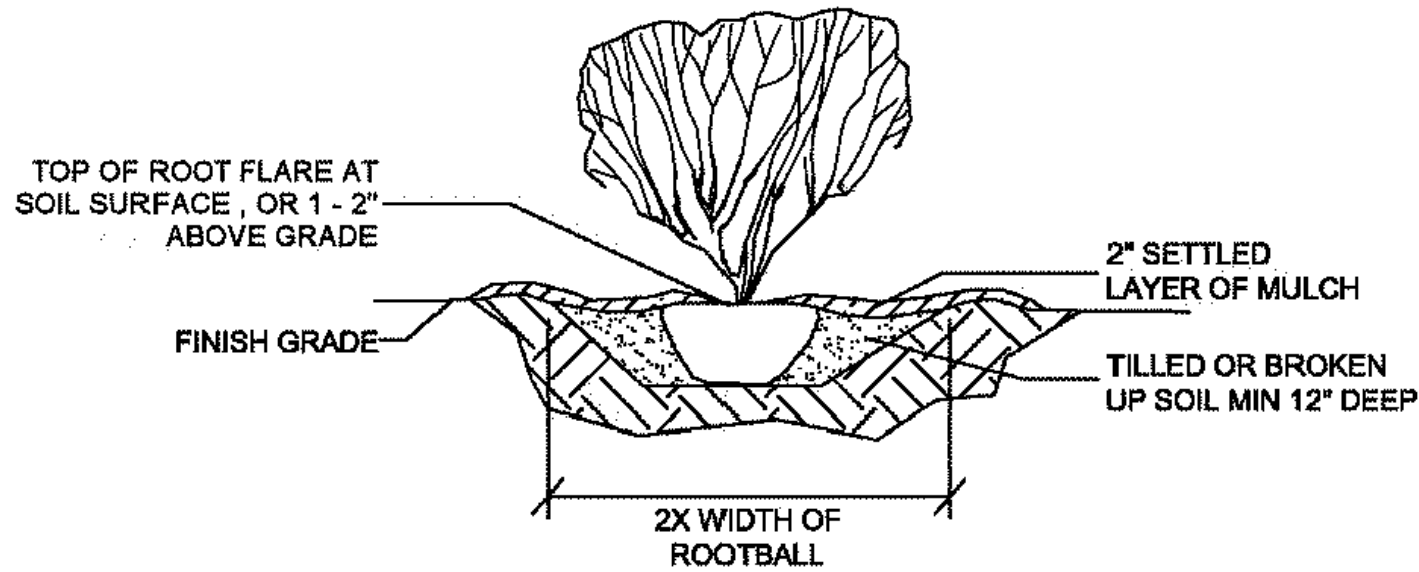
- ALL EDGING SHALL BE 1/8" X 4" BLACK PAINTED ROLLED TOP METAL EDGING AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.

MULCH:

- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1-1/2" GLACIER WHITE ROCK MULCH OVER FABRIC AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. SUPPLIER-PIONEER SAND AND GRAVEL WWW.PIONEERCO.COM OR APPROVED EQUAL.
- TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE ANDS CONTAIN WOOD MULCH, NON-DYED SHREDDED CEDAR MULCH OR APPROVED EQUAL.
- GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYFAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTARY APPLICATION. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER, SEWER, OR STORM DRAIN MAINLINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, FIVE (5) FEET AWAY FROM DRIVEWAY OR ALLEY, AND MINIMUM OF FIVE (5) FEET FROM WATER OR SEWER SERVICE LINES.

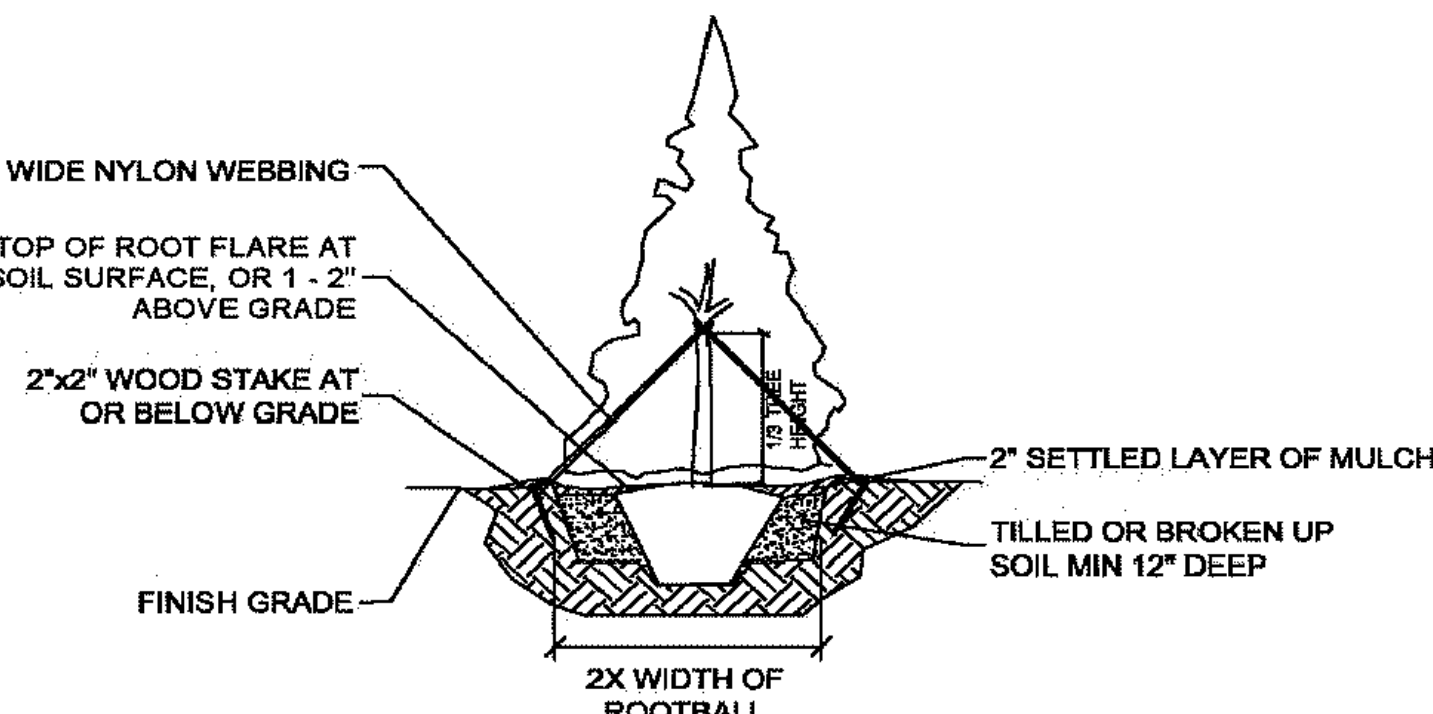


2 SHRUB PLANTING

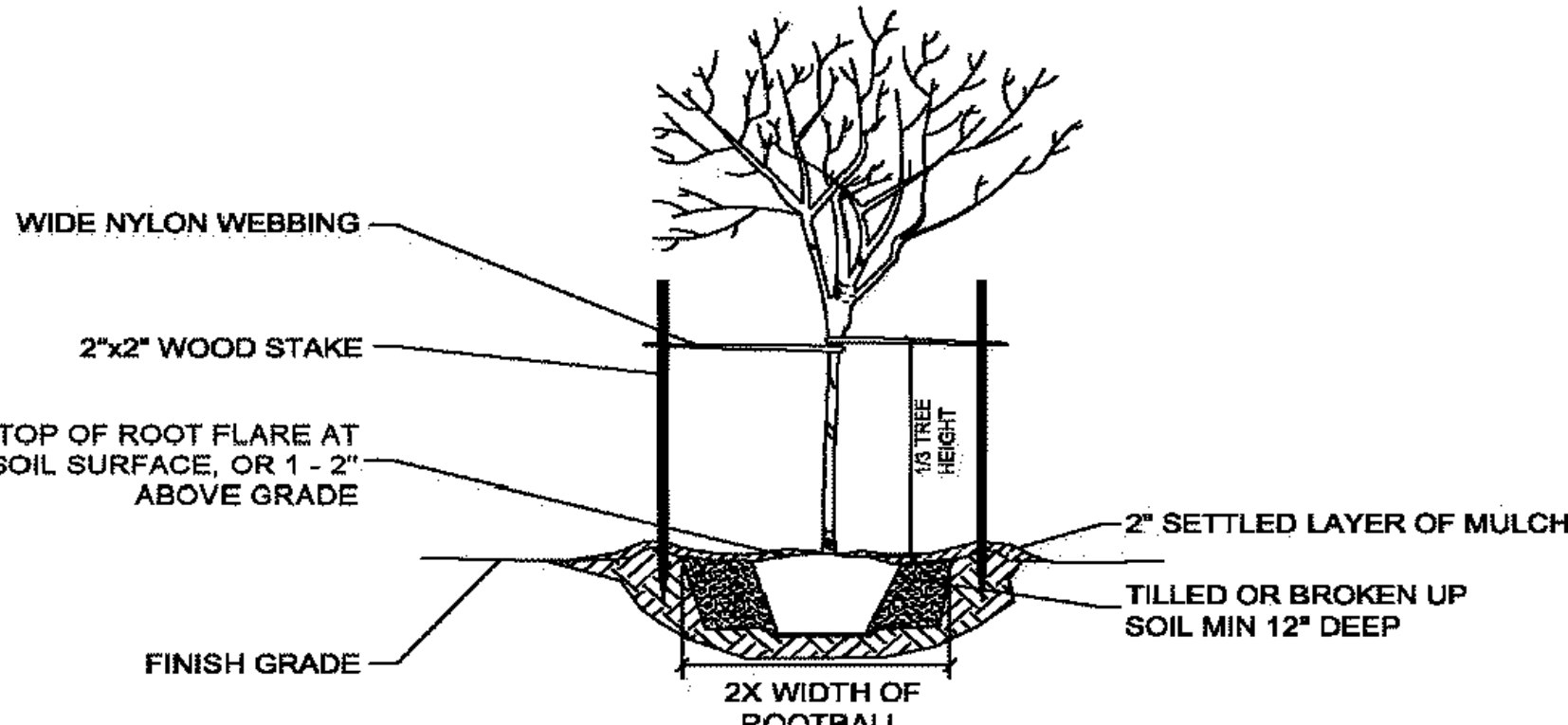
PREVAILING WIND

TREE TRUNK
GUY WIRE
STAKE

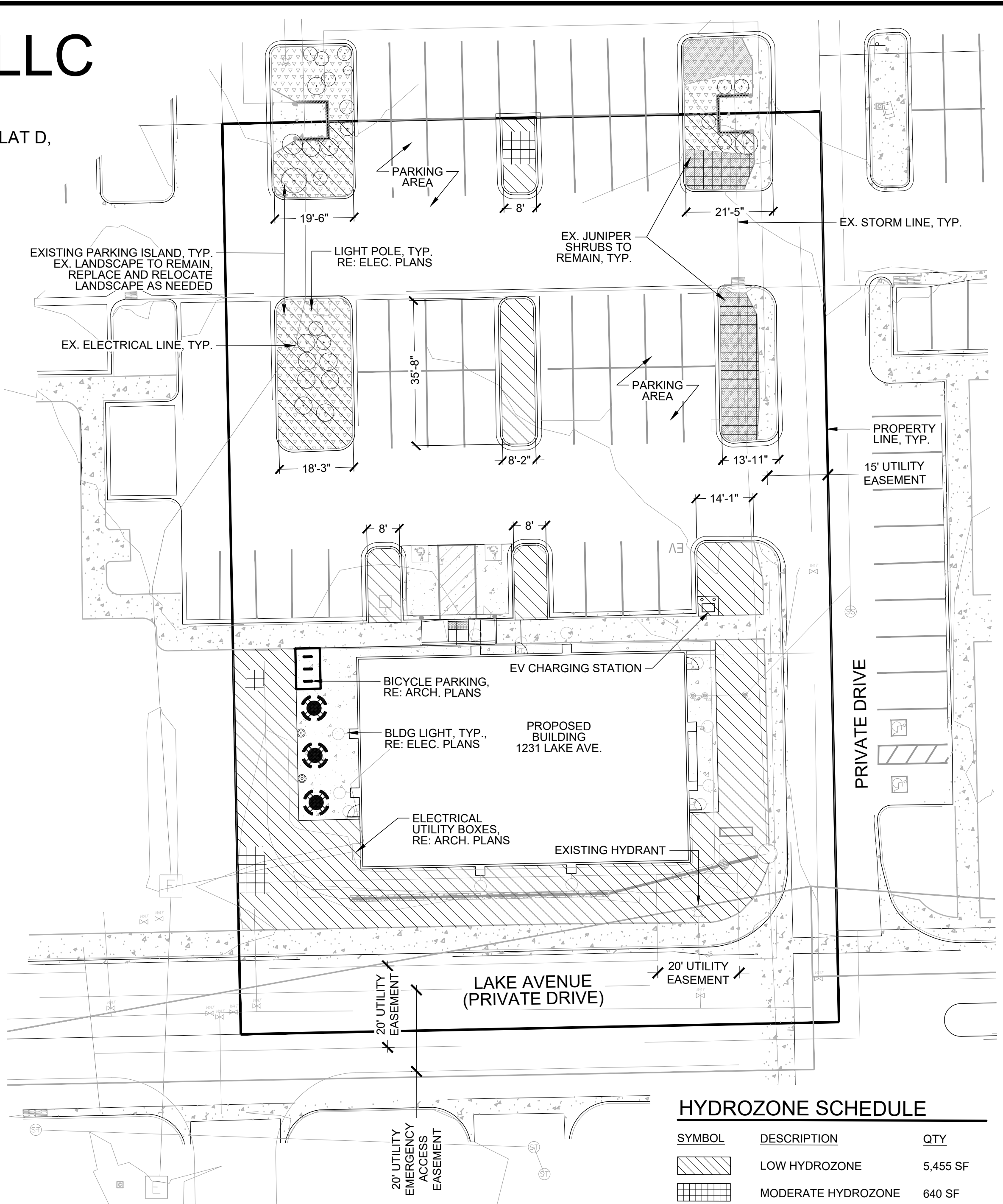
PLAN VIEW



3 EVERGREEN TREE PLANTING



4 DECIDUOUS TREE PLANTING



1 HYDROZONE PLAN

HYDROZONE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LOW HYDROZONE	5,455 SF
	MODERATE HYDROZONE	640 SF

HYDROZONE CHART




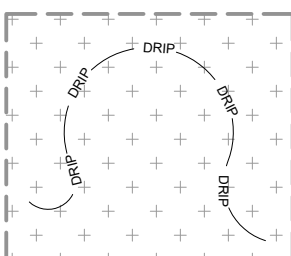








HYDROZONE TYPE	IRRIGATION METHOD	TOTAL AREA SF / AC	WATER USAGE (ACRE FEET)	WATER CONSUMPTION (AF X AC)
HIGH	ROTARY / SPRAY HEADS	0 / 0	3 AF	0 AF
MODERATE	DRIP / BUBBLERS	6,095 / 0.140	1.33 AF	0.186 AF
LOW	DRIP	0 / 0	0.8 AF	0 AF

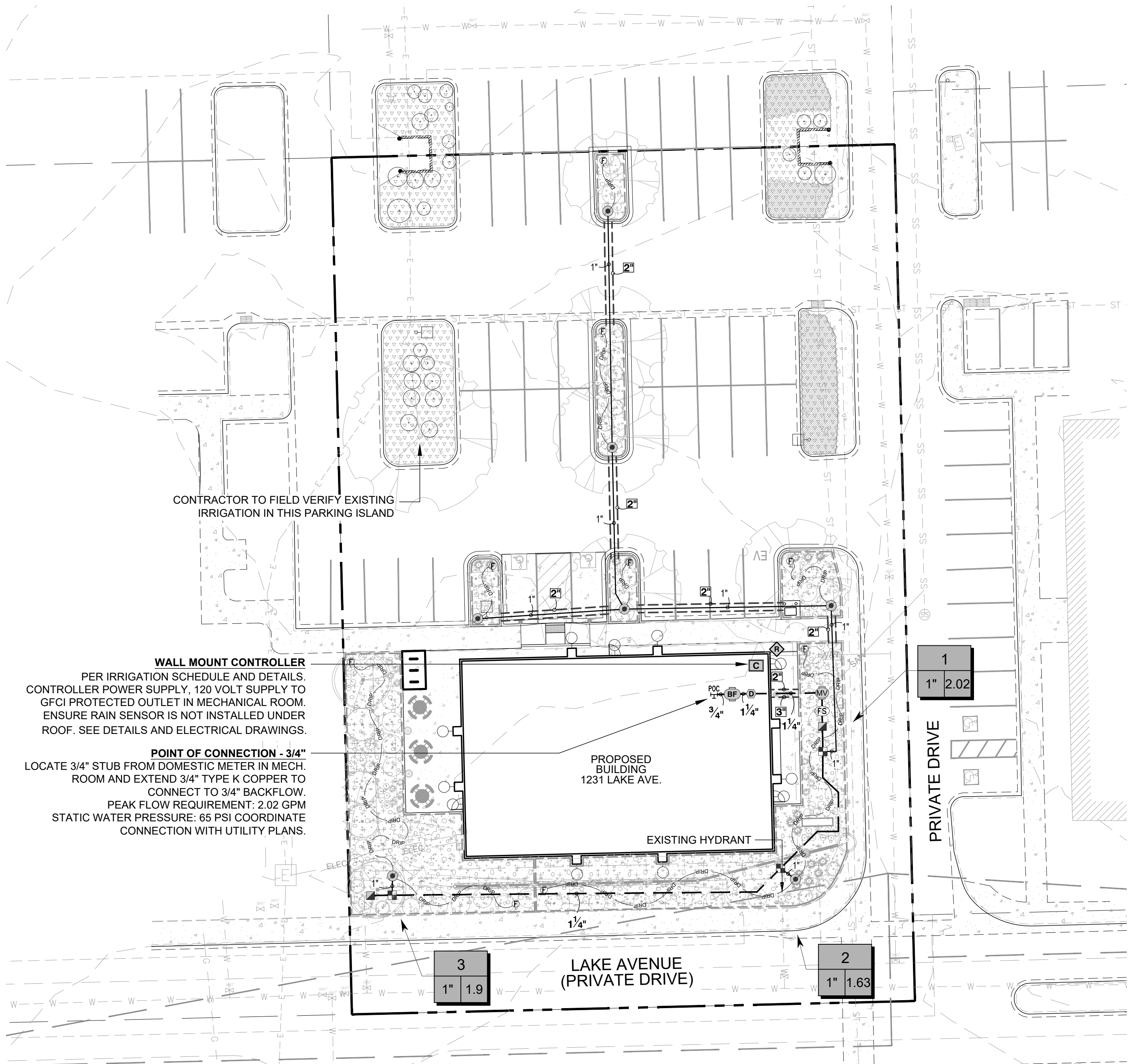
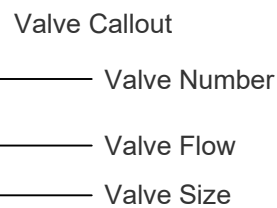
KJW REAL ESTATE, LLC

SITE DEVELOPMENT PLAN

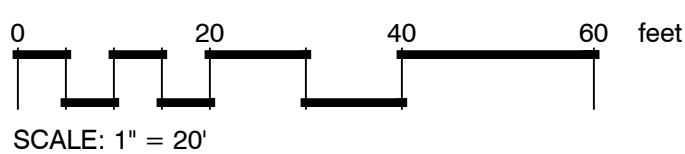
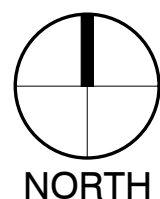
LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP ZONE CONTROL KIT RAIN BIRD XZ-100-IVMQ - WIDE FLOW IVM DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. PESBIVM SMART VALVE W/ FACTORY INSTALLED IVM-SOL DECODER. OPERATING FLOW 0.3-20 GPM WITH 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3-20 GPM	3
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	7
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	9
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. USE 3/4" POLY DRIP PIPE AS INDICATED ON PLAN. Emitter Notes: 0.5 GPH emitters (2 assigned to each #1 plant) 1.0 GPH emitters (2 assigned to each #5 plant) 2.0 GPH emitters (6 assigned to each B & B, 2"Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6" HT plant)	4,210 SF
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	2
	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EF8-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1
	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1
	REDUCED PRESSURE BACKFLOW PREVENTER 3/4" FEBCO 825YA	1
	CONTROLLER RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
	RAIN SENSOR RAIN BIRD WR2-RFC - WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
	FLOW SENSOR RAIN BIRD FS-100-B - 1 IN. FLOW SENSOR, BRASS MODEL.	1
	POINT OF CONNECTION 3/4"	1
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	248.2 LF
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	190.1 LF
---	IRRIGATION MAINLINE: TYPE K COPPER PIPE	4.7 LF
---	PIPE SLEEVE: PVC CLASS 160 SDR 26	133.6 LF



1 IRRIGATION PLAN



GENERAL NOTES:

- PRIOR TO BEGINNING WORK VERIFY THE CONTRACT DRAWINGS AGAINST ALL APPLICABLE EXISTING CONDITIONS. NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
- VERIFY LOCATION OF ALL ABOVE AND BELOW GRADE MECHANICAL, PLUMBING, ELECTRICAL/UTILITY LINES AND EQUIPMENT AND ADHERE TO ALL FEDERAL, MUNICIPAL, UTILITY PURVEYOR REQUIRED EASEMENTS, MINIMUM OFFSETS AND SETBACKS.
- ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.

IRRIGATION NOTES:

- THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE COVERAGE FOR ALL LANDSCAPED AREAS AS SHOWN ON CONTRACT DRAWINGS.
- REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- POINT OF CONNECTION SHOWN ON THE IRRIGATION PLANS ARE PER THE CIVIL DOCUMENTS. REPORT ANY DISCREPANCIES IN THE LOCATION TO THE DESIGNER FOR CLARIFICATION OR REVISION.
- CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
- WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND ALL OTHER STATE OR LOCAL MUNICIPAL REGULATIONS CURRENT UPON THE SIGNING OF THIS CONTRACT.
- CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY.
- LATERAL AND MAINLINE PIPE, CONTROL WIRES AND SLEEVES ARE SHOWN ON CONTRACT DRAWINGS SPACED HORIZONTALLY ON PLAN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL CONSOLIDATE IRRIGATION LATERALS, MAINLINES AND COMPONENTS WHEREVER POSSIBLE. IRRIGATION PIPING SHALL BE INSTALLED WITH A MINIMUM OF 4 INCHES CLEAR ON ALL SIDES.
- CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT.
- CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH OVERALL SITE CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON CONTRACT DRAWINGS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL, NOTES, SCHEDULES AND SPECIFICATIONS.
- ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- EACH MAINLINE SLEEVE REPRESENTED IN THE DRAWINGS SHALL CONSIST OF TWO SLEEVES: ONE FOR MAINLINE PIPING AND ONE FOR FIELD WIRING.
- CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER, SEE ELECTRICAL DRAWINGS.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
- BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED.
- MAINTENANCE AND OPERATION REQUIREMENTS: A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1 THROUGH OCTOBER 1 SHALL ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING ITEMS:
 - VERIFY COVERAGE OF HEADS (BI-MONTHLY)*
 - CHECK FOR BROKEN HEADS OR LEAKAGE (BI-MONTHLY)*
 - REPROGRAM CONTROLLERS ACCORDING TO THE SEASONAL NEEDS (MONTHLY)*
 - VERIFY WATER SUPPLY AND PRESSURE (UPON SYSTEM STARTUP, THEN TWO ADDITIONAL TIMES)
 - INSPECT THE BACKFLOW PREVENTER DEVICE (UPON SYSTEM STARTUP)
 - VERIFY SENSOR FUNCTIONALITY (BI-MONTHLY)**ALL ITEMS SHALL BE PERFORMED UPON SYSTEM START UP AND THEN AT A MINIMUM OF THE PERIOD STATED, INSPECTIONS SHALL BE PERFORMED MORE FREQUENTLY AS REQUIRED.

POINT OF CONNECTION (P.O.C.) NOTES:

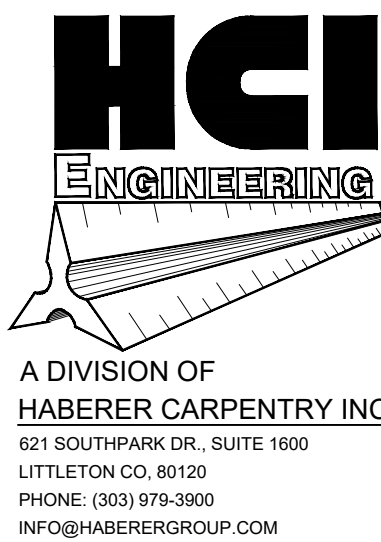
P.O.C. 1" - CONNECT TO 3/4" STUB FROM DOMESTIC WATER LINE. EXTEND AND CONNECT 3/4" TYPE K COPPER LINE TO 3/4" BACKFLOW DEVICE. REFER TO CIVIL PLANS FOR CONNECTION LOCATION.

AVAILABLE WATER PRESSURE: THE ASSUMED AVAILABLE PSI AT THE POINT OF CONNECTION IS - 70 PSI. CONTRACTOR SHALL TEST PRIOR TO INSTALLATION.

DESIGN PRESSURE: 65 PSI

DESIGN FLOW: 2.02 GPM MAX, (SINGLE VALVE OPERATION)

- THE IRRIGATION SYSTEMS ARE DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE SINGLE VALVE STARTS. NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY.
- CONTRACTOR TO INSTALL ALL REQUIRED EQUIPMENT IN ACCORDANCE WITH ALL LOCAL WATER PURVEYORS REQUIREMENTS.
- CONTRACTOR TO FIELD LOCATE REQUIRED IRRIGATION EQUIPMENT DOWNSTREAM FROM METER FOR APPROVAL PRIOR TO INSTALLATION. ALL ATTEMPTS SHALL BE MADE TO INSTALL EQUIPMENT IN LANDSCAPE BEDS.
- ALL ENCLOSURES SHALL BE SECURELY MOUNTED AND LOCKABLE TO PREVENT VANDALISM, DAMAGE AND/OR THEFT. TURN KEYS OVER TO OWNERS REPRESENTATIVE AT COMPLETION OF WORK AS PER SPECIFICATIONS.
- CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- RAIN SENSOR, MOUNT WIRELESS RAIN SENSOR WITHIN OPTIMAL RANGE FROM CONTROLLER, PER MANUFACTURERS RECOMMENDATIONS. INSTALL SENSOR ON LIGHT/UTILITY POLE A MINIMUM OF 10' ABOVE GRADE TO MINIMIZE DAMAGE/VANDALISM, CLEARLY NOTE LOCATION AND PROVIDE INFORMATION TO OWNERS REPRESENTATIVE.
- IRRIGATION ZONES HAVE BEEN CREATED TO PROPERLY HYDROZONE THE SITE BASED ON SITE CONDITIONS AND MICROCLIMATES. IF FIELD ADJUSTMENTS ARE TO BE MADE IRRIGATION EQUIPMENT IRRIGATING A NORTH AND EAST EXPOSURE SHOULD NOT BE INSTALLED ON THE SAME ZONE AS IRRIGATION EQUIPMENT ON THE SOUTH AND WEST EXPOSURES TO ALLOW FOR MICROCLIMATE ADJUSTMENTS IN THE CONTROLLER PROGRAMMING.



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KJW REAL ESTATE, LLC SITE DEVELOPMENT PLAN 1231 LAKE AVENUE BERTHOUD, CO 80537

REVISIONS:

No.	Date:	Description:
1	11.06.24	1st Submittal
2	02.17.25	2nd Submittal
3	04.30.25	3rd Submittal

Project No: 24_052

Drawn By: MA

Checked By: BK

Date Issued: 11-06-2024

Sheet Name:
IRRIGATION PLAN

Sheet
Number:

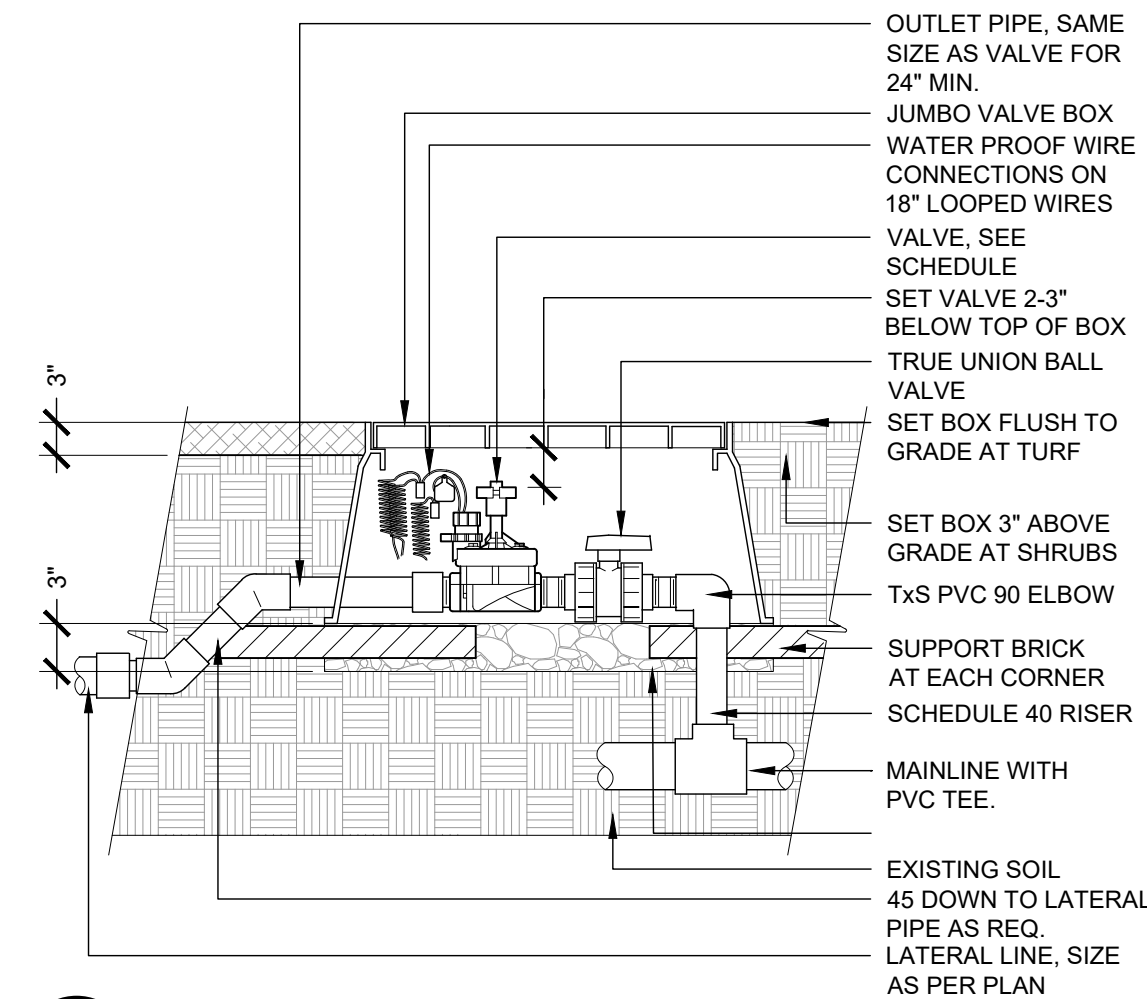
L-3

KJW REAL ESTATE, LLC

SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)

NOTE:
1. HEAT BRAND VALVE AND CONTROLLER NUMBER ON LID WITH 2" HIGH CHARACTERS.

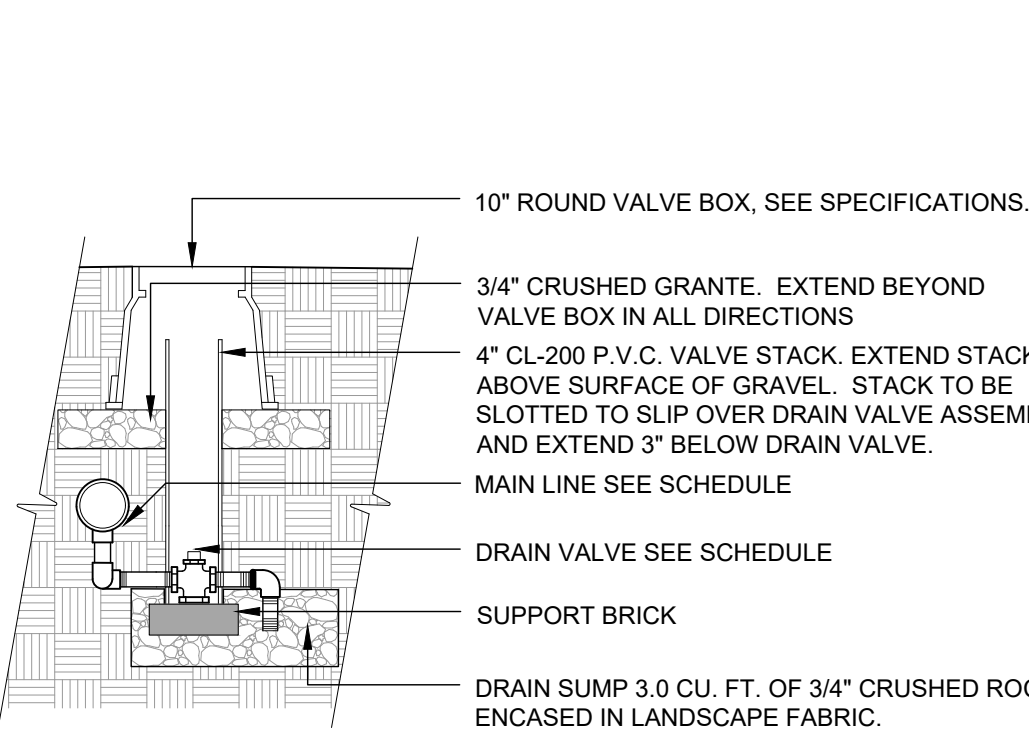


1 REMOTE CONTROL VALVE

1" = 1'-0"

32 8406.13-08

NOTE:
1. BRAND (DV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MIN.
2. EXTEND VERTICAL DISCHARGE NIPPLE INTO DRAIN SUMP A MINIMUM OF 3".
3. SET TOP OF VALVE BOX LID LEVEL WITH FINISHED GRADE OF ADJACENT UNDISTURBED TURF GRASS AREAS.

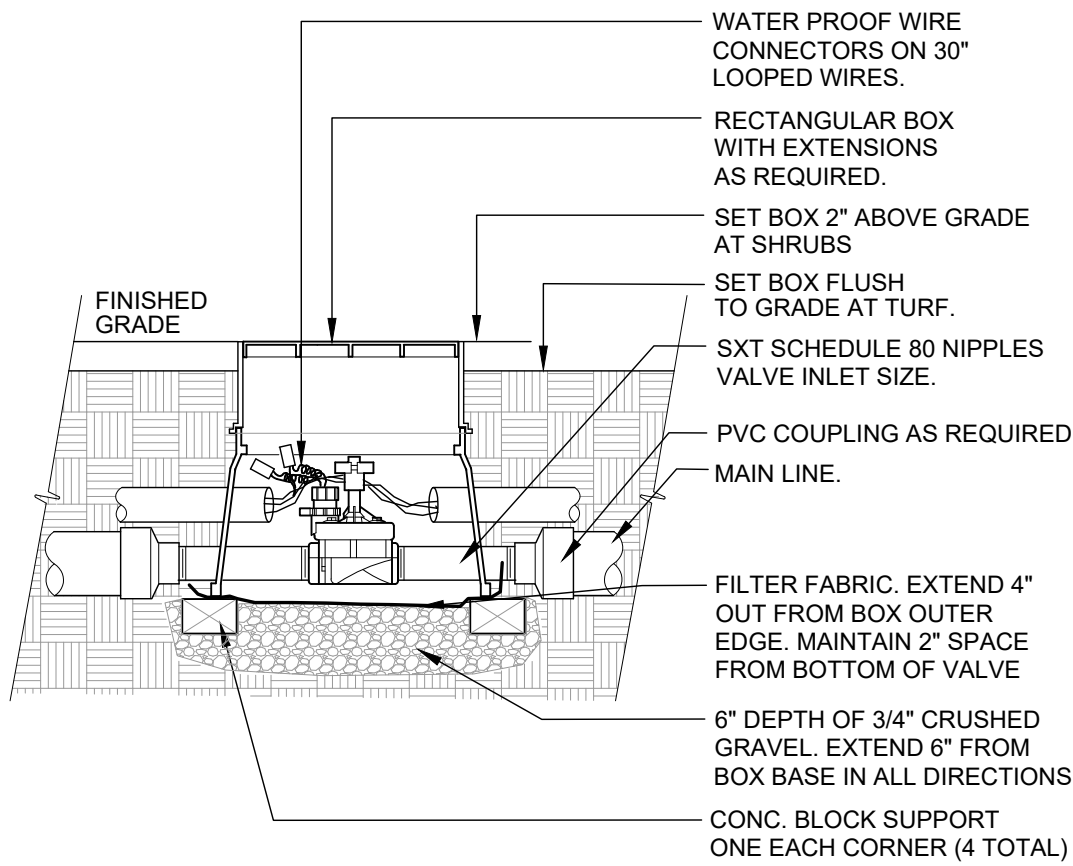


2 MANUAL DRAIN VALVE

1/2" = 1'-0"

328409.86-13

NOTE:
1. BRAND (MV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MINIMUM.

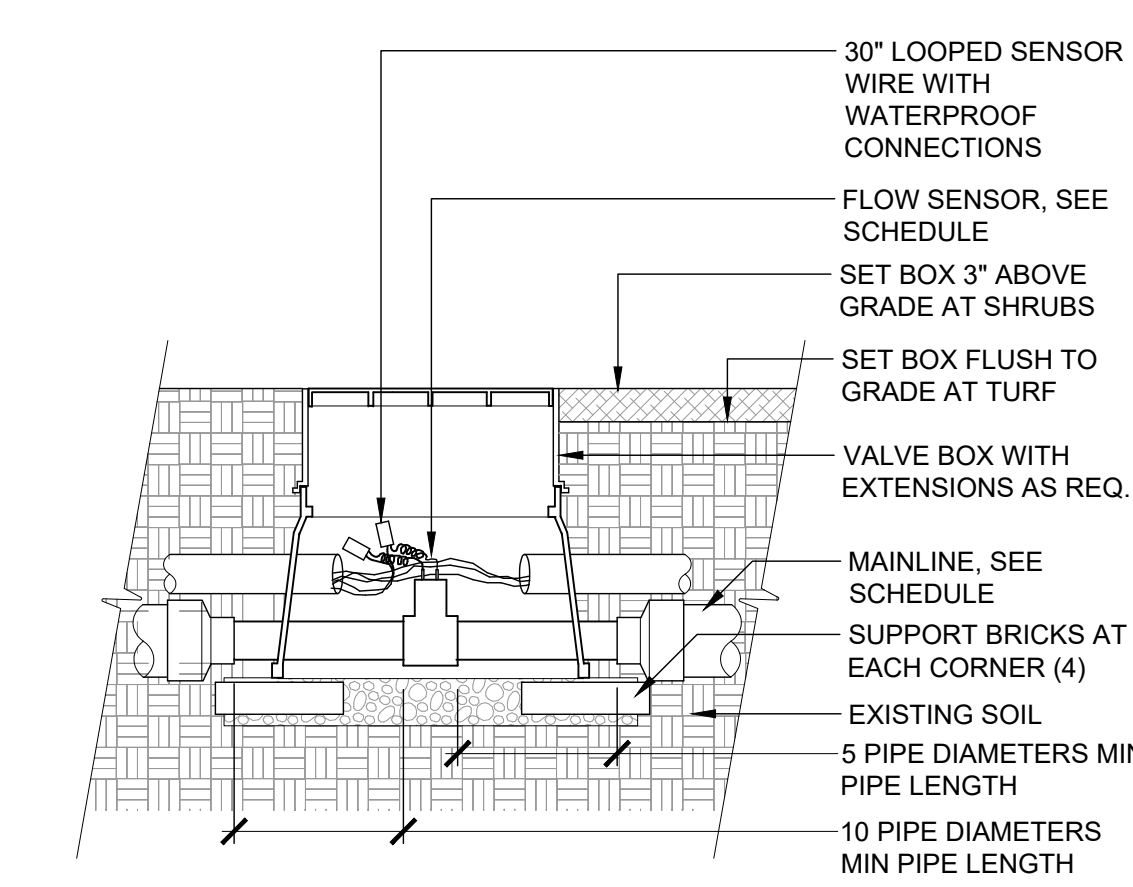


3 MASTER CONTROL VALVE

1 1/2" = 1'-0"

32 8406.23-11

NOTE:
1. HEAT BRAND (FS) ON VALVE BOX LID IN 2" HIGH LETTERS MINIMUM

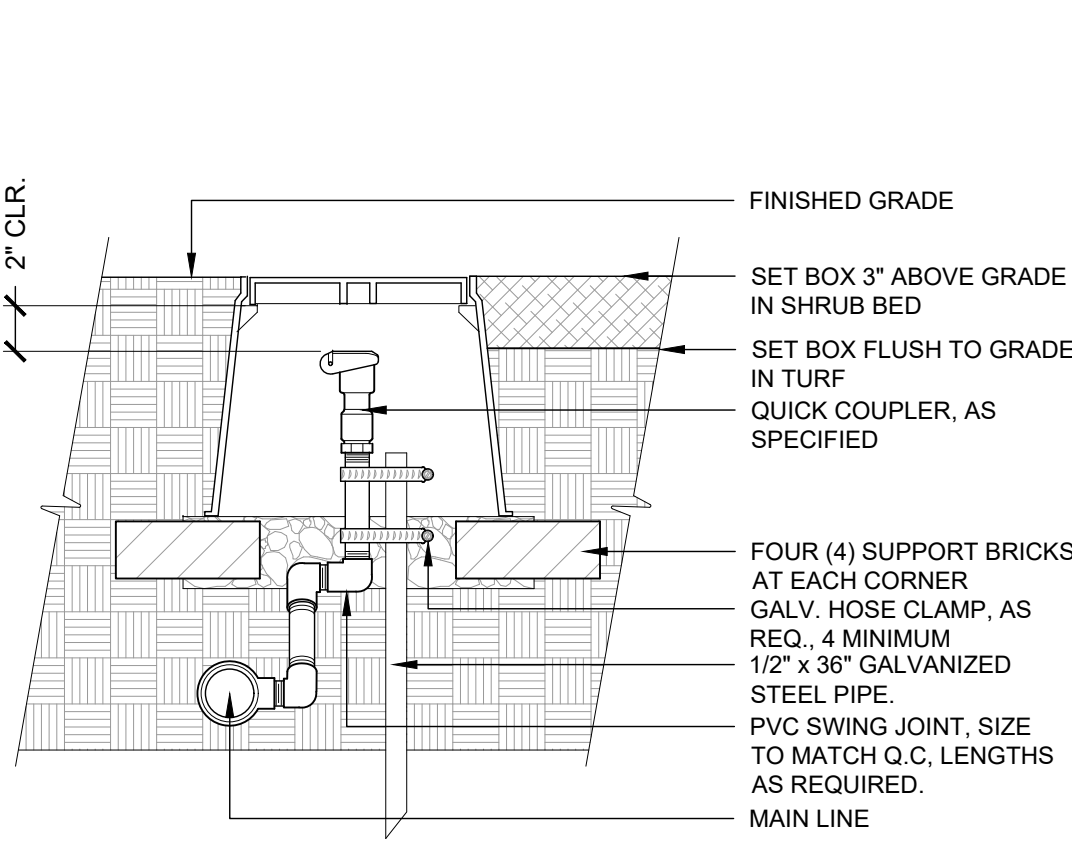


4 FLOW SENSOR

1" = 1'-0"

328413.46-13

NOTE:
1. 10" DIAMETER VALVE BOX. HEAT BRAND 'QC' ON LID WITH 2" HIGH CHARACTERS.

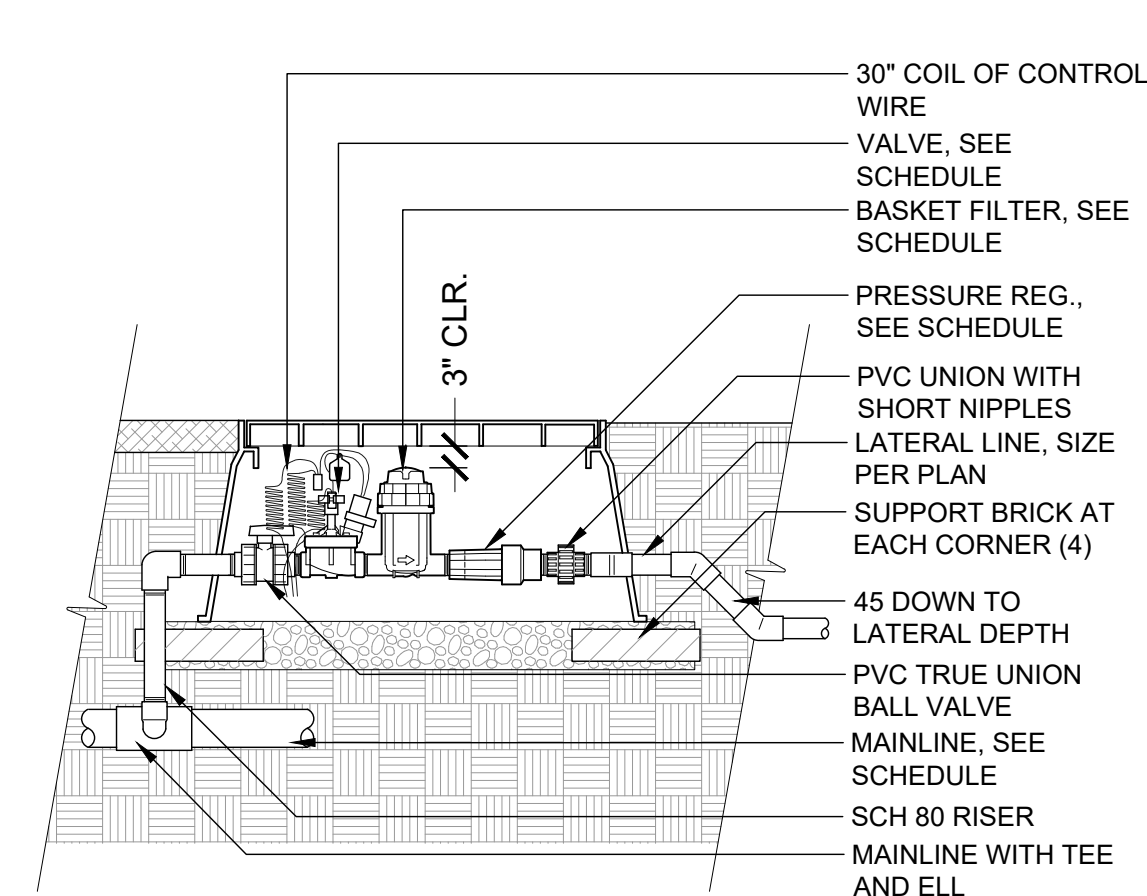


5 QUICK COUPLING VALVE

1 1/2" = 1'-0"

328413.46-13

NOTE:
1. HEAT BRAND VALVE AND CONTROLLER NUMBER (EX. A-#) ON LID WITH 2" HIGH LETTERS MINIMUM.

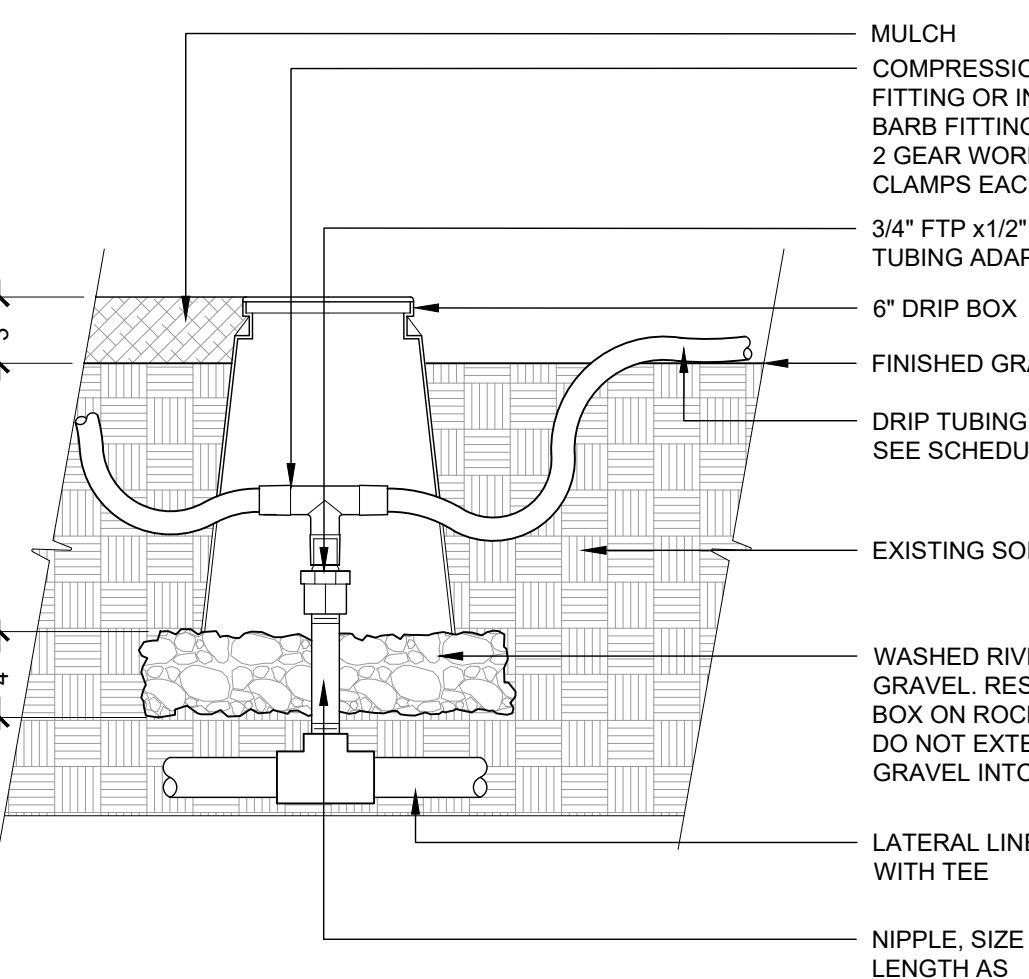


6 1" DRIP VALVE W/ BASKET FILTER

1" = 1'-0"

328413.46-13

NOTE:
HEAT BRAND 'ZC' ON LID WITH 2" HIGH CHARACTERS.

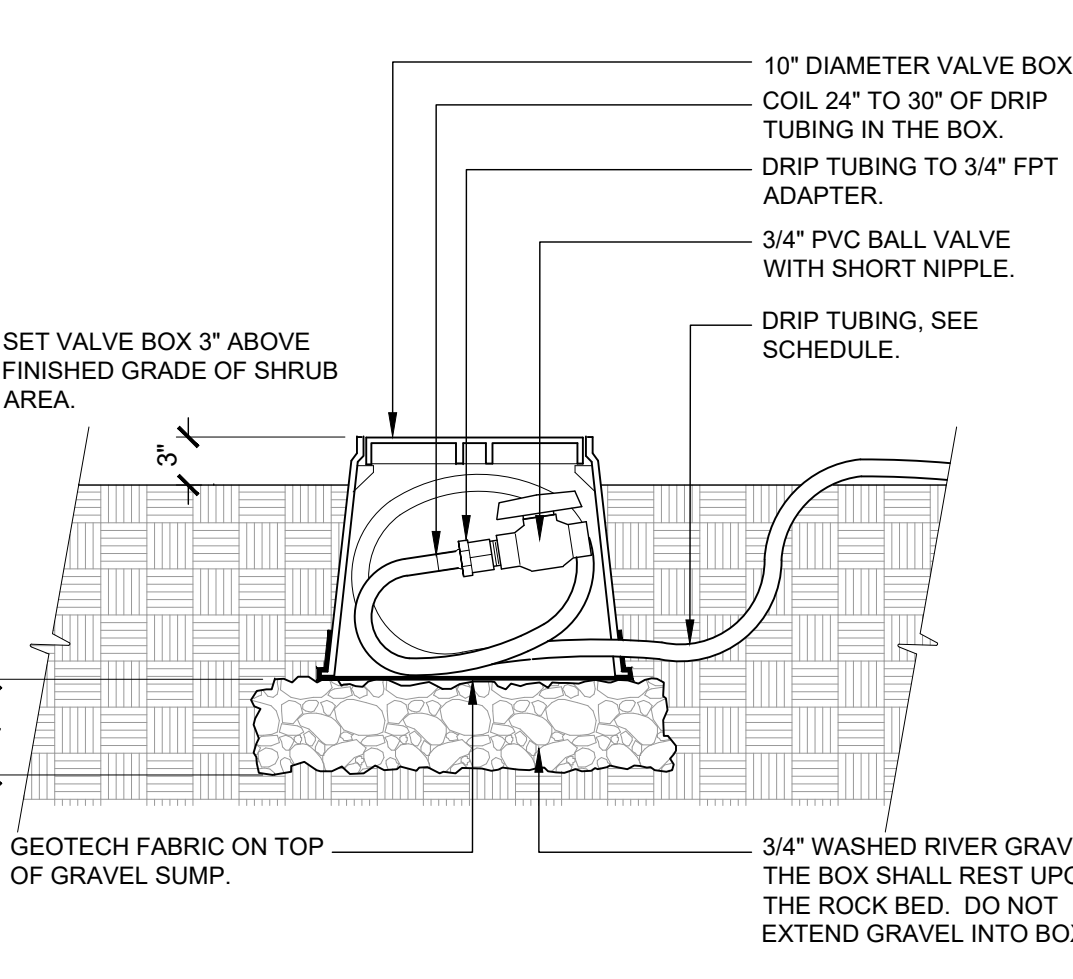


7 DRIPLINE ZONE CONTROL

1 1/2" = 1'-0"

328413.46-13

NOTE:
HEAT BRAND 'FV' ON LID WITH 2" HIGH CHARACTERS.

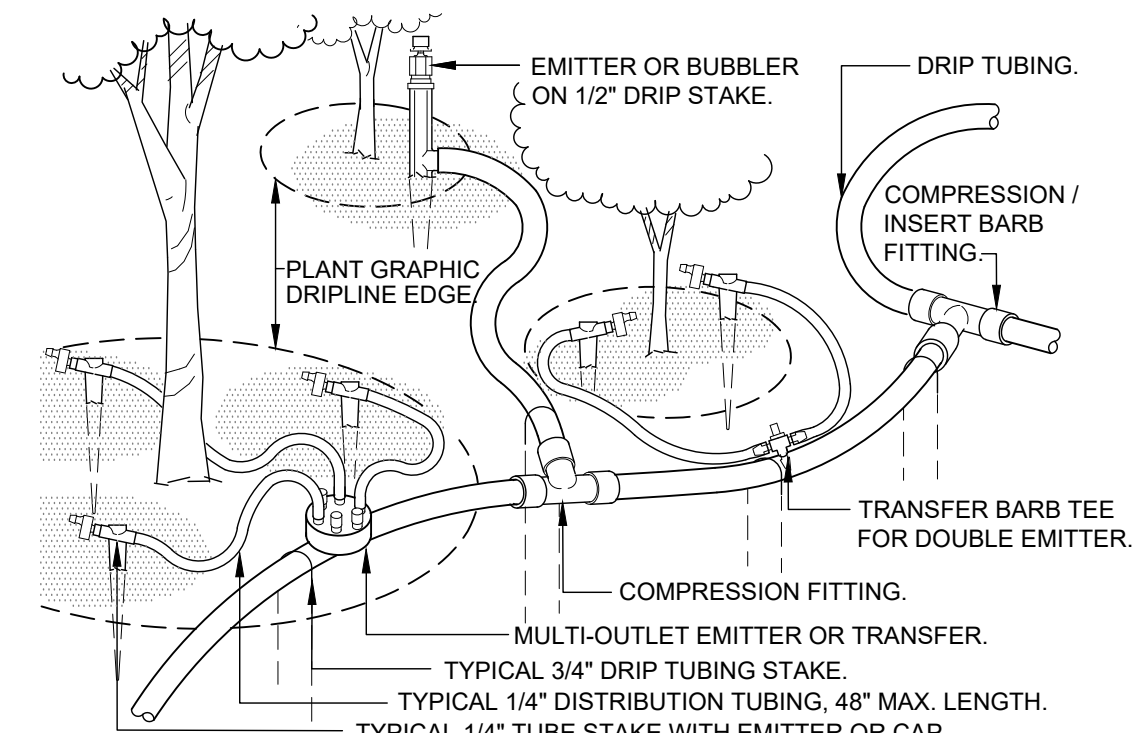


8 DRIP FLUSH VALVE

1 1/2" = 1'-0"

328413.49-98

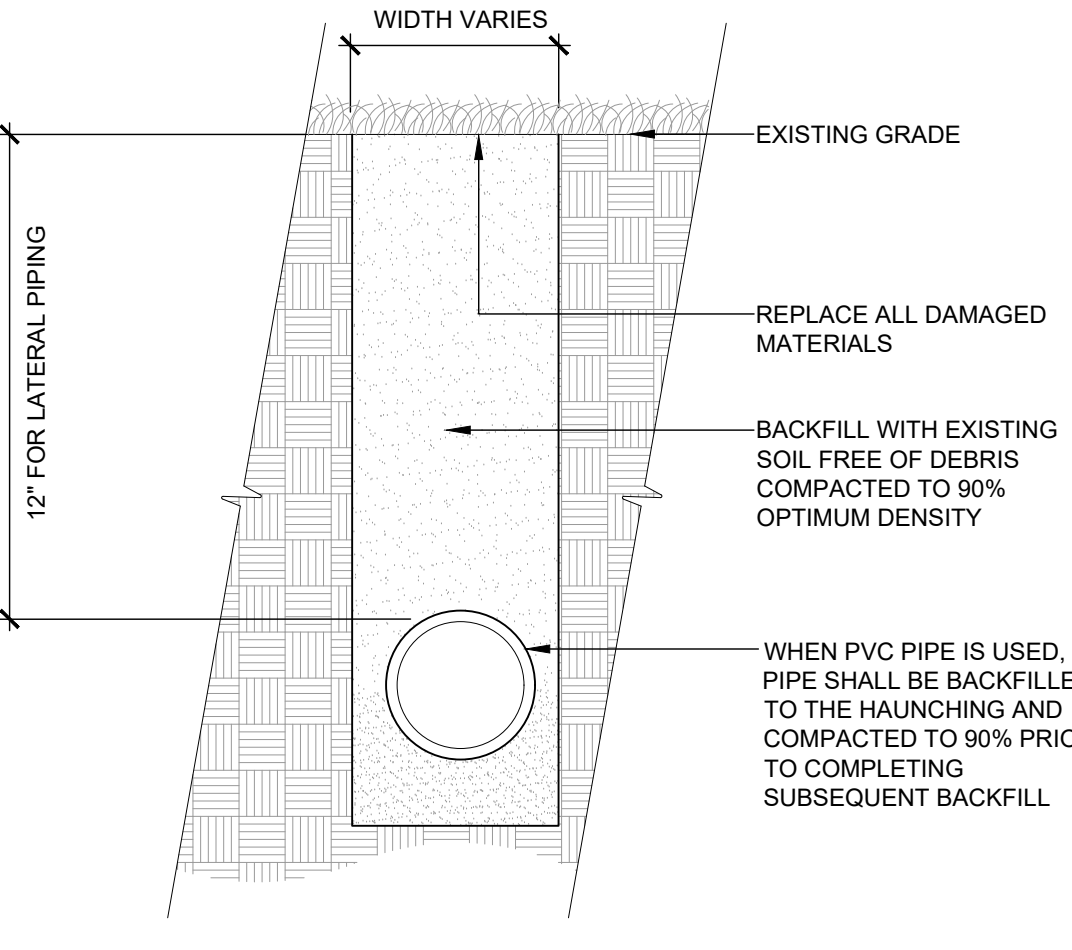
NOTE:
1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.
4. ALL INSERT BARB FITTINGS SHALL HAVE 2 STAINLESS STEEL WORM GEAR CLAMPS PER CONNECTION.



9 TYPICAL DRIP TUBING

1 1/2" = 1'-0"

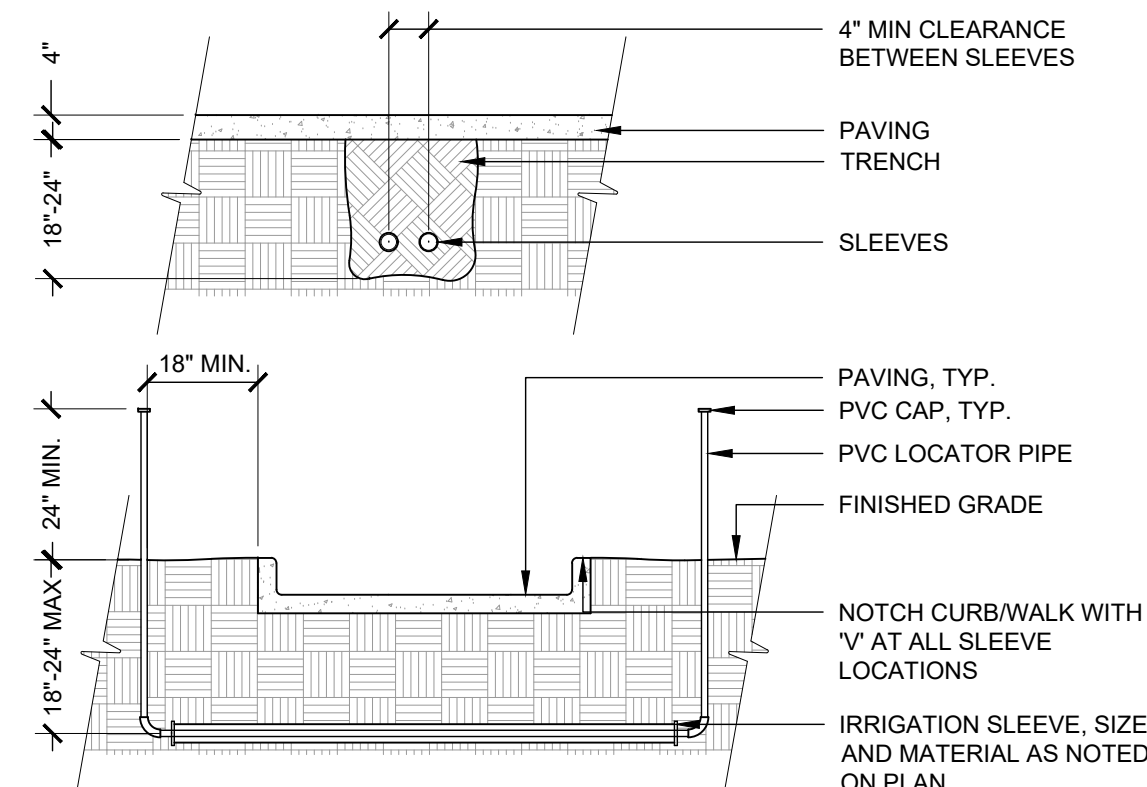
328413.43-02



10 TRENCH DETAIL

1 1/2" = 1'-0"

328409.76-95



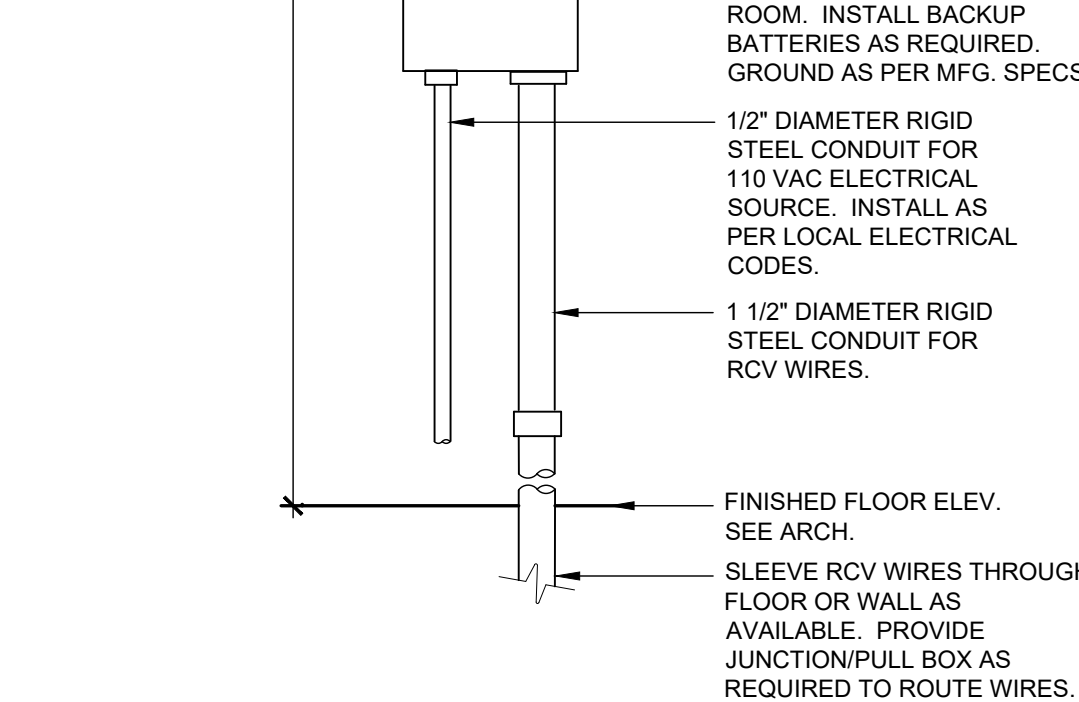
NOTES:
1. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
2. MECHANICALLY TAMP TO 95% PROCTOR DENSITY.

11 SLEEVING

3/8" = 1'-0"

328409.66-13

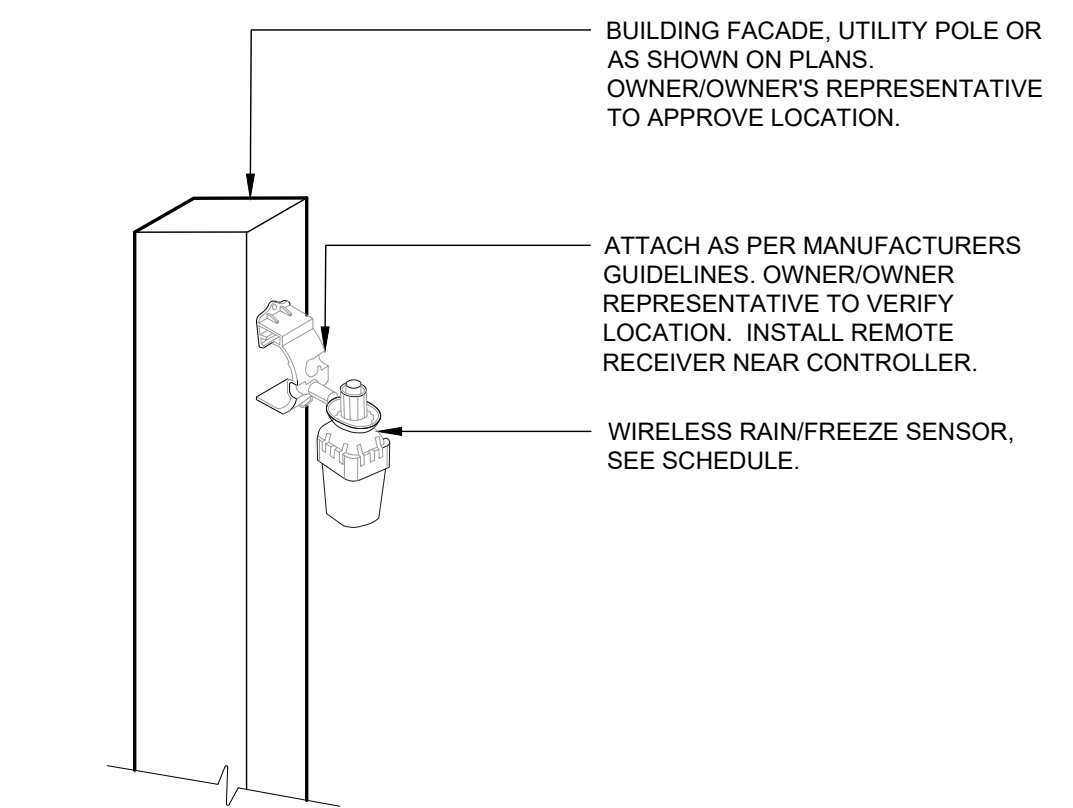
NOTE:
1. CONTRACTOR TO COORDINATE WITH OWNER/OWNERS REPRESENTATIVE ON FINAL LOCATION OF CONTROLLER AND ALL BUILDING FLOOR OR WALL PERFORATIONS TO ROUTE CONTROL WIRES.



12 WALL MOUNT CONTROLLER

1" = 1'-0"

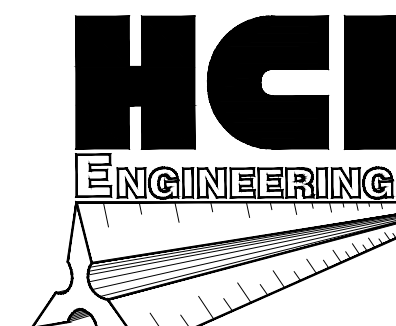
328409.66-13



13 WIRELESS RAIN/FREEZE SENSOR

3/4" = 1'-0"

328409.66-13



A DIVISION OF
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INFO@HABERERGROUP.COM



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SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80537

REVISIONS:

No.	Date:	Description:
1	11.06.24	1st Submittal
2	02.17.25	2nd Submittal
3	04.30.25	3rd Submittal

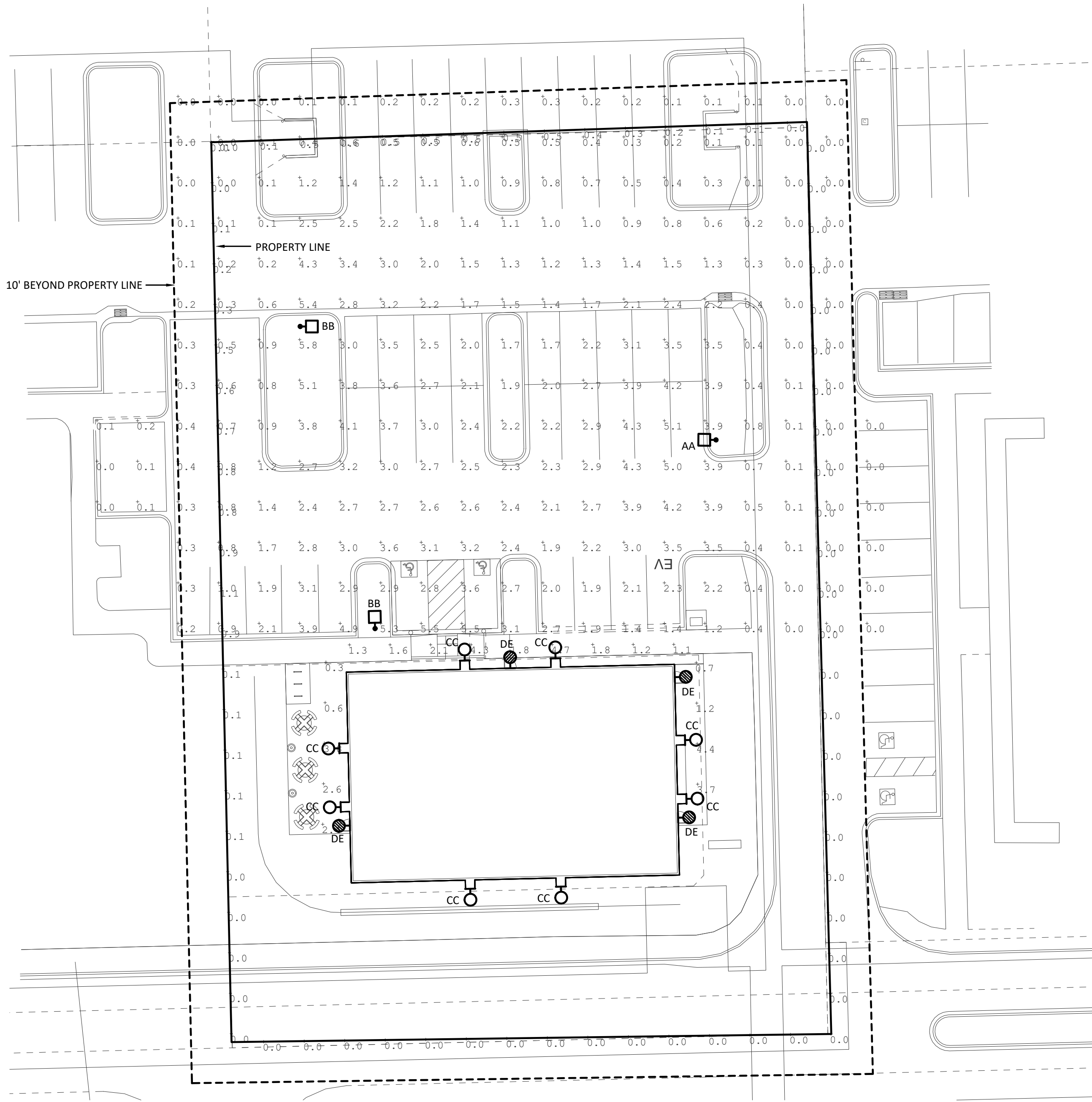
Project No: 24_052
Drawn By: MA
Checked By: BK
Date Issued: 11-06-2024
Sheet Name: IRRIGATION DETAILS
Sheet Number:

L-4

KJW REAL ESTATE, LLC

SITE DEVELOPMENT PLAN

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)



01 SITE PHOTOMETRICS PLAN
1" = 20'-0"

Light Fixture Schedule									
Designation	Lamps		Fixture Characteristics	Fixture Mounting			Fixture Specification		
	# of lamps	Lamp Type		Method	Ceiling Type	Recess Depth	Manufacturer	Catalog #	Voltage
AA	1	166W (14,330 Lumens) LED 3000K	20' Full Cutoff Site Pole Light With Type III Optics With House Side Shield	Black Pole Mounted: 18'-0" Pole With 2'-0" Base	N/A	N/A	McGraw Edison	GLEON SA3 C 730 U T3 BK HSS	208
BB	1	166W (22,684 Lumens) LED 3000K	20' Full Cutoff Site Pole Light With Type IV Forward Throw Optics With House Side Shield	Black Pole Mounted: 18'-0" Pole With 2'-0" Base	N/A	N/A	McGraw Edison	GLEON SA3 C 730 U T4FT BK HSS	208
CC	1	12W (1,180 Lumens) LED 3000K	18" Decorative Exterior Wall Sconce - Full Cut-Off - Dark Sky Compliant	Satin Black Wall @ 8'-6"	N/A	N/A	Lightway	618-LED-F2B-2-A-B1	120
DE	1	14W LED 3000K	Full Cut-Off Exterior Egress Light With 90 Minutes of Battery Backup	Black Above Door	N/A	N/A	Lumark	AXCS1A W BK	120

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter Walkway	Illuminance	Fc	2.20	4.7	0.3	7.33	15.67
Parking Lot	Illuminance	Fc	1.52	5.8	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.16	1.1	0.0	N.A.	N.A.

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ENGINEERING
A DIVISION OF
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ENGINEERING INC.
ROSSI ENGINEERING, INC.
5376 S. GIBALTAR CT.
CENTENNIAL, CO 80015
303.720.9827
VROSSI@ROSSIENGINEERING.NET

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KJW REAL ESTATE, LLC
SITE DEVELOPMENT PLAN
1231 LAKE AVENUE
BERTHOUD, CO 80537

REVISIONS:		
No.	Date:	Description:
1	11.06.24	1st Submittal
2	02.18.25	2nd Submittal
3	04.18.25	3rd Submittal
REI Project No: 24-084		
Drawn By: JH		
Checked By: VJR		
Date Issued: 01-27-2025		
Sheet Name:		
SITE PHOTOMETRICS PLAN		
Sheet Number:		

PH1

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO
(1231 LAKE AVENUE)

PS000020EN page
February 26, 2024 6:10 PM

PS600020EN page 1Revision: 10/27/2021Revision: 10/27/2021Lighting solution

COOPER
Lighting Solutions

PS514102EN page
June 3, 2024 11:46 PM

PS514102EN page

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1231 LAKE AVENUE
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El Project No: 34 084

Drawn By: JH

Checked By: VJR

ate issued: 01-27-2025

ITE FIXTURE SPECIFICATIONS

Sheet
number:

PH2

Project:

KJW Site & Shell and Wolfenden Family Dental Project

1231 Lake Ave.
Berthoud, CO 80513

Project Directory

Owner:
KJW Real Estate LLC
Justine Wolfenden
329 Bronco Ct., Berthoud, CO 80513
Phone: (970) 292-7334

Architecture:
Battista Design Group, P.C.
3650 Wadsworth Blvd.
Wheat Ridge, CO 80033
Phone: (303) 428-4895
Fax: (303) 428-5472

Civil Engineer:
HCI Engineering
621 Southpark Dr., Suite 1600
Littleton CO, 80120
Phone: (303) 979-3900

Landscape Design:
Valerian, LLC
970 Yuma St., Suite 130
Denver, CO 80204
Phone: (303) 865-4918

Structural Engineer:
Next Level, Inc.
7186 S. Forest Lane
Centennial, CO 80122
Phone: (303) 260-9456

Mechanical Engineer:
Swanson-Levary Engineering
10080 E 112th Way
Henderson, CO 80640
Phone: (720) 737-1733
Fax: (303) 660-5999

Electrical Engineer:
Rossi Engineering, Inc.
5376 South Gibraltar Court
Centennial, CO 80015
Phone: (303) 720-9827

Geotechnical Engineer:
Ground Engineering
41 Inverness Drive East
Englewood, CO 80112
Phone: (303) 289-1989
Job Number: 24-3033

General Contractor:
To Be Selected

Public Agencies

Building Department:
Town of Berthoud
807 Mountain Ave
Berthoud, CO 80513
Phone: (970) 858-0786

ProCode - SAFEbuilt
Phone: (970) 305-3161 x1

Fire Protection District:
Berthoud Fire Protection District
248 Welch Avenue
Berthoud, CO 80513
Phone: (970) 532-2264

Electric/Gas:
Excel Energy
Builders Call Line
Phone: 1-800-628-2121
Fax: 1-800-628-2521
Hours 7:00 a.m. - 4:00 p.m.
E-mail: BCLCO@xcelenergy.com

Water-Sanitation Districts:
Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
Phone: (970) 532-2643

NOTE:
FULL SUBMITTALS/SHOP DRAWINGS REQUIRED
FROM ALL TRADES/DISCIPLINES

SUBMIT ALL R.F.I.'S IN WRITING

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Sheet index

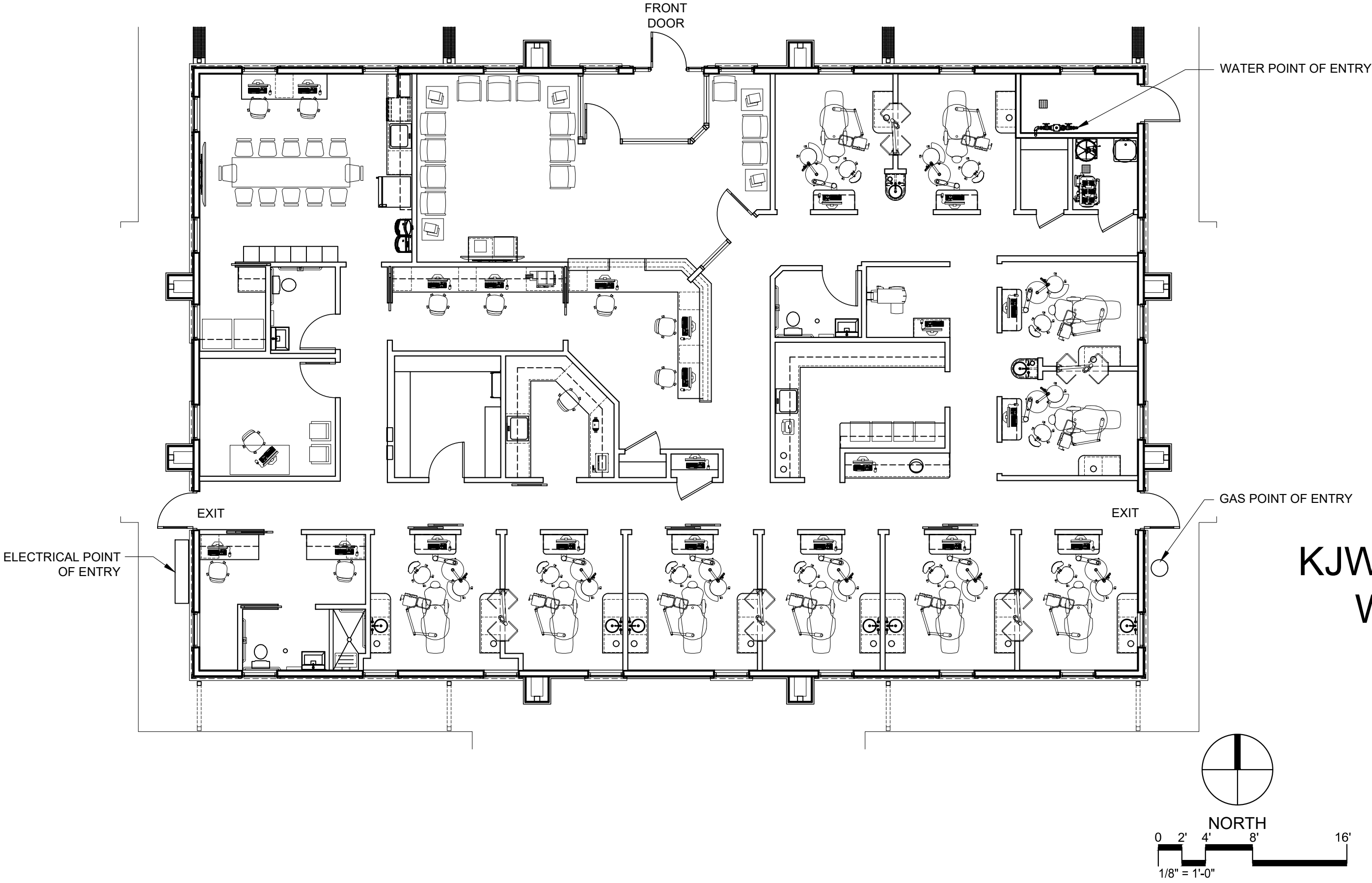
GENERAL	
G0.0	Cover Sheet
G1.1	General Information, Abbreviations, Code Data, Symbols
ARCHITECTURAL	
A0.1	Door Window Types, Schedules
A1.0	Foundation-Slab Plan
A1.1	Exterior Wall Floor Plan
A1.2	Interior Wall Floor Plan
A1.2.1	Finish Floor plan
A1.2.2	Reflected Ceiling Plan
A1.2.3	Equipment Plan
A1.3	Roof Plan
A2.1	Building Elevations
A2.2	Building Elevations
A3.1	Building Sections
A4.1	Wall Sections
A4.2	Wall Sections
A5.1	Details
A6.1	Interior Elevations
A6.2	Interior Elevations
A6.3	Interior Elevations
A6.4	Interior Elevations
A7.1	Interior Details
STRUCTURAL	
S1.0	Cover Sheet, Design Criteria & Project Notes
S1.1	Structural Special Inspections
S1.2	Typical Details & Schedules
S2.1	Foundation/Floor Plan
S2.2	Roof Framing Plan
S3.1	Details
MECHANICAL/PLUMBING	
M-1	Mechanical Information Plan
M-2	Mechanical Plan
P-1	Plumbing Information Plan
P-2	Plumbing Plan
P-3	Dental Specialities Plan
ELECTRICAL	
E1	Site Electrical Plan, Pole Base Detail
E2	Symbols, One-Line, Schedules & ISC Calcs
E3	Lighting Plan
E4	Power Plan
E5	Mechanical & Lighting Schedules
E6	Electrical Specifications
E7	Comcheck

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Building Key Plan

Single Story Building, Slab on Grade



May, 2025

KJW Site & Shell and Wolfenden Family Dental Project

1231 Lake Ave..
Berthoud, CO 80513

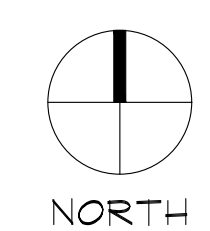
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DOOR HARDWARE SCHEDULE						
HARDWARE SET	QTY.	DESCRIPTION	CATALOG NUMBER	FINISH	MFR	REMARKS
13 HW SET: 01 DOORS: 100A, 118 134	1 EA	CONT. HINGE	112HD	628	IVE	FREE EGRESS AT ALL TIMES. PANIC HARDWARE DEVICE LATCH MAY BE MECHANICALLY HELD IN RETRACTED STATE BY MECHANICAL CYLINDER DOGGING FEATURE FOR PUSH/PULL OPERATION. WITH SPRING STOP
	1 EA	PANIC HARDWARE	CD-9847-NL-OP-110MD	628	VON	
	1 EA	MORTISE CYLINDER	20-001 (CAM/COLLAR AS REQ.)	626	SCH	
	1 EA	RIM CYLINDER	20-022	626	SCH	
	1 EA	90 DEG OFFSET PULL	8190EZHD 10" O	630	IVE	
	1 EA	SURFACE CLOSER	4050 SCUSH	689	LCN	
	1 SET	CLOSER BRACKET(S)	AS REQ. TO INSTALL CLOSER			
	1 SET	SEALS	BY ALUM DOOR/FRAME MFR.			
	1 EA	DOOR SWEEP	655A - OR AS REQ. BY SILL DET.	A	ZER	
	1 EA	THRESHOLD				
	3 EA	HINGE	5BB1HW 4.5 X 4.5 NRP	630	IVE	
	1 EA	STOREROOM LOCK	ALX80PD SAT	626	SCH	
	1 EA	LOCK GUARD	LG12	630	IVE	
12	1 EA	SURFACE CLOSER	4050 SCUSH	689	LCN	WITH SPRING STOP
	1 EA	PROTECTION PLATE	8400 10" X 2" LDW B-CS	630	IVE	
	1 EA	RAIN DRIP	142AA	AA	ZER	
	1 EA	GASKETING	429A @ HEAD & JAMBS	AA	ZER	
	1 EA	DOOR SWEEP	38A	A	ZER	
	1 EA	THRESHOLD	655A - OR AS REQ. BY SILL DET.	A	ZER	
	1 EA	CONT. HINGE	112HD	628	IVE	
	1 EA	PANIC HARDWARE	CD-9847-NL-OP-110MD	628	VON	
	1 EA	MORTISE CYLINDER	20-001 (CAM/COLLAR AS REQ.)	626	SCH	
	1 EA	RIM CYLINDER	20-022	626	SCH	
	1 EA	90 DEG OFFSET PULL	8190EZHD 10" O	630	IVE	
	1 EA	SURFACE CLOSER	4050 SCUSH	689	LCN	
	1 SET	CLOSER BRACKET(S)	AS REQ. TO INSTALL CLOSER			
15 HW SET: 03 DOORS: 100B	1 EA	DOOR SWEEP	BY ALUM DOOR/FRAME MFR.			FREE EGRESS AT ALL TIMES. PANIC HARDWARE DEVICE LATCH MAY BE MECHANICALLY HELD IN RETRACTED STATE BY MECHANICAL CYLINDER DOGGING FEATURE FOR PUSH/PULL OPERATION. WITH SPRING STOP
	1 EA	THRESHOLD	655A - OR AS REQ. BY SILL DET.	A	ZER	
	1 EA	CONT. HINGE	112HD	628	IVE	
	1 EA	PANIC HARDWARE	CD-9847-NL-OP-110MD	628	VON	
	1 EA	MORTISE CYLINDER	20-001 (CAM/COLLAR AS REQ.)	626	SCH	
	1 EA	RIM CYLINDER	20-022	626	SCH	
	1 EA	90 DEG OFFSET PULL	8190EZHD 10" O	630	IVE	
	1 EA	SURFACE CLOSER	4050 SCUSH	689	LCN	
	1 SET	CLOSER BRACKET(S)	AS REQ. TO INSTALL CLOSER			
	1 SET	SEALS	BY ALUM DOOR/FRAME MFR.			
	1 EA	DOOR SWEEP	BY ALUM DOOR/FRAME MFR.			
	1 EA	THRESHOLD	655A - OR AS REQ. BY SILL DET.	A	ZER	
	1 EA	HEAVY DUTY BYPASS BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
10 HW SET: 04 DOORS: 117, 126 131	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			BRUSHED STEEL FINISH FOR ALL PARTS INSTALL PULLS BACK TO BACK RUSTICA HARDWARE: 1-800-891-8312
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
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	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
	1 EA	BARN DOOR HARDWARE	BLACK NYLON ROLLERS 6" TRACK LENGTH PRE-DRILLED HOLES STAG HANGERS FALCON STYLE OUTER PULL, 10" MODERN STYLE INNER PULL, 8"			
9 HW SET: 06 DOORS: 135	4 EA	HINGE	5BB1 4.5 X 4.5	652	IVE	
	1 EA	PASSAGE SET	ALX10 SPA	626	SCH	
	1 EA	WALL STOP	WS407CCV	630	IVE	
	3 EA	SILENCER	SR64	GRY	IVE	
	1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE	
	4 EA	HINGE	5BB1 4.5 X 4.5	652	IVE	
	1 EA	PASSAGE SET	ALX10 SPA	626	SCH	
	1 EA	WALL STOP	WS407CCV	630	IVE	
	3 EA	SILENCER	SR64	GRY	IVE	
	1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE	
	1 EA	SURFACE CLOSER	1450 RW/PA FCG	689	LCN	
	4 EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE	
	1 EA	CLASSROOM LOCK	ALX70PD SPA	626	SCH	
8 DOORS: 108, 123 130	1 EA	PROTECTION PLATE	8400 10" X 2" LDW B-CS	630	IVE	
	1 EA	OH STOP	90S	GRY	IVE	
	3 EA	SILENCER	SR64	GRY	IVE	
1 HW SET: 09 DOORS: 124	4 EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE	
	1 EA	CLASSROOM LOCK	ALX70PD SPA	626	SCH	
	1 EA	WALL STOP	WS407CCV	630	IVE	
	1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE	
	3 EA	SILENCER	SR64	GRY	IVE	
7 HW SET: 10 DOORS: 109	4 EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE	
	1 EA	CLASSROOM LOCK	ALX70PD SPA	626	SCH	
	1 EA	PROTECTION PLATE	8400 10" X 2" LDW B-CS	630	IVE	
	1 EA	WALL STOP	WS406/407CCV	630	IVE	
	3 EA	SILENCER	SR64	GRY	IVE	
	1 EA	GASKETING	328AA	AA	ZER	
	1 EA	DOOR BOTTOM	360AA	AA	ZER	
	1 SET	POCKET DOOR HARDWARE (W/ SOFT CLOSE)	100PDCS COMPLETE KIT		JOH	
	1 EA	POCKET DOOR PULL (PASSAGE FUNCTION)	9100ADAL-5	630	ALH	
	1 SET	POCKET DOOR HARDWARE (W/ SOFT CLOSE)	100PDCS COMPLETE KIT		JOH	
	1 EA	POCKET DOOR PULL (PASSAGE FUNCTION)	9100ADAL-5	630	ALH	
	1 SET	POCKET DOOR HARDWARE (W/ SOFT CLOSE)	100PDCS COMPLETE KIT		JOH	
	1 EA	POCKET DOOR PULL (PASSAGE FUNCTION)	9100ADAL-5	630	ALH	
6 HW SET: 12 DOORS: 122, 128 129, 132, 133, 138	4 EA	HINGE	5BB1 4.5 X 4.5	652	IVE	
	1 EA	PRIVACY LOCK	ALX40 SPA ANSI FUNCTION F76	626	SCH	
	1 EA	SURFACE CLOSER	1450 RW/PA FCG	689	LCN	
	1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE	
	1 EA	WALL STOP	WS406/407CCV	630	IVE	
	3 EA	SILENCER	SR64	GRY	IVE	
	4 EA	HINGE	5BB1 4.5 X 4.5	652	IVE	
	1 EA	PRIVACY LOCK	ALX40 SPA ANSI FUNCTION F76	626	SCH	
	1 EA	SURFACE CLOSER	1450 RW/PA FCG	689	LCN	
	1 EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE	
	1 EA	WALL STOP	WS406/407CCV	630	IVE	
	3 EA	SILENCER	SR64	GRY	IVE	
	3 EA	SILENCER	SR64	GRY	IVE	

DOOR HARDWARE SCHEDULE NOTES AND LEGEND:						
Manufacturer Legend: Substitutions:						
(GLY) Glynn Johnson Rixson, ABH						
(IVE) Ives Hinges Stanley, McKinney						
(IVE) Ives Trimco, Rockwood						
(LCN) LCN No Substitution						
(PEM) Pemko National Guard Products, Zero International						
(SCH) Schlage No Substitution						
(TRI) Trimco No Substitution						
(HAF) Hafele No Substitution						
(ALH) Accurate Lock & Hardware No Substitution						
(PRL) PRL Glass Systems						
(CRL) C.R. Laurence Co., Inc.						
(CAS) Cavity Sliders, USA						
Schedule Notes:						
A. General:						
1. Intent of Hardware Groups						
a. The following schedule of hardware groups shall be considered a guide only. It shall be the hardware supplier's responsibility to furnish all required hardware.						
b. Where items of hardware aren't definitely or correctly specified, are required for completion of the Work, a written statement of such omission, error, or other discrepancy to Architect, prior to date specified for receipt of bids for clarification by addendum; or, furnish such items in the type and quality established by this specification, and appropriate to the service intended.						
c. Adjustments to the Contract Sum will not be allowed for omissions or items of hardware not clarified prior to bid opening.						
2. Furnish all items in US26D (BHMA 626/652), Satin Chrome unless otherwise specified, Closers shall be Powder Coated Aluminum. Trim and Flat Glazs may be furnished in US32D (BHMA 630), Satin Stainless Steel.						
B. Lock and Latchsets:						
1. Hardware supplier shall verify all lock functions with Owner prior to ordering material.						
2. Provide strikes with extended lips where required to protect trim from being marred by latch bolt. Provide strike lips that do not project more than 1/8" beyond doorframe trim.						
C. Door Closers:						
1. Door closers shall have fully hydraulic, full rack and pinion action with a high strength cast iron cylinder.						
2. Spring power shall be continuously adjustable over the full range of closer sizes, and allow for reduced opening force for the physically handicapped. Closers shall have separate adjustment for latch speed, general speed, and backcheck.						
3. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with accessibility requirements.						
4. Door control devices backcheck shall be properly located for protection of the door, frame, and applied hardware.						
D. Cylinders and Keying:						
1. Hardware supplier shall meet with the Owner to finalize keying requirements and obtain keying instructions in writing. All cylinders shall be masterkeyed by supplier as directed by Owner. Quantities of permanent keys will be as determined by the Owner. Permanent keys shall be stamped with the applicable key mark as determined by the Owner for identification and stamped "Do Not Duplicate". Deliver all permanent keys direct to Owner from supplier by secure courier return receipt requested. All cylinders shall be construction keyed, furnish 5 construction keys.						

DOOR AND FRAME SCHEDULE																	
DOOR	SIZE				DOOR				FRAME			DETAILS			FIRE	H	REMARKS
	NO.	WIDTH X HEIGHT X THICK			TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	FINISH	HEAD	JAMB(S)	SILL	RATING	W	
100A	3'-0"	7'-0"	1-3/4"	A	ALU	ANO	2,T	1	ALU	ANO	-	-	-	-	-	01	ENTRANCE LOCK, KEYED CYLINDER LOCK ON OUTSIDE & PANIC BAR ON INSIDE
100B	3'-0"	8'-0"	1-3/4"	A	ALU	ANO	3,T	1	ALU	ANO	-	-	-	-	-	02	ENTRANCE LOCK, KEYED CYLINDER LOCK ON OUTSIDE & PANIC BAR ON INSIDE
102	3'-0"	8'-0"	1-3/4"	D	WD	STN	GL1	6	HM	PNT	Q1	Q1	-	-	-	07	PASSAGE SET
107	3'-0"	7'-0"	1-3/4"	B	HM	PNT	-	2	HM	PNT	-	-	-	-	-	02	STOREROOM LOCK
108	2'-4"	8'-0"	1-3/4"	C	WD	STN	-	2	HM	PNT	Q1	Q1	-	-	-	08	CLASSROOM LOCK WITH OVERHEAD STOP
109	3'-0"	8'-0"	1-3/4"	C	WD	STN	-	2	HM	PNT	Q1	Q1	-	-	-	10	CLASSROOM LOCK, CLOSER, KICK PLATE, AUTOMATIC DOOR BOTTOM AND SOUND SEALS
110	3'-0"	8'-0"	1-3/4"	C	WD	STN	-	2	HM	PNT	Q1	Q1	-	-	-	12	PRIVACY SET
117	PR. 3'-0"	8'-0"	1-3/4"	D	WD	STN	GL1	4	-	-	-	-	-	-	-	04	BY-PASSING SLIDING BARN DOORS
118	3'-0"	7'-0"	1-3/4"	A	ALU	ANO	2,T	1	ALU	ANO	-	-	-	-	-	01	ENTRANCE LOCK, KEYED CYLINDER LOCK ON OUTSIDE & PANIC BAR ON INSIDE
122	3'-2"	8'-0"	1-3/4"	D	WD	STN	GL1	3	WD	STN	-	G1	-	-	-	11	POCKET DOOR WITH SOFT CLOSE HARDWARE AND OFFICE LOCK FUNCTION
123	3'-0"	8'-0"	1-3/4"	C	WD	STN	-	2	HM	PNT	Q1	Q1	-	-	-	08	CLASSROOM LOCK WITH OVERHEAD STOP
124	3'-0"	8'-0"	1-3/4"	C	WD	STN	-	2	HM	PNT	Q1	Q1	-	-	-	09	CLASSROOM LOCK
126	PR. 3'-0"	8'-0"	1-3/4"	D	WD	STN	GL1	4	-	-	-	-	-	-	-	04	BY-PASSING SLIDING BARN DOORS
128	3'-0"	8'-0"	1-3/4"	D	WD	STN	GL2	5	-	-	-	-	-	-	-	11	SLIDING BARN DOOR HARDWARE
129	3'-2"	8'-0"	1-3/4"	D	WD	STN	GL1	3	WD	STN	-	G1	-	-	-	11	POCKET DOOR WITH SOFT CLOSE HARDWARE AND OFFICE LOCK FUNCTION
130	3'-0"	8'-0"	1-3/4"	C	WD	STN	-	2	HM	PNT	Q1	Q1	-	-	-	08	CLASSROOM LOCK
131	PR. 3'-0"	8'-0"	1-3/4"	D	WD	STN	GL1	4	-	-	-	-	-	-	-	04	BY-PASSING SLIDING BARN DOORS
132	3'-2"	8'-0"	1-3/4"	C	WD	STN	-	3	WD	STN	-	G1	-	-	-	11	POCKET DOOR WITH SOFT CLOSE HARDWARE AND PRIVACY LOCK FUNCTION
133	3'-2"	8'-0"	1-3/4"	D	WD	STN	GL1	3	WD	STN	-	G1	-	-	-	11	POCKET DOOR WITH SOFT CLOSE HARDWARE AND OFFICE LOCK FUNCTION
134	3'-0"	7'-0"	1-3/4"	A	ALU	ANO	2,T	1	ALU	ANO	-	-	-	-	-	01	ENTRANCE LOCK, KEYED CYLINDER LOCK ON OUTSIDE & PANIC BAR ON INSIDE
135	3'-0"	8'-0"	1-3/4"	D	WD	STN	GL1	2	HM	PNT	Q1	Q1	-	-	-	06	PASSAGE SET
137	3'-0"	8'-0"	1-3/4"	C	WD	STN	-	2	HM	PNT	Q1	Q1	-	-	-	12	PRIVACY SET
138	3'-0"	8'-0"	1-3/4"	C	WD	STN	-	3	WD	STN	-	G1	-	-	-	11	POCKET DOOR WITH SOFT CLOSE HARDWARE AND PASSAGE FUNCTION


$$1/4" = 1'-0"$$

of

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Only

05/29/2025 10:24:47 AM

- NOTES:
- DIMENSIONS TO EXTERIOR WALLS ARE FACE OF EXTERIOR STUD UNLESS NOTED OTHERWISE. DIMENSIONS GOVERN OVER SCALING OF DRAWINGS. REPORT ANY CONFLICTS OR DISCREPANCIES TO ARCHITECT.
 - PROVIDE CAULK OR SEALANT AT ALL JOINTS OR CRACKS WHERE DISSIMILAR MATERIALS INTERSECT AND ARE PERPENDICULAR TO EACH OTHER, AND THE INTERSECTION IS EXPOSED TO VIEW, UNLESS INDICATED OTHERWISE.
 - SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.

- KEYNOTES:
- | | |
|----|--|
| 1 | ELECTRICAL GEAR AND METERS |
| 2 | GAS METERS |
| 3 | SIDEWALK TRENCH |
| 4 | CONCRETE SIDEWALK |
| 5 | CONCRETE SLAB ON GRADE, SEE STRUCTURAL |
| 6 | DOWNSPOUT |
| 7 | DOMESTIC WATER BACKFLOW |
| 8 | WOOD ACCENT TRIM, SEE EXTERIOR ELEVATIONS |
| 9 | WOOD ACCENT TRUSS ABOVE, SEE EXTERIOR ELEVATIONS |
| 10 | COLUMN, SEE STRUCTURAL |

- FIRE BLOCKING REQUIRED
- AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10' FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - AT ALL INTER-CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND THE BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS.
 - AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
 - WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER, OR OTHER APPROVED NON-RIGID MATERIAL.
 - THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.



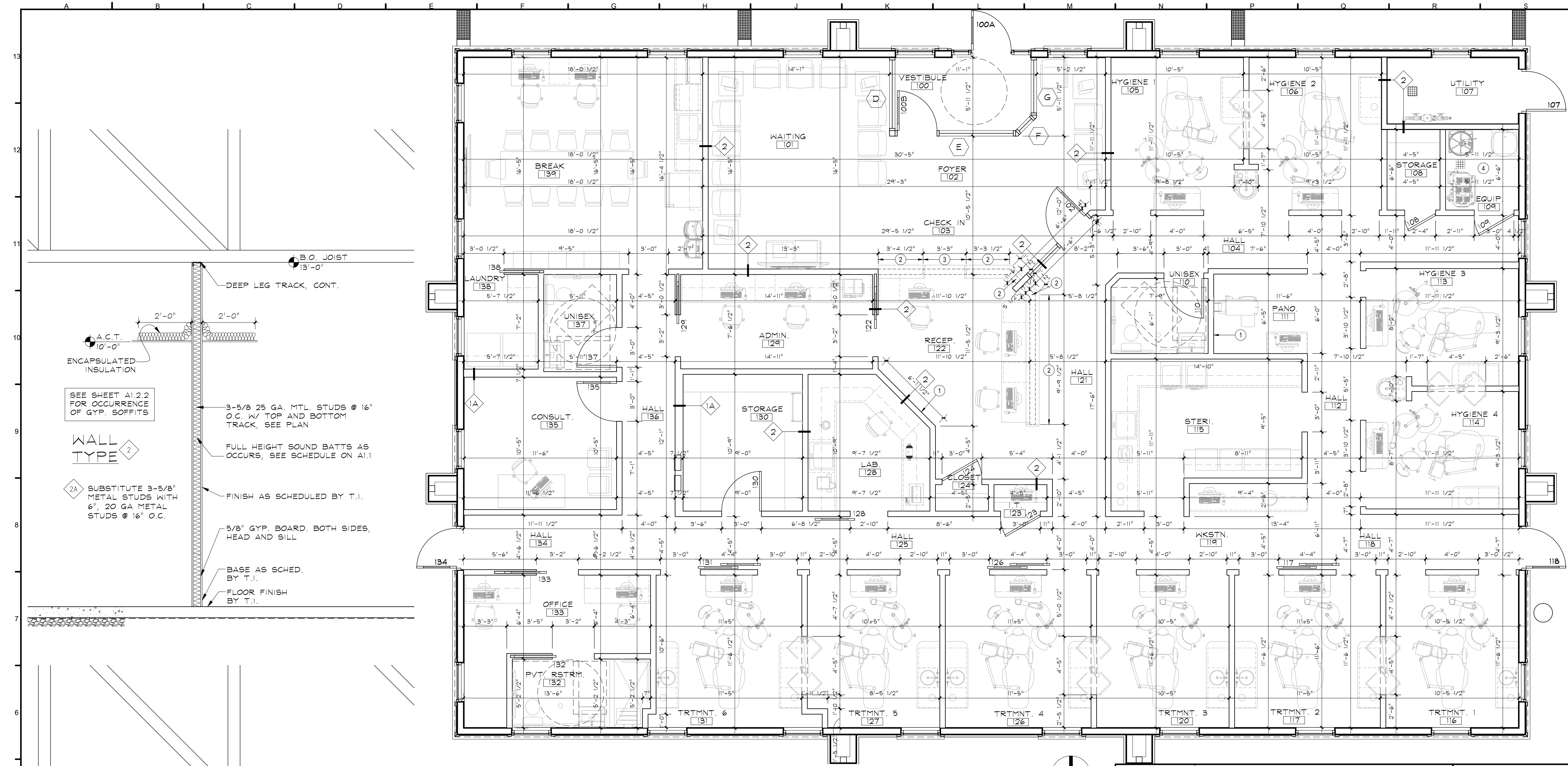
KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

EXTERIOR WALL FLOOR PLAN

Designed: PJB	Project Number: WolfTF2025
Drawn: IJF	Scale: As Shown
Checked: PJB	Drawing Number: A1.1
Reviewed: PJB	
Date: May 2025	of



P1
1/4" = 1'-0"
EXTERIOR WALL FLOOR PLAN



- NOTES:
- DIMENSIONS TO WALLS ARE FACE OF FINISH UNLESS NOTED OTHERWISE. DIMENSIONS GOVERN OVER SCALING OF DRAWINGS. REPORT ANY CONFLICTS OR DISCREPANCIES TO ARCHITECT.
 - VERIFY EXISTING WALLS IN FIELD
 - WHERE DOORS IN FRAMED PARTITIONS ARE NOT SPECIFICALLY LOCATED ON THE PLANS, PROVIDE A MINIMUM HINGE SIDE JAMB DIMENSION OF 6" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALLS.
 - PROVIDE CAULK OR SEALANT AT ALL JOINTS OR CRACKS WHERE DISSIMILAR MATERIALS INTERSECT AND ARE PERPENDICULAR TO EACH OTHER, AND THE INTERSECTION IS EXPOSED TO VIEW, UNLESS INDICATED OTHERWISE.
 - ALL NEW WALL TYPES ARE WALL TYPE 1 UNLESS NOTED OTHERWISE
 - PATCH AND PRIME EXISTING WALLS TO REMAIN AS REQUIRED TO ACCEPT FINISH BY T.I.
 - PRIME AND PAINT NEW AND EXISTING WALL SURFACES WITH PAINT PER FINISH SCHEDULE.
 - FIRE CAULK ALL PENETRATIONS THROUGH ANY RATED ASSEMBLIES, V.I.F.
 - INSTALL FULL HT. & WIDTH SOUND BATTS IN ALL INTERIOR PARTITIONS
 - PROVIDE 10'-6" HIGH 5/8" GYP. BOARD ON ALL INTERIOR PERIMETER WALLS.
 - GYP. BOARD WRAP ALL WINDOW JAMBS, SILLS AND HEADERS AND DOOR JAMBS AND HEADERS AS OCCUR, SEE PLAN

- KEYNOTES:
- PROVIDE PLYWOOD BACKING FROM FLOOR TO +96" A.F.F., THIS WALL FULL WIDTH
 - T.O. STEEL FRAMING @ + 40 1/2"
 - T.O. STEEL FRAMING @ + 28 1/2"
 - PROVIDE 5/8" THICK QUIETROCK ALL WALLS THIS ROOM, FULL HEIGHT

Wall Insulation Schedule:

- ALL PARTITIONS, FULL HEIGHT

N6	INTERIOR WALL FLOOR PLAN
1/4"=1'-0"	RE:

Plan Legend:
EXISTING TO REMAIN
NEW PARTITION

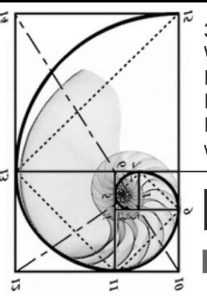
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No

Revision / Submissions

Date



3650 Wadsworth Boulevard
Wheat Ridge, Colorado 80033
Phone: 303-428-4895
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Email: info@battistadesign.net
www.battistadesign.net

BATTISTA
DESIGN GROUP

KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

INTERIOR WALL FLOOR PLAN
INTERIOR WALL TYPES

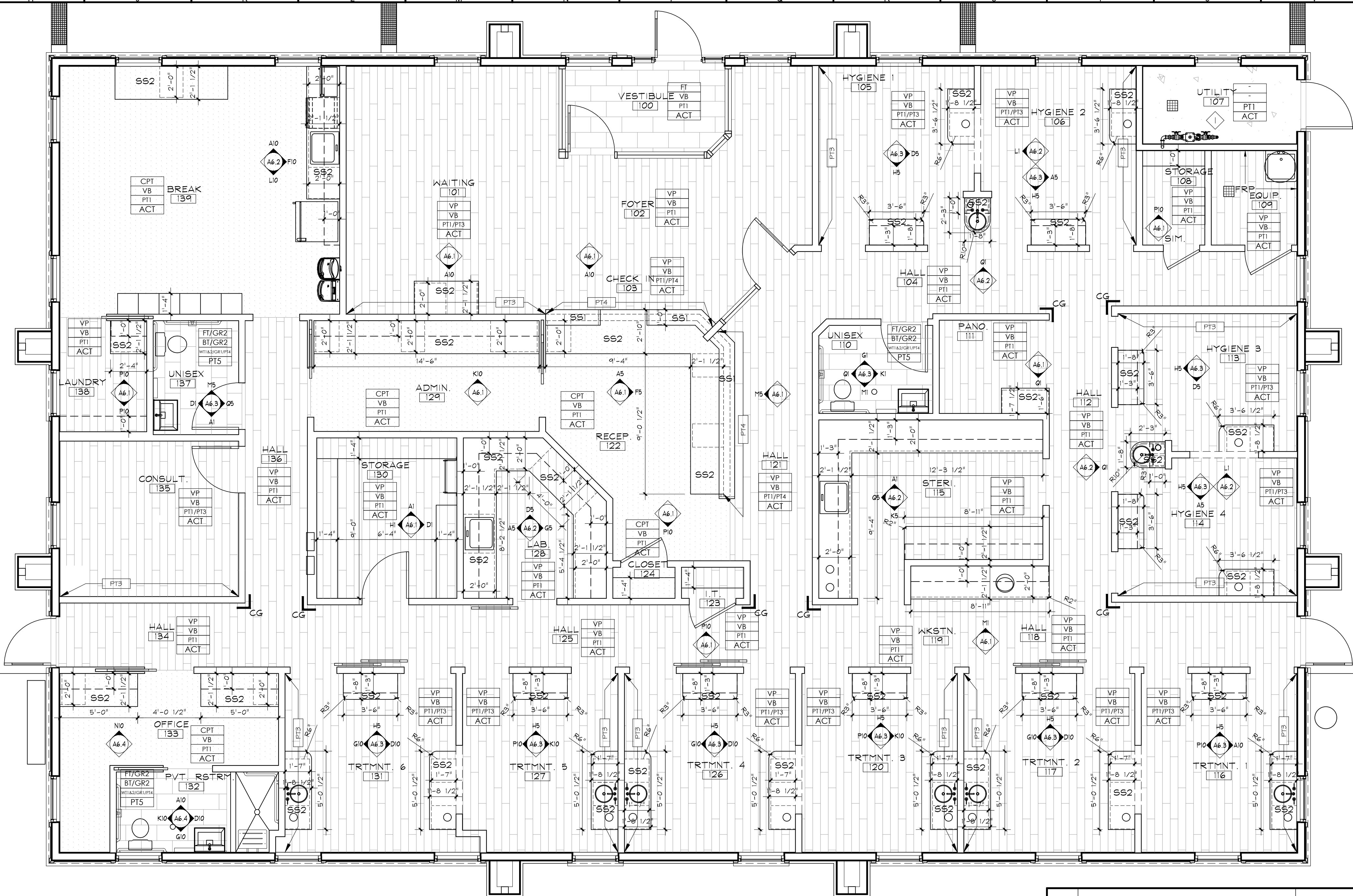
Designed: PJB	Project Number: WolfTF2025
Drawn: IJF	Scale: As Shown
Checked: IJF	Drawing Number: A1.2
Reviewed: PJB	
Date: May 2025	of

A1	INTERIOR WALL TYPES
1/2"=1'-0"	RE:

FINISH SPECIFICATIONS	
<u>WALL/CEILING PAINT AND FINISHES:</u> (WALLS AND SOFFITS TO BE COMMERCIAL GRADE LATEX, EG-SHEL FINISH, H.M. FRAMES & OTHER METAL SURFACES TO BE SEMI-GLOSS - OIL BASED PAINT)	
PT1 (GENERAL WALL PAINT):	SHERWIN WILLIAMS, COLOR: "SNOWBOUND" SW 7004, EG-SHEL FINISH
PT2 (METAL DOORS/FRAMES):	SHERWIN WILLIAMS, COLOR: "SNOWBOUND" SW 7004, SEMI-GLOSS FINISH
PT3 (NEUTRAL ACCENT):	SHERWIN WILLIAMS, COLOR: "GOSSAMER VEIL" SW 9165, EG-SHEL FINISH
PT4 (BLUE ACCENT):	SHERWIN WILLIAMS, COLOR: "RAINSTORM" SW 6230, EG-SHEL FINISH
PT5 (CEILING PAINT):	SHERWIN WILLIAMS, COLOR: "SNOWBOUND" SW 7004, FLAT FINISH
VV (VINYL WALL COVERING):	KOROSEAL, VICRTEX, "HERITAGE WOOD II", HW30-09, COLOR: HAND HWEN MAHOGANY, 29 OZ. 52/54"W, TYPE II, CLASS A, LOW VOC VINYL, WOVEN BACKING, RANDOM MATCH, NON-REVERSE HANG, NO REPEAT, INSTALL WITH MANUFACTURER'S RECOMMENDED ADHESIVE, CONTACT LAUREN RANNEY AT LAUREN.RANNEY@KOROSEAL.COM (LOCATION: CEILING BEAMS)
FRP (WALL PROTECTION):	4" HIGH FIBERGLASS REINFORCED PLASTIC AND ASSOCIATED TRIMS, COLOR TO BE SELECTED
<u>WOOD STAIN:</u>	
DS (WOOD DOOR STAIN):	VT INDUSTRIES, SPECIES: SELECT WHITE MAPLE, COLOR: RAVINE RA18, CONTACT VT INDUSTRIES 800-827-1615
<u>WALL BASE:</u>	
VB (VINYL WALL BASE):	JOHNSONITE, 5-1/4"H MILLWORK WALL BASE, "INFLECTION", COLOR: TG1 SNOWBOUND, MW-TG1-G, 8FT LENGTHS, CONTACT KIM ARRIGONI AT KIM@MIDWEST1938.COM (LOCATION: THROUGHOUT EXCEPT IN RESTROOMS)
<u>FLOOR FINISHES:</u>	
CPT (CARPET TILE):	BENTLEY MILLS, FAST TRACK COLLECTION, "PAGEANTRY" 4PAT4, COLOR: FINAL EXAM 404329, TUFTED TEXTURED LOOP, 100% SOLUTION DYED, 18"X36" TILE, 14 OZ/SQ YD, AFFIRMA II HARDBACK, ASHLAR INSTALLATION, RUN LINES IN CARPET PATTERN IN NORTH/SOUTH DIRECTION, DIRECT GLUE WITH MANUFACTURER'S RECOMMENDED ADHESIVE, CONTACT LAURA POWERS AT LAURA.POWERS@BENTLEYMILLS.COM (LOCATIONS: ADMIN, RECEPTION, BREAK ROOM, OFFICE, CLOSET)
VP (VINYL PLANK):	SHAW CONTRACT, STYLE: BRANCHING OUT 4480V, COLOR: 56103 ZION OAK, 6" X 48" PLANKS, 5MM THICK, 20 MIL WEAR LAYER, INSTALL IN NORTH/SOUTH LINEAR PATTERN WITH RANDOM END SEAMS, DIRECT GLUE, USE MANUFACTURER'S RECOMMENDED ADHESIVE, CONTACT LIZ EATON AT LIZ.EATON@SHAWINC.COM (LOCATIONS: FOYER, WAITING, CHECK-IN, HALLS, LAUNDRY, CONSULT, STORAGE, LAB, CLOSETS, IT, TREATMENT ROOMS, HYGIENE ROOMS, STORAGE, EQUIPMENT, PANO, STER)
<u>CASEWORK AND COUNTERS:</u>	
PL1 (PLASTIC LAMINATE):	FORMICA, "SHEER FABRIC", 6126-58, MATTE FINISH, USE COORDINATING PVC EDGE BANDING, CONTACT WENDY LEIGH AT WENDY.LEIGH@FORMICA.COM (LOCATIONS: UPPER AND LOWER CABINETS IN ADMIN, RECEPTION, BREAK ROOM, OFFICE, LAB, STER, CLOSET SHELVES, STORAGE SHELVES)
PL2 (PLASTIC LAMINATE):	WILSONART, "TAILORED LINEN", 4992-38, FINE VELVET TEXTURED, USE COORDINATING PVC EDGE BANDING, CONTACT JENNIFER LINDE-WILSON AT LINDEJ@WILSONART.COM (LOCATION: LOWER CABINETS IN WORKSTATION 119 AND TREATMENT ROOMS, "12 O'CLOCK" UPPER CABINETS IN TREATMENT ROOMS)
PL3 (PLASTIC LAMINATE):	WILSONART, "MAGNOLIA", 5012-19, LENO WEAVE TEXTURE, USE COORDINATING PVC EDGE BANDING, CONTACT JENNIFER LINDE-WILSON AT LINDEJ@WILSONART.COM (LOCATION: X-RAY CABINETS IN TREATMENT ROOMS)
SS1 (SOLID SURFACE):	DARANT DISTRIBUTING, MEGANITE ACRYLIC SOLID SURFACE, COLOR: "MOUNT CARRARA" M007, 1/2" THICK, SLAB SIZE TO BE DETERMINED BY INSTALLER, PENCIL EDGES, CONTACT MARY FARACE AT 720-921-0642 (LOCATION: TRANSACTION TOP AT RECEPTION)
SS2 (SOLID SURFACE):	WILSONART SOLID SURFACE, COLOR: "MORNING ICE" 9204CE, 1/2" THICK, SLAB SIZES TO BE DETERMINED BY INSTALLER, PENCIL EDGES, CONTACT JENNIFER LINDE-WILSON AT LINDEJ@WILSONART.COM (LOCATION: ALL WORKSURFACES, COUNTERTOPS, AND BACKSPLASHES THROUGHOUT EXCEPT SS1 ABOVE USED ON RECEPTION TRANSACTION TOP)
<u>TILE:</u>	
WT1 (WALL TILE):	GLENROCK DISTRIBUTING, "MAGNOLIA", 6" X 18" UWMAG100-618, COLOR: BLANCO CERAMIC, GLOSS FINISH, INSTALL HORIZONTALLY IN BRICK PATTERN, 1/8" GROUT JOINTS, CONTACT LAURA KENDRICK AT LAURA@GLENROCKDISTRIBUTING.COM (LOCATIONS: RESTROOMS WALL TILE EXCEPT TOP ROW)
WT2 (BULLNOSE WALL TILE):	GLENROCK DISTRIBUTING, "MAGNOLIA", 6" X 18" UWMAG100-54618, COLOR: BLANCO CERAMIC, GLOSS FINISH, INSTALL HORIZONTALLY - CONTINUE BRICK PATTERN ESTABLISHED WITH WT1, 1/8" GROUT JOINTS, CONTACT LAURA KENDRICK AT LAURA@GLENROCKDISTRIBUTING.COM (LOCATIONS: TOP ROW RESTROOMS WALL TILE)
FT (FLOOR TILE):	AMERICAN OLEAN, "UNION", 12" X 24", COLOR: WEATHERED BEIGE UN02, PORCELAIN, MATTE FINISH, INSTALL IN 50% OFFSET PATTERN, 1/8" GROUT JOINTS, CONTACT HEATHER.MILLER@DAL TILE.COM (LOCATIONS: VESTIBULE, RESTROOM FLOORS)
BT (COVED WALL BASE TILE):	AMERICAN OLEAN, "UNION", 6" X 12" COVE BASE TRIM, SHAPE NUMBER P36C9, COLOR: WEATHERED BEIGE UN02, PORCELAIN, MATTE FINISH, 1/8" GROUT JOINTS, CONTACT HEATHER.MILLER@DAL TILE.COM (LOCATIONS: RESTROOM WALL BASE)
<u>GROUT:</u>	
GR1 (GROUT FOR WT1 & WT2):	MAPEI, "38 AVALANCHE", 1/8" GROUT JOINTS
GR2 (GROUT FOR FT3 & BT3):	MAPEI, "106 WALNUT", 1/8" GROUT JOINTS
<u>CEILING TILE AND GRID:</u>	
ACT (ACOUSTIC CEILING TILE):	ROCKFON, 2X2 ARTIC, SQUARE TEGULAR TILE IN CHICAGO METALLIC 15/16" WHITE T-GRID, CONTACT PETER ELLIOTT AT PETER@EASALES.COM
<u>CORNER GUARDS:</u>	
CG (WHERE INDICATED):	INSTALL FROM FLOOR TO 4 FEET HIGH, BRUSHED STAINLESS STEEL 1-1/2" FLANGES, GC TO SOURCE

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M5 FINISH FLOOR PLAN

1/4"=1'-0"

GENERAL FINISH NOTES:

- G.C. TO PROVIDE PROVIDE \$6,500 ALLOWANCE FOR FLOOR PREP/MOISTURE MITIGATION
- WALL/SOFFIT PAINT TO BE COMMERCIAL GRADE INTERIOR ACRYLIC LATEX, SATIN FINISH
- H.M. FRAMES PAINT TO BE COMMERCIAL GRADE, OIL BASED, SEMI-GLOSS FINISH, COLOR TO BE SELECTED
- PROVIDE TRANSITION STRIPS BETWEEN DISSIMILAR FLOORING MATERIAL, COLOR TO BLEND, SUBMIT SAMPLES FOR APPROVAL, SUBMIT SAMPLES/SHOP DRAWINGS ON ALL ITEMS FOR REVIEW
- NEW AND EXISTING GYP. WALL SURFACES TO BE CLEANED, PRIMED AND TO RECEIVE 2 COATS COMMERCIAL GRADE INTERIOR LATEX, EGG SHELL, UNLESS NOTED OTHERWISE. PATCH EXISTING CORE/SHELL WALLS AS REQUIRED
- GYP. CEILINGS, SOFFITS & WALLS TEXTURE TO BE SMOOTH LEVEL 4
- ALL DRYWALL CORNER BE TO BE SQUARE, TYP
- ALL WALLS TO BE PAINTED PT1 UNLESS NOTED OTHERWISE
- PROVIDE WATER AND MOLD RESISTANT GYP BOARD AT ALL WET WALL LOCATIONS PER CODE
- PROVIDE 2 COATS MATTE FINISH CLEAR PENETRATING SEALER ON ANY NATURAL STONE TILES AS OCCURS, BEFORE GROUTING AND THEN SEAL GROUT AFTER APPLICATION
- TRANSITION EDGING BETWEEN FLOOR TILE/STONE AND VINYL FLOORING OR CARPET TILE TO BE SCHLUTER METAL EDGING "RENO-TK" AS OCCURS
- FLOAT FLOORS AS REQUIRED BETWEEN DISSIMILAR FLOORING MATERIALS TO ACHIEVE A SMOOTH AND GRADUAL TRANSITION SEE A1.2, A1.3 AND INTERIOR ELEVATION SHEETS FOR ADDITIONAL FINISH INFORMATION
- SUBMIT ALL FINISH SAMPLES TO OWNER FOR FINAL SELECTION/APPROVAL PRIOR TO ORDERING ANY MATERIAL
- CONTRACTOR TO PROVIDE THE FOLLOWING TO THE OWNER AT THE COMPLETION OF THE JOB SEPARATE AND APART FROM WASTE: AT LEAST ONE EA. UNOPENED BOX OF ALL VINYL FLOORING, TILE (WALL AND FLOOR), CARPET TILE, WALL BASE AND CEILING TILE, AT LEAST 1 QUART OF ALL PAINT AND OR STAIN, CLEARLY LABELED, USED ON THE PROJECT, AT LEAST 6 OF EA. TYPE OF LAMP/BULB FOR ALL LIGHTING FIXTURE TYPES THAT UTILIZE REPLACEABLE LAMPS/BULBS


KEYED NOTES:

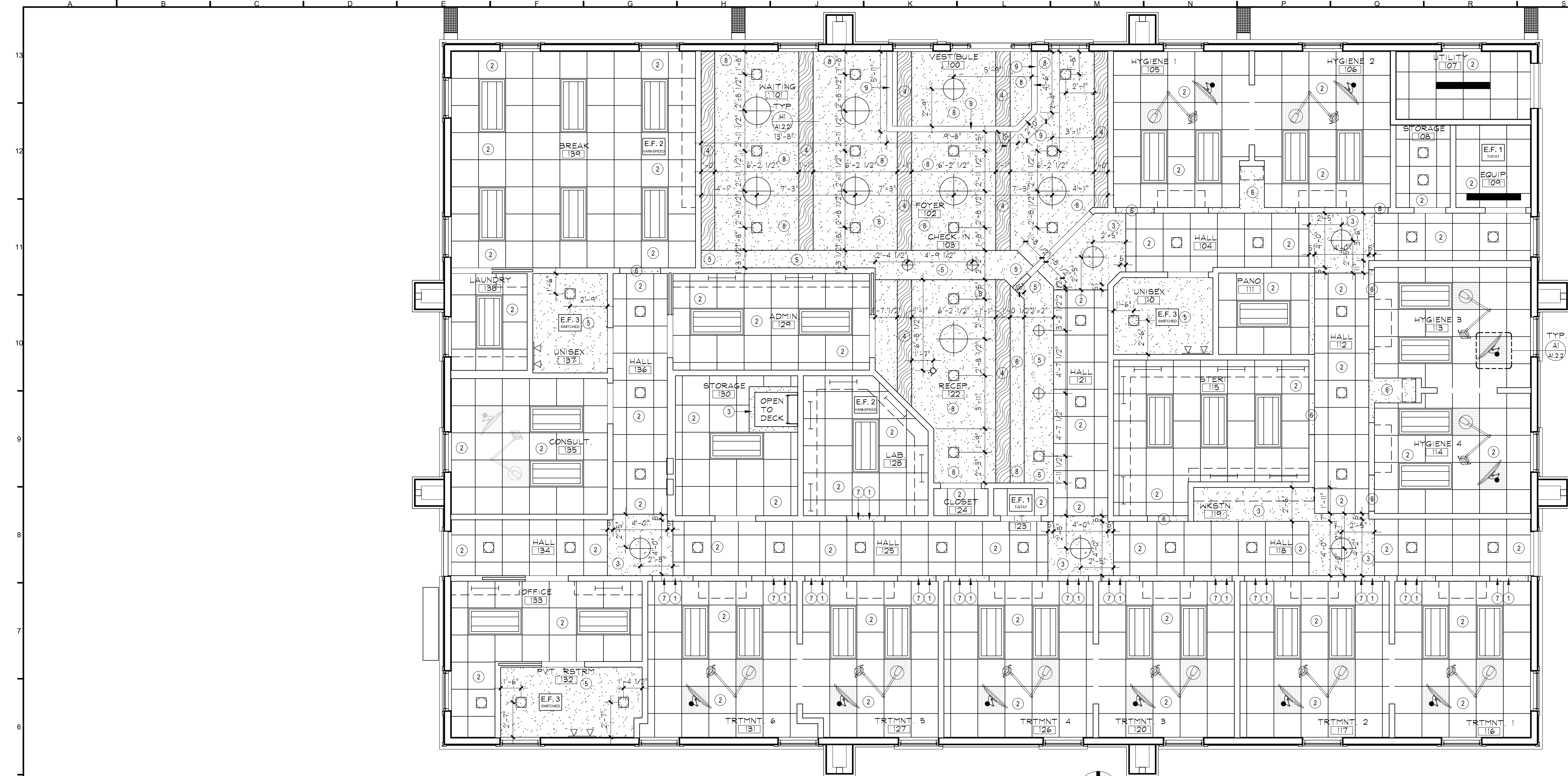
- ◇ PROVIDE AND APPLY CONCRETE SEALER IF EXISTING CONCRETE IS NOT SEALED.

Finish Legend:

#	ROOM NAME
X	ROOM NUMBER
X	FLOOR FINISH
X	BASE FINISH
X	WALL FINISH
X	CEILING FINISH

REFER TO FINISH SPECIFICATIONS FOR FINISH MATERIAL DESCRIPTION

No	Revision / Submissions	Date
 <div>3650 Wadsworth Boulevard Wheat Ridge, Colorado 80033 Phone: 303-428-4895 Fax: 303-428-5472 Email: info@battistadesign.net www.battistadesign.net</div> BATTISTA DESIGN GROUP		
KJW Site and Shell and Wolfenden Family Dental Project 1231 Lake Avenue Berthoud, CO 80513		
FINISH FLOOR PLAN		
Designed: PJB	Project Number: WolfTF2025	A1.2.1 of
Drawn: MJB	Scale: As Shown	
Checked: LJF	Drawing Number:	
Reviewed: PJB		
Date: May 2025		

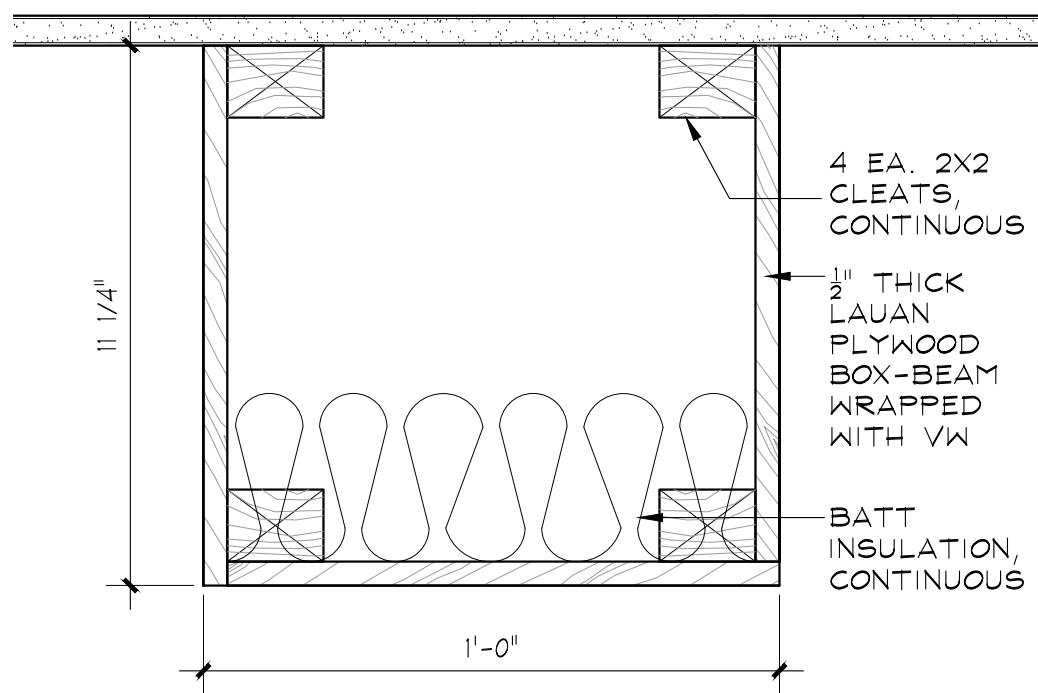
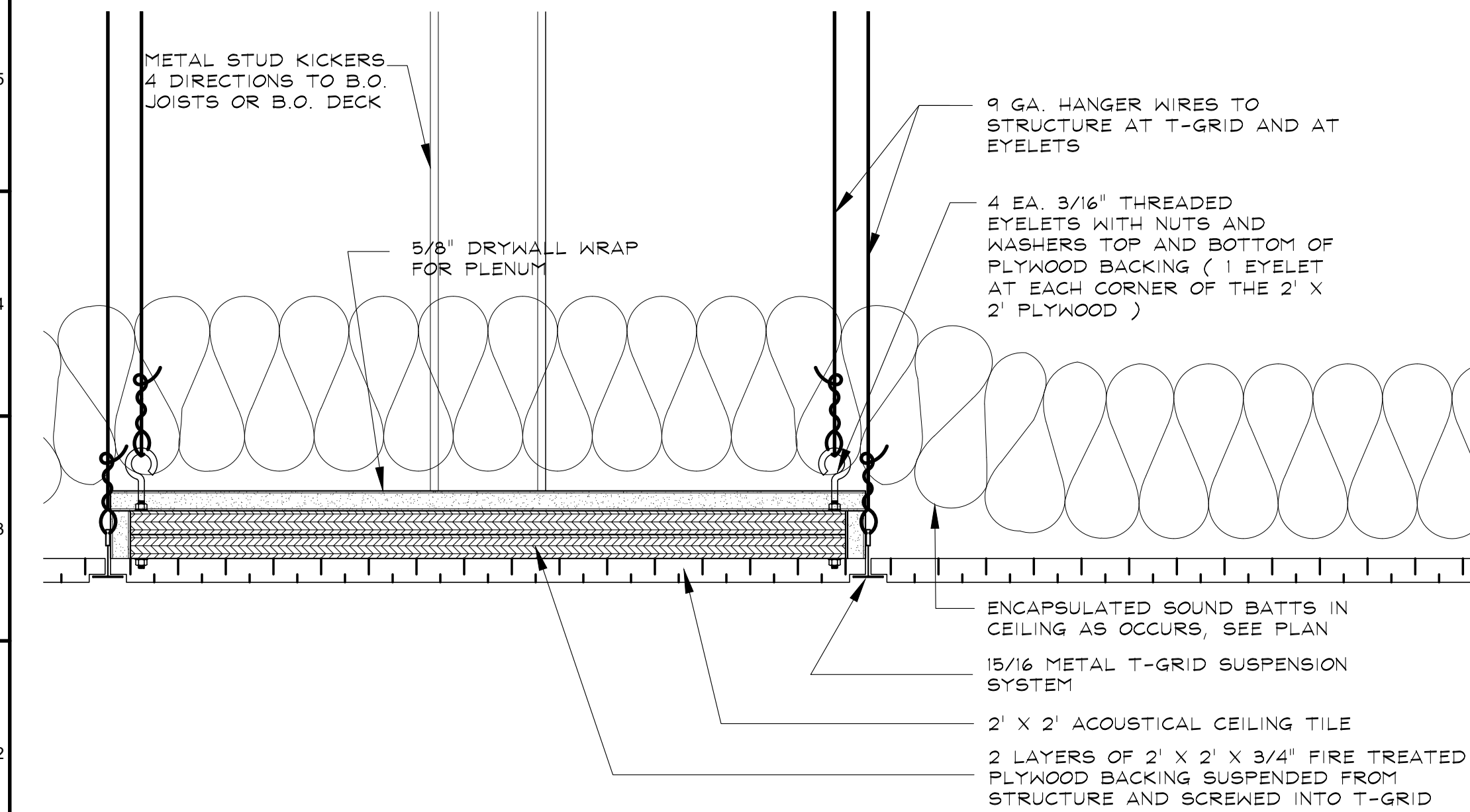


- NOTES:
1. PATCH/REPAIR ALL EXISTING GYP. CEILINGS TO REMAIN, V.I.F.
 2. GYP. CEILINGS AND SOFFITS TEXTURE TO BE SMOOTH LEVEL 4
 3. SEE M AND E DRAWINGS FOR ADDITIONAL CEILING DEVICES INFORMATION, NOTIFY ARCH. OF ANY DISCREPANCIES. LIGHTING LOCATIONS SHALL TAKE PRECEDENCE
 4. SEE SHEET A1.2.1 FOR FINISHES INFORMATION
 5. AT EACH DENTAL LIGHT OR MONITOR LOCATION (AS OCCURS), PROVIDE 2 LAYERS OF 2'x2' 3/4" FIRE TREATED PLYWOOD, GLUED AND SCREWED FIELD VERIFY
 6. RUN ALL PIPING, DUCTWORK, CONDUIT, ETC. AS TIGHT TO B.O. STRUCTURE AS POSSIBLE

- KEYNOTES:
- 1 GYP. SOFFIT, CEILING OR HEADER @ 7'-10" A.F.F.
 - 2 NEW CEILING GRID AND TILE @ 10'-0" ± A.F.F.
 - 3 GYP. SOFFIT, CEILING OR HEADER @ 9'-6" A.F.F.
 - 4 B.O. BOX BEAM @ 12'-0" ± A.F.F. ±
 - 5 GYP. SOFFIT, CEILING OR HEADER @ 9'-0" A.F.F.
 - 6 GYP. SOFFIT, CEILING OR HEADER @ 8'-0" A.F.F.
 - 7 PROVIDE 2X6 BACKING IN HEADER AND ADJACENT WALL
 - 8 GYP. SOFFIT, CEILING OR HEADER @ 13'-0" A.F.F.
 - 9 GYP. SOFFIT, CEILING OR HEADER @ 11'-0" A.F.F.

Lighting/Ceiling Legend:

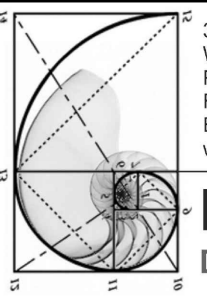
- 4" UTILITY LED LIGHT FIXTURE
- 2X4 DIRECT/INDIRECT DIMMABLE LED LIGHT FIXTURES
- WALL MOUNTED VANITY LIGHT PROVIDED BY OWNER, INSTALLED BY G.C.
- RECESSED LED CAN LIGHT
- ADJ. MONOPOINT WALL WASHER ON DIMMER
- UNDER CABINET LIGHT, OR UTILITY STRIP LIGHT
- BACKING IN CEILING, 2 LAYERS 3/4" FIRE TREATED PLYWOOD
- CEILING MOUNTED MONITOR, PROVIDE POWER, DATA AND BACKING IN CEILING
- OWNER PROVIDED MINI-PENDANT LIGHT INSTALLED BY G.C. ON DIMMER BY G.C.
- OWNER PROVIDED MEDIUM SIZED SEMI FLUSH OR SUSPENDED PENDANT LIGHT INSTALLED BY G.C. ON DIMMER BY G.C.
- OWNER PROVIDED LARGE SIZED SEMI FLUSH OR SUSPENDED PENDANT LIGHT INSTALLED BY G.C. ON DIMMER BY G.C.
- CEILING MOUNTED DENTAL LIGHT, PROVIDED POWER AND BACKING
- E.F. 1 T-STAT THERMOSTATICALLY CONTROLLED EXHAUST FAN, SEE M SHEETS
- E.F. 2 Variable speed EXHAUST FAN, SEE M SHEETS
- E.F. 3 Switched EXHAUST FAN, SEE E & M SHEETS



N6	REFLECTED CEILING PLAN	Plan Legend:
1/4"=1'-0"	RE:	<div></div> EXISTING TO REMAIN
		<div></div> NEW PARTITION

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No	Revision / Submissions	Date
<div><div>3650 Wadsworth Boulevard Wheat Ridge, Colorado 80033 Phone: 303-428-4895 Fax: 303-428-5472 Email: info@battistadesign.net www.battistadesign.net</div>BATTISTA DESIGN GROUP</div>		
KJW Site and Shell and Wolfenden Family Dental Project 1231 Lake Avenue Berthoud, CO 80513		
REFLECTED CEILING PLAN		
Designed: PJB	Project Number: WolfTF2025	A1.2.2 of
Drawn: IJF	Scale: As Shown	
Checked: PJB	Drawing Number:	
Reviewed: PJB		
Date: May 2025		

A1	CEILING BACKING DETAIL
3"=1'-0"	RE:

H1	BOX-BEAM DETAIL
3"=1'-0"	RE:

EQUIPMENT SCHEDULE

(See additional information provided by the dental Equipment supplier. Dental specific equipment information provided by the dental equipment supplier supercede information in this Equipment schedule)

Legend: V = Vendor O = Owner C = Contractor INSTALLED BY:

ALL OPERATORIES/TREATMENT AREAS		PROVIDED BY:	
CH1	DENTAL CHAIR, PROVIDE TOMBSTONE QUAD RECEPTACLE, COMPRESSED AIR, VACUUM AND 2" CONDUIT TO REAR DELIVERY	V	V/C
RD	REAR DELIVERY, PROVIDE QUAD POWER AND J-BOX FOR DATA IN CABINET BASE, DUPLEX RECEPTACLE WITH USB ABOVE COUNTER, COMPRESSED AIR, VACUUM AND 2" CONDUIT TO CHAIR	C	V/C
WX	WALL MTD. X-RAY (AS OCCURS), PROVIDE DED. POWER CIRCUIT, J BOX FOR DATA AND BACKING IN WALL (2 EA. 4x4 POSTS FLOOR TO T.O. WALL, KICK TO STRUCTURE)	V	V/C
PTX	WALL MTD. PASS-THRU X-RAY (AS OCCURS), PROVIDE DED. POWER CIRCUIT, J BOX FOR DATA AND BACKING IN WALL (2 EA. 4x4 POSTS FLOOR TO T.O. WALL, KICK TO STRUCTURE)	V	V/C
CL	CEILING MOUNTED DENTAL LIGHT, PROVIDE POWER, AND BACKING	V	V/C
CM	CEILING MOUNTED MONITOR, POWER, DATA AND BACKING	V	V/C
CPU	CPU LOCATION, VERIFY WITH OWNER AND OWNER'S VENDOR, PROVIDE QUAD POWER, VOICE AND DATA	V	V/C
USB	LEVITON 3.6A USB TYPE-A/TYPE-A WALL OUTLET CHARGER WITH 20A TAMPER-RESISTANT RECEPTACLES	C	C

C	COMPRESSOR, PROVIDE DISCONNECT. SEE EQ, P & E SHEETS	V	V/C
V	DRY VACUUM PUMP, PROVIDE DISCONNECT, HARD PIPE TO DISCHARGE	V	V/C
AS	AMALGAM SEPARATOR, PROVIDE BACKING	V	V/C
E.F.1	THERMOSTATICALLY CONTROLLED EXHAUST FAN, SEE M SHEETS	C	C
FS	NEW FLOOR SINK, SEE PLUMBING SHEETS	C	C
MS	NEW MOP SINK AND FAUCET	C	C
WH	NEW WATER HEATER ON PLATFORM, DRAIN INTO FLOOR SINK	C	C

EW	EMERGENCY EYEWASH STATION, SEE P SHEETS	C	C
US	ULTRASONIC CLEANER	V	V/C
A	AUTOClave	V	V
CA	COMPRESSED AIR STATION	V	V/C
E.F.2	VARIABLE SPEED EXHAUST FAN, SEE M SHEETS	C	C
ST	STATIM ON SHORTENED PULL-OUT DRAWER, PROVIDE SWITCHED POWER OUTLET BELOW COUNTER	V	V/C

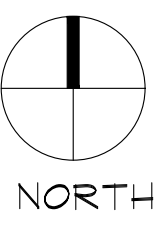
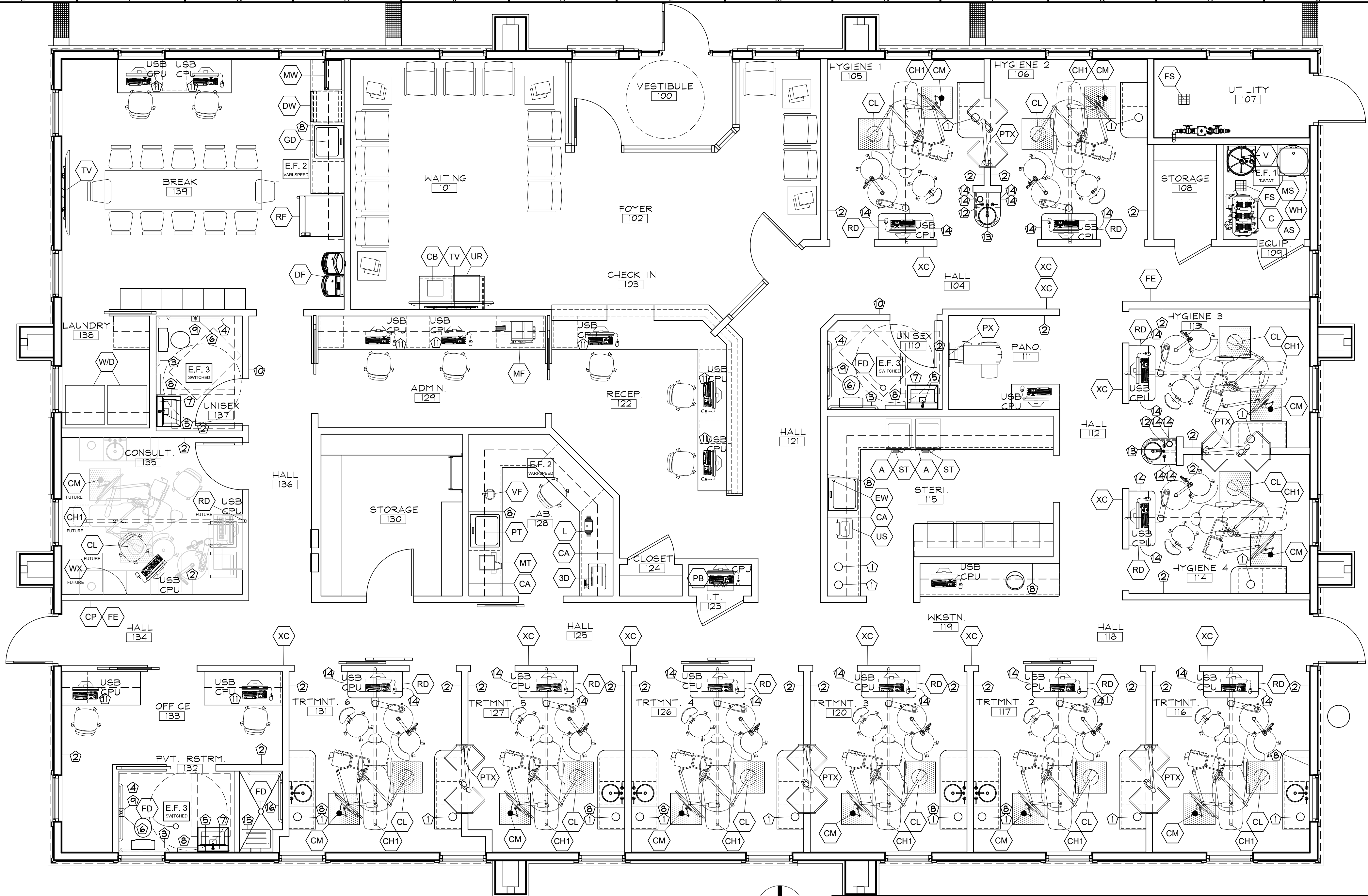
CPU	CPU LOCATION, VERIFY WITH OWNER AND OWNER'S VENDOR, PROVIDE QUAD POWER, VOICE AND DATA	V	V/C
PB	PHONE BOARD, 3X3' PLYWOOD, QUAD RECEPTACLE @ +72" AND QUAD RECEPTACLE @ +18" (DATA CABLE BUNDLE ORIGINATES HERE)	C	C
E.F.1	THERMOSTATICALLY CONTROLLED EXHAUST FAN, SEE M SHEETS	C	C

3D	3D PRINTING UNIT, PROVIDE POWER AND DATA	V	VC
L	LATHE, PROVIDE POWER	V	VC
MT	MODEL TRIMMER, PROVIDE POWER, WATER HOOKUP AND DRAIN INTO SINK WASTE LINE	V	VC
CA	COMPRESSED AIR STATION	V	V/C
E.F.2	VARIABLE SPEED EXHAUST FAN, SEE M SHEETS	C	C
PT	PLASTER TRAP UNDER SINK, CONNECT TO WASTE PIPING - THIS CABINET COMPARTMENT HAS NO BOTTOM AND FIXED TOE KICK	V	V/C
VF	VACUUM FORMER, PROVIDE POWER	V	VC
UR	UNDER CABINET REFRIGERATOR BY OWNER, PROVIDE POWER	O	C
CB	COFFEE BREWER BY OWNER, PROVIDE POWER AND 1/4" COLD WATER LINE	O	C

WD	WASHER & DRYER BY OWNER, PROVIDE POWER, HOT/COLD WATER, DRAIN & VENT, COORD. W/ OWNER PRIOR TO INSTALLATION OF PLUMBING & ELECTRICAL	O	O/C
----	--	---	-----

RF	REFRIGERATOR (BY OWNER), PROVIDE POWER AND COLD WATER CONNECTION FOR ICE MAKER	O	C
MW	MICROWAVE (BY OWNER) ON SHELF ABOVE COUNTER, PROVIDE POWER AT 60" A.F.F.	O	C
GD	GARBAGE DISPOSAL, PROVIDE POWER AND SWITCH	C	C
E.F.2	VARIABLE SPEED EXHAUST FAN, SEE M SHEETS	C	C
DW	DISHWASHER, PROVIDE WATER AND POWER	O	C
TV	WALL MOUNTED, FLAT PANEL TELEVISION, PROVIDE POWER, DATA AND BACKING	O	O/C
DF	HIGH-LOW DRINKING FOUNTAIN, SEE P-1, PROVIDE BACKING IN WALL, COLD WATER AND DRAIN TO SANITARY SEWER	C	C

CPU	CPU LOCATION, VERIFY WITH OWNER AND OWNER'S VENDOR, PROVIDE QUAD POWER, VOICE AND DATA	V	V/C
USB	LEVITON 3.6A USB TYPE-A/TYPE-A WALL OUTLET CHARGER WITH 20A TAMPER-RESISTANT RECEPTACLES	C	C
MF	MULTI-FUNCTION PRINTER/COPIER/FAX, PROVIDE POWER AND DATA	V	V/C
FE	SEMI RECESSED FIRE EXTINGUISHER CABINET PER FIRE DEPARTMENT REQUIREMENTS	C	C
TV	WALL MOUNTED, FLAT PANEL TELEVISION, PROVIDE POWER, DATA AND BACKING	O	O/C
CP	LOW VOLTAGE CONTROL PANEL FOR WATER, COMPRESSOR AND VACUUM SHUT-OFF	V	V/C
FD	NEW FLOOR DRAIN, SEE PLUMBING SHEETS	C	C
E.F.3	SWITCH CONTROLLED EXHAUST FAN, SEE M SHEETS	C	C
FS	NEW FLOOR SINK, SEE PLUMBING SHEETS	C	C



N6	EQUIPMENT PLAN	Plan Legend:
1/4"=1'-0"	RE:	EXISTING TO REMAIN NEW PARTITION

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ACCESSORY SCHEDULE

NO.	DESCRIPTION
1	6" STAINLESS STEEL TRASH DROP
2	BOBRICK B-76717 COAT HOOK, MOUNT ON INSIDE FACE OF DOOR OR WALL, SEE A1.4
3	36" GRAB BAR, BRUSHED STAINLESS
4	42" LONG GRAB BAR, BRUSHED STAINLESS
5	MIRROR, 24" X 36" GLASS WITH STAINLESS TRIM
6	BRUSHED STAINLESS TOILET PAPER HOLDER, SURFACE MTD., W/ EXTRA ROLL STORAGE B-2840
7	SOAP DISPENSERS BY OWNER, TYP., (NOT SHOWN ON PLANS)
8	BRUSHED STAINLESS PAPER TOWEL DISPENSER, SURFACE MOUNTED B-2621, NON-LOCKING, KNOB LATCH
9	BRUSHED STAINLESS 18" VERTICAL GRAB BAR
10	ADA PLACARD
11	MOCKETT CPU1A OR EQUAL UNDER-COUNTER CPU BRACKET
12	4" STAINLESS STEEL TRASH DROP
13	THRU CAB. BOTTOM TOWEL DISPENSER - GREENO, #1T WITH THROUGH CABINET MOUNTING KIT - 1-800-425-5046
14	THROUGH CAB. GLOVE DISP., GREENO #GBH-S W/ RECTANGULAR GROMMET 1-800-425-5046
15	FOLDING SHOWER SEAT WITH PADDED CUSHION, BOBRICK MODEL B-5192
16	STAINLESS STEEL GRAB BAR, 24" x 36" x 1-1/4" DIA., BOBRICK MODEL B-58616

1. VERIFY EXISTING RESTROOM ACCESSORIES TO BE RE-USED, COORDINATE W/ OWNER AND ARCHITECT
2. SEE PLAN THIS SHEET FOR ACCESSORY LOCATIONS
3. PROVIDE NECESSARY BACKING FOR ALL WALL MTD. EQUIP. & ACCESSORIES, COORD. W/ OTHER VENDERS AS REQ.
4. MODEL #S SHOWN ARE BOBRICK UNLESS NOTED OTHERWISE

- GENERAL NOTES:
- SEE DENTAL EQUIPMENT PLANS AND M/E/P DRAWINGS FOR ADDITIONAL EQUIPMENT AND UTILITIES INFORMATION
 - COORDINATE EXACT PLACEMENT OF ALL FLOOR, CABINET AND WALL DENTAL EQUIPMENT BACKING AND UTILITY ROUGH-IN REQUIREMENTS WITH DENTAL EQUIPMENT SUPPLIER
 - COORDINATE ELECTRICAL BOXES WITH THIS PLAN, E SHEETS AND INTERIOR ELEVATIONS
 - COMPUTER NETWORK WIRING, PHONE SYSTEM WIRING, SOUND SYSTEM WIRING, SECURITY AND VIDEO SYSTEM WIRING TO BE BY OWNER'S TECHNOLOGY CONSULTANT.
 - PRICING TO INCLUDE 10 EXTRA DUPLEX RECEPTACLES, J-BOXES, CONDUIT AND 10'-0" OF WIRING FOR EACH ADDED RECEPTACLE - TO BE LOCATED AT BOX WALK

No

Revision / Submissions

Date

3650 Wadsworth Boulevard
Wheat Ridge, Colorado 80033
Phone: 303-428-4895
Fax: 303-428-5472
Email: info@battistadesign.net
www.battistadesign.net

BATTISTA
DESIGN GROUP

KJW

Site and Shell and
Wolfenden Family Dental
Project

1231 Lake Avenue
Berthoud, CO 80513

EQUIPMENT PLAN

Designed:
PJB

Drawn:
IJF

Checked:
IJF

Reviewed:
PJB

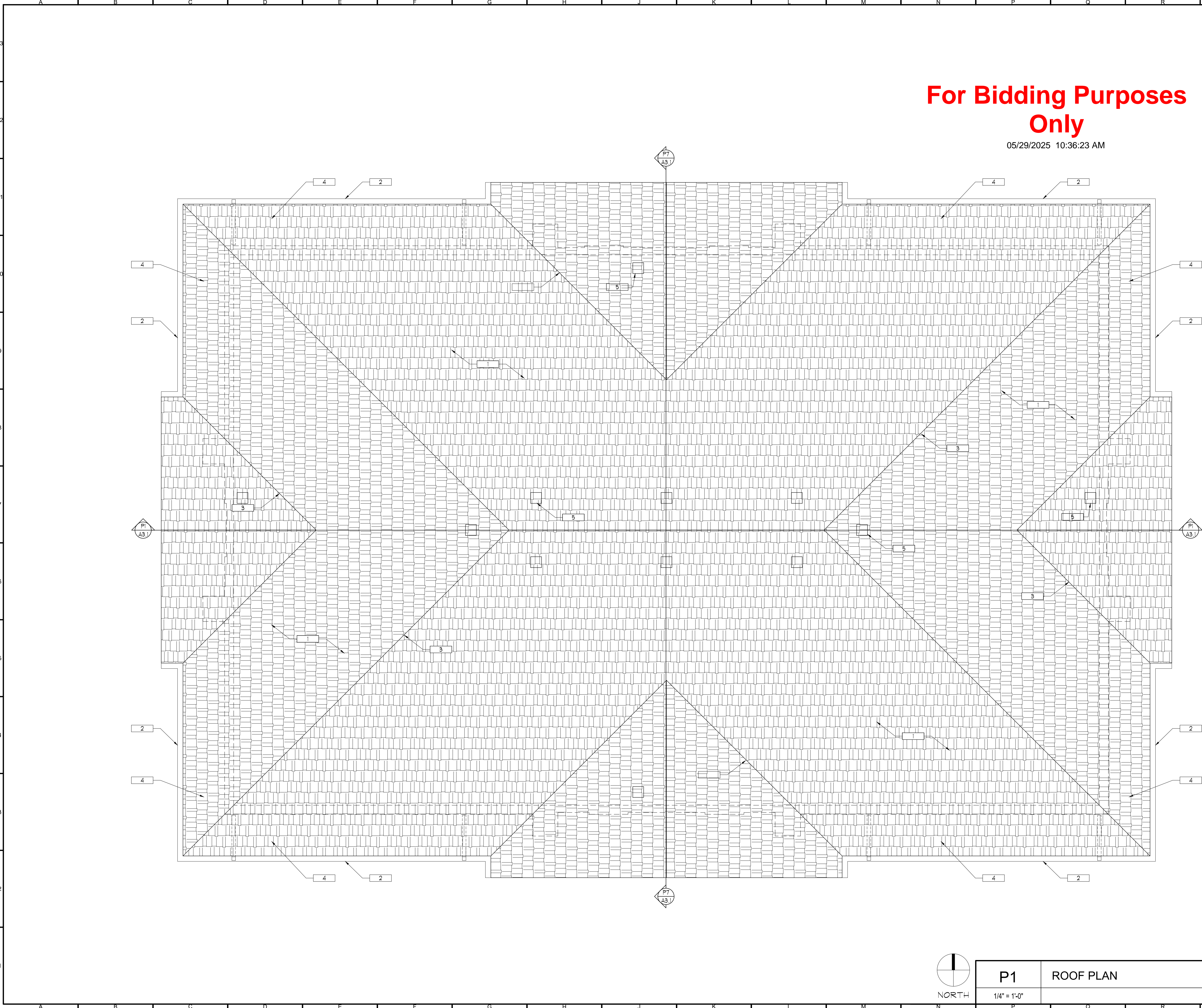
Date:
May 2025

Project Number:
WolfTF2025

Scale:
As Shown

Drawing Number:
A1.2.3

of



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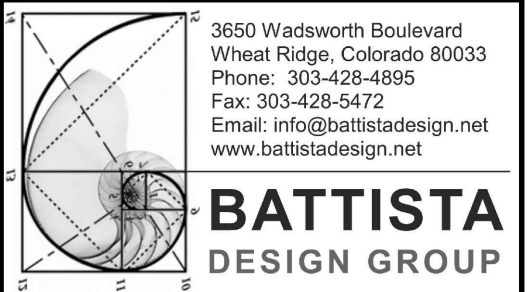
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- KEYNOTES:
- 1 ARCHITECTURAL DIMENSIONAL ASPHALT SHINGLES, MIN. (1) LAYER 30# ASTM D266 TYPE II ASPHALT SATURATED ORGANIC FELT WITH ICE GUARD AT PEAKS, VALLEYS AND EDGES, 24" LAP
 - 2 METAL GUTTERS AND DOWNSPOUTS, DARK GREEN
 - 3 PROVIDE RAKE AND EVE FLASHING ALL AROUND AS OCCURS
 - 4 PROVIDE 6X12 SOFFIT VENTS WITH SCREEN @ 8'-0" O.C. ALL AROUND, PAINT SOFFIT COLOR
 - 5 MUSHROOM TYPE ROOF VENTS, PAINT TO BLEND WITH SHINGLES

Plan Legend:

----- WALLS BELOW

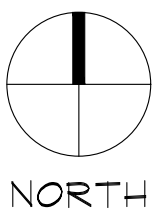
No	Revision / Submissions	Date
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KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

ROOF PLAN

Designed: PJB	Project Number: WolfTF2025
Drawn: IJF	Scale: As Shown
Checked: PJB	Drawing Number: A1.3
Reviewed: PJB	
Date: May 2025	of



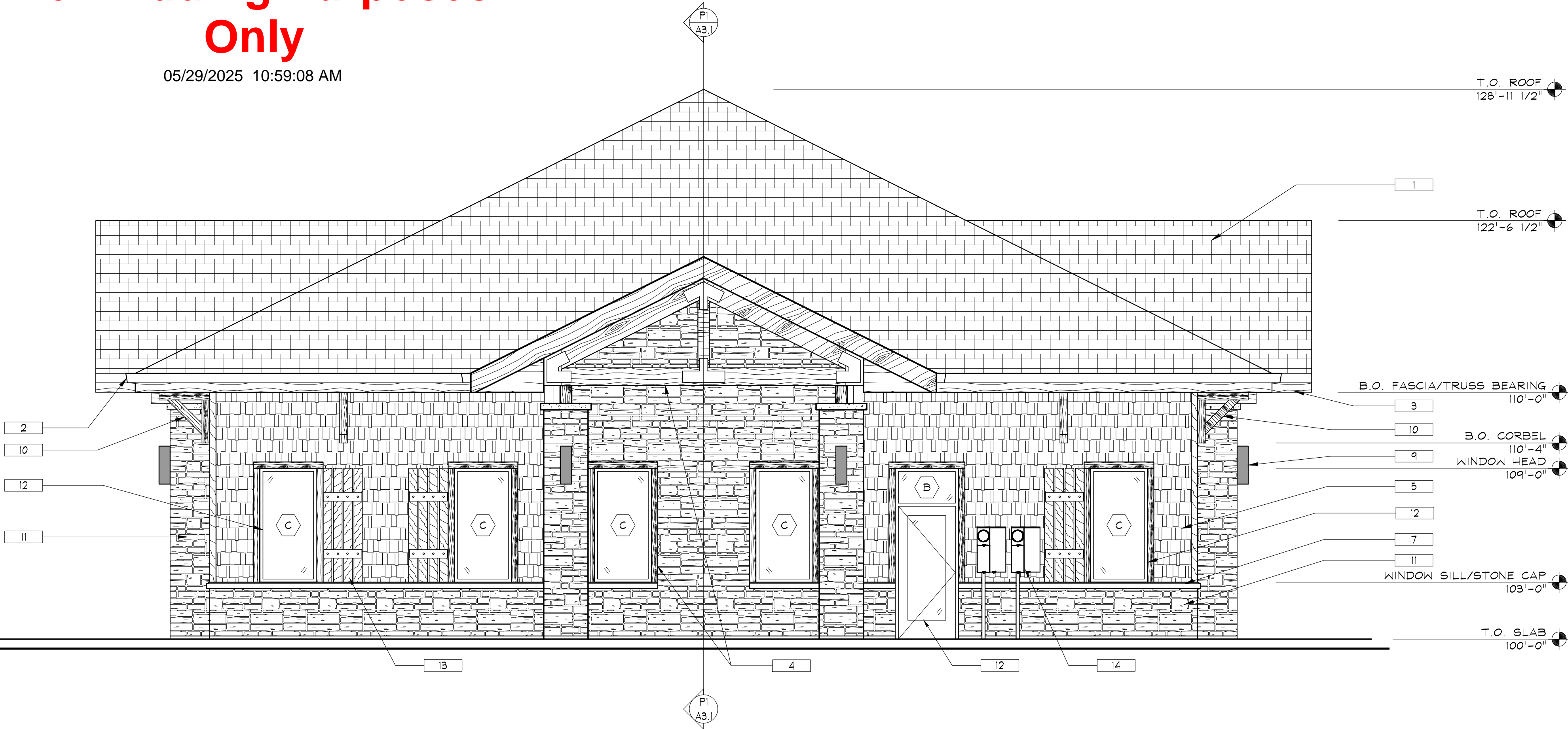
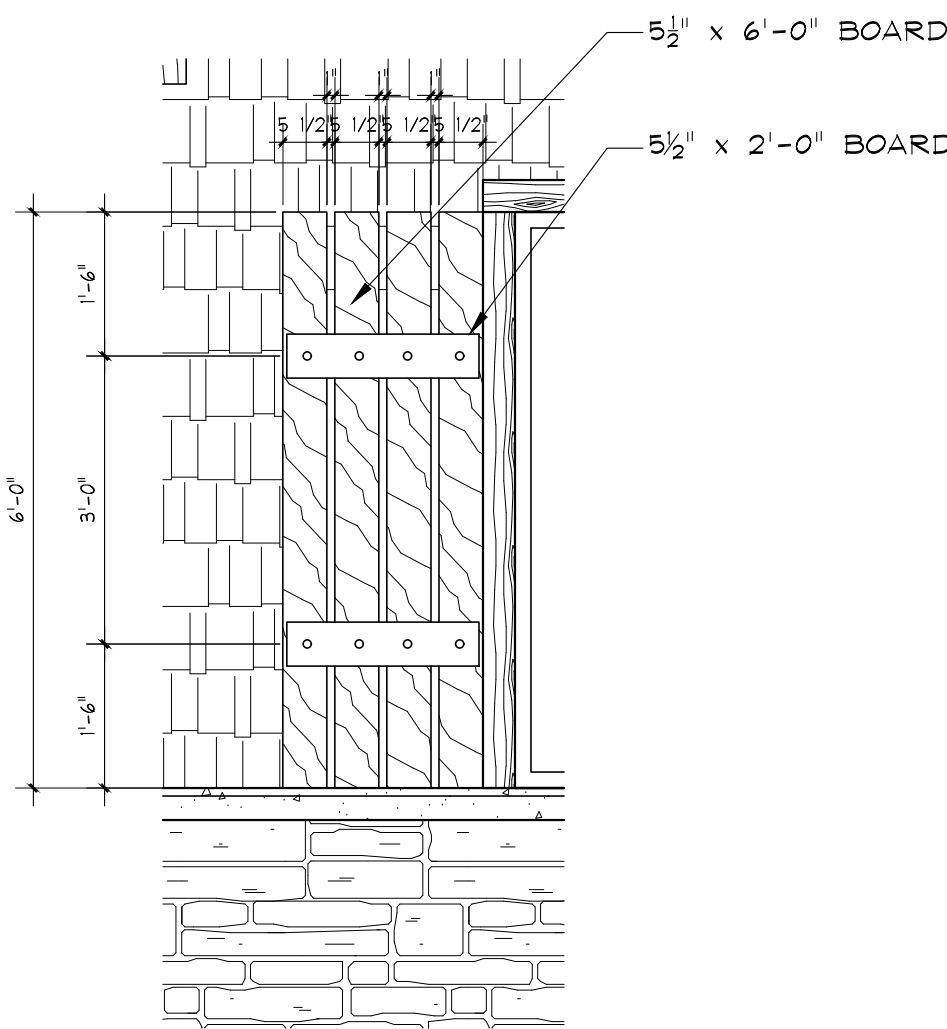
P1

ROOF PLAN

1/4" = 1'-0"

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A7

ELEVATION DETAIL

1/2"=1'-0"

TYPICAL SHUTTERS

P7

WEST BUILDING ELEVATION

1/4"=1'-0"



A7
A2
TYP.

P7
A3

P1

NORTH BUILDING ELEVATION

1/4"=1'-0"

KEYNOTES: (THIS SHEET ONLY)

- 1 DIMENSIONAL ASPHALT SHINGLES, BROWN TONES
- 2 METAL GUTTERS AND DOWNSPOUTS, DARK GREEN
- 3 WOOD FASCIA, DARK GREEN
- 4 WOOD ACCENTS AND TRUSSES, NATURAL COLOR
- 5 WOOD SHAKE SHINGLE SIDING, SAGE GREEN
- 6 PAINTED HOLLOW METAL DOOR, BLEND WITH STONE
- 7 PRECAST CONCRETE CAPS OR TRIM, BEIGE
- 8 CODE REQUIRED EGRESS LIGHT, DARK BRONZE
- 9 ARCHITECTURAL ACCENT LIGHT, DARK BRONZE
- 10 CEDAR CORBELS, RE: T6/A3.1
- 11 STONE VENEER, BLEND OF EARTH TONES
- 12 ALUMINUM STOREFRONT DOORS AND WINDOWS, DARK BRONZE
- 13 CEDAR SHUTTERS
- 14 ELECTRICAL GEAR, PAINTED TO BLEND WITH STONE
- 15 GAS METER, PAINTED TO BLEND WITH STONE

No Revision / Submissions Date



KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

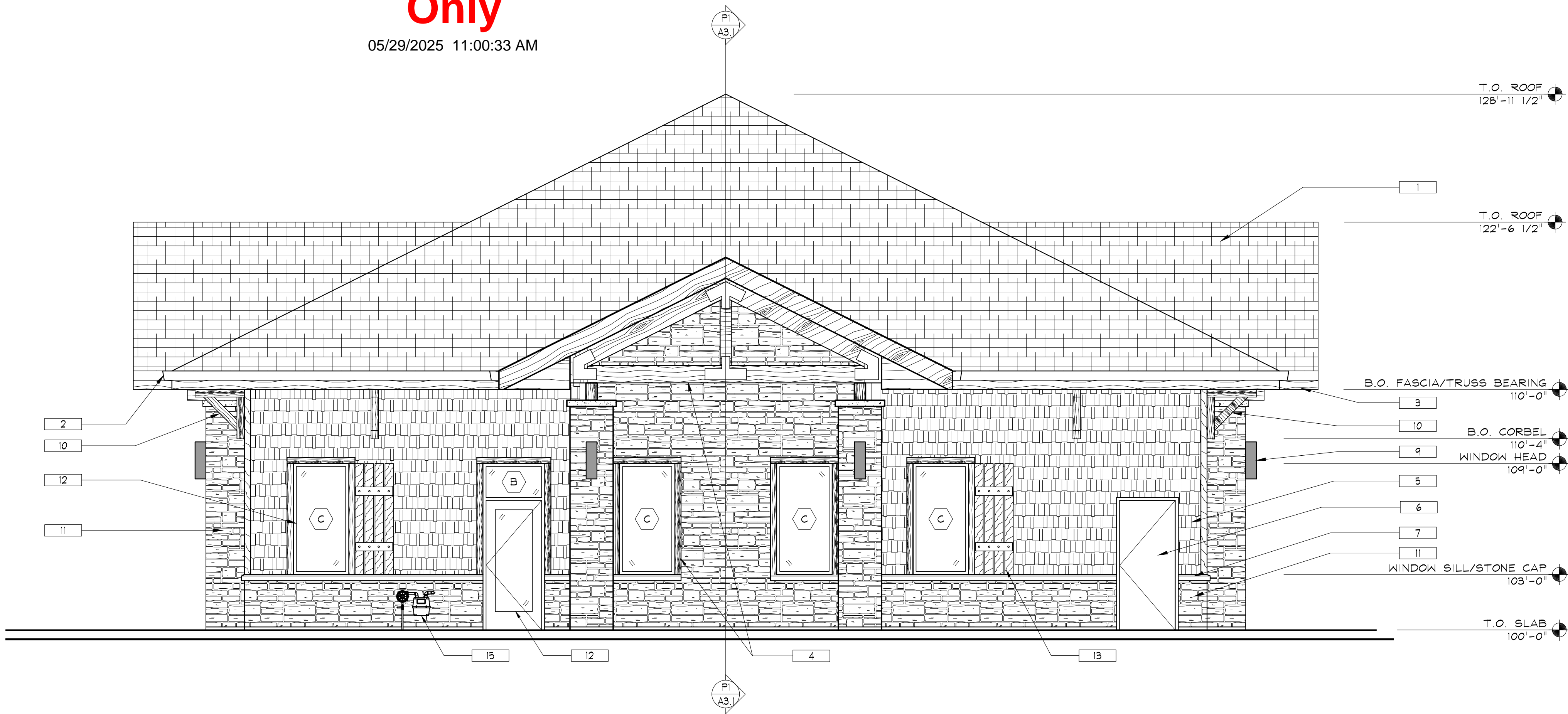
BUILDING ELEVATIONS

Designed:
PJB
Drawn:
LJF
Checked:
PJB
Reviewed:
PJB
Date:
May 2025

Project Number:
WolfTF2025
Scale:
As Shown
Drawing Number:
A2.1
of

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P7 EAST BUILDING ELEVATION
1/4" = 1'-0"



P1 SOUTH BUILDING ELEVATION
1/4" = 1'-0"

- KEYNOTES: (THIS SHEET ONLY)
- 1 DIMENSIONAL ASPHALT SHINGLES, BROWN TONES
 - 2 METAL GUTTERS AND DOWNSPOUTS, DARK GREEN
 - 3 WOOD FASCIA, DARK GREEN
 - 4 WOOD ACCENTS AND TRUSSES, NATURAL COLOR
 - 5 WOOD SHAKE SHINGLE SIDING, SAGE GREEN
 - 6 PAINTED HOLLOW METAL DOOR, BLEND WITH STONE
 - 7 PRECAST CONCRETE CAPS OR TRIM, BEIGE
 - 8 CODE REQUIRED EGRESS LIGHT, DARK BRONZE
 - 9 ARCHITECTURAL ACCENT LIGHT, DARK BRONZE
 - 10 CEDAR CORBELS, RE: T6/A3.1
 - 11 STONE VENEER, BLEND OF EARTH TONES
 - 12 ALUMINUM STOREFRONT DOORS AND WINDOWS, DARK BRONZE
 - 13 CEDAR SHUTTERS
 - 14 ELECTRICAL GEAR, PAINTED TO BLEND WITH STONE
 - 15 GAS METER, PAINTED TO BLEND WITH STONE

No	Revision / Submissions	Date



KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

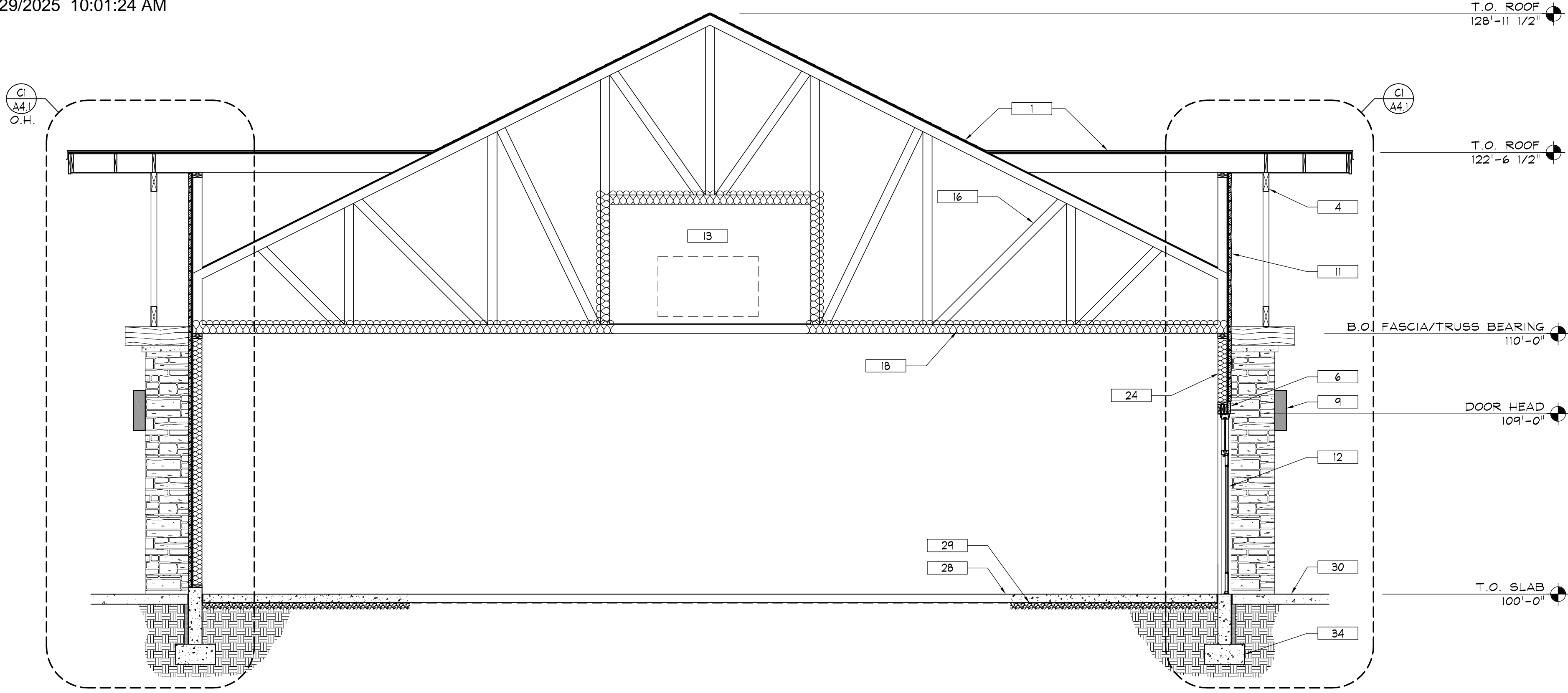
BUILDING ELEVATIONS

Designed: PJB
Drawn: IJF
Checked: PJB
Reviewed: PJB
Date: May 2025

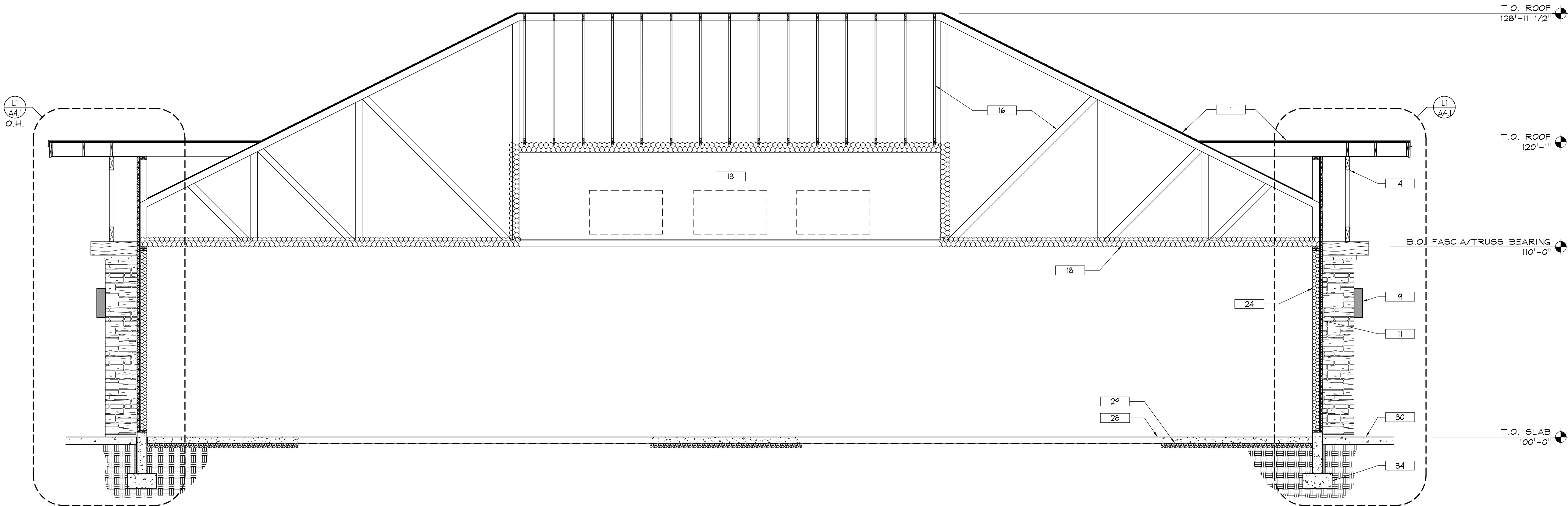
Project Number: WolfTF2025
Scale: As Shown
Drawing Number: A2.2
of

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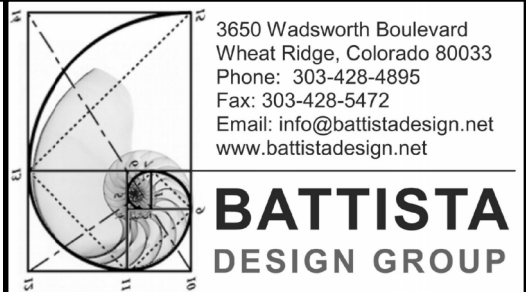
P7	BUILDING SECTION
1/4" = 1'-0"	



P1	BUILDING SECTION
1/4" = 1'-0"	

- KEYNOTES: (THIS SHEET ONLY)
- 1 DIMENSIONAL ASPHALT SHINGLES, BROWN TONES
 - 2 METAL GUTTERS AND DOWNSPOUTS, DARK GREEN
 - 3 WOOD FASCIA, DARK GREEN
 - 4 WOOD TRUSS, NATURAL COLOR
 - 5 WOOD SHAKE SHINGLE SIDING, SAGE GREEN
 - 6 WOOD ACCENT HEADER TRIM, NATURAL COLOR
 - 7 PRECAST CONCRETE CAPS OR TRIM, BEIGE
 - 8 CODE REQUIRED EGRESS LIGHT, DARK BRONZE
 - 9 ARCHITECTURAL ACCENT LIGHT, DARK BRONZE
 - 10 CEDAR CORBELS, RE: T6/A5.1
 - 11 STONE VENEER, BLEND OF EARTH TONES
 - 12 ALUMINUM STOREFRONT DOORS AND WINDOWS, DARK BRONZE
 - 13 HVAC TO SIT WITHIN ROOF TRUSS FRAMING
 - 14 "HARDI" SOFFIT BOARD OR EQUAL, PRIMED AND PAINTED
 - 15 PROVIDE 6X12 SOFFIT VENTS WITH SCREEN @ 8'-0" O.C. ALL AROUND, PAINT SOFFIT COLOR
 - 16 PRE-FABRICATED WOOD ROOF TRUSSES
 - 17 CONTINUOUS EAVE DRIP FLASHING AT ROOF EDGES
 - 18 14" R-53 KRAFT FACED CELLULOSE BATT INSULATION BETWEEN TRUSSES, STAPLED TO BACK/BOTTOM OF TRUSSES
 - 19 EXTERIOR SHEATHING, SEE STRUCTURAL
 - 20 WEATHER RESISTANT BUILDING WRAP, TYP.
 - 21 ALUMINUM HEAD/DRIP FLASHING, TYP.
 - 22 HEADER, SEE STRUCTURAL
 - 23 2x WOOD FRAMING, SEE STRUCTURAL
 - 24 R-21 KRAFT FACED CELLULOSE BATT INSULATION
 - 25 DOOR THRESHOLD
 - 26 CONTINUOUS PRESSURE TREATED BOTTOM PLATE ON CONCRETE SILL, SEAL AND ANCHOR BOLTS PER STRUCTURAL
 - 27 CONTINUOUS SILL FLASHING
 - 28 5" CONCRETE SLAB ON GRADE OVER GRAVEL LAYER PER SOILS REPORT, SEE STRUCTURAL
 - 29 VAPOR BARRIER UNDER SLAB TO BE 10 MIL. CLASS C POLYETHYLENE WITH SEALED JOINTS.
 - 30 EXTERIOR CONCRETE WALK, SLOPE AWAY FROM BUILDING, TYP.
 - 31 ISOLATION/EXPANSION MATERIAL
 - 32 2" X 24" VERT RIGID INSUL CONT.
 - 33 DAMPROOFING
 - 34 CONCRETE FOUNDATION, SEE STRUCTURAL

No	Revision / Submissions	Date



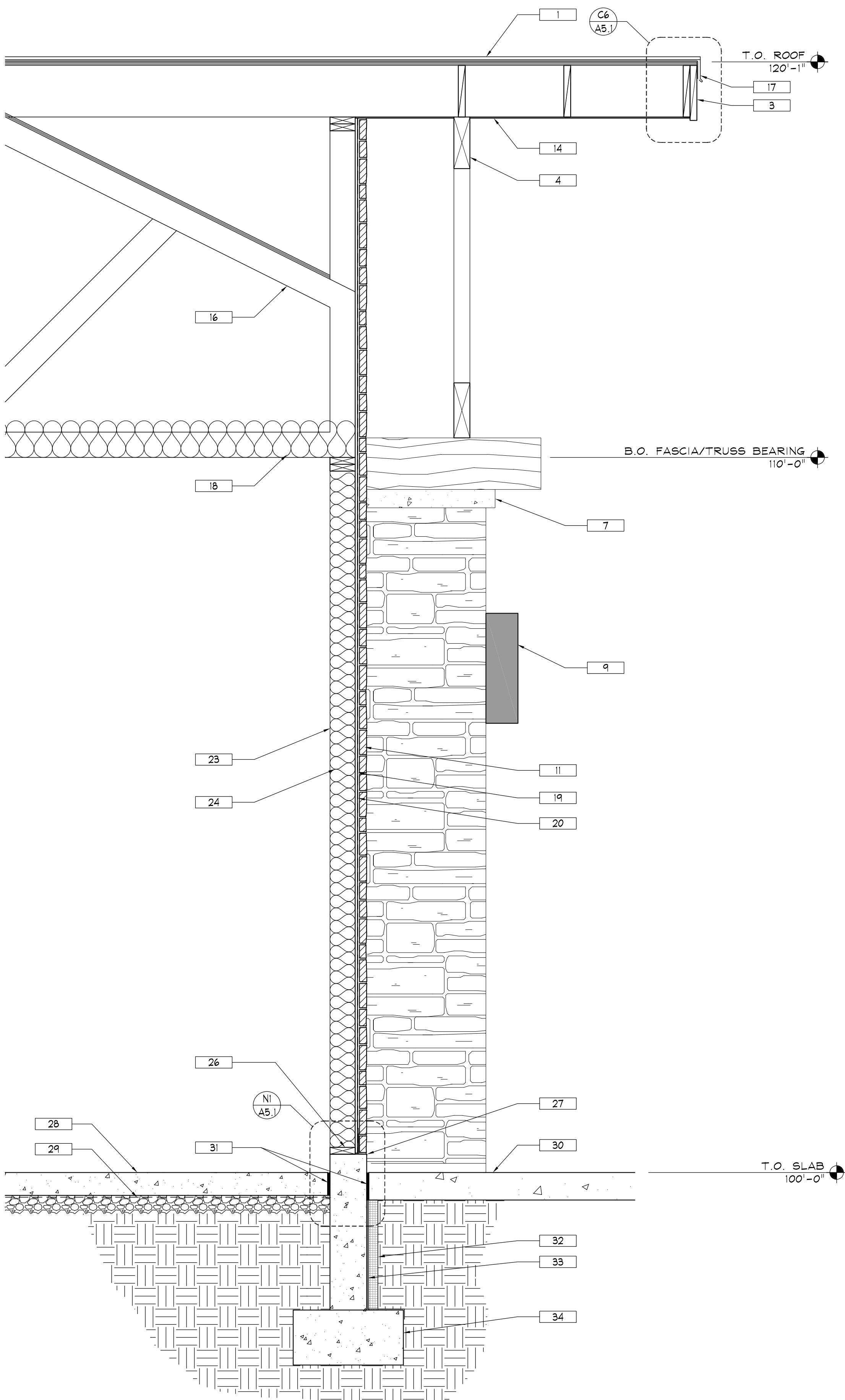
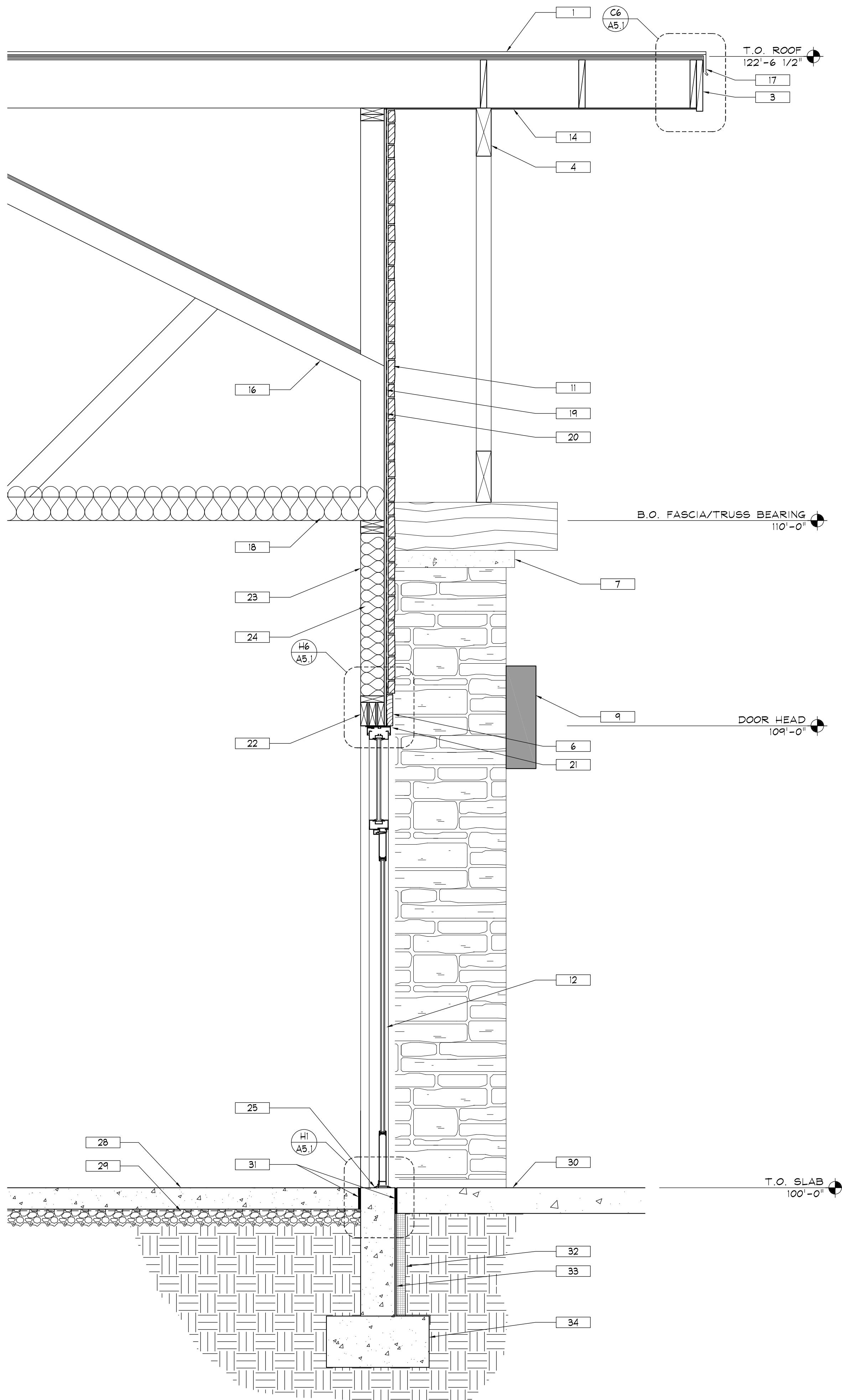
KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

BUILDING SECTIONS

Designed: PJB	Project Number: WolfTF2025
Drawn: IJF	Scale: As Shown
Checked: PJB	Drawing Number: A3.1
Reviewed: PJB	
Date: May 2025	of

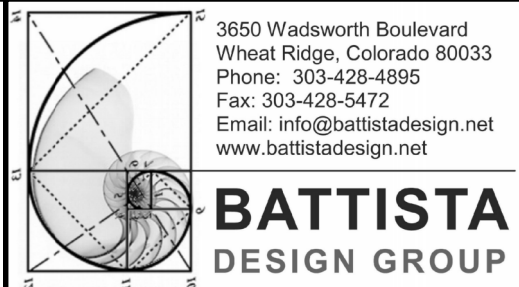
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- KEYNOTES: (THIS SHEET ONLY)
- 1 DIMENSIONAL ASPHALT SHINGLES, BROWN TONES
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 - 32 2" X 24" VERT RIGID INSUL CONT.
 - 33 DAMPROOFING
 - 34 CONCRETE FOUNDATION, SEE STRUCTURAL

No	Revision / Submissions	Date



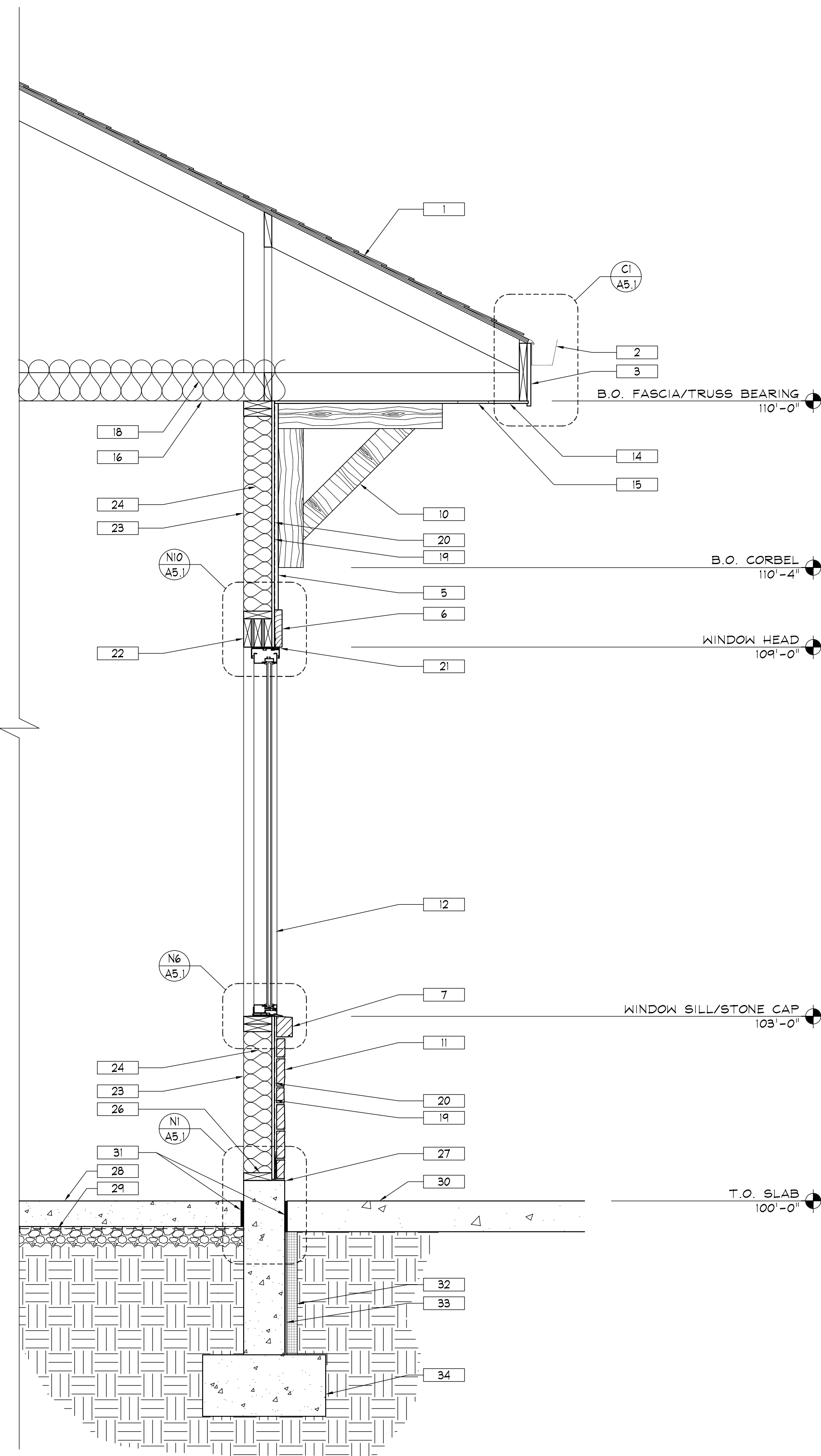
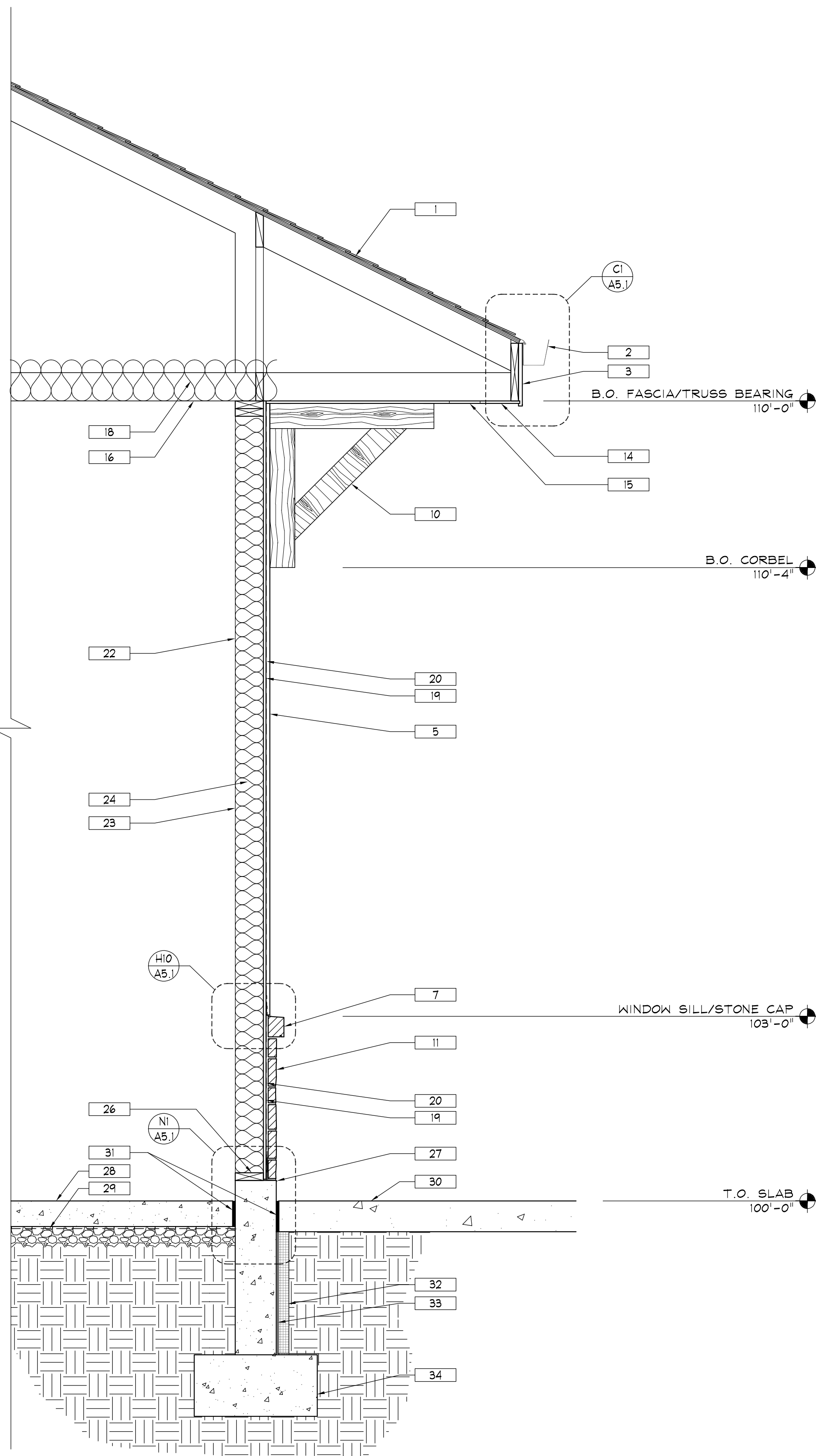
KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

WALL SECTIONS

Designed: PJB	Project Number: WolfTF2025
Drawn: IJF	Scale: As Shown
Checked: PJB	Drawn Number: A4.1
Reviewed: PJB	
Date: May 2025	of

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KEYNOTES: (THIS SHEET ONLY)

- 1 DIMENSIONAL ASPHALT SHINGLES, BROWN TONES
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No	Revision / Submissions	Date



KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

WALL SECTIONS

Designed:
PJB
Drawn:
IJF
Checked:
PJB
Reviewed:
PJB
Date:
May 2025

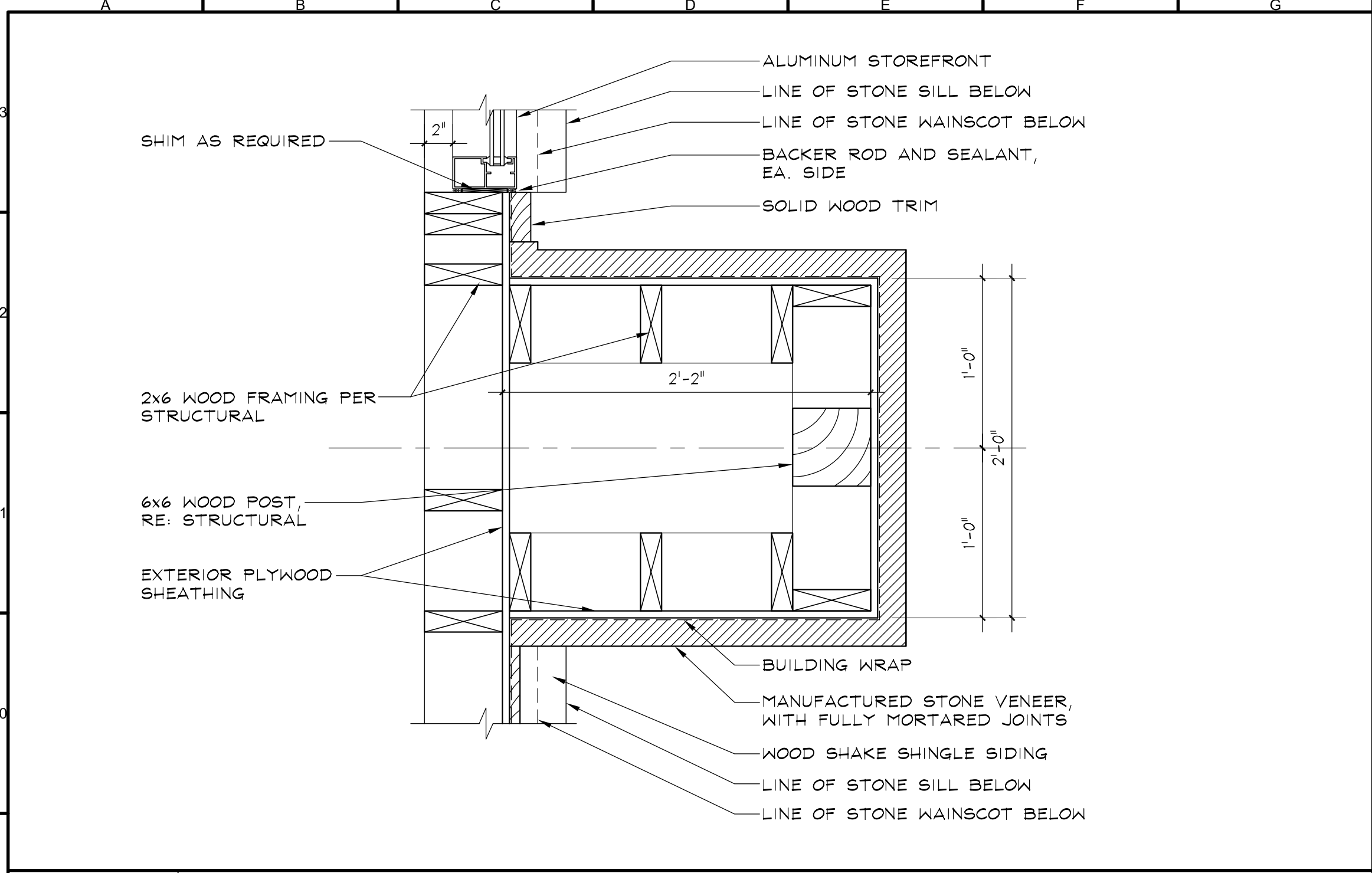
Project Number:
WolfTF2025
Scale:
As Shown
Drawing Number:
A4.2
of

C1 WALL SECTION

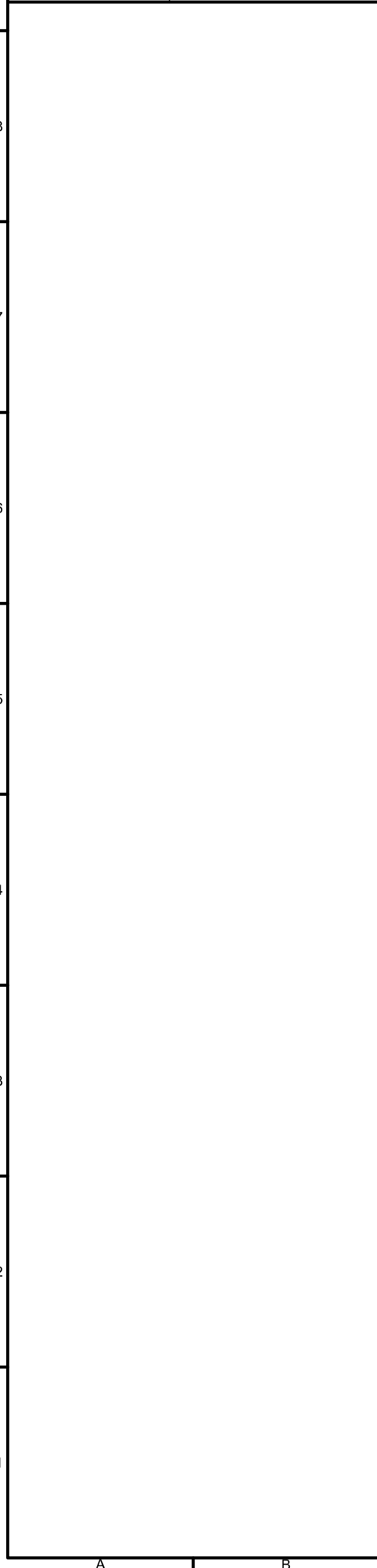
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L1 WALL SECTION

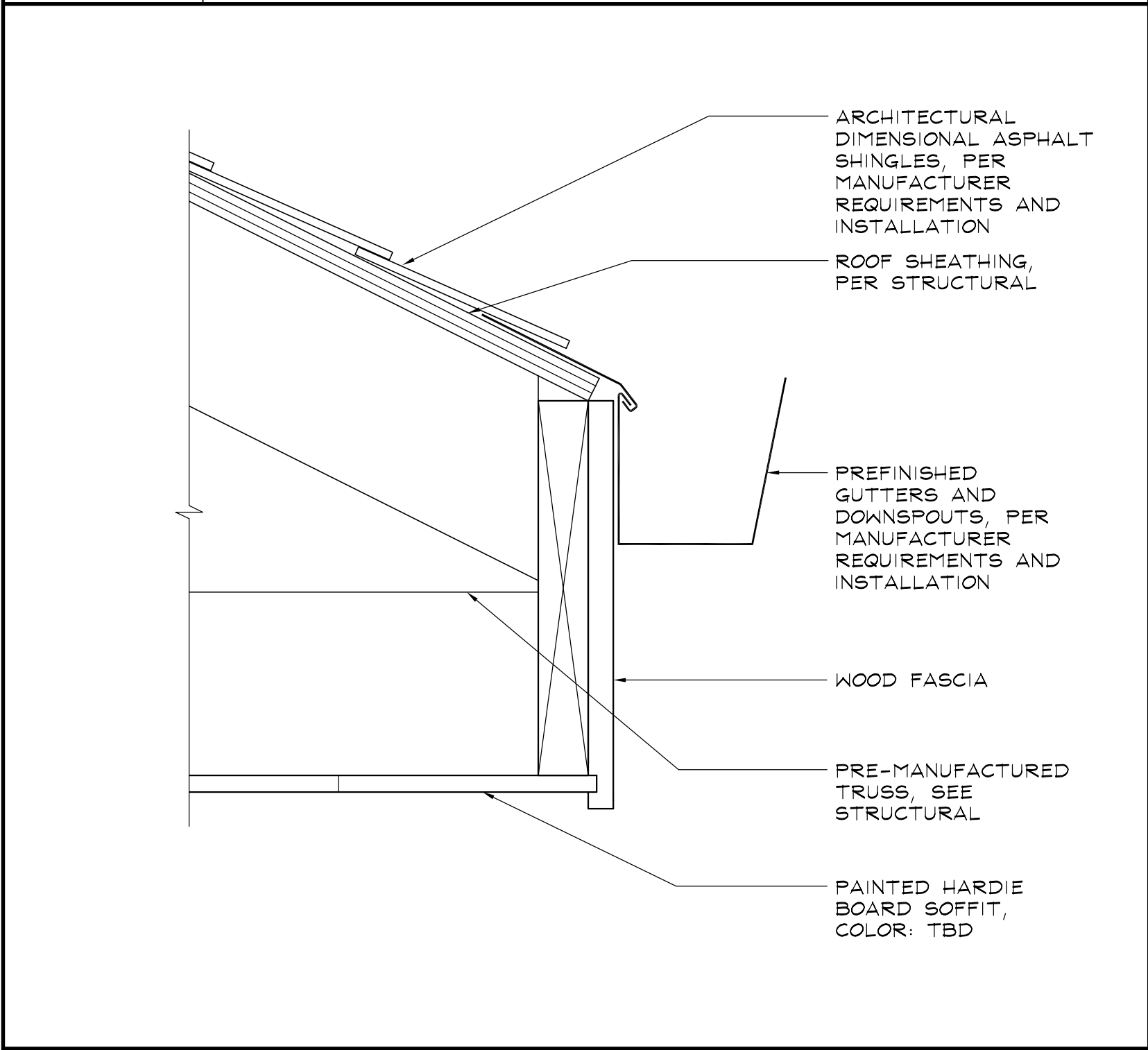
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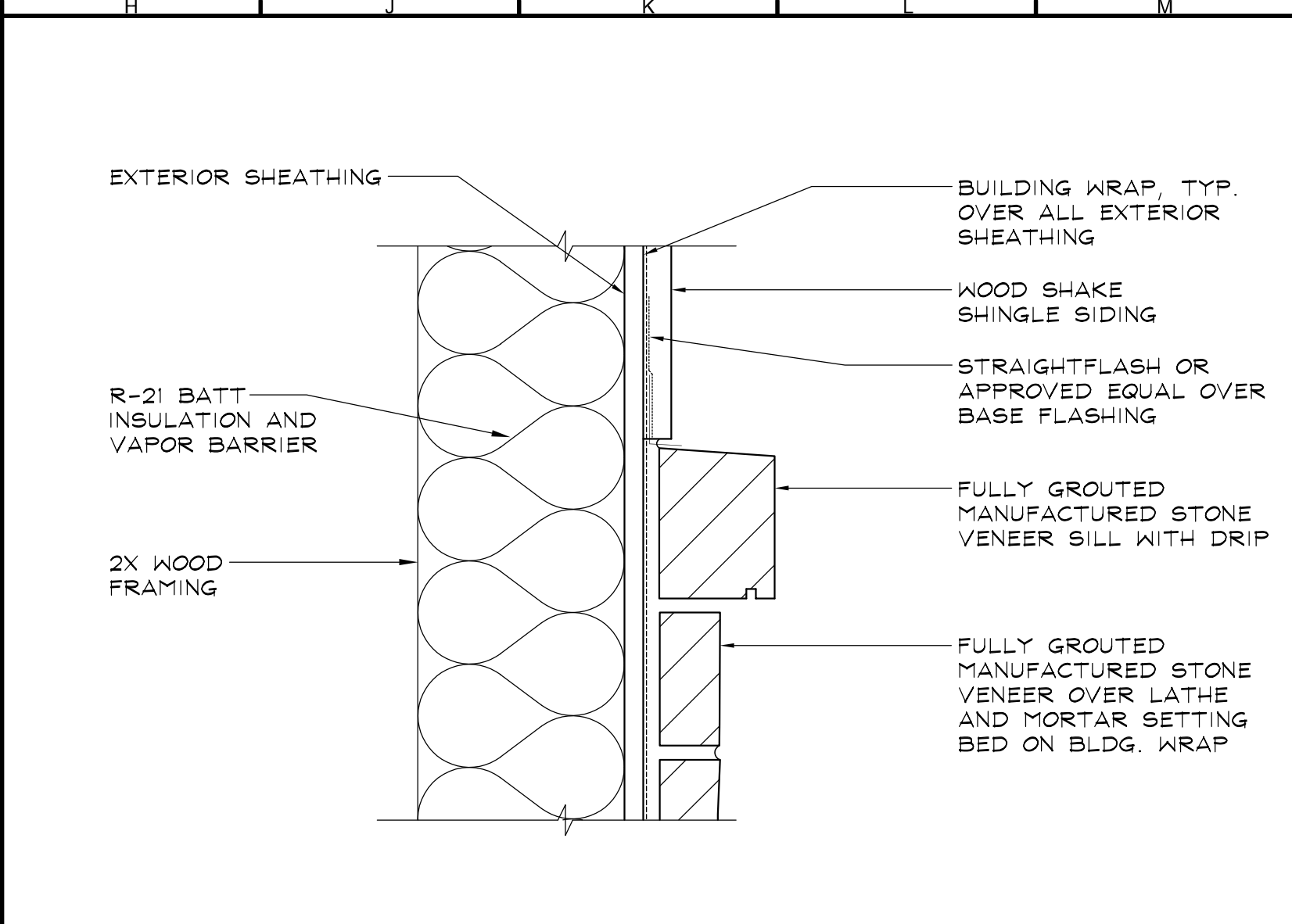
A9 PILASTER
1-1/2" = 1'-0"



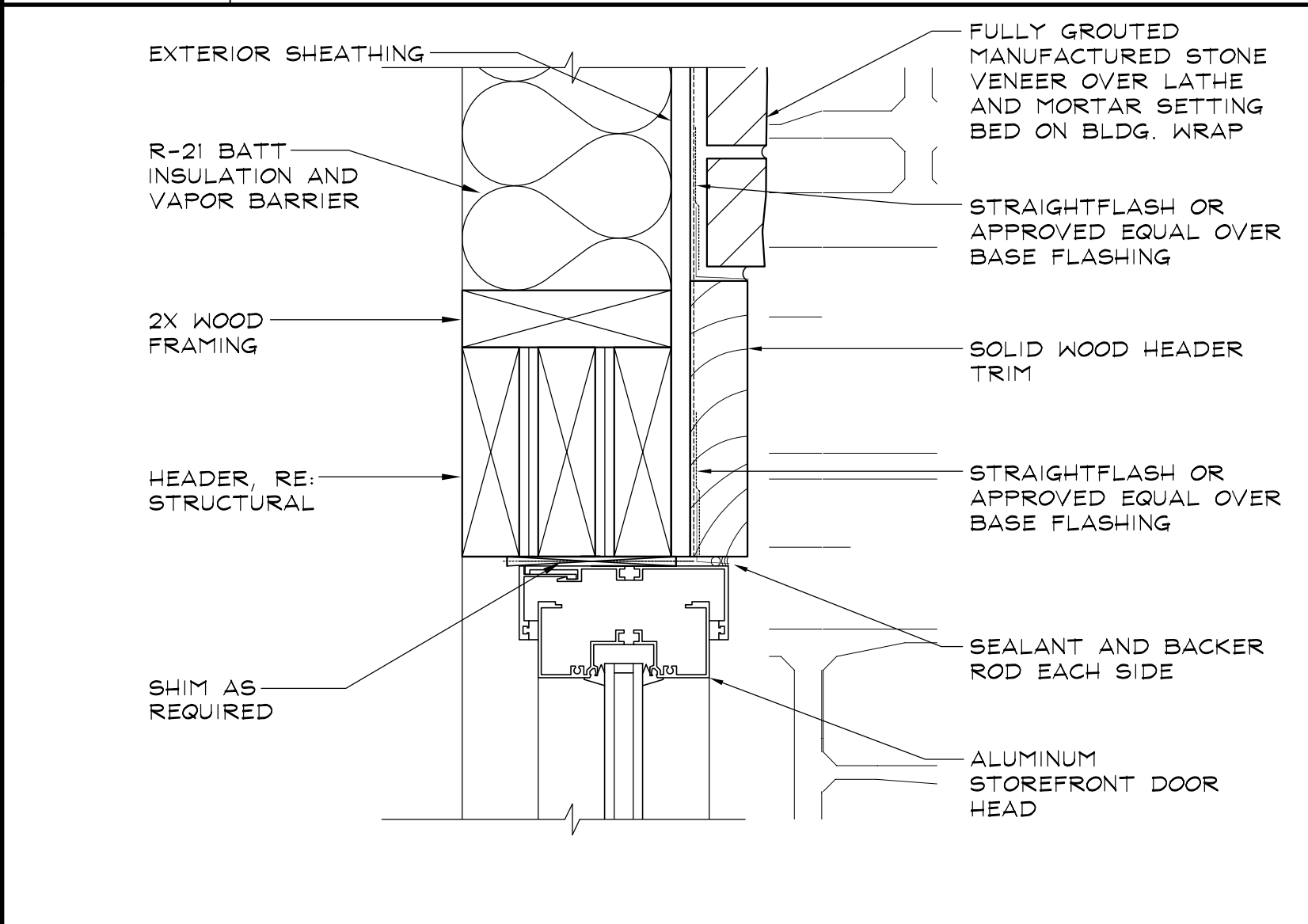
C6 EAVE FASCIA
3" = 1'-0"



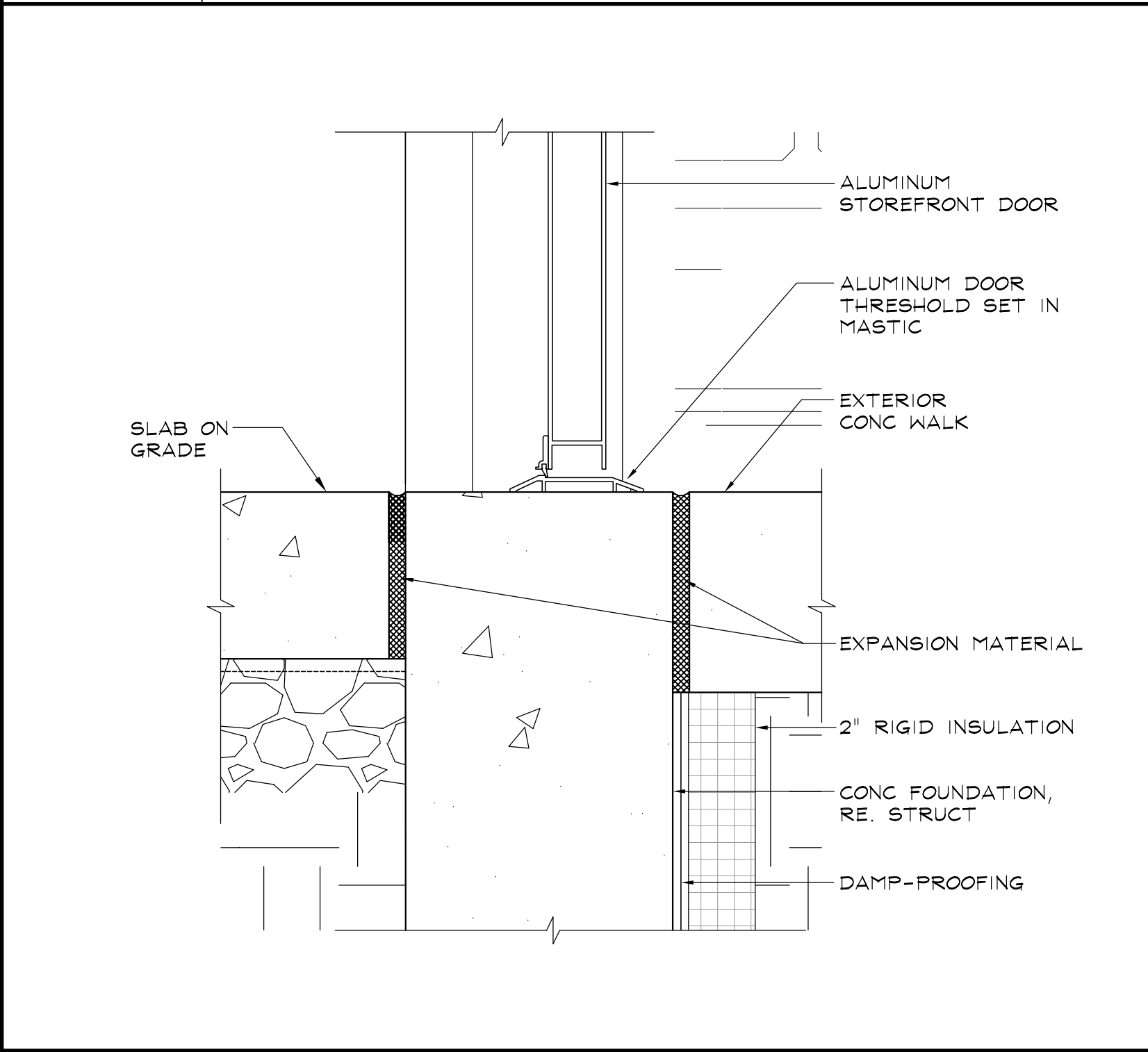
C1 ROOF FASCIA AND GUTTER
3" = 1'-0"



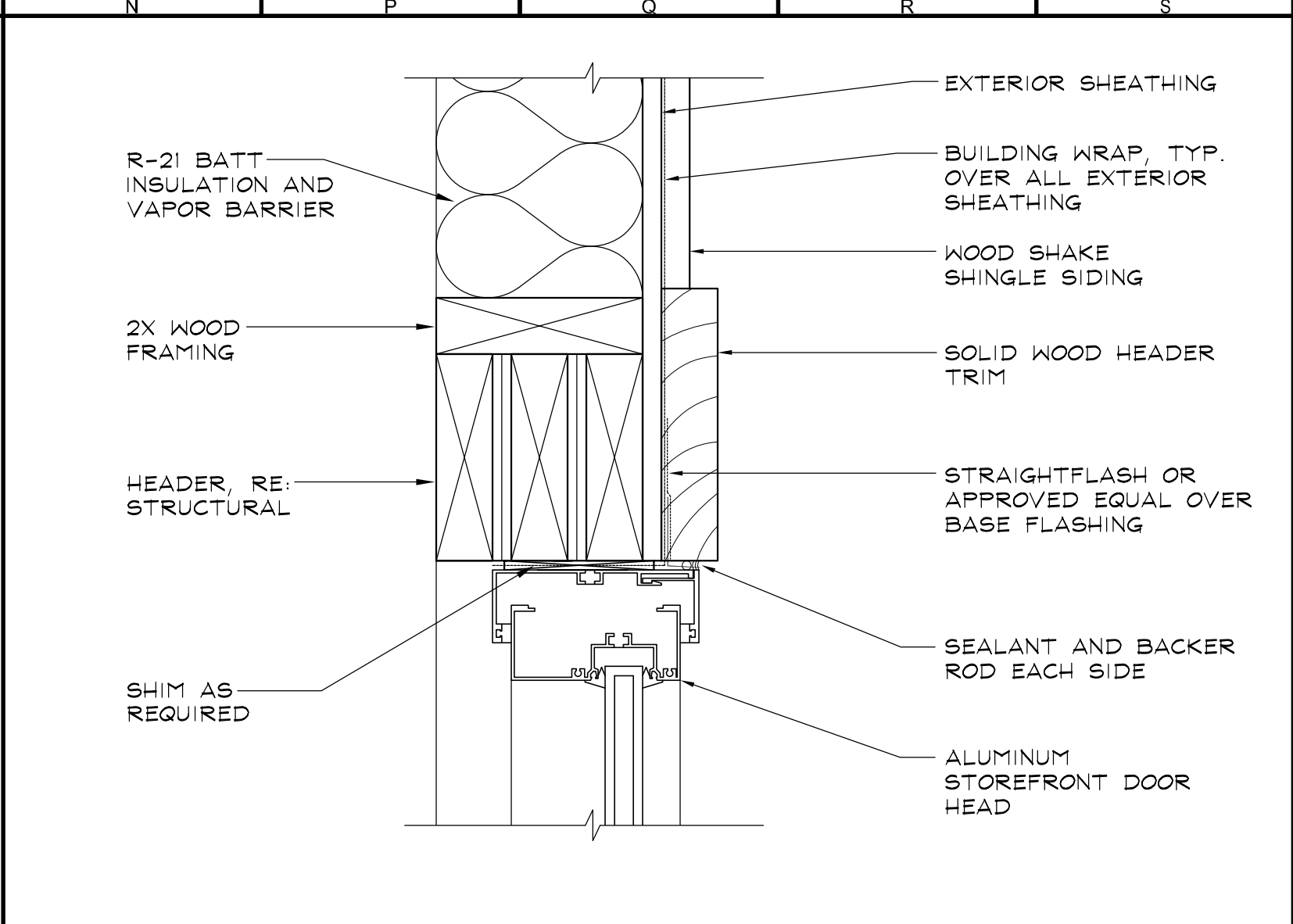
H10 STONE CAP
3" = 1'-0"



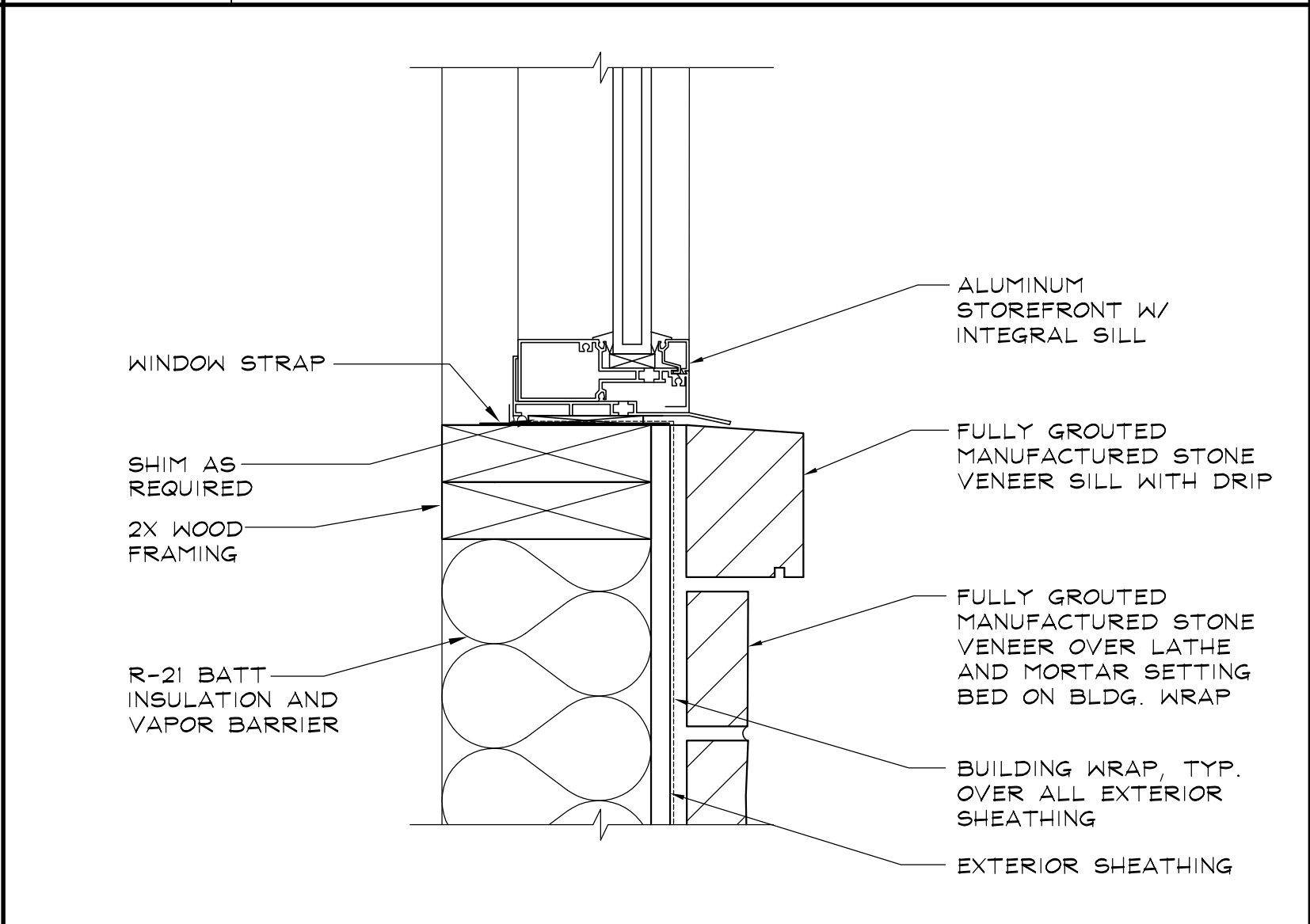
H6 STOREFRONT/DOOR HEAD
3" = 1'-0"



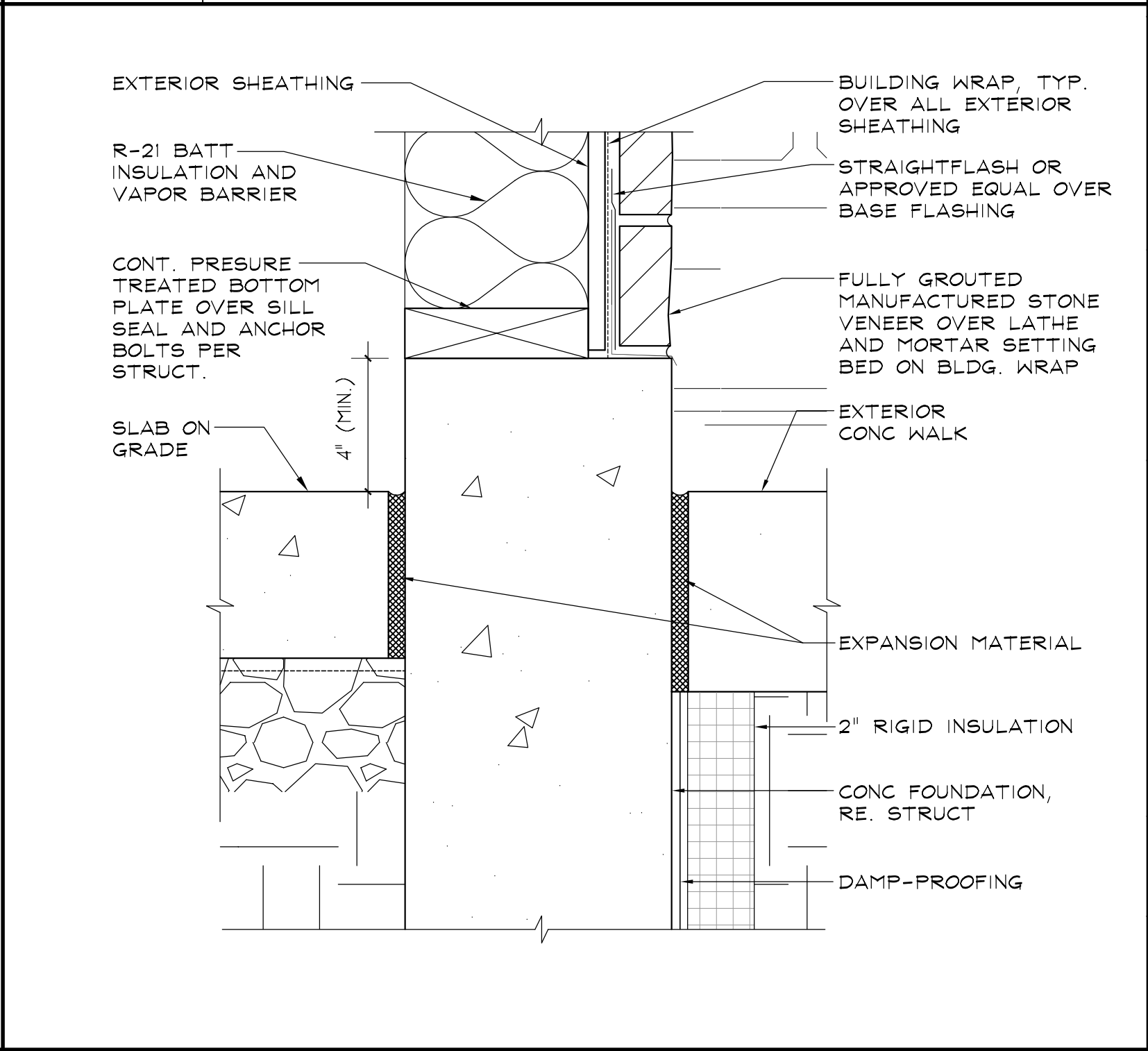
H1 THRESHOLD
3" = 1'-0"



N10 WINDOW HEAD (JAMB SIM.)
3" = 1'-0"



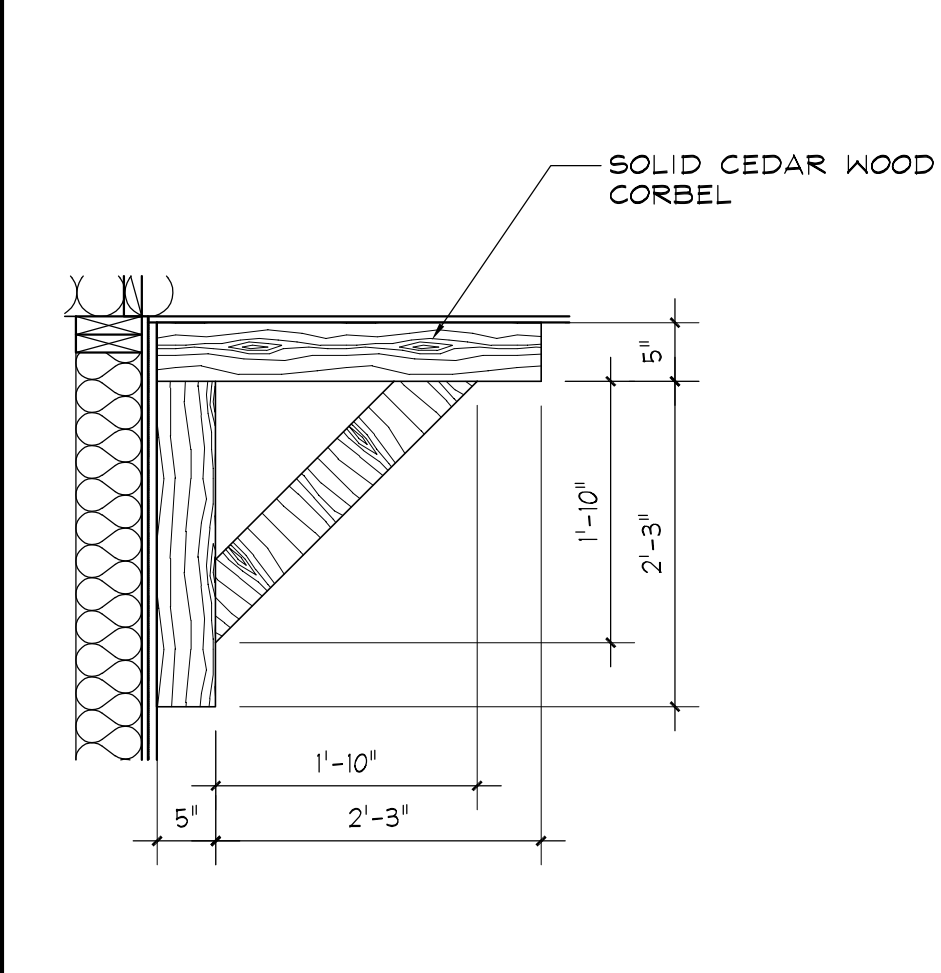
N6 WINDOW SILL
3" = 1'-0"



N1 BASE @ STONE
3" = 1'-0"

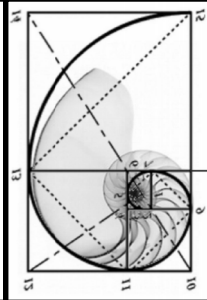
NOTES:
1. SEE EXTERIOR ELEVATIONS AND BUILDING SECTIONS FOR ADDITIONAL INFO ON FINISHES.
2. DRYWALL AND AIR BARRIER IN OCCUPIED SPACE BY TENANT FINISH.
3. PROVIDE CONTINUOUS SEALANT OVER BACKER ROD AS REQUIRED FOR VARIOUS SYSTEM REQUIREMENTS AND AT ALL JOINTS WHERE DISSIMILAR MATERIALS INTERSECT AND ARE PERPENDICULAR TO EACH OTHER.

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T6 CORBEL
3/4" = 1'-0"

No	Revision / Submissions	Date

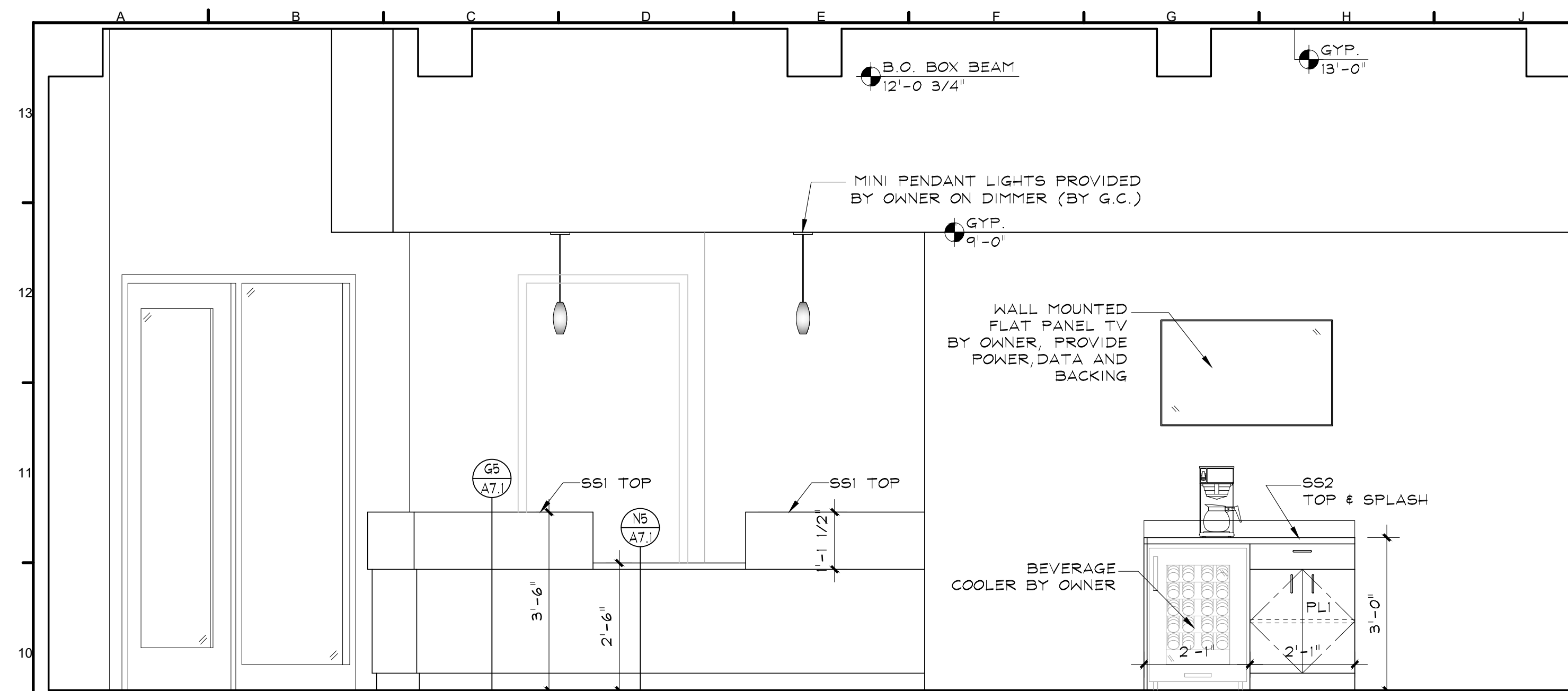


3650 Wadsworth Boulevard
Wheat Ridge, Colorado 80033
Phone: 303-428-4895
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Email: info@battistadesign.net
www.battistadesign.net

BATTISTA
DESIGN GROUP

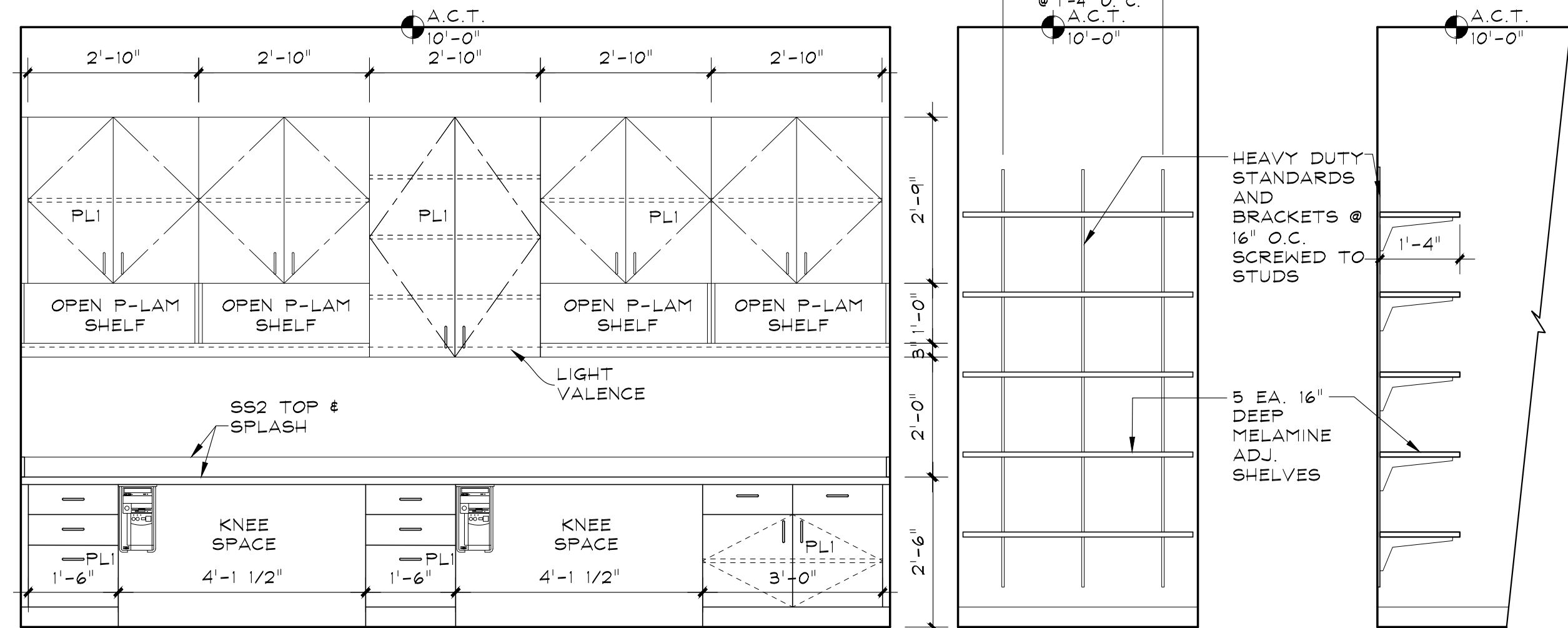
KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

DETAILS		
Designed: PJB	Project Number: WolfTF2025	A5.1 of
Drawn: IJF	Scale: As Shown	
Checked: PJB	Drawing Number:	
Reviewed: PJB		
Date: May 2025		



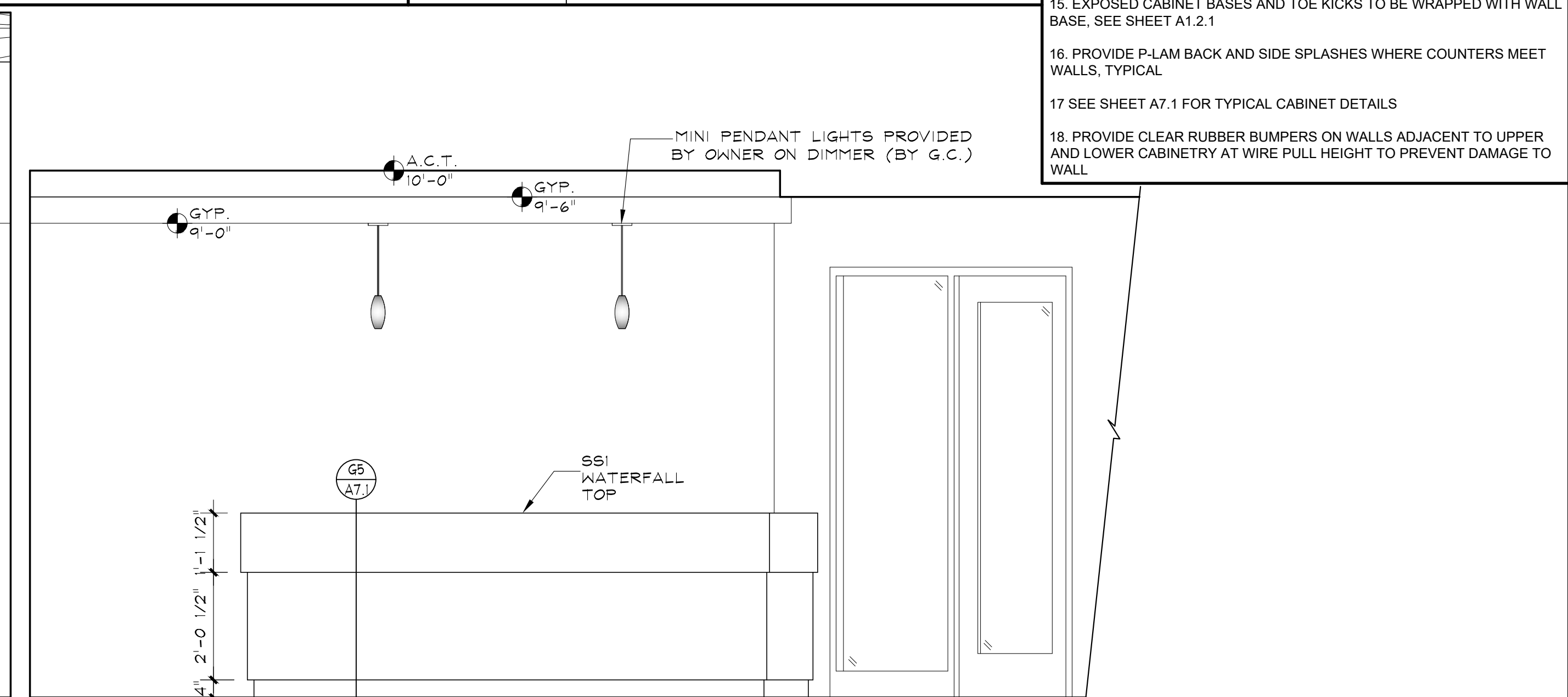
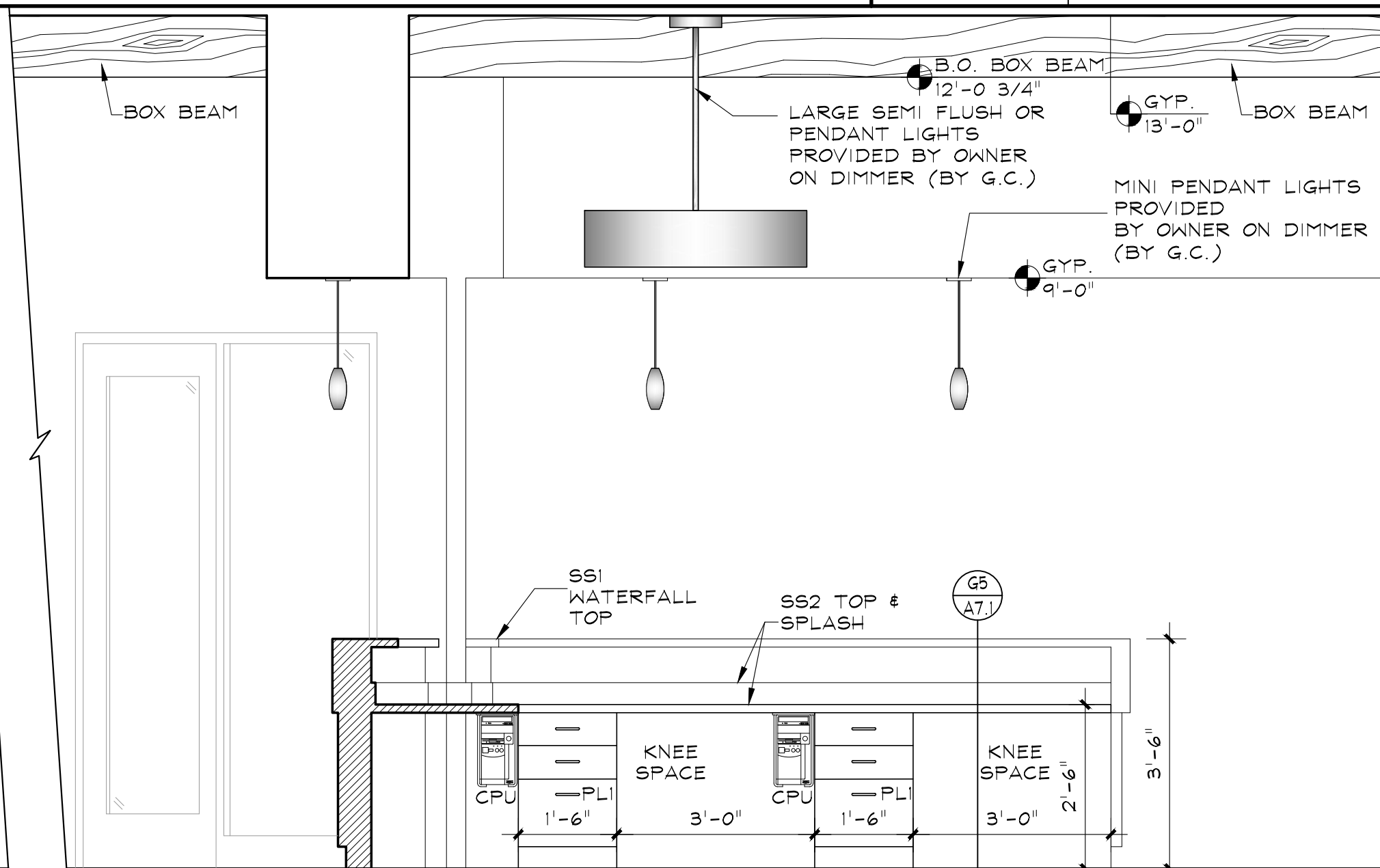
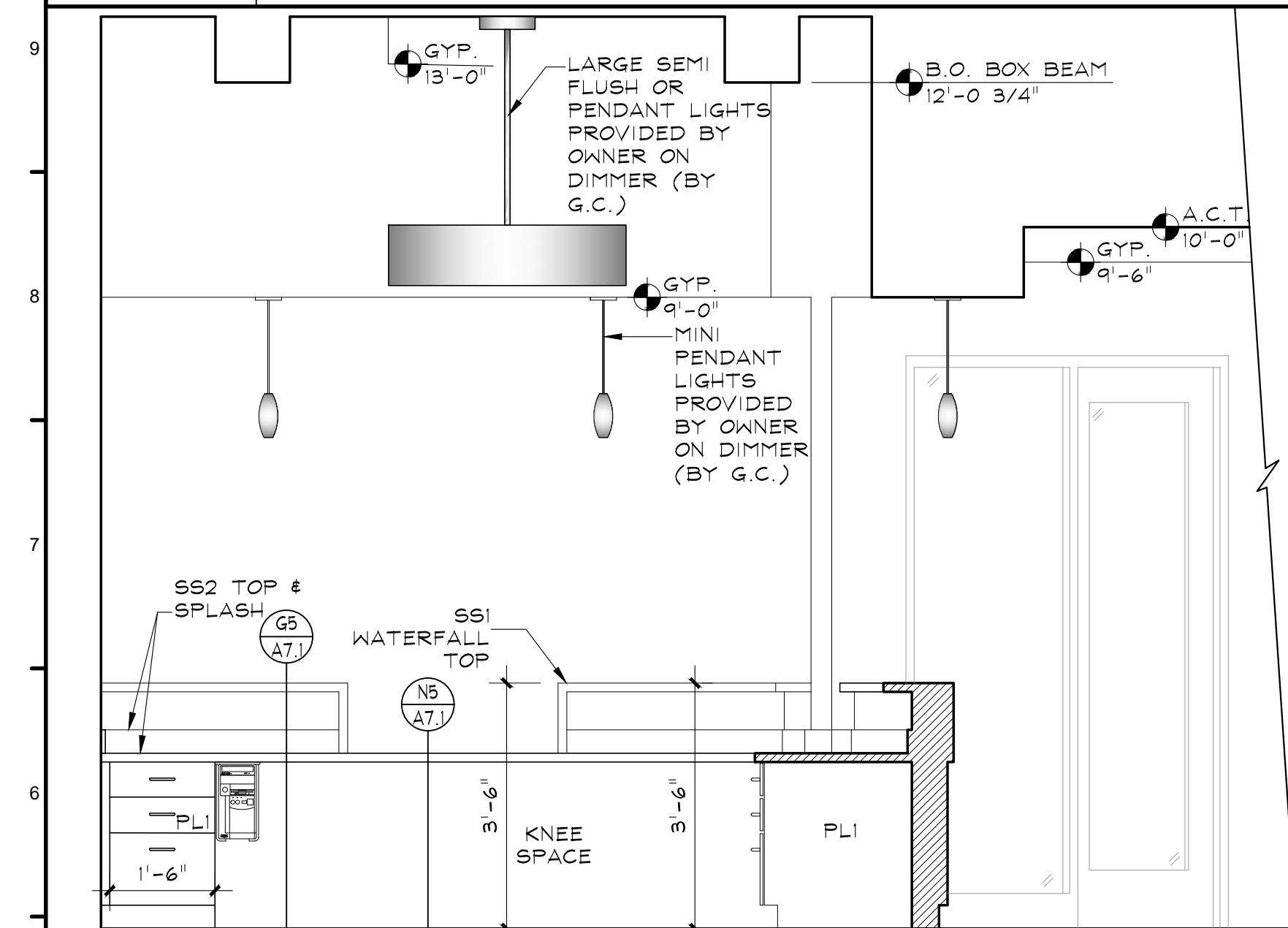
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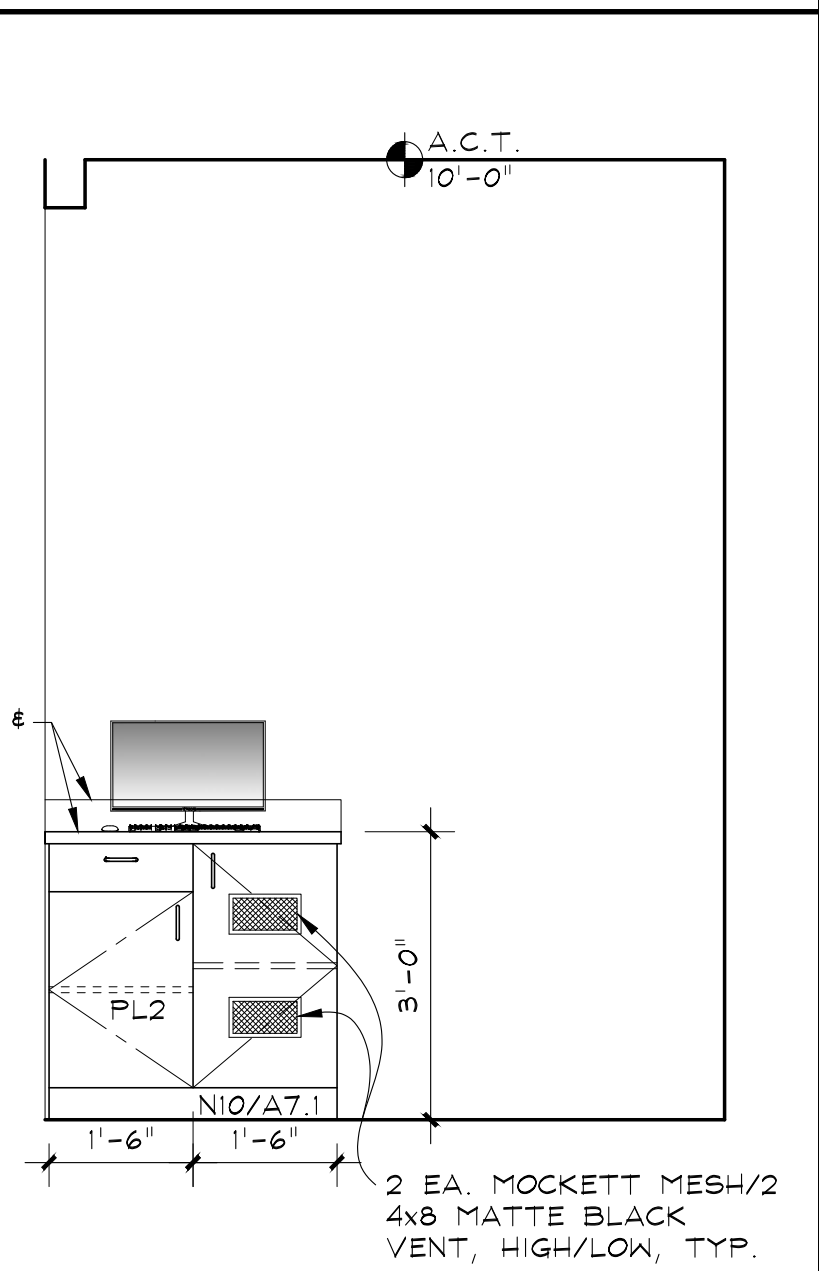
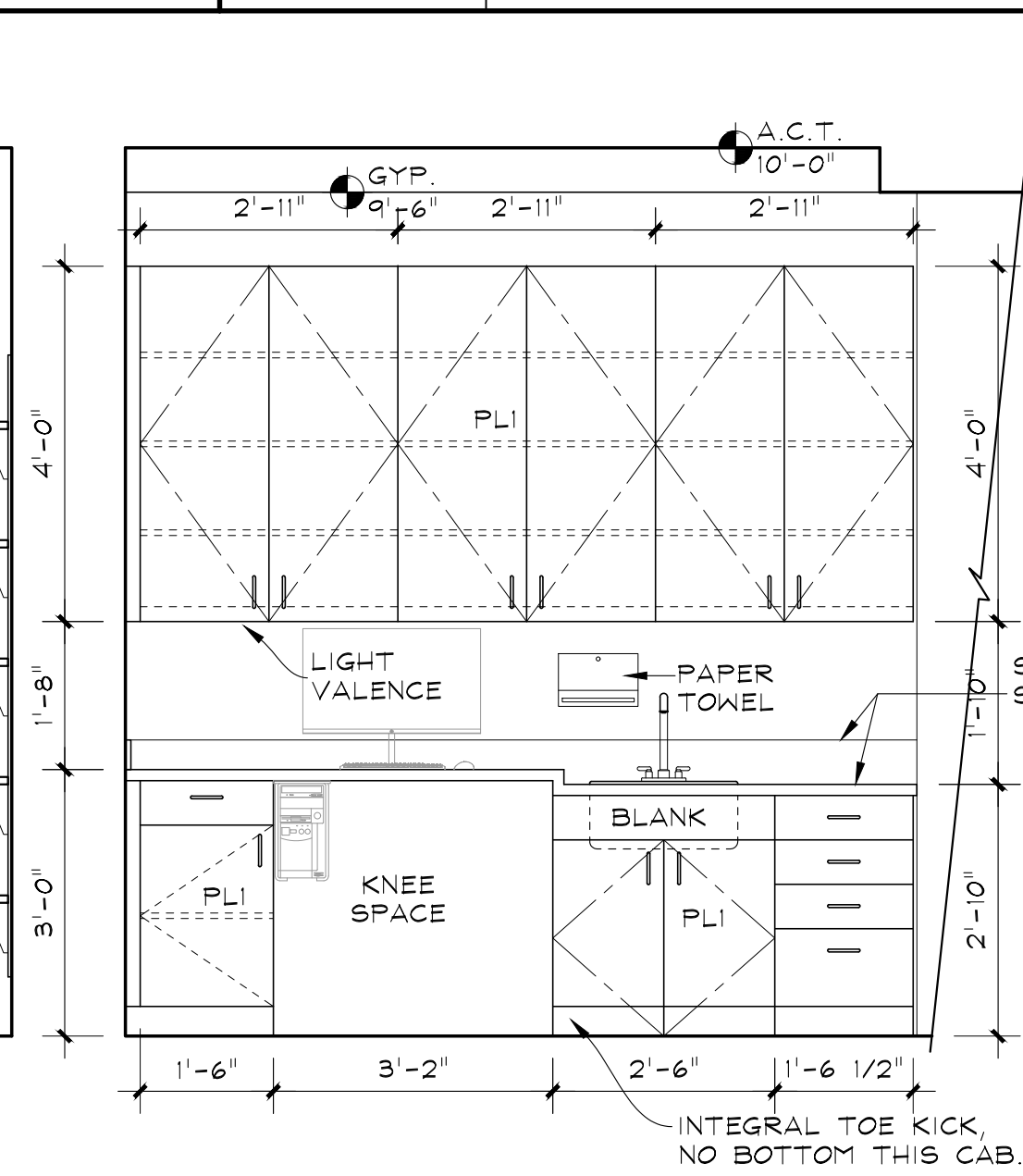
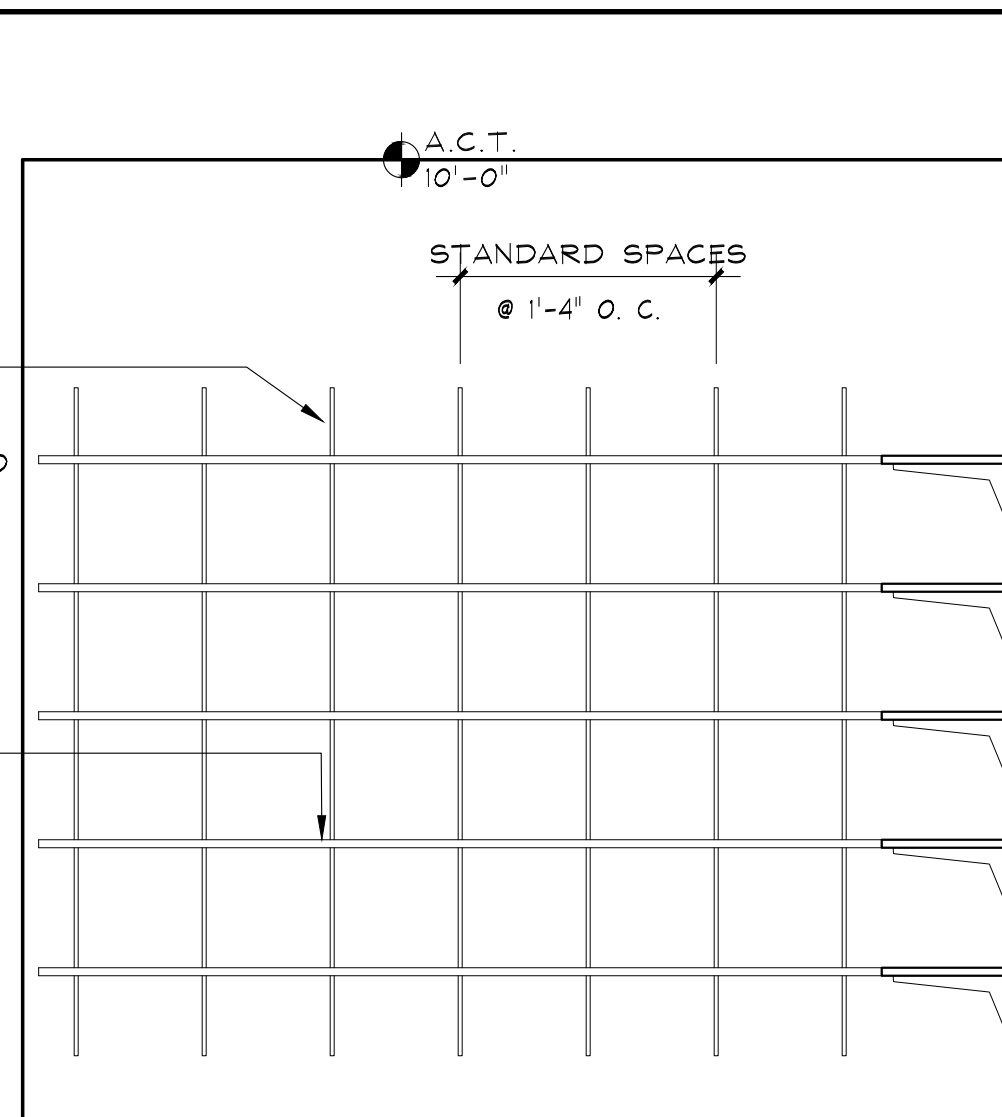
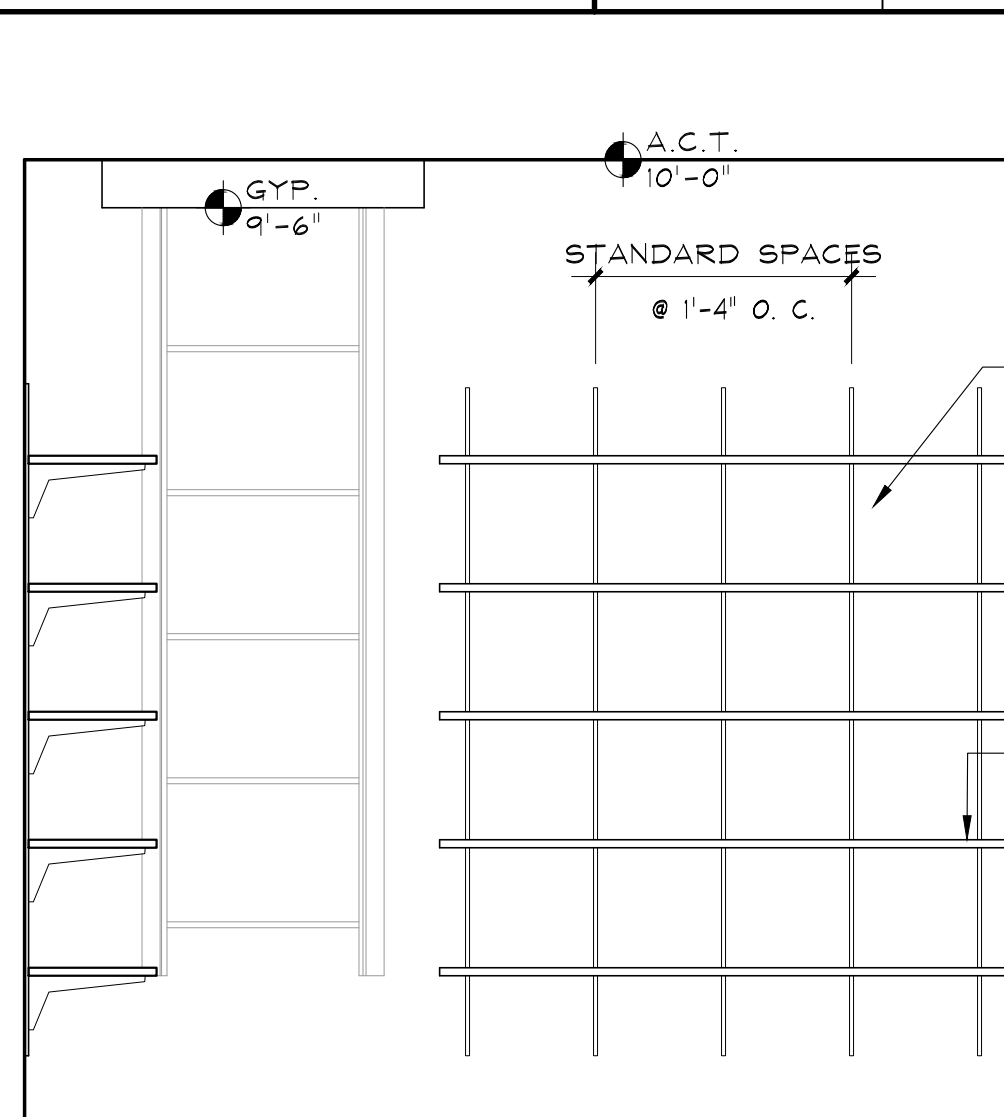
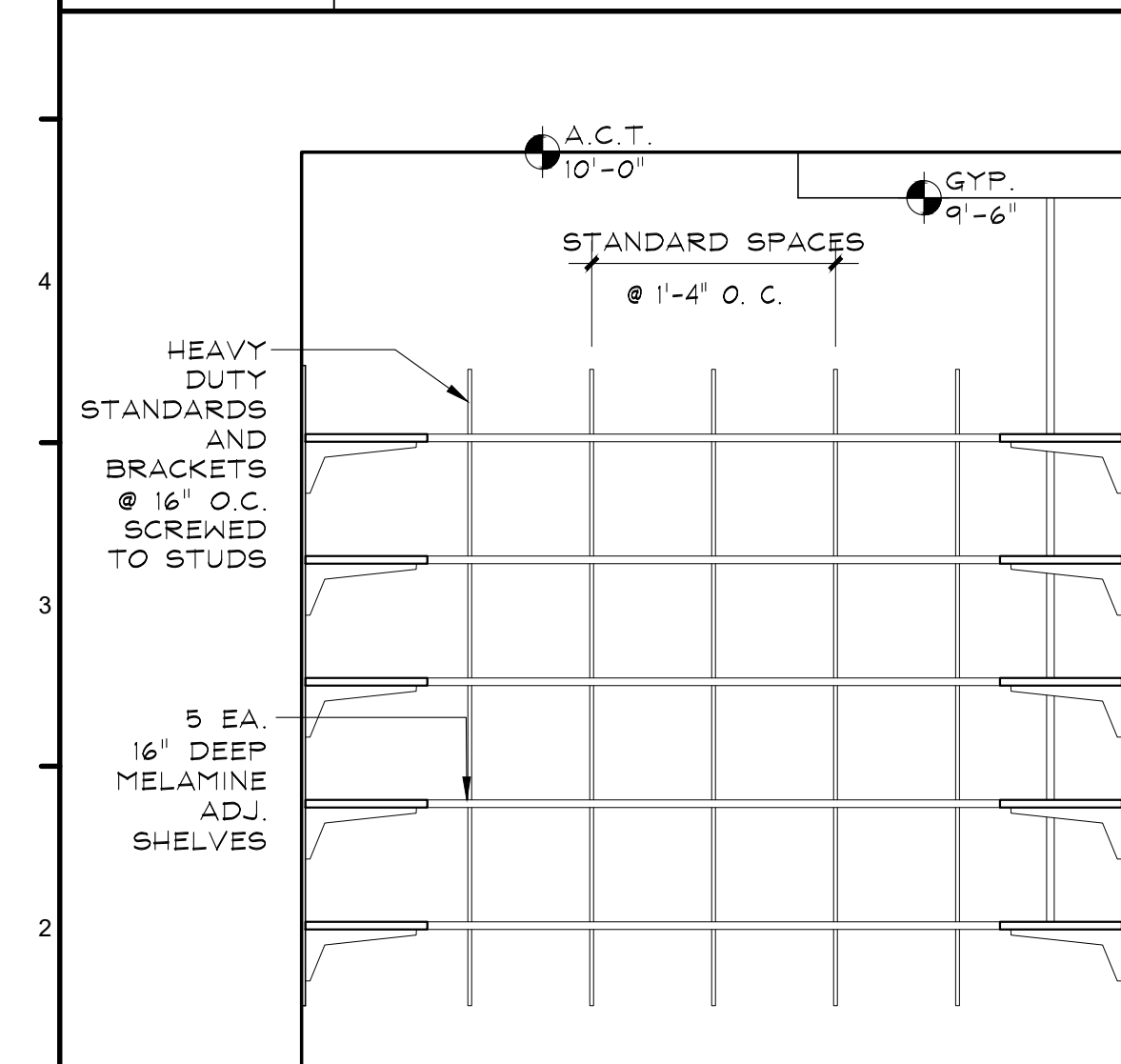


- | |
|---|
| GENERAL MILLWORK NOTES: |
| 1. ALL CABINetry TO BE CUSTOM GRADE. SUBMIT SHOP DRAWINGS & SAMPLES FOR REVIEW. FIELD VERIFY MEASUREMENTS PRIOR TO FABRICATION. |
| 2. SEE SHEET EQUIPMENT SHEET FOR ACCESSORY EQUIPMENT TAGS AND SCHEDULE. |
| 3. ALL INTERIOR CABINET SURFACES TO BE WHITE MELAMINE. |
| 4. ALL NEW BASE CABINETS TO BE FURNISHED WITH 1 EA. FULL DEPTH & WIDTH ADJUSTABLE WHITE MELAMINE SHELF INSIDE THE CABINET COMPARTMENT. ALL NEW WALL CABINETS TO BE FURNISHED WITH 2 EA. FULL DEPTH & WIDTH ADJUSTABLE WHITE MELAMINE SHELVES INSIDE THE CABINET COMPARTMENT, UNLESS SHOWN OTHERWISE, SEE ELEVATIONS |
| 5. CABINET DOORS: PROVIDE HEAVY DUTY, <u>SOFT</u> CLOSING, CONCEALED HINGES FOR FLUSH MOUNT DOORS. |
| 6. CABINET DRAWERS: PROVIDE HEAVY DUTY, <u>SOFT</u> CLOSING, FULL EXTENSION DRAWER GLIDES. |
| 7. DOOR AND DRAWER PULLS TO MATCH PULLS IN STERILIZATION |
| 8. COORDINATE WITH DENTAL EQUIPMENT SUPPLIER FOR SPECIFIC DENTAL EQUIPMENT REQUIREMENTS AS IT PERTAINS TO MILLWORK. |
| 9. COORDINATE SINK SIZES AND TYPES WITH PLUMBING DRAWINGS OR WITH OWNER FOR EXISTING SINKS TO BE RE-USED, NOTIFY ARCHITECT OF ANY DISCREPANCIES |
| 10. NEW UPPER CABINETS TO RECEIVE UNDER-CABINET LIGHTS SHALL HAVE FLUSH BOTTOMS & LIGHT VALENCE, SEE ELECTRICAL DRAWINGS |
| 11. COORDINATE WITH OWNER ON PLACEMENT OF CPU'S IN CABINETS, PROVIDE 2 EACH (HIGH/LOW) MOCKETT MESH 2 4x8 MATTE BLACK VENTS, TYPICAL AT ALL CPU CABINETS |
| 12. COORDINATE W/ OWNER ON GROMMET PLACEMENT, V.I.F. |
| 13. ALL COMPUTER RELATED EQUIPMENT I.E. CABLING, KEYBOARD TRAYS, ETC. TO BE BY OWNERS COMPUTER CONSULTANT |
| 14. ALL EXPOSED CABINET SURFACES TO BE P-LAM, CONCEALED SURFACES MAY BE MELAMINE. INTERIOR SURFACES OF CABINETS WITH GLASS DOORS TO BE P-LAM |
| 15. EXPOSED CABINET BASES AND TOE KICKS TO BE WRAPPED WITH WALL BASE, SEE SHEET A1.2.1 |
| 16. PROVIDE P-LAM BACK AND SIDE SPLASHES WHERE COUNTERS MEET WALLS, TYPICAL |
| 17. SEE SHEET A7.1 FOR TYPICAL CABINET DETAILS |
| 18. PROVIDE CLEAR RUBBER BUMPERS ON WALLS ADJACENT TO UPPER AND LOWER CABINetry AT WIRE FULL HEIGHT TO PREVENT DAMAGE TO WALL. |

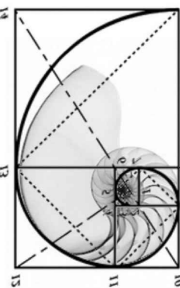
A10	CHECK-IN - 103	K10	ADMIN. - 129	P10	CLOSET - 124 SOUTH
1/2"=1'-0"	RE: SOUTH	1/2"=1'-0"	RE: NORTH	1/2"=1'-0"	I.T. 123 NORTH SIMILAR

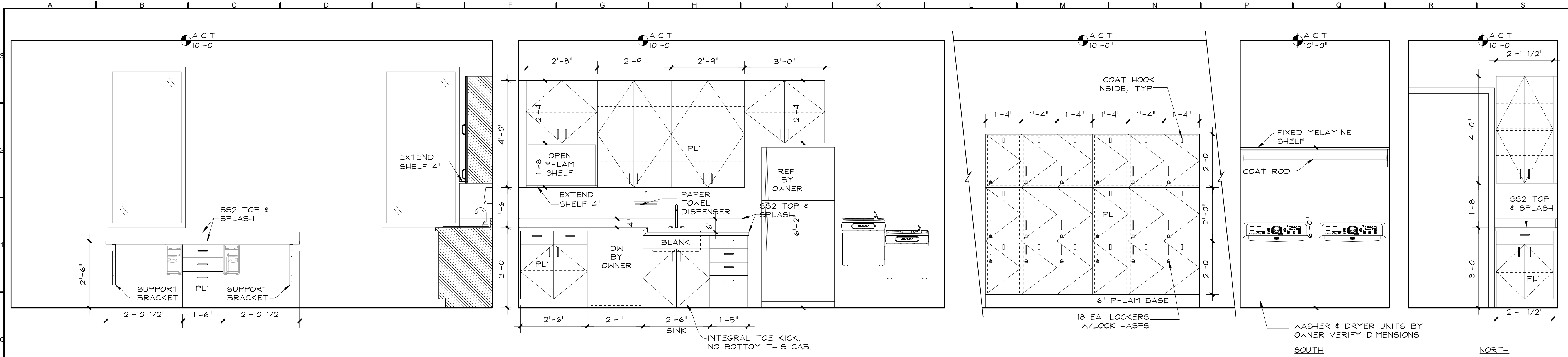


	A5	RECEPTION - 122	F5	RECEPTION - 102	M5	HALL - 121
5	1/2" = 1'-0"	RE: NORTH	1/2" = 1'-0"	RE: EAST	1/2" = 1'-0"	RE: WEST



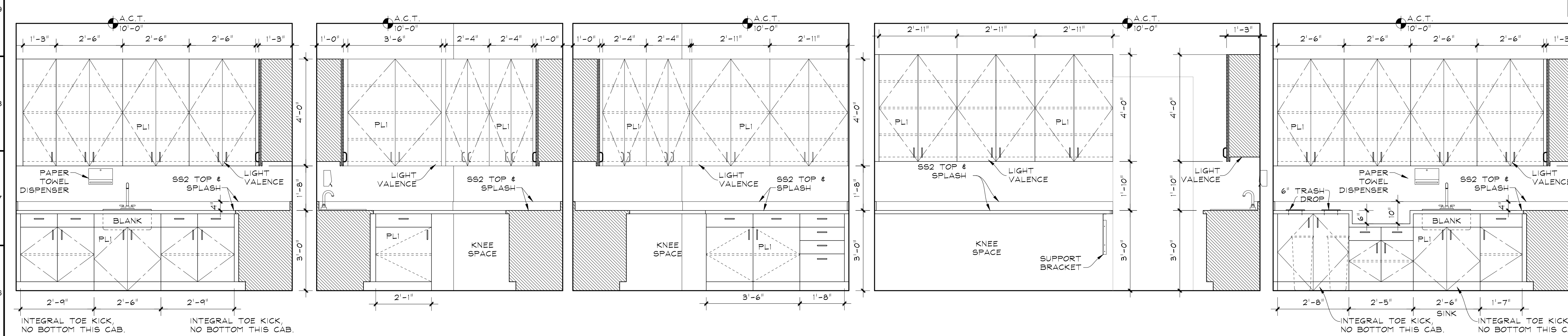
A1	STORAGE - 130	D1	STORAGE - 130	H1	STORAGE - 130	M1	WKSTN. - 119	Q1	PANO. - 111
1/2" = 1'-0"	RE: NORTH	1/2" = 1'-0"	RE: EAST	1/2" = 1'-0"	RE: WEST	1/2" = 1'-0"	RE: NORTH	1/2" = 1'-0"	RE: SOUTH

No	Revision / Submissions	Date	
<p>ALL SUB-CONTRACTORS ARE REQUIRED TO REVIEW THE DENTAL EQUIPMENT SHEETS FOR ITEMS PERTAINING TO THEIR SCOPE OF WORK</p>		<div><p>3650 Wadsworth Boulevard Wheat Ridge, Colorado 80033 Phone: 303-428-4895 Fax: 303-428-5472 Email: info@battistadesign.net www.battistadesign.net</p><p>BATTISTA DESIGN GROUP</p></div>	
<p>KJW</p> <p>Site and Shell and</p> <p>Wolfenden Family Dental</p> <p>Project</p> <p>1231 Lake Avenue</p> <p>Berthoud, CO 80513</p>			
<p>INTERIOR ELEVATIONS</p>			
<p>Designed: PJB</p> <p>Drawn: I J F</p> <p>Checked: IJB</p> <p>Reviewed: PJB</p> <p>Date: May 2025</p>		<p>Project Number: WolfTF2025</p> <p>Scale: As Shown</p> <p>Drawing Number:</p>	
		<p>A6.1</p> <p>of</p>	



- GENERAL MILLWORK NOTES:
1. ALL CABINETS TO BE CUSTOM GRADE. SUBMIT SHOP DRAWINGS & SAMPLES FOR REVIEW, FIELD VERIFY MEASUREMENTS PRIOR TO FABRICATION.
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 12. COORDINATE W/ OWNER ON GROMMET PLACEMENT, V.I.F.
 13. ALL COMPUTER RELATED EQUIPMENT I.E. CABLING, KEYBOARD TRAYS, ETC. TO BE BY OWNERS COMPUTER CONSULTANT
 14. ALL EXPOSED CABINET SURFACES TO BE P-LAM. CONCEALED SURFACES MAY BE MELAMINE. INTERIOR SURFACES OF CABINETS WITH GLASS DOORS TO BE P-LAM
 15. EXPOSED CABINET BASES AND TOE KICKS TO BE WRAPPED WITH WALL BASE, SEE SHEET A1.2.1
 16. PROVIDE P-LAM BACK AND SIDE SPLASHES WHERE COUNTERS MEET WALLS, TYPICAL
 17. SEE SHEET A7.1 FOR TYPICAL CABINET DETAILS
 18. PROVIDE CLEAR RUBBER BUMPERS ON WALLS ADJACENT TO UPPER AND LOWER CABINETRY AT WIRE PULL HEIGHT TO PREVENT DAMAGE TO WALL

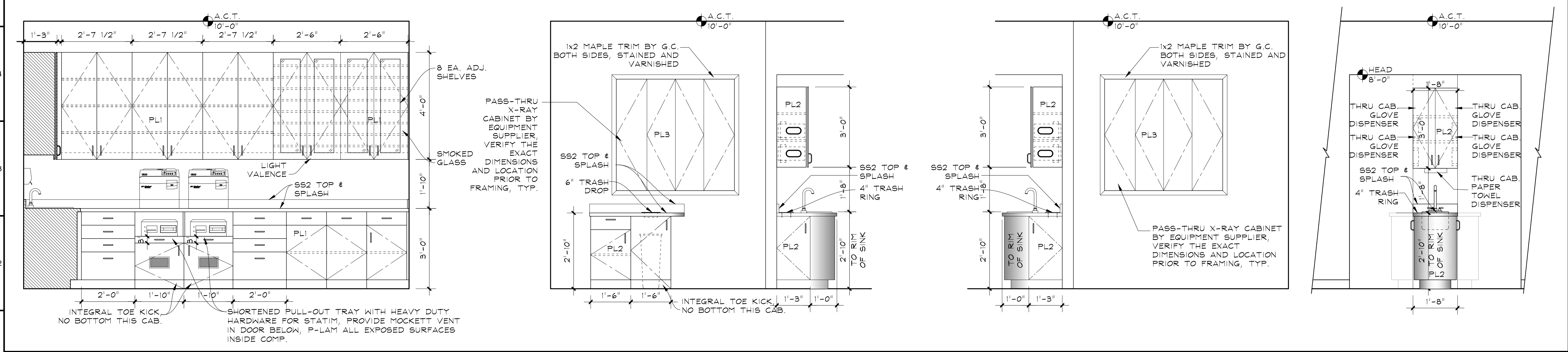
A10	BREAK - 139	F10	BREAK - 139	L10	BREAK - 139	P10	LAUNDRY - 138
1/2"=1'-0"	RE: NORTH	1/2"=1'-0"	RE: EAST	1/2"=1'-0"	RE: EAST	1/2"=1'-0"	RE: SOUTH NORTH



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05/29/2025 11:03:33 AM

A5	LAB. - 128	D5	LAB. - 128	G5	LAB. - 128	K5	STERI. - 115	Q5	STERI. - 115
1/2"=1'-0"	RE: WEST	1/2"=1'-0"	RE: NORTH	1/2"=1'-0"	RE: NORTH	1/2"=1'-0"	RE: SOUTH	1/2"=1'-0"	RE: NORTH



A1	STERI. - 115	G1	HYGIENE 1 - 105 & HYGIENE 3 - 113	L1	HYGIENE 2 - 106 & HYGIENE 4 - 114	Q1	HALL - 104 & HALL - 112
1/2"=1'-0"	RE: WEST	1/2"=1'-0"	RE: HYGIENE 1 - 105 EAST & HYGIENE 3 - 113 SOUTH	1/2"=1'-0"	RE: HYGIENE 2 - 106 WEST & HYGIENE 4 - 114 NORTH	1/2"=1'-0"	RE: HALL - 104 NORTH & HALL - 112 EAST

No

Revision / Submissions

Date

ALL SUB-CONTRACTORS ARE REQUIRED TO REVIEW THE DENTAL EQUIPMENT SHEETS FOR ITEMS PERTAINING TO THEIR SCOPE OF WORK

3650 Wadsworth Boulevard
Wheat Ridge, Colorado 80033
Phone: 303-428-4895
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BATTISTA
DESIGN GROUP

KJW

Site and Shell and
Wolfenden Family Dental
Project

1231 Lake Avenue
Berthoud, CO 80513

INTERIOR ELEVATIONS

Designed:
PJB

Drawn:
IJF

Checked:
IJF

Reviewed:
PJB

Date:
May 2025

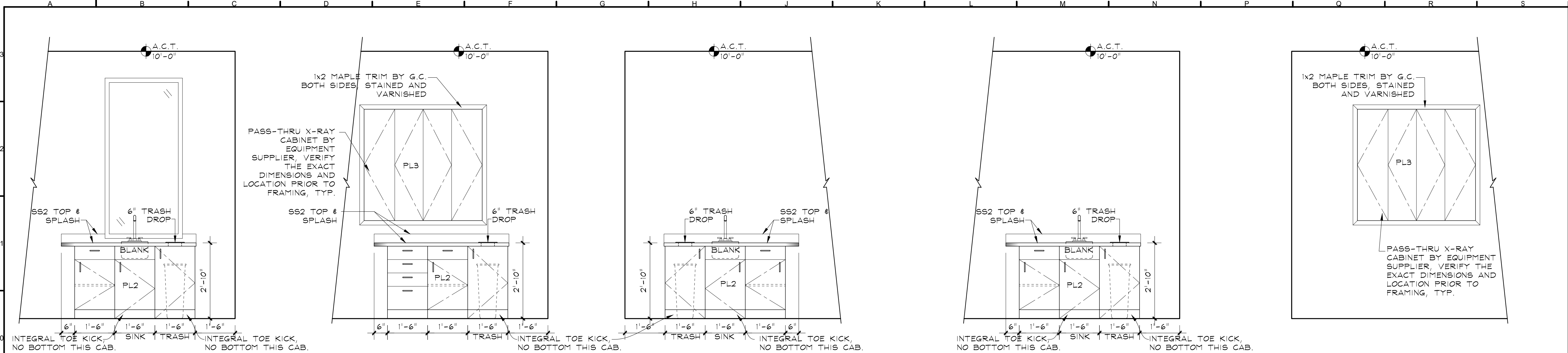
Project Number:
WolfTF2025

Scale:
As Shown

Drawing Number:
A6.2

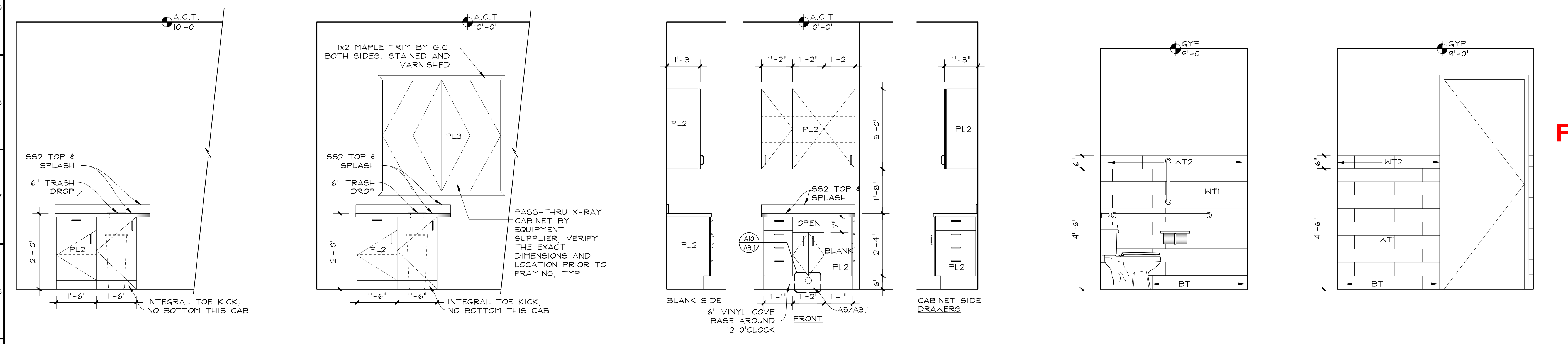
of

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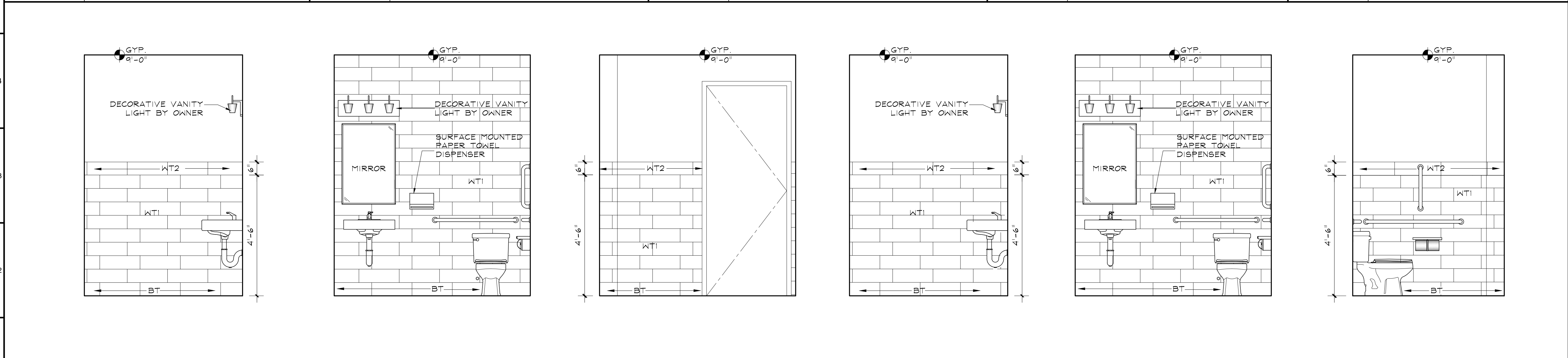


- GENERAL MILLWORK NOTES:
1. ALL CABINETS TO BE CUSTOM GRADE. SUBMIT SHOP DRAWINGS & SAMPLES FOR REVIEW, FIELD VERIFY MEASUREMENTS PRIOR TO FABRICATION.
 2. SEE SHEET EQUIPMENT SHEET FOR ACCESSORY EQUIPMENT TAGS AND SCHEDULE.
 3. ALL INTERIOR CABINET SURFACES TO BE WHITE MELAMINE.
 4. ALL NEW BASE CABINETS TO BE FURNISHED WITH 1 EA. FULL DEPTH & WIDTH ADJUSTABLE WHITE MELAMINE SHELF INSIDE THE CABINET COMPARTMENT. ALL NEW WALL CABINETS TO BE FURNISHED WITH 2 EA. FULL DEPTH & WIDTH ADJUSTABLE WHITE MELAMINE SHELVES INSIDE THE CABINET COMPARTMENT, UNLESS SHOWN OTHERWISE, SEE ELEVATIONS
 5. CABINET DOORS: PROVIDE HEAVY DUTY, SOFT CLOSING, CONCEALED HINGES FOR FLUSH MOUNT DOORS.
 6. CABINET DRAWERS: PROVIDE HEAVY DUTY, SOFT CLOSING, FULL EXTENSION DRAWER GLIDES.
 7. DOOR AND DRAWER PULLS TO MATCH PULLS IN STERILIZATION
 8. COORDINATE WITH DENTAL EQUIPMENT SUPPLIER FOR SPECIFIC DENTAL EQUIPMENT REQUIREMENTS AS IT PERTAINS TO MILLWORK.
 9. COORDINATE SINK SIZES AND TYPES WITH PLUMBING DRAWINGS OR WITH OWNER FOR EXISTING SINKS TO BE RE-USED, NOTIFY ARCHITECT OF ANY DISCREPANCIES
 10. NEW UPPER CABINETS TO RECEIVE UNDER-CABINET LIGHTS SHALL HAVE FLUSH BOTTOMS & LIGHT VALENCE, SEE ELECTRICAL DRAWINGS
 11. COORDINATE WITH OWNER ON PLACEMENT OF CPU'S IN CABINETS, PROVIDE 2 EACH (HIGH/LOW) MCKETT MESH/2 4x8 MATTE BLACK VENTS, TYPICAL AT ALL CPU CABINETS
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A10	TRTMNT. 1 - 116	D10	TREATMENT ROOMS 2, 4 AND 6	G10	TREATMENT ROOMS 2, 4 & 6	K10	TREATMENT ROOMS 3 & 5	P10	TREATMENT ROOMS 1, 3 & 5
1/2"=1'-0"	RE: EAST	1/2"=1'-0"	RE: EAST	1/2"=1'-0"	RE: WEST	1/2"=1'-0"	RE: EAST	1/2"=1'-0"	RE: EWEST



A5	HYG. 2 - 106 & HYG. 4 - 114	D5	HYG. 1 - 105 & HYG. 3 - 113	H5	12 O'CLOCK CABINETS	M5	UNISEX - 137	Q5	UNISEX - 137
1/2" = 1'-0"	RE: HYG. 2 - 106 EAST & HYG. 4 - 114 SOUTH	1/2" = 1'-0"	RE: HYG. 1 - 105 EASRT & HYG. 3 - 113 SOUTH	1/2" = 1'-0"	TYPICAL ALL 10 TREATMENT & HYGIENE ROOMS	1/2" = 1'-0"	RE: NORTH	1/2" = 1'-0"	RE: EAST

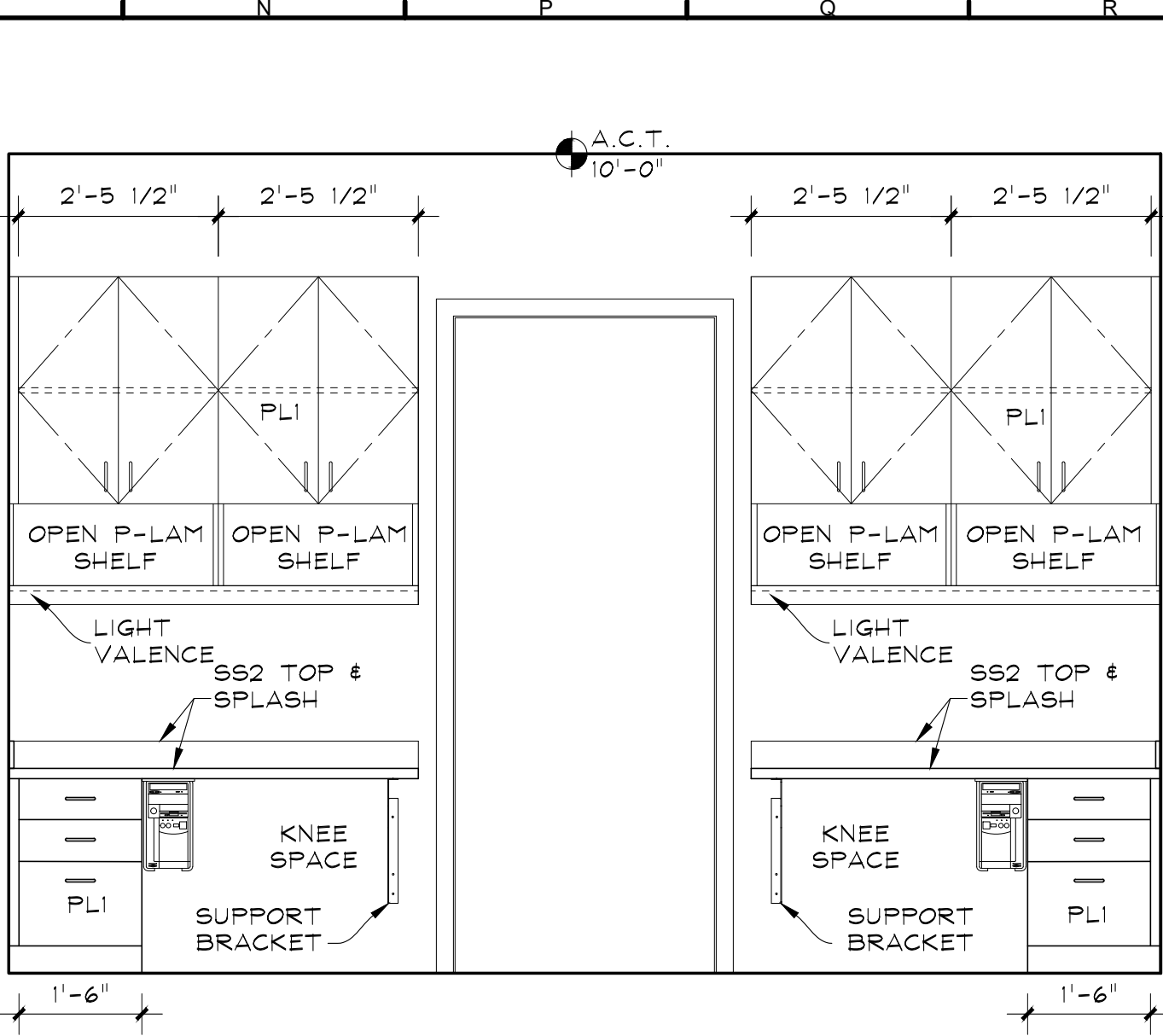
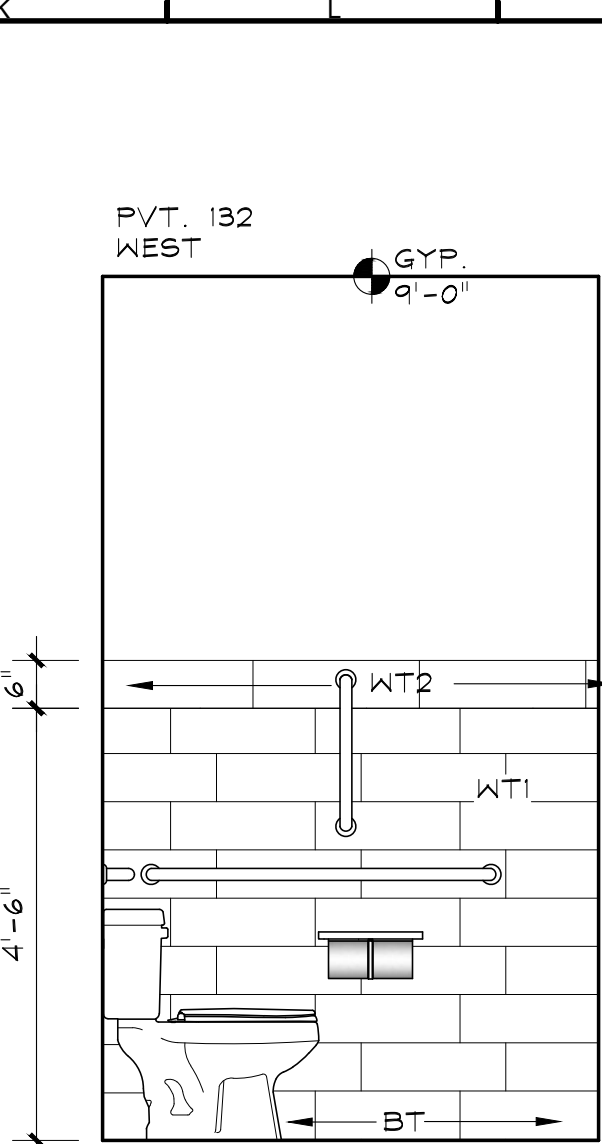
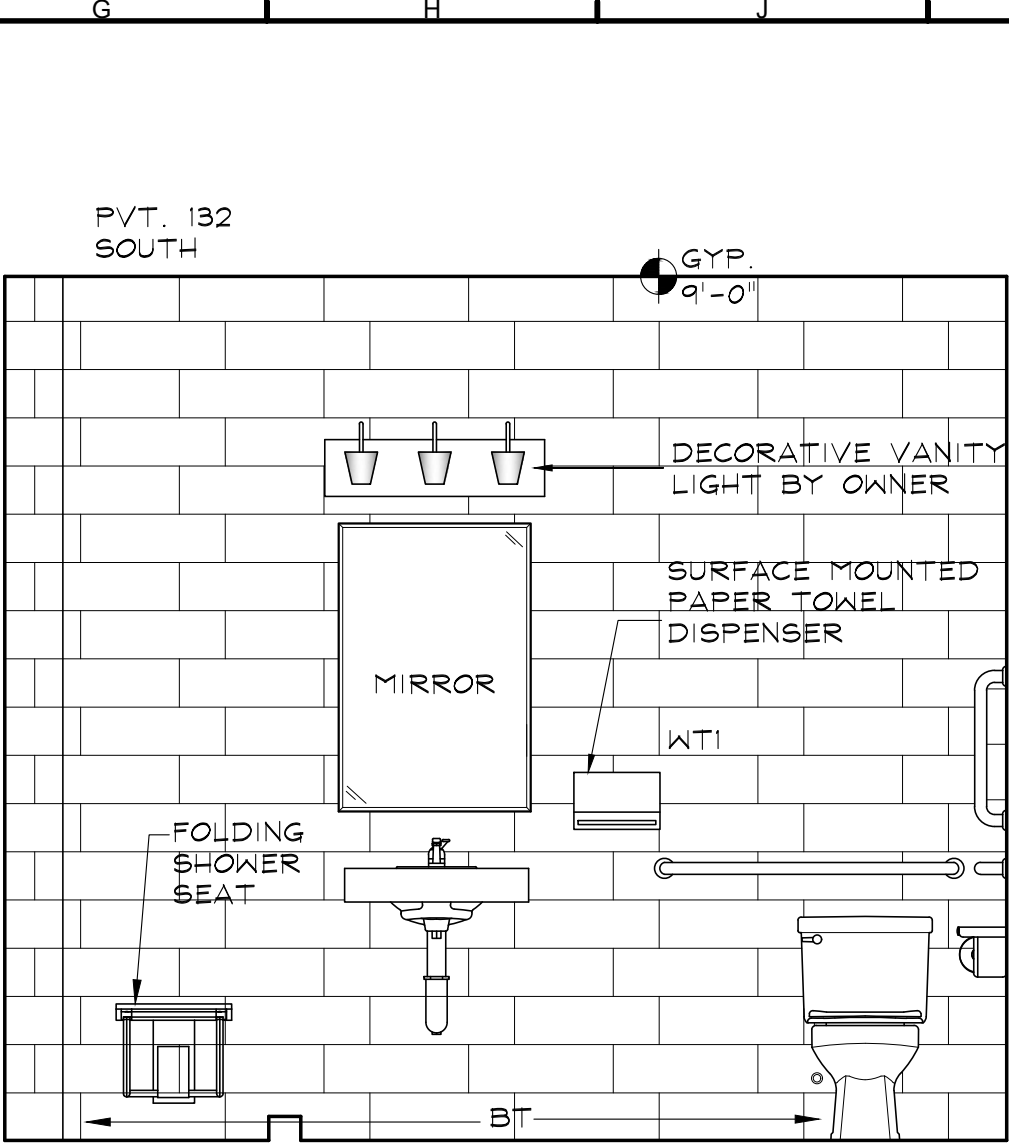
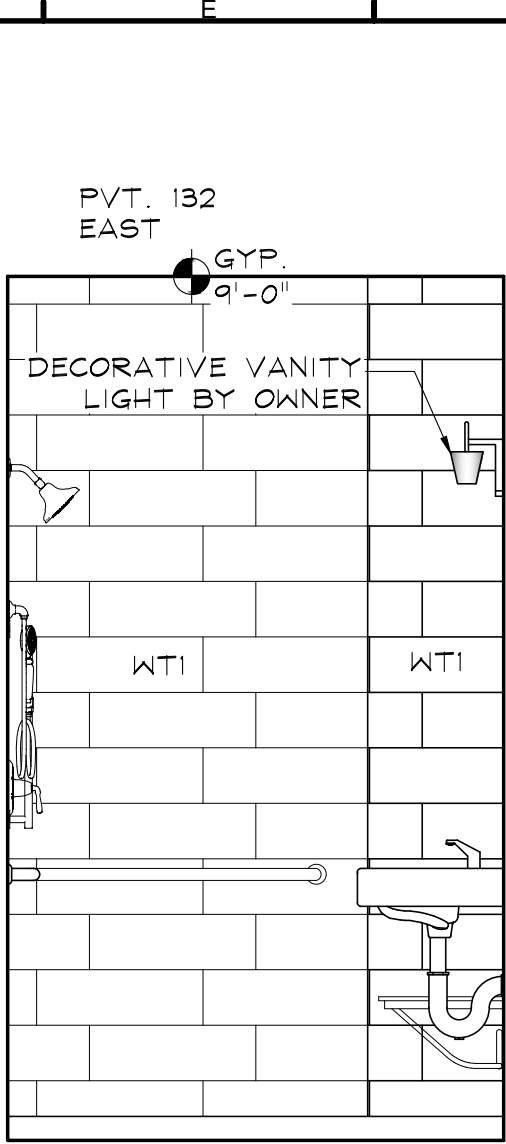
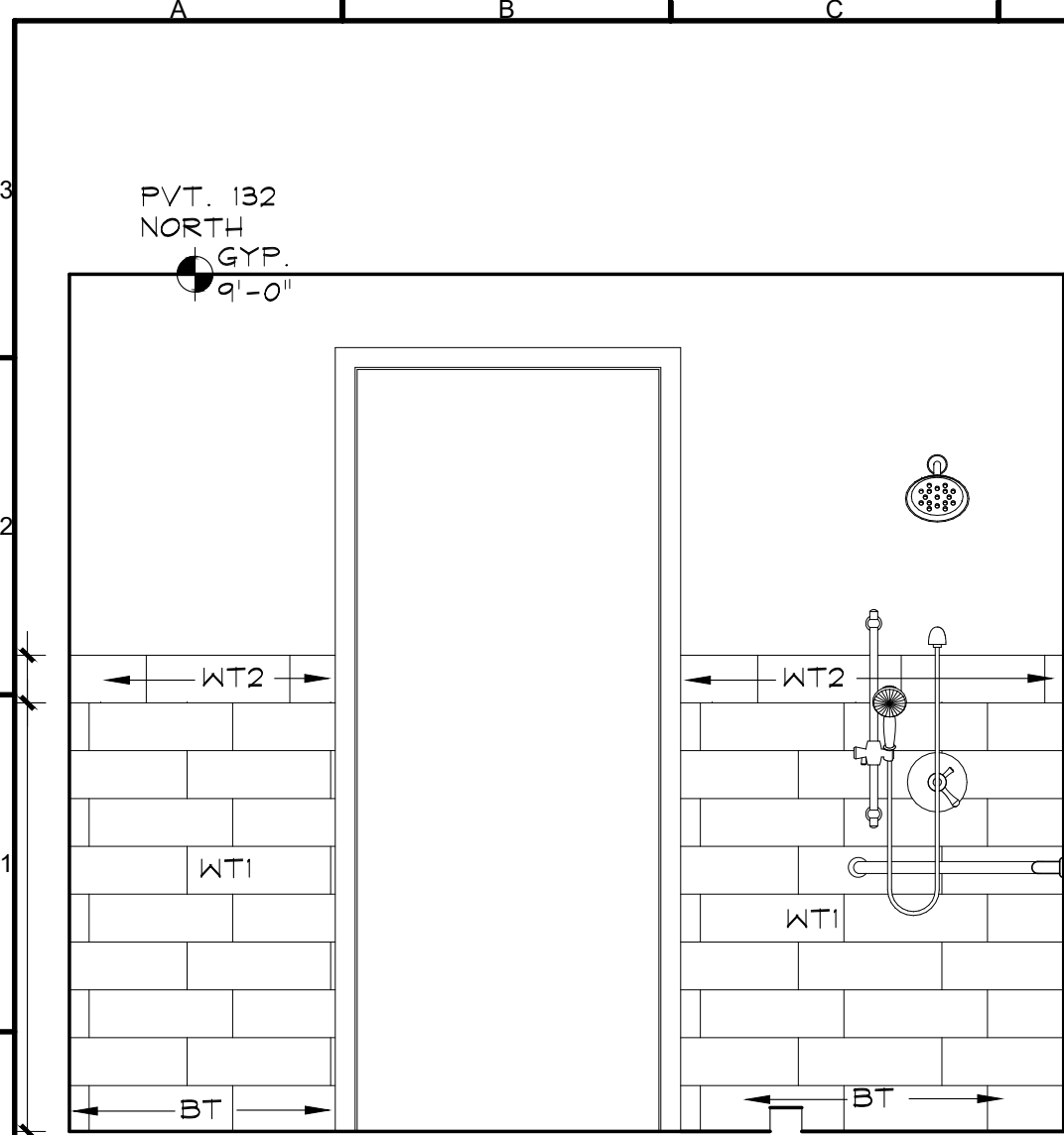


A1	UNISEX - 137	D1	UNISEX - 137	G1	UNISEX - 110	K1	UNISEX - 110	M1	UNISEX - 110	Q1	UNISEX - 110
1/2" = 1'-0"	RE: SOUTH	1/2" = 1'-0"	RE: WEST	1/2" = 1'-0"	RE: NORTH	1/2" = 1'-0"	RE: EAST	1/2" = 1'-0"	RE: SOUTH	1/2" = 1'-0"	RE: WEST

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No	Revision / Submissions	Date
<div><div>ALL SUB-CONTRACTORS ARE REQUIRED TO REVIEW THE DENTAL EQUIPMENT SHEETS FOR ITEMS PERTAINING TO THEIR SCOPE OF WORK</div><div>BATTISTA DESIGN GROUP</div><div>3650 Wadsworth Boulevard Wheat Ridge, Colorado 80033 Phone: 303-428-4895 Fax: 303-428-5472 Email: info@battistadesign.net www.battistadesign.net</div></div>		
KJW Site and Shell and Wolfenden Family Dental Project 1231 Lake Avenue Berthoud, CO 80513		
INTERIOR ELEVATIONS		
Designed: PJB	Project Number: WolfTF2025	A6.3 of
Drawn: IJF	Scale: As Shown	
Checked: IJF	Drawing Number:	
Reviewed: PJB		
Date: May 2025		



- GENERAL MILLWORK NOTES:
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A10	PVT. RSTRM. - 132	D10	PVT. RSTRM. - 132	G10	PVT. RSTRM. - 132	K10	PVT. RSTRM. - 132	N10	OFFICE - 133
1/2"=1'-0"	RE: NORTH	1/2"=1'-0"	RE: EAST	1/2"=1'-0"	RE: SOUTH	1/2"=1'-0"	RE: WEST	1/2"=1'-0"	RE: NORTH

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No	Revision / Submissions	Date

ALL
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EQUIPMENT SHEETS
FOR ITEMS PERTAINING
TO THEIR SCOPE OF
WORK

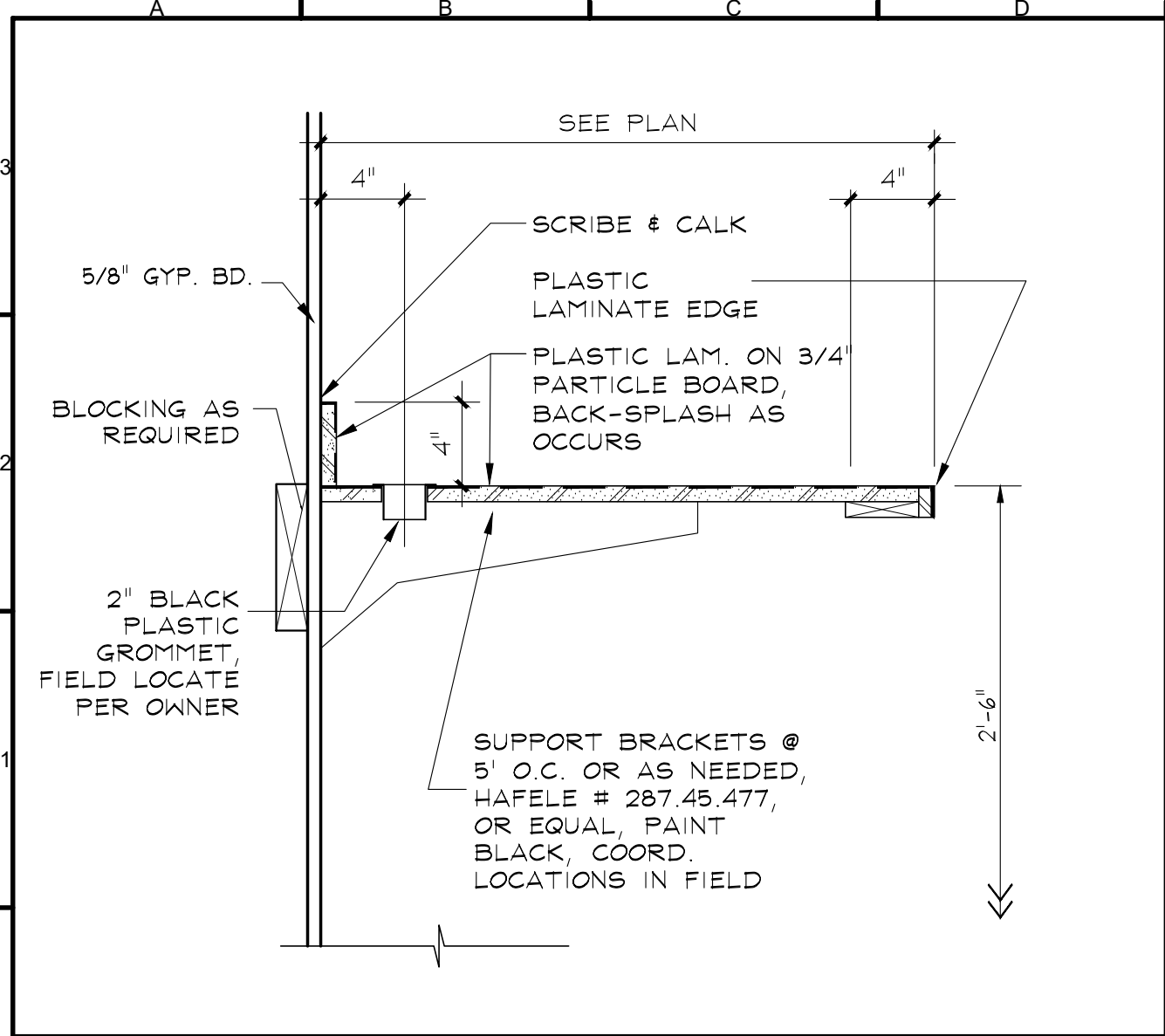
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BATTISTA
DESIGN GROUP

KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

INTERIOR ELEVATIONS

Designed: PJB	Project Number: WolfTF2025
Drawn: IJF	Scale: As Shown
Checked: IJF	Drawing Number: A6.4
Reviewed: PJB	
Date: May 2025	
of	

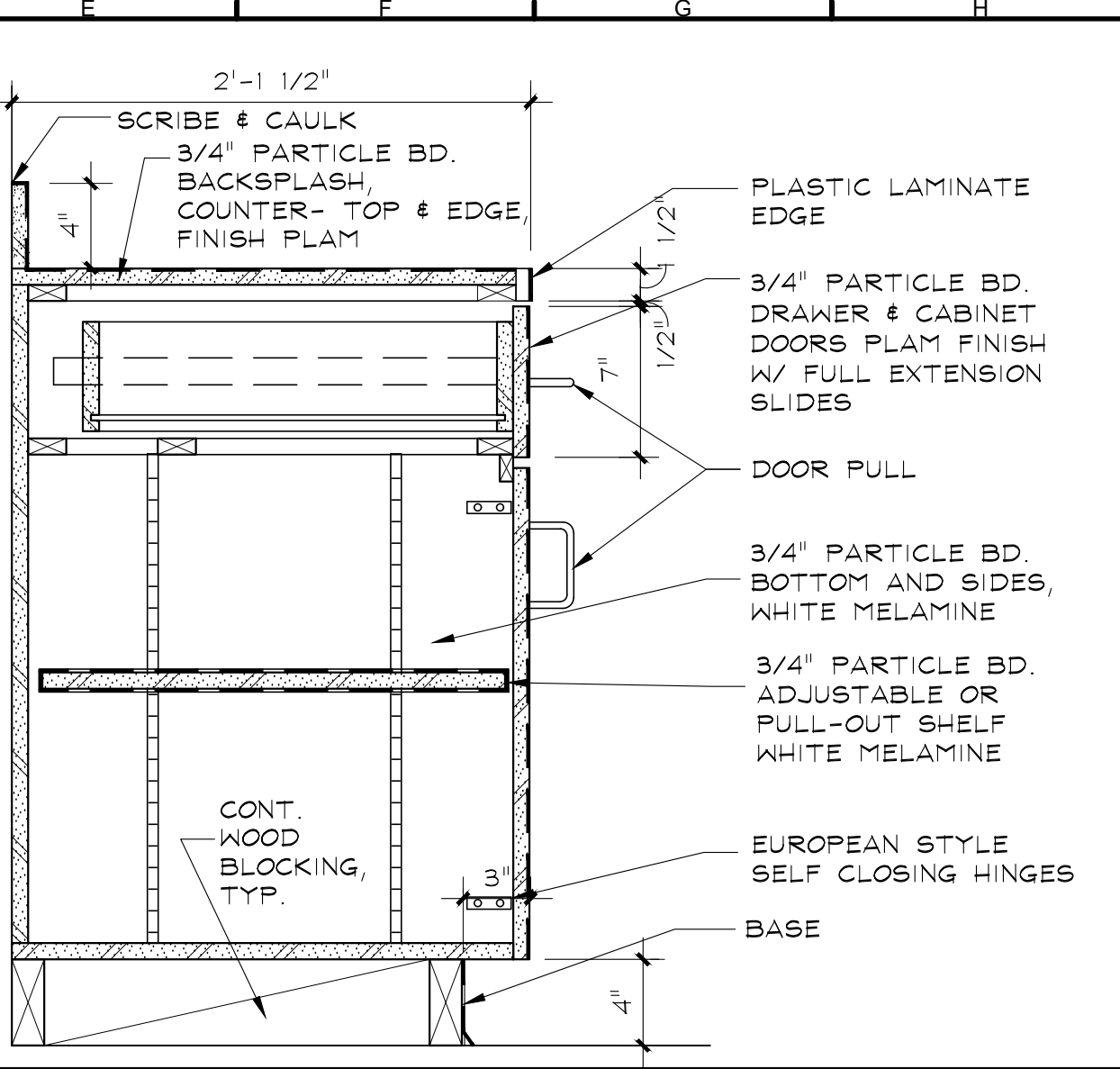


A10

P-LAM COUNTER AT WALL

1-1/2"x1'-0"

RE: AS OCCURS, SEE PLAN AND ELEVATIONS

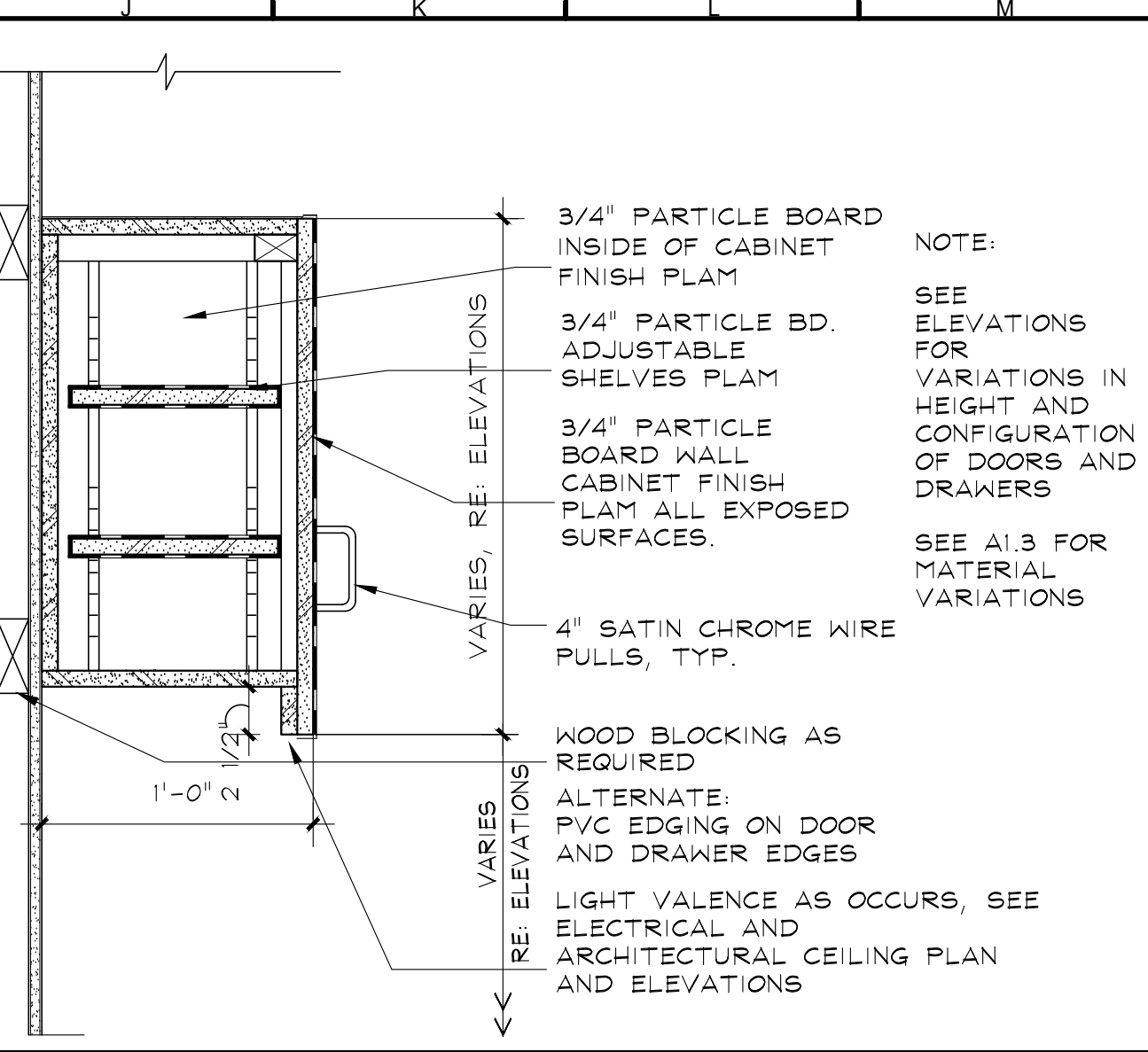


E10

BASE CABINET

1 1/2"x1'-0"

RE: TYPICAL

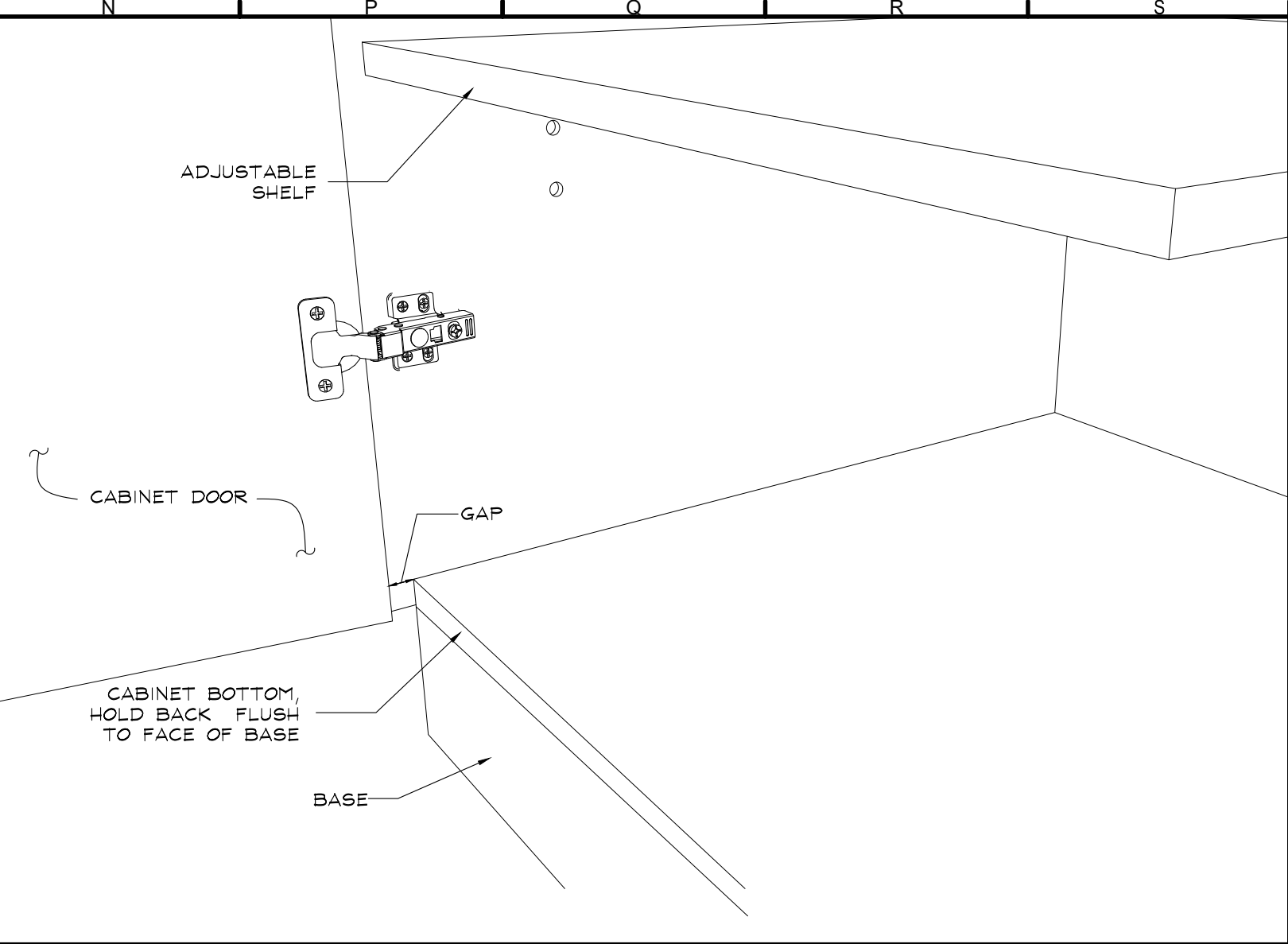


J10

UPPER CABINET

1 1/2"x1'-0"

RE: TYPICAL



N10

COMPUTER CABINET BASE

N.T.S.

RE: AS OCCURS, SEE ELEVATIONS

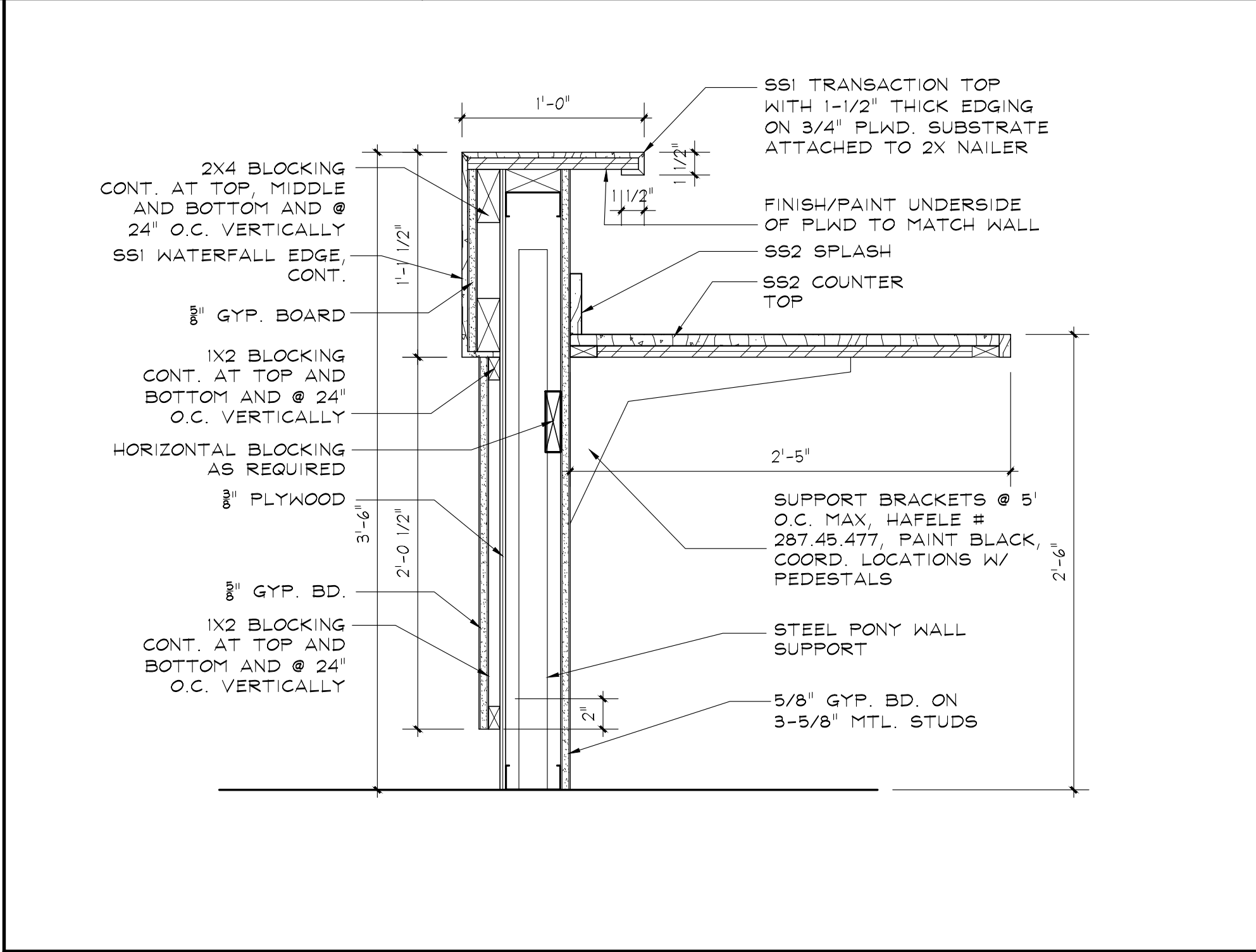


G5

RECEPTION DESK

1 1/2"x1'-0"

RE: TRANSACTION COUNTER



N5

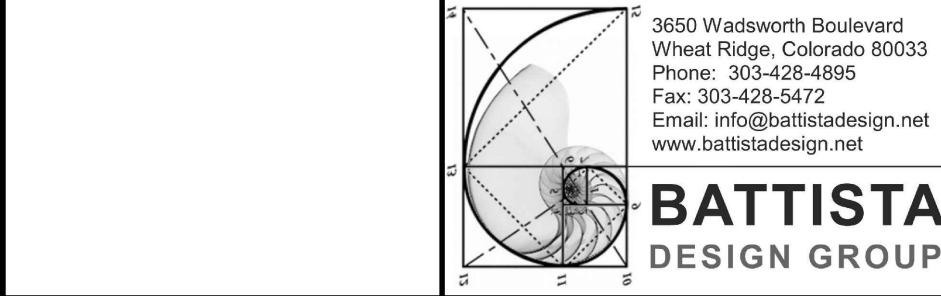
RECEPTION DESK

1 1/2"x1'-0"

RE: ADA COUNTER

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KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

DETAILS

Designed:
PJB
Drawn:
IJF
Checked:
IJF
Reviewed:
PJB
Date:
May 2025

Project Number:
WolfTF2025
Scale:
As Shown
Drawing Number:
A7.1
of

ABBREVIATIONS		
(E)	EXISTING	lb(s)
/	PER	LLH
@	AT	LLV
AB	ANCHOR BOLT	LONG
ABV	ABOVE	LRFD
ADDL	ADDITIONAL	LT
ADJ	ADJUSTABLE	LT WT
AESS	ARCH. EXPOSED STRUCT. STEEL	LTL
AFF	ABOVE FINISHED FLOOR	LVL
AHJ	AUTHORITY HAVING JURISDICTION	MAS
AHU	AIR HANDLING UNIT	MAT
ALT	ALTERNATE	MAX
ALUM	ALUMINUM	MECH
APPROX	APPROXIMATE	MED
ARCH	ARCHITECTURAL	MEP
ASD	ALLOWABLE STRESS DESIGN	MEZZ
BD	BOARD	MFR
BL	BRICK LEDGE	MIN
BLDG	BUILDING	MISC
BLKG	BLOCKING	ML
BM	BEAM	MTL
BO	BOTTOM OF	N
BOD	BASIS OF DESIGN	N/S
BOTT	BOTTOM	NO
BRG	BEARING	NOM
BSMT	BASEMENT	NTS
BTWN	BETWEEN	oc
CANT	CANTILEVER	OD
CF	COLD-FORMED	OF
CIP	CAST-IN-PLACE	OH
CJ	CONTROL JOINT	OPNG
CJP	COMPLETE JOINT PENETRATION	OPP
CL	CENTER LINE	OSB
CLG	CEILING	PAF
CLR	CLEAR	PC
CMU	CONCRETE MASONRY UNIT	PEN
CNTRD	CENTERED	PERIM
COL	COLUMN	PERP
CONC	CONCRETE	PIJP
CONN	CONNECTION	PL
CONST	CONSTRUCTION	PLBG
CONT	CONTINUOUS	plf
COORD	COORDINATE	PLWD
D / DL	DEAD LOAD	psf
DBL	DOUBLE	psi
DIA	DIAMETER	PT
DIA	DIAGONAL	RAD
DIM	DIMENSION	RE
DIV	DIVISION	REINF
DN	DOWN	REQD
DTL	DETAIL	REV
DWG	DRAWING	RO
DWL	DOWEL	RTU
E	EARTHQUAKE/SEISMIC LOAD / EAST	S
E/F	EACH FACE	S / SL
E/S	EACH SIDE	SA
EA	EACH	SC
EIFS	EXTERIOR INSUL. FINISH SYSTEM	SCHED
EJ	EXPANSION JOINT	SECT
ELEC	ELECTRIC(AL)	SF
ELEV	ELEVATION	SHT
EMBED	EMBEDMENT	SIM
ENCL	ENCLOSURE	SOG
ENGR	ENGINEER	SPEC
EQ	EDGE OF	SQ
EOR	ENGINEER OF RECORD	SS
EO	EQUAL	STD
EQUIP	EQUIPMENT	STIFF
EST	ESTIMATE	STL
EXP	EXPANSION	STEEL
EXT	EXTERIOR	STOR
F/S	FAR SIDE	STRUCT
FF	FINISH FLOOR	SYM
FFE	FINISHED FLOOR ELEVATION	T&B
FIN	FINISH(ED)	T&G
FNDN	FOUNDATION	T/C
FO	FACE OF	TBD
FT	FEET/FOOT	THK
FTG	FOOTING	THRU
FV	FIELD VERIFY	TL
GA	GAUGE	TO
GALV	GALVANIZED	TOBL
GC	GENERAL CONTRACTOR	TOC
GYP	GYP SUM	TOF
GYP BD	GYP SUM BOARD	TOF
HAS	HEADED ANCHOR STUD	TOM
HORZ	HORIZONTAL	TOW
HSS	HOLLOW STRUCTURAL SECTION	TOS
HT	HEIGHT	TOW
HVAC	HEATING/VENTILATING/AIR CONDITIONING	TRANSV
IBC	INTERNATIONAL BUILDING CODE	TS
ID	INSIDE DIAMETER	TYP
IF	INSIDE FACE	ULT
IN	INCHES / INCH	UNO
INCL	INCLUDING	VERT
INSUL	INSULATION / INSULATING	VIF
INT	INTERIOR	W
JNT	JOINT	W
JST	JOIST	W
K	KIPS	W/C
kf	KIPS PER LINEAL FOOT	WO
ksf	KIPS PER SQUARE FOOT	WD
ksl	KIPS PER SQUARE INCH	WF
L / LL	LIVE LOAD	WIDE-FLANGE
		WP
		WT
		WWR
		WELDED WIRE REINFORCING

SHEET INDEX	
SHEET #	SHEET NAME
S1.0	COVER SHEET, DESIGN CRITERIA & PROJECT NOTES
S1.1	STRUCTURAL SPECIAL INSPECTIONS
S1.2	TYPICAL DETAILS & SCHEDULES
S2.1	FOUNDATION/FLOOR PLAN
S2.2	ROOF FRAMING PLAN
S3.1	DETAILS

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SYMBOLS	
NORTH ARROW	
SECTION DETAIL	
PLAN / GENERAL DETAIL	
ELEVATION DETAIL	
SPOT ELEVATION	
GRIDLINE - NEW	
GRIDLINE - EXISTING	
BOXED NOTE INDICATES TYPICAL NOTE	
SPAN DIRECTION OF DECK/SHEATHING	
MOMENT CONNECTION	
REVISION NUMBER	
CLOUD REVISION	
FOOTING/DRILLED PIER TYPE	
COLUMN TYPE	
STEP	
SLOPE	
GRAPHIC SCALE BAR	

MATERIALS	
	CAST-IN-PLACE CONCRETE
	PRECAST OR EXISTING CONCRETE
	STEEL
	CONCRETE MASONRY
	BRICK MASONRY
	SOIL SUBGRADE
	GRAVEL FILL
	RIGID INSULATION

DESIGN CRITERIA	
1. CODES & STANDARDS:	A. INTERNATIONAL BUILDING CODE 2021 EDITION B. BERTHOUD, COLORADO CODE AMENDMENTS C. ASCE/SI 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES D. ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE E. ANSI/AWC NDS-2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
2. GRAVITY LOADS USED IN DESIGN:	A. ROOF SNOW LOAD 30 psf B. SUPERIMPOSED ROOF DEAD LOAD 15 psf C. TRUSS BOTTOM CHORD DEAD LOAD 5 psf D. MECH. ATTIC SPACE LIVE LOAD 20 psf E. MECHANICAL EQUIPMENT LOADS RE: MECHANICAL DRAWINGS F. SNOW LOAD DESIGN CRITERIA 1. GROUND SNOW LOAD, Pg = 35 psf 2. SNOW EXPOSURE FACTOR, Ce = 0.0 3. SNOW LOAD IMPORTANCE FACTOR, Is = 1.0 4. THERMAL FACTOR, Ct = 1.0
3. WIND LOAD DESIGN CRITERIA:	A. BUILDING RISK CATEGORY II B. BASIC DESIGN WIND SPEED = 140 mph C. EXPOSURE CATEGORY C
4. SEISMIC LOAD DESIGN CRITERIA:	A. BUILDING RISK CATEGORY II B. SEISMIC IMPORTANCE FACTOR, Ie = 1.0 C. SITE CLASS D D. SITE SPECTRAL RESPONSE ACCELERATIONS: 1. Ss = 0.197 2. S1 = 0.057 3. SDs = 0.210 4. SD1 = 0.091 E. SEISMIC DESIGN CATEGORY B F. BASIC SEISMIC FORCE RESISTING SYSTEM: WOOD-FRAMED SHEARWALLS WITH WOOD PANELS G. RESPONSE MODIFICATION FACTOR, R = 6.5 H. SEISMIC RESPONSE COEFFICIENT, Cs = 0.0323 I. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE
5. LATERAL FORCE RESISTING SYSTEM DESCRIPTION:	A. LATERAL FORCE RESISTANCE AND STABILITY OF THE BUILDING IN THE COMPLETED STRUCTURE IS PROVIDED BY VERTICAL WOOD-FRAMED SHEARWALLS. B. THE WOOD ROOF DECKS SERVE AS HORIZONTAL DIAPHRAGMS THAT DISTRIBUTE LATERAL WIND AND SEISMIC FORCES TO THE VERTICAL LATERAL ELEMENTS. THE VERTICAL LATERAL ELEMENTS CARRY APPLIED LATERAL LOADS TO THE BUILDING FOUNDATIONS.
6. FOUNDATIONS:	A. SOIL DATA WAS TAKEN FROM RECOMMENDATIONS SET FORTH IN PROJECT GEOTECHNICAL REPORT BY GROUND ENGINEERING DATED AUGUST 29, 2024 (JOB NUMBER 24-3033). REFER TO GEOTECHNICAL REPORT FOR COMPLETE SOILS INFORMATION. B. MAXIMUM TOTAL LOAD SOIL BEARING PRESSURE CAPACITY USED IN DESIGN IS 1,000 psf.

GENERAL NOTES	
1. CONTRACTOR RESPONSIBILITY DURING CONSTRUCTION/ERECTION:	A. THE STRUCTURE IS DESIGNED TO FUNCTION AS A COMPLETED UNIT, WITH ALL SPECIFIED ELEMENTS AND CONNECTIONS IN PLACE AND FULLY INSTALLED. B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, SPECIFICATION, AND IMPLEMENTATION OF ANY AND ALL TEMPORARY BRACING OR SHORING REQUIRED TO ACCOMMODATE THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION AND SEQUENCES OF ERECTION. SUCH BRACING OR SHORING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL ALL STRUCTURAL FRAMING AND DIAPHRAGMS ARE IN PLACE WITH CONNECTIONS COMPLETED. C. THE COMPLETED STRUCTURE HAS BEEN DESIGNED ONLY FOR APPLICABLE CODE-PRESCRIBED LOADS ANTICIPATED DURING ITS SERVICE LIFE AS INDICATED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL ENGINEERING AND OTHER MEASURES REQUIRED TO ACHIEVE THE CONTRACTOR'S MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION AND TO WITHSTAND ALL TEMPORARY CONSTRUCTION LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING BUT NOT LIMITED TO ERECTION LOADING AND STOCKPILING OF MATERIALS AND EQUIPMENT. D. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL. E. STRUCTURAL DRAWINGS ARE NOT TO BE SCALED TO DETERMINE DIMENSIONAL INFORMATION, TO VERIFY OR COORDINATE ANY INFORMATION PRESENTED OR FOR ANY OTHER PURPOSE. F. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, AND GENERAL NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. G. STRUCTURAL ENGINEER'S APPROVAL MUST BE SECURED FOR ALL SUBSTITUTIONS. H. VERIFY ALL OPENINGS THROUGH FLOOR, ROOF AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. I. STRUCTURAL SPECIAL INSPECTIONS SHALL BE PROVIDED AS SPECIFIED AND IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE. J. THE STRUCTURAL ENGINEER'S PERIODIC OBSERVATIONS OR PRESENCE ON SITE DOES NOT REPLACE OR PRECLUDE THE NEED FOR ANY INDEPENDENT THIRD PARTY STRUCTURAL SPECIAL INSPECTIONS SPECIFIED HEREIN. K. SIGNIFICANT PERMANENT EQUIPMENT SIZES, WEIGHTS, AND LOCATIONS INDICATED ON THE DRAWINGS ARE AS PROVIDED TO THE STRUCTURAL ENGINEER DURING DESIGN. CHANGES IN SIZES, WEIGHTS, OR LOCATIONS FROM THAT INDICATED MUST BE SUBMITTED IN WRITING FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. REQUIRED SUPPORTS OR BRACES NOT SHOWN ON THE DRAWINGS ARE THE RESPONSIBILITY OF THE EQUIPMENT SUPPLIER. L. THE FOLLOWING IS A LIST OF DELEGATED DESIGN AND/OR PERFORMANCE-SPECIFIED ELEMENTS TO BE DESIGNED BY OTHERS AND PRESENTED FOR APPROVAL AS A DEFERRED SUBMITTAL. A. PREFABRICATED WOOD ROOF TRUSSES B. PRE-ENGINEERED TIMBER ROOF TRUSSES

CONTRACTOR SUBMITTALS	
1. GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING MATERIAL SPECIFICATION AND SHOP DRAWING SUBMITTALS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH EACH APPLICABLE PORTION OF THE WORK.	
2. ITEMS TO BE SUBMITTED AS SPECIFIED IN THE DRAWINGS:	A. CONCRETE DESIGN MIXTURES B. CONCRETE REINFORCING SHOP DRAWINGS
3. DELEGATED DESIGN AND/OR PERFORMANCE-SPECIFIED ELEMENTS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR:	[SUBMITTALS ARE TO INCLUDE SUPPORTING CALCULATIONS STAMPED AND SIGNED BY A QUALIFIED STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO. DRAWINGS AND CALCULATIONS ARE TO INCLUDE THE INDICATED ELEMENTS AND THEIR ATTACHMENTS TO THE MAIN BUILDING STRUCTURE.] A. PREFABRICATED WOOD ROOF TRUSSES B. PRE-ENGINEERED TIMBER ROOF TRUSSES
4. GENERAL CONTRACTOR SHALL REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, AND SHALL AFFIX THEIR STAMP INDICATING APPROVAL PRIOR TO SENDING TO THE ARCHITECT AND STRUCTURAL ENGINEER.	
5. SUBMITTALS THAT DO NOT BEAR THE CONTRACTOR'S APPROVAL STAMP WILL NOT BE REVIEWED AND WILL BE RETURNED WITHOUT ACTION DO NOT REPRODUCE CONTRACT DOCUMENTS, COPY STANDARD PRINTED INFORMATION, OR USE ELECTRONIC DRAWING FILES AS THE BASIS FOR SHOP DRAWINGS.	
6. GENERAL CONTRACTOR SHALL PROVIDE COPIES OF ALL FINAL, APPROVED, FOR CONSTRUCTION MATERIAL SPECIFICATION AND SHOP DRAWING SUBMITTALS TO THE ARCHITECT AND STRUCTURAL ENGINEER.	

MATERIAL SPECIFICATIONS & NOTES	
1. CONCRETE:	A. CONCRETE SHALL BE MADE WITH STONE AGGREGATE (NORMAL-WEIGHT CONCRETE) AND SHALL DEVELOP THE FOLLOWING 28 DAY COMPRESSIVE STRENGTHS (FC) WITH THE INDICATED DESIGN MIXTURE PROPERTIES: 1. FOOTINGS 3,500 psi 2. FOUNDATION WALLS & PILASTERS 3,500 psi ; 0.55 MAX W/C RATIO ; 5% AIR 3. INTERIOR SLABS ON GRADE 3,500 psi B. RE: CIVIL FOR CONCRETE MIXTURES TO BE USED FOR EXTERIOR SITE SLAB, PAVING, AND FLATWORK, ETC. C. PROPORTIONS OF MATERIALS IN CONCRETE MIXTURES SHALL BE ESTABLISHED TO PROVIDE WORKABILITY AND CONSISTENCY TO PERMIT CONCRETE TO BE PLACED READILY INTO FORMS AND AROUND REINFORCEMENT, UNDER CONDITIONS OF PLACEMENT TO BE EMPLOYED, WITHOUT SEGREGATION OR EXCESSIVE BLEEDING. CONTRACTOR SHALL SELECT AN APPROPRIATE SLUMP, AND ADMIXTURES MAY BE USED AS NEEDED TO OBTAIN ACCEPTABLE RESULTS. D. TYPE III PORTLAND CEMENT SHALL BE USED, UNLESS NOTED OTHERWISE. E. FOR CONCRETE MIXTURES USED FOR FLOOR SLABS, THE MINIMUM CEMENTITIOUS CONTENT SHALL BE 540 lbs. PER CUBIC YARD. WHEN FLY ASH IS USED AS A SUPPLEMENTARY CEMENTITIOUS MATERIAL, QUANTITY SHALL NOT BE LESS THAN 15% NOR MORE THAN 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL. F. FOR CONCRETE PLACED BY PUMPING, THE DESIGN MIXTURE SHALL BE PROPORTIONED TO ENSURE FLOWABILITY TO FACILITATE PUMPING. ENTRAINED AIR MAY BE USED TO FACILITATE PUMPING, SUBJECT TO THE PROVISIONS AND LIMITS INCLUDED HEREIN. G. WHERE AIR CONTENT IS INDICATED ABOVE, PROVIDE AIR ENTRAINING ADMIXTURES. AIR CONTENT VALUE INDICATED INCLUDES BOTH ENTRAINED AND ENTRAPPED AIR, AND MAY BE PROVIDED WITHIN A RANGE OF +/- 1.5%. AIR CONTENT INDICATED IS BASED ON A NOMINAL AGGREGATE SIZE OF 3/4". IF ANOTHER AGGREGATE SIZE IS TO BE USED, ADJUST REQUIRED AIR CONTENT PER ACI 318 TABLE 19.3.3.1. H. THE ADDITION OF ENTRAINED AIR IS NOT PERMITTED IN MIXTURES TO BE USED AS FLOOR SLABS, UNLESS THE CONTRACTOR CAN DEMONSTRATE TO THE ARCHITECT THAT SUCH SLAB MIXTURES WITH ENTRAINED AIR WILL PROVIDE AN ACCEPTABLE FINISH WITHOUT BLISTERS. I. VERIFY ALKALINITY OF CONCRETE SLAB SURFACE, SLAB VAPOR TRANSMISSION AND SLAB FLATNESS/LEVELNESS ARE COMPATIBLE WITH FLOOR SYSTEMS AND ADHESIVES PRIOR TO INSTALLING FLOORING. J. NO CHLORIDE ADMIXTURES SHALL BE ADDED TO CONCRETE WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER. K. ALL REINFORCING BARS SHALL BE ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE. WELDED WIRE REINFORCING SHALL CONFORM TO ASTM A185 OR ASTM A497. L. CONCRETE PROTECTION FOR REINFORCEMENT (UNLESS NOTED OTHERWISE): 1. CONCRETE POURED AGAINST EARTH 3" 2. CONCRETE POURED IN FORMS BUT EXPOSED TO WEATHER OR EARTH 1-1/2" BARS LARGER THAN #5 2" 3. SLABS AND WALLS NOT EXPOSED TO WEATHER OR EARTH 3/4" M. NO SPLICES OF REINFORCEMENT SHALL BE MADE AND NO WELDING TO REINFORCING SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. REINFORCING LAP SPLICES ARE TO BE A MINIMUM OF 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE. WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH PLUS 2" AT SIDE AND END LAPS, BUT NOT LESS THAN 6", AND SHALL BE WIRED TOGETHER. MAKE ALL BARS CONTINUOUS AT CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING. N. DETAIL BARS IN ACCORDANCE WITH THE ACI DETAILING MANUAL AND ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. O. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN. P. PLACE 2#5 BARS (1 EACH FACE) WITH 2'-0" PROJECTION AROUND ALL OPENINGS AND RE-ENTRANT CORNERS IN CONCRETE SLABS AND WALLS, UNLESS NOTED OTHERWISE. Q. CONCRETE WORK SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE STRUCTURAL ENGINEER. R. ALLOW FOR ADDITIONAL CONCRETE THICKNESS TO COMPENSATE FOR STRUCTURAL MEMBER AND FORMWORK DEFLECTIONS. S. SLAB-ON-GRADE CONTROL JOINTS ARE TO BE SPACED A MAXIMUM OF 12'-0" ON CENTER AND ARE TO COINCIDE WITH COLUMN CENTERLINES AND RE-ENTRANT CORNERS.
2. WOOD - GENERAL:	A. ALL SAWN DIMENSION LUMBER FOR STRUCTURAL FRAMING SHALL BE VISUALLY-GRADED, SURFACED DRY HEM FIR, NO.2 GRADE OR BETTER. B. TIMBER CONNECTORS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IF THEY HAVE A CURRENT ICC-ES EVALUATION REPORT AND THEIR LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED FASTENERS. C. INSTALL A CONTINUOUS ROW OF HORIZONTAL BLOCKING AT MID-HEIGHT OF SINGLE STORY WALLS OVER 10'-0" TALL. D. CLUE AND NAIL TOGETHER ALL PLIES OF BUILDING MEMBERS. E. PROVIDE FULL-HEIGHT 2x KING STUD AT ALL BEAM AND HEADER BEARING LOCATIONS, UNLESS NOTED OTHERWISE. F. SHEATHING SHALL BE APA RATED WITH EXPOSURE 1 BOND CLASSIFICATION, AND SHALL CONFORM TO THE PROVISIONS OF APA PRP-108 OR VOLUNTARY PRODUCT STANDARD PS 1-07. G. SHEATHING THICKNESS AND FASTENING REQUIREMENTS SHALL BE AS FOLLOWS: 1. SHEARWALLS: ALL DESIGNATED SHEARWALLS SHALL HAVE THE SHEATHING THICKNESS AND NAILING SPECIFIED IN THE DRAWINGS. ALL SHEARWALL PANEL EDGES SHALL BE SOLID BLOCKED AT INTERMEDIATE FRAMING MEMBERS. 2. NON SHEARWALLS: TYPICAL WALLS NOT DESIGNATED AS SHEARWALLS SHALL HAVE ONE LAYER OF 15/32" SHEATHING FASTENED WITH 10D NAILS @ 6" O.C. ALONG PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. NON SHEARWALL PANEL EDGES NEED NOT BE BLOCKED AT INTERMEDIATE FRAMING MEMBERS. 3. ROOF DIAPHRAGMS: ONE LAYER OF 15/32" SHEATHING FASTENED WITH 10D NAILS SPACED @ 6" O.C. ALONG PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. 4. MECH. ATTIC SPACE: ONE LAYER OF 15/32" SHEATHING FASTENED WITH 10D NAILS SPACED @ 6" O.C. ALONG PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. H. SMOOTH COMMON NAILS SHALL BE USED ON ALL ROOF AND WALL SHEATHING. I. PLACE SHEATHING WITH 8'-0" DIMENSION PERPENDICULAR TO SPAN OF FRAMING MEMBERS AND WITH END JOINTS STAGGERED. ROOF DIAPHRAGMS SHALL NOT BE GLUED. J. FASTEN ALL WOOD MEMBERS PER IBC TABLE 2304.10.1, UNLESS NOTED OTHERWISE.
3. PREFABRICATED WOOD ROOF TRUSSES:	A. MANUFACTURER SHALL DESIGN AND FABRICATE TRUSSES IN ACCORDANCE WITH THE DIMENSIONS, SLOPES, SPACINGS, AND SUPERIMPOSED LOADS INDICATED. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED AND SIGNED BY A COLORADO LICENSED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATING UNITS. B. TRUSS DESIGN LOADS SHALL BE AS FOLLOWS: 1. TOP CHORD: ROOF SNOW LOAD + SUPERIMPOSED ROOF DEAD LOAD (SPECIFIED ABOVE) 2. BOTTOM CHORD: 5 psf DEAD LOAD; 20 psf LL + EQUIPMENT WEIGHTS WITHIN MECH. ATTIC SPACE C. TRUSSES SHALL BE DESIGNED TO PROVIDE FOR MAXIMUM VERTICAL DEFLECTIONS AS FOLLOWS: 1. MAXIMUM TOTAL LOAD DEFLECTION: L/240 OF TRUSS SPAN 2. MAXIMUM SNOW LOAD DEFLECTION: L/360 OF TRUSS SPAN D. ALL TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INCLUDING CONSIDERATIONS FOR TEMPORARY BRACING. E. ALL BRIDGING AND BLOCKING SHALL BE INSTALLED PRIOR TO INSTALLING SHEATHING. F. ALL ROOF TRUSSES SHALL BE SECURED TO SUPPORTING ELEMENTS WITH STEEL HURRICANE/SEISMIC TIES OR ANCHORS, AS SPECIFIED. G. TRUSSES SHALL BE DESIGNED AND FABRICATED IN CONFORMANCE WITH ANSI/PT 1 - NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AS PREPARED BY THE TRUSS PLATE INSTITUTE. H. MINIMUM MEMBER SIZES FOR THE TRUSSES SHALL BE 2x4 (NOMINAL). I. METAL CONNECTING PLATES SHALL BE AT LEAST 20 GAGE GALVANIZED STEEL. J. TRUSS MANUFACTURER SHALL SUPPLY TRUSS AND GIRDER HANGERS FOR ALL TRUSS-TO-TRUSS CONNECTIONS.
4. POST-INSTALLED ANCHORS:	A. POST-INSTALLED ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS (MPI), AND SHALL BE INSTALLED ONLY INTO DRY BASE MATERIALS. B. FOR EXPANSION ANCHORS INSTALLED INTO CONCRETE, THE CONCRETE BASE MATERIAL SHALL REACH THE REQUIRED MINIMUM COMPRESSIVE STRENGTH (FC) SPECIFIED IN THE DRAWINGS PRIOR TO ANCHOR INSTALLATION. C. FOR ADHESIVE ANCHORS INSTALLED INTO CONCRETE, THE CONCRETE BASE MATERIAL AT THE TIME OF ANCHOR INSTALLATION SHALL HAVE A MINIMUM AGE OF 21 DAYS, A MINIMUM CONCRETE TEMPERATURE OF 50 DEGREES F, AND SHALL REACH THE REQUIRED MINIMUM COMPRESSIVE STRENGTH (FC) SPECIFIED IN THE DRAWINGS PRIOR TO ANCHOR INSTALLATION.

NOTE TO CONTRACTOR	
READ ALL STRUCTURAL NOTES AND COORDINATE WITH THE STRUCTURAL ENGINEER TO RESOLVE ANY QUESTIONS, DISCREPANCIES, OR CONFLICTS PRIOR TO COMMENCING WITH CONSTRUCTION OPERATIONS.	
CONTRACTOR SHALL INFORM AND UPDATE THE STRUCTURAL ENGINEER AS TO THE STATUS AND SCHEDULE OF CONSTRUCTION, AND SHALL COORDINATE WITH THE STRUCTURAL ENGINEER TO SCHEDULE PERIODIC SITE VISITS TO OBSERVE COMPLETED AND ONGOING PORTION OF THE WORK.	
STRUCTURAL ENGINEER'S APPROVAL OF ALL REQUIRED SUBMITTALS INDICATED IN THE GENERAL NOTES SHALL BE PROCURED PRIOR TO FABRICATION OR CONSTRUCTION OF EACH APPLICABLE PORTION OF THE WORK.	
COORDINATE ALL REQUIRED STRUCTURAL SPECIAL INSPECTIONS AND TESTS WITH THE INSPECTION AGENCY ENGAGED BY THE OWNER.	



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Rev	Description	Date



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For Bidding Purposes
Only

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STATEMENT OF STRUCTURAL SPECIAL INSPECTIONS & TESTS																
1 GENERAL		4 INSPECTION OF POST-INSTALLED ANCHORS [ANCHOR BOLTS, RODS & REINFORCING STEEL]														
A. SPECIAL INSPECTIONS AND TESTS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE. B. THE OWNER OR THE OWNER'S AUTHORIZED AGENT, OTHER THAN THE CONTRACTOR, SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION ON THE TYPES OF WORK OUTLINED HEREIN. C. APPROVED AGENCIES SHALL PROVIDE ALL INFORMATION AS NECESSARY FOR THE BUILDING OFFICIAL TO DETERMINE THAT THE AGENCY MEETS OR EXCEEDS THE APPLICABLE CODE-SPECIFIED REQUIREMENTS. D. PRIOR TO THE START OF CONSTRUCTION, THE APPROVED AGENCIES SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER, DEMONSTRATING THE COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION. E. THE CONSTRUCTION OR WORK FOR WHICH SPECIAL INSPECTION OR TESTING IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION OR TESTING PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTIONS OR TESTS. F. APPROVED AGENCIES SHALL KEEP RECORDS OF SPECIAL INSPECTIONS AND TESTS AND SHALL SUBMIT REPORTS OF SPECIAL INSPECTIONS AND TESTS CONFORMING TO CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE TO THE BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO COMPLETION OF THE APPLICABLE PHASE OF THE WORK. G. SPECIAL INSPECTIONS SHALL BE PROVIDED ON A PERIODIC OR CONTINUOUS BASIS, AS STATED OR INDICATED BELOW. [P] PERIODIC INSPECTION – PART-TIME OR INTERMITTENT OBSERVATION BY THE SPECIAL INSPECTOR OF WORK BEING PERFORMED. SPECIAL INSPECTOR SHALL BE PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED. OBSERVATION OF ALL WORK (100% VISUAL) SHALL BE MADE AT THE COMPLETION OF THE WORK. [C] CONTINUOUS INSPECTION – FULL-TIME OBSERVATION BY THE SPECIAL INSPECTOR OF WORK BEING PERFORMED. SPECIAL INSPECTOR SHALL BE PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED. OBSERVATION OF ALL WORK (100% VISUAL) SHALL BE MADE AT THE COMPLETION OF THE WORK.		<table><tr><th>ITEM</th><th>FREQUENCY</th></tr><tr><td>1. MANUFACTURER, TYPE, DIAMETER, LENGTH AND FINISH OF ANCHOR</td><td>[P]</td></tr><tr><td>2. MAXIMUM SPECIFIED IMPACT WRENCH TORQUE RATING MAINTAINED FOR SCREW ANCHORS</td><td>[P]</td></tr><tr><td>3. ACCEPTABILITY OF BASE MATERIAL</td><td>[P]</td></tr><tr><td>4. INSPECTION DURING ANCHOR INSTALLATION VERIFY DRILLING METHOD, HOLE DIMENSIONS, HOLE CLEANING, ANCHOR AND ADHESIVE PLACEMENT, ANCHOR EMBEDMENT, WRENCH TORQUE, EDGE DISTANCES AND SPACING.</td><td>[P]</td></tr><tr><td>5. INSPECTION AFTER INSTALLATION OF ATTACHED ASSEMBLY VERIFY ANCHOR LOCATIONS, SPACING, EDGE DISTANCES, AND ANCHOR FLUSH WITH AND PERPENDICULAR TO THE RECEIVING SURFACE. VERIFY ANCHOR HEADS HAVE NOT BEEN CUT OFF AND THAT MANUFACTURER'S STAMP MARK IS READABLE AND HAS NOT BEEN DAMAGED OR OBSCURED.</td><td>[P]</td></tr><tr><td colspan="2">NOTES: A. MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) AND RELEVANT ICC-ES REPORTS SHALL BE USED ALONG WITH THE CONSTRUCTION DOCUMENTS TO DETERMINE COMPLIANCE. B. CONTINUOUS INSPECTION OF ALL POST-INSTALLED ANCHORS SHALL BE REQUIRED, REGARDLESS OF WHETHER PERIODIC INSPECTION IS PERMITTED BY THE RELEVANT ICC-ES REPORTS. C. PRIOR TO ANCHOR INSTALLATION, REVIEW AND VERIFY CONTRACTOR'S INSTALLATION PROCEDURE. D. VERIFY THAT THE FULL CURE TIME AS OUTLINED IN THE GENERAL NOTES HAS ELAPSED PRIOR TO APPLICATION OF TORQUE OR LOAD TO ANCHOR.</td></tr></table>	ITEM	FREQUENCY	1. MANUFACTURER, TYPE, DIAMETER, LENGTH AND FINISH OF ANCHOR	[P]	2. MAXIMUM SPECIFIED IMPACT WRENCH TORQUE RATING MAINTAINED FOR SCREW ANCHORS	[P]	3. ACCEPTABILITY OF BASE MATERIAL	[P]	4. INSPECTION DURING ANCHOR INSTALLATION VERIFY DRILLING METHOD, HOLE DIMENSIONS, HOLE CLEANING, ANCHOR AND ADHESIVE PLACEMENT, ANCHOR EMBEDMENT, WRENCH TORQUE, EDGE DISTANCES AND SPACING.	[P]	5. INSPECTION AFTER INSTALLATION OF ATTACHED ASSEMBLY VERIFY ANCHOR LOCATIONS, SPACING, EDGE DISTANCES, AND ANCHOR FLUSH WITH AND PERPENDICULAR TO THE RECEIVING SURFACE. VERIFY ANCHOR HEADS HAVE NOT BEEN CUT OFF AND THAT MANUFACTURER'S STAMP MARK IS READABLE AND HAS NOT BEEN DAMAGED OR OBSCURED.	[P]	NOTES: A. MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) AND RELEVANT ICC-ES REPORTS SHALL BE USED ALONG WITH THE CONSTRUCTION DOCUMENTS TO DETERMINE COMPLIANCE. B. CONTINUOUS INSPECTION OF ALL POST-INSTALLED ANCHORS SHALL BE REQUIRED, REGARDLESS OF WHETHER PERIODIC INSPECTION IS PERMITTED BY THE RELEVANT ICC-ES REPORTS. C. PRIOR TO ANCHOR INSTALLATION, REVIEW AND VERIFY CONTRACTOR'S INSTALLATION PROCEDURE. D. VERIFY THAT THE FULL CURE TIME AS OUTLINED IN THE GENERAL NOTES HAS ELAPSED PRIOR TO APPLICATION OF TORQUE OR LOAD TO ANCHOR.	
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2 INSPECTION OF CONCRETE CONSTRUCTION		5 INSPECTION OF WOOD CONSTRUCTION														
ITEM	FREQUENCY	ITEM	FREQUENCY													
1. INSPECTION OF REINFORCING STEEL AND PLACEMENT VERIFY GRADE, FINISH, SIZE, BAR QUANTITY, LOCATION, SPACING, COVER, HOOK LENGTHS, SPLICE LENGTHS, SPLICE LOCATIONS, BEND DIAMETERS, SURFACE CONDITIONS AND SUPPORTS.	[P]	1. ROOF DIAPHRAGMS: A. SHEATHING THICKNESS AND GRADE B. NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES C. NAIL DIAMETER AND LENGTH D. NUMBER OF FASTENER LINES E. SPACING BETWEEN FASTENERS IN EACH LINE AND AT PANEL EDGES	[P] [P] [P] [P] [P]													
2. INSPECTION OF ANCHORS CAST IN CONCRETE VERIFY TYPE, FINISH, DIAMETER, LENGTH, QUANTITY, EMBEDMENT LENGTH, SPACING AND EDGE DISTANCES. VERIFY USE OF PLACING TEMPLATE WHERE SPECIFIED.	[P]	2. SHEARWALLS: A. SHEATHING THICKNESS AND GRADE B. NOMINAL SIZE AND SPACING OF TYPICAL FRAMING MEMBERS AND AT ADJOINING PANEL EDGES C. NAIL DIAMETER AND LENGTH D. NUMBER OF FASTENER LINES E. SPACING BETWEEN FASTENERS IN EACH LINE AND AT PANEL EDGES F. LOCATION, SIZE AND TYPE OF HOLDDOWNS	[P] [P] [P] [P] [P] [P]													
3. VERIFY USE OF APPROVED DESIGN MIXTURE FOR EACH TRUCK LOAD		3. NAILING, BOLTING, ANCHORING AND FASTENING OF: A. DRAG STRUTS AND COLLECTORS B. HOLD-DOWNS	[P] [P]													
4. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	[C]	6 INSPECTION OF SOILS														
5. INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES PER ACI 318 26.5.2	[C]	ITEM	FREQUENCY													
6. INSPECTION OF FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	[P]	1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE REQUIRED BEARING CAPACITY	[P]													
3 TESTING OF STRUCTURAL CONCRETE		2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	[P]													
A. SAMPLES FOR PREPARING STRENGTH TEST SPECIMENS OF EACH CONCRETE MIXTURE PLACED EACH DAY SHALL BE OBTAINED AT THE POINT OF PLACEMENT AND SHALL AT A MINIMUM BE TAKEN AS FOLLOWS: (A) AT LEAST ONCE A DAY (B) AT LEAST ONCE FOR EACH 100 CU. YD. OF CONCRETE (C) AT LEAST ONCE FOR EACH 5,000 S.F. OF SURFACE AREA FOR SLABS OR WALLS. SAMPLING OF CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C172. B. WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE-STRENGTH TESTS FOR EACH CONCRETE MIXTURE, TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED. C. SLUMP: ASTM C143; ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE. D. AIR CONTENT: ASTM C231; TEST EACH COMPOSITE SAMPLE PER ASTM C231 (PRESSURE METHOD) FOR NORMAL-WEIGHT CONCRETE OR ASTM C173 (VOLUMETRIC METHOD) FOR LIGHT-WEIGHT CONCRETE. E. TEMPERATURE: ASTM C1064; TEST EACH COMPOSITE SAMPLE AND AT 60-MINUTE INTERVALS. REQUIRED WHEN AIR TEMPERATURE IS 40°F AND BELOW OR 80°F AND ABOVE. F. COLD WEATHER CURING: ASTM C1074; RECORD MAXIMUM AND MINIMUM CONCRETE TEMPERATURE DURING CURING PERIOD WHEN A DAILY AVERAGE AIR TEMPERATURE OF 40°F OR BELOW IS EXPECTED FOR 3 SUCCESSIVE DAYS DURING CURING PERIOD. G. COMPRESSION TEST SPECIMENS: ASTM C31; CAST AND CURE FOUR (4) 6X12 CYLINDER SPECIMENS OR SIX (6) 4X8 CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE. H. COMPRESSIVE STRENGTH TESTS: ASTM C39; TEST ONE (1) 6X12 OR ONE (1) 4X8 SPECIMEN AT 7 DAYS TEST TWO (2) 6X12 OR THREE (3) 4X8 SPECIMENS AT 28 DAYS TEST ONE (1) 6X12 OR TWO (2) 4X8 SPECIMENS AT 56 DAYS IF 28-DAY TESTS DO NOT ACHIEVE THE SPECIFIED STRENGTH. TEST SPECIMEN ACCEPTANCE CRITERIA TO BE IN ACCORDANCE WITH ACI 318		NOTES: A. THE APPROVED PROJECT GEOTECHNICAL REPORT SHALL BE USED ALONG WITH THE CONSTRUCTION DOCUMENTS TO DETERMINE COMPLIANCE. B. DURING FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL DETERMINE THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PROJECT GEOTECHNICAL REPORT														

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Project Number 25-013

05.23.2025

Rev	Description	Date

STRUCTURAL SPECIAL
INSPECTION

S1.1



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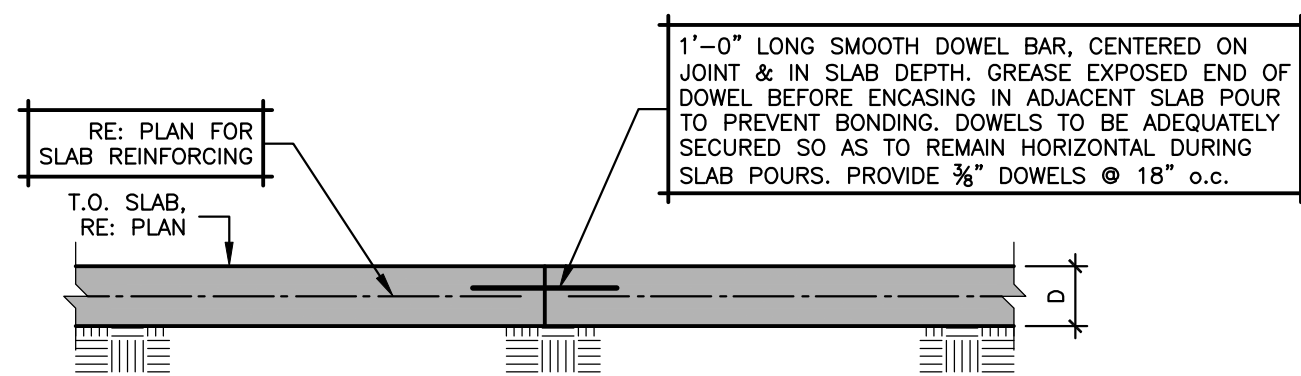
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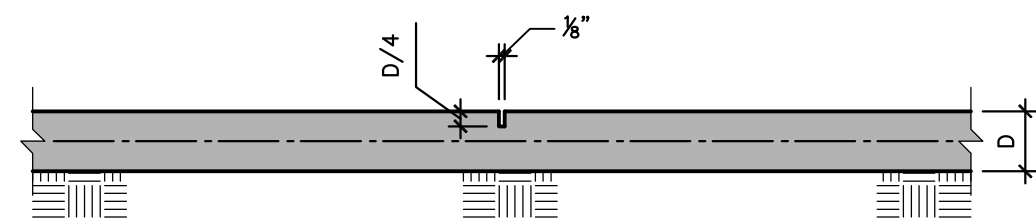
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BOXED NOTES
INDICATE TYPICAL
NOTES, U.N.O.



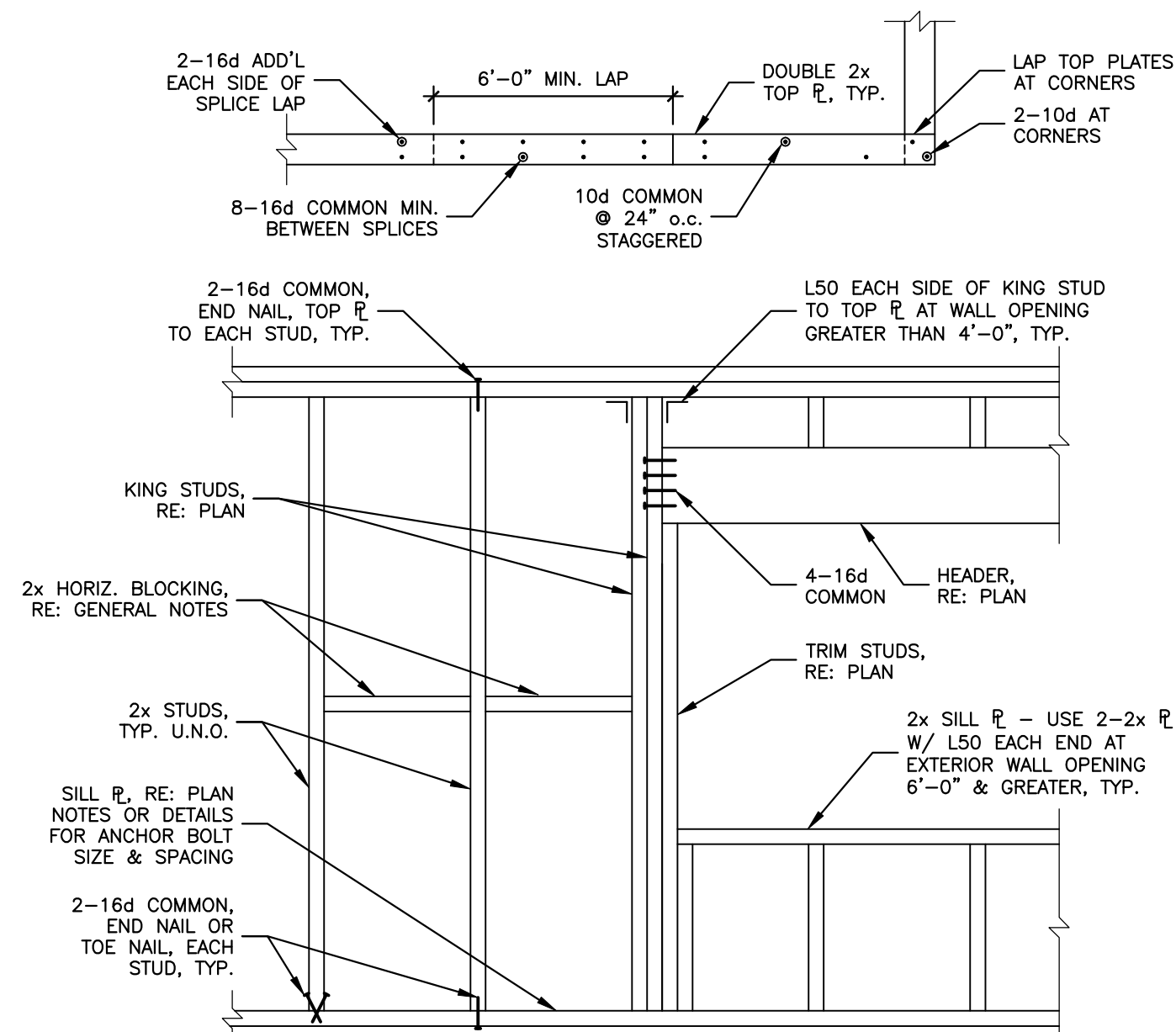
TYPICAL CONSTRUCTION JOINT



- NOTES:
- JOINTS MUST BE TOOLED OR SAW CUT AS SOON AS THE SLAB CAN SUPPORT EQUIPMENT.
 - LOCATE AT MAXIMUM SPACING OF APPROXIMATELY 12'-0" EACH DIRECTION AND AT COLUMN CENTERLINES AND RE-ENTRANT CORNERS.

TYPICAL CONTROL JOINT

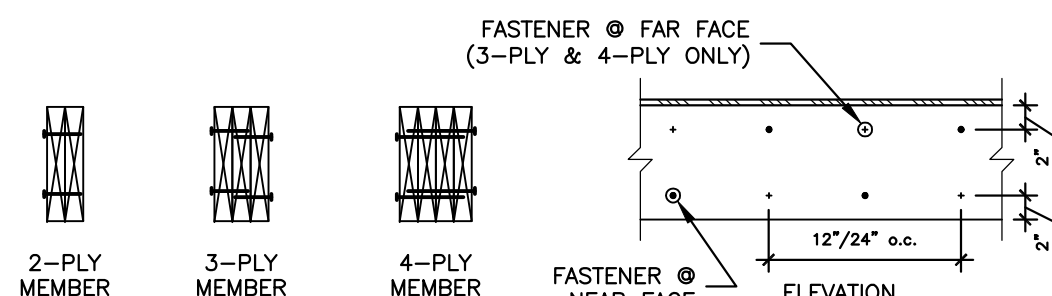
1 SLAB-ON-GRADE CONSTRUCTION & CONTROL JOINT 3/4"x1'-0"



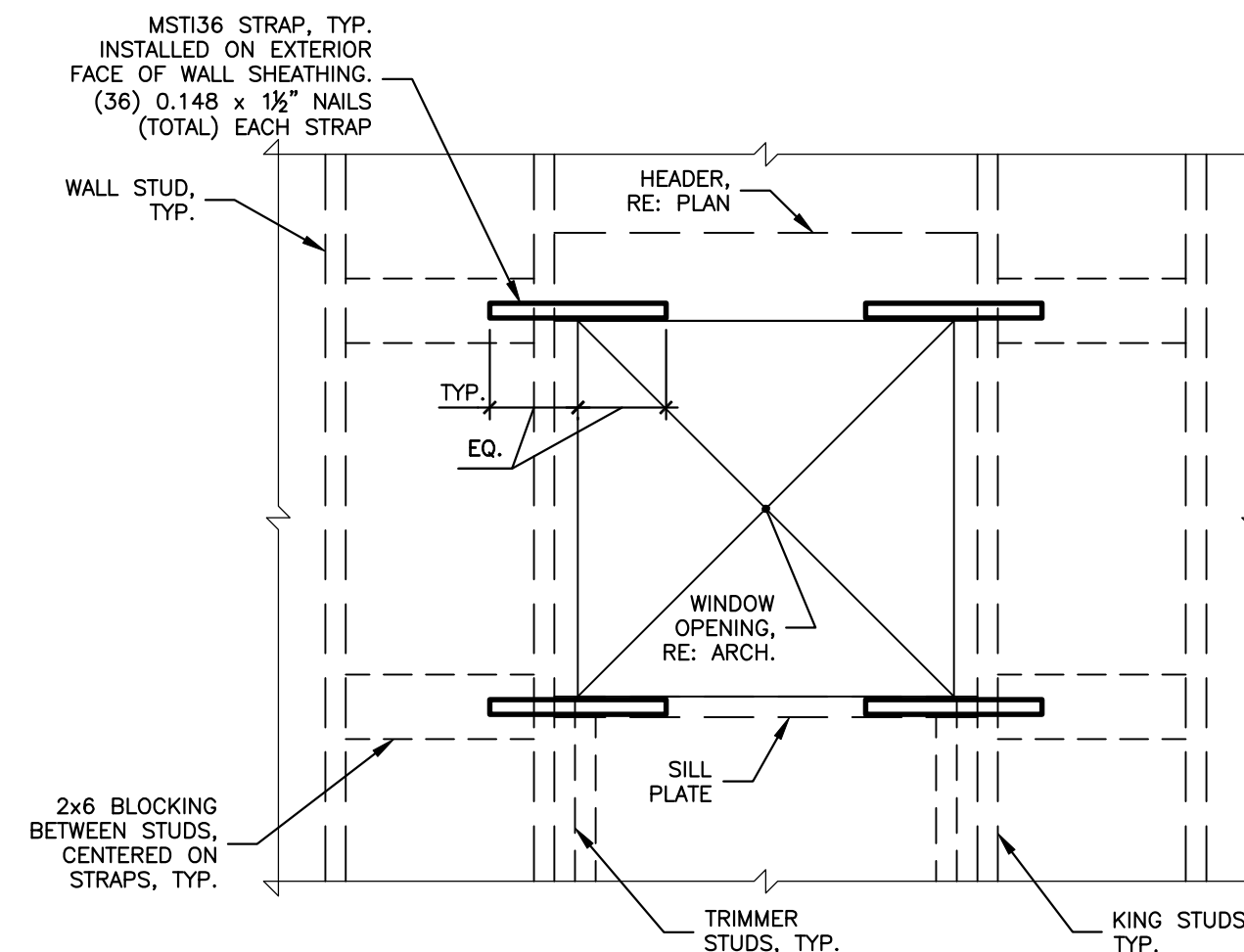
2 TYPICAL WOOD STUD WALL FRAMING DETAIL N.T.S.

NOTES: 1. 2x SOLID BLOCKING REQUIRED AT CEILING LINES

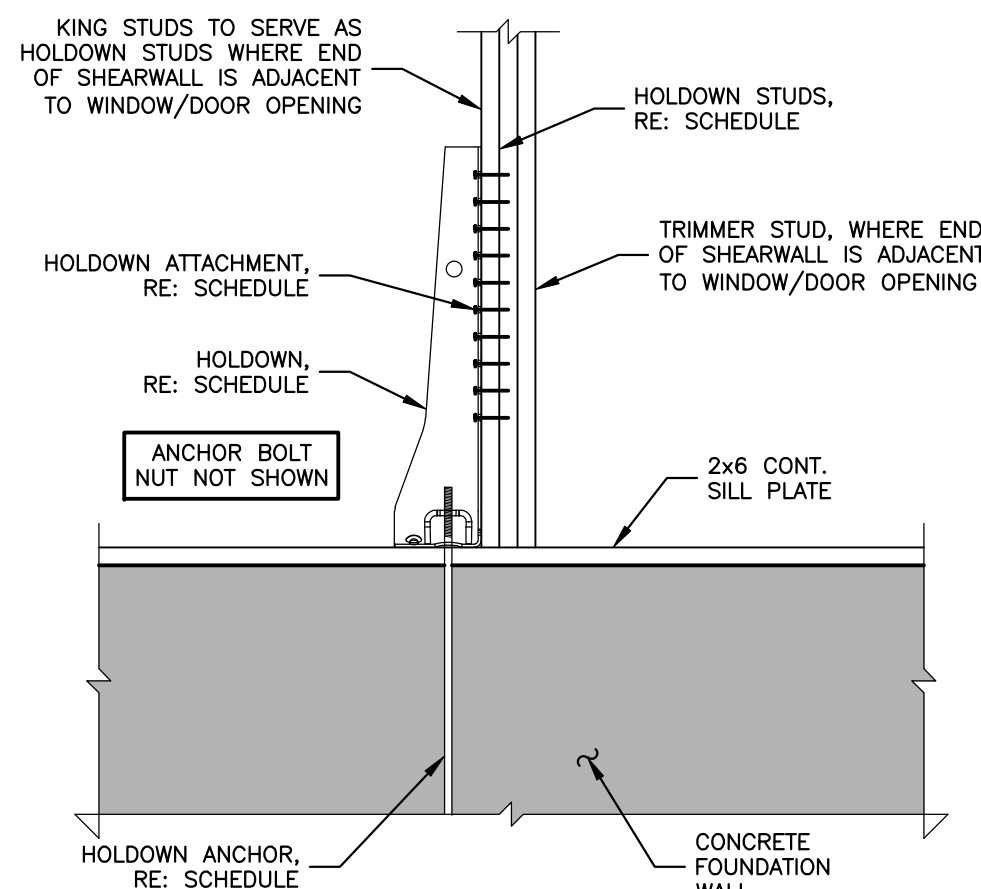
<u>SAWN LUMBER (2" NOM. THICKNESS) CONNECTION SCHEDULE</u>				
<u>PLY TO PLY CONNECTION</u>		<u>2 PLY</u>	<u>3 PLY</u>	
2-ROWS 10d NAILS @ 12" o.c.		ONE FACE	EACH FACE	
FOR COLUMNS OVER 3-PLY, ATTACH EACH ADDITIONAL PLY W/ 2 ROWS OF 10d NAILS @ 12" o.c.				
<u>LVL 1-3/4" THICK, MEMBER DEPTH <= 14" CONNECTION SCHEDULE</u>				
<u>PLY TO PLY CONNECTION</u>		<u>2 PLY</u>	<u>3 PLY</u>	<u>4 PLY</u>
2-ROWS 12d NAILS @ 12" o.c.		ONE FACE	EACH FACE	_____
2-ROWS 3/4"x6" SDS SCREWS @ 24" o.c.		_____	_____	EACH FACE
<u>LVL 1-3/4" THICK, MEMBER DEPTH > 14" CONNECTION SCHEDULE</u>				EACH FACE
<u>PLY TO PLY CONNECTION</u>		<u>2 PLY</u>	<u>3 PLY</u>	
3-ROWS 16d NAILS @ 12" o.c.		ONE FACE	EACH FACE	
3-ROWS 3/4"x6" SDS SCREWS @ 24" o.c.		_____	_____	



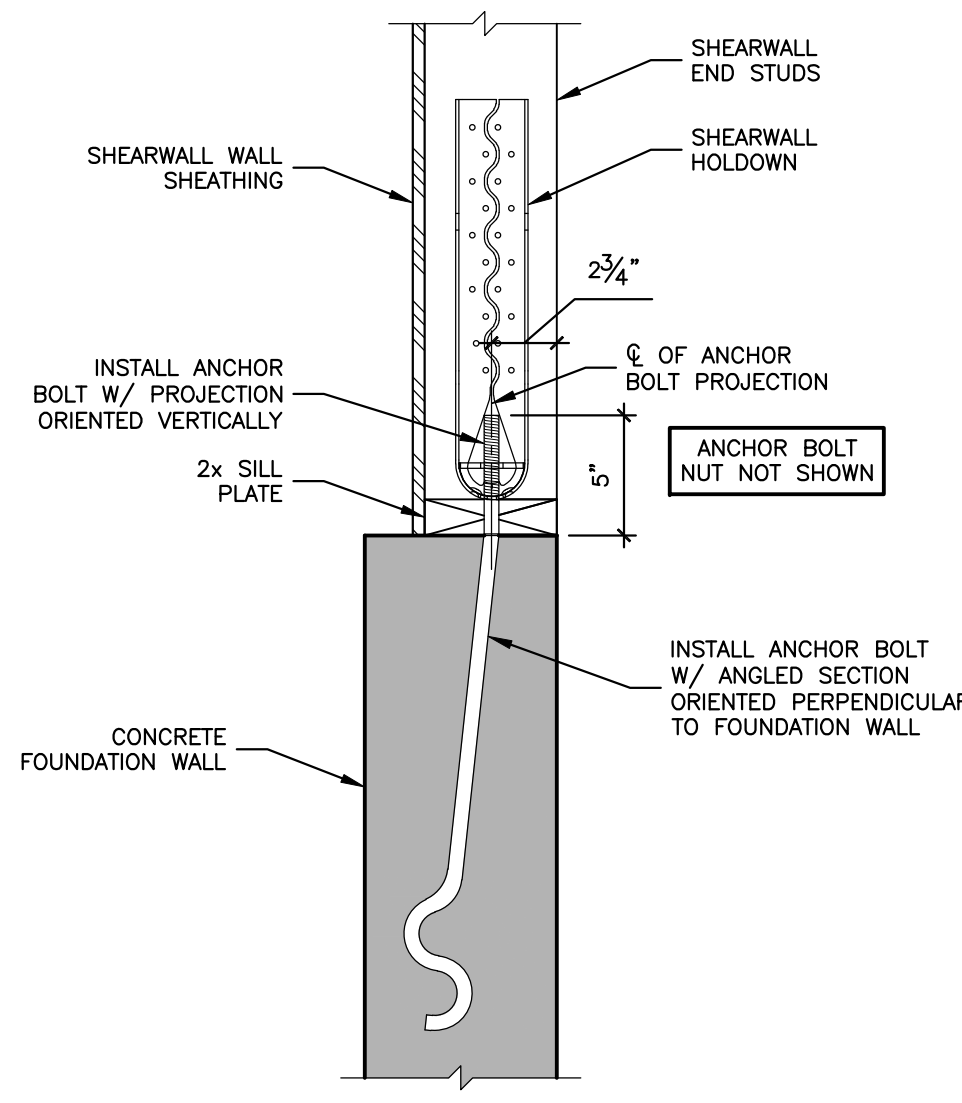
3 TYPICAL MULTIPLE WOOD PLY CONNECTIONS N.T.S.



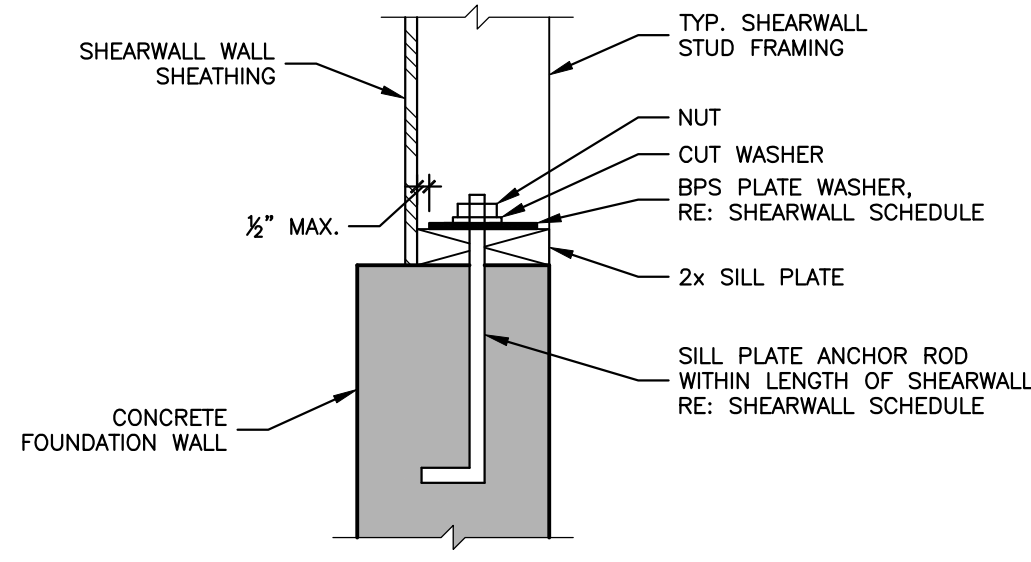
4 STRAPS AT WINDOW OPENING WITHIN LENGTH OF SHEARWALL N.T.S.



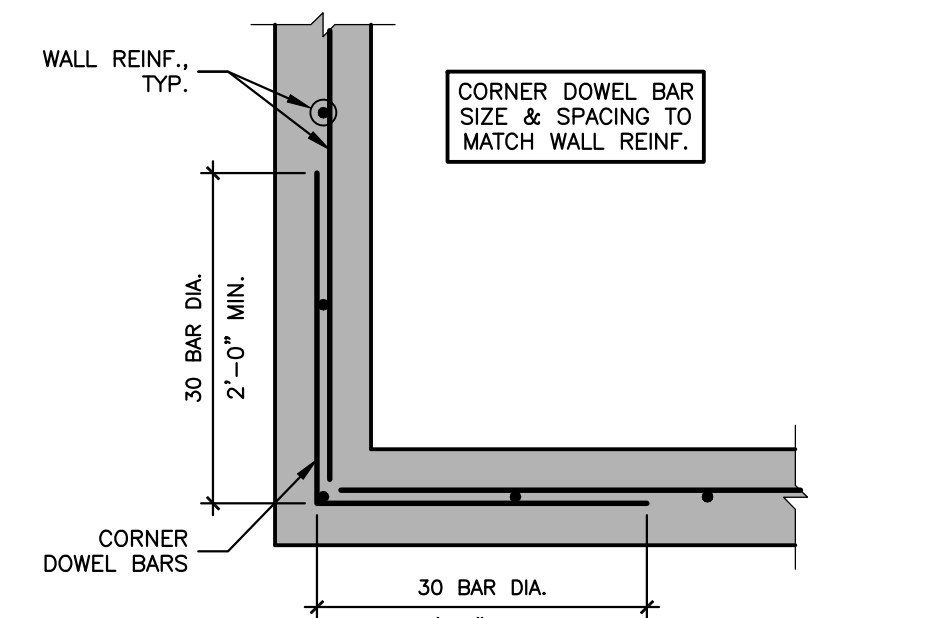
5 TYPICAL SHEARWALL HOLDOWN DETAIL 3/4"x1'-0"



6 TYPICAL SSTB HOLDOWN ANCHOR 1-1/2"x1'-0"



7 SILL PLATE ANCHOR ROD PLATE WASHER AT SHEARWALLS 1-1/2"x1'-0"



8 TYPICAL CONCRETE WALL CORNER REINFORCING N.T.S.

REINFORCING BAR
LAP SPICE SCHEDULE

BAR SIZE	'TOP BAR' SPICE LENGTH	'OTHER BAR' SPICE LENGTH
#3	27"	21"
#4	35"	27"
#5	44"	34"
#6	52"	40"
#7	77"	59"
#8	86"	66"

- NOTES:
- 'TOP BARS' ARE HORIZONTAL BARS PLACED SUCH THAT 12" OF FRESH CONCRETE IS CAST BELOW THE BAR.
 - ALL BARS THAT ARE NOT 'TOP BARS' ARE 'OTHER BARS'.
 - REFER TO THE CONCRETE MATERIAL AND SPECIFICATION NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS

LATERAL WOOD SHEARWALL SCHEDULE

MARK	APA RATED SHEATHING	SHEATHING NAILING	SILL PLATE ANCHORS	HOLDOWN	HOLDOWN ANCHOR	HOLDOWN END STUDS/POST
SW	15/32" (EXTERIOR FACE)	10d @ 3" o.c. (PANEL EDGES) 10d @ 12" o.c. (FIELD)	3/8" x 1'-0" (HOOKED) @ 24" o.c. W/ BPS5/B-6 PLATE WASHERS (RE: NOTE 12 BELOW)	HDU8-SDS2.5 W/ (20) 1/4" x 26" SDS SCREWS INTO END STUDS	3/8" SSTB28	(2) 2x6
NOTES: 1. RE: PLAN FOR SHEARWALL MARK LOCATIONS AND EXTENTS. 2. RE: PLAN AND DETAILS FOR ADDITIONAL REQUIREMENTS AND DIMENSIONAL INFORMATION. 3. SHEARWALL STUDS SHALL BE 2x6 MINIMUM @ 16" MAX. o.c. 4. PANEL EDGES AT SHEARWALLS SHALL BE FULLY BLOCKED WITH 2x6 MATERIAL. 5. RE: 5/S1.2 FOR TYPICAL SHEARWALL HOLDOWN DETAIL. 6. RE: 6/S1.2 FOR TYPICAL SSTB HOLDOWN ANCHOR DETAIL. 7. SET HEIGHT OF SSTB ANCHORS USING EMBEDMENT MARK INDICATED TO ACCOMMODATE 2x SILL PLATE. 8. SECURE ANCHORS TO FORMWORK AND ADJACENT REINFORCING BARS TO PREVENT ANCHOR FROM BEING MOVED OR MISALIGNED DURING THE CONCRETE POUR. 9. INSTALL HOLDOWN HARDWARE AND ANCHORS IN CONFORMANCE WITH ALL SUPPLIER'S SPECIFICATIONS AND RECOMMENDATIONS, USING SUPPLIER PROVIDED FASTENERS AND ACCESSORIES. 10. HOLDOWN ANCHORS SHALL BE AS SPECIFIED AND SHALL BE CAST-IN-PLACE. POST-INSTALLED WEDGE OR EPOXIED ANCHOR ALTERNATES ARE NOT ACCEPTABLE. 11. RE: 4/S1.2 FOR ADDITIONAL LATERAL STRAPS TO BE INSTALLED AT CORNERS OF OPENINGS LOCATED WITHIN LENGTH OF SHEARWALLS. 12. RE: 7/S1.2 FOR SILL ANCHOR PLATE WASHER INSTALLATION AT LATERAL SHEARWALLS. 13. SHEATHING SHALL BE PROVIDED IN 4x8 PANELS AND INSTALLED WITH LONG DIMENSION ORIENTED HORIZONTALLY.						

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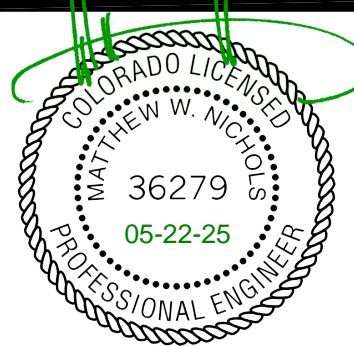
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TYPICAL DETAILS
& SCHEDULES

S1.2



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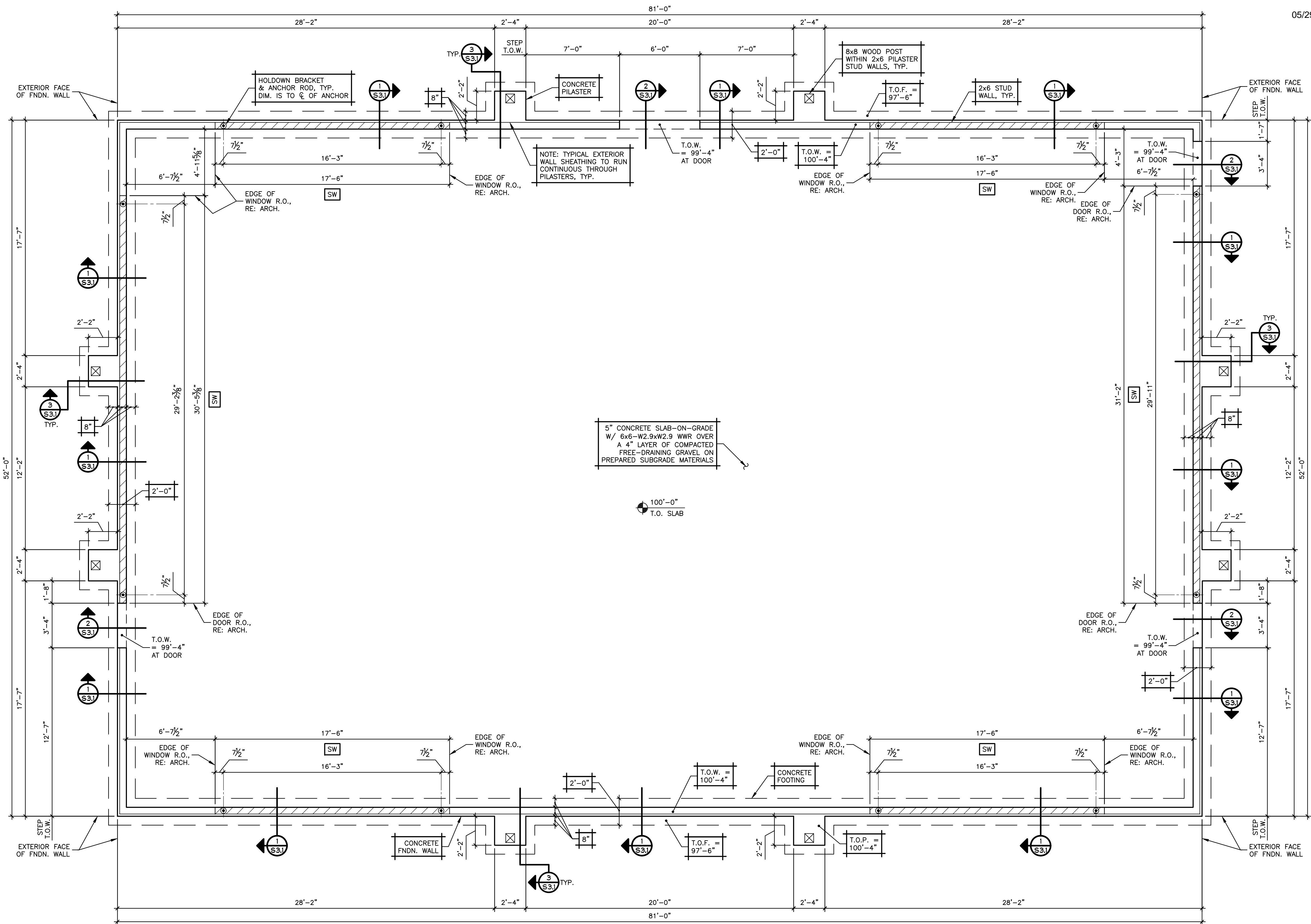
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Date

FOUNDATION /
FLOOR PLAN

S2.1



FOUNDATION/FLOOR PLAN

NOTES:

1. BOXED NOTES INDICATE TYPICAL NOTES, UNLESS NOTED OTHERWISE.
2. TOP OF SLAB ELEVATION = 100'-0" RE: CIVIL PLANS FOR U.S.C.S. ELEVATION.
3. RE: GENERAL NOTES AND DETAIL 1/S1.2 FOR TYPICAL SLAB-ON-GRADE CONSTRUCTION AND CONTROL JOINT REQUIREMENTS.
4. TOP OF CONCRETE WALL WALL (T.O.W.) = 100'-4", UNLESS NOTED OTHERWISE.
5. TOP OF PILASTER ELEVATION (T.O.P.) = 100'-4", UNLESS NOTED OTHERWISE.
6. ALL FOOTINGS AND FLOOR SLABS SHALL BE CONSTRUCTED OVER PROPERLY CONDITIONED AND COMPACTED SUBGRADE MATERIALS. A REMEDIAL FILL SECTION IS TO BE CONSTRUCTED TO A DEPTH OF AT LEAST 6 FEET BELOW EXISTING GRADE, AND EXTENDING 6 FEET BEYOND THE PLAN EXTENT OF ALL BUILDING FOOTINGS. THE REMEDIAL FILL SECTION IS TO CONSIST OF EITHER SITE SOILS REWORKED AS FILL, OR SELECT GRANULAR FILL MATERIALS. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL SUBGRADE PREPARATION REQUIREMENTS AND RECOMMENDATIONS.
7. COMPLETED FOUNDATION EXCAVATION SHALL BE OBSERVED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION TO VERIFY SUBGRADE CONDITIONS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
8. CENTER ALL STRIP FOOTINGS UNDER FOUNDATION WALLS, UNLESS NOTED OTHERWISE.
9. RE: ARCHITECTURAL AND M/E/P DRAWINGS FOR REQUIRED SLEEVES OR BLOCKOUTS IN FOUNDATION WALLS AND FLOOR SLABS.
10. RE: ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT SHOWN.



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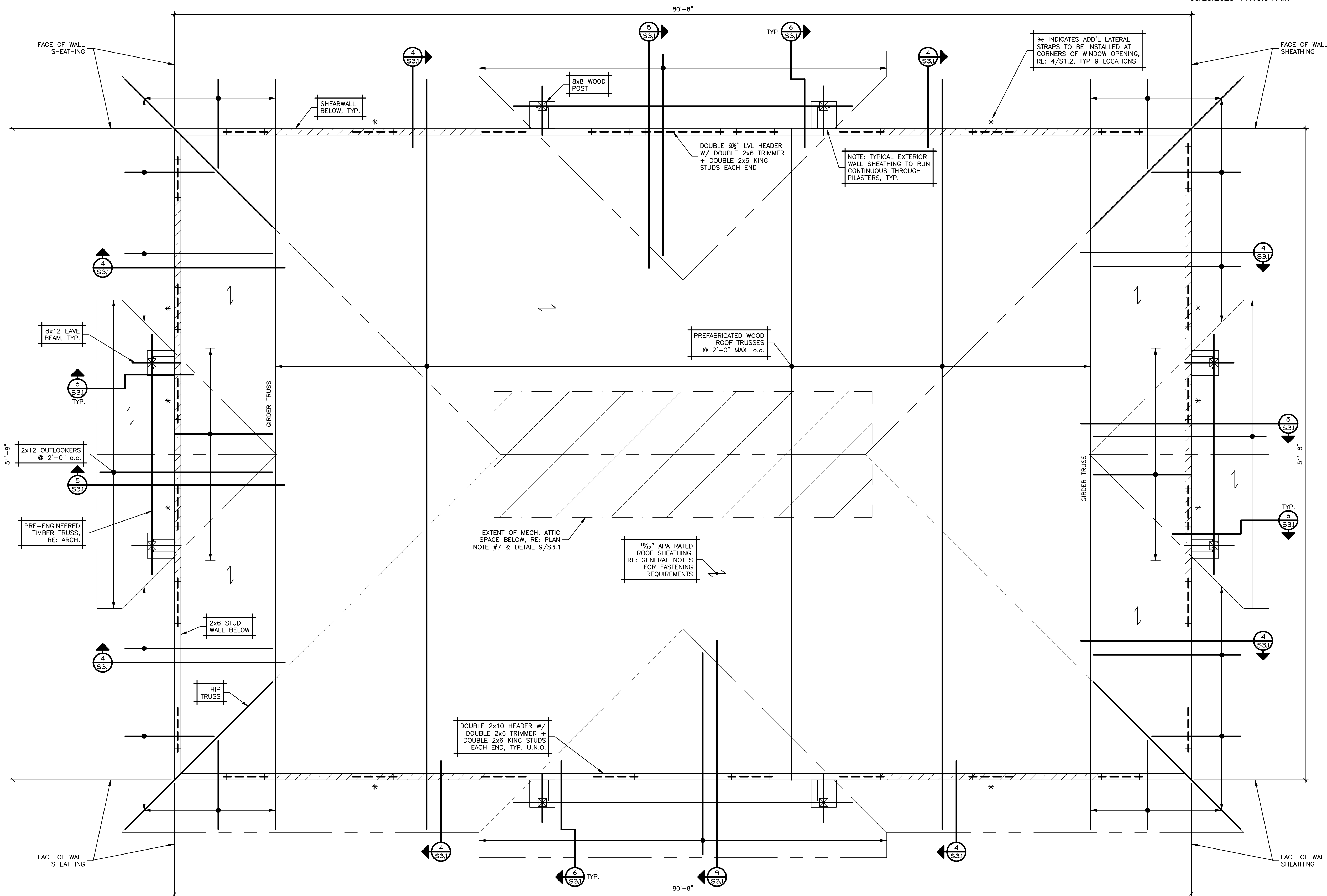
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Date

ROOF FRAMING
PLAN

S2.2





ROOF FRAMING PLAN

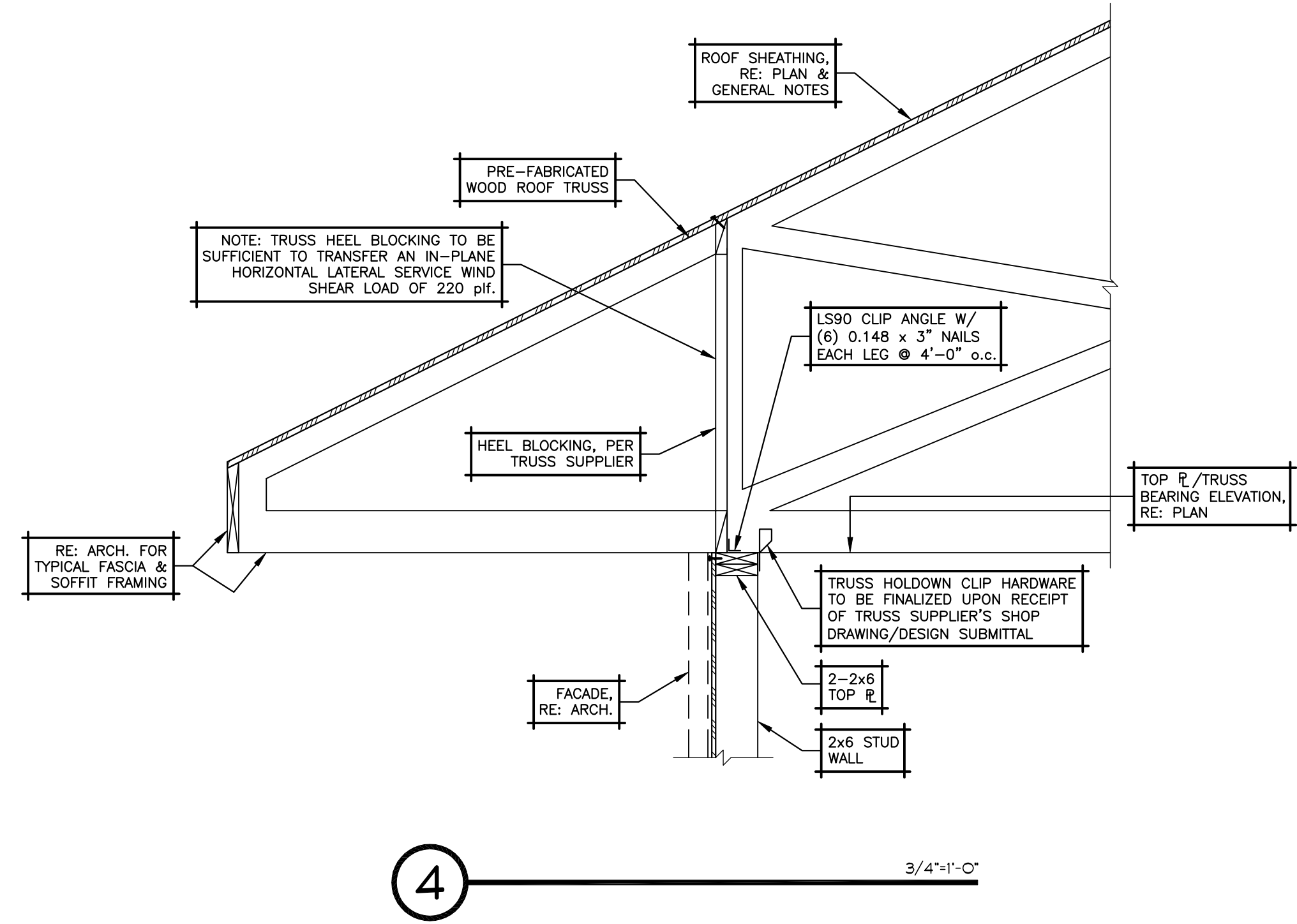
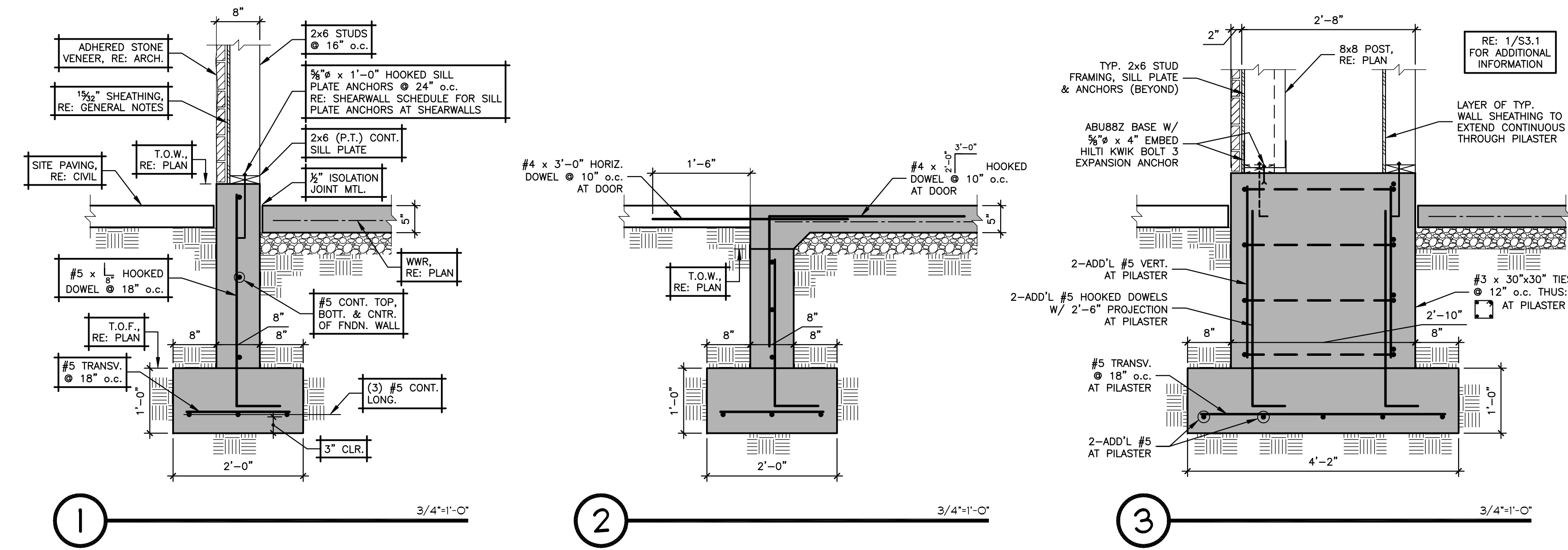
1/4"=1'-0"



NOTES:

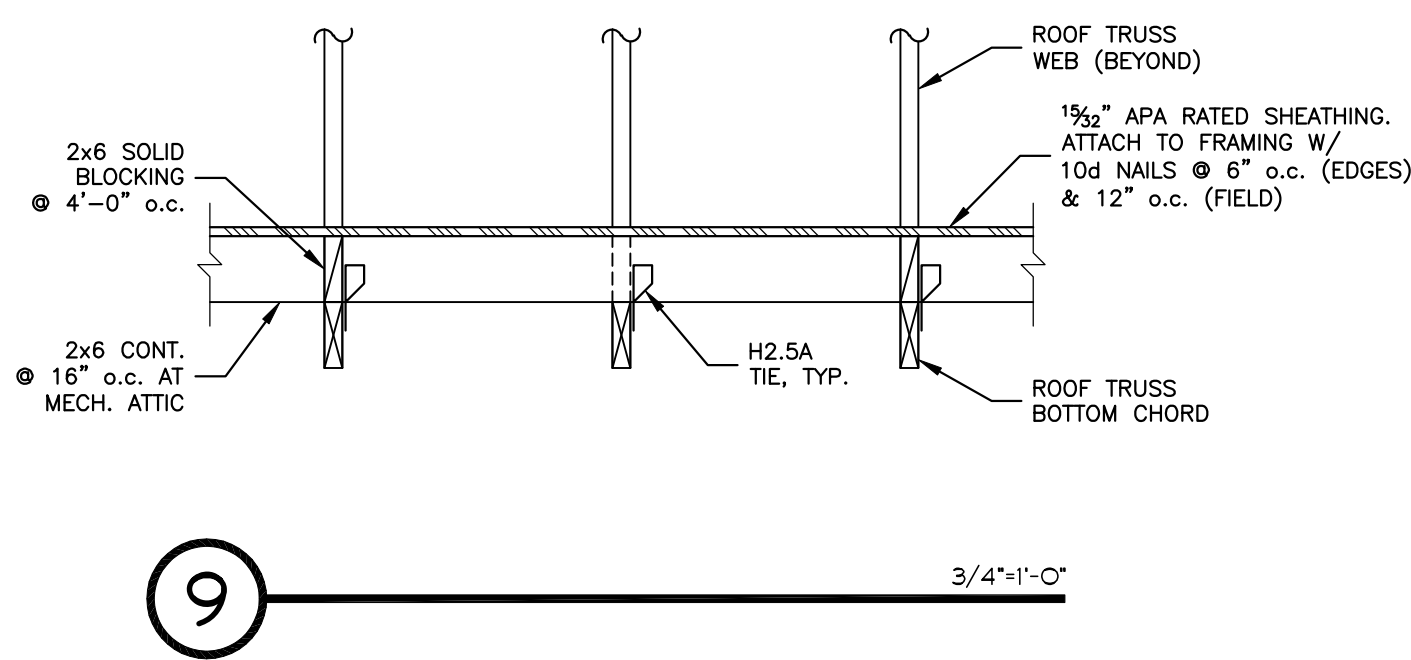
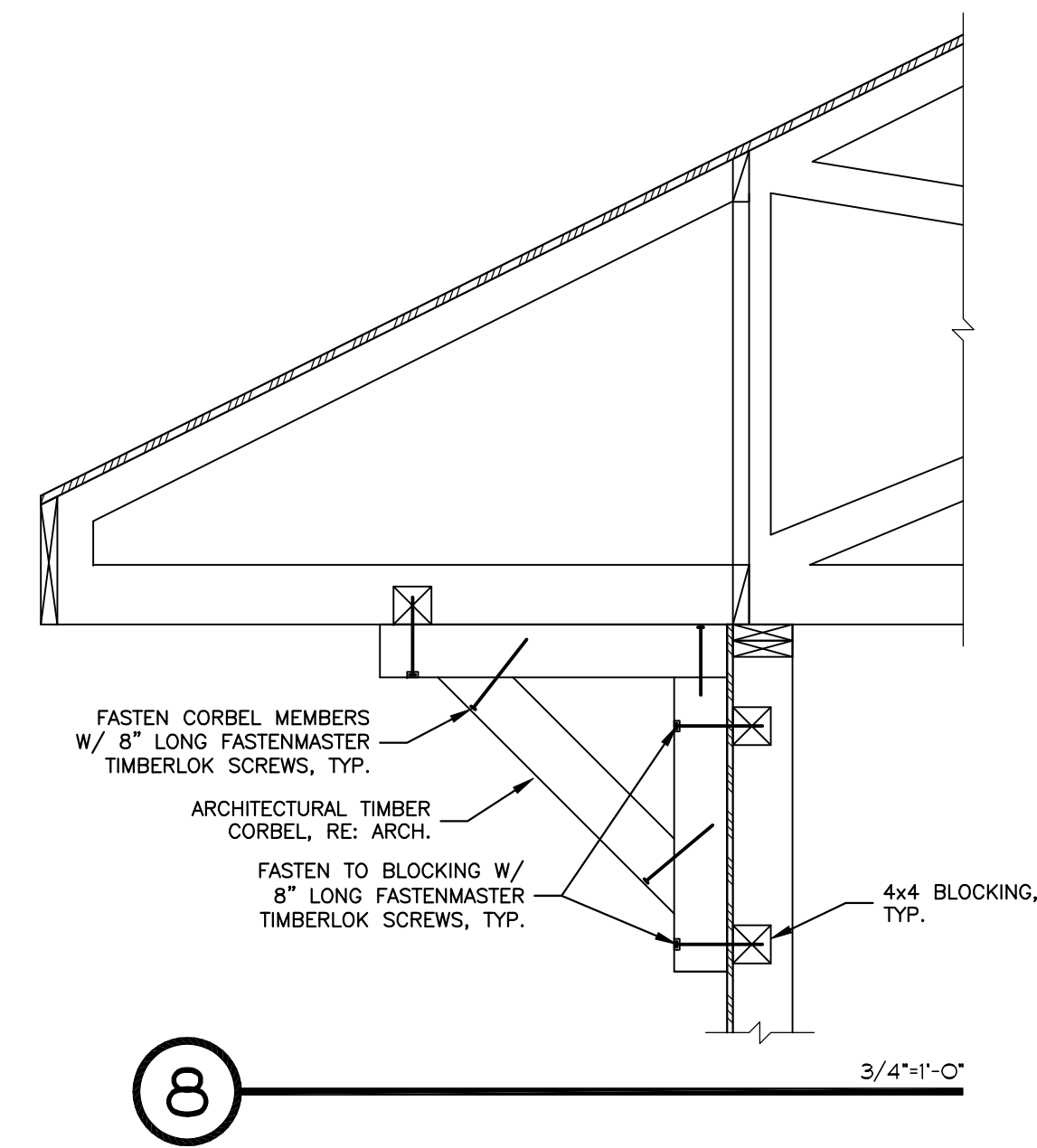
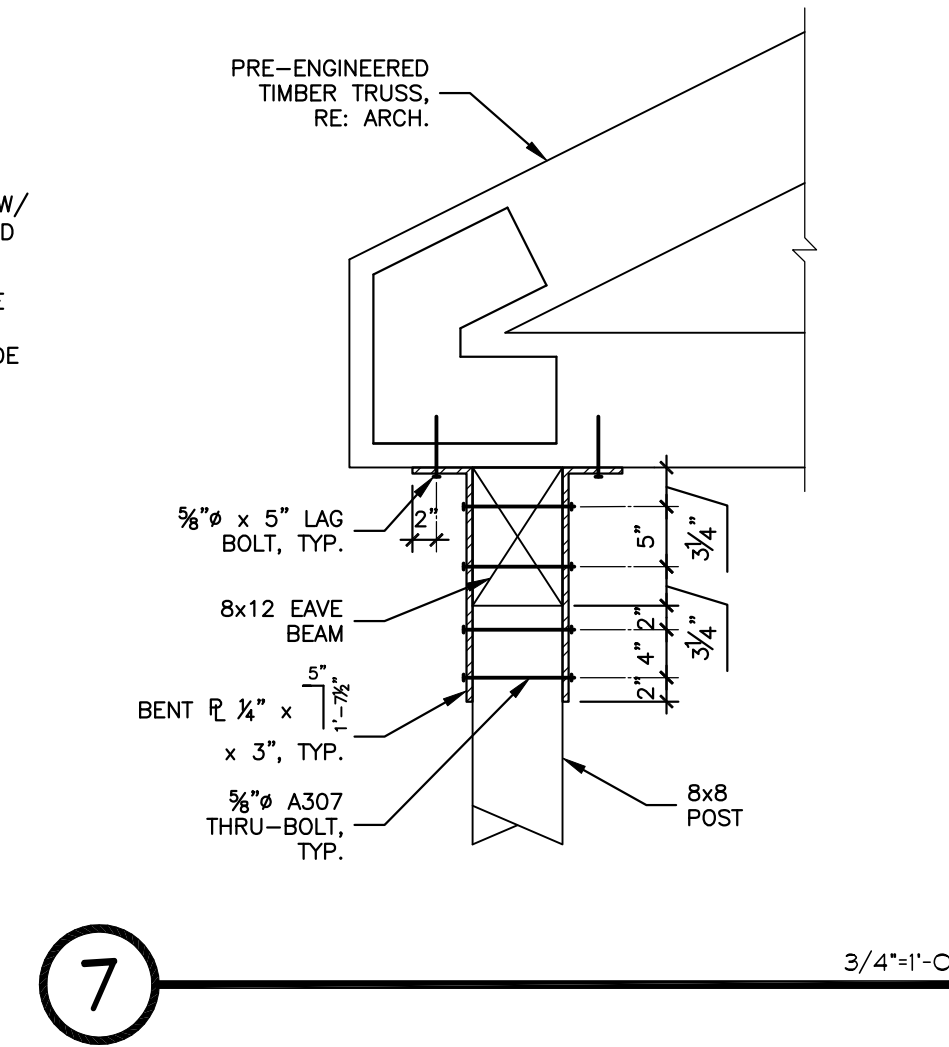
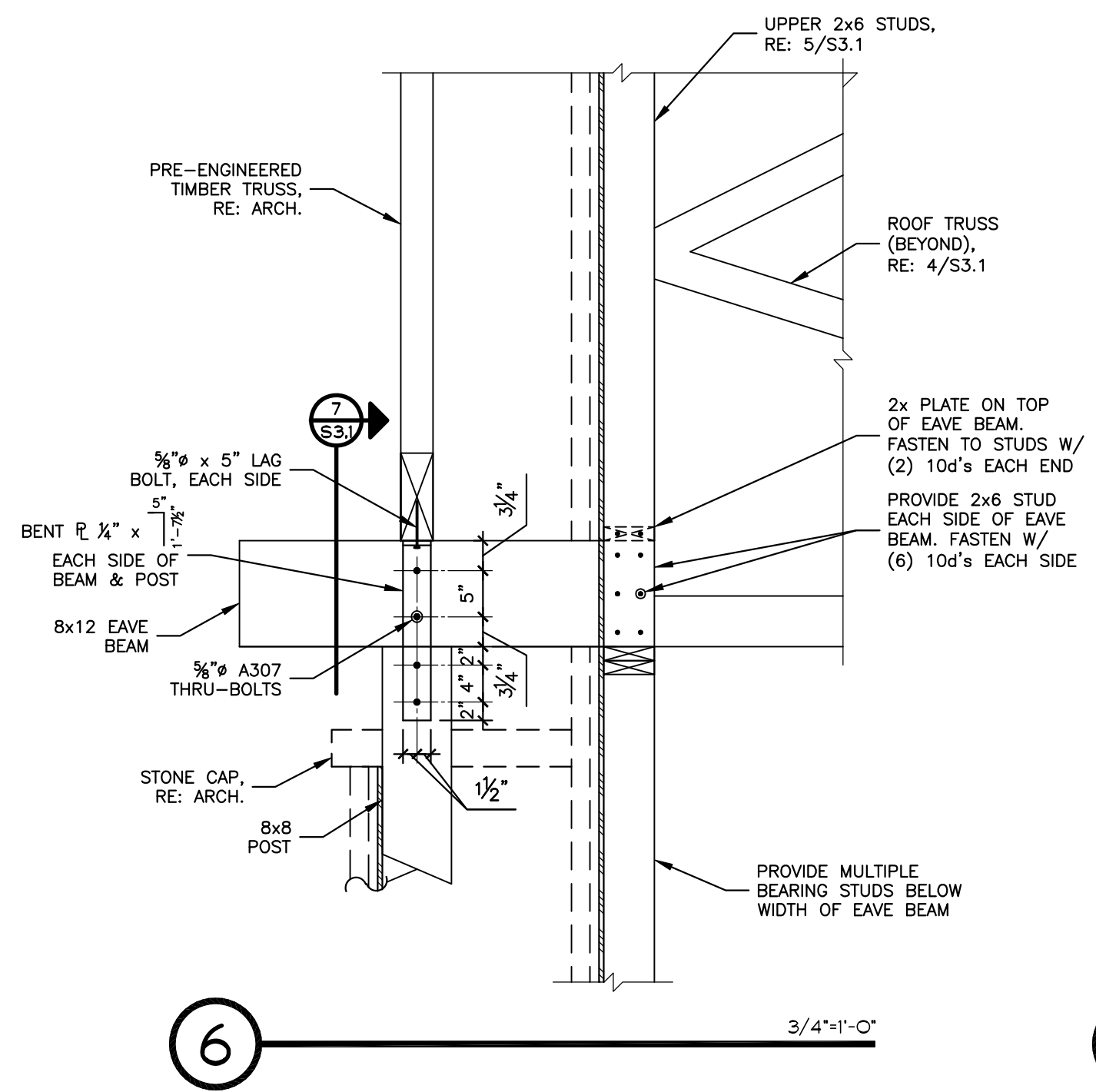
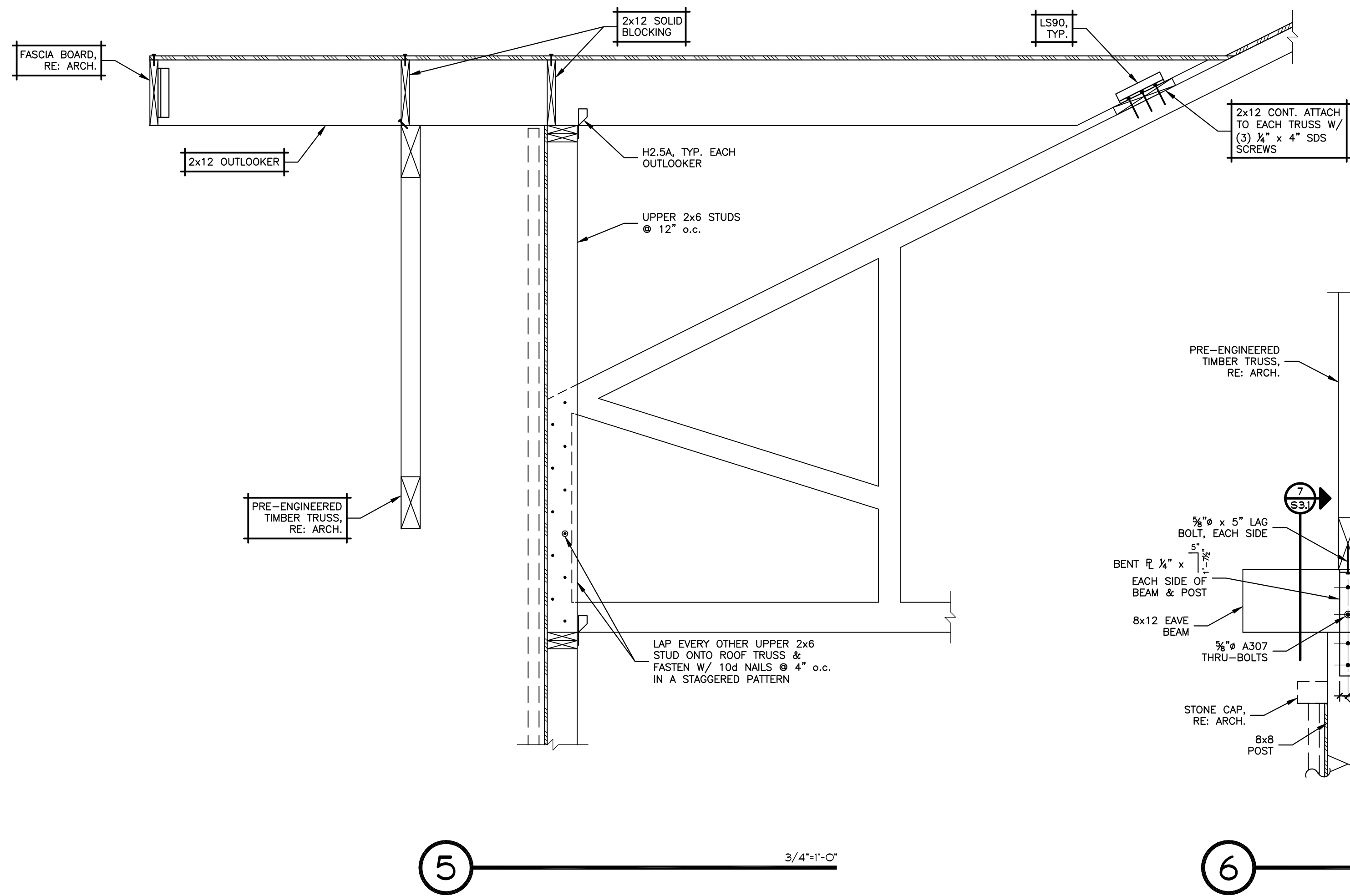
1. BOXED  NOTES INDICATE TYPICAL NOTES, UNLESS NOTED OTHERWISE.
2.  INDICATES SPAN DIRECTION OF ROOF SHEATHING, RE: GENERAL NOTES FOR FASTENING REQUIREMENTS.
3. COORDINATE SIZE AND LOCATION OF MECHANICAL UNITS AND ROOF PENETRATIONS FOR MECHANICAL DUCTWORK WITH ARCHITECT, MECHANICAL ENGINEER AND SUPPLIER.
4. RE: ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT SHOWN.
5. ROOF TRUSS LAYOUT SHOWN IS PRELIMINARY AND SCHEMATIC. FINAL ROOF TRUSS LAYOUT TO BE ESTABLISHED BY THE TRUSS SUPPLIER.
6. TRUSS BEARING ELEVATION = 113'-0", RE: ARCH.
7. ROOF TRUSSES ARE TO BE CONFIGURED TO PROVIDE A MECHANICAL ATTIC SPACE TO ACCOMMODATE HVAC FURNACE EQUIPMENT, AND SHALL BE DESIGNED TO SUPPORT AN ACCESS LIVE LOAD OF 20 psf + APPLICABLE EQUIPMENT LOADS. COORDINATE LAYOUT WITH ARCH. & EQUIPMENT LOCATIONS AND WEIGHTS WITH MECH.

BOXED NOTES
INDICATE TYPICAL
NOTES, U.N.O.



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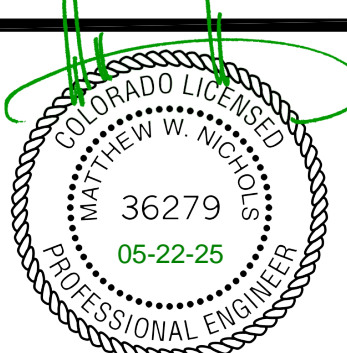
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DETAILS

S3.1

	A	B	C	D	E	F	G	H	J	K	L	M	N	O	P	Q	R	S	T
13																			
12																			
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	A	B	C	D	E	F	G	H	J	K	L	M	N	O	P	Q			

GENERAL NOTES

- All work shall be installed in accordance with the base building specifications and standards, or the existing building standards as evidenced in the building construction, and all applicable codes.
 - All work shall be in accordance with local codes. These codes shall be followed as a minimum, providing higher grades of materials and workmanship where required. All work shall conform to the requirements of authorities having jurisdiction, and local regulatory agencies.
 - This Contractor is responsible for all aspects of job-site safety. The Engineer is not responsible for means, methods and safety measures employed by the Contractor in the installation of the work depicted on these drawings.
 - Contractor shall become familiar with the structure, and verify that there is adequate clearance for the proposed mechanical installation. In the event the Contractor has observed a discrepancy, or foresees a problem, he must notify the Engineer immediately when such conditions are observed.
 - Contractor shall verify existing conditions prior to the fabrication of ductwork and piping components. Carefully coordinate location of equipment and ductwork with ceiling, light fixtures, structural elements, pipes, conduits, and the work of other trades.
 - The mechanical drawings indicate general design and arrangement of pipes, ductwork, equipment, and systems. Drawings are diagrammatic in nature, and do not indicate every required offsets, fittings, etc. Follow drawings as close as actual construction and the work of other trades permits.
 - Refer to the Architectural drawings and existing conditions at the site for exact location of partitions, walls, plumbing fixtures and general construction. Coordinate all grilles, registers, and diffuser locations with the Architectural drawings.
- HVAC GENERAL NOTES
- Contractor shall place filters on the return air openings to the return air duct of the existing packaged rooftop HVAC unit prior to commencement of construction. Filters shall be removed at completion of the construction phase.
 - Existing HVAC equipment and ductwork are shown in dashed lines. Existing sizes and locations shown are not precise, and may be slightly different than actual conditions; Contractor must verify exact location and size of ducts at the site as necessary.
 - The work included under these construction documents consists of providing all equipment, labor, supervision, and construction procedures necessary for the installation of complete mechanical system(s) required by, or shown on these drawings. Contractor shall pay for all permits and/or fees required for the work.
 - All work shall be installed in accordance with local codes. All work shall conform to the requirements of authorities having jurisdiction, and local regulatory agencies.
 - This Contractor is responsible for all aspects of job-site safety. The Engineer is not responsible for means, methods and safety measures employed by the Contractor in the installation of the work depicted on these drawings.
 - The mechanical drawings indicate general design and arrangement of pipes, ductwork, equipment, and systems. Drawings are diagrammatic in nature, and do not indicate every required offsets, fittings, etc. Follow drawings as close as actual construction and the work of other trades permits.
 - All work shall be installed from field dimensions to assure that it can be installed as shown. Any conflicts shall be brought to the attention of the Architect and the Engineer immediately prior to fabrication of components, or installation of equipment. Carefully coordinate location of equipment and ductwork with ceiling, light fixtures, existing systems, structural elements, and the work of other trades.
 - Contractor shall verify the proper operation of the existing packaged rooftop HVAC units and thermostats serving this tenant space. Existing packaged rooftop HVAC units are assumed to be in good operating condition for bid purposes. The Contractor shall bring to the attention of the Building Owner/Building Manager all observed needs for repair or replacement of existing HVAC equipment, components and systems. Repair or replacement of existing HVAC equipment shall be done at the discretion of the building management as a separate portion of the work, based on the Building Owner/Building Management's prior approval. Notify the Building Owner/Building Management, and obtain approval prior to commencement of work. Replace the HVAC units' filters.
 - Provide and connect all appliances, equipment, ductwork, piping, and accessories as specified and indicated for this project, in accordance with all applicable codes, manufacturer's published installation instructions, and as specified. Provide complete mechanical connections and terminations as indicated, and as required for complete and functional system(s). Coordinate with other trades, the Architect and conditions at the site to establish the actual location of each system.
 - The Contractor is responsible to coordinate all work under his contract, with the work of all other trades.
 - The equipment specified on these drawings has been selected as the basis for the design. The use of specified, or approved equals shall be coordinated by the Contractor as to space, configuration, and performance. Materials, equipment, and installation shall be guaranteed for a period of one (1) year after Building Owner acceptance.
 - All equipment shall be installed in accordance with the manufacturer's recommendations and published installation instructions, maintaining all necessary clearances for service and repair.
 - Installation of equipment on the roof, and all roof penetrations shall be coordinated with the structure, and with the Roofing Contractor. Access to the unit shall meet the requirements of current codes as adopted by the local authority having jurisdiction for roof access.
 - Contractor shall verify existing conditions at the site prior to the purchase or fabrication of materials, components, equipment, and the commencement of work. The bid shall serve as evidence of the Contractor's knowledge of the existing conditions. Notify Architect and Engineer of any conflicts requiring resolution as soon as such conflicts become apparent. Carefully coordinate location of equipment and ductwork with ceiling, light fixtures, structural elements, piping, conduits, and the work of other trades.
 - All ductwork shall be sheetmetal, fabricated and installed in accordance with SMACNA Standard for low velocity ducts. Dimensions shown are outside sheetmetal. Provide 1" acoustic duct liner in rectangular ducts. Exhaust ductwork shall not be acoustically lined. Rigid round ducts shall be spiral or snap-lock type. Snap-lock type round duct may be used provided it is sealed along entire seam with plenum approved duct sealant. Duct tape is not acceptable as sealant. All ductwork shall be sealed with Rexcel high velocity duct sealer 644600QVB as made by Rexcel Coatings Corporation of El Paso, Texas, "Iron Grip", "Flexigrip", or equal. Rigid round ductwork shall be externally insulated, and wrapped with aluminumized outer jacket. Flexible ducts shall be UL approved, have 1/2" thick fiberglass insulation with aluminumized mylar liner and outer jacket, or aluminumized mylar outer and polyester liner jacket, and comply with the requirements of UL, ISI, and current codes as adopted by the local authority having jurisdiction. Splicing of flexible ducts is not permitted.
 - Contractor shall adjust and balance supply air diffusers, return air grilles, and exhaust and ventilation fans, to the air quantities shown on the plan. Packaged rooftop HVAC units are constant volume devices. Contractor shall balance supply air diffusers and return air grilles proportionally to the air quantities shown on the drawings. Contractor shall notify Engineer immediately, while at the site, if unable to obtain air quantities called for on the drawings. Balancing work shall be performed in accordance with AABC, NEBB or TABB standards, by a Certified contractor. All balancing work shall be performed prior to tenant occupancy of the space. Submit a Test and Balance Report within 15 days of completion to the following:
A. One (1) copy to the Building Owner.
B. One (1) copy to the Architect.
 - All duct and pipe penetrations through walls shall be properly sealed.
 - Use turning vanes in all 90 and 45 degree duct turns in rectangular ducts.
 - Adjust rooftop HVAC unit outside air quantity based on outside air requirements as specified with the unit or shown on the drawings for each system.
 - Provide and install electronic programmable thermostats specified, complete with averaging sensors to control the rooftop HVAC units.
 - Line voltage wiring, and wiring required to be in conduit, by the Electrical Contractor. Low voltage wiring not required to be in conduit, by the Mechanical Contractor.
 - Materials within return air plenums shall be noncombustible or shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E 84 or UL 723, (602.2.1 IMC 2018)

GRILLES, REGISTERS AND DIFFUSERS

- SD-1 Thus architectural four way square plaque supply air diffuser model OMNI, in 24"x 24" module for installation in lay-in ceiling complete with round neck and white factory finish. Neck size and air quantities as shown. Coordinate frame/border and mounting type with the ceiling type.
- SD-2 Thus model TBDI-80 adjustable slot type supply air diffuser, complete with 1" slot(s), lined sheet-metal plenum and duct collar. Length, number of slots, neck diameter and air quantity as shown. Factory white finish. Coordinate frame/border and mounting type with the ceiling type.
- SD-3 ACUTHERM "Therma-Fuser" model TT-HC stand alone thermally powered integrated VAV terminal/diffuser. Square panel supply air diffuser in 24" x 24" panel for installation in lay-in ceiling, complete with round neck. Neck size and air quantities as shown. Factory white finish. Coordinate frame/border and mounting type with the ceiling type.
- RS-1 Thus model PAR perforated face return air grille for installation in lay-in ceiling, complete with square to round neck adaptor, Size/neck size and air quantities as shown for applicable grille. Factory white finish. Coordinate frame/border and mounting type with the ceiling type.
- HVAC EQUIPMENT
- EXHAUST FAN (EF-1, 2 and 6)
- FennBarry Zephyr series ceiling exhaust fan model Z-B-S, 198 CFM at 0.5" S.P., 1050 RPM, 1.0 Amps at 120-1-60, complete with intake grille, backdraft damper, FennBarry model LTC-30 speed control switch, and FennBarry model WCGOB curb mounted roof discharge cap. Fan shall be suspended from structure with vibration isolators. Variable speed switch provided by the Mechanical Contractor, installed and wired by the Electrical Contractor. Approximate dimensions: 24"L x 14"W x 14"H. Approximate operating height: 30 lbs.
- EXHAUST FAN (EF-3, 4, and 5)
- FennBarry Zephyr series ceiling exhaust fan model Z-B-S, 198 CFM at 0.5" S.P., 1050 RPM, 1.0 Amps at 120-1-60, complete with intake grille, backdraft damper, and FennBarry model WCGOB curb mounted roof discharge cap where the exhaust duct exits through the roof, and FennBarry wall cap model WC-10 when exhaust duct exits through the wall. Fan shall be suspended from structure with vibration isolators. Fan shall be activated by the occupancy sensor controlling the light in the restroom. Approximate dimensions: 24"L x 14"W x 14"H. Approximate operating height: 25 lbs.
- UTILITY EXHAUST FAN (EF-6)
- FennBarry Zephyr series ceiling ventilation fan model Z-I-O-S, 425 CFM at 0.25" S.P., 1050 RPM, 2.5 Amps at 120-1-60, complete with line voltage thermostat, intake grille, backdraft damper, and FennBarry model WCGOB curb mounted roof discharge cap. Fan shall be suspended from structure with vibration isolators, and activated by the reverse acting cooling only line voltage thermostat located where shown. Contractor shall verify that fan is activated when the thermostat set-point is lowered. Line voltage thermostat provided by the Mechanical Contractor, installed and wired by the Electrical Contractor. Approximate dimensions: 24"L x 14"W x 14"H. Approximate operating height: 25 lbs.
- IT ROOM VENTILATION FAN (VF-1)
- FennBarry Zephyr series ceiling exhaust fan model Z-B-S, 251 CFM at 0.25" S.P., 1050 RPM, 1.0 Amps at 120-1-60, complete with line voltage thermostat, intake grille, backdraft damper, and FennBarry model WCGOB curb mounted roof discharge cap. Fan shall be suspended from structure with vibration isolators, and activated by the reverse acting cooling only line voltage thermostat located where shown. Contractor shall verify that fan is activated when the thermostat set-point is lowered. Line voltage thermostat provided by the Mechanical Contractor, installed and wired by the Electrical Contractor. Approximate dimensions: 24"L x 14"W x 14"H. Approximate operating height: 25 lbs.

GAS FURNACE (FURN-1)
Carrier model CNUV
Nominal CFM @ ALT: 1450 cfm
Heating: 45% AFUE eff.
120 mbr input @ 5 L.
Cooling: 54 MBH
Voltage: 120/1
MOCP: 20, MCA 11.4
Height: 100 lbs.
1) Provide with ECM Motor
2) Head Pressure control
3) Horizontal Suspension kit
4) High Altitude Pressure switch

AIR COOLED CONDENSING UNIT (ACCU-1)
Carrier model 24AAB
Cooling: 56 mbr Refrigerant R-454B
Ambient Temp: 95 deg F
Electrical: 208/3, MCA 22, MOCP 30
Height: 250 lbs.
1) Provide with unit mounted disconnect.
2) Refrigerant piping sizing per manufacturer's recommendations.
3) Provide with hall guard

GAS FURNACE (FURN-2, 3 & 4)
Carrier model CNUV
Nominal CFM @ ALT: 1200 cfm
Heating: 45% AFUE eff.
78 mbr input @ 5 L.
Cooling: 56 MBH
Voltage: 120/1
MOCP: 20, MCA 11.4
Height: 100 lbs.
1) Provide with ECM Motor
2) Head Pressure control
3) Horizontal Suspension kit
4) High Altitude Pressure switch

AIR COOLED CONDENSING UNIT (ACCU-2, 3 & 4)
Carrier model 24AAB
Cooling: 56 mbr Refrigerant R-454B
Ambient Temp: 95 deg F
Electrical: 208/3, MCA 14.5, MOCP 20
Height: 250 lbs.
1) Provide with unit mounted disconnect.
2) Refrigerant piping sizing per manufacturer's recommendations.
3) Provide with hall guard

ELECTRIC UNIT HEATER (UH-1)

QMark model MUH-05-B1 with adjustable discharge louvers, built-in integral thermostat and optional wall bracket model MMB-10. Install unit suspended from the wall immediately below the ceiling. 5.0 kW at 208 V-1-60, 350 CFM. Bottom of unit heater shall be at no more than 8'-0" AFF. Approximate dimensions: 14" H x 16" H x 15" D. Approximate operating height: 21 lbs. Thermostat shall be set to 50°F (Adjustable).

ELECTRIC CABINET UNIT HEATER (CUH-1)

Marley Engineered Products Architectural semi-recessed wall mounted heater model ANH-4000 with tamper proof integral thermostat and integral disconnect. Install unit with bottom at 12' AFF. 1.5 kW at 120-1-60.

OUTSIDE AIR VENTILATION NOTE
Air supply to the rooms listed below has been calculated to provide outside air per the requirements of Section 403 and Table 403.3.1.1 of the International Mechanical Code (IMC) based on supply air containing a minimum of 25% outside air.

OUTSIDE AIR CALCULATIONS
WAITING/RECEPT
100 S.F. x 30 people per 1000 S.F. = 21 people
21 people x 5 CFM per person = 110 CFM
100 S.F. x 0.06 CFM/S.F. = 42 CFM

OPERATORY (TYPE)
2 people x 5 CFM per person = 10 CFM
110 S.F. x 0.06 CFM/S.F. = 7 CFM

10 CFM + 7 CFM
0.25 (O.A. ratio) x 0.8 (effectiveness ratio) = 6.8 CFM
Air quantity shown to be delivered to the room: 150 CFM MIN

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ARE REQUIRED TO
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ITEMS PERTAINING TO
THEIR SCOPE OF WORK.

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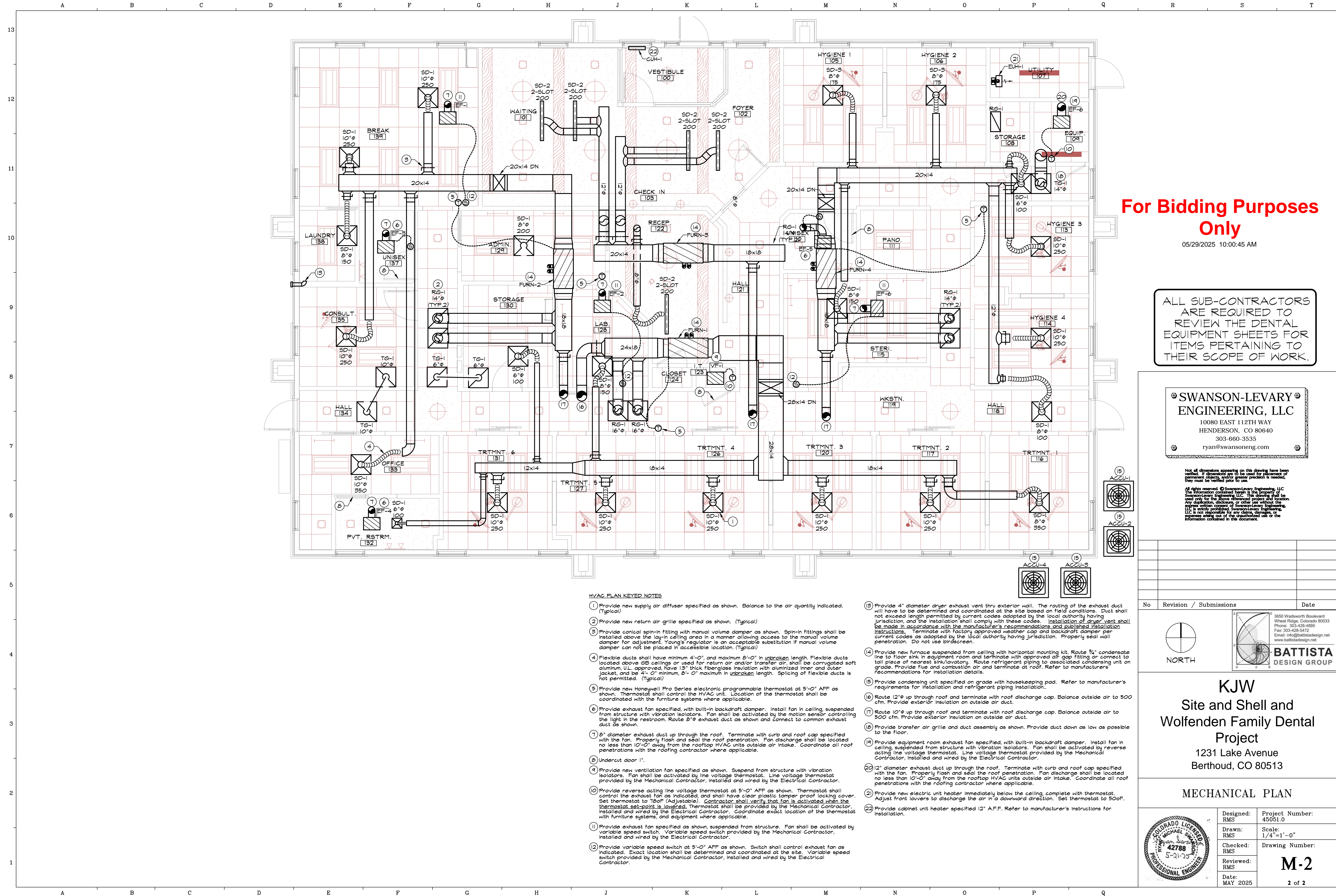


KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

MECHANICAL INFORMATION PLAN



Designed: RMS	Project Number: 45051.0
Drawn: RMS	Scale: 1/4"=1'-0"
Checked: RMS	Drawing Number:
Reviewed: RMS	M-1
Date: MAY 2025	1 of 2



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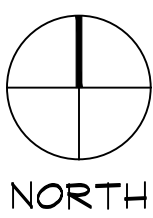
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No	Revision / Submissions	Date
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KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

MECHANICAL PLAN



Designed: RMS	Project Number: 45051.0
Drawn: RMS	Scale: 1/4"=1'-0"
Checked: RMS	Drawing Number: M-2
Reviewed: RMS	
Date: MAY 2025	2 of 2

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WASTE & VENT ISOMETRIC
NOT TO SCALE

NOTE: Final selection and approval of all plumbing fixtures is the responsibility of the Building Owner. The following fixture specifications represent the Engineers understanding of the required fixtures. These specifications shall be reviewed by the Building Owner. Contractor shall not place any purchase orders for the fixtures prior to obtaining written approval from the Building Owner.

LAVATORY (L-1): CeraStyle 037100-U lavatory, 18.9" W x 23.6" L O.D. with integral grid drain and 1-1/4" "P" trap with drain tubing to wall, slip inlet and chrome plated escutcheon. 1/2" nominal inlet polished chrome wheel handle angle supply and stop valve and riser, one piece chrome plated metal escutcheon. Fixture: Nameek's Remer L11USNL-CR single hole with aerator and 0.5 GPM restrictor. Tallpiece shall offset "P" trap out of knee space. Floor to rim height: 34".

TRAP PRIMER: J.R. Smith, Prime Eze Water Saver Trap Primer model No. 2698ADA or equal. Connect to the tailpiece fitting at the lavatory.

PLASTER TRAP (PT-1): GLECO model GT-64 with filter medium for plaster. Approximate dimensions: 11"W x 9"D x 12"H. Approximate operating weight: 70 lbs.

EYE WASH FOUNTAIN (EWF-1): Guardian model G-5022-TMV deck mounted dual purpose eye wash/drench hose with two gentle spray outlet heads angled at 45 degrees, and squeeze valve with locking clip. Furnish complete with tempering valve specified below.

SINK (S-3) Operators: Elk model ELUH-12FB round undermount 18 gauge stainless steel sink, 14-3/8" diameter with integral grid drain, and cup strainer. 1-1/4" "P" trap with drain tubing to wall, sllp inlet and chrome plated escutcheon. 1/2 nominal inlet polished chrome wheel handle angle supply and stop valve and riser, one piece chrome plated metal escutcheon, complete with all trim. Faucet: Chicago Faucet model 845-SIT gooseneck faucet with wrist blades and 4" inlet centers, complete with aerator, and 0.5 GPM restrictor. Faucet shall be installed in the counter, bordering the sink ledge.

WASHER WALL BOX (WNB-1): Symmons model W-602 "Laundry Mate" with supplies and drain. Acceptable equal: Oatey, or Guy Gray, with single lever, and dual ball valves.

ELECTRIC WATER HEATER (EWH-1): A.O. Smith type use electric water heater model DEN-40, 40 gallon capacity, 45 kWh single element. Voltage provided is 277V-160. Water heater shall be installed on stand, complete with drain pan. Drain pan shall drain into the adjacent floor drain. Drain line from drain pan shall be sized two (2) pipe sizes larger than the pressure relief valve diameter. Pipe pressure relief valve to the adjacent floor drain. Plumbing connections with dielectric unions. Approximate dimensions: 20-1/2" Diameter x 45-1/8" H. Approximate operating weight: 460 lbs. Install expansion tank at potable water inlet to the water heater per the requirements of current codes as adopted by the local authority having jurisdiction. (Amtrol model ST-12 or equal). Install check valve and vacuum relief valve at the cold water inlet to the water heater. Install mixing valve (MV-1) specified below.

POTABLE HOT WATER CIRCULATION PUMP (CP-1): Taco cartridge circulator model 0010 or equal. 5.0 GPM at 10.0 feet head. 1/15 HP at 120-160°. Pump shall be activated from and interlocked with the operation of solenoid valve. Approved equals: Bell & Gossett, Wilo, Grundfos.

FLOOR SINK (FS-1): Josam model 49000 indirect floor sink waste receptor. 8" square by 6" deep acid resistant porcelain enameled interior, and nickel bronze grate. Flashing flange and removable Lumaloy dome bottom strainer. Provide complete with cast iron "P" trap, and half grate configuration, unless specified otherwise.

HOSE BIBB (HB-1): Woodford Model B-65 freezeless wall hydrant with chrome finish brass casing with hinged locking cover and 3/4" hose connection outlet and integral vacuum breaker.

DRINKING FOUNTAIN (DF-1): Elkay drinking fountain and bottle filling station with filter EZH2O model EMABFTLDDWSL level ADA compliant stainless steel with vandal resistant bubbler. Provide with commercial carrier.

Note: Fixtures shall be installed to meet all current ADA requirements where applicable. Where plumbing equipment and trim protrude into knee space below ADA designated lavatories and sinks, they shall be covered with safety covers as made by Brocar Products, Inc. of Cincinnati, Ohio under the trade name Trap Wrap, or as made by Truebro, Inc. of Ellington, Connecticut, under the trade name Handi-Lav-Guard.



	MAY 2025	
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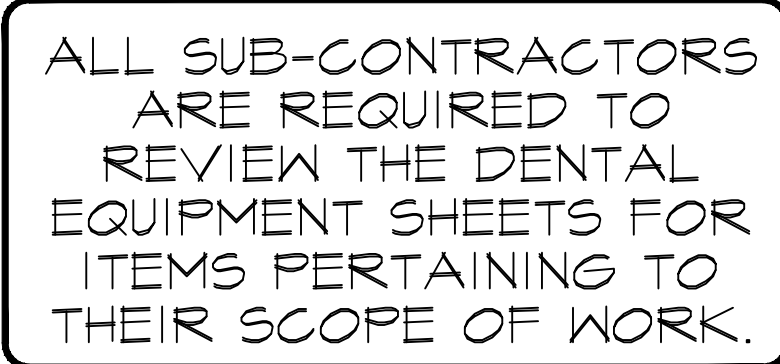
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PLUMBING INFORMATION PLAN

Date: MAY 2005

P-1


1 of 3



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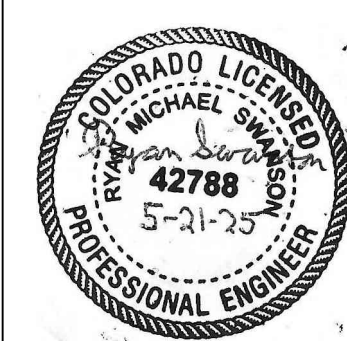
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KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

PLUMBING PLAN



Designed: RMS	Project Number: 45051.0
Drawn: RMS	Scale: 1/4"=1'-0"
Checked: RMS	Drawing Number:
Reviewed: RMS	P-2
Date: MAY 2025	

P-2

2 of 3

3 of 3

FIXTURE TYPE "AA" POLE BASE DETAIL

FIXTURE TYPE "BB" POLE BASE DETAIL



1	SITE ELECTRICAL PLAN
1" = 20'-0"	

DETAIL NOTES

- PROVIDE (2 #10 THWN CU & #10 CU GND) 1/2"C. HOME RUN.
- PROVIDE 208V, 32A, SINGLE-PHASE CONNECTION FOR "OPERATIONAL" DUAL PORT ELECTRIC VEHICLE CHARGING STATION. PROVIDE CHARGE POINT "STANDARD POWER SHARE" MODEL # CT4021-GW1 OR EQUAL. (2 #6 THWN CU & #10 CU GND) 3/4"C.
- PROVIDE 120V CONNECTION FOR MONUMENT SIGN. COORDINATE EXACT LOCATION IN THE FIELD.

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ALL SUB-CONTRACTORS ARE REQUIRED TO REVIEW THE DENTAL EQUIPMENT SHEETS FOR ITEMS PERTAINING TO THEIR SCOPE OF WORK

No	Revision / Submissions	Date

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KJW
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Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

SITE ELECTRICAL PLAN & POLE BASE
DETAIL

	Designed: JH	Project Number: 25-037
	Drawn: JH	Scale: As Shown
	Checked: VJR	Drawing Number: E1
	Reviewed: DWD	
	Date: 05/23/2025	1 of 7

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SYMBOL LEGEND	
Symbol	Description
	Distribution Equipment; Switchgear, Panelboards
	Branch Circuit Panel
	Telephone Terminal
	Transformer
	Fused Disconnect Switch (Non-Fused When Fusing Not Required)
	Combination Starter/Disconnect Sw.
	Magnetic Starter or Contactor
	Meter
	Motor Outlet and Connection
	Fused Disconnect Sw., Diagrammatic
	Circuit Breaker, Diagrammatic
	Indicates Detail Note
	Indicates Mechanical Equipment
	Indicates Kitchen Equipment, Riser, or Room Number
	Circuit Run; in Walls and Above Ceiling (Concealed)
	Circuit Run; Underground or in Floor
	Circuit Run; Exposed
	Circuit Risers; Up, Down
	Home Run; Arrows Indicate Number of Circuits
	Overhead Service Entrance
	Letter Indicates Fixture Type, See Schedule for Description
	Lower Case Subscript Indicates Switching
	Shading Indicates Connection to Emergency, Egress, or Night-Light Circuit
	Fixtures Surface Mounted on Ceiling
	Fixtures Recessed in Ceiling
	Wall Mounted Fixtures
	Exit Lights; Mounting Faces and Arrows as Indicated
	Percelain Keyless Lampholder with 100W A19 Lamp; PC Indicates Pull Chain
	Duplex Receptacle; Wall
	Double Duplex Receptacle
	Switched Receptacle; Half, Full
	Isolated Ground Receptacle
	Above Counter Receptacle; +4"
	Above Top Of Backsplash
	Weatherproof Duplex Receptacle
	Ground Fault Interrupt Duplex Receptacle
	Ground Fault Interrupt Duplex Receptacle; Above Counter
	Tamper Resistant Duplex Receptacle
	Ceiling Mtd. Duplex Receptacle
	Special Configuration Receptacle
	Duplex Receptacle; Floor
	Recessed Clock Style Receptacle
	Junction Box; Wall
	Junction Box; Ceiling
	Telephone Outlet; Wall
	Computer Data Outlet; Wall
	Combination Telephone & Computer Data Outlet; Wall
	Telephone Outlet; Floor
	Special Configuration Combination Floor Outlet/Box
	T.V. Outlet
	Single Pole Switch; Subscripts Indicate Switching
	Double Pole Switch
	Three and Four Way Switching Switch with Pilot Light
	Key Operated Switch
	Low Voltage Switch
	Occupancy Sensor Switch
	Ceiling Mounted Occupancy Sensor
	Gang Mounted Switching
	Combination Switch and Duplex Receptacle
	Thermal Overload Switch
	Dimmer Switch
	Time Clock
	Photo Cell
	Hood Outlet and Connection
	Disposer Receptacle and Connection
	Surface Raceway
	Pushbutton Stations
	Tele-Power Pole

PANEL "HP"									
VOLTS: 208/120V,3PH,4W MAINS: 100A M.L.O. A.I.C.: 22KA					MTG: NEMA 3R SURFACE MFGR: CH/ITE/SQD/GE TYPE: BOLT-ON				
DESCRIPTION	T	KVA	BKR	CKT#	BKR	KVA	T	DESCRIPTION	
IRRIGATION CNTRLR	R	0.18	20A1P	1 + 2	20A	0.25	L	SITE LIGHTING	
TTB	R	0.36	20A1P	3 + 4	2P	0.25	L	-	
FACP	R	0.18	20A1P	5 + 6	20A	1.50	H	UH-1	
MONUMENT SIGN	L	1.20	20A1P	7 + 8	2P	1.50	H	-	
EXTERIOR RECS	R	0.72	20A1P	9 + 10	40A	3.33	S	EV CHARGER	
EXTERIOR RECS	R	0.90	20A1P	11 + 12	2P	3.33	S	-	
EXTERIOR BLDG LTG	L	0.10	20A1P	13 + 14	20A1P			SPARE	
SPARE			20A1P	15 + 16	20A1P			SPARE	
SPARE			20A1P	17 + 18	20A1P			SPARE	
SPACE				19 + 20				SPACE	
SPACE				21 + 22				SPACE	
SPACE				23 + 24				SPACE	
LOAD KVA	LTG	REC	HTR	SPCL	TOTAL				
CONNECTED	1.8	2.3	3.0	6.7	13.8				
NEC DEMAND	2.2	2.3	3.0	8.3	15.9				
AMPS					44				
PHASE KVA	A	= 3.2		B	= 4.7		C	= 5.9	
PHASE IMBALANCE (%)	A/B	= 44.4		B/C	= 26.9		C/A	= 83.2	

** ROUTE CIRCUIT THROUGH TIMECLOCK AND PHOTOCCELL; SEE ONE-LINE DIAGRAM.
 * PROVIDE LOCKABLE BREAKER FOR FACP.

Isc CALCULATIONS - THREE PHASE

POINT #1, AT THE NEW 150KVA TRANSFORMER:

IsC = 28.000 A

POINT #2, AT THE NEW 400A BUSSED GUTTER:

f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor
 f = 1.73 x 50 x 25000 A / 208 x 25724
 f = 0.42

M = 1 / 1+ f = 1 / 1+ 0.42 = 0.70

Isc = M x Isc (source) = 0.70 x 25000 A = 18,306 A

POINT #3, AT THE PANEL "HP":

f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor
 f = 1.73 x 10 x 15306 A / 208 x 2425
 f = 0.63

M = 1 / 1+ f = 1 / 1+ 0.63 = 0.61

Isc = M x Isc (source) = 0.61 x 15306 A = 11,245 A

POINT #4, AT THE PANEL "P1":

f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor
 f = 1.73 x 25 x 18306 A / 208 x 24244
 f = 0.16

M = 1 / 1+ f = 1 / 1+ 0.16 = 0.86

Isc = M x Isc (source) = 0.86 x 18306 A = 15,622 A

POINT #6, AT THE PANEL "P2":

f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor
 f = 1.73 x 5 x 15622 A / 208 x 4774
 f = 0.14

M = 1 / 1+ f = 1 / 1+ 0.14 = 0.88

Isc = M x Isc (source) = 0.88 x 15622 A = 13,905 A

PANEL "P2" **

VOLTS: 208/120V,3PH,4W
MAINS: 100A M.L.O.
A.I.C.: 22KA

MTG: FLUSH NEMA 1
MFGR: CH/ITE/SQD/GE
TYPE: BOLT-ON

DESCRIPTION	T	KVA	BKR	CKT#	BKR	KVA	T	DESCRIPTION
TRT 1 RECS	R	0.90	20A1P	1 + 2	20A1P	0.90	R	TRT 4 RECS
TRT 1 RECS	R	0.72	20A1P	3 + 4	20A1P	0.72	R	TRT 3/4 XRAY
HYG 4 RECS	R	0.90	20A1P	5 + 6	20A1P	0.72	R	TRT 4 RECS
HYG 4 RECS	R	0.72	20A1P	7 + 8	8 20A1P	0.90	R	TRT 2 RECS
HYG 3/4 XRAY	R	0.72	20A1P	9 + 10	20A1P	0.72	R	TRT 1/2 XRAY
PANO PC RECS	R	0.54	20A1P	11 + 12	20A1P	0.72	R	TRT 2 RECS
HYG 3 RECS	R	0.90	20A1P	13 + 14	20A1P	0.72	R	HALL RECS
HYG 3 RECS	R	0.72	20A1P	15 + 16	20A1P	1.66	C	CP-1/EF-6/SLND
HYG 2 RECS	R	0.90	20A1P	17 + 18	20A1P	0.72	R	PANOREX
HYG 2 RECS	R	0.72	20A1P	19 + 20	20A1P	0.90	R	WAITING RECS
HYG 1/2 XRAY	R	0.72	20A1P	21 + 22	20A1P	0.90	R	HYG 1 RECS
UC FRIDGE REC	R	0.18	20A1P	23 + 24	20A1P	0.72	R	HYG 1 RECS
TV REC	R	0.18	20A1P	25 + 26	20A1P	0.18	R	COPIER
COFFEE	R	0.72	20A1P	27 + 28	20A1P	0.54	R	RECEPTION RECS
DENTAL TASK LIGHT	L	0.30	20A1P	29 + 30	20A1P	1.08	R	RECEPTION RECS
DENTAL TASK LIGHT	L	0.30	20A1P	31 + 32	20A1P			SPARE
DENTAL TASK LIGHT	L	0.40	20A1P	33 + 34	20A1P			SPARE
SPARE			20A1P	35 + 36	20A1P			SPARE
SPARE			20A1P	37 + 38	20A1P			SPARE
SPARE			20A1P	39 + 40	20A1P			SPARE
SPARE			20A1P	41 + 42	20A1P			SPARE
SPARE			20A1P	43 + 44	20A1P			SPARE
SPARE			20A1P	45 + 46	20A1P			SPARE
SPARE			20A1P	47 + 48	20A1P			SPARE
SPACE				49 + 50				SPACE
SPACE				51 + 52				SPACE
SPACE				53 + 54				SPACE
SPACE				55 + 56				SPACE
SPACE				57 + 58				SPACE
SPACE				59 + 60				SPACE
LOAD KVA	LTG	REC	MTR	HTR	TOTAL			
CONNECTED	1.0	20.2	1.2	0.3	22.6			
NEC DEMAND	1.2	15.1	1.5	0.3	18.1			
AMPS					50			
PHASE KVA	A	B		C		D		
PHASE IMBALANCE (%)	A/B	= 7.3		= 8.5		= 6.8		
	A/B	= 16.6		B/C = 25.9		C/A = 8.0		

** PROVIDE SINGLE SECTION 60 CIRCUIT PANEL

400A SERVICE LOAD SUMMARY **						
LOAD KVA	L7G	REC	MTR	HTR	SPCL	TOTAL
CONNECTED	7.9	44.8	38.8	14.8	6.7	112.9
NEC DEMAND	9.8	27.4	40.5	14.8	8.3	100.9
AMPS						280
PHASE KVA		A	= 37.4	B	= 38.4	C
PHASE IMBALANCE (%)	A/B	= 2.7	B/C	= 3.7	C/A	= 0.9

** LOAD SUMMARY INCLUDES PANELS "HP" AND "P1"


PANEL "P1"									
VOLTS: 120/120V,3PH,4W MAINS: 400A M.L.O. A.I.C.: 22KA					MTG: FLUSH NEMA 1 MFRG: CH/ITE/SQD/GE TYPE: BOLT-ON				
DESCRIPTION	T	KVA	BKR	CKT#	BKR	KVA	T	DESCRIPTION	
STORAGE/RR RECS	R	0.90	20A1P	1 + 2	30A	2.38	M	ACCU-1	-
STORAGE/HALL RECS	R	0.72	20A1P	3 + 4		2.38	M	-	-
ADMIN RECS	R	1.08	20A1P	5 + 6	3P	2.38	M	-	-
EF-1/EVC/TV	C	0.48	20A1P	7 + 8	20A	1.57	M	ACCU-2	-
FRIDGE	R	0.72	20A1P	9 + 10		1.57	M	-	-
WASHER	R	0.72	20A1P	11 + 12	3P	1.57	M	-	-
BREAK DISPOSAL	M	1.18	20A1P	13 + 14	20A	1.57	M	ACCU-3	-
BREAK REC	R	0.18	20A1P	15 + 16		1.57	M	-	-
BREAK REC	R	0.18	20A1P	17 + 18	3P	1.57	M	-	-
BREAK MW	R	0.72	20A1P	19 + 20	20A	1.57	M	ACCU-4	-
BREAK DW	R	0.72	20A1P	21 + 22		1.57	M	-	-
BREAK PC RECS	R	1.08	20A1P	23 + 24	3P	1.57	M	-	-
LAB REC	R	0.18	20A1P	25 + 26	40A	3.33	M	AIR COMPRESSOR	-
LAB REC	R	0.18	20A1P	27 + 28	2P	3.33	M	-	-
LAB REC	R	0.18	20A1P	29 + 30	20A	1.66	M	VACUUM PUMP	-
LAB REC	R	0.18	20A1P	31 + 32	2P	1.66	M	-	-
LAB REC	R	0.18	20A1P	33 + 34	30A	2.25	H	EW-1	-
LAB REC	R	0.18	20A1P	35 + 36	2P	2.25	H	-	-
LAB REC	R	0.18	20A1P	37 + 38	30A	2.50	H	DRYER	-
LAB REC	R	0.18	20A1P	39 + 40	2P	2.50	H	-	-
EF-2/HALL RECS	C	0.66	20A1P	41 + 42	20A1P	1.28	M	FURN-1	-
STERI REC	R	0.18	20A1P	43 + 44	20A1P	1.28	M	FURN-2	-
STERI REC	R	0.18	20A1P	45 + 46	20A1P	1.28	M	FURN-3	-
STERI REC	R	0.18	20A1P	47 + 48	20A1P	1.28	M	FURN-4	-
STERI REC	R	0.18	20A1P	49 + 50	20A1P	0.30	C	STERI REC	-
STERI REC	R	0.18	20A1P	51 + 52	20A1P	0.54	R	STERI REC	-
STERI REC	R	0.18	20A1P	53 + 54	20A1P	0.72	R	WORKSTATION RECS	-
STERI REC	R	0.18	20A1P	55 + 56	20A1P	0.48	C	IT REC/VF-1	-
STERI REC	R	0.18	20A1P	57 + 58	20A1P	0.36	R	IT REC	-
STERI REC	R	0.18	20A1P	59 + 60	20A1P	1.50	H	CUH-1	-
OFFICE RECS	R	0.72	20A1P	61 + 62	20A1P	1.20	L	EXTERIOR SIGN	-
OFFICE RECS	R	0.72	20A1P	63 + 64	20A1P	1.39	L	HALL/STER/HYG LTG	-
TRT 5 RECS	R	0.90	20A1P	65 + 66	20A1P	0.88	L	WTG/RECEP/HYG LTG	-
TRT 5 RECS	R	0.72	20A1P	67 + 68	20A1P	1.59	L	BREAK/TRT/CONS LTG	-
TRT 3 RECS	R	0.90	20A1P	69 + 70	20A1P			SPARE	-
TRT 3 RECS	R	0.72	20A1P	71 + 72	20A1P			SPARE	-
CONSULT RECS	R	0.90	20A1P	73 + 74	20A1P			SPARE	-
CONSULT XRAY	R	0.72	20A1P	75 + 76	20A1P			SPARE	-
CONSULT RECS	R	0.72	20A1P	77 + 78	20A1P			SPARE	-
TRT 6 RECS	R	0.72	20A1P	79 + 80	100A	7.32	P	SUBFEED P2	-
TRT 6/7 XRAY	R	0.72	20A1P	81 + 82		8.54	P	-	-
TRT 6 RECS	R	0.72	20A1P	83 + 84	3P	6.78	P	-	-
LOAD KVA	LTG		REC	MTR	HTR	TOTAL			
CONNECTED	6.1		42.5	38.8	11.8	99.1			
NEC DEMAND	7.6		26.2	40.5	11.8	86.1			
AMPS						239			
PHASE KVA			A = 34.2		B = 33.8		C = 31.1		
PHASE IMBALANCE (%)			A/B = 1.2		B/C = 8.4		C/A = 9.7		

** PROVIDE SINGLE SECTION 84 CIRCUIT PANEL AS SHOWN.
* PROVIDE GFCI BREAKER AS SHOWN.
++ ROUTE CIRCUIT THROUGH TIMECLOCK AND PHOTOCCELL; REFER TO ONE-LINE DIAGRAM.

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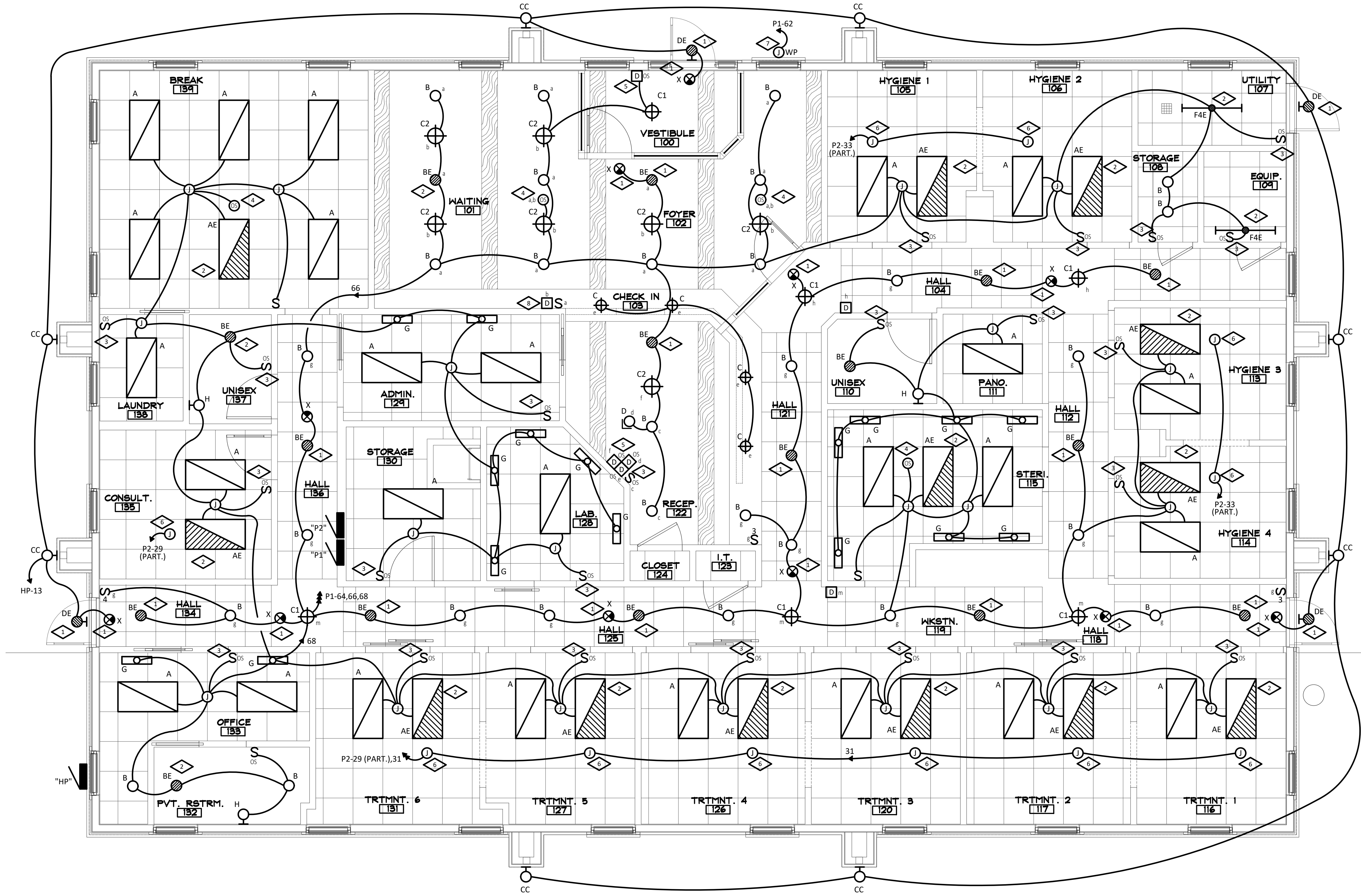
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SYMBOLS, ONE-LINE, PANEL
SCHEDULES & ISC CALCS

	Designed: JH	Project Number: 25-037
	Drawn: JH	Scale: As Shown
	Checked: VJR	Drawing Number:
	Reviewed: DWD	<div style="font-size: 48pt; font-weight: bold;">E2</div>
	Date: 05/23/2025	

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DETAIL NOTES

- 1. CONNECT ALL EXIT LIGHTS, EMERGENCY BATTERY PACKS AND SHADED FIXTURES AHEAD OF SWITCHING FOR CONTINUOUS EGRESS/NIGHTLIGHT FUNCTIONS, (TYPICAL).
- 2. EMERGENCY BATTERY PACK TO OPERATE ONLY UNDER POWER OUTAGE. FIXTURE TO OPERATE NORMALLY UNDER NORMAL CONDITIONS, (NOT A NIGHT LIGHT). RUN SWITCHED AND UNSWITCHED POWER TO BATTERY PACK.
- 3. PROVIDE DUAL TECHNOLOGY WALL MOUNTED OCCUPANCY SENSOR FOR FIXTURES IN THIS ROOM. WATTSTOPPER CAT# DSW-301 OR EQUAL, (TYPICAL FOR THIS SYMBOL). SET TIME DELAY TO 15 MINUTES IN RESTROOMS.
- 4. PROVIDE DUAL TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR(S) FOR CONTROL OF FIXTURES IN THIS AREA AS SHOWN; WATTSTOPPER DT-355 OR EQUAL. MULTIPLE SENSORS TO BE CONNECTED IN PARALLEL WHEN SHOWN (REFER TO MANUFACTURERS INSTRUCTIONS FOR WIRING). SET TIME DELAY TO 20 MINUTES. WIRE ANY ADDITIONAL SWITCHING SHOWN AHEAD OF CEILING MOUNTED OCCUPANCY SENSOR FOR MANUAL CONTROL.
- 5. PROVIDE DUAL TECHNOLOGY WALL MOUNTED OCCUPANCY SENSOR AND DIMMER FOR FIXTURES IN THIS ROOM. WATTSTOPPER DW-311-W OR EQUAL, (TYPICAL FOR THIS SYMBOL). SET TIME DELAY TO 15 MINUTES.
- 6. 120V, 20A CONNECTION FOR TASK LIGHT. COORDINATE EXACT LOCATION AND CONTROL REQUIREMENTS WITH MANUFACTURER.
- 7. 120V, 20A CONNECTION FOR EXTERIOR SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- 8. PROVIDE 120V, 20A DIMMER COMPATIBLE WITH FIXTURE.

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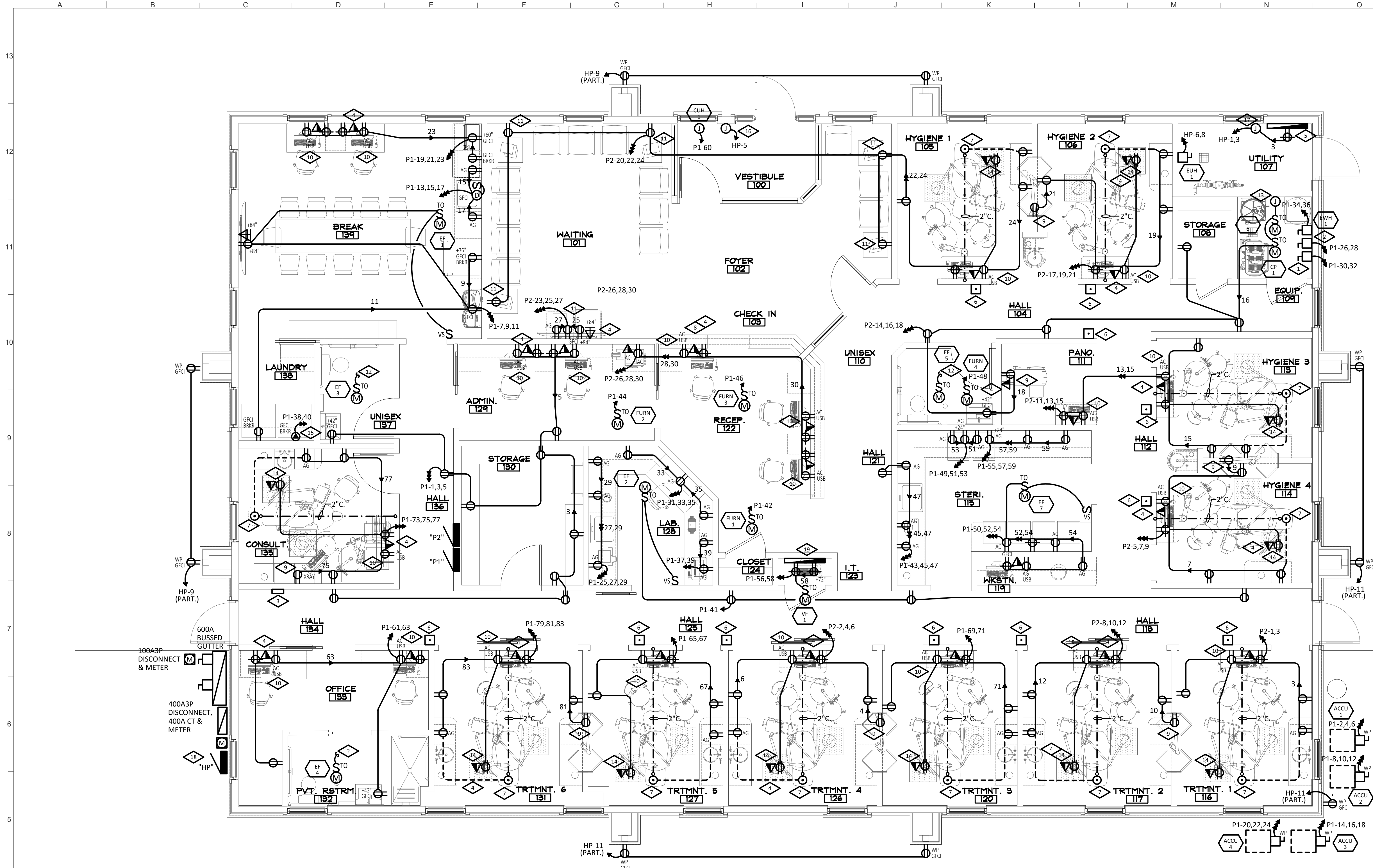
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LIGHTING PLAN

	Designed: JH	Project Number: 25-037
	Drawn: JH	Scale: As Shown
	Checked: VJR	Drawing Number: E3
	Reviewed: DWD	
	Date: 05/23/2025	



DETAIL NOTES

- 20A2P NON-FUSED DISCONNECT FOR VACUUM PUMP. PROVIDE (2 #10 CU THWN & 1 #10 CU GND) 1/2". TO DEVICE. VERIFY POWER REQUIREMENTS WITH DENTAL EQUIPMENT PRIOR TO ROUGH IN. PROVIDE BOOST TRANSFORMER IF REQUIRED. PROVIDE ONE ADDITIONAL JUNCTION BOX WITH 3/4" C TO ABOVE ACCESSIBLE CEILING IN DENTAL SUITE AT VACUUM FOR WIRING FROM CONTROL PANEL. REFER TO DETAIL NOTE #3 THIS SHEET FOR ADDITIONAL INFORMATION.
- 60A2P NON-FUSED DISCONNECT FOR AIR COMPRESSOR. PROVIDE (2 #8 CU THWN & 1 #10 CU GND) 1/2". TO DEVICE. VERIFY POWER REQUIREMENTS WITH DENTAL EQUIPMENT PRIOR TO ROUGH IN. PROVIDE BOOST TRANSFORMER IF REQUIRED. PROVIDE ONE ADDITIONAL JUNCTION BOX WITH 3/4" C TO ABOVE ACCESSIBLE CEILING IN DENTAL SUITE AT COMPRESSOR FOR WIRING FROM CONTROL PANEL. REFER TO DETAIL NOTE #3 THIS SHEET FOR ADDITIONAL INFORMATION.
- AIR, WATER AND VACUUM CONTROL PANEL. FURNISH AND INSTALL 4 #18 CU FROM EACH VACUUM, WATER SOLENOID AND AIR COMPRESSOR IN MECHANICAL ROOM TO CONTROL PANEL. CONTROL PANEL LOCATION AND FINAL TERMINATIONS BY EQUIPMENT SUPPLIER. COORDINATE EXACT WIRING REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. REFER TO 'AIR/WATER/VACUUM CONTROL PANEL DETAIL THIS SHEET FOR ADDITIONAL INFORMATION. INSTALL AT +60" A.F.F.
- FOR ALL TELEPHONE/DATA/TV OUTLETS SHOWN PROVIDE DOUBLE GANG JUNCTION BOX WITH SINGLE GANG PLASTER RING AND 3/4" CONDUIT STUBBED UP TO ABOVE LAY-IN CEILING. PROVIDE A NYLON PULL WIRE IN CONDUIT AND PLASTIC BUSHINGS AT CONDUIT TERMINATIONS. CABLE TO BE INSTALLED BY OTHERS, (TYPICAL).
- BUILDING MAIN TELEPHONE BOARD; REFER TO TELEPHONE RISER DETAIL ON SHEET E2 FOR ADDITIONAL INFORMATION. COORDINATE FINAL LOCATION WITH ARCHITECT.
- JUNCTION BOX FOR X-RAY/PANOREX MOMENTARY CONTACT SWITCH SUPPLIED BY OTHERS WITH 3/4" C. TO SECOND JUNCTION BOX AT X-RAY EQUIPMENT. MOMENTARY CONTACT AND WIRE SUPPLIED BY DENTAL EQUIPMENT SUPPLIER AND INSTALLED BY ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATION.
- PROVIDE TOMBSTONE STYLE QUADPLEX RECEPTACLE AND 2" C. TO REAR DELIVERY. COORDINATE EXACT REQUIREMENTS AND LOCATIONS WITH DENTAL EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN AND INSTALLATION.
- DUPLEX/QUADPLEX RECEPTACLES AND TELEPHONE/DATA OUTLETS MOUNTED IN ARCHITECTURAL MILLWORK. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- PROVIDE 120V, 20 AMP DUPLEX RECEPTACLE FOR PANOREX (2 #12 THWN CU & #12 CU GND) 1/2". CONFIRM ELECTRICAL REQUIREMENTS WITH MANUFACTURER AND NOTIFY ENGINEER IF PANOREX IS 208-VOLT, SINGLE-PHASE. PROVIDE 20A2P BREAKER FOR PANOREX IF IT IS 208-VOLT, SINGLE-PHASE. PROVIDE ONE ADDITIONAL JUNCTION BOX FOR WIRING TO MOMENTARY CONTACT IN DETAIL NOTE #5.
- PROVIDE NEW 120-VOLT, 20-AMP TAMPER RESISTANT DUPLEX RECEPTACLE WITH (1) USB-A AND (1) USB-C PORTS. LEVITON CAT# T5833-W FOR ALL NON GFCI OUTLETS AND LEVITON CAT# GUAC2-W FOR ALL GFCI OUTLETS OR EQUALS, (TYPICAL). COORDINATE EXACT REQUIREMENT WITH TENANT REPRESENTATIVE.
- ALL NEW RECEPTACLES IN THIS PROJECT ARE TAMPER RESISTANT; SEE GENERAL NOTE #4 ON SHEET E1.
- CONNECT TO 120V LIGHTING CIRCUIT AND CONTROLS SERVING THIS ROOM.
- PROVIDE 120V, 20A CONNECTION FOR WATER SOLENOID. VERIFY EXACT REQUIREMENTS AND LOCATION IN THE FIELD PRIOR TO ROUGH-IN.
- PROVIDE 120V, 20A DUPLEX RECEPTACLE AND TELE/DATA MOUNTED IN CEILING; COORDINATE EXACT LOCATION WITH ARCHITECT.
- PROVIDE 250V, 30A RECEPTACLE FOR DRYER. COORDINATE EXACT PLUG REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION. (3 #10 THWN CU & #10 CU GND) 1/2".
- PROVIDE 120V CONNECTION FOR FIRE ALARM PANEL; COORDINATE EXACT LOCATION IN FIELD.
- PROVIDE 120-VOLT, 20-AMP CONNECTION FOR IRRIGATION CONTROLLER. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
- COORDINATE FINAL LOCATION OF PANEL "HP" WITH ARCHITECT PRIOR TO ROUGH-IN.
- SEE TELE BACKBOARD; SEE DETAIL THIS SHEET FOR FURTHER INFORMATION. VERIFY EXACT LOCATION WITH ARCHITECT.

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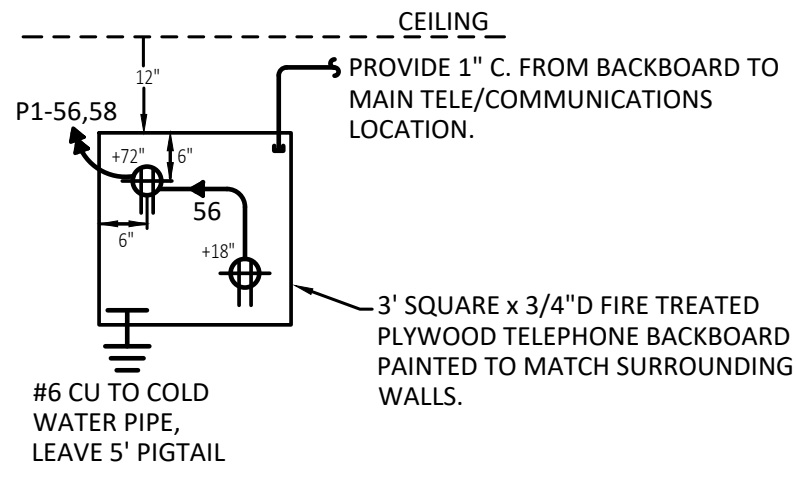
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Project
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POWER PLAN

	Designed: JH	Project Number: 25-037
	Drawn: JH	Scale: As Shown
	Checked: VJR	Drawing Number: E4
	Reviewed: DWD	
	Date: 05/23/2025	4 of 7

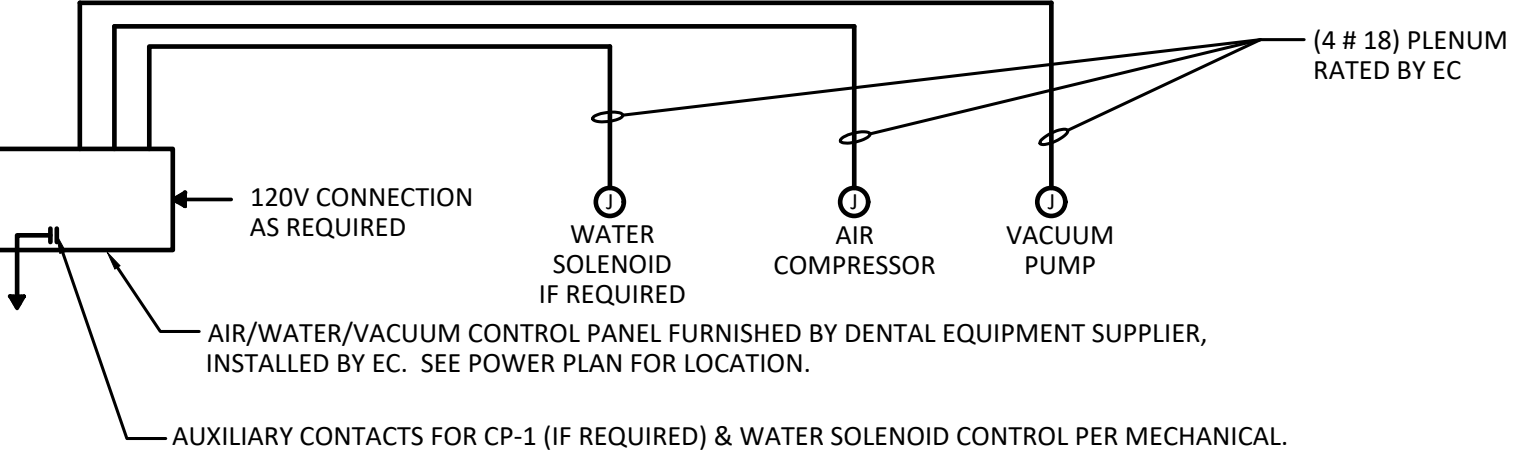
TELE BACKBOARD DETAIL

NO SCALE




AIR/WATER AND VACUUM CONTROL PANEL

NO SCALE



Light Fixture Schedule										
Designation	Lamps		Fixture Characteristics	Fixture Mounting				Fixture Specification		
	# of lamps	Lamp Type		Finish	Method	Ceiling Type	Recess Depth	Manufacturer	Catalog #	Voltage
AA	1	166W (21,598 Lumens) LED 3000K	20' Full Cutoff Site Pole Light With Type III Optics With House Side Shield	Black	Pole Mounted: 18'-0" Pole With 2'-0" Base	N/A	N/A	McGraw Edison	GLEON SA3 C 730 U T3 BK HSS	208
BB	1	166W (22,684 Lumens) LED 3000K	20' Full Cutoff Site Pole Light With Type V Square Medium Optics	Black	Pole Mounted: 18'-0" Pole With 2'-0" Base	N/A	N/A	McGraw Edison	GLEON SA3 C 730 U 5MQ BK	208
CC	1	12W (1,180 Lumens) LED 3000K	18" Decorative Exterior Wall Sconce - Full Cut-Off - Dark Sky Compliant	Satin Black	Wall @ 8'-6"	N/A	N/A	Lightway	618-LED-F28-2-A-B1	120
A	1	50W (5,168 Lumens) LED 4000K	2'X4' Direct/Indirect LED Fixture	White	Recessed	Lay-In Grid	6"	Metalux	24RDI-50-UNV-L840-CD1-U	120
AE	1	50W (5,168 Lumens) LED 4000K	2'X4' Direct/Indirect LED Fixture with 90 Minutes of Emergency Battery Backup	White	Recessed	Lay-In Grid	6"	Metalux	24RDI-50-UNV-L840-CD1-U-EL14W	120
B	1	16.2W (1,500 Lumens) LED 4000K	6" LED Downlight	White	Recessed	Lay-In Grid	5.7"	Portfolio Lighting	LD6C-15-90-40-D010-M-0-LI	120
BE	1	16.2W (1,500 Lumens) LED 4000K	6" LED Downlight With 90 Minutes of Battery Backup	White	Recessed	Lay-In Grid	5.7"	Portfolio Lighting	LD6C-15-90-40-D010-M-0-LI-EM14	120
C	1	15W LED 4000K	Decorative LED Pendant	By Owner	Pendant Per Arch	Lay-In Grid	N/A	By Owner	By Owner	120
C1	1	15W LED 4000K	Decorative LED Pendant	By Owner	Pendant Per Arch	Lay-In Grid	N/A	By Owner	By Owner	120
C2	1	15W LED 4000K	Decorative LED Pendant	By Owner	Pendant Per Arch	Lay-In Grid	N/A	By Owner	By Owner	120
D	1	9W MR16 LED 4000K Wide Angle Beam	Decorative Dimmable Monopoint With 6" Stem	Satin Nickel	Ceiling Per Arch	Varies	N/A	Visual Comfort	700-FJ-JON-6-S	120
F4E	1	35W (4,718 Lumens) LED 4000K	4' LED Strip Light	White	Surface	N/A	N/A	Metalux	45NLED-LD5-46SL-LC-UNV-L840-CD1-U-EL14W	120
G	1	11W LED 4000K	2' Under Cabinet	White	Under Cabinet	N/A	N/A	Halo	HU30-BSC-24-P	120
H	1	10W LED 4000K	Decorative Restroom Vanity	TBD	Wall	N/A	N/A	By Owner	By Owner	120
X	--	LED	Universal Mount LED Exit Sign with 90 Minute Emergency Battery Backup	White/Green	Varies	Varies	N/A	Sure-Lites	LPX70GWH	120
Z1	1	14W LED 3000K	Full Cut-Off Exterior Egress Light With 90 Minutes of Battery Backup	Black	Above Door	N/A	N/A	Lumark	AXCS1A W BK	120

MECHANICAL EQUIPMENT SCHEDULE																	
	DESCRIPTION	CHARACTERISTICS				SUPPLY DATA						FIRE PROVISIONS					COMMENTS
		LOAD FORM	LOAD	VOLTS	PH	FEEDER	CIRCUIT PROTECTION			CONTROL	BY	CFM	DETECTION				
							BREAKER	DISC. SW.	FUSE				SMOKE	FURN	NOTAL		
ACCU 1	AIR COOLED CONDENSING UNIT	FLA	19.8	208	3	(3 # 10 THWN CU & 1 # 10 CU GND)1/2" C.	30A3P	30A3P	30 FRN-R	T-STAT	MC						
ACCU-2 TO ACCU-4	AIR COOLED CONDENSING UNIT	FLA	13.1	208	3	(3 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A3P	30A3P	20 FRN-R	T-STAT	MC						
CP 1	HOT WATER CIRCULATION PUMP	HP	1/2	120	1	(2 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A1P			INTEGRAL	MC						
CUH 1	CABINET UNIT HEATER	KVA	1.50	120	1	(2 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A1P			T-STAT	MC						
EF-1 & EF-2	EXHAUST FAN	FLA	1.0	120	1	(2 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A1P			VS SWITCH	MC						
EF-3 TO EF-5	EXHAUST FAN	FLA	1.0	120	1	(2 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A1P			OCC SENSOR	MC & EC						
EF 6	EXHAUST FAN	FLA	2.5	120	1	(2 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A1P			T-STAT	MC						
EF 7	EXHAUST FAN	FLA	1.0	120	1	(2 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A1P			VS SWITCH	MC						
EWB 1	ELECTRIC WATER HEATER	KVA	4.50	208	1	(2 # 10 THWN CU & 1 # 10 CU GND)1/2" C.	30A2P	30A2P		INTEGRAL	MC						
FURN-1 TO FURN-4	GAS FURNACE	FLA	10.7	120	1	(2 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A1P			T-STAT	MC						
UH 1	ELECTRIC UNIT HEATER	KVA	3.00	208	1	(2 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A2P			T-STAT	MC						
VF 1	IT ROOM VENTILATION FAN	FLA	1.0	120	1	(2 # 12 THWN CU & 1 # 12 CU GND)1/2" C.	20A1P			T-STAT	MC						

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MECHANICAL & LIGHTNG
SCHEDULES



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JH

Drawn:
JH

Checked:
VJR

Reviewed:
DWD

Date:
05/23/2025

Project Number:
25-037

Scale:
As Shown

Drawing Number:

E5

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Project
1231 Lake Avenue
Berthoud, CO 80513

ELECTRICAL SPECIFICATIONS

	Designed: JH	Project Number: 25-037
	Drawn: JH	Scale: As Shown
	Checked: VJR	Drawing Number:
	Reviewed: DWD	<div style="font-size: 48pt; font-weight: bold; text-align: center;">E6</div> <div style="text-align: center;">6 of 7</div>
	Date: 05/23/2025	



COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC

Project Title: 25-037 - KJW Site and Shell

Project Type: New Construction

Construction Site: 1231 Lake Avenue
Berthoud, Colorado 80513

Owner/Agent:

Designer/Contractor:

Additional Efficiency Package(s)

Credits: 10.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Dental Office (Common Space Types:Office - Enclosed)	2915	0.74	2157
2-Dental Exams (Healthcare Facility:Exam/Treatment)	1320	1.40	1848
Total Allowed Watts =			4005

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Dental Office (Common Space Types:Office - Enclosed)				
LED: A/AE: 2'x4' LED Troffer: Other:	1	19	50	950
LED: B/BE: 6" LED Downlight: Other:	1	45	16	729
LED: C: LED Pendant: Other:	1	4	15	60
LED: C1: LED Pendant: Other:	1	6	15	90
LED: C2: LED Pendant: Other:	1	7	15	105
LED: D: LED Monopoint: Other:	1	1	9	9
LED: F4E: 4' LED Strip: Other:	1	2	35	70
LED: G: 2' LED Undercabinet: Other:	1	16	11	176
LED: H: LED Vanity: Other:	1	3	10	30
2-Dental Exams (Healthcare Facility:Exam/Treatment)				
LED: A/AE: 2'x4' LED Troffer: Other:	1	20	50	1000
Total Proposed Watts =			3219	

Interior Lighting PASSES: Design 20% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Project Title: 25-037 - KJW Site and Shell

Report date: 05/21/25

Data filename: Page 1 of 7

Justin Hayes - Project Manager

JUSTIN HAYES

05-23-2025

Name - Title


Signature

Date

Project Title: 25-037 - KJW Site and Shell

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COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC

Project Title: 25-037 - KJW Site and Shell

Project Type: New Construction

Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site: 1231 Lake Avenue
Berthoud, Colorado 80513

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Exterior Wall (Illuminated area of facade wall or surface)	5340 ft2	0.07	No	400
Parking Lot (Parking area)	10980 ft2	0.04	Yes	439
Total Tradable Watts (a) =				439
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Exterior Wall (Illuminated area of facade wall or surface, 5340 ft2): Non-tradable Wattage				
LED: CC: Exterior Sconce: Other:	1	8	12	96
Parking Lot (Parking area, 10980 ft2): Tradable Wattage				
LED: AA: 20' Light Pole: Other:	1	1	166	166
LED: BB: 20' Light Pole: Other:	1	2	166	332
Total Tradable Proposed Watts =				498

Exterior Lighting PASSES: Design 41% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Justin Hayes - Project Manager

JUSTIN HAYES

05-23-2025

Name - Title


Signature

Date

Project Title: 25-037 - KJW Site and Shell

Report date: 05/21/25

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COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

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

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4]1	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C103.2 [PR8]1	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9]1	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

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

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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 [EL22]1	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1.1 [EL18]1	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces <= 300 sq ft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1.2 [EL19]1	Occupancy sensors control function in warehouses: In warehouses, the lighting in aislesways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1.3 [EL20]1	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq ft. within the space, 2) general lighting in each zone permitted to turn on upon occupancy in control zone, 3) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 4) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.2.1 [EL21]2	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

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

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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4.1 [EL23]2	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.5 [EL27]2	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.7 [EL28]1	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.7 [EL26]2	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.8 [EL27]2	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.9.1, C405.9.2 [EL28]2	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.10 [EL29]2	Total voltage drop across the combination of feeders and branch circuits <= 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.1.1 [EL30]2	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.11, C405.11.1 [EL31]2	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

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

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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [F117]2	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.5.1 [F119]2	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.1.1 [F157]2	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.5 [F116]2	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.3 [F133]2	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

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

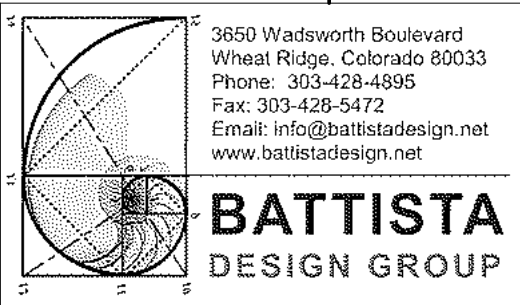
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For Bidding Purposes Only

05/29/2025 11:10:27 AM


ALL SUB-CONTRACTORS ARE REQUIRED TO REVIEW THE DENTAL EQUIPMENT SHEETS FOR ITEMS PERTAINING TO THEIR SCOPE OF WORK

No	Revision / Submissions	Date



KJW
Site and Shell and
Wolfenden Family Dental
Project
1231 Lake Avenue
Berthoud, CO 80513

COMCHECK

	Designed: JH	Project Number: 25-037
	Drawn: JH	Scale: As Shown
	Checked: VJR	Drawing Number: E7
	Reviewed: DWD	
Date: 05/23/2025		7 of 7

Autodesk Docs\\410-Keith Wolfenden-214827\\410-Keith Wolfenden-214827.rvt

Sheet List	
Sheet Number	Sheet Name
DA001	GENERAL NOTES
DA111	LVL 1 FLOOR PLAN
DA113	LVL 1 BACKING PLAN
DA310	LVL 1 DENTAL ELEVATIONS
DB110	LVL 1 DENTAL UTILITIES IN FLOOR
DE110	LVL 1 ELECTRICAL & LOW VOLTAGE
DP110	LVL 1 PLUMBING
DX110	DETAILS

ABBREVIATION LEGEND

AFF	ABOVE FINISHED FLOOR
DR	SUPPLIED BY DOCTOR
EC	ELECTRICAL CONTRACTOR
ER	EXISTING RELOCATED
EX	EXISTING
FT	FUTURE
GC	GENERAL CONTRACTOR
MTD	MOUNTED
NC	NO CHANGE
NIC	NOT INCLUDED
NIS	NOT IN SCOPE
NW	NEW
PC	PLUMBING CONTRACTOR
PD	PATTERSON DENTAL
TYP	TYPICAL
VFY	VERIFY
VIF	VERIFY IN FIELD

PATTERSON DENTAL:

PATTERSON DENTAL'S RESPONSIBILITIES WILL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

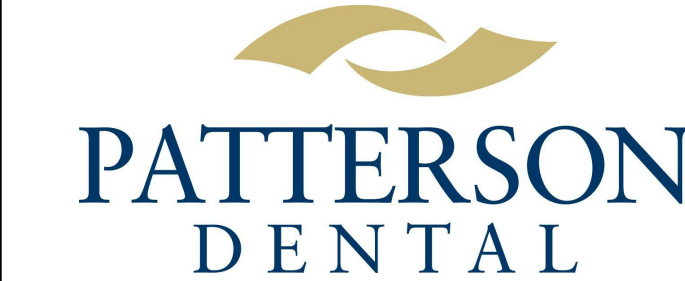
- PATTERSON DENTAL WILL PROVIDE A SET OF DENTAL SPECIFIC SHOP DRAWINGS TO AID THE CONTRACTOR AND/OR ARCHITECT OF THE OWNER'S CHOOSING IN THE CONSTRUCTION OF THE OWNER'S DENTAL OFFICE. THESE DRAWINGS WILL PROVIDE CRITICAL DENTAL LOCATIONS OF ALL DENTAL EQUIPMENT. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- PATTERSON DENTAL WILL ASSUME NO RESPONSIBILITY FOR DEVIATIONS FROM THE DENTAL DRAWINGS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN ENDORSEMENT.
- PATTERSON DENTAL'S REPRESENTATIVES WILL PROVIDE ASSISTANCE AS NEEDED TO THE CONTRACTOR AND/OR ARCHITECT WITH PROPER ADVANCE NOTICE.
- A PRE-CONSTRUCTION MEETING BETWEEN PATTERSON DENTAL'S REPRESENTATIVES AND THE CONTRACTOR, ARCHITECT, AND SUB-CONTRACTORS TO INCLUDE MECHANICAL, PLUMBING, AND ELECTRICAL IS REQUIRED. DENTAL SPECIFIC TEMPLATES AND SPECIFIC CONSTRUCTION REQUIREMENTS WILL BE PROVIDED DURING THIS MEETING.
- PATTERSON DENTAL'S REPRESENTATIVES WILL MAKE PERIODIC VISITS TO THE JOB SITE AT CRITICAL POINTS IN THE CONSTRUCTION PROCESS. **THE CONTRACTOR IS REQUIRED TO INFORM PATTERSON WHEN INSPECTIONS OF PLUMBING, WIRING, AND BACKING IN THE WALLS CAN BE PERFORMED PRIOR TO BACKFILLING TRENCHES, POURING OF THE SLAB, SEALING PARTITIONS AND INSTALLING CEILINGS.**
- PATTERSON DENTAL'S REPRESENTATIVES WILL COORDINATE WITH THE CONTRACTOR TO INSTALL THE DENTAL EQUIPMENT AS LAID OUT IN THE INSTALLATION GUIDELINES AT A DATE AGREED UPON BY THE CONTRACTOR AND PATTERSON. A FINAL INSPECTION PRIOR TO THE INSTALLATION OF THE DENTAL EQUIPMENT WILL BE PERFORMED TO ENSURE THAT ALL PLUMBING, ELECTRICAL AND MECHANICAL CONSTRUCTION IS COMPLETE. ALL FLOORING, PAINTING AND CEILING WORK MUST BE COMPLETED PRIOR TO EQUIPMENT INSTALLATION.
- THE CONTRACTOR AND SUB-CONTRACTORS ARE TO PROVIDE FINAL HOOK UP TO ALL DENTAL EQUIPMENT AS SET FORTH THE INSTALLATION GUIDELINES.

BUILDING CONTRACTOR:

- THE BUILDING CONTRACTOR WHO HAS ENTERED INTO A CONSTRUCTION CONTRACT WITH THE OWNER IS RESPONSIBLE FOR ALL WORK DEFINED BY THAT CONTRACT. IF THE PROJECT IS LET UNDER SEPARATE CONTRACTS TO MORE THAN ONE CONTRACTOR, THE RESPONSIBILITIES LISTED BELOW APPLY TO EACH CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETION OF THE PROJECT IN THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS TO FURNISH ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE PROJECT, THAT IS NOT SPECIFICALLY PROVIDED BY PATTERSON DENTAL, WHETHER OR NOT EACH AND EVERY ITEM IS SPECIFICALLY MENTIONED.
- THE CONTRACTOR SHALL ADVISE THE OWNER OF ANY CONFLICT BETWEEN THESE DRAWINGS AND THE FIELD CONDITIONS BEFORE PROCEEDING WITH THE JOB. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF FIELD MEASUREMENTS AND CONDITIONS AND SHALL BE RESPONSIBLE FOR THE PROPER MODIFICATIONS TO ANY EXISTING WORK, PREVIOUSLY INSTALLED WORK, AND/OR OTHER TRADES. WRITTEN APPROVAL MUST BE OBTAINED FROM THE PATTERSON EQUIPMENT SPECIALIST ASSIGNED TO THE PROJECT BEFORE ANY CHANGES AND/OR DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS ARE MADE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE EXECUTION OF HIS/HER WORK AND FOR ANY CHANGES AND/OR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND/OR THE PATTERSON EQUIPMENT SPECIALIST. ANY COSTS RESULTING FROM CHANGES AND/OR DEVIATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- A COMPLETE SET OF DRAWINGS MUST BE KEPT AT THE JOB SITE AT ALL TIMES AND ANY CHANGES MUST BE NOTED THEREON AND INITIALED AT THE TIME THE CHANGE OR DEVIATION IS PERFORMED.
- THE GENERAL CONTRACTOR SHALL DO ALL PATCHING TO CONFORM TO MATERIAL, TEXTURE AND SURFACE ALIGNMENT WITH THE ADJOINING SURFACE AND FINAL TOUCH UP/APPEARANCE OF ALL FINISHED SURFACES. THE CONTRACTOR SHALL ENSURE THE PROTECTION OF ALL EQUIPMENT FURNISHED UNDER HIS/HER CONTRACT AND BY OTHERS PRESENT AT THE JOB SITE.
- THE CONTRACTOR SHALL REMOVE DEBRIS AND MAINTAIN THE PREMISES BROOM CLEAN AT ALL TIMES. DEBRIS IS TO INCLUDE, BUT NOT LIMITED TO SHIPPING CARTONS, BOXES, ETC., RESULTING FROM THE INSTALLATION OF DENTAL AND OTHER EQUIPMENT BY CONTRACTORS CONCURRENTLY ENGAGED.
- THE CONTRACTOR SHALL PARTICIPATE AT ALL JOB COORDINATION MEETINGS WITH PATTERSON DENTAL AND ENSURE THE ATTENDANCE OF APPLICABLE TRADES.
- THE CONTRACTOR IS REQUIRED TO INFORM PATTERSON DENTAL REPRESENTATIVES OF KEY EVENTS IN THE CONSTRUCTION PROCESS WITH REASONABLE ADVANCE NOTICE, TO FACILITATE THE INSPECTION OF SAID EVENTS, I.E. BACKFILLING TRENCHES, CLOSING WALLS, POURING CONCRETE TO BURY PLUMBING AND ELECTRICAL WORK IN FLOORS AND INSTALLING CEILING TILES.
- THE CONTRACTOR SHALL AFFORD THE OWNER AND SEPARATE CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND/OR STORAGE OF THEIR MATERIALS AND EQUIPMENT AND EXECUTION OF THEIR WORK.

GENERAL NOTES:

- THE ITEMS LISTED HERE IN THE GENERAL NOTES ARE INTENDED TO CLARIFY OVERALL GENERAL CONDITIONS FOR A SMOOTH TRANSITION BETWEEN ALL SUB-CONTRACTORS, THE GENERAL CONTRACTOR, EQUIPMENT INSTALLERS, PATTERSON DENTAL AND THE OWNER FOR FINAL APPROVAL OF ALL WORK PERFORMED BY THE RESPECTIVE TRADES. THROUGHOUT THESE PLANS ARE VARIOUS DETAILS, REQUIREMENTS AND SPECIFICATIONS TO AID IN THIS PROCESS. IT IS THE RESPONSIBILITY OF EACH TRADE, CONTRACTOR AND THE OWNER TO READ ALL NOTES AND ILLUSTRATIONS THAT PERTAIN TO THEIR SPECIFIC TASK IN THE PROCESS.
- MOST OF THE DENTAL UTILITY AND SPECIFICATION REQUIREMENTS ARE OUTLINED IN THE TEMPLATES AND DOCUMENTATION THAT PATTERSON WILL PROVIDE TO THE CONTRACTOR. QUESTIONS WILL ARISE ON THE JOB SITE AND MOST CAN BE ANSWERED BY TELEPHONE. THE CONTRACTOR WILL BE PROVIDED CONTACT NUMBERS FOR PATTERSON DENTAL REPRESENTATIVES TO FACILITATE TIMELY ANSWERS TO THOSE QUESTIONS. IN SOME CASES IT WILL BE NECESSARY FOR THE PATTERSON REPRESENTATIVE TO BE PRESENT AT THE JOB SITE TO ANSWER QUESTIONS OR SPOT LOCATIONS FOR DENTAL SPECIFIC ITEMS. IN THESE CASES AN APPOINTMENT WILL BE REQUIRED WITH REASONABLE ADEQUATE NOTIFICATION.
- IF A JOB SITE APPOINTMENT IS REQUIRED, ALL TRADES SHOULD BE NOTIFIED OF THE APPOINTMENT SO THE OPTION OF BEING PRESENT WITH ANY QUESTIONS CONCERNING THEIR PORTION OF THE JOB CAN BE ADMINISTERED AT THAT APPOINTMENT. THE PATTERSON DENTAL REPRESENTATIVE SHOULD BE INFORMED AS TO THE MAGNITUDE OF THE APPOINTMENT PRIOR TO ARRIVAL ON THE JOB SITE IN ORDER TO ALLOW ENOUGH TIME IN THE APPOINTMENT.
- THE GENERAL CONTRACTOR MUST SIGN THIS SHEET STIPULATING THAT THEY UNDERSTAND AND WILL COMPLY WITH ALL SPECIFICATIONS BEFORE ANY WORK WILL COMMENCE. A SIGNED COPY OF THE PLANS ARE TO BE RETURNED TO PATTERSON DENTAL AND A SECOND SIGNED COPY KEPT ON THE JOB SITE AT ALL TIMES.
- THE PATTERSON DENTAL REPRESENTATIVE SHALL GIVE INSTRUCTIONS TO THE GENERAL CONTRACTOR ONLY. ALL COMMUNICATIONS AND COORDINATION WITH TRADESMEN SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS PREDETERMINED TO BE OTHERWISE.
- ALL ELECTRICAL, MECHANICAL AND PLUMBING CONNECTIONS TO DENTAL EQUIPMENT WILL BE PERFORMED BY THE APPLICABLE TRADE RESPONSIBLE. INSTALLATION PERMITS, IF REQUIRED, WILL BE OBTAINED BY THE TRADES THAT PROVIDE THAT SERVICE.
- IF NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING A MED GAS CERTIFIED PLUMBING SUB-CONTRACTOR FOR ANY LEVEL 3 NITROUS-OXYGEN CONSCIOUS SEDATION SYSTEM DETAILED IN THESE PLANS. ANY NITROUS OXIDE SYSTEM DESIGN SHOWN ON THESE PLANS IS TO BE USED AS AN ILLUSTRATION ONLY FOR THE PURPOSE OF LOCATING END USER OUTLET STATIONS, CYLINDER ROOM MANIFOLD AND ALARM PANEL. THE FINAL TRUNK SYSTEM INSTALLATION SHALL STRICTLY ADHERE TO ONLY MECHANICALLY ENGINEERED DRAWINGS, IF SUPPLIED.
- THE PLUMBING SUB-CONTRACTOR SHALL PROVIDE MED GAS CERTIFICATION IN ACCORDANCE WITH ANY REQUESTS BY THE OWNER, CONTRACTOR, BUILDING DEPARTMENT OR PATTERSON DENTAL PRIOR TO COMMENCING WORK ON ANY TYPE OF CUSTOMER INSTALLED NITROUS OXIDE SYSTEM BEING USED IN THE CONSTRUCTION PROJECT.
- ALL PLUMBING AND ELECTRICAL LINES TO BE CONCEALED UNLESS OTHERWISE SPECIFIED.
- ALL LABOR AND MATERIALS NECESSARY FOR CHANGES IN EXISTING PLUMBING, CARPENTRY, AND ELECTRICAL WORK MUST BE DONE AND SUPPLIED BY THE CONTRACTOR AND IS NOT INCLUDED IN THE COST OF THE DENTAL EQUIPMENT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND DO ALL PATCHING AFTER ROUGHING IN IS COMPLETED.
- ALL ROUGH IN AND FINISH WORK FOR DENTAL EQUIPMENT IS TO BE ACCORDING TO TEMPLATES FURNISHED BY THE MANUFACTURERS OF THE EQUIPMENT BEING INSTALLED. A REPRESENTATIVE OF PATTERSON DENTAL WILL POSITION THE TEMPLATES IN THEIR PROPER LOCATIONS, AT WHICH TIME ALL SPECIFICATIONS ON THE PLANS WILL BE EXPLAINED TO THE CONTRACTOR OR SUB-CONTRACTOR(S). ALL SPECIFIED SIZES OF PIPES, TUBING, AND/OR FITTINGS, ETC., MUST BE RIGIDLY FOLLOWED AS WELL AS PROPER HEIGHTS MARKED. ANY INFRACTIONS ON SIZES OR HEIGHTS OF PIPES, TUBING AND/OR FITTINGS WILL HAVE TO BE CORRECTED BEFORE THE EQUIPMENT CAN BE INSTALLED AND SUCH EXTRA EXPENSE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR.
- THE DOCTOR/OWNER SHALL DESIGNATE RESPONSIBILITY FOR PROVIDING AND INSTALLING CABINETS AND COUNTERTOPS (OTHER THAN THOSE SPECIFIED AND/OR CONTRACTED BY PATTERSON DENTAL).
- THE DOCTOR SHALL MAKE ARRANGEMENTS FOR INSTALLATION OF NON-DENTAL SYSTEMS BEFORE WALLS ARE CLOSED.
- PATTERSON DENTAL SHALL NOT BE HELD RESPONSIBLE FOR MULTIMEDIA SYSTEMS SUCH AS ENTERTAINMENT TVS, MONITORS, NETWORK COMPUTER SYSTEMS OR ANY ITEMS NOT SHOWN ON THESE PLANS.
- GC MUST CONFIRM ALL MEASUREMENTS OF SPACE CONDITIONS PRIOR TO STARTING DEMOLITION
- GC SHOULD NOTIFY PATTERSON EQUIPMENT SPECIALIST 1(ONE GC MUST CONFIRM ALL MEASUREMENTS OF SPACE CONDITIONS PRIOR TO STARTING DEMOLITION) WEEK PRIOR TO CLOSING OF ALL WALLS, CEILINGS, FLOORS TO ALLOW FINAL INSPECTION OF INSTALLATION.
- GC IS RESPONSIBLE FOR CONFIRMING ALL UTILITIES FOR EXISTING EQ BEING MOVED FROM EXISTING LOCATION OR EQUIPMENT NOT SUPPLIED BY PATTERSON
- GC IS RESPONSIBLE FOR CONFIRMING ALL UTILITIES FOR EXISTING EQ BEING MOVED FROM EXISTING LOCATION OR EQUIPMENT NOT SUPPLIED BY PATTERSON
- RADIATION PROTECTION: THE DOCTOR'S ARCHITECT/GC ARE REQUIRED TO REVIEW ALL LOCAL AND NATIONAL RADIATION AND XRAY SHIELDING REQUIREMENTS AND SUBMIT AN APPLICATION FOR REGISTRATION OF IONIZING RADIATION SOURCES. PLANS MUST BE SUBMITTED TO RADIATION CONTROL PROGRAM, IF APPLICABLE, ALONG WITH OTHER INFORMATION THEY WILL PROVIDE A LETTER OF ACCEPTABLE X-RAY PROTECTION OR ADVISE OTHERWISE. THIS APPLICATION AND PLAN SHOULD BE SUBMITTED PRIOR TO WALLS GOING UP. COPY OF APPROVAL LETTER FROM LOCAL GOVERNING BODY MUST BE PROVIDED TO PATTERSON EQUIPMENT SPECIALIST AND SERVICE TECHNICIAN. NOTE: IF EXISTING X-RAYS TO BE REPLACED WITH NEW AND EXISTING SHIELDING IS TO BE REUSED ARCHITECT/GC MUST VERIFY NEEDS WITH LOCAL CODE OFFICER.**



1031 MENDOTA HEIGHTS ROAD
MENDOTA HEIGHTS, MN

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OWNER:

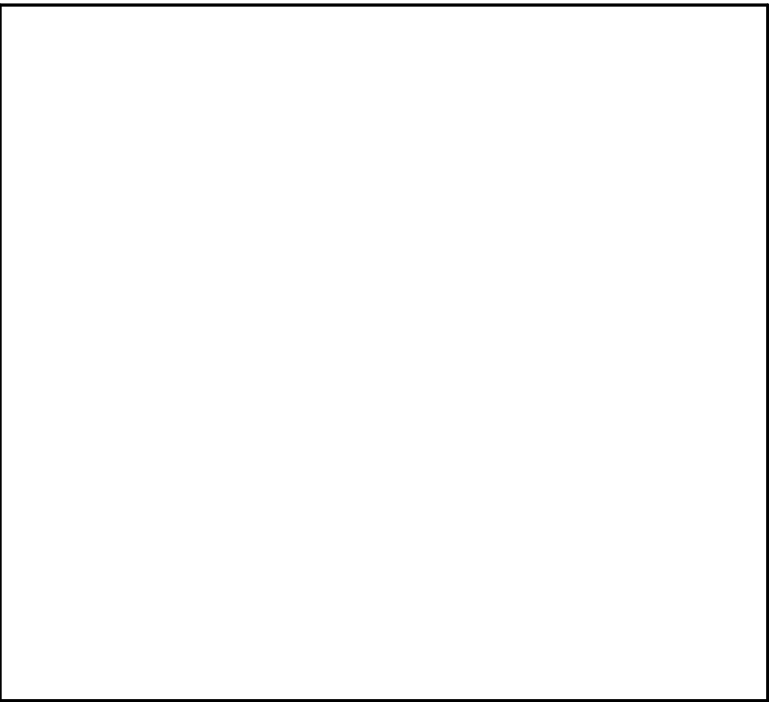
Wolfenden Family
Dental PLLC

LOCATION:

1231 Lake Avenue
Berthoud, CO. 80513

DRAWN BY	EQUIPMENT REP:	EQUIPMENT REP #:
KWK	Lonnie Gwynn	(509) 999-5349
PROJECT #:	ISSUE DATE:	
410-2148427	04/11/2025	

REVISIONS			
REV #	SCOPE	DRAWN BY	DATE



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PLAN LEGEND	
	DENTAL FURNITURE & EQUIPMENT
	DENTAL FURNITURE & EQUIPMENT EXISTING RELOCATED
	DENTAL FURNITURE & EQUIPMENT FUTURE
	EQUIPMENT NUMBER TAG (NUMBERS ARE RANDOM)

WALL LEGEND	
	EXISTING WALL
	DEMO WALL
	NEW WALL
	SOUND PROOFING IN WALL
	LEAD LINED WALL



1 LVL 1 FLOOR PLAN
1/4" = 1'-0"

EQUIPMENT SCHEDULE							
EQUIPMENT INFO							
QTY	ITEM #	DESCRIPTION	STATUS	MANUFACTURER	MODEL	SUPPLIED BY	INSTALLED BY
HYGIENE							
4	1	DENTAL CHAIR	NW	DCIEDGE	SERIES 5	PD	PD
4	13	DENTAL CEILING LIGHT (LED)	NW	DCIEDGE	CEILING MOUNT S5 LIGHT	PD	PD
4	19	REAR DENTAL CABINET	NW	DCIEDGE	SERIES 5	PD	PD
4	20B	SIDE CABINET	NW	BY OTHERS	CUSTOM	DR	GC
2	21	CENTRAL CABINET	NW	BY OTHERS	CUSTOM	GC	GC
2	25	PASS THRU X-RAY CABINET	NW	DCIEDGE	S5	PD	PD
2	30	INTRAORAL X-RAY	NW	MIDMARK-PROGENY	PREVA X-RAY	PD	PD
LAB							
1	31	LAB CABINETS	NW	BY OTHERS	CUSTOM	GC	GC
1	40	PLASTER TRAP	NW	VFY	VFY	PD	PD
1	41	MODEL TRIMMER	NW	HANDLER MFG CO	31-SV	PD	PD
1	42	LATHE	NW	VFY	VFY	PD	PD
MECH							
1	60	AIR COMPRESSOR	NW	RAMVAC	AERAS 8	PD	PD
1	61	VACUUM	NW	RAMVAC	AERAS 10	PD	PD
1	63	AMALGAM SEPARATOR	NW	RAMVAC	NXT HG5	PD	PC
1	64	WATER SHUT OFF W/ FILTER	NW	RAMVAC	VFY	PD	PC
PAN							
1	36	DIGITAL PAN	ER	DEXIS	OP3D	DR	PD

EQUIPMENT SCHEDULE							
EQUIPMENT INFO							
QTY	ITEM #	DESCRIPTION	STATUS	MANUFACTURER	MODEL	SUPPLIED BY	INSTALLED BY
STERILIZATION							
1	22	STERILIZATION CABINET	NW	BY OTHERS	CUSTOM	GC	GC
1	51	STERILIZER	NW	MIDMARK	M11-020	PD	PD
1	52	ULTRASONIC CLEANER	NW	MIDMARK	QUICKCLEAN	PD	PD
1	54	STATIM	NW	SCICAN	STATIM G4	PD	PD
1	55	HANDPIECE MAINTENANCE	NW	KAVO	QUATTROCARE	PD	PD
1	56	WATER TREATMENT	NW	VISTA	PURE	PD	PD
1	57	VISTACOOOL	NW	SCICAN	V7501	PD	PD
TREATMENT							
6	1	DENTAL CHAIR	NW	DCIEDGE	SERIES 5	PD	PD
1	1A	DENTAL CEILING LIGHT (LED)	FT	DCIEDGE	SERIES 5	PD	PD
6	13	DENTAL CEILING LIGHT (LED)	NW	DCIEDGE	CEILING MOUNT S5 LIGHT	PD	PD
1	13A	DENTAL CEILING LIGHT (LED)	FT	DCIEDGE	CEILING MOUNT S5 LIGHT	PD	PD
6	19	REAR DENTAL CABINET	NW	DCIEDGE	SERIES 5	PD	PD
1	19A	REAR DENTAL CABINET	FT	DCIEDGE	SERIES 5	PD	PD
6	20	SIDE CABINET	NW	BY OTHERS	CUSTOM	DR	PC
3	20A	SIDE CABINET	NW	BY OTHERS	CUSTOM	DR	GC
1	20C	SIDE CABINET	FT	BY OTHERS	CUSTOM	DR	PC
1	20D	SIDE CABINET	FT	BY OTHERS	CUSTOM	DR	GC
3	25	PASS THRU X-RAY CABINET	NW	DCIEDGE	S5	PD	PD
3	30	INTRAORAL X-RAY	NW	MIDMARK-PROGENY	PREVA X-RAY	PD	PD
1	30A	INTRAORAL X-RAY	FT	MIDMARK-PROGENY	PREVA X-RAY	PD	PD

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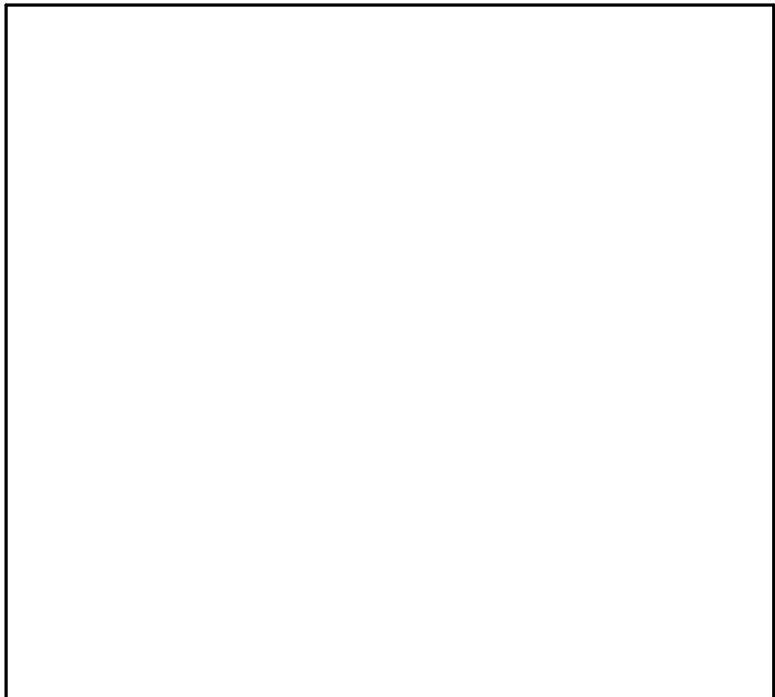
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OWNER:
Wolfenden Family Dental PLLC

LOCATION:
1231 Lake Avenue
Berthoud, CO. 80513

DRAWN BY KWK	EQUIPMENT REP: Lonnne Gwynn	EQUIPMENT REP #: (509) 999-5349
PROJECT #: 410-2148427	ISSUE DATE: 04/11/2025	

REVISIONS			
REV #	SCOPE	DRAWN BY	DATE



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Wolfenden Family
Dental PLLC

1231 Lake Avenue
Berthoud, CO. 80513

REVISIONS

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1 LVL 1 BACKING PLAN
1/4" = 1'-0"

EQUIPMENT BACKING SCHEDULE

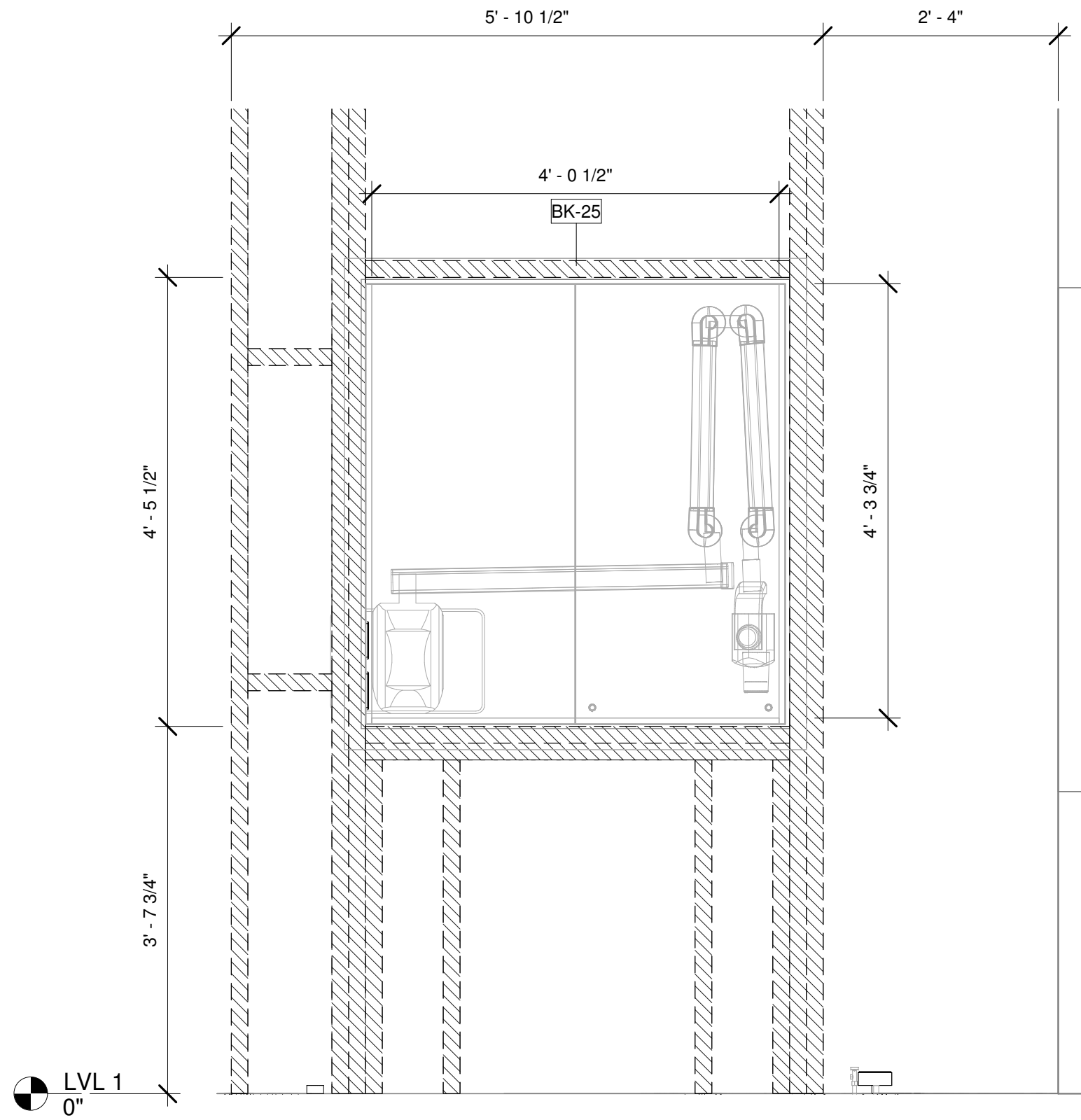
NOTE: ALL DBL PLYWOOD BACKING IS TO BE GLUED AND SCREWED

QTY	BACKING NUMBER	EQUIPMENT DESCRIPTION	WALL				CEILING		OTHER	BACKING REMARKS	
			SGL 4" X 4" FLOOR TO STRUCTURE ABOVE	DBL 4" X 4" FLOOR TO STRUCTURE ABOVE	DBL 2" X 8" FLOOR TO STRUCTURE ABOVE	DBL 3/4" PLYWOOD (GLUED & SCREWED)	SGL 3/4" PLYWOOD	SGL 2" X 8" TOP OF BASE CABINET			SGL 2" X 8" TOP OF WALL CABINET
11	BK-13	DENTAL CEILING LIGHT (LED)									24" x 24"
11	BK-19	REAR DENTAL CABINET									<ul style="list-style-type: none">ALL BACKING REQUIRED FOR CABINET IS TO BE SUPPLIED AND INSTALLED BY CABINET PROVIDERALL BACKING REQUIRED FOR CABINET IS TO BE SUPPLIED AND INSTALLED BY CABINET PROVIDERALL BACKING REQUIRED FOR CABINET IS TO BE SUPPLIED AND INSTALLED BY CABINET PROVIDERROUGH OPENING MUST BE PLUMB AND SQUARE / SEE X-RAY MANUFACTURER SPECS FOR ADDITIONAL JAMB FRAMING / USE #2 DOUGLAS, FIR, LARCH, OR SOUTHERN PINE WOOD OR 1-1/4" X 3-1/2" 22GAGE METAL W/ 3" SCREWS / ROUGH OPENING DIMENSIONS INCLUDE 1/2" EXTRA FOR INSTALLATION / SEE ELVATION FOR DETAILS(2) 2"x8" WOOD MEMBERS AT 16" O/C, FROM FLOOR TO STRUCTURE ABOVE. CONFIRM LOCATION WITH PATTERSON REP BEFORE INSTALLING.ALL BACKING REQUIRED FOR CABINET IS TO BE SUPPLIED AND INSTALLED BY CABINET PROVIDER
15	BK-20	SIDE CABINET									
2	BK-21	CENTRAL CABINET									
1	BK-22	STERILIZATION CABINET									
5	BK-25	PASS THRU X-RAY CABINET									
1	BK-30	INTRAORAL X-RAY			•						
1	BK-31	LAB CABINETS									
1	BK-36	DIGITAL PAN			•						

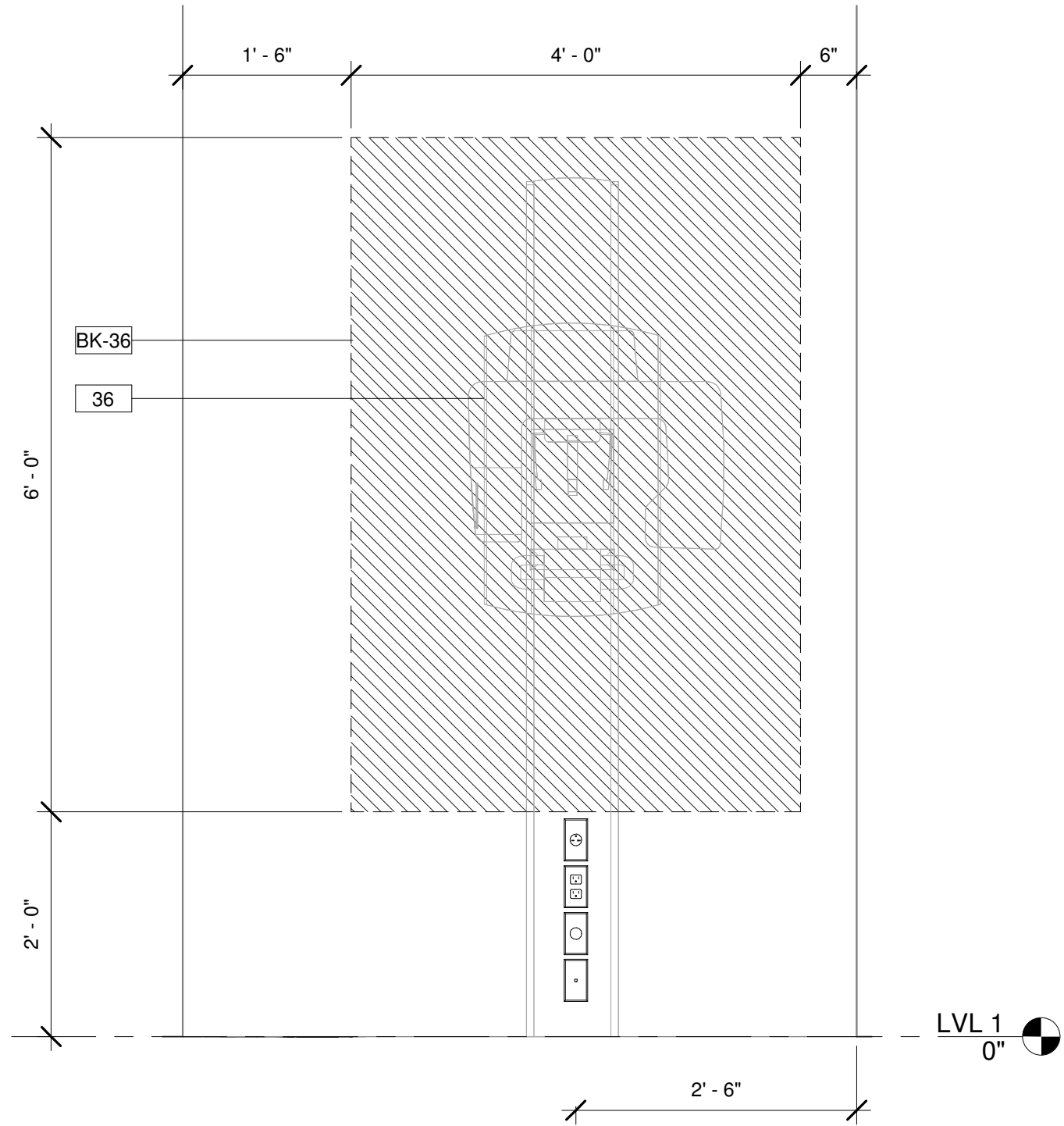
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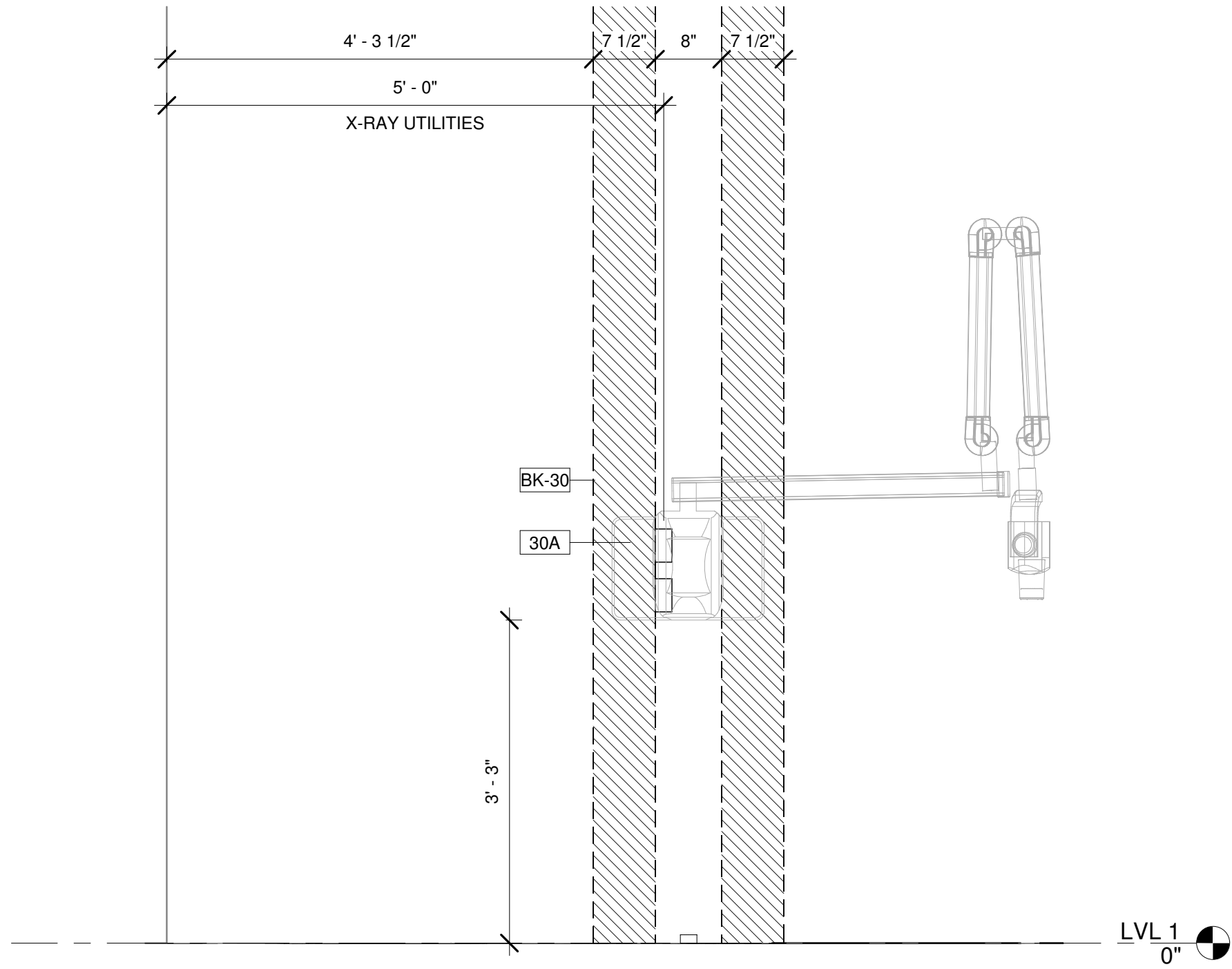
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③ ELEVATION X-RAY PASS THROUGH (TYP.)
3/4" = 1'-0"



② ELEVATION PANORAMIC WALL
3/4" = 1'-0"



① ELEVATION INTRA ORAL X-RAY WALL
3/4" = 1'-0"

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**Wolfenden Family
Dental PLLC**

LOCATION:

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Berthoud, CO. 80513

DRAWN BY	EQUIPMENT REP:	EQUIPMENT REP #:
KWK	Lonnie Gwynn	(509) 999-5349
PROJECT #:	ISSUE DATE:	
410-2148427	04/11/2025	

REVISIONS			
REV #	SCOPE	DRAWN BY	DATE

SHEET NO.

DA310

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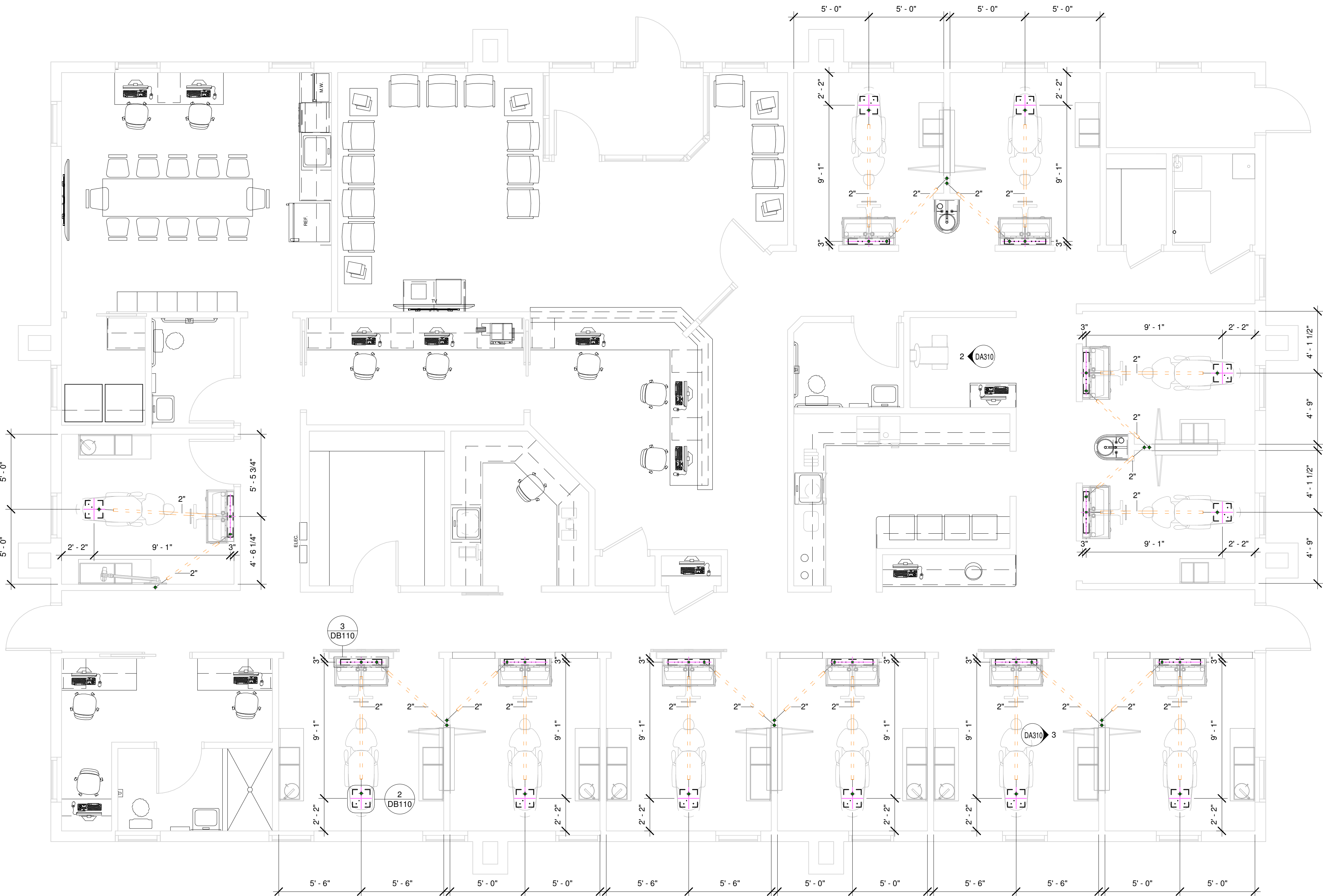
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ELECTRICAL SYMBOLS IN FLOOR		
ALL DEVICES SHALL BE INSTALLED PER STATE AND LOCAL CODE. ALL LOCATIONS SHOULD BE VERIFIED WITH PATTERSON REP OR OWNER PRIOR TO PLACEMENT.		
+XX" - INDICATES HEIGHT FROM FINISHED FLOOR TO CENTER OF DEVICE UNLESS OTHERWISE NOTED BELOW, IF ITEM NOT TAGGED HEIGHT IS 18" A.F.F.		
QTY.	SYM.	DESCRIPTION
22		120v QUAD OUTLET FLOOR, MOUNTED ON FLOOR
11		J-BOX FLOOR, IF TAG NOT PRESENT HEIGHT IS 1" A.F.F.

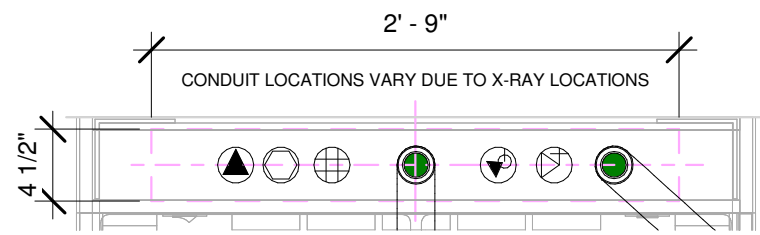
LOW VOLTAGE SYMBOLS		
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QTY.	SYM.	DESCRIPTION
44		CONDUIT FLOOR STUB OUT, IF TAG NOT PRESENT HEIGHT IS 1" A.F.F.
11		DATA DEVICE FLOOR, IF TAG IS NOT PRESENT HEIGHT IS 1" A.F.F.

PLUMBING SYMBOLS IN FLOOR		
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+XX" - INDICATES HEIGHT FROM FINISHED FLOOR TO CENTER OF DEVICE UNLESS OTHERWISE NOTED BELOW, IF ITEM NOT TAGGED HEIGHT IS 18" A.F.F.		
QTY.	SYM.	DESCRIPTION
24		1/2" OD. TO 3/8" OD. SHUT OFF AIR CONNECTION FLOOR HEIGHT 3" A.F.F. TO CENTER UNLESS OTHERWISE NOTED
22		VACUUM PIPE CONNECTION FLOOR

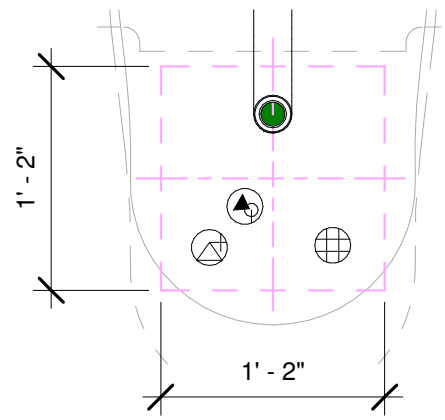
ELECTRICAL LEGEND	
	18/3 WIRE, CABLE RUN IN WALLS OR ABOVE FINISHED CEILING
	18/4 WIRE, WIRES RUN IN WALLS OR ABOVE FINISHED CEILING
	CAT5e OR BETTER CABLE, CABLE RUN IN WALLS OR ABOVE FINISHED CEILING
	MANUFACTURER CABLE, CABLE RUN IN WALLS OR ABOVE FINISHED CEILING
	ELECTRICAL CONDUIT UNDER FLOOR, SIZE AS INDICATED ON PLAN
	ELECTRICAL CONDUIT ABOVE CEILING, SIZE AS INDICATED ON PLAN



① LVL 1 UNDER FLOOR UTILITY PLAN
1/4" = 1'-0"



③ ENLARGED REAR TREATMENT UTILITY ITEM #19 AND #19A
1" = 1'-0"



② ENLARGED CHAIR UTILITY ITEM #1 AND #1A
1" = 1'-0"

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KWK	Lorrie Gwynn	(509) 999-5349
PROJECT #:	ISSUE DATE:	
410-2148427	04/11/2025	

REVISIONS			
REV #	SCOPE	DRAWN BY	DATE







SHEET NO.

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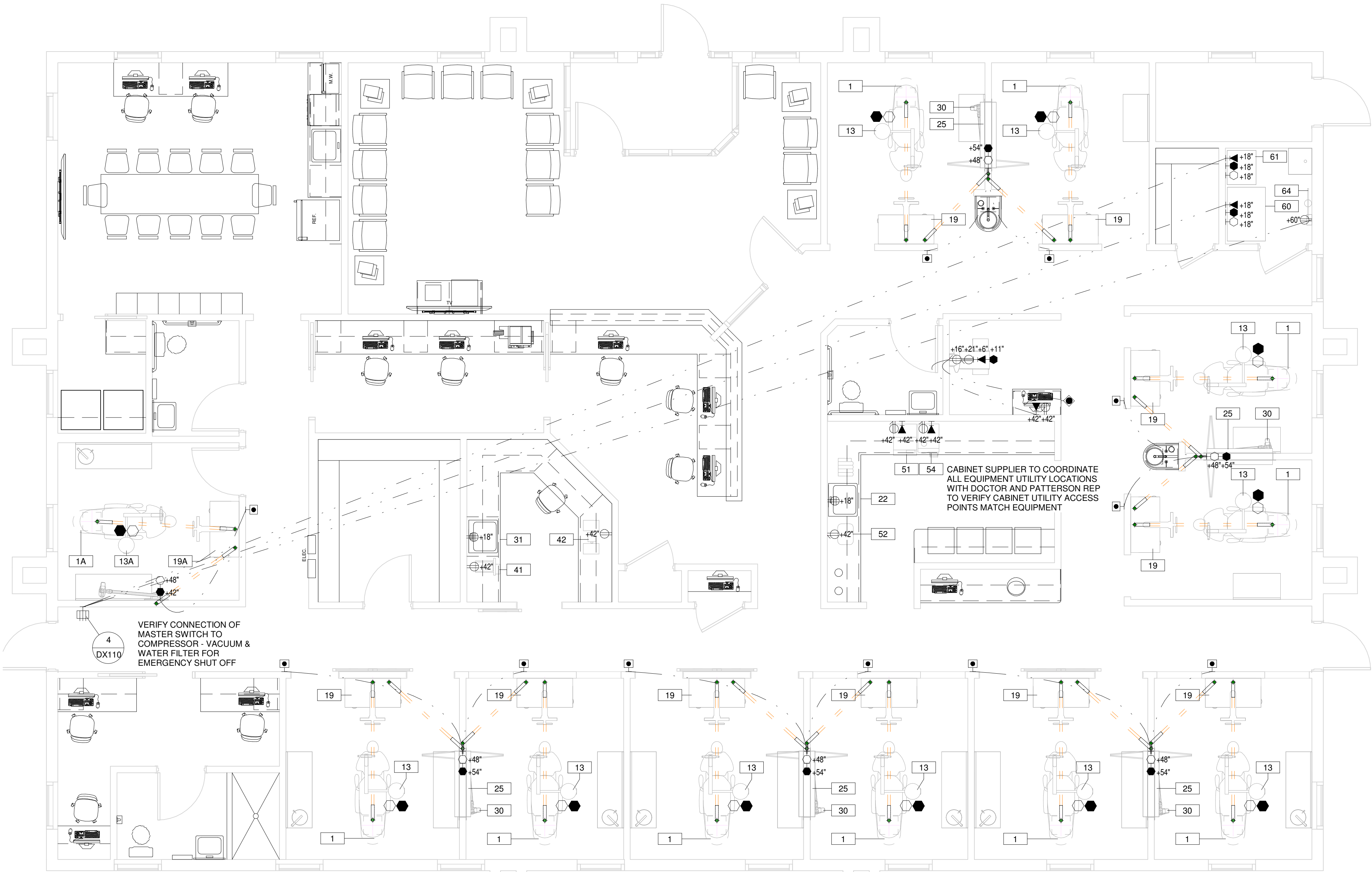
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ELECTRICAL SYMBOLS				
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-XX"- INDICATES HEIGHT FROM FINISHED FLOOR TO CENTER OF DEVICE UNLESS OTHERWISE NOTED BELOW, IF ITEM NOT TAGGED HEIGHT IS 18" A.F.F.				
QTY.	SYM.	DESCRIPTION	PDSI_Vent And Exhaust Remarks	PDSI_ Exhaust Comments
4		120v DUPLEX DEDICATED OUTLET WALL, IF TAG NOT PRESENT HEIGHT IS 18" A.F.F. TO CENTER OF DEVICE		
4		120v FLUSH DUPLEX OUTLET WALL, IF TAG NOT PRESENT HEIGHT IS 18" A.F.F. TO CENTER OF DEVICE		
2		120v QUAD OUTLET WALL, IF TAG NOT PRESENT HEIGHT IS 18" A.F.F. TO CENTER OF DEVICE		
1		220v SINGLE OUTLET WALL, IF TAG NOT PRESENT HEIGHT IS 18" A.F.F. TO CENTER OF DEVICE		
11		J-BOX CLG, IF TAG NOT PRESENT HEIGHT IS 6" ABOVE FINISHED CEILING		
8		J-BOX WALL, IF TAG NOT PRESENT HEIGHT IS 18" A.F.F.		


LOW VOLTAGE SYMBOLS		
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-XX"- INDICATES HEIGHT FROM FINISHED FLOOR TO CENTER OF DEVICE UNLESS OTHERWISE NOTED BELOW, IF ITEM NOT TAGGED HEIGHT IS 18" A.F.F.		
QTY.	SYM.	DESCRIPTION
6		DATA DEVICE WALL, IF TAG NOT PRESENT HEIGHT IS 18" A.F.F.
11		J-BOX CLG LV, IF TAG NOT PRESENT HEIGHT IS 6" ABOVE FINISHED CEILING
9		J-BOX WALL, LOW VOLTAGE, IF TAG NOT PRESENT HEIGHT IS 18" A.F.F.
1		MASTER SWITCH WALL, IF TAG NOT PRESENT HEIGHT IS 60" A.F.F. TO CENTER
1		REMOTE PAN SWITCH IN WALL, IF TAG NOT PRESENT HEIGHT IS 60" A.F.F.
11		REMOTE X-RAY SWITCH WALL, IF TAG NOT PRESENT HEIGHT IS 60" A.F.F.

ELECTRICAL LEGEND	
	18/3 WIRE, CABLE RUN IN WALLS OR ABOVE FINISHED CEILING
	18/4 WIRE, WIRES RUN IN WALLS OR ABOVE FINISHED CEILING
	CAT5e OR BETTER CABLE, CABLE RUN IN WALLS OR ABOVE FINISHED CEILING
	MANUFACTURER CABLE, CABLE RUN IN WALLS OR ABOVE FINISHED CEILING
	ELECTRICAL CONDUIT UNDER FLOOR, SIZE AS INDICATED ON PLAN
	ELECTRICAL CONDUIT ABOVE CEILING, SIZE AS INDICATED ON PLAN



① LVL 1 POWER & LOW VOLTAGE PLAN
1/4" = 1'-0"

EQUIPMENT POWER & LOW VOLTAGE SCHEDULE																						
GENERAL NOTES																						
ALL DEVICES ARE TO BE INSTALLED PER STATE AND LOCAL CODES.																						
EQUIPMENT INFO				ELECTRICAL INFO										LOW VOLTAGE INFO								
QTY	ITEM #	DESCRIPTION	STATUS	EC CONNECTION BY	POWER		CONNECTION TYPE				ELECTRICAL REMARKS	LV CONNECTION BY	2" EMPTY CONDUIT	3/4" EMPTY CONDUIT	1" EMPTY CONDUIT	18/3 WIRE	18/4 WIRE	JBOX LV	CATS OR BETTER	MFG CABLE	MONITOR CABLE	LV REMARKS
					VOLTS	AMPS	SINGLE OUTLET	DUPLEX OUTLET	QUAD OUTLET	DIRECT WIRE		DEDICATED POWER										
10	1	DENTAL CHAIR	NW	EC	120v	7.0				•			EC	•								
1	1A	DENTAL CHAIR	FT	EC	120v	7.0				•			EC	•				•				
10	13	DENTAL CEILING LIGHT (LED)	NW	EC	120v	3		•		•		•	EC	•		•		•				JBOX TO BE MOUNTED ABOVE FINISHED CEILING WITHIN 2' OF FIXTURE
1	13A	DENTAL CEILING LIGHT (LED)	FT	EC	120v	3		•		•		•	EC	•		•		•				JBOX TO BE MOUNTED ABOVE FINISHED CEILING WITHIN 2' OF FIXTURE
10	19	REAR DENTAL CABINET	NW	EC	120v	20				•			EC	•				•				2" EMPTY CONDUIT FROM REAR CABINET TO TOE BOX OF DENTAL CHAIR.
1	19A	REAR DENTAL CABINET	FT	EC	120v	20				•			EC	•				•				2" EMPTY CONDUIT FROM REAR CABINET TO TOE BOX OF DENTAL CHAIR.
1	22	STERILIZATION CABINET	NW	EC	120v	20.0		•					EC									GC PROVIDED CABINET, ALL UTILITY LOCATIONS FOR DENTAL EQUIPMENT TO BE COORDINATED BY GC. VERIFY LOCATIONS WITH CABINET MFG, OWNER, AND PATTERSON EQUIPMENT SPECIALIST.
5	30	INTRAORAL X-RAY	NW	EC	120	20.0				•	•	•	EC	•		•		•				
1	30A	INTRAORAL X-RAY	FT	EC	120	20.0					•		EC	•				•				
1	31	LAB CABINETS	NW	EC	120v	20.0		•					EC									RUN WIRES TO REMOTE SWITCH AS INDICATED ON PLAN
1	36	DIGITAL PAN	ER	EC	120	20.0		•		•	•		EC	•		•		•				GC PROVIDED CABINET, ALL UTILITY LOCATIONS FOR DENTAL EQUIPMENT TO BE COORDINATED BY GC. VERIFY LOCATIONS WITH CABINET MFG, OWNER, AND PATTERSON EQUIPMENT SPECIALIST.
1	41	MODEL TRIMMER	NW	EC	120v	10.0		•					EC			•		•				
1	42	LATHE	NW	EC	120v	5.0		•					EC									
1	51	STERILIZER	NW	EC	120v	12.0		•		•		DEDICATED POWER	EC									
1	52	ULTRASONIC CLEANER	NW	EC	120v	2.0		•		•			EC									
1	54	STATIM	NW	EC	120v	11.0		•		•			EC									
1	55	HANDPIECE MAINTENANCE	NW	EC	120v	5.0		•					EC									
1	60	AIR COMPRESSOR	NW	EC	220v	40		•		•		BREAKER SIZE 40.0 AMPS / IF SERVICE IS ABOVE OR BELOW VOLT AGE INDICATED IN STALL A BUCK/BOOST TRANSFORMER AS REQUIRED. COORDINATE WITH EQUIPMENT SPECIALIST.	EC	•		•		•				
1	61	VACUUM	NW	EC	220v	20.0		•		•		DISCONNECT REQUIRED IF UNIT IS NOT LOCATED IN SAME ROOM AS ELECTRICAL PANEL	EC	•		•						
1	64	WATER SHUT OFF W/ FILTER	NW	EC	115			•					EC					•				



**PATTERSON
DENTAL**

1031 MENDOTA HEIGHTS ROAD
MENDOTA HEIGHTS, MN

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OWNER:

**Wolfenden Family
Dental PLLC**

LOCATION:

1231 Lake Avenue
Berthoud, CO. 80513

DRAWN BY	EQUIPMENT REP.	EQUIPMENT REP #:
KWK	Lorrie Gwynn	(509) 999-5349
PROJECT #:	ISSUE DATE:	
410-2148427	04/11/2025	

REVISIONS			
REV #	SCOPE	DRAWN BY	DATE

OWNER:

**Wolfenden Family
Dental PLLC**

LOCATION:

1231 Lake Avenue
Berthoud, CO. 80513

SHEET NO.

DE110






NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PLUMBING SYMBOLS		
ALL DEVICES SHALL BE INSTALLED PER STATE AND LOCAL CODES. ALL LOCATIONS SHOULD BE VERIFIED WITH PATTERSON REP OR OWNER PRIOR TO PLACEMENT.		
*XXX" - INDICATES HEIGHT FROM FINISHED FLOOR TO CENTER OF DEVICE UNLESS OTHERWISE NOTED BELOW, IF ITEM NOT TAGGED HEIGHT IS 18" A.F.F.		
QTY.	SYM.	DESCRIPTION

ALL DEVICES SHALL BE INSTALLED PER STATE AND LOCAL CODES. ALL LOCATIONS SHOULD BE VERIFIED WITH PATTERSON REP OR OWNER PRIOR TO PLACEMENT.

+XX" - INDICATES HEIGHT FROM FINISHED FLOOR TO CENTER OF DEVICE
UNLESS OTHERWISE NOTED BELOW, IF ITEM NOT TAGGED HEIGHT IS 18" A F F

QTY.	SYM.	DESCRIPTION
2		1/2" OD. TO 3/8" OD.SHUT OFF AIR CONNECTION WALL, HEIGHT 3" A.F.F. TO CENTER IF TAG NOT PRESENT
1		DIRECT DRAIN WALL
2		FRESH AIR IN MANIFOLD WALL
2		SHUT OFF VALVE COLD WATER WALL
2		SHUT OFF VALVE HOT WATER WALL

EQUIPMENT EXHAUST SCHEDULE				
GENERAL NOTES:..				
ALL ITEMS IDENTIFIED AS "FT" WILL BE INSTALLED AT A FUTURE DATE. ALL UTILITIES NEED TO BE CAP AND CONCEALED FOR FUTURE USE...				
ALL ITEMS WILL BE INSTALLED PER STATE AND LOCAL CODES...				
QTY	ITEM #	EQUIPMENT INFO DESCRIPTION	STATUS	VENT EXHAUST REMARKS
1	60	AIR COMPRESSOR	NW	COMPRESSOR DESIGNED TO OPERATE AT UTILITY ROOM TEMPERATURES BETWEEN 50 AND 90 DEGREES FAHRENHEIT. MAX. ALLOWABLE INTERMITTENT UTILITY ROOM TEMPERATURE IS 100 DEGREES FAHRENHEIT
1	61	VACUUM	NW	2" PVC SCHEDULE 80 FRESH AIR VENT REQUIRED TO OUTSIDE. / ROOM TEMP MUST NOT BE BELOW 35° OR ABOVE 100°/ SEE DETAIL AN INDICATED ON PLAN

GENERAL NOTES::

ALL ITEMS IDENTIFIED AS "FT" WILL BE INSTALLED AT A FUTURE DATE. ALL UTILITIES NEED TO BE CAP AND CONCEALED FOR FUTURE USE..

ALL ITEMS WILL BE INSTALLED PER STATE AND LOCAL CODES..

EQUIPMENT INFO			STATUS	VENT EXHAUST REMARKS
QTY	ITEM #	DESCRIPTION		
1	60	AIR COMPRESSOR	NW	COMPRESSOR DESIGNED TO OPERATE AT UTILITY ROOM TEMPERATURES BETWEEN 50 AND 90 DEGREES FAHRENHEIT. MAX. ALLOWABLE INTERMITTENT UTILITY ROOM TEMPERATURE IS 100 DEGREES FAHRENHEIT.
1	61	VACUUM	NW	2" PVC SCHEDULE 80 FRESH AIR VENT REQUIRED TO OUTSIDE / ROOM TEMP MUST NOT BE BELOW 35° OR ABOVE 100° / SEE DETAIL AN INDICATED ON PLAN



① LVL 1 PLUMBING PLAN
1/4" = 1'-0"

EQUIPMENT PLUMBING-DENTAL COMPRESSED AIR-VAC SCHEDULE																		
GENERAL NOTES:																		
ALL ITEMS TO BE INSTALLED PER STATE AND LOCAL CODES..																		
QTY	PLUMBING				PLUMBING INFO						VAC INFO			DENTAL COMPRESSED AIR				
	ITEM #	DESCRIPTION	STATUS	PLUMBING CONNECTION BY	SUPPLY				SANITARY		PLUMBING REMARKS	RISERS		MAIN & BRANCHES	VAC REMARKS	1/2" COPPER TYPE L OR K	5/8" COPPER TYPE M	COMPRESSED AIR REMARKS
					1/4" COLD WATER FLEX TUBING	1/2" COLD WATER COPPER	1/2" HOT WATER COPPER	3/4" COLD WATER COPPER	3/4" HOT WATER COPPER	1" COLD WATER COPPER		3/4" COPPER TYPE M	1-1/2" PVC WASTE SCHEDULE 40					
10	1	DENTAL CHAIR	NW	PC														
1	1A	DENTAL CHAIR	FT	PC														
10	19	REAR DENTAL CABINET	NW	PC														
1	19A	REAR DENTAL CABINET	FT	PC														
6	20	SIDE CABINET	NW	PC		•	•			•	•	GC PROVIDED CABINET, ALL UTILITY LOCATIONS FOR DENTAL EQUIPMENT TO BE COORDINATED BY GC. VERIFY LOCATIONS WITH CABINET MFG, OWNER, AND PATTERSON EQUIPMENT SPECIALIST.						
1	20C	SIDE CABINET	FT	PC		•	•			•	•	GC PROVIDED CABINET, ALL UTILITY LOCATIONS FOR DENTAL EQUIPMENT TO BE COORDINATED BY GC. VERIFY LOCATIONS WITH CABINET MFG, OWNER, AND PATTERSON EQUIPMENT SPECIALIST.						
2	21	CENTRAL CABINET	NW	PC		•	•			•	•							
1	22	STERILIZATION CABINET	NW	PC		•	•			•	•						•	
1	31	LAB CABINETS	NW	PC		•	•			•	•						•	
1	40	PLASTER TRAP	NW	PC								INSTALL FOR LAB SINK AND MODEL TRIMMER. BRACE TRAP TO SUPPORT WEIGHT OF FULL TRAP AN TO SIMPLIFY THE REMOVAL OF CANISTER FOR CLEANING.						
1	41	MODEL TRIMMER	NW							•		CONNECT WATER LINE TO SINK COLD WATER SUPPLY, CONNECT DRAIN TO SINK DRAIN						
1	56	WATER TREATMENT	NW	PC	•			•			•							
1	57	VISTACOOOL	NW	PC						•								
1	60	AIR COMPRESSOR	NW	PC						•		REQUIRES FRESH AIR INTAKE FROM OUTSIDE UTILITY ROOM. 2" PVC PIPE AND FLEXIBLE HOSE WITH 70 IN. OF CLEAR TUBING FOR CONNECTION TO THE AIR INTAKE OF EACH COMPRESSOR. / SEE DETAIL AS INDICATED ON PLAN.			•	•	•	IF PIPE VOLUME IS TO GREAT MORE THAN 235 IN ³ OR MORE THAN 100 FT. OF 1/2 DIAMETER PIPE, A PRESSURE REGULATOR SHOULD BE INSTALLED BETWEEN MAIN TANK AND THE DISTRIBUTION PIPING AND SET TO 80 PSI.
1	61	VACUUM	NW	PC		•				•	•	REQUIRES FLOOR SINK OR STAND PIPE PER LOCAL CODES PROVIDED BY OTHERS,			•			
1	63	AMALGAM SEPARATOR	NW	PC											•			
1	64	WATER SHUT OFF W/ FILTER	NW	PC			•				•							

GENERAL NOTES:

ALL ITEMS TO BE INSTALLED PER STATE AND LOCAL CODES.

[illegible]

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OWNER:

Wolfenden Family
Dental PLLC

LOCATION:

1231 Lake Avenue
Berthoud, CO. 80513

DRAWN BY KWK	EQUIPMENT REP: Lonnie Gwynn	EQUIPMENT REP #: (509) 999-5349
PROJECT #: 410-2148427	ISSUE DATE: 04/11/2025	

REV #	SCOPE	DRAWN BY	DATE
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[illegible]

SHEET NO.

DP110

NOT FOR CONSTRUCTION

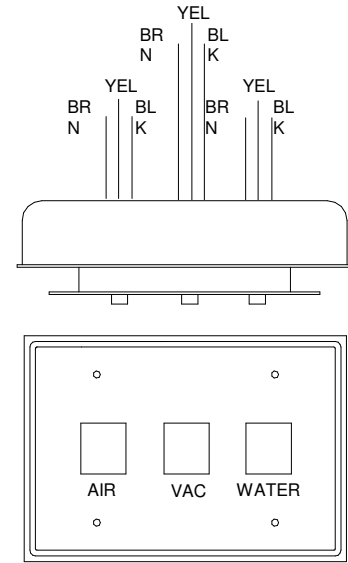
NOT FOR CONSTRUCTION

NOTE:

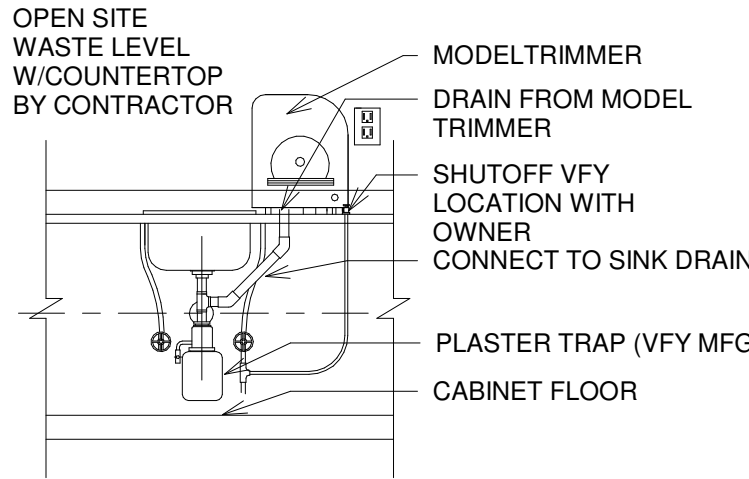
All wires to be class B low voltage. For "runs" under 150', wire to be 18 gage. For "runs" over 150', wires should be 16 gage.

Caution! Local codes may dictate changes to the above specifications.

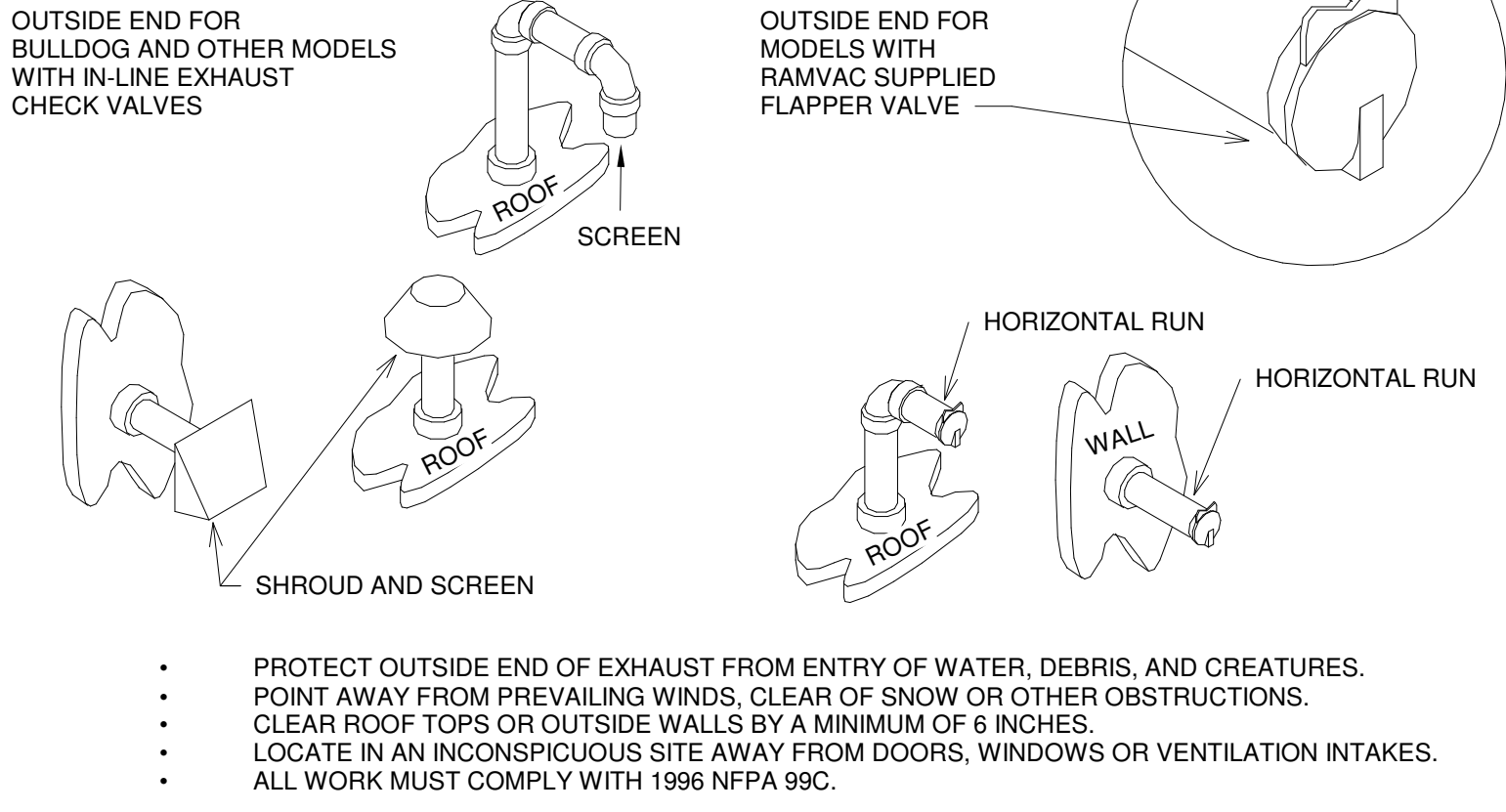
Contractor to provide wire from mechanical room to remote control panel.



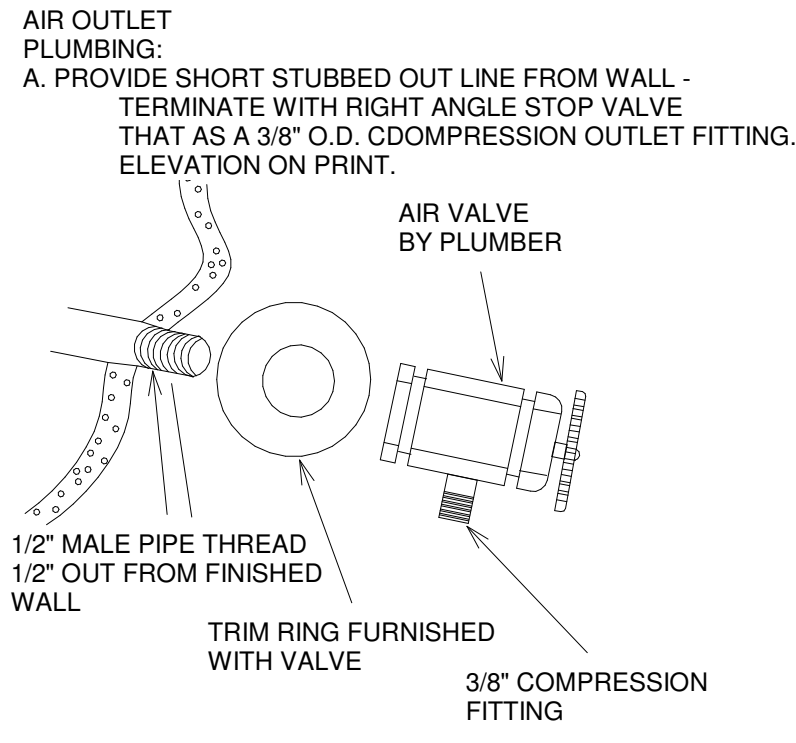
4 REMOTE CONTROL PANEL
3" = 1'-0"



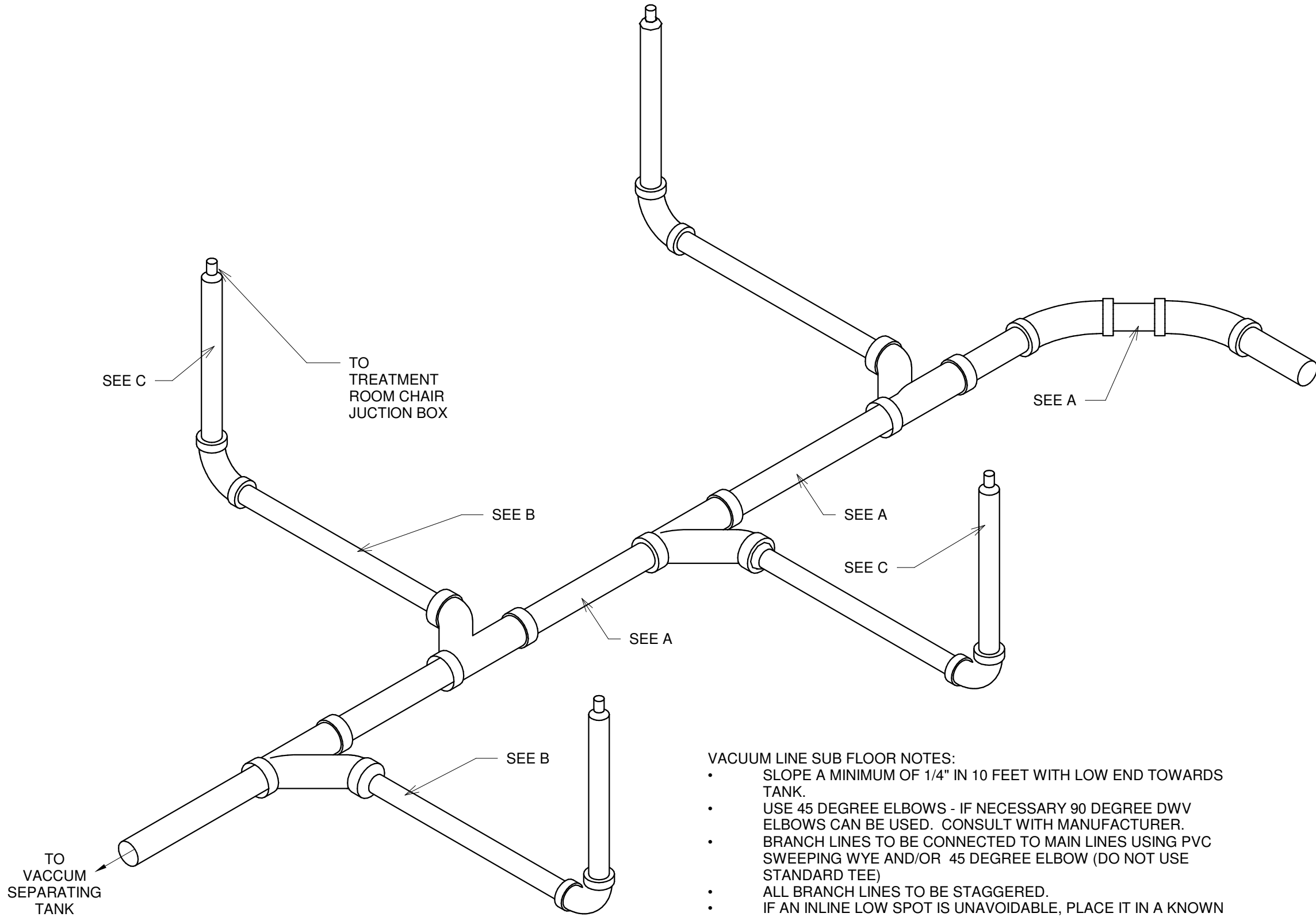
3 MODEL TRIMMER W/ PLASTER TRAP
1" = 1'-0"



2 EXHAUST PIPING - OUTSIDE END
1 1/2" = 1'-0"

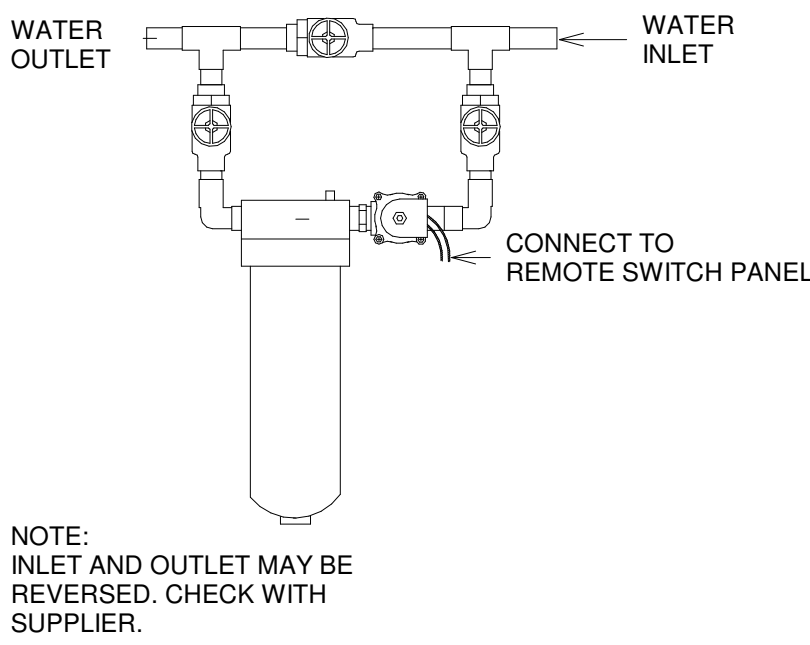


1 AIR OUTLET
3" = 1'-0"



DENTALEZ RAMVAC							
IF A PIPING DIAGRAM IS PROVIDED BY THE MANUFACTURER, IT SUPERCEDES THIS CHART. IF NOT, USE THIS CHART IN CONFERENCE WITH PATTERSON DENTAL REP.							
		BULLDOG	BISON 3	BISON 5	BISON 7	BISON 9	
A	MAIN LINE DIAMETER MINIMUM-MAXIMUM	1 - 5 ROOMS 1-1/2" 5 - 15 ROOMS 2"	2" PVC SCH. 40			1 - 1/2" PVC SCH. 40	2" PVC SCH. 40
B	BRANCH LINE DIAMETER MINIMUM-MAXIMUM	1 - 5 ROOMS 1-1/2" 5 - 15 ROOMS 2"	2" PVC SCH. 40			1 - 1/2" PVC SCH. 40	2" PVC SCH. 40
C	RISER LINE DIAMETER						

6 VACUUM LINE - SUB FLOOR (DENTALEZ RAMVAC)
1 1/2" = 1'-0"



5 WATER FILTER MANIFOLD
1 1/2" = 1'-0"

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PROJECT #:	ISSUE DATE:	
410-2148427	04/11/2025	

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