

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

KEY NOTES

- 1 GYPSUM BOARD PARTITION, 5/8" GYPSUM BOARD BOTH SIDES, SOUND BATTS, 26 GA 3/8" METAL STUDS TO UNDERSIDE OF EXISTING SUSPENDED ACOUSTICAL CEILING. INSTALL RUBBER BASE. PAINT.
- 2 PAINT EXISTING WALLS TO REMAIN.

GENERAL NOTES

1. Staging and storage of materials on site is to be coordinated with the Owner.
2. The Contractor is responsible for the protection of the Owner's facilities.
3. All existing conditions shall be field verified. Any variation shall be brought to the attention of the Architect. No deviation from the construction documents shall be made without the written approval of the Owner and Architect.
4. The contractor is responsible for the coordination of all trades.
5. Debris shall be cleaned up and removed at the end of each day.
6. Normal operation of the Owner facilities shall be maintained during construction. All work inside building is to be coordinated with the Owner.
7. Any and all damage to existing conditions, including but not limited to landscaping, paving, and building finishes, shall be repaired or replaced as directed by the Owner.
8. All work shall be installed in accordance with all applicable codes and Owner's standards.

CODE INFORMATION

- APPLICABLE CODES:
- 2012 INTERNATIONAL BUILDING CODE
 - 2012 INTERNATIONAL FIRE CODE
 - 2012 INTERNATIONAL MECHANICAL CODE
 - 2012 INTERNATIONAL PLUMBING CODE
 - 2009 INTERNATIONAL FUEL GAS CODE
 - 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2011 NATIONAL ELECTRICAL CODE
 - ICC/ANSI A117.1 - 2003 (ACCESSIBILITY DESIGN CODE)
 - 2012 CITY OF ENGLEWOOD AMENDMENTS

OCCUPANCY:	B - OFFICE	
CONSTRUCTION TYPE:	TYPE II-B	
SPRINKLERED:	NO	
FLOOR AREA	1,083 S.F.	
OCCUPANTS		
OFFICE OCCUPANCY	1 PER 100 S.F.	11 OCCUPANTS
PLUMBING FIXTURES	REQUIRED	PROVIDED
WATER CLOSETS	1	1
LAVATORIES	1	1
DRINKING FOUNTAINS	1	1
UNISEX RESTROOM PROVIDED PER 2902.1.2 EXCEPTION 2		

ARCHITECTURAL SPECIFICATIONS

- 01100 - SUMMARY
1. The work consists of tenant finish, and includes selective demolition of existing ceiling, construction of new metal framed gypsum board partitions, new doors and frames, new plastic laminate casework, and associated HVAC, plumbing, and electrical work.
 2. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet (7.6 m) of entrances, operable windows, or outdoor air intakes.
- 01230 - ALTERNATES
1. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
 2. Schedule of Alternates:
- 01500 - TEMPORARY FACILITIES AND CONTROLS
1. Water and electric power are available from the owners existing service. Contractor is responsible for connections as required. Electrical devices to comply with applicable standards of NECA, NEMA and UL.
 2. Provide portable fire extinguishers of size and rating suitable for hazards at all work locations.
 3. Use of Owner's existing toilet facilities is permitted as long as the facilities are cleaned and maintained in a condition acceptable to the Owner.
 4. Provide temporary ventilation required by construction activities for curing or drying of completed installations.
 5. Provide waste containers for disposal of debris from construction. Use of Owner's dumpsters is prohibited.
- 01600 - PRODUCT REQUIREMENTS
1. Schedule delivery to minimize long-term storage at the site and to avoid overcrowding of construction spaces.
 2. Comply with manufacturer's instructions for storage and handling of products and materials.
- 01700 - EXECUTION REQUIREMENTS
1. Acceptance of Conditions: Examine substrates, areas, and conditions, with installer or applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.
 2. Field verify all existing conditions and measurements.
 3. Provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the Work.
 4. Clean Project site and work areas daily, including common areas. Clean and protect construction in place. Install protective covering where required to protect from damage prior to Substantial Construction.
 5. Repair or remove and replace defective construction. Restore damaged substrates and finishes.
- 01731 - CUTTING AND PATCHING
1. Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Patch exposed surfaces using materials that visually match in-place adjacent materials.
- 01732 - SELECTIVE DEMOLITION
1. Hazardous materials are not known to be present in the existing construction. Notify Owner and Architect of any suspected hazardous materials which may be disturbed by construction.
 2. Protect existing construction indicated to remain.
 3. Remove demolished materials from the site and dispose of legally. Do not use Owner's dumpsters for disposal of construction debris.
- 01770 - CLOSEOUT PROCEDURES
1. Submit written request for inspection for Substantial Completion to Owner and Architect.
 2. Architect will prepare list of items that require completion or correction.
- 01781 - PROJECT RECORD DOCUMENTS
1. Submit redlined record prints to Architect.

- 01782 - OPERATION AND MAINTENANCE DATA
1. Submit one copy of operating instructions and maintenance instructions for products, materials, systems and finishes installed as a part of this project. Organize information by system, product or material following CSI specification division format and bind into three-ring binder. Provide index and clearly label binder with printed title Operation and Maintenance Manual followed by project name.
- 01785 - MISCELLANEOUS CARPENTRY
1. Provide furring, blocking and backing as required for installation of casework and hardware.
- 06402 - INTERIOR ARCHITECTURAL WOODWORK
1. Submit shop drawings for plastic laminate casework and countertops.
 2. Submit samples for plastic laminate.
 3. Comply with AWI Architectural Woodwork Quality Standards for Custom grade.
 4. Plastic laminate cabinets to be flush overlay construction with laminated edges.
 5. Adhesives to be Low VOC emitting materials.
 6. Provide frameless concealed hinges - Invisia type, self closing overlay 120 degree opening similar to Grass America, Inc. model # VSS-3500 with 2 hinges per door. Anchor with 1000 Series base plate and 5.2 mm sleeve screws. Other Approved Manufacturers: Prameto or Hafele.
 7. Drawer Slides: Grass 6610 or Blum No.230E, 100 lb. capacity.
 8. Provide wire pulls for plastic laminate casework. Exposed hardware to be satin stainless steel finish.
 9. Provide exterior grade plywood substrate for countertops at sinks.
- 08211 - FLUSH WOOD DOORS
1. Wood doors to comply with WDMA LS. 1.A. Industry Standard for Architectural Flush Wood.
 2. Doors to meet following criteria:
 - a. Premium grade, with Grade A faces, Birch.
 - b. Book or slip match between veneer leaves.
 - c. Assembly of spliced veneers: Running match, Balance match, or Center Balance match are acceptable.
 3. Veneer to be no less than 1/40 inch.
 4. Factory finish doors with WDMA TR-6 finish; color to be selected by Architect from manufacturer's standard colors.
- 08710 - DOOR HARDWARE
1. Hinges: Three per door steel base metal with steel pin, 5 knuckle ball bearing, 0.134 gauge, 4 1/2 x 4 1/2. Ives 5BB1HW or equal.
 2. Locksets: Cylindrical.
 3. Hardware finish to be Brushed Chrome US26D/BHMA 626.
 4. Mount door hardware at heights indicated in DHI Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames and DHI WHS.3 Recommended Locations for Architectural Hardware for Wood Flush Doors.
- 08800 - GLAZING
1. Provide Type FT (Fully Tempered) glass where noted on the Drawings.
- 09111 - NON-LOAD-BEARING STEEL FRAMING
1. Comply with ASTM C 754 and C 840.
 2. Provide 26 gauge studs unless otherwise noted.
 3. Install two 20 gauge studs at each door jamb.
- 09250 - GYPSUM BOARD
1. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.
 2. Gypsum board to comply with ASTM C 36/C 36M or ASTM C 1396/C 1396M, as applicable to type of gypsum board indicated and whichever is more stringent.
 3. Provide regular type gypsum board unless otherwise noted.
 4. Provide galvanized metal trim shapes as required or noted on the drawings.
 5. Provide sound attenuation blankets complying with ASTM C 665, Type 1 (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.
 6. Tape and finish gypsum board to produce Type 4 finish at all exposed areas unless otherwise noted.

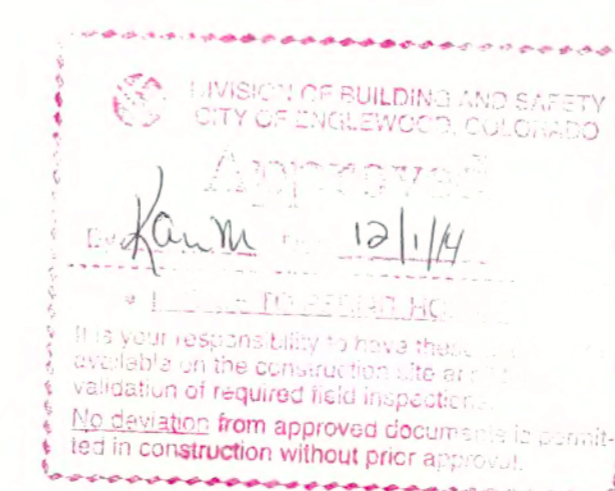
- 09511 - ACOUSTICAL PANEL CEILINGS
1. Modify existing suspended acoustical ceiling as required for new construction and as shown on the drawings. Comply with ASTM E 1264 for acoustical panels and ASTM C 835 for metal suspension systems.
- 09653 - RESILIENT WALL BASE AND ACCESSORIES
1. Provide 4 rubber straight base. Provide preformed external and internal corners.
 2. Color to be selected by Architect from manufacturer's full range of colors.
- 09681 - CARPET
- 1.
 2. Color to be as selected by Owner.
- 09912 - INTERIOR PAINTING
1. Walls to be Eggshell or Satin Finish with sheen of 14-30 @ 60'. Paint to have minimum solids of 35%.
 2. Trim to be Gloss finish with sheen of 50-70 @ 60'. Paint to have minimum solids of 34%.
- 10523 - FIRE EXTINGUISHERS
1. 10A-BC with mounting bracket.

VICINITY PLAN



PROJECT LOCATION

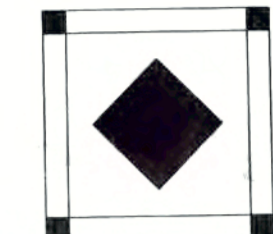
ZONING REVIEW
BY *DKR* 11/22/14



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- ELECTRICAL
- E-1 ELECTRICAL PLAN

BRET JOHNSON
ARCHITECTURE
2304 YOSEMITE STREET
DENVER, COLORADO 80238
720.341.0392



AT EYES
123A W. HAMPDEN AVENUE

ENGLEWOOD, COLORADO 80110

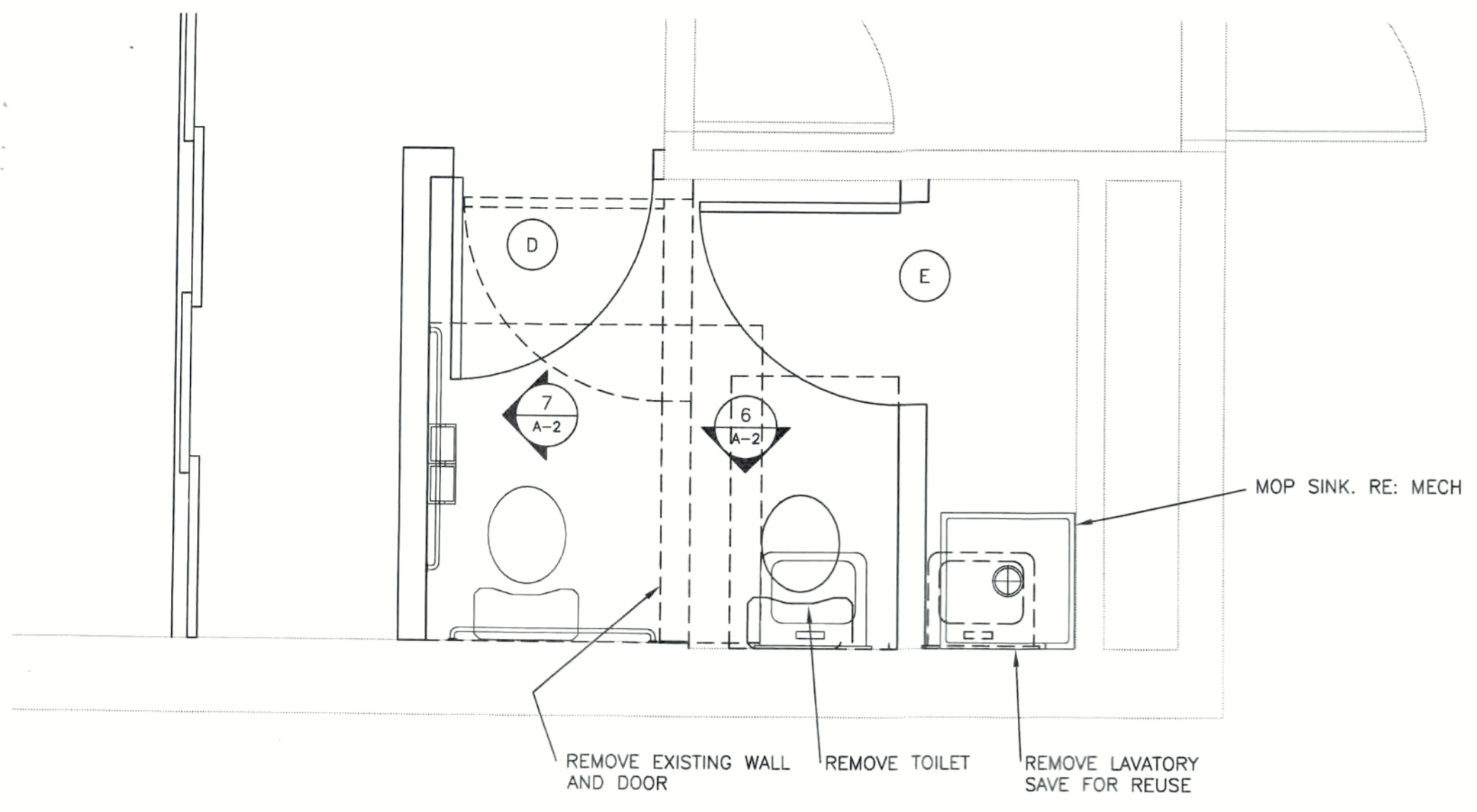


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FILE:
DESIGNED:
DRAWN: BJ
CHECKED:
DATE: 11/4/14
REVISIONS:

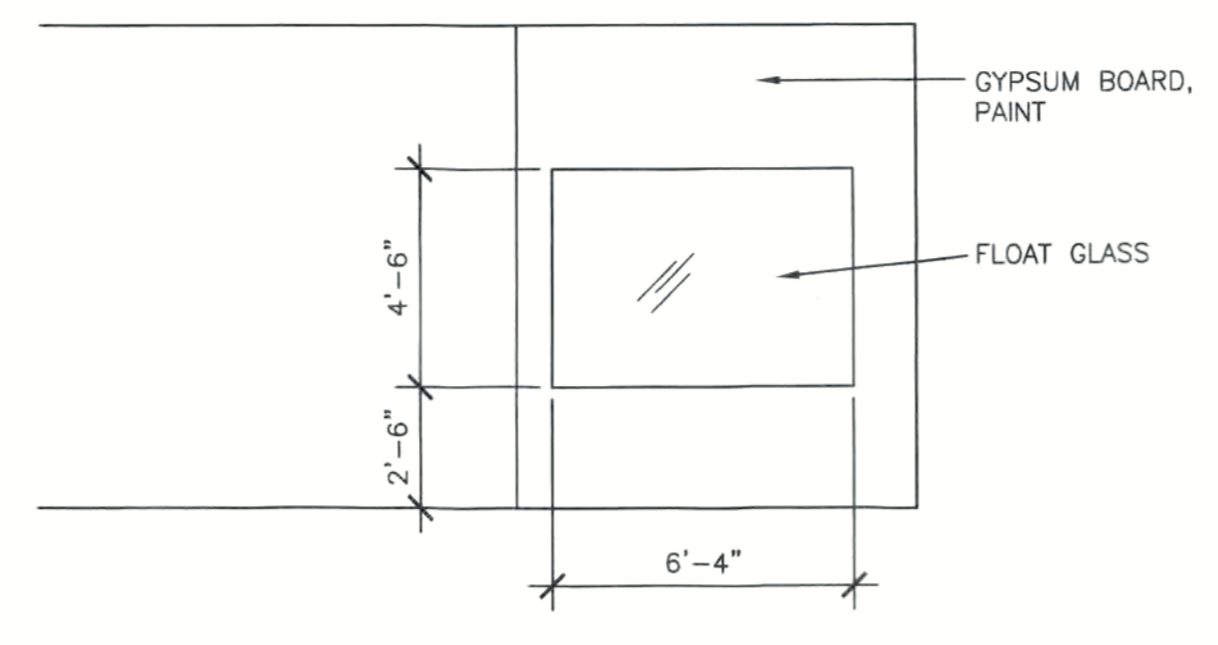
SHEET TITLE:
FLOOR PLAN
SPECIFICATIONS

SHEET NUMBER:

A-1



1 ENLARGED PLAN
1/2" = 1'-0"



2 BORROW LIGHT
1/4" = 1'-0"

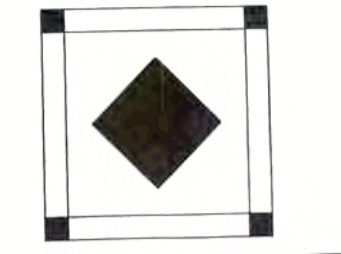
DOOR SCHEDULE

DOOR TAG	WIDTH	HEIGHT	DOOR THICKNESS	FRAME MATERIAL	FRAME ELEVATION	FRAME FINISH	DOOR MATERIAL	DOOR ELEVATION	DOOR FINISH	HARDWARE	REMARKS
A	3'-0"	7'-0"	1 3/4"	HM	-	PAINT	WOOD	-	VARNISH	1	
B	3'-9"	7'-0"	1 3/4"	ALUM	-	EXIST.	ALUM	-	EXIST.	2	
C	3'-0"	7'-0"	1 3/4"	HM	-	PAINT	HM	-	PAINT	2	
D	3'-0"	7'-0"	1 3/4"	HM	-	PAINT	WOOD	-	VARNISH	3	
E	3'-0"	7'-0"	1 3/4"	HM	-	PAINT	WOOD	-	VARNISH	4	
F	10'-0"	7'-0"	1 3/4"	GYP. BD.	-	PAINT	WOOD	-	VARNISH	5	
G	3'-0"	7'-0"	1 3/4"	WOOD	-	PAINT	WOOD	-	PAINT	2	

HARDWARE SCHEDULE ALL HARDWARE TO BE 612 FINISH - SATIN BRONZE, UNLESS OTHERWISE NOTED.

- GROUP 1 HINGES
PASSAGE LOCKSET
WALL STOP
- GROUP 2 REUSE EXISTING HARDWARE
- GROUP 3 HINGES
PRIVACY LOCKSET
WALL STOP
- GROUP 4 HINGES
STOREROOM LOCKSET
WALL STOP
- GROUP 5 JOHNSON HARDWARE 134F BYPASS TRACK SET WITH FASCIA

BRET JOHNSON
ARCHITECTURE
2304 YOSEMITE STREET
DENVER, COLORADO 80238
720.341.0392



AT EYES
1 23A W. HAMPDEN AVENUE
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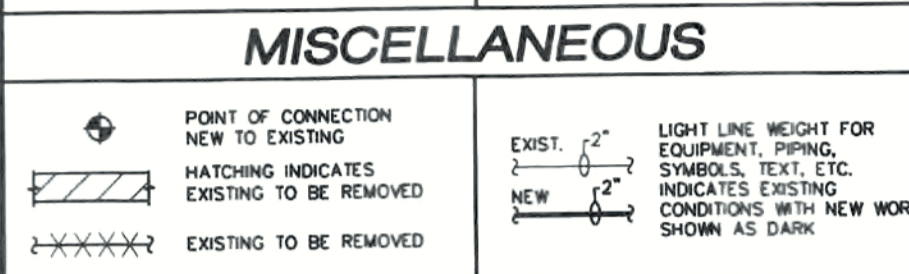
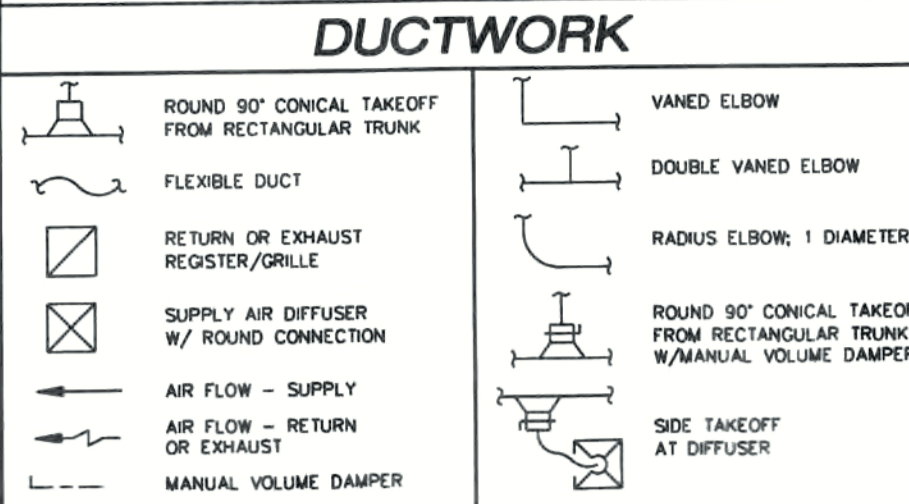
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DETAILS
SHEET NUMBER:
A-3

MECHANICAL GENERAL NOTES:

- THE EQUIPMENT SPECIFIED ON THE DRAWINGS HAVE BEEN SELECTED AS THE BASIS DESIGN. THE USE OF REVIEWED OR SPECIFIED EQUALS SHALL BE COORDINATED BY THE CONTRACTOR AS TO SPACE REQUIREMENTS, EQUIPMENT DIMENSIONS AND PERFORMANCE.
- (E) INDICATES EXISTING, (N) INDICATES NEW MATERIAL, (F) INDICATES FUTURE.
- ⊕ INDICATES POINT OF CONNECTION OF NEW TO EXISTING.
- COORDINATE ALL DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS.
- DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL DESIGN, ARRANGEMENT AND EXTENT OF SYSTEMS. DO NOT SCALE DRAWINGS NOR USE AS SHOP DRAWINGS. WHERE ALTERNATE ROUTING, OFFSETS AND TRANSITIONS ARE REQUIRED FOR COORDINATION OF ALL WORK, THIS CONTRACTOR SHALL MAKE CHANGES WITHOUT ADDITIONAL COSTS.
- CONTRACTOR SHALL NOT SHUT-OFF/PUT OUT OF SERVICE ANY SYSTEMS/SERVICES WITHOUT FIRST COORDINATING ALL DOWNTIME WITH OWNER'S PERSONNEL.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY DIRECTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND INSTALLING SLEEVES, INSERTS AND SUPPORTS AS REQUIRED FOR HIS WORK AND /OR CORE DRILL REQUIREMENTS.
- CONTRACTOR SHALL CLOSELY COORDINATE NEW MECHANICAL WITH ALL NEW AND EXISTING MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL MEMBERS.
- CONTRACTOR SHALL FIELD VERIFY ALL MECHANICAL ITEMS PRIOR TO SUBMITTING A BID. NO ADDITIONAL COST WILL BE ALLOWED FOR CONTRACTOR'S FAILURE TO BECOME FAMILIAR WITH EXISTING MECHANICAL CONDITIONS.
- ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT VERSION OF INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL MECHANICAL CODE, AND INTERNATIONAL PLUMBING CODE; INCLUDING LOCAL AMENDMENTS.
- CONTRACTOR SHALL PROVIDE SUBMITTALS ON ITEMS LISTED IN MECHANICAL EQUIPMENT SCHEDULES TO THE ENGINEER AND OWNER FOR REVIEW PRIOR TO THE ORDER, PURCHASE OR INSTALLATION OF THESE SAME ITEMS. CONTRACTOR AGREES TO PAY FOR ANY REQUIRED MODIFICATIONS DUE TO FAILURE TO PROVIDE SUBMITTALS PRIOR TO THE ORDER, PURCHASE OR INSTALLATION OF THESE SAME ITEMS.
- CONVENTIONS USED IN THE PRESENTATION OF THE CONTRACT DOCUMENTS:
 - CFM IS AT ALTITUDE OF PROJECT.
 - STATIC PRESSURES AND AIR PRESSURE DROPS ARE AT SEA LEVEL.
- ALL EXISTING EQUIPMENT TO BE REMOVED SHALL HAVE ALL RELATED HOUSEKEEPING PADS, PIPING, CONTROLS, GAUGES, ELECTRICAL SERVICE, HANGERS, SUPPORTS AND ANY MISCELLANEOUS RELATED SERVICE OR PARTS REMOVED COMPLETELY.
- CONTRACTOR SHALL USE SMACNA STANDARDS FOR HIGH PRESSURE DUCT CONSTRUCTION OF SUPPLY DUCTWORK UPSTREAM OF VAV BOX - SEAL CLASS "A". ALL OTHER DUCTWORK SHALL BE CONSTRUCTED ACCORDING TO SMACNA STANDARDS FOR LOW PRESSURE DUCT CONSTRUCTION - SEAL CLASS "B".
- ALL DUCT DIMENSIONS ARE OUTSIDE DIMENSIONS. WHERE DUCT LINER IS USED, THE THICKNESS OF THE LINER TO MAINTAIN THE CLEAR INSIDE DIMENSION HAS BEEN INCLUDED. ALL RECTANGULAR SUPPLY AND RETURN DUCTWORK SHALL BE LINED WITH MINIMUM 1.5" THICK - 1.5 LB/CU. FT. DENSITY LINER (MIN. R-VALUE 5). ALL RIGID ROUND SUPPLY AND RETURN DUCTWORK SHALL BE WRAPPED WITH MINIMUM 2" THICK-0.75 LB/CU. FT DENSITY DUCTWRAP WITH VAPOR BARRIER (MIN. R-VALUE 5). LOW PRESSURE ROUND FLEXIBLE DUCT TO BE 1 1/2" THICK INSULATED AND A MAXIMUM OF 6 FT. LONG WITH VAPOR BARRIER.
- SPIN-IN FITTINGS TO DIFFUSERS SHALL BE CONICAL TYPE WITH INTEGRAL MANUAL VOLUME DAMPER.
- MOUNT THERMOSTAT AT 42" ON CENTER ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. ADA REQUIREMENT.
- GUARANTEE-CONTRACTOR SHALL REPLACE ANY WORK OR MATERIAL INSTALLED OR FURNISHED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FOR NORMAL WEAR, WITHIN ONE (1) YEAR AFTER CERTIFICATE OF COMPLETION IS SECURED.
- O & M MANUALS-PROVIDE O & M MANUALS TO THE ARCHITECT FOR APPROVAL TWO (2) WEEKS BEFORE FINAL PUNCH LIST IS SCHEDULED.
- TESTING, ADJUSTING AND BALANCING-TOTAL SYSTEM BALANCE SHALL BE PERFORMED IN ACCORDANCE WITH NEBB PROCEDURAL, STANDARDS FOR TESTING, BALANCING AND ADJUSTING OF ENVIRONMENTAL SYSTEMS. SUBMIT TEST REPORTS FOR TESTING, ADJUSTING AND BALANCING.
- COORDINATE ALL STRUCTURAL PENETRATIONS WITH STRUCTURAL ENGINEER.
- ALL MATERIALS AND EQUIPMENT LOCATED IN AIR PLENUMS SHALL BE RATED FOR PLENUM APPLICATION.
- INSULATE DOMESTIC COLD WATER, HOT WATER PIPING WITH 1/2" THICK FIBERGLASS INSULATION (PIPE UP TO 1-1/4" PIPE SIZE), AND 1" THICK FIBERGLASS INSULATION (PIPE 1-1/2" AND LARGER).
- ADA ACCESSIBLE PRODUCTS SHALL CONFORM TO ADA AND ANSI STANDARDS.
- PROVIDE COMPLETE INSTALLATIONS OF NEW PLUMBING FIXTURES AND TRIM, ASSOCIATED SOIL, WASTE, VENT, AND HOT AND COLD WATER PIPING, INCLUDING ALL NEW CONNECTIONS TO EXISTING SOIL AND VENT STACKS AND EXISTING COLD WATER PIPING, HANGERS AND SUPPORTS, TO MAKE ALL SYSTEMS COMPLETE AND OPERATIONAL.
- SOIL, WASTE, VENTS, DRAINS ABOVE GROUND, NO-HUB CAST IRON SERVICE WEIGHT, CISPI 301, WITH JOINTS MADE OF NEOPRENE GASKETS AND STAINLESS STEEL CAMP AND SHIELD ASSEMBLIES. CONTRACTOR OPTION TO USE PVC PIPE AND FITTINGS IN NON-PLENUM LOCATIONS.
- DOMESTIC COLD AND HOT WATER PIPING WITHIN THE BUILDING ABOVE GRADE, COPPER WATER TUBE ASTM B88, TYPE "L", HARD DRAWN, CAST BRONZE, OR WROUGHT COPPER FITTINGS, SOLDER JOINT TYPE, USING ONLY LEAD-FREE SOLDER.
- STOP VALVES, ALL FIXTURES AND ROUGH-INS ETC., TO BE SUPPLIED WITH STOP VALVES TO ISOLATE EACH FIXTURE.
- SANITIZE ALL NEW PIPING AND FLUSH THOROUGHLY.
- PROVIDE NON-CONDUCTING DIELECTRIC FITTINGS AND/OR COUPLINGS WHEN JOINING PIPE OF DISSIMILAR MATERIAL.
- PROVIDE CLEANOUTS WHERE SHOWN ON THE DRAWINGS AND AT ALL BENDS OF 90 DEGREES OR MORE, AND SHALL BE SPACED AT NOT OVER 50-FEET APART IN ANY LINEAL RUN OF PIPING. ALL SHALL BE ACCESSIBLE; IF NOT, THEY SHALL BE EXTENDED TO THE FLOOR ABOVE AND PROVIDED WITH CHROME WALL OR FLOOR COVER. CLEANOUTS TO BE FULL SIZE OF THE PIPING LINE IN WHICH THEY ARE INSTALLED UP TO AND INCLUDING 4" SIZE.
- PLUMBING FIXTURES AND ASSOCIATED TRIM AND EQUIPMENT SHALL BE BASED UPON PRODUCTS MANUFACTURED BY THE MANUFACTURERS LISTED IN THE PLUMBING EQUIPMENT SCHEDULE OR EQUAL.

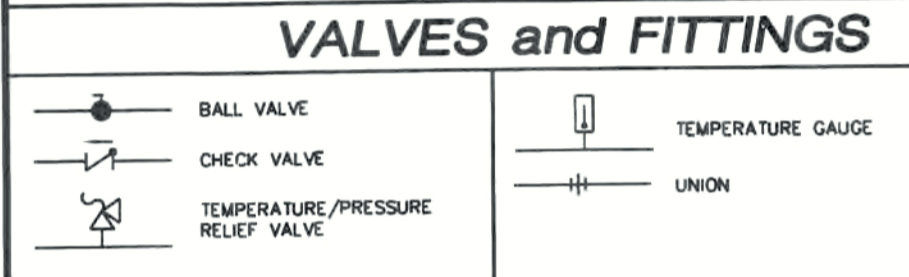
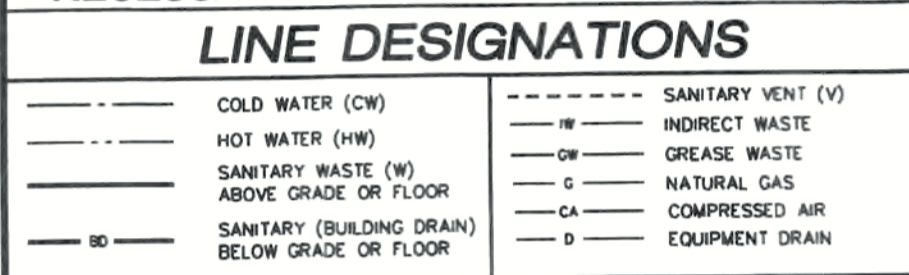
MECHANICAL LEGEND

ALL SYMBOLS IN LEGEND MAY NOT NECESSARILY BE USED ON THIS PROJECT



PLUMBING LEGEND

ALL SYMBOLS IN LEGEND MAY NOT NECESSARILY BE USED ON THIS PROJECT



PLUMBING FIXTURE SCHEDULE

PLAN CODE	DESCRIPTION	FIXTURE MFR.	FIXTURE MODEL	FIXTURE MOUNTING STYLE	FAUCET MFR.	FAUCET MODEL	FAUCET STYLE	FIXTURE MOUNTING HEIGHT AFF	REMARKS
WC-1	WATER CLOSET - ADA	AMERICAN STANDARD	3483.001.020/4142.016.020	FLOOR	N/A	N/A	N/A	19" TO TOP OF SEAT	1 2 3
L-1	LAVATORY - ADA	AMERICAN STANDARD	0355.012.020	WALL	AMERICAN STANDARD	5500.170.002	WRIST BLADES	--	4 5 6
S-1	HAND SINK	JUST	SL-1613-AGR	COUNTER	JUST	JTR-51-W4-ADA	WRIST BLADES	RE: ARCH	7
S-2	SINK	JUST	SL-2233-AGR	COUNTER	JUST	JTR-51-W4	WRIST BLADES	RE: ARCH	8 10
EW-1	ELECTRIC WATER COOLER - ADA	HALSEY TAYLOR	HTVBBL-Q	WALL	--	--	--	PER MANUF.'S REC'S	9
MSB-1	MOP SERVICE BASIN	FIAT	MSB-2424	FLOOR	FIAT	830-AA	4 ARM	--	9

- REMARK NOTES:**
- 1.6 GALLON PER FLUSH, ELONGATED RIM, PRESSURE ASSIST TOILET.
 - PROVIDE WITH BEMIS SEAT MODEL 1955CT. SELF SUSTAINING CHECK HINGE.
 - ADA ACCESSIBLE W.C. - LOCATE FLUSH VALVE HANDLE ON WIDE SIDE OF STALL. HANDLE SHALL MEET ADA REQUIREMENTS.
 - OPEN GRID STRAINER. FIXTURE CARRIER RECOMMENDED BY MANUFACTURER.
 - PROVIDE WITH CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG, FLEXIBLE SUPPLIES & ANGLE STOPS, 0.5 GPM AERATOR.
 - PROVIDE WITH POWERS MODEL E480, 3/8" TEMPERING VALVE TO HOT SIDE OF LAVATORY.
 - CENTER DRAIN, 7 1/2" DEPTH, OPEN GRID STRAINER.
 - PROVIDE BI-LEVEL BARRIER-FREE COOLER WITH PLUG-IN AND 3-WIRE GROUNDING TYPE SERVICE CORD. 120V/1PH, 4.5 FLA. ELECTRICAL CONTRACTOR TO PROVIDE 120V/1PH RECEPTACLE RATED AT 15-AMP MINIMUM TO RECEIVE 3-WIRE PARALLEL BLADE BOUNDING TYPE MALE PLUG.
 - WALL MOUNTED FAUCET, ALL BRASS, 10" SPOUT WITH WALL BRACE, 3/4" MALE HOSE THREAD OUTLET AND VACUUM BREAKER, 8" CENTER TO CENTER, CHROME PLATED FINISH, FLAT GRID STRAINER.
 - PROVIDE 1/2 HP DISPOSER, IN-SINK-ERATOR MODEL BADGER 5. PROVIDE WITH CORD AND PLUG. CENTER DRAIN, 7 1/2" DEPTH.

FAN SCHEDULE

PLAN CODE	MANUFACTURER/ MODEL NO.	SYSTEM	FAN TYPE	CFM @ ALT.	S.P. IN W.C. @ S.L.	FAN RPM (APPROX.)	DRIVE TYPE	HP	DAMPER TYPE	ELECT. V/PH	APPROX. WEIGHT (LBS)	REMARKS
EF-1,2	GREENHECK SP-B110	EXHAUST	CENT	75	0.375	781	DIRECT	80 WATTS	BDD	120/1	15	1 2

- REMARK NOTES:**
- SUPPORT FROM STRUCTURE WITH RUBBER IN SHEAR ISOLATORS. INTERLOCK WITH SEPARATE WALL SWITCH. INTERLOCK BY E.C. COORDINATE REQUIREMENTS WITH E.C. PROVIDE WITH SPEED CONTROL SWITCH AND MANUFACTURER'S GRILLE.
 - OR EQUAL BY ACME ENGINEERING & MANUFACTURING CORP., LOREN COOK CO., JENN INDUSTRIES, INC., PENN VENTILATOR CO.

PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE TYPE	SYMBOL	MIN. TRAP SIZE	SOIL OR WASTE	VENT	COLD WATER	HOT WATER	REMARKS
WATER CLOSET (FLUSH TANK)	WC	--	4"	2"	1/2"	--	4
LAVATORY	L	1-1/4"	1-1/2"	1-1/2"	1/2"	1/2"	2
SINK	S	1-1/2"	2"	1-1/2"	1/2"	1/2"	
MOP SERVICE BASIN	MSB	3"	3"	2"	1/2"	1/2"	
WATER COOLER / DRINKING FOUNTAIN	EW/DF	1-1/4"	1-1/2"	1-1/2"	1/2"	--	2

- REMARK NOTES:**
- 2" MINIMUM VENT BELOW GRADE.
 - 2" MINIMUM WASTE BELOW GRADE.
 - PROVIDE SHOCK ARRESTOR ON COLD WATER SUPPLY W/ ACCESS DOOR.
 - ADA ACCESSIBLE W.C. - LOCATE FLUSH VALVE HANDLE ON WIDE SIDE OF STALL. HANDLE SHALL MEET ADA REQUIREMENTS.

O.A. VENTILATION CALCULATION

ROOM DESCRIPTION	AREA (S.F.) (A2)	NO. OF PEOPLE / 1000 SF (PZ)	NO. OF PEOPLE (RP)	CFM / PERSON (RPxPZ)	CFM (RPxPZ)	CFM / SQ. FT. (RA)	CFM (RAxAZ)	TOTAL O.A. CFM REQ'D (VBZ)	DIST. EFFECT.	TOTAL O.A. CFM REQ'D	TOTAL CFM PROVIDED	REMARKS
OFFICE AREAS	1090	5	5	5	25	0.06	65	90	0.8	113	200	1 2

- REMARK NOTES:**
- PEOPLE LOAD AND VENTILATION REQUIREMENTS BASED ON 2009 IMC CHAPTER 4.
 - DESIGN COMPLIES.

ELECTRIC DOMESTIC WATER HEATER SCHEDULE

PLAN CODE	MANUFACTURER/ MODEL NO.	GALLONS	WATTS	V/PH	RECOVERY GPH @ 100 DEG. F. @ S.L.	TANK DIAMETER (IN.)	HEIGHT (IN.)	REMARKS
EW-1	RHEEM EGSP-30	30	1500	120/1	6	22	30	1 2 3 4

- REMARK NOTES:**
- SEE DETAIL.
 - OR EQUAL BY STATE, RUUD, SMITH CORP (A.O.).
 - PROVIDE HEAT TRAPS ON INLET AND OUTLET WATER CONNECTIONS TO WATER HEATER.
 - WATER HEATER CONTROLS SHALL ALLOW SETPOINT DOWN TO 90F.

GRILLES, REGISTERS & DIFFUSER SCHEDULE

PLAN CODE	MFR.	TYPE	MODEL	FRAME	MATERIAL	FINISH	DAMPER TYPE	LEGEND	REMARKS
SD-1	TITUS	CEILING PERF. FACE	PAS	LAY-IN	STEEL	OFF-WHITE	--	SEE PLANS FOR NECK SIZE	24"x24" FACE
SD-2	TITUS	CEILING PERF. FACE	PAS	GYP	STEEL	OFF-WHITE	--	SEE PLANS FOR NECK SIZE	12"x12" FACE PLASTER FRAME
TG-1	TITUS	CEILING PERF. RETURN DUCTED	PAR	LAY-IN	STEEL	OFF-WHITE	--	--	24"x12" FACE, 22"x10" NECK TRANSITION AS REQUIRED TO TRANSFER AIR DUCT

- REMARK NOTES:**
- OR EQUAL BY PRICE, CARNES CO., KRUEGER, METAL-AIRE, NAILOR INDUSTRIES.

MECHANICAL DRAWING LIST:

- M-1 MECHANICAL LEGEND, SCHEDULES, AND GENERAL INFORMATION
- M-2 MECHANICAL AND PLUMBING PLANS, DETAILS, ISOMETRICS



REVISIONS

No.	DATE	DESCRIPTION
1	11/01/14	CONSTRUCTION
2		
3		
4		
5		
6		
7		
8		
9		
10		

MICHAEL E. HARVEY, P.E., LLC
 MECHANICAL CONSULTING ENGINEER
 21041 Saddleback Circle
 Parker, CO 80138
 P: 720-218-1154 / F: 720-851-6833

AT EYES
 123 WEST HAMPTON AVENUE, SUITE 123A
 ENGLEWOOD, CO 80110

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DATE:	10.27.14
PROJECT No.	21014032

MECHANICAL LEGEND, SCHEDULES, AND GENERAL INFORMATION

SHEET NO.
M-1

XREFS=(X-1B) Layouts=(24 X 36) DMSCALE=1' C:\MEH\Company\PROJECTS\2014\21014032 - AT EYES\DWGS\MECH\M-1.dwg NOV 10, 2014 11:36AM Michael E. Harvey KAM



Generated by COMcheck-Web Software Mechanical Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: Alteration
Project Title: AT EYES
Construction Site: 123 WEST HAMPTON AVENUE, SUITE 123A
ENGLEWOOD, Colorado 80110
Owner/Agent: Designer/Contractor:

Section 2: General Information

Building Location (for weather data): Englewood, Colorado
Climate Zone: 5b

Section 3: Mechanical Systems List

Quantity	System Type & Description
1	Water Heater Electric Storage Water Heater, Capacity 30 gallons Proposed Efficiency: 100.00 EF, Required Efficiency: 0.89 EF

Section 4: Requirements Checklist

- Requirements Specific To: Water Heater:**
- Water heating equipment meets minimum efficiency requirements. Electric Water Heater efficiency: 0.89 EF (211 St. Btu/h (if > 12 kW))
 - First 8 ft of outlet piping is insulated.
 - Hot water storage temperature controls that allow setpoint of 90°F for non-dwelling units and 110°F for dwelling units.
 - Heat traps provided on inlet and outlet of storage tanks.
- Generic Requirements: Must be met by all systems to which the requirement is applicable:**
None

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical alteration project has been designed to meet the 2009 IECC, Chapter 8, requirements in COMcheck-Web and to comply with the mandatory requirements in the Requirements Checklist.

MICHAEL E. HARVEY, P.E. (PRESIDENT)
Name - Title Signature Date

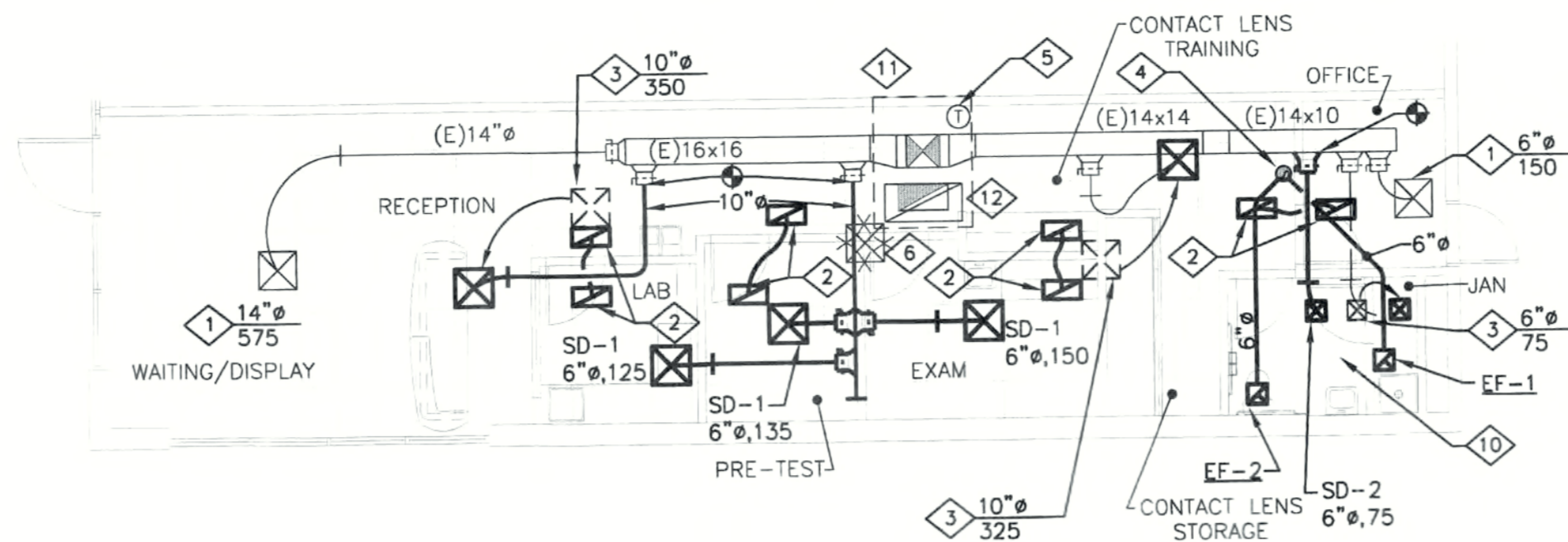
Section 6: Post Construction Compliance Statement

- HVAC record drawings of the actual installation, system capacities, calibration information, and performance data for each equipment provided to the owner.
- HVAC O&M documents for all mechanical equipment and system provided to the owner by the mechanical contractor.
- Written HVAC balancing and operations report provided to the owner.

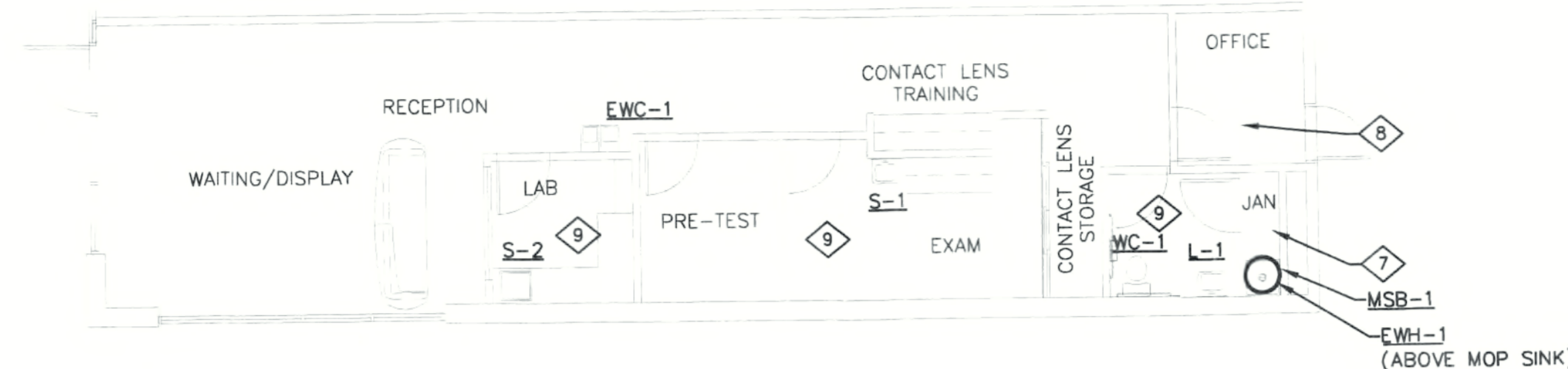
Project Title: AT EYES Report date: 10/27/14
Data filename: Page 1 of 2

The above post construction requirements have been completed.

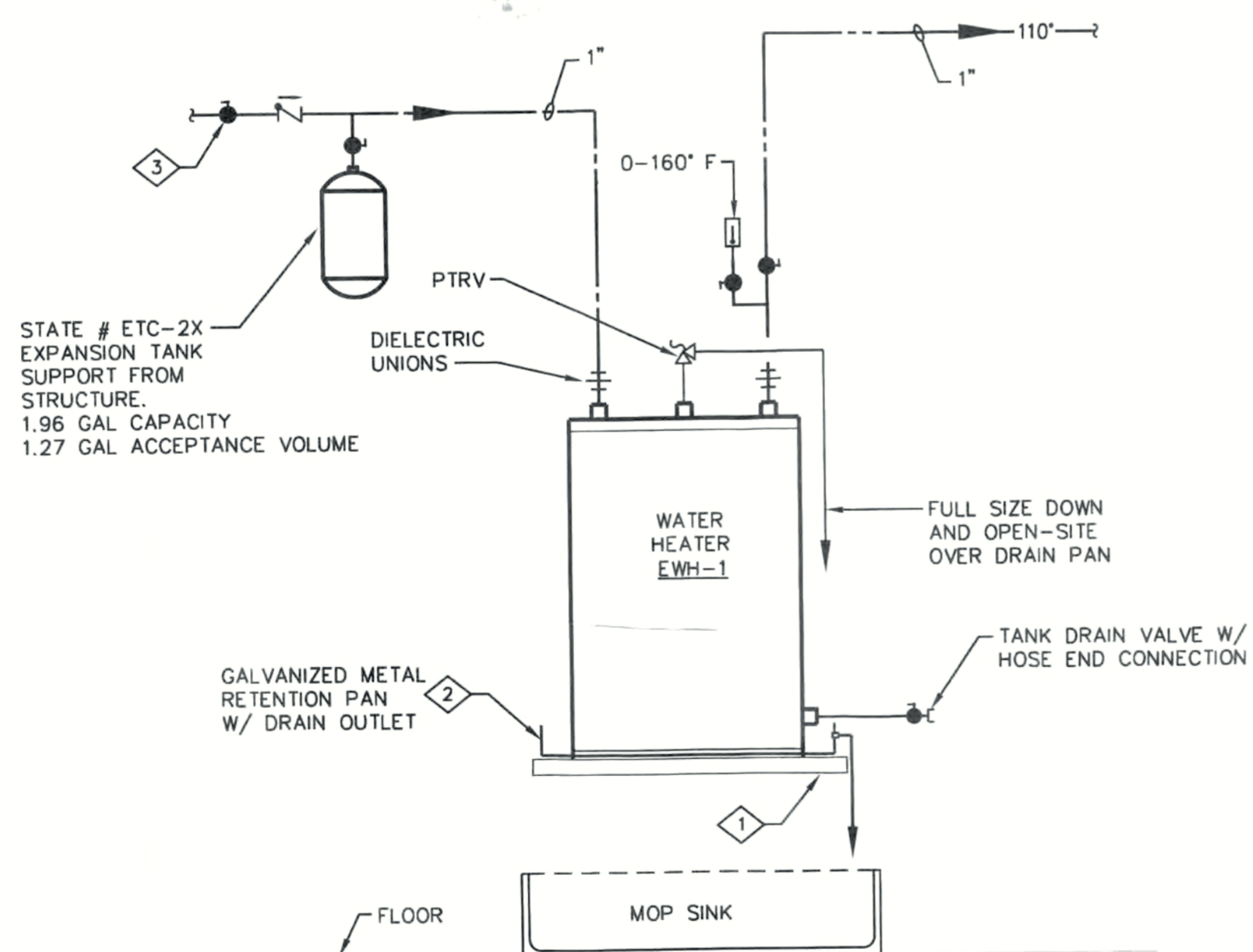
Principal Mechanical Designer-Name Signature Date



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



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



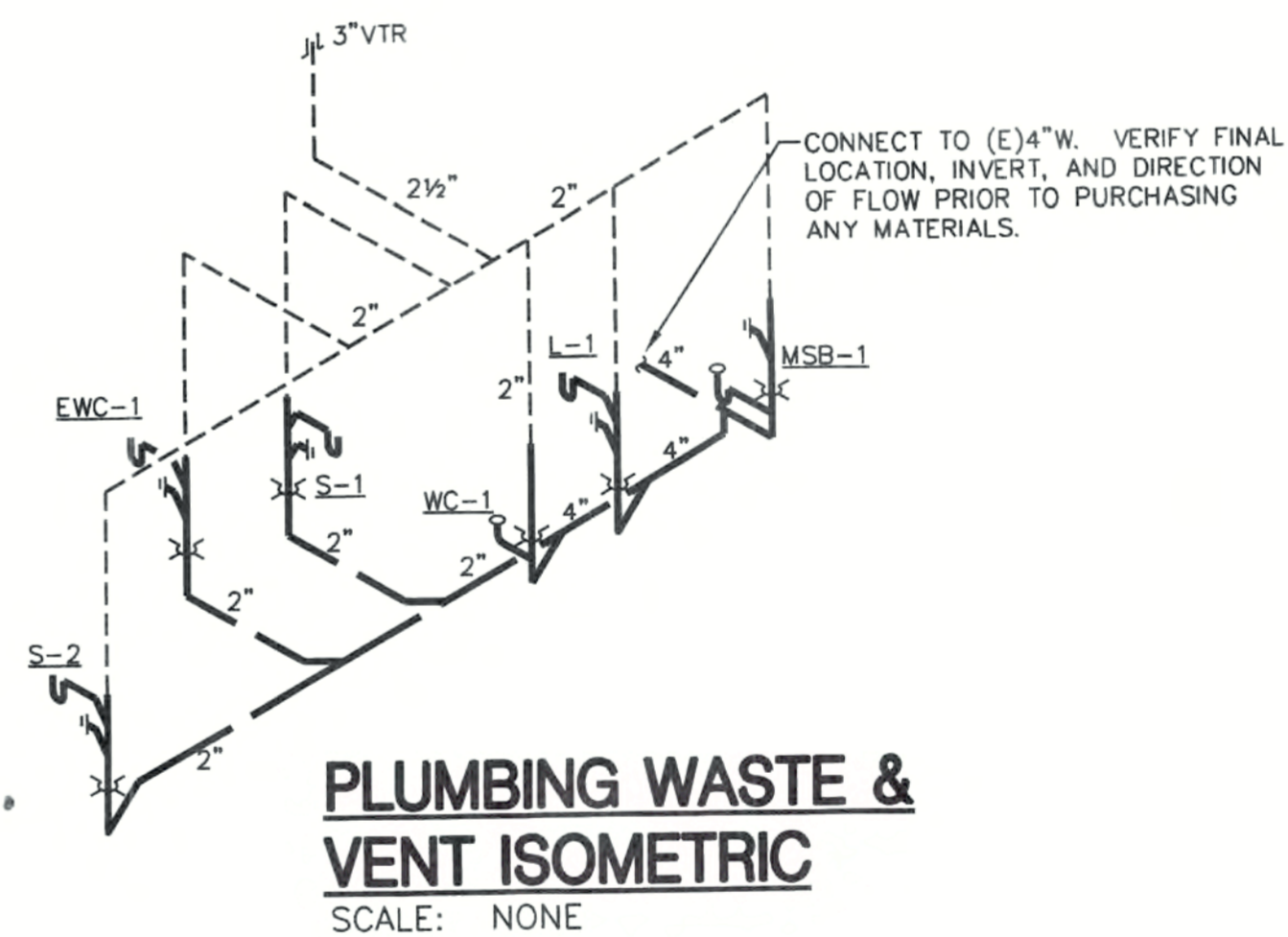
WATER HEATER PIPING DETAIL
NOT TO SCALE

WORK NOTES:

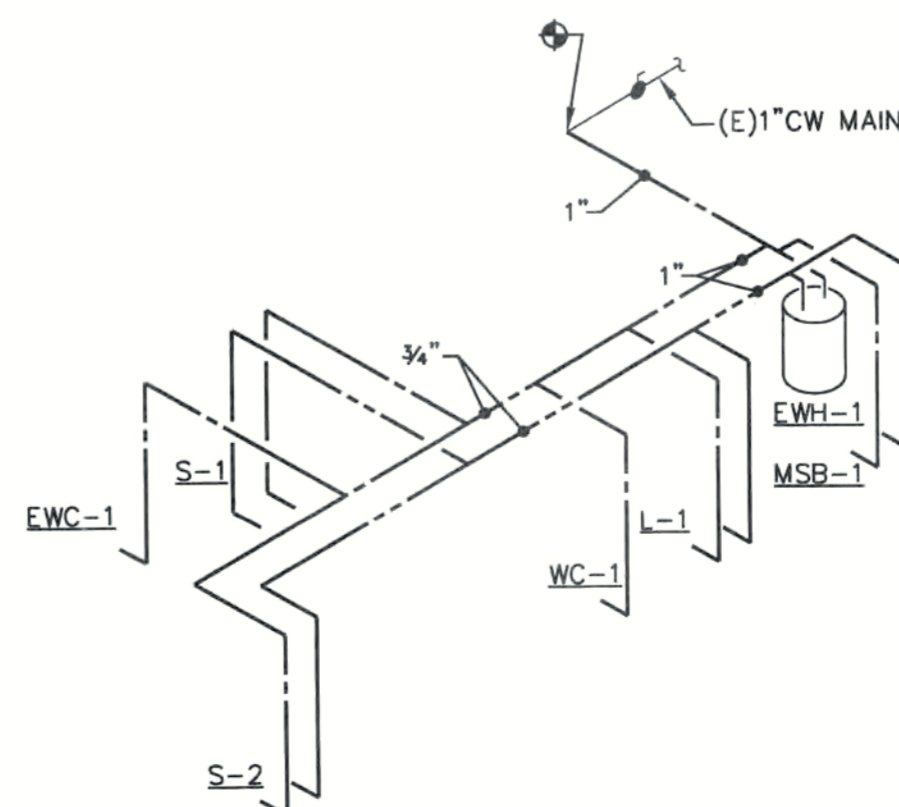
- SUPPORT WATER HEATER AS REQUIRED ABOVE MOP SINK.
- 2" DEEP GALVANIZED DRIP PAN WITH 1" DIAMETER DRAIN OUTLET. ROUTE TO MOP SERVICE BASIN AND OPENSITE.
- BALL VALVE (TYPICAL).

WORK NOTES:

- (E)SUPPLY DIFFUSER TO REMAIN. BALANCE TO CFM INDICATED.
- TRANSFER AIR GRILLE TG-1 (TYP.2). PROVIDE 12" INSULATED FLEXIBLE TRANSFER AIR DUCT. TRANSITION AS REQUIRED FOR CONNECTION TO TRANSFER AIR GRILLES.
- RELOCATE (E)SUPPLY GRILLE TO LOCATION SHOWN. EXTEND (E)DUCTWORK AS REQUIRED. BALANCE TO CFM INDICATED.
- CONNECT (N)6" EXHAUST DUCTS TO 8" UP THRU ROOF WITH ROOFCAP WITH BIRDSCREEN.
- (E)THERMOSTAT TO REMAIN.
- REMOVE (E)SUPPLY GRILLE.
- REMOVE (E)LAVATORY, WATER CLOSET, ELECTRIC WATER HEATER, ASSOCIATED CW/HW/W/V PIPING BACK TO MAIN AND CAP.
- CONNECT (N)1" CW TO (E)1" CW DOWNSTREAM OF (E)ISOLATION VALVE IN THIS AREA.
- SEE PLUMBING ISOMETRICS FOR ADDITIONAL WORK IN THIS AREA.
- REMOVE (E)EXHAUST FAN, IN THIS AREA, ASSOCIATED DUCTWORK AND CONTROLS.
- BALANCE (E)RTU TO CONNECTED LOAD (CFM) AND MINIMUM OUTSIDE AIR TO 200 CFM.
- (E)RETURN GRILLE TO REMAIN.



PLUMBING WASTE & VENT ISOMETRIC
SCALE: NONE



COLD & HOT WATER PLUMBING ISOMETRIC
SCALE: NONE



REVISIONS

No.	DATE	DESCRIPTION
1	11/01/14	CONSTRUCTION
2		
3		

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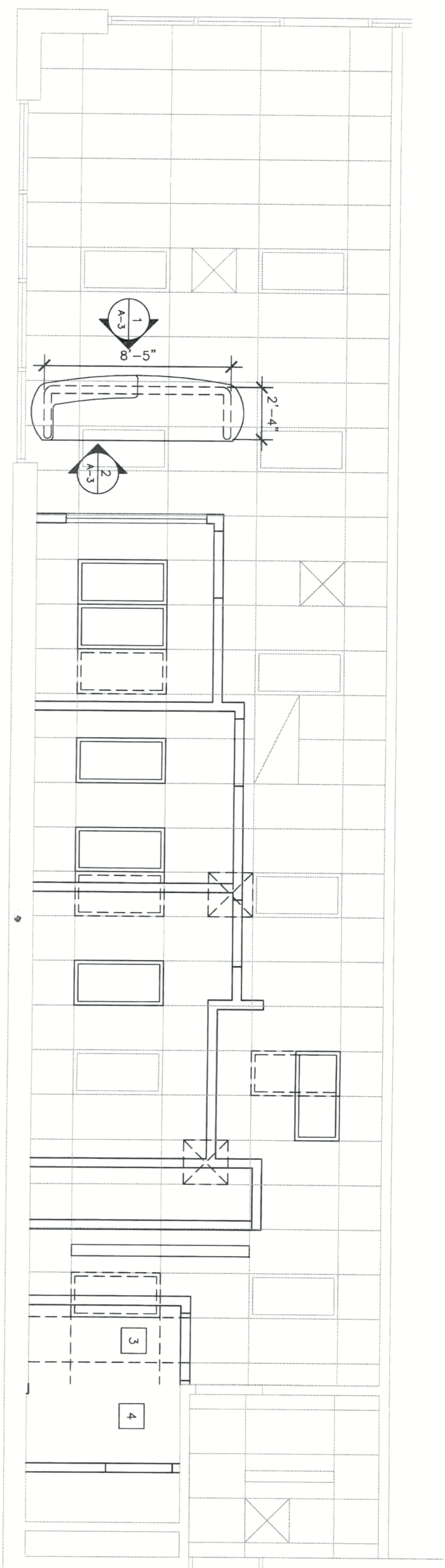
DATE: 10.27.14
PROJECT No: 21014032

MECHANICAL AND PLUMBING PLANS, DETAILS, ISOMETRICS

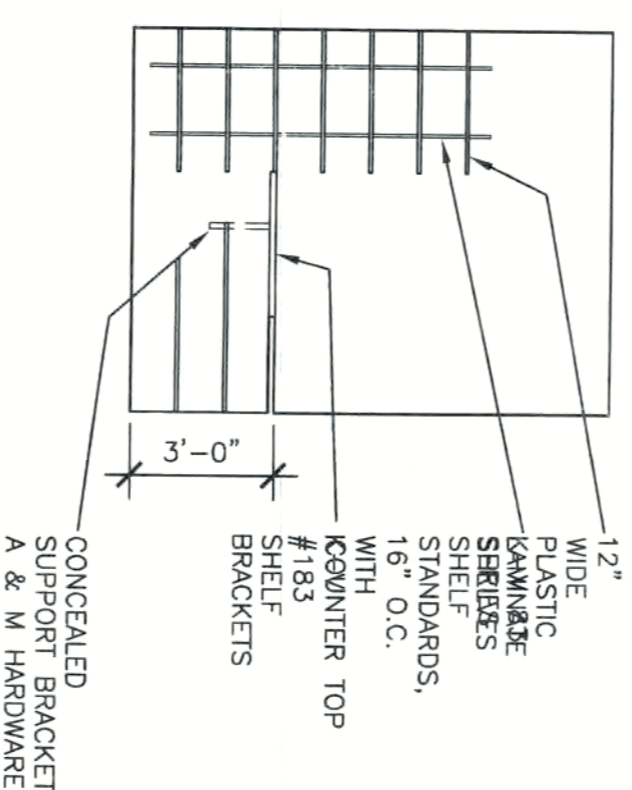
SHEET No.

M-2

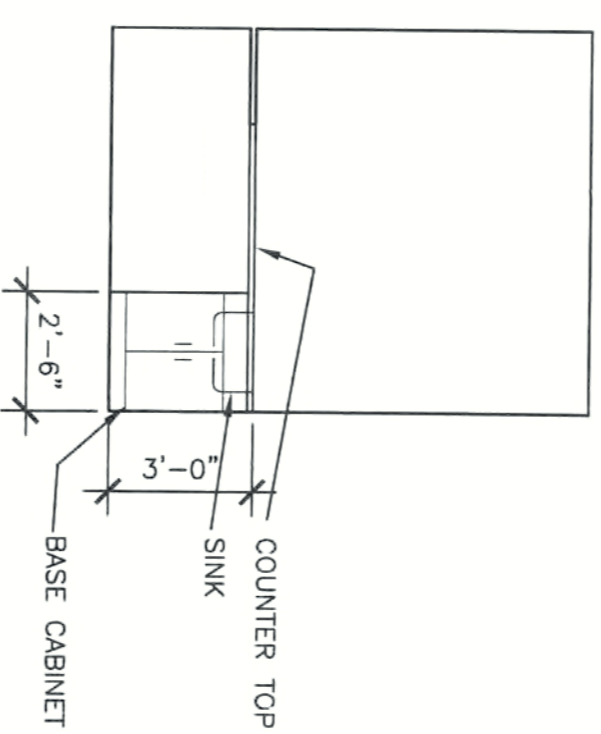
APPROVED PLANS
CONSTRUCTION SITE COPY



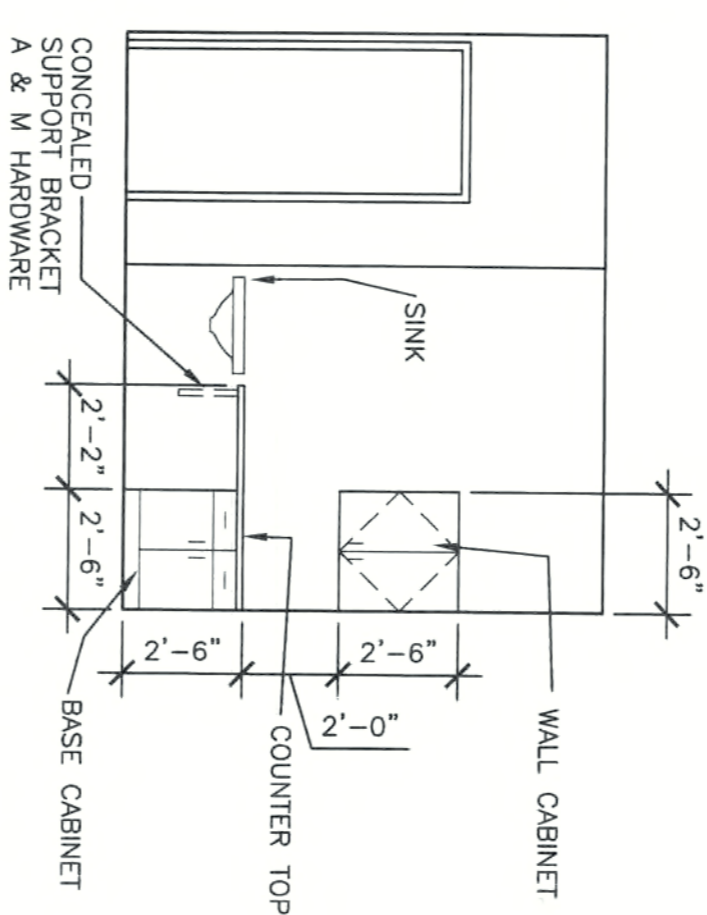
1 REFLECTED CEILING PLAN
1/4" = 1'-0"



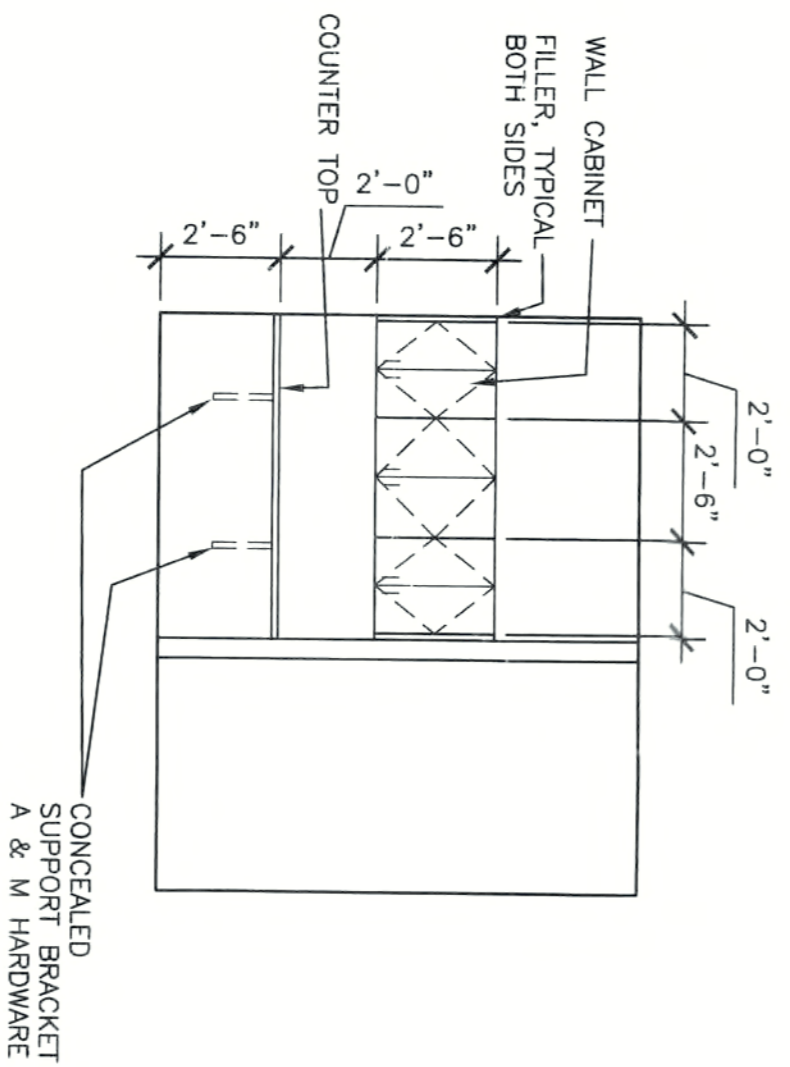
2 LABORATORY ELEVATION-EAST WALL
1/4" = 1'-0"



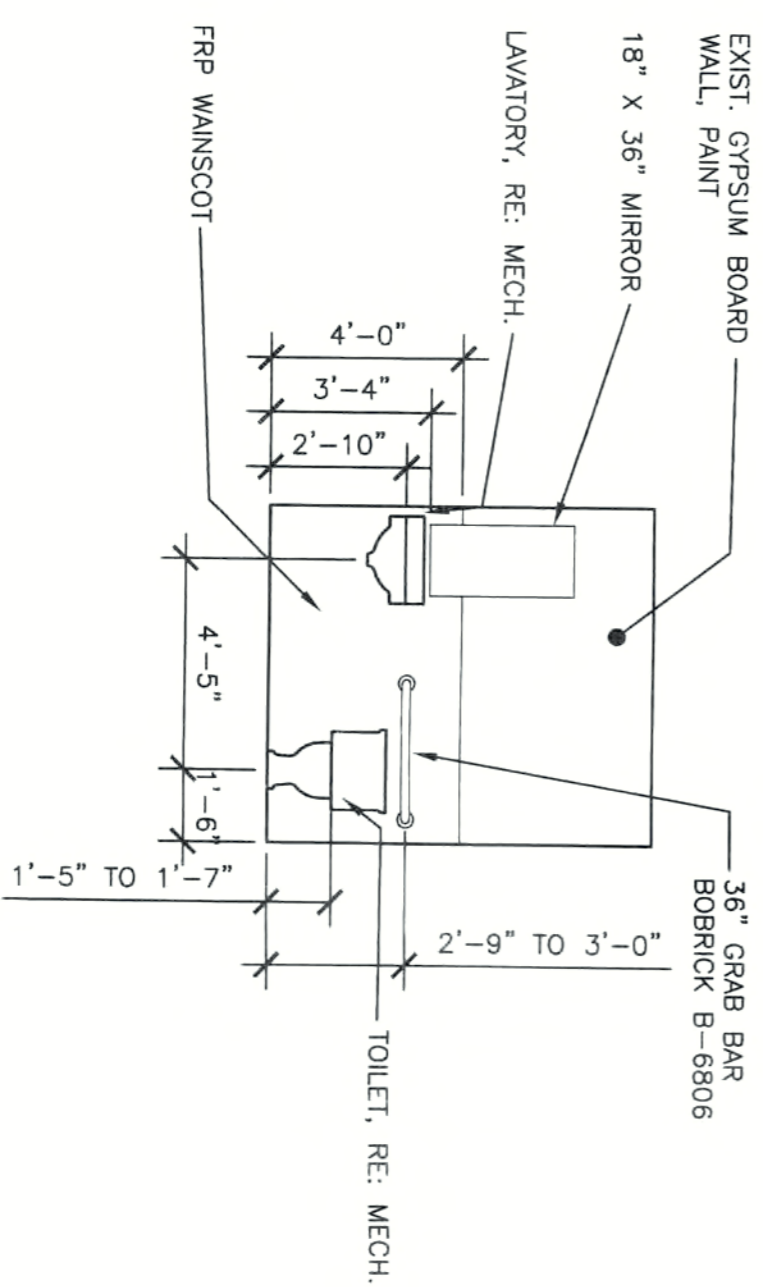
3 LABORATORY ELEVATION-SOUTH WALL
1/4" = 1'-0"



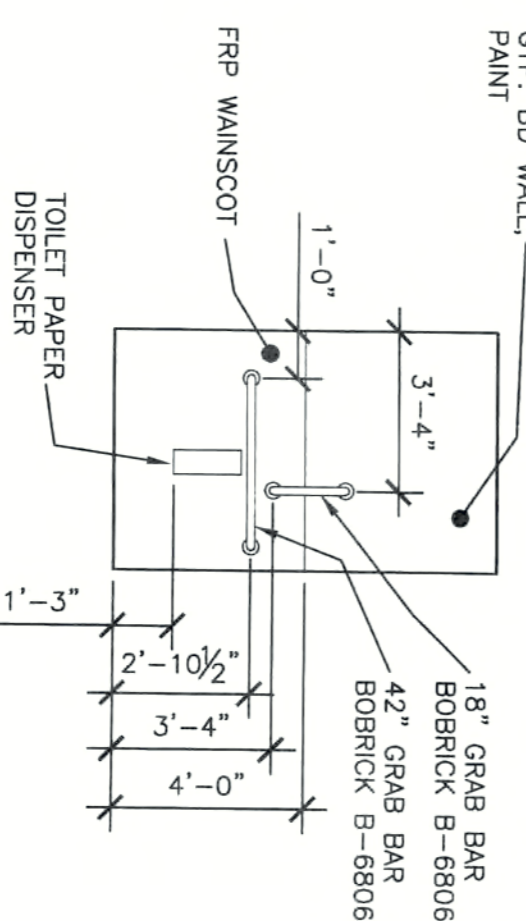
4 EXAM ROOM ELEVATION-NORTH WALL
1/4" = 1'-0"



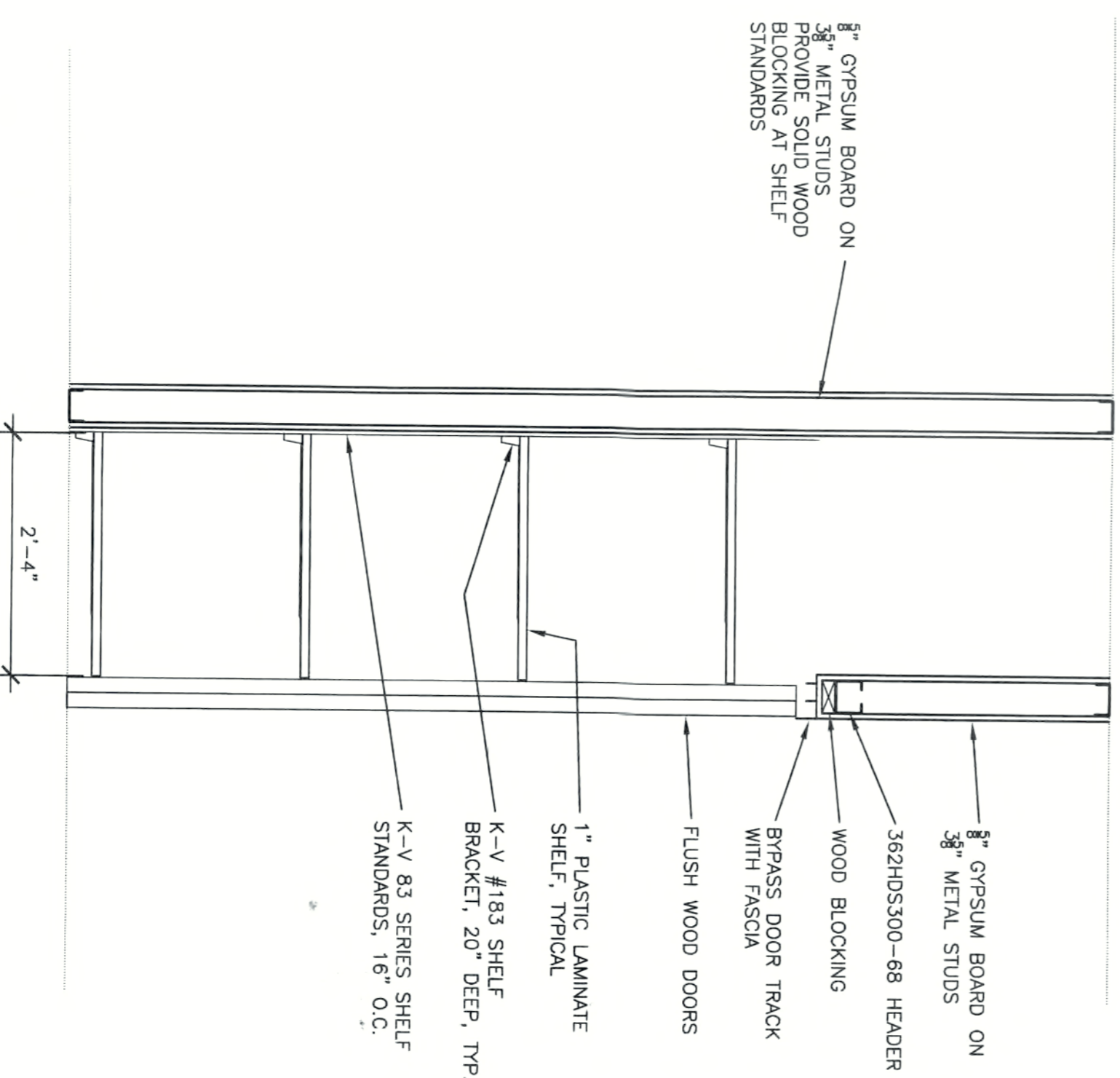
5 TRAINING AREA ELEVATION
1/4" = 1'-0"



6 RESTROOM ELEVATION
1/4" = 1'-0"



7 RESTROOM ELEVATION
1/4" = 1'-0"



8 SECTION AT STORAGE
3/4" = 1'-0"

GENERAL NOTES

1. Staging and storage of materials on site is to be coordinated with the Owner.
2. The Contractor is responsible for the protection of the Owner's facilities.
3. All existing conditions shall be field verified. Any variation shall be brought to the attention of the Architect. No deviation from the construction documents shall be made without the written approval of the Architect.
4. The Architect is responsible for the coordination of all trades.
5. Normal operation of the Owner facilities shall be maintained during construction. All work inside building is to be coordinated with the Owner.
7. Any and all damage to existing conditions, including but not limited to, existing finishes, shall be repaired or replaced as directed by the Owner.
8. All work shall be installed in accordance with all applicable codes and Owner's standards.

KEY NOTES

- 1 GYPSUM BOARD PARTITION, 1/2" GYPSUM BOARD BOTH SIDES, SOUND BATT, 26 GA. 3/8" METAL STUDS TO INTERSECT WITH EXISTING PAINT. SUSPENDED ACOUSTICAL CEILING. INSTALL RUBBER BASE.
- 2 PAINT EXISTING WALLS TO REMAIN.
- 3 MODIFY EXISTING SUSPENDED CEILING.
- 4 GYPSUM BOARD CEILING, MATCH EXISTING. PAINT.

AT EYES
123A W. HAMPDEN AVENUE
ENGLEWOOD, COLORADO 80110

BRET JOHNSON ARCHITECTURE
2304 YOSEMITE STREET
DENVER, COLORADO 80238
720.341.0392



JOB NUMBER: 140111
FILE:
DESIGNED: BJ
DRAWN: BJ
CHECKED:
DATE: 11/4/14
REVISIONS:

SHEET TITLE:
FLOOR PLAN
SHEET NUMBER:
A-2