

# Project: Eagle River Dentistry Tenant Remodel Project

0057 Edwards Access Rd., Suites 21 & 22  
Edwards, Colorado 81632

## Project Directory

### Tenant:

Shelly S. Raichart, DDS  
Eagle River Dentistry  
0057 Edwards Access Rd., Suite 21  
Edwards, Colorado 81632  
Phone: (970) 926-1519

### Architecture:

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

### Mechanical/Plumbing Engineer:

Swanson Engineering  
Ryan Swanson  
10080 E 112th Way  
Henderson, Colorado 80640  
Phone: (720) 737-1733

### Electrical Engineer:

Rossi Engineering, Inc.  
Justin Hayes  
20971 East Smoky Hill Road  
Aurora, CO 80015  
Phone: (303) 720-9827  
Fax: (303) 647-5423

### General Contractor:

To Be Determined

### Dental Equipment Supplier:

Benco Dental  
Landon Lueck  
295 CenterPoint Blvd  
Pittston, PA 18640  
Phone: (608) 852-3980

## Public Agencies

### Building Department:

Eagle County Building Department  
500 Broadway  
Eagle, Colorado 81631  
Phone: (970) 328-8761  
Email: comdev@eaglecounty.us  
Inspection Line: 1-866-701-3307  
Online inspection requests: css.eaglecounty.us

### Eagle River Fire Protection District

Fire Marshal Mick Woodworth  
1050 Edwards Village Blvd  
Edwards, Colorado 81632  
mwoodworth@eagleriverfire.org

### Gas/Electric:

Holy Cross Energy  
41226 Us Highway 6  
Avon, CO 81620  
Phone: (970) 949-5892

### Water-Sanitation Districts:

Eagle River Water & Sanitation District  
846 Forest Road  
Vail, Colorado 81657  
Phone: (970) 477-5451

## Sheet index

### ARCHITECTURAL

- G0.0 Cover Sheet
- G1.1 General Information, Abbreviations, Code Data  
Life Safety Plan, Symbols, & Materials, etc.
- D1.1 Demolition Floor Plan
- D1.2 Demolition Ceiling Plan
- A0.1 Finish and Accessory Schedules
- A0.2 Door/Window and Hardware Schedules
- A1.1 Floor Plan/Wall Types
- A1.2 Ceiling Plan
- A1.3 Floor Finish Plan/Paint Plan
- A1.4 Equipment Plan (For Ref. by Mech. Elec. and Plumbing Trades)
- A2.1 Interior Elevations
- A3.1 Details

### MECHANICAL/PLUMBING

- M-1 Mechanical Removal Plan
- M-2 Mechanical Plan
- P-1 Plumbing Removal Plan
- P-2 Plumbing Plan
- P-3 Dental Specialties Plan

### ELECTRICAL

- E1 Notes, Symbols, One-Line & Schedules
- E2 Demo and Lighting Plan and Schedules
- E3 Power Plan and Mechanical Schedules
- E4 Comcheck

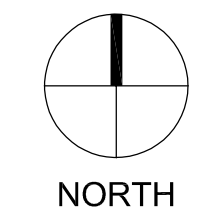
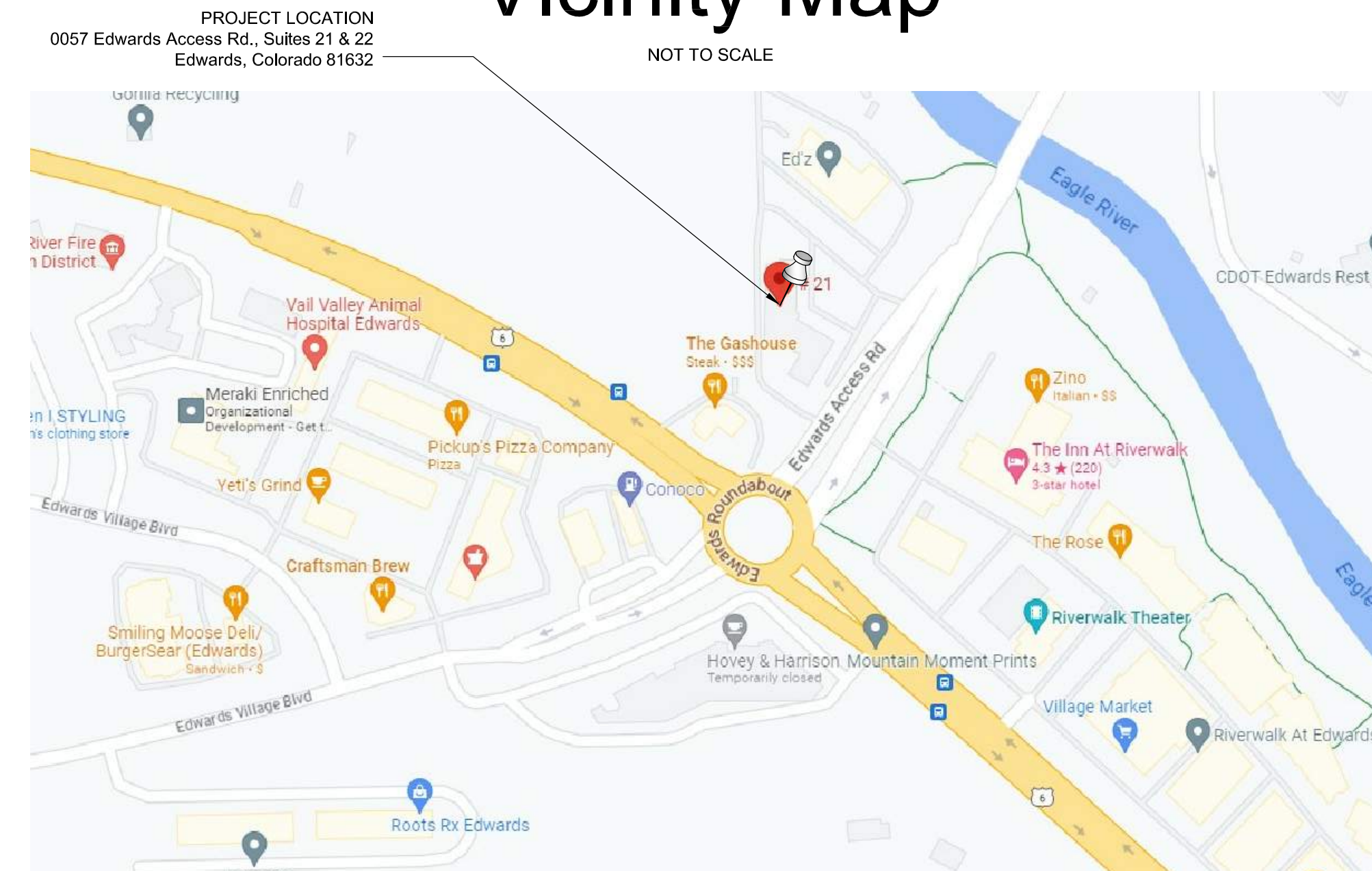
NOTE:  
FULL SUBMITTALS/SHOP DRAWINGS  
REQUIRED FROM ALL TRADES  
  
SUBMIT ALL R.F.I.'S IN WRITING

THESE DRAWINGS AND THE FORMAT,  
DESIGNS, CONCEPTS, CONVENTIONS, AND  
METHODS CONTAINED HEREIN ARE THE  
PROPERTY OF BATTISTA DESIGN GROUP P.C.  
AND SHALL NOT BE SHARED, LENT, FAXED,  
EMAILED, COPIED, SCANNED OR OTHERWISE  
DUPLICATED OR DISTRIBUTED IN ANY FORM  
OR FASHION TO ANY PERSON OR ENTITY  
THAT IS NOT DIRECTLY INVOLVED IN THIS  
PROJECT.

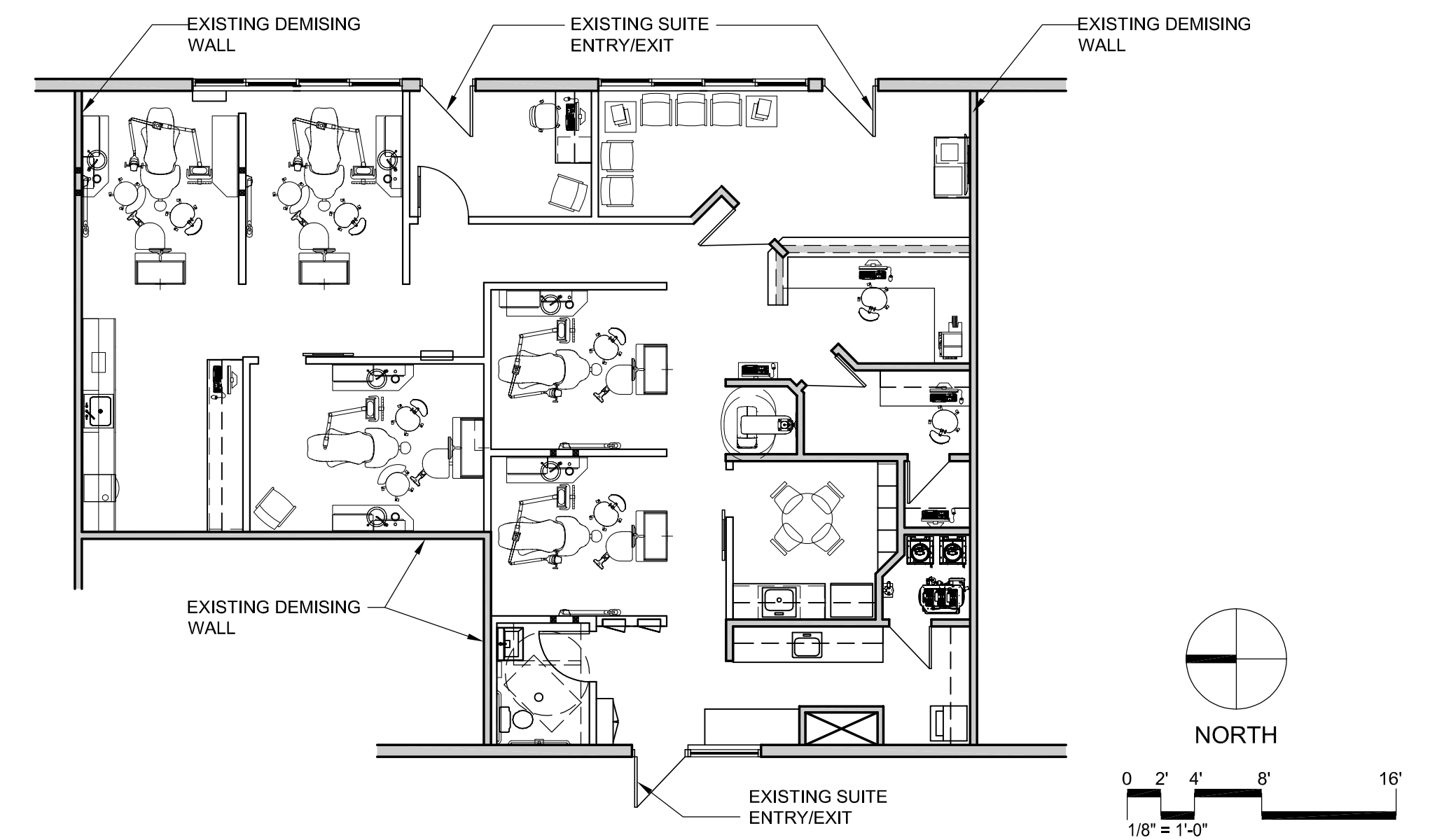
\* ALL TRADES TO CROSS REFERENCE ALL  
DRAWINGS FOR ITEMS PERTAINING TO THEIR  
DISCIPLINE OF WORK, FAILURE TO DO SO  
WILL NOT RELIEVE THE CONTRACTOR(S)  
FROM THE RESPONSIBILITY OF PROVIDING  
SUCH AT NO ADDITIONAL COST TO THE  
OWNER

\* ONLY COMPLETE SETS OF DRAWINGS TO BE  
DISTRIBUTED TO SUB-CONTRACTORS - DO  
NOT BREAK APART DRAWING SETS

## Vicinity Map



## Building Key Plan 2nd Story Suite in 2 Story Commercial Building



May, 2023

## Eagle River Dentistry Tenant Remodel Project

0057 Edwards Access Rd., Suites 21 & 22  
Edwards, Colorado 81632



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

# GO.0



GRAPHIC SYMBOLS	
SYM	DESCRIPTION
(A)	COLUMN GRID LINE
(A)	COLUMN GRID LINE EXISTING
(A 150)	WALL SECTION REFERENCE SECTION NUMBER DRAWING ON WHICH SECTION IS SHOWN
(A 150)	EXTERIOR ELEVATION REFERENCE ELEVATION NUMBER DRAWING ON WHICH ELEV IS SHOWN
(A 120)	BUILDING SECTION REFERENCE SECTION NUMBER DRAWING ON WHICH SECTION IS SHOWN
(A 150)	DETAIL SECTION REFERENCE DETAIL NUMBER DRAWING ON WHICH DETAIL IS SHOWN
(A 150)	DETAIL PLAN REFERENCE DETAIL NUMBER DRAWING ON WHICH DETAIL IS SHOWN
(A 101)	INTERIOR ELEVATION REFERENCE ELEVATION NUMBER DRAWING ON WHICH ELEV. IS SHOWN
(101)	DOOR NUMBER
(101)	LOBBY ROOM NAME ROOM NUMBER
(C)	CENTER LINE
(MATCH LINE)	MATCH LINE
(EL. XXX'-X")	VERTICAL ELEVATION MARK
(A1 NORTH ELEVATION)	DRAWING TITLE/REFERENCE
(NORTH)	NORTH ARROW
(CLOUD)	REVISION MARK
(A101)	SPECIFIC PLAN NOTE OR ACCESSORY TAG
(W)	SHEET NUMBER
(W)	WINDOW TYPE, BORROWED LIGHT TYPE OR LOUVER TYPE TAG
(W)	WALL OR PARTITION TYPE
(W)	ONE HOUR RATED WALL / OPENINGS
(W)	TWO HOUR RATED WALL / OPENINGS

MATERIALS	
SYM	DESCRIPTION
(CONCRETE)	CONCRETE
(PRECAST CONCRETE)	PRECAST CONCRETE (LARGE SCALE)
(STEEL)	STEEL
(WOOD FRAMING)	WOOD FRAMING
(PLYWOOD)	PLYWOOD
(RIGID INSULATION)	RIGID INSULATION
(BATT INSULATION)	BATT INSULATION
(METAL STUD WALL)	METAL STUD WALL
(GYPSUM WALLBOARD)	GYPSUM WALLBOARD
(ACOUSTICAL TILE)	ACOUSTICAL TILE
(BRICK)	BRICK
(CONCRETE MASONRY UNITS)	CONCRETE MASONRY UNITS

ABBREVIATIONS			
A	ANCHOR BOLT	FURN	FURNISH
AB	ACCUSTICAL TILE	FUT	FUTURE
ADJ	ADJACENT/ ADJUSTABLE	FT/FEET	FOOT/FEET
AFF	ABOVE FINISHED FLOOR	FVC	FIRE VALVE CABINET
AFG	ABOVE FINISHED GRADE	FTG	FOOTING
AHU	AIR HANDLING UNIT	FURG	FURNISH
ALUM	ALUMINUM	FURN	FURNISH
AND	AND/AND	FUT	FUTURE
ALT	ALTERNATE NO.	FVC	FIRE VALVE CABINET
ANSI	AMERICAN NATIONAL	GA	GAGE
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	GAL	GALLONS
APPROX	APPROXIMATELY	GLZ	GLAZING
APVD	APPROVED	GYP BD	GYPSUM BOARD
ARCH	ARCHITECT	GYP BTG	GYPSUM SHEATHING BOARD
ASSY	ASSEMBLY	GC	GENERAL CONTRACTOR
AUTO	AUTOMATIC/ AUTOMATION	GEN	GENERAL/GENERATOR
AVG	AVERAGE	GI	GALVANIZED IRON
AWI	AMERICAN WOODWORKING INSTITUTE	GL	GLASS
AWT	ACCUSTICAL WALL TREATMENT	GLZ	GLAZING
B	BACK TO BACK	GND	GROUND
BD	BOARD	H	H
BLDG	BUILDING	HC	HANDICAPPED ACCESSIBLE / HOLLOW CORE
BLKG	BLOCKING	HD	HEAD
BLST	BALLAST	HDR	HARDWARE
BOS	BOTTOM OF STEEL	HDND	HARDWOOD
BOT	BOTTOM	HM	HOLLOW METAL
BRG	BRACING	HT	HEIGHT
BSMT	BASEMENT	HORIZ	HORIZONTAL
BTH	BATH	HP	HIGH POINT/HORSEPOWER
BUR	BURN	HVAC	HEATING VENTILATION AND AIR CONDITIONING
BUR	BURN	HWH	HOT WATER HEATER
C	CATCH BASIN	HW	HOT WATER
CB	CATCH BASIN	IBC	INSTALLED BY CONTRACTOR
CBS	CERAMIC TILE BACKER BOARD	ID	INSIDE DIAMETER
C/C	CENTER TO CENTER	ID	INTERIOR DESIGN
CAB	CABINET	IN	INVERT ELEVATION
CB	CATCH BASIN	IN EL	INSIDE FACE
CE	CEMENT	IN	INCHES
CEM PLAS	CEMENT PLASTER	INCAN	INCANDESCENT
CER	CERAMIC	INCL	INCLUDING
CF	CUBIC FOOT/FEET	INBL	INSTALL
CFCI	CONTRACTOR FURNISHED/CONTRACTOR INSTALLED	INSUL	INSULATION
CFO	CONTRACTOR FURNISHED/CONTRACTOR INSTALLED	INT	INTERIOR/INTERNAL
CFLG	COUNTER FLASHING	INVT	INVERT
CF/MF	COLD FORMED METAL FRAMING	JAN	JANITOR
CG	CORNER GUARD	J BOX	JUNCTION BOX
CIP	CAST IN PLACE	JAN CLO	JANITOR CLOSET
CJ	CONTROL JOINT	JT	JOINT
CL	CENTERLINE	KIT	KITCHEN
CLG	CEILING	LAB	LABORATORY
CLG	CLOSEST	LAM	LAMINATE
CLR	CLEAR	LAV	LAVATORY
CLT	CLEAR	LBS	POUNDS
CLT	CLEAR	LF	LINEAR FEET
CMU	CONCRETE MASONRY UNIT	LH	LEFT HAND
CN	CLEAN OUT	LH	LONG LEG HORIZONTAL
COL	COLUMN	LLV	LONG LEG VERTICAL
CONC	CONCRETE	LPT	LOW POINT
COND	CONDITION	LT	LIGHT
CONSTR	CONSTRUCTION	LVR	LOUVER
CONT	CONTINUOUS/CONTINUATION OR CONTINUOUS	LVN	LOUVER
CONTR	CONTRACTOR	MAINT	MAINTENANCE
COORD	COORDINATE	MAS	MASONRY
COP	COPING	MATL	MATERIAL
CORR	CORRIDOR	MAX	MAXIMUM
CPT	CARPET	MECH	MECHANICAL
CSK	COUNTER SUNK	MED	MEDIUM
CT	CERAMIC TILE	MHB	MEMBRANE
CTR	CENTER	MFG	MANUFACTURING
CU FT	CUBIC FOOT/FEET	MFR	MANUFACTURER
CU	CUBIC YARDS	MIN	MINIMUM
CY	CUBIC YARDS	MISC	MISCELLANEOUS
D	DEPTH/DEEP	ML	METAL LATH
DBL	DOUBLE	MO	MASONRY OPENING
DEMO	DEMOLITION	MOD BIT	MODIFIED BITUMEN
DET	DETAIL	MR	MOISTURE RESISTANT
DF	DRINKING FOUNTAIN	MS	MOP SINK
DEL	DELETE	MTD	MOUNTED
DETN	DEFENTION	MULL	MULLION
DIA	DIAGONAL	N	NORTH
DIAG	DIAGONAL	N	NORTH
DM	DIMENSION	N/A	NOT APPLICABLE
DSP	DISPENSER	NCOMBL	NONCOMBUSTIBLE
DMPF	DAMP/PROOFING	NEG	NEGATIVE
DN	DOWN	NET	NET IN CONTACT
DR	DOOR/RAIN	NO	NO
DS	DOWN/SLOUT	NO	NO
DTL	DETAIL	NOM	NOMINAL
DWG	DRAWING	NTS	NOT TO SCALE
E	EAST/EXISTING	OA	OVERALL
E(E)	EAST/EXISTING	OC	ON CENTER
EA	EACH	OD	OUTSIDE DIAMETER
EIPS	EXTERIOR INSULATION FINISH SYSTEM	OF	OUTSIDE FACE
EJ	EXPANSION JOINT	OFF/CI	OWNER FURNISHED / CONTRACTOR INSTALLED
EL	REFERENCE ELEVATION	OFF	OFFICE
ELEC	ELECTRICAL	OFF/O	OWNER FURNISHED / OWNER INSTALLED
ELEV	ELEVATOR/ELEVATION	OH	OPPOSITE HAND/ OVERHEAD/OVERHANG
EMERG	EMERGENCY	O/O	OUT TO OUT
ENCL	ENCLOSURE	OPNG	OPENING
ENGR	ENGINEER/ENGINEERING	OPP	OPPOSITE
EOS	EDGE OF SLAB	ORD	OVERFLOW ROOF DRAIN
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	ORIG	ORIGINAL
EQ	EQUAL	ORN	ORNAMENTAL
EQ. SP	EQUALLY SPACED	ORS	OVERFLOW ROOF SCUPPER
EQUIP	EQUIPMENT	OS	OVERFLOW ROOF SCUPPER
EST	ESTIMATE	PTN	PARTITION
ET	ET CENTER	PAT	PATTERN
EACH	EACH	PAT	PATTERN
EKC	ELECTRIC WATER COOLER	PBD	PARTICLE BOARD
EXIST	EXISTING	PCC	PRECAST CONCRETE
EXP	EXPOSED	PERF	PERFORATED
EXPAN	EXPANSION	PERM	PERMANENT
EXT	EXTERIOR/EXTERNAL	PL	PLATE/PROPERTY LINE
F / F	FACE TO FACE	PLAM	PLASTIC LAMINATE
FA	FIRE ALARM	PLAS	PLASTER/PLASTIC
FACP	FIRE ALARM CONTROL PANEL	PLND	POLISHED
FDO	FURNISHED BY OWNER	POL	POLISHED
FD	FLOOR DRAIN	PANEL	PANEL
FDN	FOUNDATION	PAINT	PAINT
FDV	FIRE DEPARTMENT VALVE CABINET	PAIR	PAIR
FE	FIRE EXTINGUISHER	PREFAB	PREFABRICATED
FEC	FIRE EXTINGUISHER CABINET	PREFIN	PREFINISHED
F F EL	FINISHED FLOOR ELEVATION	PRELIM	PRELIMINARY
FF	FOIL BACKED INSULATION	PREF	PREFECTION
FIN GR	FINISHED GRADE	PROJ	PROJECT
FI	FIRE INTENT	PTD	POST TENSION CONCRETE
FHC	FIRE HOSE CABINET	PVC	POLYVINYL CHLORIDE
FIN	FINISH	PVMT	PAVEMENT
FIXT	FIXTURE	QT	QUARRY TILE
FL	FLOOR LINE	QTY	QUANTITY
FLR	FLOOR/FLOORING	R	RADIUS/RISER
FLOOR	FLOORING	R	RADIUS/RISER
FND	FOUNDATION	RA	RETURN AIR
FR	FRAME/FIRE RATED/FIRE RETARDANT	RB	RUBBER BASE
FT	FOOTING	RBR	RUBBER
FTG	FOOTING	RCP	REFLECTED CEILING PANEL
FURG	FURRING	RD	ROOF DRAIN

BUILDING CODE DATA						
<b>CODES IN EFFECT</b>						
Eagle County, Colorado 2015 International Building Code 2015 International Residential Code 2015 International Energy Conservation Code 2015 International Plumbing Code 2015 International Fuel Gas Code 2015 International Mechanical Code 2015 International Fire Code 2015 International Property Maintenance Code 2015 International Wildland-Urban Interface Code 2020 National Electric Code						
<b>OCCUPANCY TYPE</b>						
Group B, Professional Services, Dental Office						
<b>BUILDING TYPE</b>						
Type VB - Non-Sprinkled						
<b>CODE SUMMARY</b>						
ZONING: N/A - Tenant Remodel Project in Existing Building						
OCCUPANCY: Group B, Professional Services, Dental Office						
EXISTING USE: Dental Office						
PROPOSED USE: Dental Office						
BLDG. TYPE: Type VB - Non-Sprinkled						
ALLOWABLE AREA: N/A - This Tenant Remodel Project is in an Existing Building						
AREA OF SUITE: 1,374 gross sf						
OCCUPANT LOAD: Group B (per Table 1004.5, 303.1.1 and 303.1.2) = 14 Occupants						
EXITING: Exit width required: (14 occupants x 0.2') = 2.8'						
Exit width provided: = 72"						
Maximum Length of common path of egress: = 75' (Non-Sprinkled)						
Actual length of common path of egress: = 39'-3"						
Maximum Exit Access Travel Distance: = 200'						
Actual length of Exit Access Travel Distance: = Path 'A' - 59'-2"						
= Path 'B' - 71'-5"						
<b>OVERALL EXITS 1 Total:</b>						
REQUIRED: = 2						
OVERALL EXITS 2 Exits @ 36" = 72"						
PROVIDED: = 2						
FIRE Automatic alarm systems will be modified as required by sub-contractor for this tenant remodel project and submitted separately for fire department permit review and approval, engineered drawings to be provided by sub-contractor						
RESTROOM 1 ea. unisex accessible restroom facility is provided with this project						
FIXTURES: 3 ea. sinks, 6 ea. hand sinks, 1 ea. lav. & 1 ea. water closet is provided with this project. A mop sink is existing. A waiver of the drinking fountain requirement is requested. A plumbed filtered water bottle refilling station with individually dispensed cups is being provided with this project. In our view this meets the intent of the drinking fountain requirement (providing access to clean water) while at the same time reducing the risk of exposure to serious and very communicable diseases.						
<b>PLUMBING FIXTURES REQUIRED</b>						
OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 419.2 OF THE INTERNATIONAL PLUMBING CODE)	LAVATORIES	BATHTUBS/SHOWERS	DRINKING FOUNTAINS-1 (SEE SECTION 410.1 OF THE INTERNATIONAL PLUMBING CODE)	OTHER
B	Buildings for the transaction of business, professional services, office buildings, banks, light industrial and similar uses	MALE	MALE		1 per 100	1 service sink*
		FEMALE	FEMALE			
PLUMBING FIXTURES PROVIDED:		SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE
<b>GENERAL NOTES</b>						
1. GENERAL REQUIREMENTS						
1.1 SUMMARY:						
THE WORK INCLUDES BUT IS NOT LIMITED TO THE INTERIOR TENANT FINISH IMPROVEMENTS OF THE FACILITY AT THE REFERENCED ADDRESS, INCLUDING RELATED MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND ALARMS SPECIAL EQUIPMENT, SYSTEMS AND COORDINATION THEREOF AS NECESSARY FOR FULL AND COMPLETE INTENDED USE BY THE OWNER, THE INTENT OF WHICH IS INDICATED IN THE CONSTRUCTION DOCUMENTS.						
1.2 GENERAL CONDITIONS OF THE CONTRACT:						
A. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE INTENT OF THE CONTRACT DOCUMENTS						
1.3 GENERAL NOTES:						
1. CONTRACTORS RESPONSIBLE FOR VISITING SITE TO BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BID AND START OF WORK						
2. ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.						
3. ALL RFI'S MUST BE SUBMITTED IN WRITING.						
4. FULL SUBMITTALS/SHOP DRAWINGS REQUIRED FROM ALL TRADES.						
5. ANY CONFLICTS OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON THEIR DISCOVERY.						
6. ALL WORK SHALL ALSO CONFORM TO THE OWNERS BUILDING STANDARDS AND DETAILS, G.C. TO COORDINATE AND VERIFY.						
7. G.C. SHALL COORDINATE ALL WORK BY OWNERS VENDORS INCLUDING BUT NOT LIMITED TO COMPUTER, TELEPHONE, SECURITY AND BUILDING CONTROL SYSTEMS. G.C. SHALL REVIEW SAID CONTRACTS AND DRAWINGS AND DISCUSS SAME WITH VENDORS PRIOR TO BID AND CONSTRUCTION						
8. INSTALL ALL ITEMS, EQUIPMENT AND MATERIALS PER MANUFACTURERS INSTRUCTIONS						
9. G.C. SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS AND INSPECTIONS						
1.4 BIDDING						
A. CONTRACTORS BY PROVIDING A BID REPRESENT THAT THEY: 1) UNDERSTAND THE REQUIREMENTS OF THE CONSTRUCTION CONTRACT 2) HAVE VISITED THE SITE AND ARE FAMILIAR WITH THE CONDITIONS 3) PROVIDED A BID BASED UPON FULL EXECUTION OF THE INTENT OF THE CONTRACT DOCUMENTS 4) CONSULTED WITH THE OWNER REGARDING ACCESS, STORAGE, RESTROOMS, TRASH REMOVAL, ETC. AND ANY OTHER NECESSITIES OF CONSTRUCTION AND HAVE INCLUDED THOSE COSTS IN THE BID SUBMITTED 5) HAVE VERIFIED THE ADEQUACY OF NEW AND EXISTING WORK REQUIRED BY CONTRACT DOCUMENTS						
1.5 SUBMITTALS						
A. SUBMIT 4 COPIES MIN. OF SHOP DRAWINGS, PRODUCT DATA AND FINISH SAMPLES (OR ELECTRONIC COPIES) B. ALLOW 5 WORKING DAYS FOR ARCHITECTS REVIEW OF SUBMITTALS C. G.C. MUST CERTIFY IN WRITING THAT SUBMITTALS COMPLY WITH DESIGN INTENT UPON SUBMITTING TO THE ARCHITECT D. SUCCESSFUL G.C. SHALL SUBMIT WITHIN 7 DAYS OF CONTRACT AWARD, AND MONTHLY THEREAFTER FOR ARCHITECTS REVIEW: 1) CONSTRUCTION SCHEDULE 2) SUBMITTAL SCHEDULE E. G.C. SHALL SUBMIT A PUNCH LIST FOR OWNERS REVIEW 1 WEEK PRIOR TO APPLICATION FOR FINAL PAYMENT						
1.6 FINAL CLEAN						
A. CONTRACTOR TO PROVIDE FOR A COMPLETE AND FINAL CLEAN OF ALL WORK ASSOCIATED WITH THIS PROJECT B. SURPLUS MATERIALS SHALL BE DELIVERED, AT OWNERS OPTION, TO THE OWNER						
1.7 PROJECT CLOSE-OUT						
A. CONTRACTOR TO PROVIDE OPERATION/MAINTENANCE MANUALS TO OWNER FOR ALL CONTRACTOR PROVIDED & INSTALLED EQUIPMENT, FIXTURES AND SPECIAL FINISHES/MATERIALS						

303.1 Assembly Group A

Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation.

303.1.1 Small Buildings and Tenant Spaces

A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.

303.1.2 Small Assembly Spaces

The following rooms and spaces shall not be classified as Assembly occupancies:  
A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.  
A room or space used for assembly purposes that is less than 750 square feet (70 m<sup>2</sup>) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

<b>R6</b>	<b>LIFE SAFETY PLAN</b>
1"=20'-0"	RE:
No	Revision / Submissions
Date	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  
Fax: 303-428-5472  
Email: info@battistadesign.net  
www.battistadesign.net

**BATTISTA DESIGN GROUP**

## Eagle River Dentistry

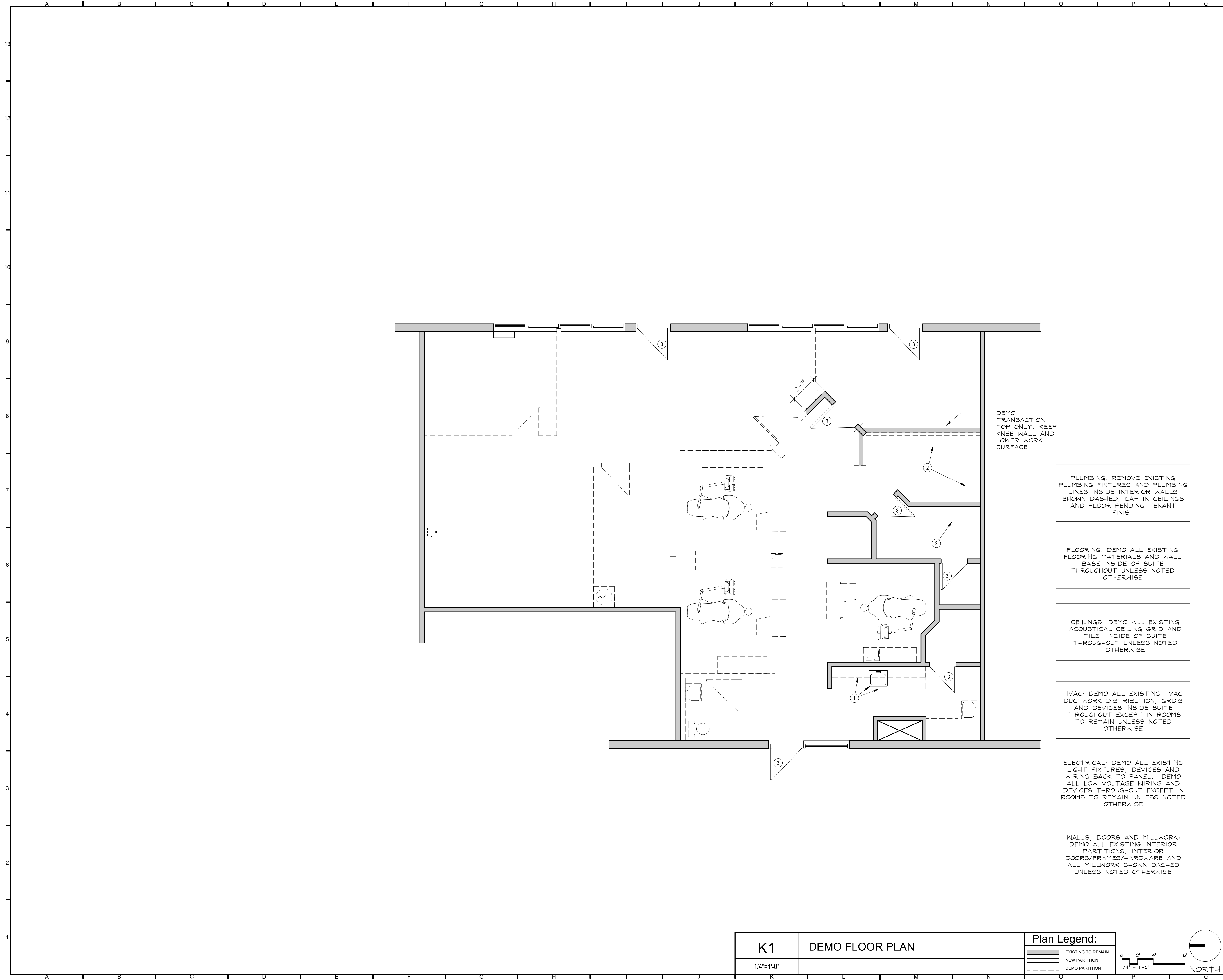
### Tenant Remodel Project

0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

GENERAL INFORMATION	
LIFE SAFETY PLAN	
<p>Designed: PJB</p> <p>Drawn: JLF</p> <p>Checked: PJB</p> <p>Reviewed: PJB</p> <p>Date: May, 2023</p>	<p>Project Number: RAICH2023</p> <p>Scale: As Shown</p> <p style="font-size: 24px; font-weight: bold; text-align: center;">G1.1</p> <p>Drawing Number:</p>

Copyright 2023 - Battista Design Group, P.C.  
The design and design contract documents, including the drawings, are the property of Battista Design Group, P.C. and shall not be used, in whole or in part, for any other project, without the written authorization of Battista Design Group, P.C.





- NOTES:
1. MAKE SAFE ALL M/E/P SYSTEMS DURING DEMOLITION WORK
  2. ALL NECESSARY PRECAUTIONS MUST BE TAKEN TO PROTECT SPACES ABOVE AND ADJACENT TO THE PROJECT LOCATION DURING CONSTRUCTION. COORDINATE WITH BUILDING OWNER REGARDING WORK HOURS, MATERIALS STORAGE, STAGING AND TRASH REMOVAL REQUIREMENTS
  3. DO NOT REMOVE ANY LOAD BEARING OR STRUCTURAL ELEMENTS. IF LOAD BEARING ELEMENTS ARE ENCOUNTERED OTHER THAN THOSE INDICATED NOTIFY THE ARCHITECT IMMEDIATELY
  4. VERIFY WITH OWNER ANY ITEMS TO BE SALVAGED

PLUMBING: REMOVE EXISTING PLUMBING FIXTURES AND PLUMBING LINES INSIDE INTERIOR WALLS SHOWN DASHED. CAP IN CEILINGS AND FLOOR PENDING TENANT FINISH

FLOORING: DEMO ALL EXISTING FLOORING MATERIALS AND WALL BASE INSIDE OF SUITE THROUGHOUT UNLESS NOTED OTHERWISE

CEILINGS: DEMO ALL EXISTING ACOUSTICAL CEILING GRID AND TILE INSIDE OF SUITE THROUGHOUT UNLESS NOTED OTHERWISE

HVAC: DEMO ALL EXISTING HVAC DUCTWORK DISTRIBUTION, GRDS AND DEVICES INSIDE SUITE THROUGHOUT EXCEPT IN ROOMS TO REMAIN UNLESS NOTED OTHERWISE

ELECTRICAL: DEMO ALL EXISTING LIGHT FIXTURES, DEVICES AND WIRING BACK TO PANEL. DEMO ALL LOW VOLTAGE WIRING AND DEVICES THROUGHOUT EXCEPT IN ROOMS TO REMAIN UNLESS NOTED OTHERWISE

WALLS, DOORS AND MILLWORK: DEMO ALL EXISTING INTERIOR PARTITIONS, INTERIOR DOORS/FRAMES/HARDWARE AND ALL MILLWORK SHOWN DASHED UNLESS NOTED OTHERWISE

DEMO TRANSACTION TOP ONLY, KEEP KNEE WALL AND LOWER WORK SURFACE

- KEYNOTES:
- 1 EXISTING CABINETS AND SINK TO REMAIN, SET IN NEW P-LAM TOP
  - 2 EXISTING MILLWORK TO REMAIN
  - 3 EXISTING DOOR FRAME AND HARDWARE TO REMAIN

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

## Eagle River Dentistry Tenant Remodel Project

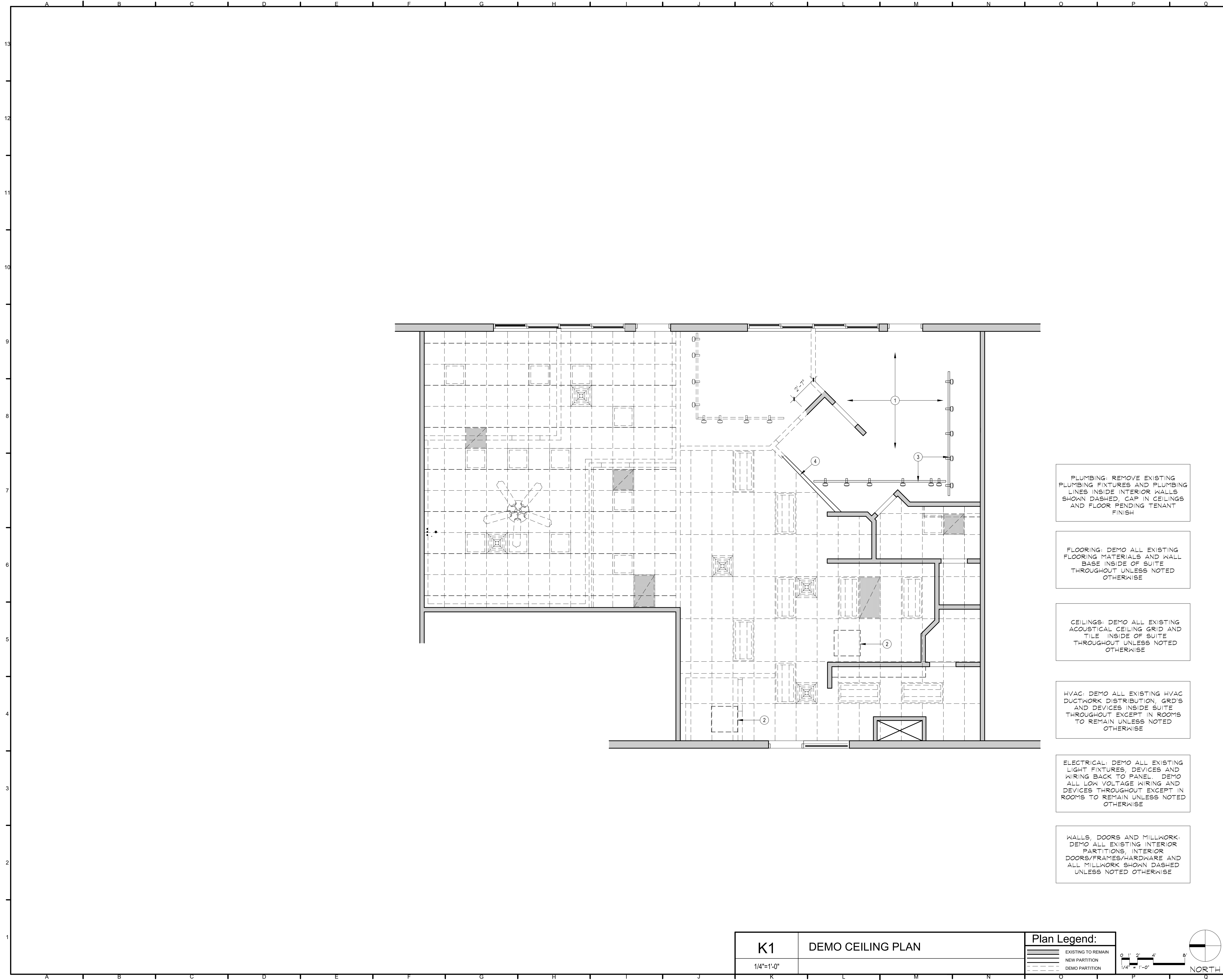
0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

### DEMOLITION FLOOR PLAN

	Designed: PJB	Project Number: RAICH2023
	Drawn: IJF	Scale: As Shown
Checked: IJF	Reviewed: PJB	Drawing Number: <b>D1.1</b>
Date: May, 2023		of

<b>K1</b>	<b>DEMO FLOOR PLAN</b>	<b>Plan Legend:</b>	
1/4"=1'-0"		<ul style="list-style-type: none"> <li>Solid line: EXISTING TO REMAIN</li> <li>Dashed line: NEW PARTITION</li> <li>Dotted line: DEMO PARTITION</li> </ul>	

COPYRIGHT 2023 - BATTISTA DESIGN GROUP, P.C.  
This document, and the ideas and design concepts incorporated herein, are an instrument of professional service, and can not be used, in whole or in part for this or any other project, without the written authorization of BATTISTA DESIGN GROUP, P.C.



- NOTES:
1. MAKE SAFE ALL M/E/P SYSTEMS DURING DEMOLITION WORK
  2. ALL NECESSARY PRECAUTIONS MUST BE TAKEN TO PROTECT SPACES ABOVE AND ADJACENT TO THE PROJECT LOCATION DURING CONSTRUCTION. COORDINATE WITH BUILDING OWNER REGARDING WORK HOURS, MATERIALS STORAGE, STAGING AND TRASH REMOVAL REQUIREMENTS
  3. DO NOT REMOVE ANY LOAD BEARING OR STRUCTURAL ELEMENTS. IF LOAD BEARING ELEMENTS ARE ENCOUNTERED OTHER THAN THOSE INDICATED NOTIFY THE ARCHITECT IMMEDIATELY
  4. VERIFY WITH OWNER ANY ITEMS TO BE SALVAGED

PLUMBING: REMOVE EXISTING PLUMBING FIXTURES AND PLUMBING LINES INSIDE INTERIOR WALLS SHOWN DASHED. CAP IN CEILINGS AND FLOOR PENDING TENANT FINISH

FLOORING: DEMO ALL EXISTING FLOORING MATERIALS AND WALL BASE INSIDE OF SUITE THROUGHOUT UNLESS NOTED OTHERWISE

CEILINGS: DEMO ALL EXISTING ACOUSTICAL CEILING GRID AND TILE INSIDE OF SUITE THROUGHOUT UNLESS NOTED OTHERWISE

HVAC: DEMO ALL EXISTING HVAC DUCTWORK DISTRIBUTION, GRIDS AND DEVICES INSIDE SUITE THROUGHOUT EXCEPT IN ROOMS TO REMAIN UNLESS NOTED OTHERWISE

ELECTRICAL: DEMO ALL EXISTING LIGHT FIXTURES, DEVICES AND WIRING BACK TO PANEL. DEMO ALL LOW VOLTAGE WIRING AND DEVICES THROUGHOUT EXCEPT IN ROOMS TO REMAIN UNLESS NOTED OTHERWISE

WALLS, DOORS AND MILLWORK: DEMO ALL EXISTING INTERIOR PARTITIONS, INTERIOR DOORS/FRAMES/HARDWARE AND ALL MILLWORK SHOWN DASHED UNLESS NOTED OTHERWISE

- KEYNOTES:
- 1 EXISTING GYP. CEILING TO REMAIN, V.I.F.
  - 2 APPROXIMATE LOCATION OF EXISTING HEAT PUMP ABOVE CEILING, V.I.F.
  - 3 EXISTING TRACK LIGHTING TO REMAIN
  - 4 EXISTING GYP. HEADER TO REMAIN, V.I.F.

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

## Eagle River Dentistry Tenant Remodel Project

0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

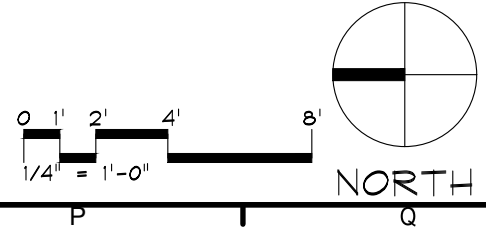
### DEMOLITION CEILING PLAN

	Designed: PJB	Project Number: RAICH2023
	Drawn: IJF	Scale: As Shown
	Checked: IJF	Drawing Number: D1.2
	Reviewed: PJB	Date: May, 2023

<b>K1</b>	<b>DEMO CEILING PLAN</b>
1/4"=1'-0"	

**Plan Legend:**

- EXISTING TO REMAIN
- NEW PARTITION
- DEMO PARTITION



COPYRIGHT 2023 - BATTISTA DESIGN GROUP, P.C.  
This document, and the ideas and design concepts incorporated herein, are an instrument of professional service, and can not be used, in whole or in part for this or any other project, without the written authorization of BATTISTA DESIGN GROUP, P.C.



MATERIAL FINISH LEGEND		
MATERIAL	MFR / COLOR	REMARKS
<b>WALL/CEILING PAINT AND FINISHES:</b>		
(WALLS AND SOFFITS TO BE COMMERCIAL GRADE LATEX, SATIN FINISH, H.M. FRAMES & OTHER METAL SURFACES TO BE SEMI-GLOSS - OIL BASED PAINT)		
PT1 (GENERAL WALL PAINT):	TBD	
PT2 (ACCENT PAINT):	TBD	
PT3 (ACCENT PAINT):	TBD	
PT4 (ACCENT PAINT):	TBD	
PT5 (METAL FRAME PAINT):	TBD	
PT6 (CEILING PAINT):	TBD	
<b>DOORS AND WOOD:</b>		
DOORS:	PRIMED AND PAINTED, COLOR TBD	
<b>WALL BASE:</b>		
VB1 (VINYL BASE):	JOHNSONITE, 4" COVE, COLOR "PEPPERCORN", CONTACT TINGLE FLOORING AT CFOULEM@WCTINGLE.COM	
VB2 (VINYL BASE):	JOHNSONITE, 6" COVE, COLOR "PEPPERCORN", CONTACT TINGLE FLOORING AT CFOULEM@WCTINGLE.COM	
<b>FLOOR FINISHES:</b>		
VNL (RESILIENT PLANK):	EF CONTRACT, COLLECTION PLAYBOOK, COLOR "SUEDE GRAY" EFCP8008, 7"X48", INSTALL PER LAYOUT, CONTACT KIMBERLY LYNCH AT KIMBERLY.LYNCH@EFCONTRACTFLOORING.COM	
PCT1 (PORCELAIN TILE):	SIZE 12"X24", COLOR AND FINISH TBD	
<b>MILLWORK AND COUNTERS:</b>		
PL1 (PLASTIC LAMINATE):	WILSONART, MAGNOLIA, 5012-60, MATTE FINISH, CONTACT JENNIFER LINDE-WILSON AT JENNIFER.LINDE-WILSON@WILSONART.COM	
PL2 (PLASTIC LAMINATE):	WILSONART, GREY ELM, 8201-12, SOFT GRAIN FINISH, CONTACT JENNIFER LINDE-WILSON AT LINDEJ@WILSONART.COM	
SS (SOLID SURFACE):	WILSONART, COLOR TO MATCH DENTAL EQUIPMENT, VERIFY WITH EQUIPMENT REP.	
QTZ (QUARTZ SURFACE):	WILSONART, HEKLA SLOPE, Q4061, CONTACT JENNIFER LINDE-WILSON AT LINDEJ@WILSONART.COM	
<b>OTHER MATERIALS:</b>		
PCT2 (PORCELAIN TILE):	SIZE 12"X24", COLOR AND FINISH TBD LOCATION: RESTROOM WALLS	
PCT3 (PORCELAIN TILE):	SIZE 12"X24", COLOR AND FINISH TBD LOCATION: RECEPTION DESK FACADE	
GR1 (GROUT):	MAPEI, "TBD" @ PCT1	
GR2 (GROUT):	MAPEI, "TBD" @ PCT2	
GR3 (GROUT):	MAPEI, "TBD" @ PCT3	
SEE SHEET A1.3 AND INTERIOR ELEVATIONS FOR TOP, SPLASH AND CABINET MATERIAL OCCURRENCE		
<b>CEILING TILE AND GRID:</b>		
ACT (ACOUSTIC CEILING TILE):	2X2 ARMSTRONG, CIRRUS TEGULAR TILES, WHITE 1/8" GRID	
<b>MATERIAL FINISH NOTES:</b>		
1. G.C. TO PROVIDE PROVIDE \$6,500 ALLOWANCE FOR FLOOR PREP/MOISTURE MITIGATION		
2. WALL/SOFFIT PAINT TO BE COMMERCIAL GRADE INTERIOR ACRYLIC LATEX, SATIN FINISH		
3. H.M. FRAMES PAINT TO BE COMMERCIAL GRADE, OIL BASED, SEMI-GLOSS FINISH, COLOR TO BE SELECTED		
4. PROVIDE TRANSITION STRIPS BETWEEN DISSIMILAR FLOORING MATERIAL, COLOR TO BLEND, SUBMIT SAMPLES FOR APPROVAL.		
5. SUBMIT SAMPLES/SHOP DRAWINGS ON ALL ITEMS FOR REVIEW.		
6. 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		
7. GYP. CEILINGS, SOFFITS & WALLS TEXTURE TO BE ORANGE PEEL MATCH EXISTING		
8. ALL DRYWALL CORNER BEAD TO BE BULLNOSE, TYP.		
9. PROVIDE WATER AND MOLD RESISTANT GYP BOARD AT ALL WET WALL LOCATIONS PER CODE		
10. PROVIDE 2 COATS MATTE FINISH CLEAR PENETRATING SEALER ON ANY NATURAL STONE TILES AS OCCURS, BEFORE GROUTING AND THEN SEAL GROUT AFTER APPLICATION		
11. EDGING BETWEEN FLOOR TILE/STONE, ADJACENT FLOORING AND VINYL FLOORING/CARPET TRANSITION TO BE SCHLUTER METAL EDGING "RENO-TK" AS OCCURS		
12. FLOAT FLOORS AS REQUIRED BETWEEN DISSIMILAR FLOORING MATERIALS TO ACHIEVE A SMOOTH AND GRADUAL TRANSITION		
13. SEE A1.2, A1.3 AND INTERIOR ELEVATION SHEETS FOR ADDITIONAL FINISH INFORMATION		
14. SUBMIT ALL FINISH SAMPLES TO OWNER FOR FINAL SELECTION/APPROVAL PRIOR TO ORDERING ANY MATERIAL		
15. 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		
- AT LEAST 1 BOX OF CEILING TILES		

FINISH SCHEDULE																
THIS SCHEDULE IS NOT ALL-ENCOMPASSING, REFER TO PLANS AND ELEVATIONS FOR ADDITIONAL FINISHES INFORMATION																
ROOM	FLOOR	WALLS				CEILING			REMARKS							
		NORTH	EAST	SOUTH	WEST	SUBSTRATE	FINISH	REMARKS								
NO.	ROOM NAME	SUBSTRATE	FINISH	WALLBASE	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	REMARKS	
200	WAITING	CONC	VNL	VB1	GB	PT2	GB	PT1	GB	PT1	GB	PT1	-	OPEN	-	
201	CHECK-IN	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT2	GB	PT1	-	OPEN	-	
202	RECEP	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT2	GB	PT1	-	OPEN	-	
203	CHECK-OUT	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	OPEN	-	
204	HALL	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
205	OFFICE	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT2	GB	PT1	-	ACT	-	
206	RESTOR. 1	CONC	VNL	VB1	GB	PT1	GB	PT3	GB	PT1	GB	PT1	-	ACT	-	
207	RESTOR. 2	CONC	VNL	VB1	GB	PT1	GB	PT3	GB	PT1	GB	PT1	-	ACT	-	
208	HALL	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
209	STERI	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
210	RESTOR. 3	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT3	GB	PT1	-	ACT	-	
211	UNISEX	CONC	PCT1	PCT2	GB	PCT2/PT2	GB	PCT2/PT2	GB	PCT2/PT2	GB	PCT2/PT2	-	GB	-	
212	HALL	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT1	GB	PT4	-	ACT	-	
213	LAB	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
214	LAUNDRY	CONC	VNL	VB2	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
215	EQUIP	CONC	VNL	VB2	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
216	I.T.	CONC	VNL	VB2	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
217	ADMIN.	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT1	GB	PT2	-	ACT	-	
218	BREAK	CONC	VNL	VB1	GB	PT1	GB	PT4	GB	PT1	GB	PT1	-	ACT	-	
219	IMAGING	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
220	HALL	CONC	VNL	VB1	GB	PT1	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
221	HYG.2	CONC	VNL	VB1	GB	PT3	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	
222	HYG.1	CONC	VNL	VB1	GB	PT3	GB	PT1	GB	PT1	GB	PT1	-	ACT	-	

**SCHEDULE NOTES**

1. THIS SCHEDULE IS NOT ALL-ENCOMPASSING, REFER TO PLANS AND ELEVATIONS FOR ADDITIONAL FINISHES INFORMATION

2. SEE SHEET A1.2 FOR ADDITIONAL CEILING INFORMATION

3. SEE SHEET A1.3 FOR ADDITIONAL FINISHES INFORMATION

**GENERAL NOTES**

1. SEE A1.2, A1.3 AND INTERIOR ELEVATION SHEETS FOR ADDITIONAL FINISH INFORMATION

2. SUBMIT ALL FINISH SAMPLES TO OWNER FOR FINAL SELECTION/APPROVAL PRIOR TO ORDERING ANY MATERIAL

**FIXTURE MOUNTING HEIGHTS**

ALL FIXTURE MOUNTING HEIGHTS AND CLEARANCES TO COMPLY WITH ANSI A117.1 REQUIREMENTS

MIRROR	HC WC	LAVATORY
--------	-------	----------

HAND DRYER	H.C. GRAB BAR 36"	ROBE HOOK
------------	-------------------	-----------

**BATTISTA DESIGN GROUP**

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

**Eagle River Dentistry  
Tenant Remodel Project**

0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

**MATERIAL FINISH LEGEND  
FINISH SCHEDULE, FIXTURE MOUNTING HEIGHT**

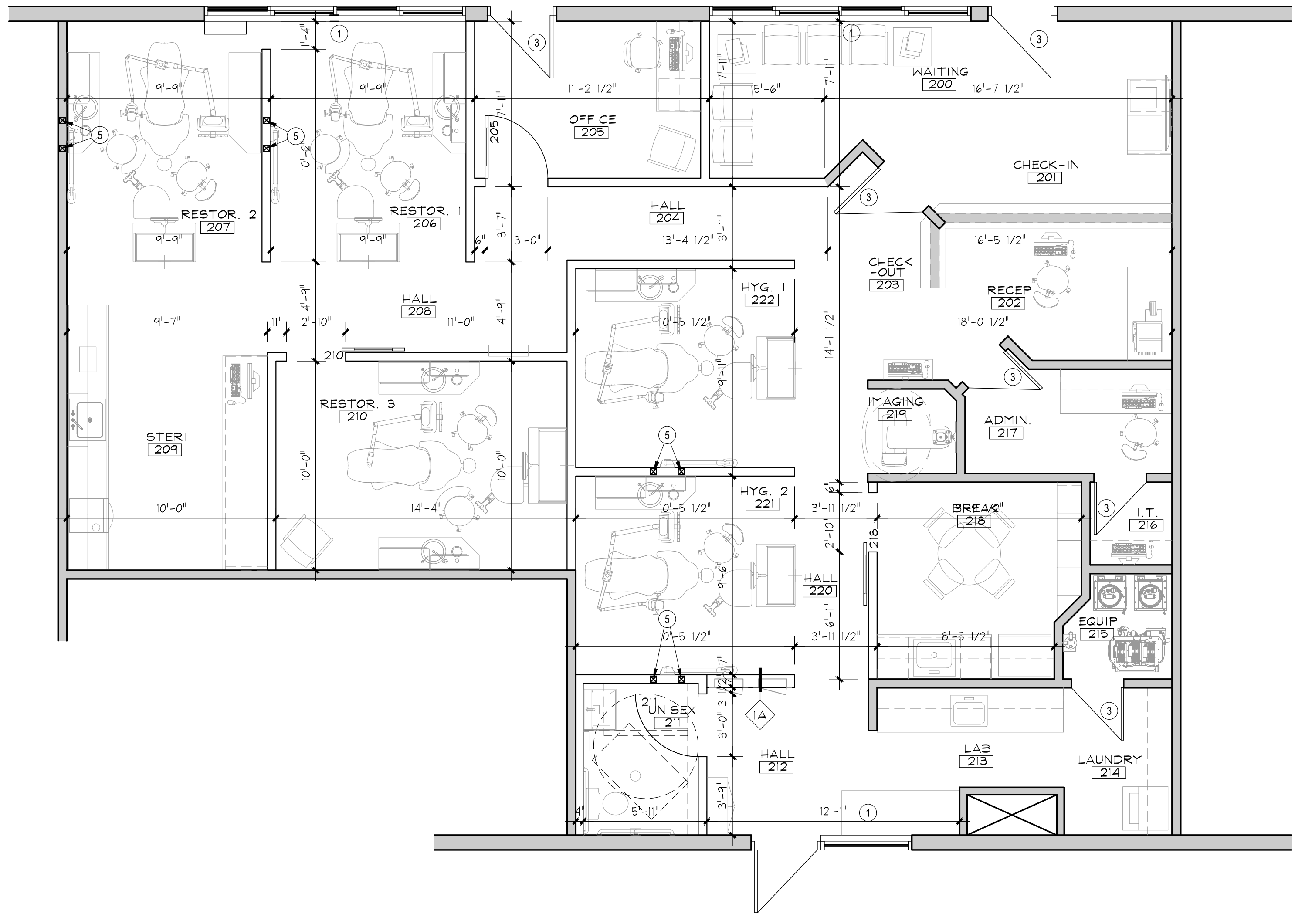
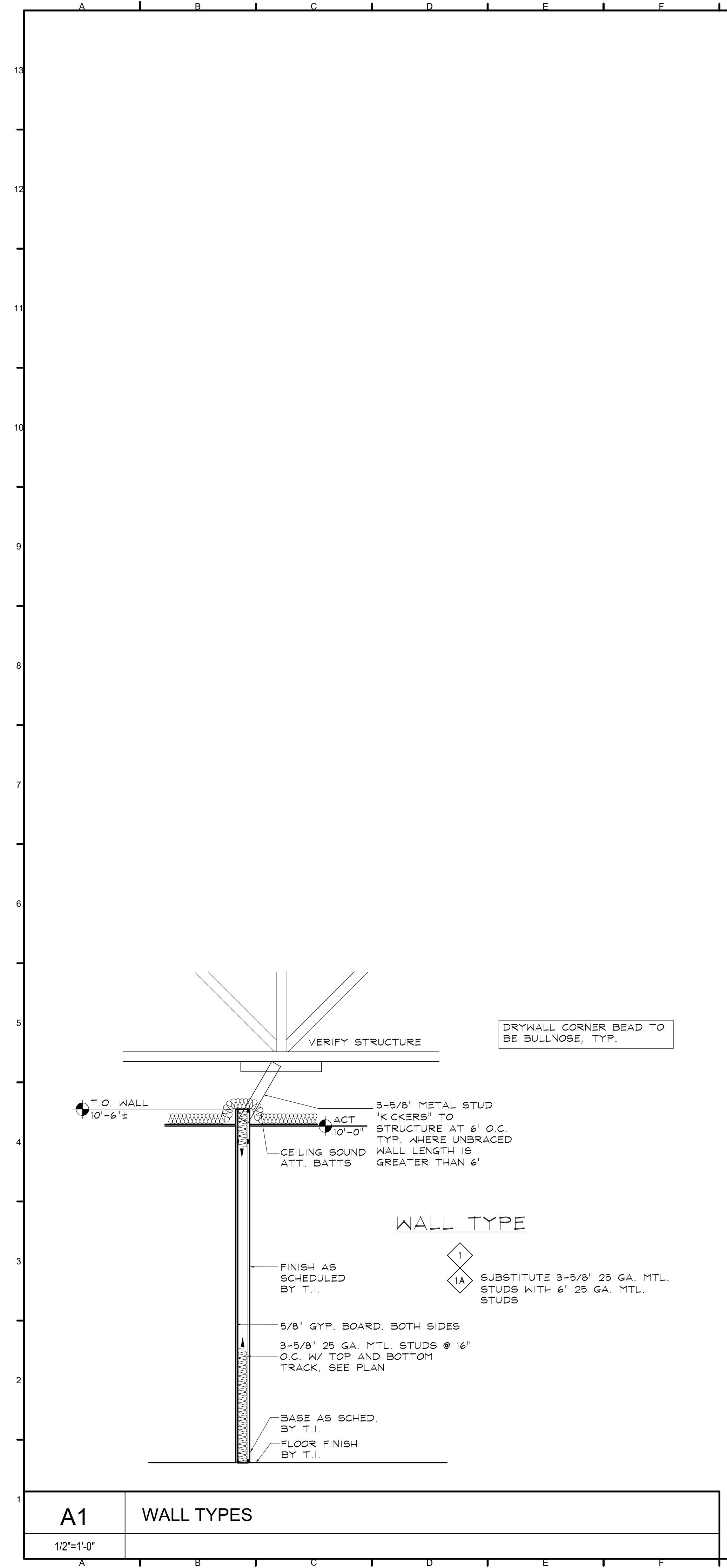
Designed: PJB	Project Number: RAICH2023
Drawn: <b>ANC</b>	Scale: As Shown
Checked: IJF	Drawing Number: <b>A0.1</b>
Reviewed: PJB	Date: May, 2023

of









- NOTES:
1. DIMENSIONS TO WALLS ARE FACE OF FINISH UNLESS NOTED OTHERWISE. DIMENSIONS GOVERN OVER SCALING OF DRAWINGS. REPORT ANY CONFLICTS OR DISCREPANCIES TO ARCHITECT.
  2. VERIFY EXISTING WALLS IN FIELD
  3. 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.
  4. 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.
  5. ALL NEW WALL TYPES ARE WALL TYPE 1 UNLESS NOTED OTHERWISE
  6. PATCH/REPAIR AND PRIME EXISTING WALLS TO REMAIN AS REQUIRED TO ACCEPT FINISH BY T.I.
  7. PRIME AND PAINT NEW AND EXISTING WALL SURFACES W/ PAINT PER FINISH SCHEDULE.
  8. FIRE CAULK ALL PENETRATIONS THROUGH ANY RATED ASSEMBLIES, V.I.F.
  9. INSTALL FULL HT. & WIDTH SOUND BATTS IN ALL INTERIOR PARTITIONS

- KEYNOTES:
- 1 PROTECT ALL WINDOW CASING AND WOOD SILLS. REPAIR/CLEAN/REFINISH AS REQUIRED, V.I.F.
  - 2 4X4 POSTS FROM FLOOR TO STRUCTURE, VERIFY EXACT LOCATION IN THE FIELD
  - 3 EXISTING DOOR TO REMAIN. FOR EXISTING EXTERIOR DOORS, PRIME AND PAINT INTERIOR SIDE OF DOOR - FOR EXISTING INTERIOR DOORS PRIME AND PAINT BOTH SIDES OF DOOR, SEE A0.1

Wall Insulation Schedule:  
- ALL PARTITIONS, FULL HEIGHT

Ceiling Insulation Schedule:  
OVER ALL INTERIOR PARTITIONS AND 2'-0" ON EITHER SIDE OF PARTITION

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

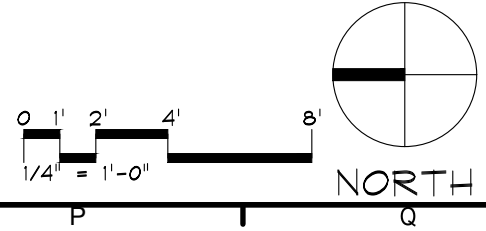
**Eagle River Dentistry  
Tenant Remodel Project**  
0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

FLOOR PLAN

	Designed: PJB	Project Number: RAICH2023
	Drawn: IJF	Scale: As Shown
Checked: IJF	Reviewed: PJB	<h1 style="font-size: 2em;">A1.1</h1>
Date: May, 2023	of	

**Plan Legend:**

- EXISTING TO REMAIN
- NEW PARTITION
- 1 HR. RATED PARTITION

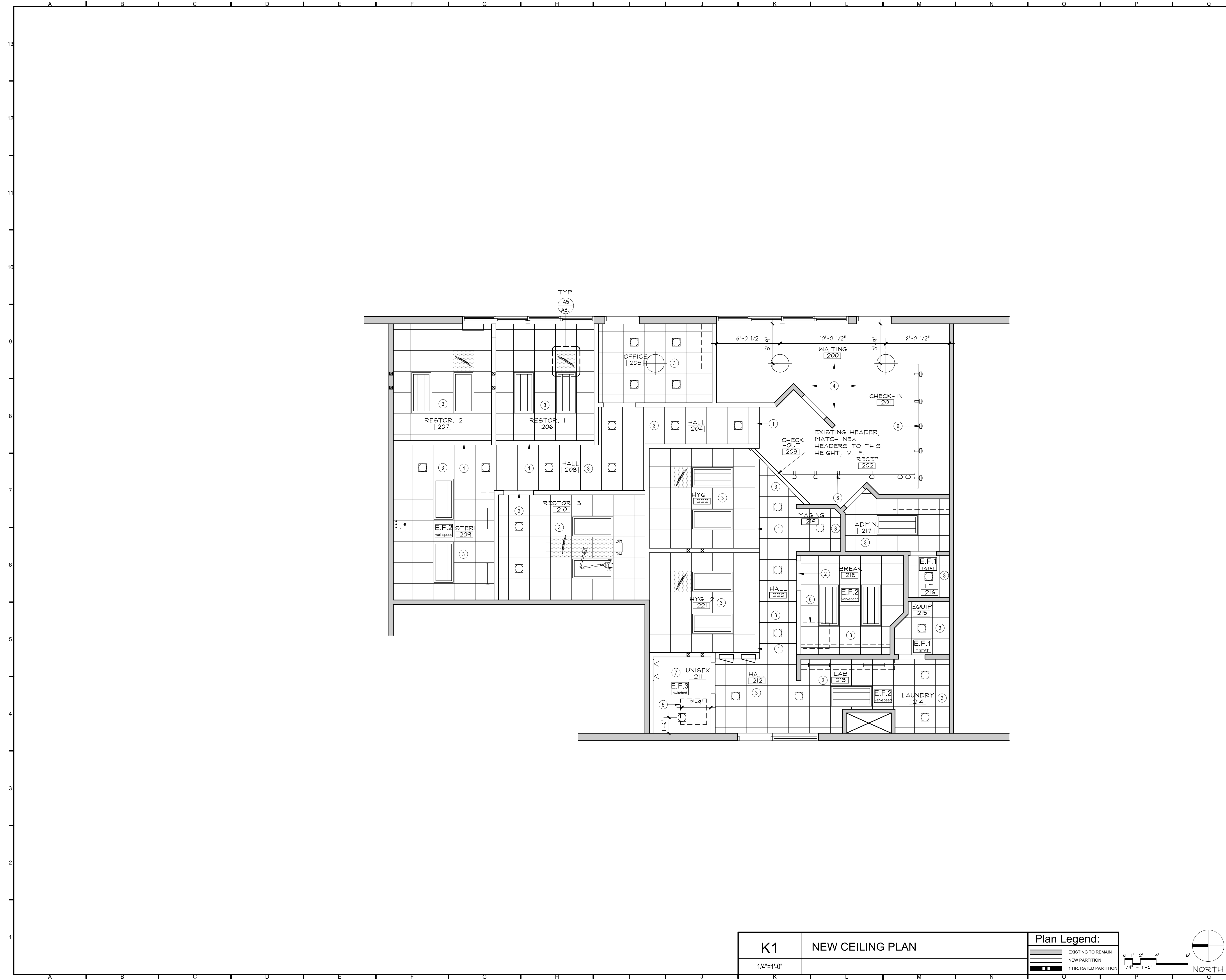


A1	WALL TYPES
1/2"=1'-0"	

K1	FLOOR PLAN
1/4"=1'-0"	

COPYRIGHT 2023 - BATTISTA DESIGN GROUP, P.C.  
This document, and the ideas and design concepts incorporated herein, are an instrument of professional service, and may not be used, in whole or in part for any other project, without the written authorization of BATTISTA DESIGN GROUP, P.C.





- NOTES:
1. ALL CEILINGS ARE NEW UNLESS NOTED OTHERWISE
  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 A0.1 FOR FINISHES INFORMATION
  5. AT EACH DENTAL LIGHT OR MONITOR LOCATION (AS OCCURS), PROVIDE 2 LAYERS OF 2x2', 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 NEW GYP. HEADER TO MATCH EXISTING HEADER, V.I.F.
  - 2 GYP. HEADER @ 7'-10" A.F.F.
  - 3 NEW CEILING GRID AND TILE @ 10'-0" A.F.F.
  - 4 EXISTING GYP. CEILING, V.I.F.
  - 5 APPROXIMATE LOCATION OF EXISTING HEAT PUMP ABOVE CEILING, V.I.F.
  - 6 EXISTING TRACK LIGHTING TO REMAIN
  - 7 GYP. SOFFIT, CEILING OR HEADER @ 9'-0" A.F.F.

**Lighting/Ceiling Legend:**

- OWNER PROVIDED, CONTRACTOR INSTALLED VANITY LIGHT
- RECESSED LED CAN LIGHT
- UNDER CABINET LIGHT, OR UTILITY STRIP LIGHT
- 2X4 DIRECT/INDIRECT LED LIGHT FIXTURES
- CEILING MOUNTED MONITOR, PROVIDE POWER, DATA AND BACKING
- THERMOSTATICALLY CONTROLLED EXHAUST FAN, SEE M SHEETS
- VARIABLE SPEED EXHAUST FAN, SEE M SHEETS
- SWITCHED EXHAUST FAN, SEE E & M SHEETS
- LARGE SEMI FLUSH OR SUSPENDED PENDANT LIGHT (PROVIDED BY OWNER) INSTALLED BY G.C. ON DIMMER BY G.C.
- BACKING IN CEILING, 2 LAYERS 3/4" FIRE TREATED PLYWOOD
- CEILING MOUNTED TRACK LIGHT WITH MONITOR, PROVIDE POWER, DATA AND BACKING IN CEILING

No	Revision / Submissions	Date

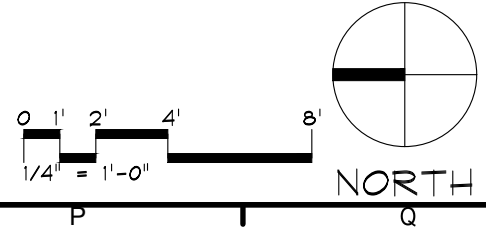
3650 Wadsworth Boulevard  
Wheat Ridge, Colorado 80033  
Phone: 303-428-4895  
Fax: 303-428-5472  
Email: info@battistadesign.net  
www.battistadesign.net

## Eagle River Dentistry Tenant Remodel Project

0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

**NEW CEILING PLAN**

<b>K1</b>	<b>NEW CEILING PLAN</b>	<b>Plan Legend:</b>	
		EXISTING TO REMAIN	NEW PARTITION
1/4"=1'-0"		1 HR. RATED PARTITION	



	Designed: PJB	Project Number: RAICH2023
	Drawn: JF	Scale: As Shown
	Checked: JF	Drawing Number: <b>A1.2</b>
	Reviewed: PJB	Date: May, 2023

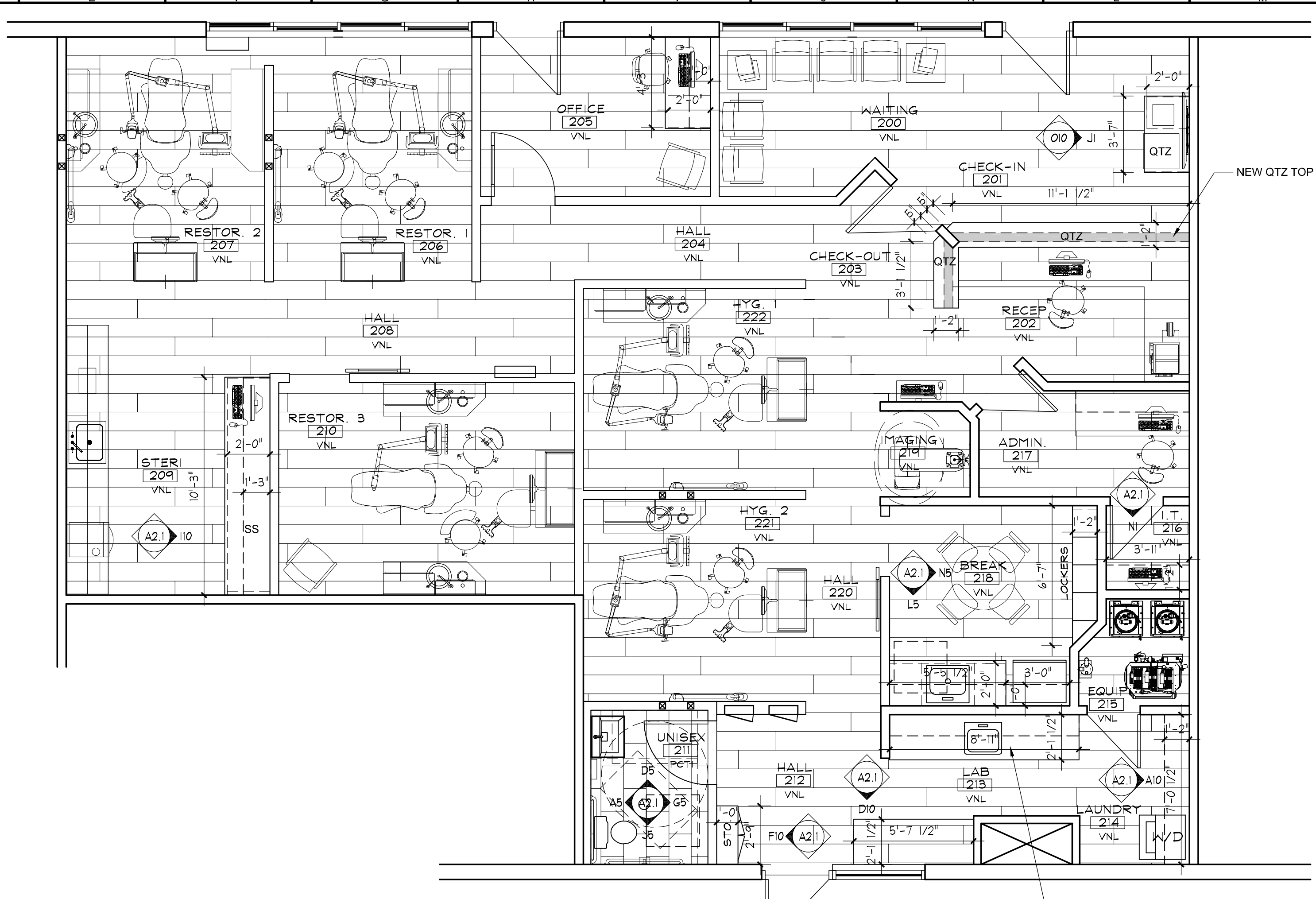
COPYRIGHT 2023 - BATTISTA DESIGN GROUP, P.C.  
This document, and the ideas and design concepts incorporated herein, are an instrument of professional service, and may not be used, in whole or in part for any other project, without the written authorization of BATTISTA DESIGN GROUP, P.C.



# MILLWORK SCHEDULE

ROOM	NO.	COUNTERTOP	SPLASH	UPPERCABS	LOWERCABS	NOTES
WAITING	200	QTZ	QTZ	-	PL2	-
CHECK-IN	201	-	-	-	-	QTZ TRANSACTION TOP/ PCT3 FACADE
RECEP	202	-	-	-	-	-
CHECK-OUT	203	-	-	-	-	QTZ TRANSACTION TOP/ PCT3 FACADE
HALL	204	-	-	-	-	-
OFFICE	205	PL1	PL1	PL2	PL2	-
RESTOR. 1	206	-	-	-	-	-
RESTOR. 2	207	-	-	-	-	-
HALL	208	-	-	-	-	-
STERI	209	SS	SS	PL2	PL2	-
RESTOR. 3	210	-	-	-	-	-
UNISEX	211	-	-	-	-	-
HALL	212	-	-	PL2	PL2	-
LAB	213	PL1	PL1	-	-	-
LAUNDRY	214	-	-	-	-	WHITE MELAMINE SHELF
EQUIP	215	-	-	-	-	-
I.T.	216	-	-	PL1	-	WHITE MELAMINE ADJ. SHELVES
ADMIN.	217	-	-	-	-	-
BREAK	218	PL1	PL1	PL2	PL2	LOCKERS PL2
IMAGING	219	-	-	-	-	-
HALL	220	-	-	-	-	-
HYG.2	221	-	-	-	-	-
HYG.1	222	-	-	-	-	-

- NOTES:
- SEE SHEET A0.1 FOR FINISH SCHEDULE AND LEGEND
  - ALL WALLS PT1 UNLESS NOTED OTHERWISE
  - FOR GYP. CEILING/SOFFIT PAINT SEE FINISH SCHEDULE ON SHEET A0.1
  - LOOSE FURNISHINGS SHOWN ARE FOR DIAGRAMMATIC PURPOSES ONLY. ALL LOOSE FURNISHINGS TO BE PROVIDED BY OWNER
  - SEE A1.2 FOR CEILINGS INFORMATION
  - H.M. DOOR FRAMES TO BE PAINTED IN AN OIL-BASED SEMI-GLOSS. SEE SHEET A0.1
  - WALL AND SOFFIT TEXTURE TO BE SMOOTH LEVEL 4
  - G.C. TO COORDINATE SINK SIZES AND ASSOCIATED CABINETS TO ENSURE PROPER FIT
  - CROSS-REFERENCE THIS SHEET WITH ELEVATIONS AND SCHEDULES SHEETS
  - PROVIDE \$6,500 ALLOWANCE FOR FLOOR PREP.



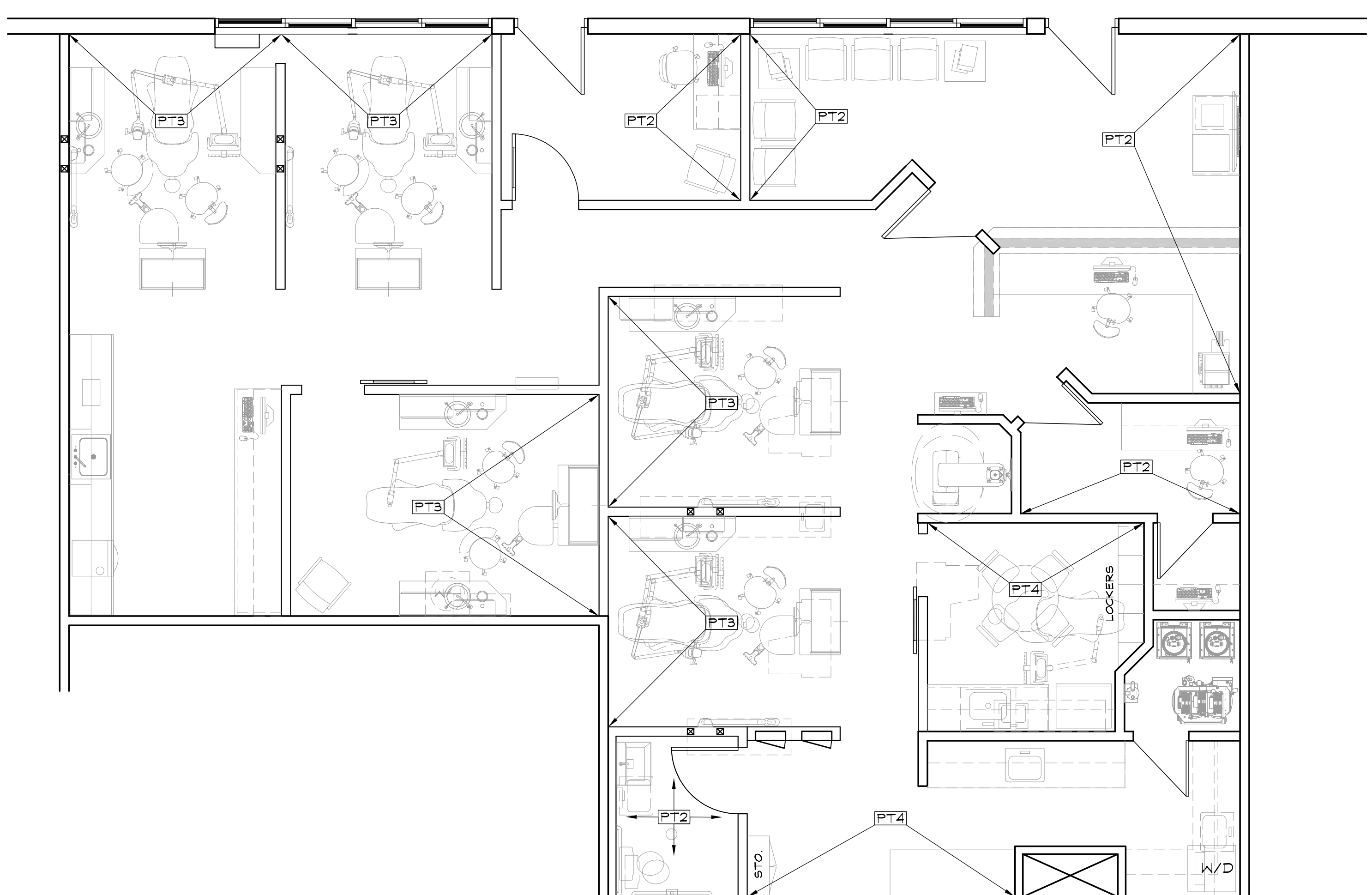
**A7** FLOOR FINISH PLAN

**Plan Legend:**

- EXISTING TO REMAIN
- NEW PARTITION
- 1 HR. RATED PARTITION

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

NORTH



**A1** PAINT PLAN

**Plan Legend:**

- EXISTING TO REMAIN
- NEW PARTITION
- 1 HR. RATED PARTITION

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

NORTH

No	Revision / Submissions	Date



**Eagle River Dentistry  
Tenant Remodel Project**  
0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

FLOOR FINISH PLAN  
PAINT PLAN

	Designed: PJB	Project Number: RAICH2023
	Drawn: <b>ANC</b>	Scale: As Shown
Checked: IJF	Reviewed: PJB	Drawing Number: <b>A1.3</b>
Date: May, 2023		of

COPYRIGHT 2023 - BATTISTA DESIGN GROUP, P.C.  
This document, and the ideas and design concepts incorporated herein, as an instrument of professional service, can not be used, in whole or in part for this or any other project, without the written authorization of BATTISTA DESIGN GROUP, P.C.



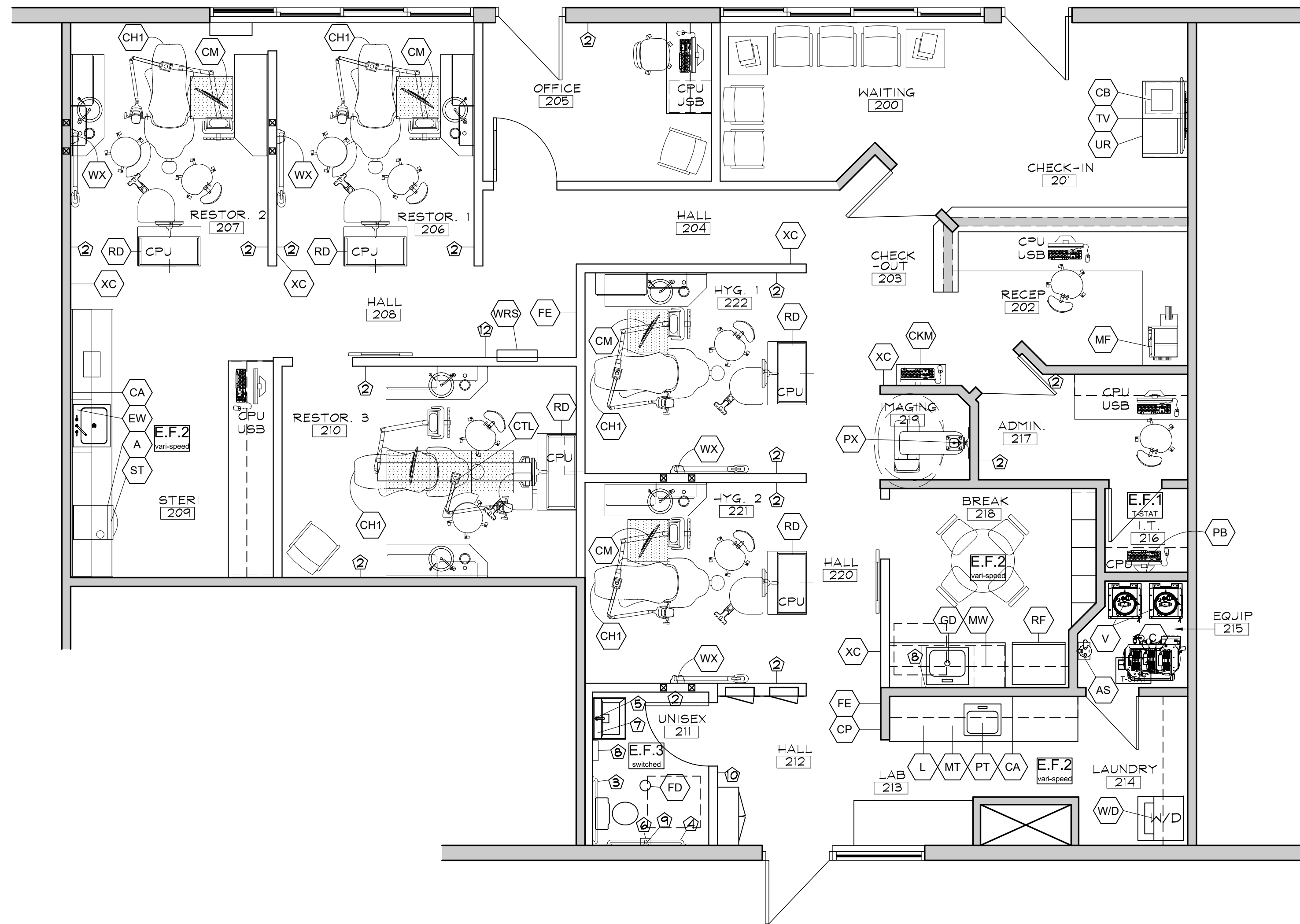
# EQUIPMENT SCHEDULE

(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

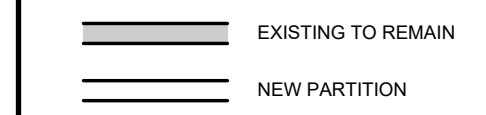
ALL TREATMENT/EXAM AREAS	INSTALLED BY:	PROVIDED BY:
CPU	CPU LOCATION, VERIFY WITH OWNER AND OWNER'S VENDOR, PROVIDE QUAD POWER	V V/C
RD	REAR DELIVERY, PROVIDE QUAD POWER ON FLEX, J-BOX FOR DATA, POWER WHIP, VACUUM, COMPRESSED AIR, & 2" CONDUIT TO FOOT OF CHAIR	V V/C
CH1	DENTAL CHAIR, PROVIDE TOMBSTONE QUAD RECEPTACLE, COMPRESSED AIR, AND 2" CONDUIT FROM FOOT OF CHAIR TO BASE OF REAR DELIVERY CABINET/WALL	V V/C
CM	CEILING MOUNTED MONITOR, PROVIDE POWER, J-BOX FOR DATA AND BACKING	V V/C
CTL	CEILING MOUNTED DENTAL TRACK LIGHT WITH MONITOR, PROVIDE POWER, DATA AND BACKING IN CEILING	V V/C
WX	WALL MOUNTED X-RAY, PROVIDE STRUCTURAL STABILIZATION (2 EA. 4X4 POST FROM FLOOR TO STRUCTURE), POWER AND DATA PER MANUFACTURER'S SPECIFICATIONS	V V/C
STERILIZATION - 209		
EW	EMERGENCY EYEWASH STATION, SEE P SHEETS	C C
US	COUNTERTOP ULTRASONIC CLEANER	V V/C
A	AUTOClave	V V
CA	COMPRESSED AIR STATION	C C
ST	STATIM ON SHORTENED PULL-OUT DRAWER, PROVIDE SWITCHED POWER OUTLET BELOW COUNTER	V V/C
E.F.2 (last-speed)	VARIABLE SPEED EXHAUST FAN, SEE M SHEETS	C C
LAB - 213		
L	LATHE, PROVIDE POWER	V V
MT	MODEL TRIMMER, PROVIDE POWER, WATER HOOKUP AND DRAIN INTO SINK WASTE LINE	V V
CA	COMPRESSED AIR STATION ABOVE COUNTER, CHROME ANGLE STOP	C C
PT	PLASTER TRAP UNDER SINK, CONNECT TO WASTE PIPING - THIS CABINET COMPARTMENT HAS NO BOTTOM AND FIXED TOE KICK	V C
E.F.2 (last-speed)	VARIABLE SPEED EXHAUST FAN, SEE M SHEETS	C C
LAUNDRY - 214		
W/D	WASHER AND DRYER BY OWNER, PROVIDE POWER, HOT/COLD WATER, DRAIN AND VENT	O C
EQUIPMENT - 215		
AS	AMALGAM SEPARATOR, PROVIDE BACKING	V V/C
C	COMPRESSOR, EXISTING	V V/C
V	DENTAL VACUUM PUMP, PROVIDE CIRCUIT, SEE EQ. P & E SHEETS, HARD PIPE TO DISCHARGE	V V/C
FD	NEW FLOOR DRAIN	C C
E.F.1 (last-speed)	THERMOSTATICALLY CONTROLLED EXHAUST FAN THROUGH WALL, SEE M SHEETS	C C

I.T. - 216	INSTALLED BY:	PROVIDED BY:
CPU	CPU LOCATION, VERIFY WITH OWNER AND OWNER'S VENDOR, PROVIDE QUAD POWER	V V/C
PB	PHONE BOARD, 3'X3' PLYWOOD, QUAD RECEPTACLE @ +72" AND QUAD RECEPTACLE @ +18" (DATA CABLE BUNDLE ORIGINATES HERE)	C C
BREAK - 218		
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
IMAGING - 219		
CPU	CPU LOCATION, VERIFY WITH OWNER AND OWNER'S VENDOR, PROVIDE QUAD POWER	V V/C
USB	3.6A USB TYPE-A/TYPE-A WALL OUTLET CHARGER WITH 20A TAMPER-RESISTANT RECEPTACLES	C C
PX	EXISTING	V V/C
XC	X-RAY CONTROL (LOW VOLTAGE)	V V/C
OTHER		
CPU	CPU LOCATION, VERIFY WITH OWNER AND OWNER'S VENDOR, PROVIDE QUAD POWER	V V/C
USB	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
TV	WALL MOUNTED, FLAT PANEL TELEVISION, PROVIDE POWER, DATA AND BACKING	O C
FE	MINIMUM RATED 2A-10BC PORTABLE FIRE EXTINGUISHER, SEMI-RECESSED	C C
FD	NEW FLOOR DRAIN, SEE PLUMBING SHEETS	C C
UR	UNDER-COUNTER REFRIGERATOR BY OWNER, PROVIDE POWER	O C
CB	COFFEE BREWER BY OWNER, PROVIDE POWER AND 1/4" COLD WATER LINE	O C
CKM	COMPUTER AND KEYBOARD MOUNT, PROVIDE BACKING	V V/C
E.F.3 (last-speed)	SWITCHED EXHAUST FAN, SEE E & M SHEETS	C C
WRS	ELKAY LWSSM EZH2O SURFACE MOUNT FILTERED WATER BOTTLE FILLING STATION WITH DRAIN TO SANITARY SEWER, SEE P SHEETS	C C



- 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

### Plan Legend:



No	Revision / Submissions	Date

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

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

**Eagle River Dentistry  
Tenant Remodel Project**  
0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

### EQUIPMENT PLAN

Designed: PJB	Project Number: RAICH2023
Drawn: IJF	Scale: As Shown
Checked: IJF	Drawing Number: <b>A1.4</b>
Reviewed: PJB	Date: May, 2023

# ACCESSORY SCHEDULE

NUMBER	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
⑨	BRUSHED STAINLESS 18" GRAB BAR
⑩	ADA PLACARD
⑪	MOCKETT CPU1A OR EQUAL UNDER-COUNTER CPU BRACKET
⑫	ASI 0002-SM, STAINLESS STEEL SURFACE MOUNTED PAPER CUP DISPENSER

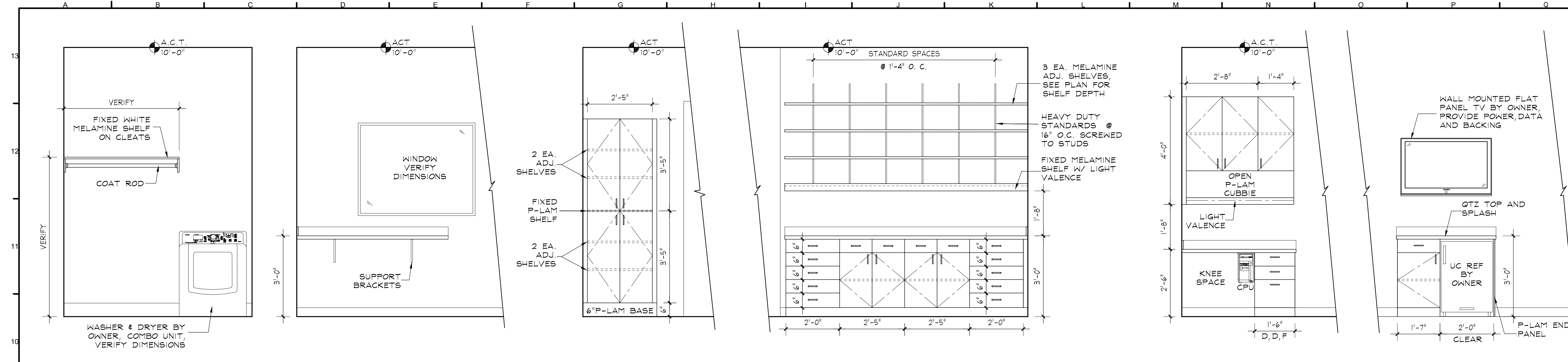
- VERIFY EXISTING RESTROOM ACCESSORIES TO BE RE-USED, COORDINATE W/ OWNER AND ARCHITECT
- SEE PLAN THIS SHEET FOR ACCESSORY LOCATIONS
- PROVIDE NECESSARY BACKING FOR ALL WALL MTD. EQUIP. & ACCESSORIES, COORD. W/ OWNER'S OTHER VENDERS AS REQUIRED
- MODEL #'S SHOWN ARE BOBRICK UNLESS NOTED OTHERWISE

**G1 PAINT PLAN**  
1/4"=1'-0"

**Plan Legend:**

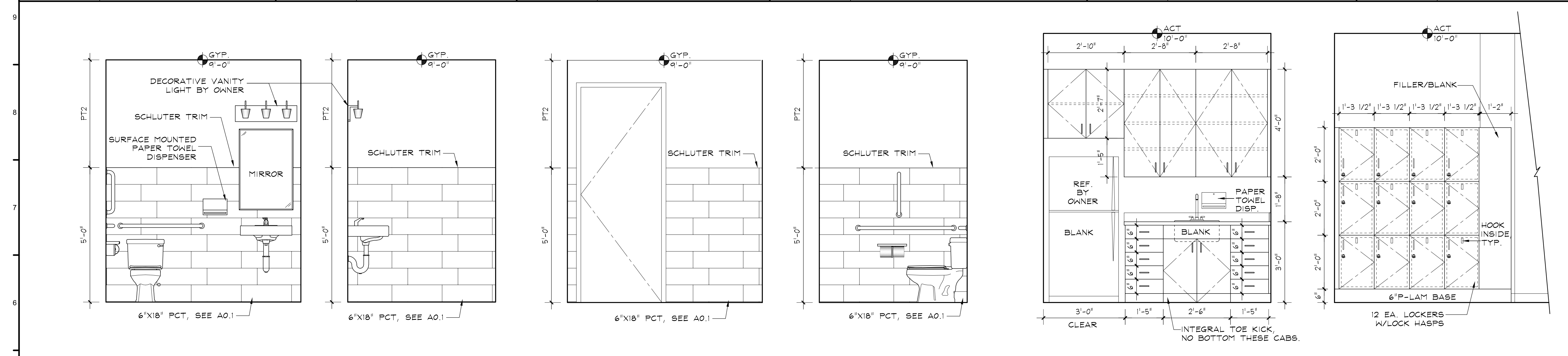
0' 1' 2' 4' 8'  
1/4" = 1'-0"  
NORTH





- 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 A1.4 FOR ACCESSORY EQUIPMENT TAGS.
  3. SEE SHEET A1.4 FOR ACCESSORY SCHEDULE.
  4. ALL INTERIOR CABINET SURFACES TO BE WHITE MELAMINE.
  5. 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
  6. CABINET DOORS: PROVIDE HEAVY DUTY, SOFT CLOSING, CONCEALED HINGES FOR FLUSH MOUNT DOORS.
  7. CABINET DRAWERS: PROVIDE HEAVY DUTY, SOFT CLOSING, FULL EXTENSION DRAWER GLIDES.
  8. DOOR AND DRAWER PULLS TO BE 4" SATIN CHROME WIRE PULLS
  9. COORDINATE WITH DENTAL EQUIPMENT SUPPLIER FOR SPECIFIC DENTAL EQUIPMENT REQUIREMENTS AS IT PERTAINS TO MILLWORK.
  10. COORDINATE SINK SIZES AND TYPES WITH PLUMBING DRAWINGS OR WITH OWNER FOR EXISTING SINKS TO BE RE-USED, NOTIFY ARCH. OF ANY DISCREPANCIES
  11. NEW UPPER CABINETS TO RECEIVE UNDERCABINET LIGHTS SHALL HAVE FLUSH BOTTOMS & LIGHT VALENCE, SEE ELEC. DRAWINGS
  12. COORD. W/ OWNER ON PLACEMENT OF CPUS IN CABINETS, PROVIDE 2 EA. (HIGH/LOW) MCKETT MESH/2 4x8 VENTS, TYPICAL AT ALL CPU CABINETS
  13. COORD. W/ OWNER ON GROMMET PLACEMENT, V.I.F.
  14. ALL COMPUTER RELATED EQUIPMENT I.E. CABLEING, KEYBOARD TRAYS, ETC. TO BE BY OWNERS COMPUTER CONSULTANT
  15. ALL EXPOSED CABINET SURFACES TO BE P-LAM, CONCEALED SURFACES MAY BE MELAMINE. INTERIOR SURFACES OF CABINETS WITH GLASS DOORS TO BE P-LAM
  16. EXPOSED CABINET BASES AND TOE KICKS TO BE WRAPPED WALL BASE PER MATERIAL FINISH LEGEND, SEE SHEET A0.1
  17. PROVIDE P-LAM BACK AND SIDE SPLASHES WHERE COUNTERS MEET WALLS, TYP.
  18. SEE SHEET A3.1 FOR TYPICAL CABINET DETAILS
  19. PROVIDE CLEAR RUBBER BUMPERS ON WALLS ADJACENT TO UPPER AND LOWER CABINETRY AT WIRE PULL HEIGHT TO PREVENT DAMAGE TO WALL

<b>A10</b>	<b>LAUNDRY-214</b>	<b>D10</b>	<b>LAB-213</b>	<b>F10</b>	<b>HALL-212</b>	<b>I10</b>	<b>STERI.-209</b>	<b>L10</b>	<b>OFFICE-205</b>	<b>O10</b>	<b>WAITING-200</b>
1/2"=1'-0"	RE:SOUTH	1/2"=1'-0"	RE:WEST	1/2"=1'-0"	RE:NORTH	1/2"=1'-0"	RE:SOUTH	1/2"=1'-0"	RE:SOUTH	1/2"=1'-0"	RE: SOUTH



15. ALL EXPOSED CABINET SURFACES TO BE P-LAM, CONCEALED SURFACES MAY BE MELAMINE. INTERIOR SURFACES OF CABINETS WITH GLASS DOORS TO BE P-LAM
16. EXPOSED CABINET BASES AND TOE KICKS TO BE WRAPPED WALL BASE PER MATERIAL FINISH LEGEND, SEE SHEET A0.1
17. PROVIDE P-LAM BACK AND SIDE SPLASHES WHERE COUNTERS MEET WALLS, TYP.
18. SEE SHEET A3.1 FOR TYPICAL CABINET DETAILS
19. PROVIDE CLEAR RUBBER BUMPERS ON WALLS ADJACENT TO UPPER AND LOWER CABINETRY AT WIRE PULL HEIGHT TO PREVENT DAMAGE TO WALL

<b>A5</b>	<b>UNISEX-211</b>	<b>D5</b>	<b>UNISEX-211</b>	<b>G5</b>	<b>UNISEX-211</b>	<b>J5</b>	<b>UNISEX-211</b>	<b>L5</b>	<b>BREAK-215</b>	<b>N5</b>	<b>BREAK-218</b>
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: WEST	1/2"=1'-0"	RE: SOUTH



No	Revision / Submissions	Date

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

**BATTISTA DESIGN GROUP**

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

## Eagle River Dentistry Tenant Remodel Project

0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

**INTERIOR ELEVATIONS**

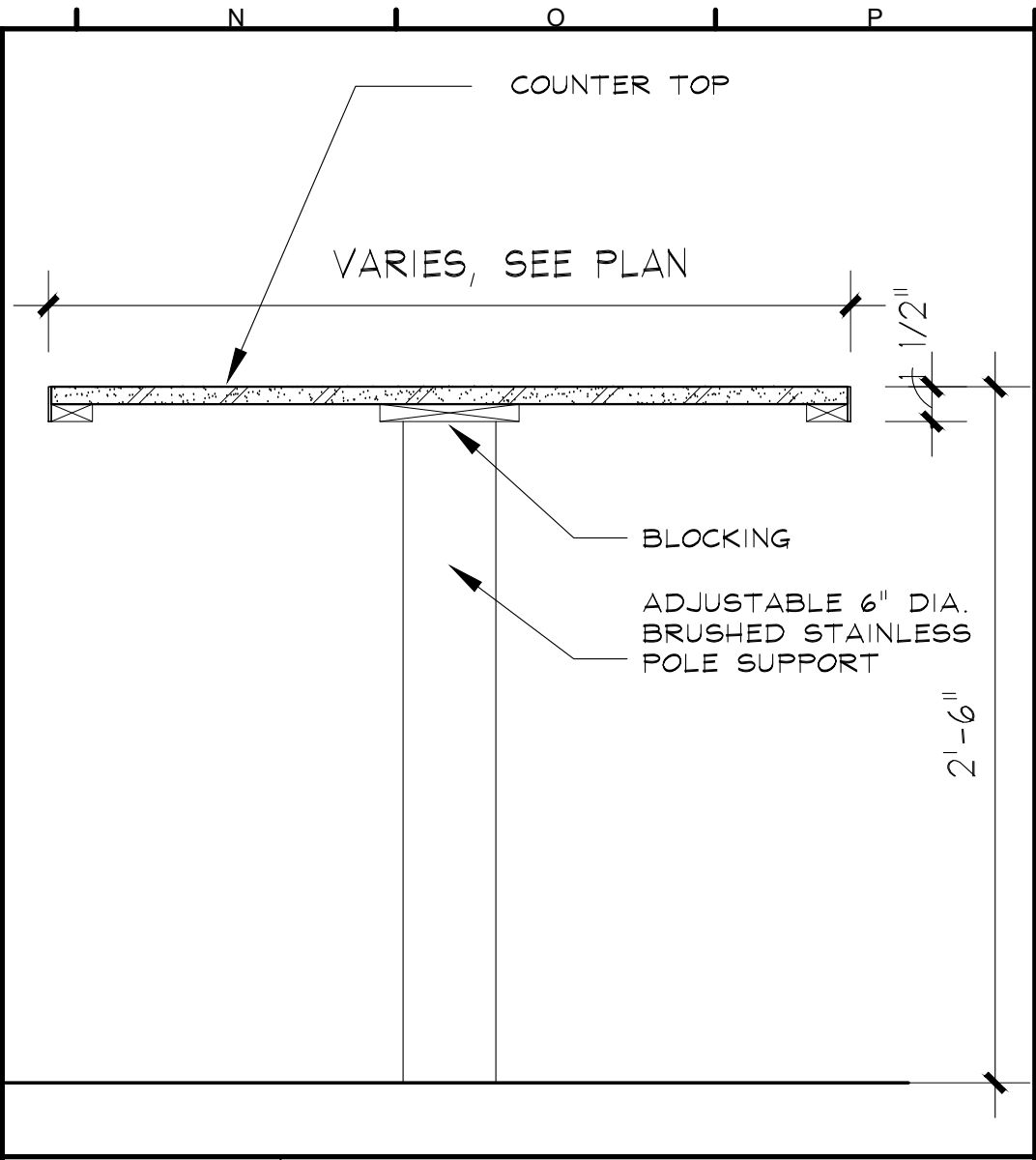
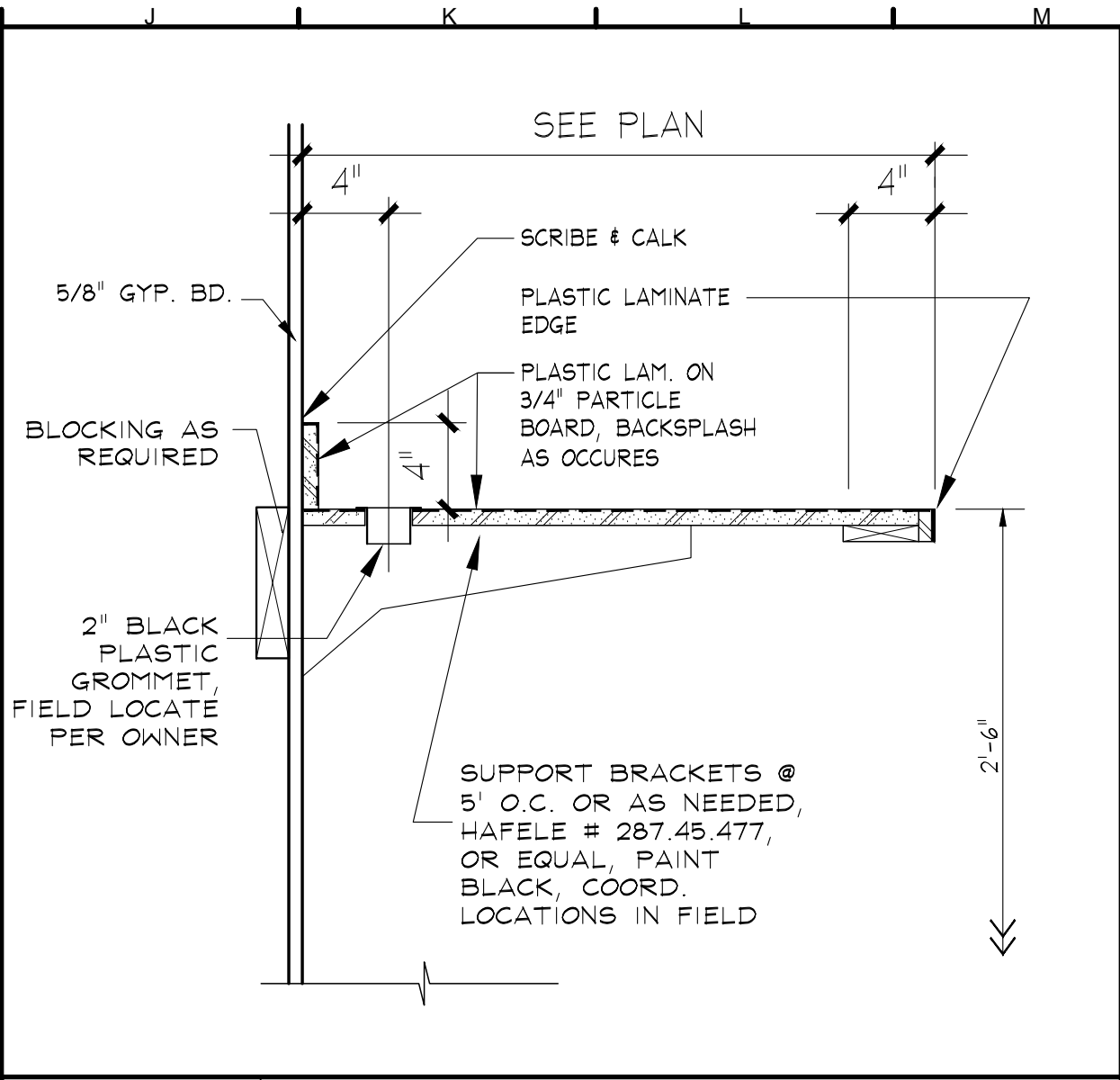
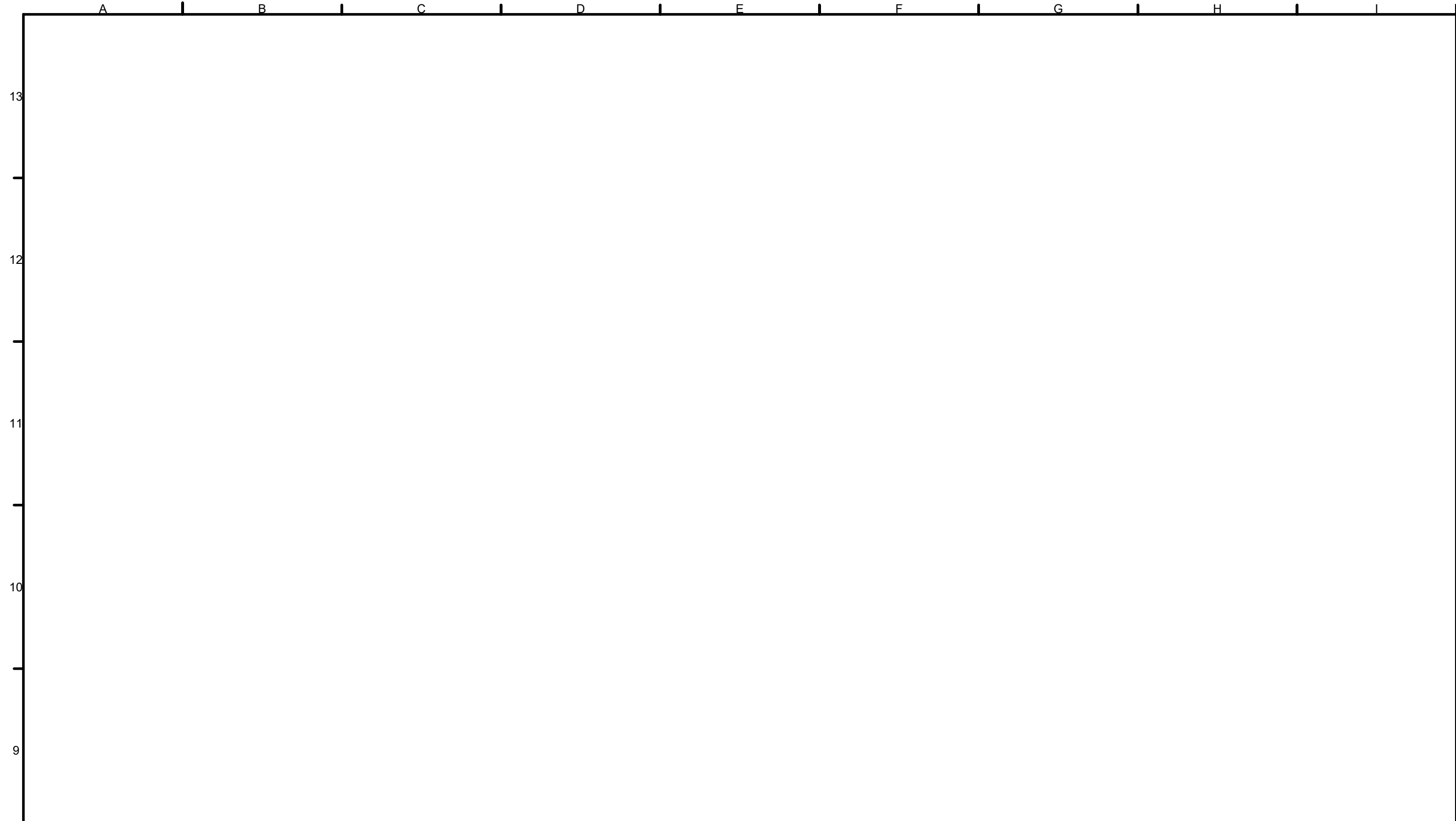
<b>N1</b>	<b>I.T.-216</b>
1/2"=1'-0"	RE: WEST

DESIGNED: PJB  
DRAWN: ANC  
CHECKED: IJF  
REVIEWED: PJB  
DATE: May, 2023

PROJECT NUMBER: RAICH2023  
SCALE: As Shown  
DRAWING NUMBER: **A2.1**  
of

COPYRIGHT 2023 - BATTISTA DESIGN GROUP, P.C.  
This document, and the ideas and design concepts incorporated herein, are an instrument of professional service, and may not be used, in whole or in part for any other project, without the written authorization of BATTISTA DESIGN GROUP, P.C.

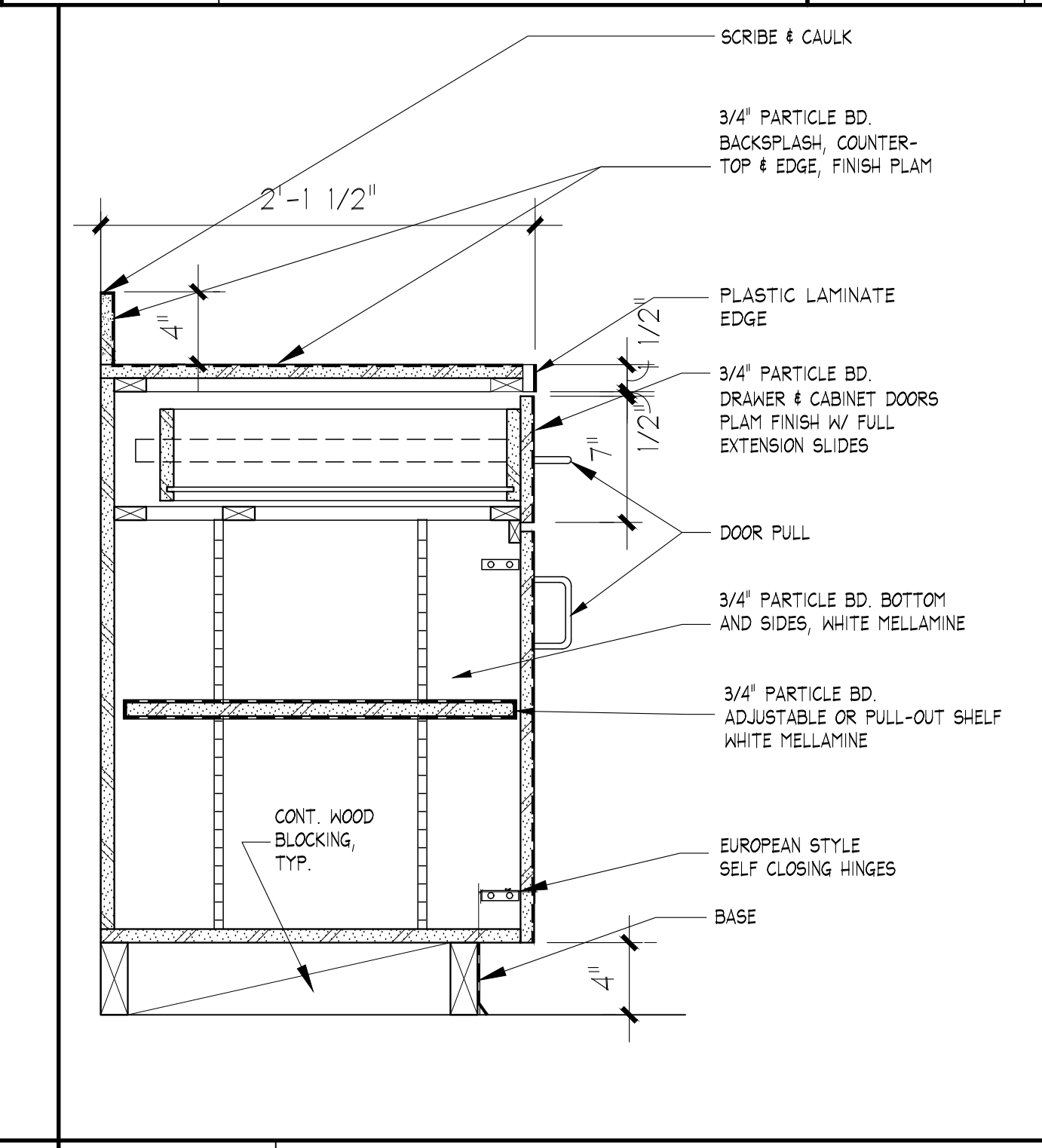
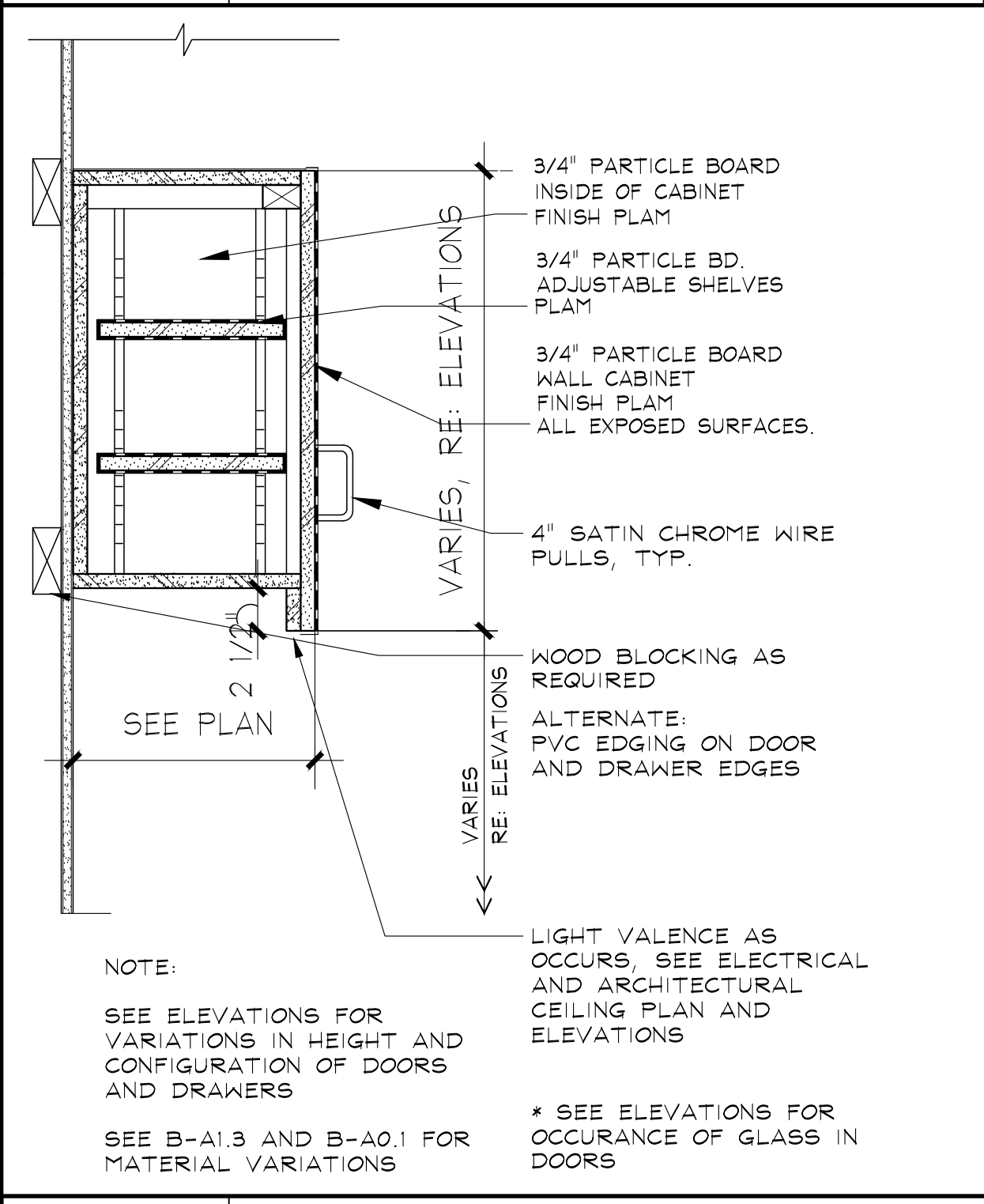
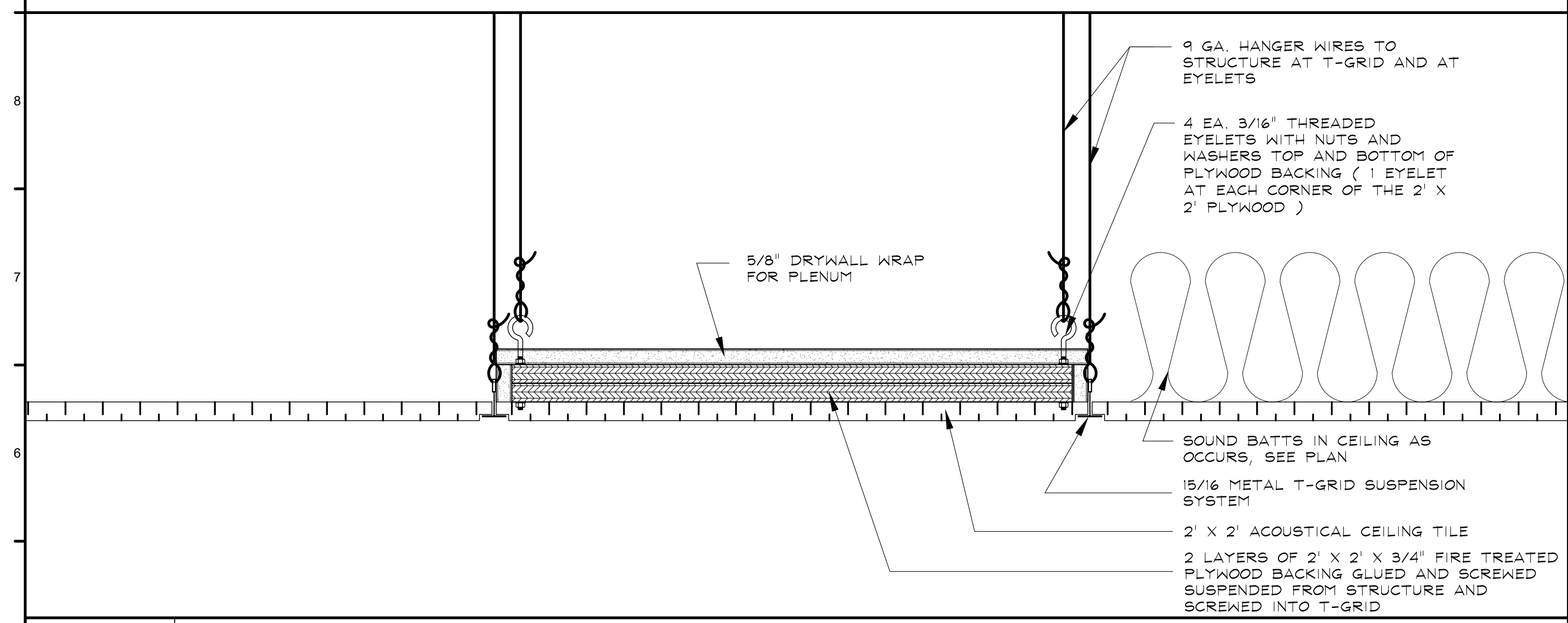




**J10** P-LAM COUNTER AT WALL  
1-1/2"=1'-0"  
RE: AS OCCURS, SEE PLAN AND ELEVATIONS

**N10** COUNTER TOP AT PEDESTAL  
1 1/2"=1'-0"  
RE: EXISTING OFFICE

**Q10** COMPUTER CABINET BASE  
N.T.S.  
RE: AS OCCURS, SEE ELEVATIONS

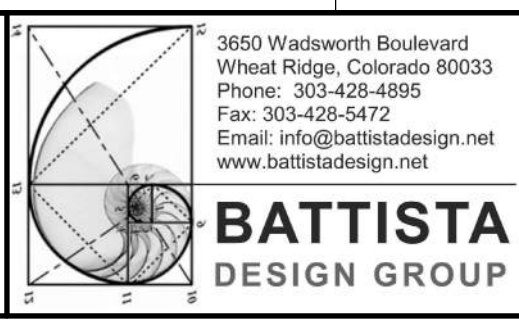


**J5** UPPER CABINET  
1 1/2"=1'-0"  
RE: TYPICAL

**N5** BASE CABINET  
1 1/2"=1'-0"  
RE: TYPICAL

**A5** BACKING IN CEILING  
3"=1'-0"  
AS OCCURS, SEE PLAN

No	Revision / Submissions	Date



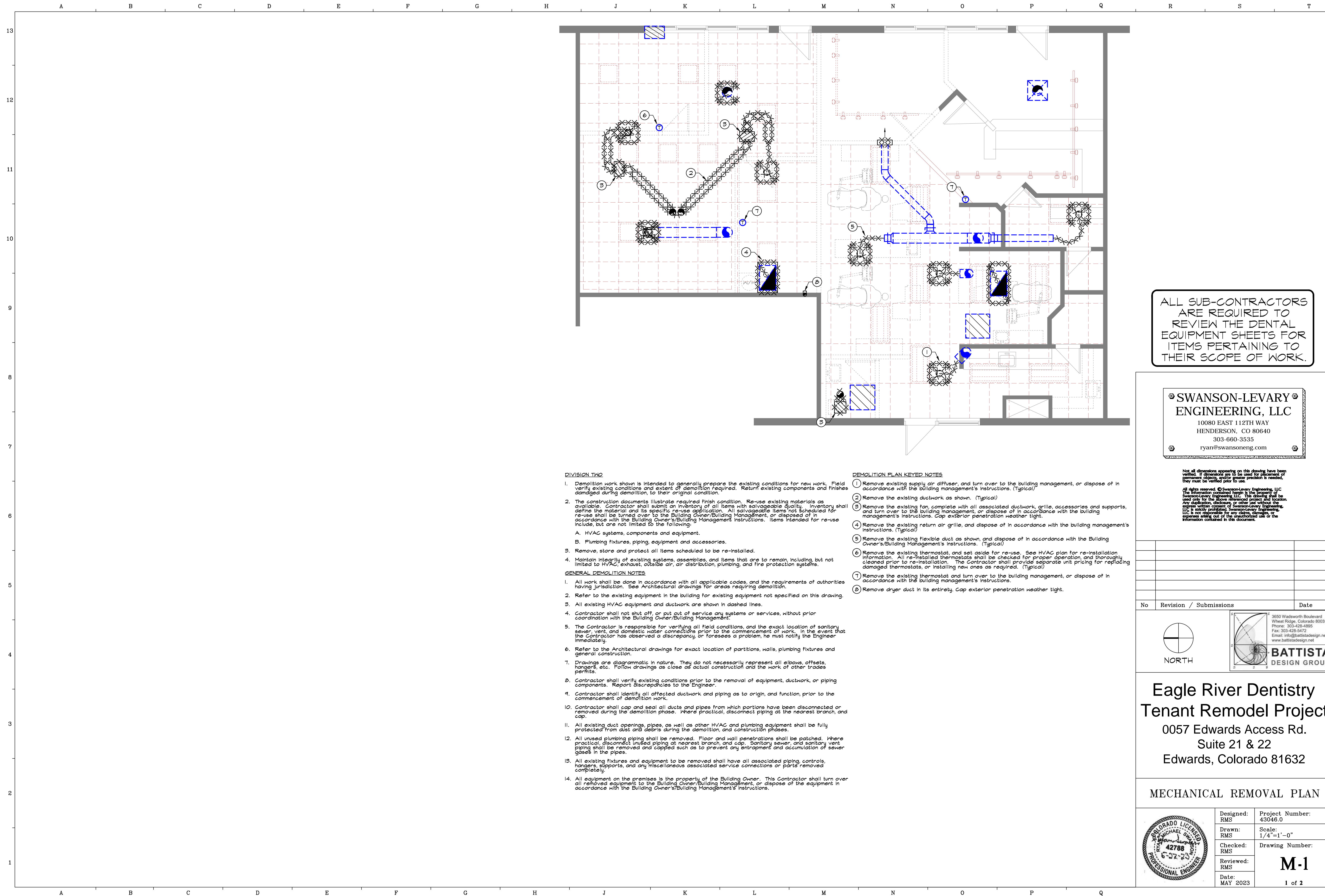
**Eagle River Dentistry  
Tenant Remodel Project**  
0057 Edwards Access Rd.  
Suites 21 & 22  
Edwards, Colorado 81632

**DETAILS**

	Designed: PJB	Project Number: RAICH2023
	Drawn: IJF	Scale: As Shown
	Checked: IJF	Drawing Number: <b>A3.1</b>
	Reviewed: PJB	Date: May, 2023

COPYRIGHT 2023 - BATTISTA DESIGN GROUP, P.C. This document, and the ideas and design concepts incorporated herein, are an instrument of professional service, and may not be used, in whole or in part for this or any other project, without the written authorization of BATTISTA DESIGN GROUP, P.C.





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

**SWANSON-LEVARY ENGINEERING, LLC**  
 10080 EAST 112TH WAY  
 HENDERSON, CO 80640  
 303-660-3535  
 ryan@swansoneng.com

Not all dimensions appearing on this drawing have been verified. If dimensions are to be used for placement of permanent objects and/or greater precision is needed, they must be verified prior to use.

All rights reserved. © Swanson-Levary Engineering, LLC. The information contained herein is the property of Swanson-Levary Engineering, LLC. The drawing shall be used only for the above referenced project location. Any duplication, disclosure or other use without the express written consent of Swanson-Levary Engineering, LLC is strictly prohibited. Swanson-Levary Engineering, LLC is not responsible for any claims, damages, or expenses arising out of the unauthorized use of the information contained in this document.

**DIVISION TWO**

1. Demolition work shown is intended to generally prepare the existing conditions for new work. Field verify existing conditions and extent of demolition required. Return existing components and finishes damaged during demolition to their original condition.
2. The construction documents illustrate required Finish condition. Re-use existing materials as available. Contractor shall submit an inventory of all items with salvageable quality. Inventory shall define the material and its specific re-use application. All salvageable items not scheduled for re-use shall be turned over to the Building Owner/Building Management, or disposed of in accordance with the Building Owner's/Building Management instructions. Items intended for re-use include, but are not limited to the following:
  - A. HVAC systems, components and equipment.
  - B. Plumbing fixtures, piping, equipment and accessories.
3. Remove, store and protect all items scheduled to be re-installed.
4. Maintain integrity of existing systems, assemblies, and items that are to remain, including, but not limited to HVAC, exhaust, outside air, air distribution, plumbing, and fire protection systems.

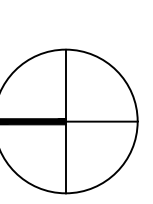
**GENERAL DEMOLITION NOTES**

1. All work shall be done in accordance with all applicable codes, and the requirements of authorities having jurisdiction. See Architectural drawings for areas requiring demolition.
2. Refer to the existing equipment in the building for existing equipment not specified on this drawing.
3. All existing HVAC equipment and ductwork are shown in dashed lines.
4. Contractor shall not shut off or put out of service any systems or services, without prior coordination with the Building Owner/Building Management.
5. The Contractor is responsible for verifying all field conditions, and the exact location of sanitary sewer, vent, and domestic water connections prior to the commencement of work. In the event that the Contractor has observed a discrepancy, or foresees a problem, he must notify the Engineer immediately.
6. Refer to the Architectural drawings for exact location of partitions, walls, plumbing fixtures and general construction.
7. Drawings are diagrammatic in nature. They do not necessarily represent all elbows, offsets, hangers, etc. Follow drawings as close as actual construction and the work of other trades permits.
8. Contractor shall verify existing conditions prior to the removal of equipment, ductwork, or piping components. Report discrepancies to the Engineer.
9. Contractor shall identify all affected ductwork and piping as to origin, and function, prior to the commencement of demolition work.
10. Contractor shall cap and seal all ducts and pipes from which portions have been disconnected or removed during the demolition phase. Where practical, disconnect piping at the nearest branch, and cap.
11. All existing duct openings, pipes, as well as other HVAC and plumbing equipment shall be fully protected from dust and debris during the demolition and construction phases.
12. All unused plumbing piping shall be removed. Floor and wall penetrations shall be patched. Where practical, disconnect unused piping at nearest branch, and cap. Sanitary sewer, and sanitary vent piping shall be removed and capped such as to prevent any entrapment and accumulation of sewer gases in the pipes.
13. All existing fixtures and equipment to be removed shall have all associated piping, controls, hangers, supports, and any miscellaneous associated service connections or parts removed completely.
14. All equipment on the premises is the property of the Building Owner. This Contractor shall turn over all removed equipment to the Building Owner/Building Management, or dispose of the equipment in accordance with the Building Owner's/Building Management's instructions.

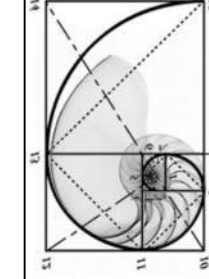
**DEMOLITION PLAN KEYED NOTES**

- 1 Remove existing supply air diffuser, and turn over to the building management, or dispose of in accordance with the building management's instructions. (Typical)
- 2 Remove the existing ductwork as shown. (Typical)
- 3 Remove the existing fan, complete with all associated ductwork, grille, accessories and supports, and turn over to the building management, or dispose of in accordance with the building management's instructions. Cap exterior penetration weather tight.
- 4 Remove the existing return air grille, and dispose of in accordance with the building management's instructions. (Typical)
- 5 Remove the existing flexible duct as shown, and dispose of in accordance with the Building Owner's/Building Management's instructions. (Typical)
- 6 Remove the existing thermostat, and set aside for re-use. See HVAC plan for re-installation information. All re-installed thermostats shall be checked for proper operation, and thoroughly cleaned prior to re-installation. The Contractor shall provide separate unit pricing for replacing damaged thermostats, or installing new ones as required. (Typical)
- 7 Remove the existing thermostat and turn over to the building management, or dispose of in accordance with the building management's instructions.
- 8 Remove dryer duct in its entirety. Cap exterior penetration weather tight.

No	Revision / Submissions	Date



NORTH




**BATTISTA**  
DESIGN GROUP

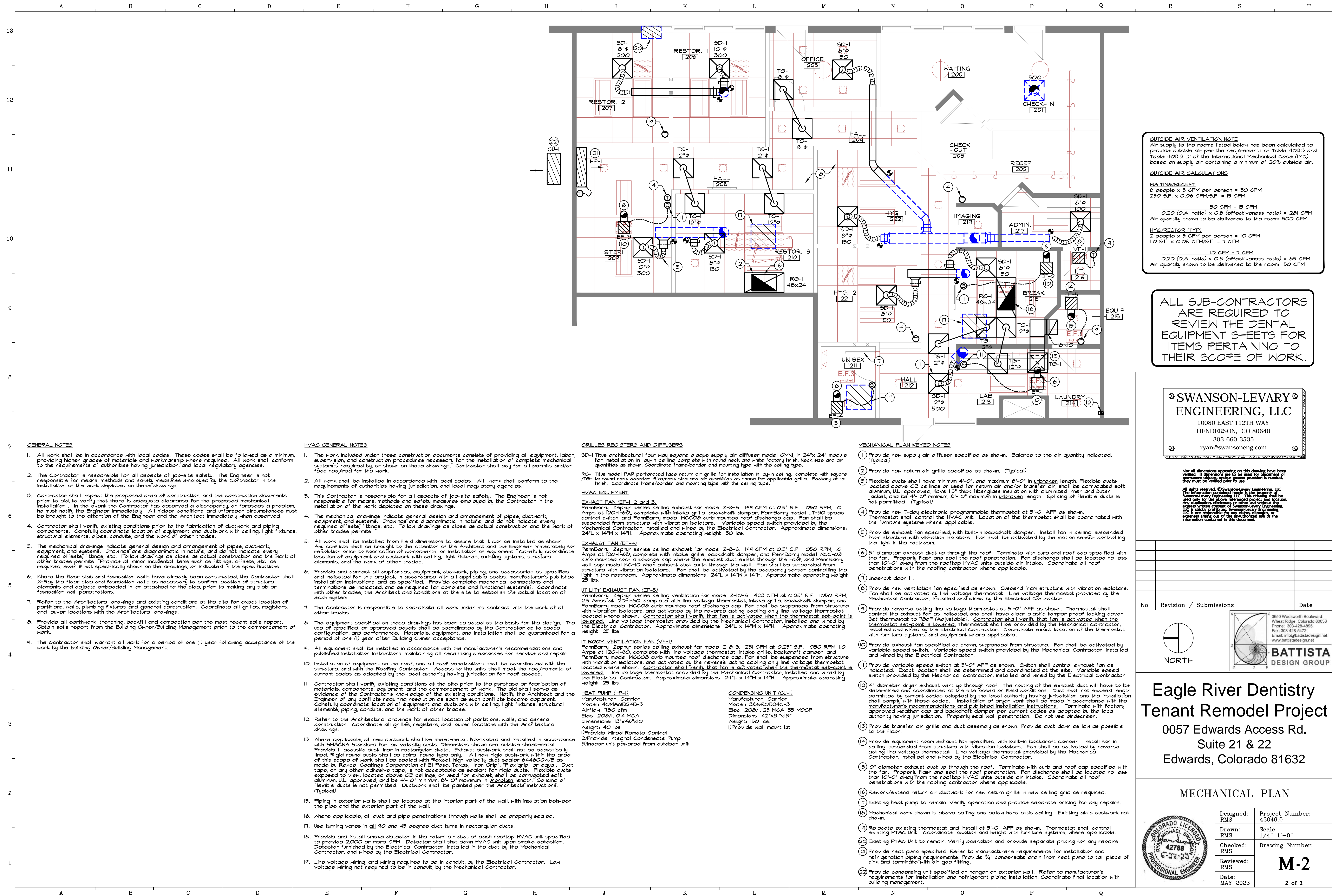
3650 Wadsworth Boulevard  
 Wheat Ridge, Colorado 80033  
 Phone: 303-428-4886  
 Fax: 303-428-5472  
 Email: info@battistadesign.net  
 www.battistadesign.net

**Eagle River Dentistry  
 Tenant Remodel Project**  
 0057 Edwards Access Rd.  
 Suite 21 & 22  
 Edwards, Colorado 81632

**MECHANICAL REMOVAL PLAN**

	Designed: RMS	Project Number: 43046.0
	Drawn: RMS	Scale: 1/4"=1'-0"
	Checked: RMS	Drawing Number: <b>M-1</b>
	Reviewed: RMS	Date: MAY 2023





**OUTSIDE AIR VENTILATION NOTE**  
 Air supply to the rooms listed below has been calculated to provide outside air per the requirements of Table 403.3 and Table 403.3.2 of the International Mechanical Code (IMC) based on supply air containing a minimum of 20% outside air.

**OUTSIDE AIR CALCULATIONS**

**WAITING/RECEIPT**  
 6 people x 5 CFM per person = 30 CFM  
 250 S.F. x 0.06 CFM/S.F. = 15 CFM  
 30 CFM + 15 CFM  
 0.20 (O.A. ratio) x 0.8 (effectiveness ratio) = 28% CFM  
 Air quantity shown to be delivered to the room: 500 CFM

**HYG/RESTOR (TYP)**  
 2 people x 5 CFM per person = 10 CFM  
 110 S.F. x 0.06 CFM/S.F. = 7 CFM  
 10 CFM + 7 CFM  
 0.20 (O.A. ratio) x 0.8 (effectiveness ratio) = 85 CFM  
 Air quantity shown to be delivered to the room: 150 CFM

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

**SWANSON-LEVARY ENGINEERING, LLC**  
 10080 EAST 112TH WAY  
 HENDERSON, CO 80640  
 303-660-3535  
 ryan@swansoneng.com

Not all dimensions appearing on this drawing have been verified. If dimensions are to be used for placement of permanent objects and/or greater precision is needed, they must be verified prior to use.

All rights reserved © Swanson-Levary Engineering, LLC. The information contained herein is the property of Swanson-Levary Engineering, LLC. The drawing shall be used only for the project and location specified. Any duplication, disclosure or other use without the express written consent of Swanson-Levary Engineering, LLC is strictly prohibited. For any other use, Swanson-Levary Engineering, LLC is not responsible. For any other use of the information contained in this document.

**GENERAL NOTES**

- 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 inspect the proposed area of construction, and the construction documents prior to bid, to 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. All hidden conditions, and unforeseen circumstances must be brought to the attention of the Engineer and the Architect immediately when 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. Provide all minor incidental items such as fittings, offsets, etc. as required, even if not specifically shown on the drawings, or indicated in the specifications.
- Where the floor slab and foundation walls have already been constructed, the Contractor shall X-Ray the floor slab and foundation walls as necessary to confirm location of structural elements and objects embedded in, or attached to the slab, prior to making any slab or foundation wall penetrations.
- 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 louvers locations with the Architectural drawings.
- Provide all earthwork, trenching, backfill and compaction per the most recent soils report. Obtain soils report from the Building Owner/Building Management prior to the commencement of work.
- The Contractor shall warrant all work for a period of one (1) year following acceptance of the work by the Building Owner/Building Management.

**HVAC GENERAL NOTES**

- 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 for resolution 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.
- 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 units 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 the Architect and the 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.
- Refer to the Architectural drawings for exact location of partitions, walls, and general construction. Coordinate all grilles, registers, and louver locations with the Architectural drawings.
- Where applicable, all new ductwork shall be sheet-metal, fabricated and installed in accordance with SMACNA Standard for low velocity ducts. Dimensions shown are outside sheet-metal. Provide 1" acoustic duct liner in rectangular ducts. Exhaust ductwork shall not be acoustically lined. Rigid round ducts shall be spiral round type only. All new rigid ductwork within the area of this scope of work shall be sealed with Rexel high velocity duct sealer 64460NWS as made by Rexel Coatings Corporation of El Paso, Texas, "Iron Grip", "Flexigrip" or equal. Duct tape, or any other adhesive tape, is not acceptable as sealant for rigid ducts. Flexible ducts exposed to view, located above GB ceilings or used for exhaust, shall be corrugated soft aluminum, UL approved, and be 4'-0" minimum, 8'-0" maximum in unbroken length. Splicing of flexible ducts is not permitted. Ductwork shall be painted per the Architects instructions. (Typical)
- Piping in exterior walls shall be located at the interior part of the wall, with insulation between the pipe and the exterior part of the wall.
- Where applicable, 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.
- Provide and install smoke detector in the return air duct of each rooftop HVAC unit specified to provide 2,000 or more CFM. Detector shall shut down HVAC unit upon smoke detection. Detector furnished by the Electrical Contractor, installed in the duct by the Mechanical Contractor, and wired by the Electrical Contractor.
- 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.

**GRILLES, REGISTERS AND DIFFUSERS**

SD-1 This 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.

RG-1 This model PAR perforated face return air grille for installation in lay-in ceiling, complete with square T6-to round neck adaptor. Size/neck size and air quantities as shown for applicable type. Factory white finish. Coordinate frame/border and mounting type with the ceiling type.

**HVAC EQUIPMENT**

**EXHAUST FAN (EF-1, 2 and 3)**  
 PennBarry Zephyr series ceiling exhaust fan model Z-8-S, 149 CFM at 0.25" S.P., 1050 RPM, 1.0 Amps at 120V-1-Ø, complete with intake grille, backdraft damper, PennBarry model LT-30 speed control switch, and PennBarry model KCC-ØB 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 weight: 30 lbs.

**EXHAUST FAN (EF-4)**  
 PennBarry Zephyr series ceiling exhaust fan model Z-8-S, 149 CFM at 0.25" S.P., 1050 RPM, 1.0 Amps at 120V-1-Ø, complete with intake grille, backdraft damper, and PennBarry model KCC-ØB curb mounted roof discharge cap. Fan shall be suspended from structure with vibration isolators, and activated by the reverse acting 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 weight: 25 lbs.

**UTILITY EXHAUST FAN (EF-5)**  
 PennBarry Zephyr series ceiling ventilation fan model Z-10-S, 425 CFM at 0.25" S.P., 1050 RPM, 2.5 Amps at 120V-1-Ø, complete with line voltage thermostat, intake grille, backdraft damper, and PennBarry model KCC-ØB curb mounted roof discharge cap. Fan shall be suspended from structure with vibration isolators, and activated by the reverse acting 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 weight: 25 lbs.

**IT ROOM VENTILATION FAN (VF-1)**  
 PennBarry Zephyr series ceiling exhaust fan model Z-8-S, 231 CFM at 0.25" S.P., 1050 RPM, 1.0 Amps at 120V-1-Ø, complete with line voltage thermostat, intake grille, backdraft damper, and PennBarry model KCC-ØB curb mounted roof discharge cap. Fan shall be suspended from structure with vibration isolators, and activated by the reverse acting 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 weight: 25 lbs.

**HEAT PUMP (HP-1)**

Manufacturer: Carrier  
 Model: 38GRB24C-3  
 AirFlow: 750 cfm  
 Elec: 208V/1, 0.4 MCA  
 Dimensions: 13" x 46" x 10"  
 Weight: 40 lbs  
 1) Provide Wired Remote Control  
 2) Provide Integral Condensate Pump  
 3) Indoor unit powered from outdoor unit

**CONDENSING UNIT (CU-1)**

Manufacturer: Carrier  
 Model: 38GRB24C-3  
 Elec: 208V/1, 25 MCA, 35 MOCP  
 Dimensions: 42" x 31" x 18"  
 Height: 150 lbs  
 1) Provide wall mount kit

**MECHANICAL PLAN KEYED NOTES**

- Provide new supply air diffuser specified as shown. Balance to the air quantity indicated. (Typical)
- Provide new return air grille specified as shown. (Typical)
- Flexible ducts shall have minimum 4'-0", and maximum 8'-0" in unbroken length. Flexible ducts located above GB ceilings or used for return air and/or transfer air shall be corrugated soft aluminum, UL approved, have 15" thick fiberglass insulation with aluminized inner and outer jackets, and be 4'-0" minimum, 8'-0" maximum in unbroken length. Splicing of flexible ducts is not permitted. (Typical)
- Provide new T-day electronic programmable thermostat at 5'-0" AFF as shown. Thermostat shall control the HVAC unit. Location of the thermostat shall be coordinated with the furniture systems where applicable.
- Provide exhaust fan specified, with built-in backdraft damper. Install fan in ceiling, suspended from structure with vibration isolators. Fan shall be activated by the motion sensor controlling the light in the restroom.
- 8" diameter exhaust duct up through the roof. Terminate with curb and roof cap specified with the fan. Properly flash and seal the roof penetration. Fan discharge shall be located no less than 10'-0" away from the rooftop HVAC units outside air intake. Coordinate all roof penetrations with the roofing contractor where applicable.
- Undercut door 1".
- New ventilation fan specified as shown. Suspend from structure with vibration isolators. Fan shall be activated by line voltage thermostat. Line voltage thermostat provided by the Mechanical Contractor, installed and wired by the Electrical Contractor.
- Provide reverse acting line voltage thermostat at 5'-0" AFF as shown. Thermostat shall control the exhaust fan as indicated, and shall have clear plastic tamper proof locking cover. Set thermostat to 70°F (Adjustable). Contractor shall verify that fan is activated when the thermostat set-point is lowered. Thermostat shall be provided by the Mechanical Contractor, installed and wired by the Electrical Contractor. Coordinate exact location of the thermostat with furniture systems, and equipment where applicable.
- Provide exhaust fan specified as shown, suspended from structure. Fan shall be activated by variable speed switch. Variable speed switch provided by the Mechanical Contractor, installed and wired by the Electrical Contractor.
- Provide variable speed switch at 5'-0" AFF as shown. Switch shall control exhaust fan as indicated. Exact location shall be determined and coordinated at the site. Variable speed switch provided by the Mechanical Contractor, installed and wired by the Electrical Contractor.
- 4" diameter dryer exhaust vent up through roof. The routing of the exhaust duct will have to be determined and coordinated at the site based on field conditions. Duct shall not exceed length permitted by current codes adopted by the local authority having jurisdiction, and the installation shall comply with these codes. Installation of dryer vent shall be made in accordance with the manufacturer's recommendations and published installation instructions. Terminate with factory approved weather cap and backdraft damper per current codes as adopted by the local authority having jurisdiction. Properly seal wall penetration. Do not use birdscreens.
- Provide transfer air grille and duct assembly as shown. Provide duct down as low as possible to the floor.
- Provide equipment room exhaust fan specified, with built-in backdraft damper. Install fan in ceiling, suspended from structure with vibration isolators. Fan shall be activated by reverse acting line voltage thermostat. Line voltage thermostat provided by the Mechanical Contractor, installed and wired by the Electrical Contractor.
- 8" diameter exhaust duct up through the roof. Terminate with curb and roof cap specified with the fan. Properly flash and seal the roof penetration. Fan discharge shall be located no less than 10'-0" away from the rooftop HVAC units outside air intake. Coordinate all roof penetrations with the roofing contractor where applicable.
- Rework/extend return air ductwork for new return grille in new ceiling grid as required.
- Existing heat pump to remain. Verify operation and provide separate pricing for any repairs.
- Mechanical work shown is above ceiling and below hard attic ceiling. Existing attic ductwork not shown.
- Relocate existing thermostat, and install at 5'-0" AFF as shown. Thermostat shall control existing PTAC unit. Coordinate location and height with furniture systems, where applicable.
- Existing PTAC unit to remain. Verify operation and provide separate pricing for any repairs.
- Provide heat pump specified. Refer to manufacturer's requirements for installation and refrigeration piping requirements. Provide ¾" condensate drain from heat pump to tail piece of sink and terminate with air gap hanger.
- Provide condensing unit specified on floor on exterior wall. Refer to manufacturer's requirements for installation and refrigerant piping installation. Coordinate final location with building management.

No	Revision / Submissions	Date

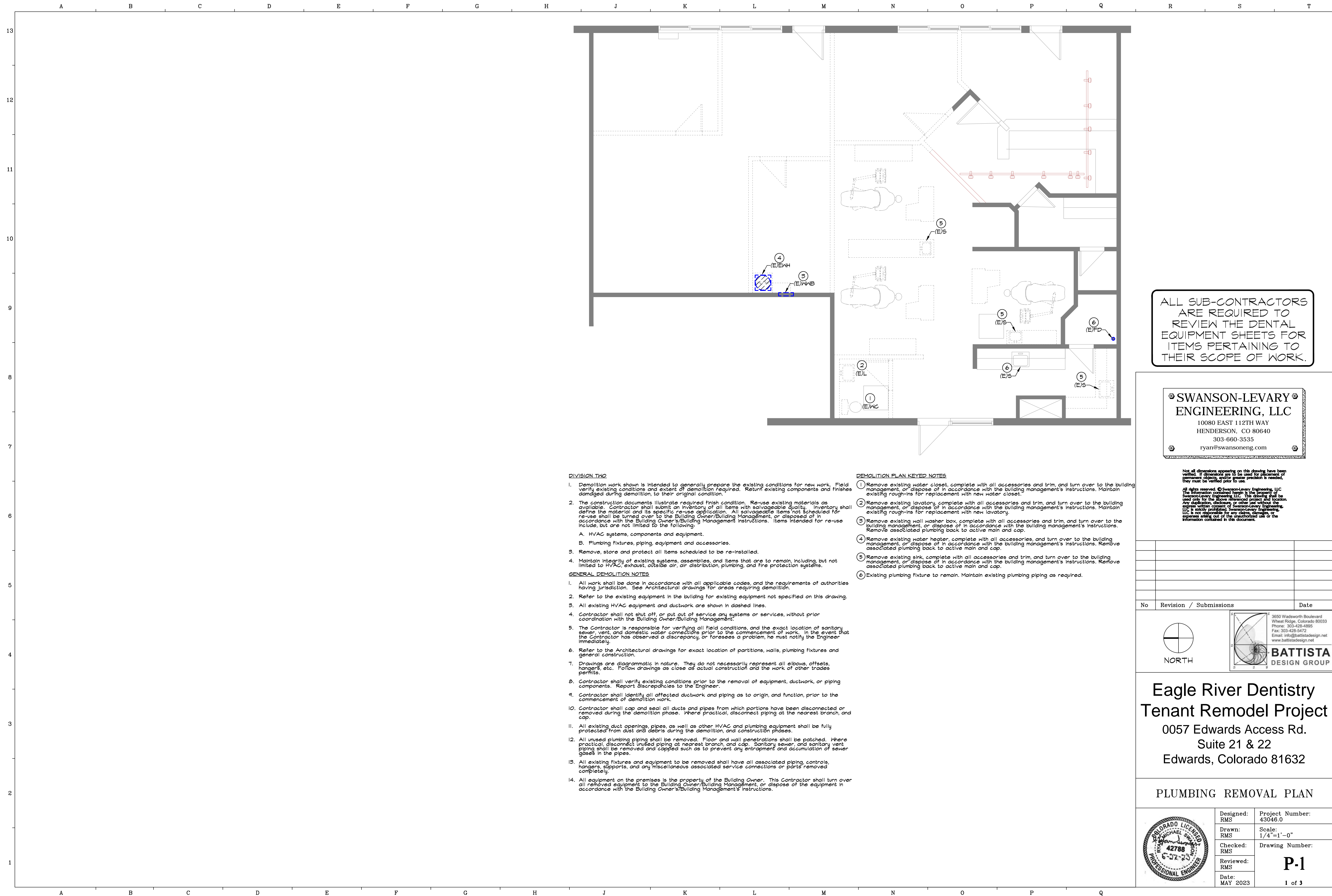
**Eagle River Dentistry  
 Tenant Remodel Project**  
 0057 Edwards Access Rd.  
 Suite 21 & 22  
 Edwards, Colorado 81632

**MECHANICAL PLAN**

Designed: RMS	Project Number: 43046.0
Drawn: RMS	Scale: 1/4"=1'-0"
Checked: RMS	Drawing Number: <b>M-2</b>
Reviewed: RMS	Date: MAY 2023
	2 of 2







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

**SWANSON-LEVARY ENGINEERING, LLC**  
 10080 EAST 112TH WAY  
 HENDERSON, CO 80640  
 303-660-3535  
 ryan@swansoneng.com

Not all dimensions appearing on this drawing have been verified. If dimensions are to be used for placement of permanent objects and/or greater precision is needed, they must be verified prior to use.  
All rights reserved. © Swanson-Levary Engineering, LLC. The information contained herein is the property of Swanson-Levary Engineering, LLC. This drawing shall be used only for the above referenced project location. Any duplication, disclosure or other use without the express written consent of Swanson-Levary Engineering, LLC is strictly prohibited. Swanson-Levary Engineering, LLC is not responsible for any claims, damages, expenses, costs, or other consequences arising from the information contained in this document.

**DIVISION TWO**

- Demolition work shown is intended to generally prepare the existing conditions for new work. Field verify existing conditions and extent of demolition required. Return existing components and finishes damaged during demolition, to their original condition.
- The construction documents illustrate required finish condition. Re-use existing materials as available. Contractor shall submit an inventory of all items with salvageable quality. Inventory shall define the material and its specific re-use application. All salvageable items not scheduled for re-use shall be turned over to the Building Owner/Building Management, or disposed of in accordance with the Building Owner/Building Management instructions. Items intended for re-use include, but are not limited to the following:
  - HVAC systems, components and equipment.
  - Plumbing fixtures, piping, equipment and accessories.
- Remove, store and protect all items scheduled to be re-installed.
- Maintain integrity of existing systems, assemblies, and items that are to remain, including but not limited to HVAC, exhaust, outside air, air distribution, plumbing, and fire protection systems.

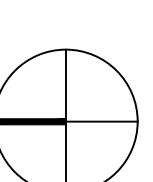
**GENERAL DEMOLITION NOTES**

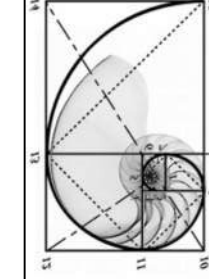
- All work shall be done in accordance with all applicable codes, and the requirements of authorities having jurisdiction. See Architectural drawings for areas requiring demolition.
- Refer to the existing equipment in the building for existing equipment not specified on this drawing.
- All existing HVAC equipment and ductwork are shown in dashed lines.
- Contractor shall not shut off, or put out of service any systems or services, without prior coordination with the Building Owner/Building Management.
- The Contractor is responsible for verifying all field conditions, and the exact location of sanitary sewer, vent, and domestic water connections prior to the commencement of work. In the event that the Contractor has observed a discrepancy, or foresees a problem, he must notify the Engineer immediately.
- Refer to the Architectural drawings for exact location of partitions, walls, plumbing fixtures and general construction.
- Drawings are diagrammatic in nature. They do not necessarily represent all elbows, offsets, hangers, etc. Follow drawings as close as actual construction and the work of other trades permits.
- Contractor shall verify existing conditions prior to the removal of equipment, ductwork, or piping components. Report discrepancies to the Engineer.
- Contractor shall identify all affected ductwork and piping as to origin, and function, prior to the commencement of demolition work.
- Contractor shall cap and seal all ducts and pipes from which portions have been disconnected or removed during the demolition phase. Where practical, disconnect piping at the nearest branch and cap.
- All existing duct openings, pipes, as well as other HVAC and plumbing equipment shall be fully protected from dust and debris during the demolition and construction phases.
- All unused plumbing piping shall be removed. Floor and wall penetrations shall be patched. Where practical, disconnect unused piping at nearest branch, and cap. Sanitary sewer, and sanitary vent piping shall be removed and capped such as to prevent any entrapment and accumulation of sewer gases in the pipes.
- All existing fixtures and equipment to be removed shall have all associated piping, controls, hangers, supports, and any miscellaneous associated service connections or parts removed completely.
- All equipment on the premises is the property of the Building Owner. This Contractor shall turn over all removed equipment to the Building Owner/Building Management, or dispose of the equipment in accordance with the Building Owner/Building Management's instructions.

**DEMOLITION PLAN KEYED NOTES**

- Remove existing water closet, complete with all accessories and trim, and turn over to the building management, or dispose of in accordance with the building management's instructions. Maintain existing rough-ins for replacement with new water closet.
- Remove existing lavatory, complete with all accessories and trim, and turn over to the building management, or dispose of in accordance with the building management's instructions. Maintain existing rough-ins for replacement with new lavatory.
- Remove existing wall washer box, complete with all accessories and trim, and turn over to the building management, or dispose of in accordance with the building management's instructions. Remove associated plumbing back to active main and cap.
- Remove existing water heater, complete with all accessories and trim, and turn over to the building management, or dispose of in accordance with the building management's instructions. Remove associated plumbing back to active main and cap.
- Remove existing sink, complete with all accessories and trim, and turn over to the building management, or dispose of in accordance with the building management's instructions. Remove associated plumbing back to active main and cap.
- Existing plumbing fixture to remain. Maintain existing plumbing piping as required.

No	Revision / Submissions	Date

  
 NORTH




**BATTISTA DESIGN GROUP**

3650 Wadsworth Boulevard  
Wheat Ridge, Colorado 80033  
Phone: 303-428-4885  
Fax: 303-428-5472  
Email: info@battistadesign.net  
www.battistadesign.net

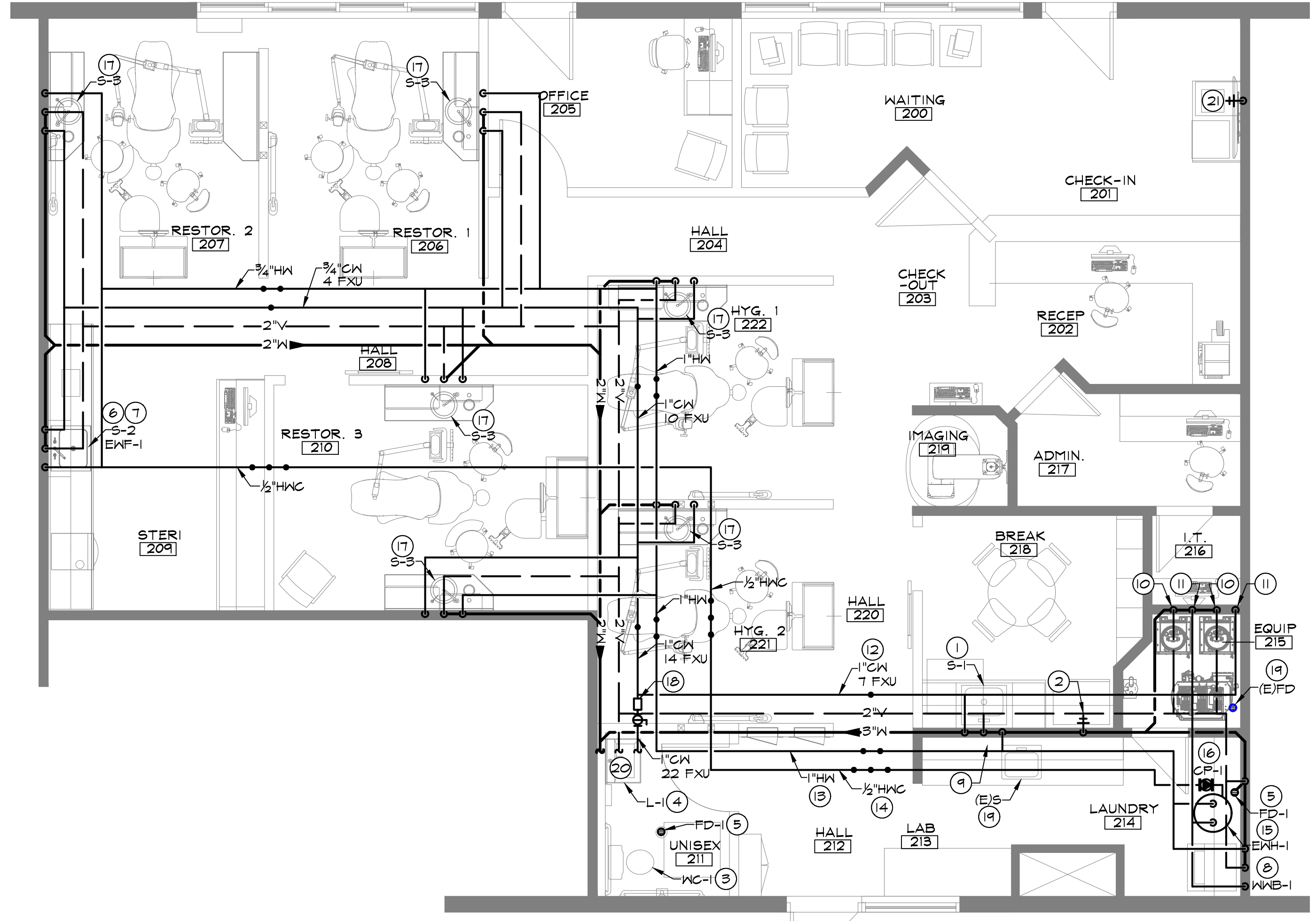
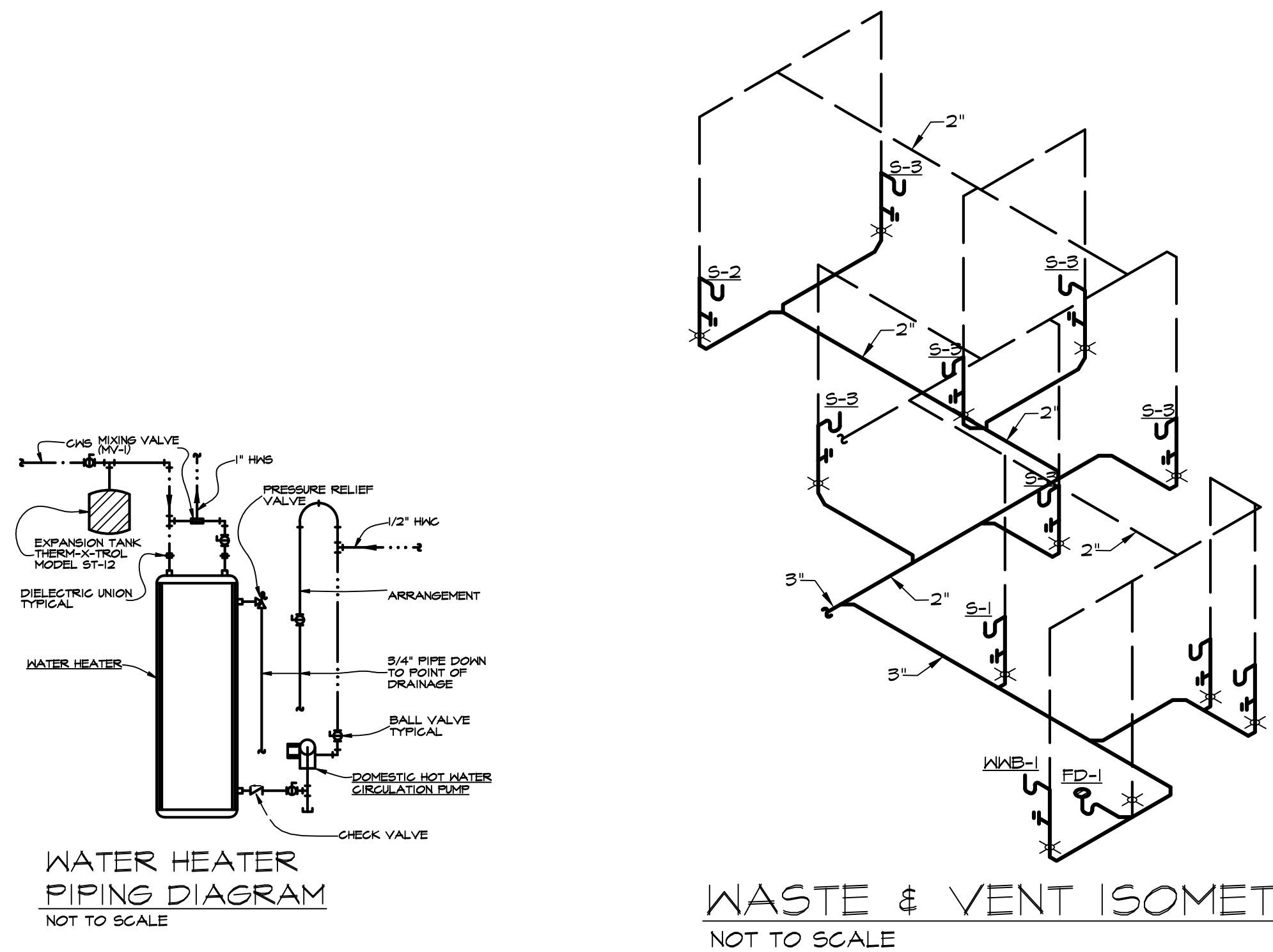
**Eagle River Dentistry  
 Tenant Remodel Project**  
 0057 Edwards Access Rd.  
 Suite 21 & 22  
 Edwards, Colorado 81632

**PLUMBING REMOVAL PLAN**

	Designed: RMS	Project Number: 43046.0
	Drawn: RMS	Scale: 1/4"=1'-0"
	Checked: RMS	Drawing Number: <b>P-1</b>
	Reviewed: RMS	Date: MAY 2023

1 of 3





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

**SWANSON-LEVARY ENGINEERING, LLC**  
10080 EAST 112TH WAY  
HENDERSON, CO 80640  
303-660-3535  
ryan@swansoneng.com

Not all dimensions appearing on this drawing have been verified. If dimensions are to be used for placement of permanent objects and/or greater precision is needed, they must be verified prior to use.

All rights reserved. © Swanson-Levary Engineering, LLC. The information contained herein is the property of Swanson-Levary Engineering, LLC. The drawing shall be used only for the specific project and location identified. Any duplication, disclosure or other use without the express written consent of Swanson-Levary Engineering, LLC is strictly prohibited. Swanson-Levary Engineering, LLC is not responsible for any claims, damages, expenses, or costs of any nature resulting from the use of the information contained in this document.

**PLUMBING SPECIFICATIONS AND GENERAL NOTES**

- All plumbing work shall be performed in accordance with the latest edition of the International Plumbing Code (IPC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), and as adopted by the local authorities having jurisdiction, as required by the State of Colorado and the amendments of local authorities having jurisdiction.
- Prior to installation of any piping, this Contractor shall verify that the piping can be routed as shown in coordination with Contractors of other divisions of the work and the physical constraints of the Structural and Architectural work.
- This Contractor shall furnish all labor, materials, tools, supervision and equipment required to complete the plumbing work as shown on the plumbing drawings. Provide all items such as fittings, hangers, insulation, and accessories required as part of the work even though not indicated. Drawings are diagrammatic in nature and do not show all fittings, riser nipples, arm-overs, hangers, etc. Plumbing drawings are schematic and are not to be scaled. Refer to the Architectural Drawings for dimensions.
- This Contractor shall maintain at the site one (1) copy of all drawings in good order and record changes made during the construction. Upon completion of work, this Contractor shall prepare and submit to the Owner a reproducible "As-Built" drawing.
- Provide sleeves for all pipes passing through concrete walls and floors. Provide chrome plated escutcheons for piping penetrations through ceilings, walls and floors where piping is exposed, in order to connect to equipment or fixtures in finished areas. Conceal all other work in finished areas.
- This Contractor shall not cut through structural members without written consent from the Structural Engineer and the General Contractor.
- This Contractor shall secure and maintain for the term of this contract all insurance policies or coverage as required by contract and the laws of the State.
- Coordinate all work with the work of other trades to insure that all work can be installed in an expedient and workmanlike manner. This Contractor shall cooperate with other Contractors in the placement of work to avoid conflicts and to maintain project progress. The General Contractor shall be advised of all conflicts.
- This Contractor shall obtain permits and pay fees associated with the plumbing system installation. This Contractor shall also be responsible for arranging plumbing inspections with the appropriate building officials.
- This Contractor is responsible for excavation required for plumbing work. When in-filling excavations, compact to 95% AASHTO Proctor density in 6 inch maximum layers at optimum moisture content. Should any settlement occur within the first year, this Contractor shall rework to original elevation and resolve any damage incurred to the Owner's satisfaction.
- All materials, equipment and devices furnished by this Contractor shall be guaranteed to be free from mechanical defects or faulty workmanship for a period of one year from date of acceptance by Owner.
- Permanently seal around all pipe penetrations through foundation walls.
- Properly seal fire rated wall penetrations with fire stopping materials as specified by the Architect where applicable. (Division 7).
- Provide testing in accordance with the International Plumbing Code and General Conditions of the Contract. Conduct testing on piping and related systems in accordance with the referenced code, the State of Colorado, local jurisdiction and the latest standards.
- Hangers, supports, and components shall be factory fabricated according to MSS-SP-2004. Pipe supports shall be adjustable band hangers, similar and equal to B Line Fig. B 3172 and Fig. B 3172 CT, with zinc electroplating for steel pipe, and copper electroplating for copper tube.
- Insulation shall have a flame spread rating of 25 or less and a smoke developed rating of 50 or less and shall be manufactured by Certainteed, Knott or Owens-Corning. All potable cold water shall be insulated with 1/2" thick and all potable hot water shall be insulated with 1" thick fiberglass pipe insulation and vapor barrier. Minimum thermal conductivity shall be 0.3 at 2000°F.
- Soil, waste and vent pipes and fittings below grade shall be service weight hub and spigot cast iron with neoprene gaskets or schedule 40 PVC pipe.
- Soil and Waste above grade: DWV copper, service weight cast iron soil pipe with no-hub fittings, or Schedule 40 PVC pipe.
- Potable water piping routed within the building shall be type "L" copper tube with wrought copper fittings and 45% tin, 5% antimony soldered joints. All potable water piping within the building shall be covered with all-service jacket. Potable water piping under the floor slab and outside the building shall be type K copper without joints. When joints are necessary, they shall be brazed. It may be necessary to install vinyl wrapping for copper pipes below grade if there is reason to believe that the soil is corrosive.
- Provide valves with proper pressure rating and application determined by the system type and working pressure. The following manufactures are acceptable: Apollo, Milwaukee, Nibo, Desark or equal.
- Provide a pressure reducing station with strainers and ball valves at the domestic water service entry if the water service pressure exceeds 80 psi.
- All condensing appliances located inside the building shall have condensate drainage properly piped into the adjacent floor drain.
- Soil, waste and vent systems shall be air pressure tested at 10 psig for 30 minutes with no leaks. Potable water pipes, valves, and fittings shall be disinfectant, and air pressure tested at 125 psig for 60 minutes with no drop in pressure. Natural gas systems shall be tested at 100 psig air pressure for three (3) hours with no drop in pressure, with joints tested using standard soap and brush inspection.

**PLUMBING FIXTURES AND EQUIPMENT**

- NOTE:** Final selection and approval of all plumbing fixtures is the responsibility of the Building Owner. The following fixture specifications represent the Engineer's 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.
- WATER CLOSET (WC-1):** American Standard pressure assisted 3042104 white elongated "Cadet II" EL 1.6 PFA floor mounted with 4086.025 flush tank 1.6 GPF water closet, meeting ADA requirements, with white open front seat without cover; Olsonite #45. Provide complete with 1/2" polished chrome wheel handle angle supply and stop valve and riser, one piece chrome plated metal escutcheon. Floor to rim height: 18". Approved equal: Eljer Aquasaver with FF72 energizer flushing system.
- LAVATORY (L-1):** Cerastyle 02100-V lavatory, 18" x 25.6" L O.D. with integral grid drain and 1-1/4" TP 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. Floor to rim height: 34". Approved equal: Eljer Aquasaver with FF72 energizer flushing system.
- FLOOR DRAIN (FD-1):** J.R. Smith model 2005-A or equal; 2" floor drain with cast iron body, adjustable strainer complete with deep seal cast iron TP trap, connection for J.R. Smith Prime Eze Water Saver Trap Primer model No. 2648-ADA or equal, and Nickel Bronze adjustable strainer head. Floor drain shall be connected to a trap primer.
- TRAP PRIMER:** J.R. Smith Prime Eze Water Saver Trap Primer model No. 2648-ADA or equal. Connect to the tailpiece fitting at the lavatory.
- SINK (S-1) Break Room:** Elkay model GECR-2521-L single compartment self-rimming stainless steel sink, 25" x 21-1/4" O.D., 21" x 15-3/4" I.D., 5-3/8" deep with TP 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, complete with all trim. Escutcheons: Delta Chrome series model 4580-25T chrome neck faucet with single lever (3 hole installation) complete with separate spray, aerator, and 0.5 GPM restrictor. Dispenser: In-Sink-Erator model Badger V, 1/2 HP, 120-1-60.
- SINK (S-2) Sterilization:** Elkay model DLR-2522-IO, 25" x 22" O.D. x 10" deep, single compartment 18 gauge stainless steel self-rimming sink with polished chrome finish and three faucet holes. Complete with waste fitting, crumb cup strainer with removable basket and 1-1/2" tailpiece, 1-1/4" TP 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. Escutcheons: Delta Chrome series model 4580-25T chrome neck faucet with single lever (3 hole installation) complete with separate spray, aerator, and 0.5 GPM restrictor.
- 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.
- EYE WASH FOUNTAIN TEMPERING VALVE (TV-1):** Guardian emergency fixture mixing valve model G-3600. Outlet temperature range: 80oF to 120oF. Valve shall meet the requirements of ASSE Standard 1016-46 and 1070 and ANSI Z-358.1-2004.
- SINK (S-3) Operatories:** Elkay model ELUH-12FB round undermount 18 gauge stainless steel sink, 14-3/8" diameter with integral grid drain and cup strainer. 1-1/4" TP 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, complete with all trim. Escutcheons: Chicago Faucet model 648-311 Gossensck 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.
- SOLENOID VALVE WITH BYPASS AND FILTER:** Midmark 1" solenoid valve system with filter and bypass model No. T1002141 or equal.
- WASHER WALL BOX (WNB-1):** Symons 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 point of use electric water heater model DEN-40, 40 gallon capacity, 4.5 kW single element. Voltage provided is 208-1-60. 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 120-1-60. Pump shall be activated from and interlocked with the operation of solenoid valve. Approved equal: Bell & Gossett, Wilo, Grundfos.
- All plumbing fixtures must be approved by the Building Owner prior to placement of the purchase order. Provide and install all anchors, supports, traps and trim, for a complete installation. Provide stop valves on all hot and cold water connections to fixtures. Properly caulk around fixtures with silicone based caulking compound.
- 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 Truetro, Inc. of Ellington, Connecticut, under the trade name Hand-Lav-Guard.

**PLUMBING PLAN KEYED NOTES**

- Rough-in and connect 2" waste, 1-1/2" vent, 1/2" HN and 1/2" CN to the sink specified.
- Provide valved 1/4" soft copper water supply connection with recessed quarter turn MIP shut-off valve (as made by Oatey or equal) to the refrigerator. Install recessed valve under the sink at location to be determined and coordinated at the site. Saddle valves are not acceptable. Install 1/4" soft copper connection through the cabinet to the refrigerator. Refrigerator provided by the tenant, connected by the Mechanical Contractor.
- Modify existing rough-ins and connect 4" waste, 2" vent, and 1/2" CN to the water closet specified as shown.
- Modify existing rough-ins and connect 2" waste, 1-1/2" vent, 1/2" HN and 1/2" CN to the lavatory specified as shown. Install trap primer: J.R. Smith Prime Eze Water Saver Trap Primer model No. 2648-ADA or equal, connected to the tailpiece fitting at the lavatory. Provide ASSE 1070 approved mixing valve.
- Rough-in and connect 2" waste and 1-1/2" vent to the floor drain specified. Install trap primer: J.R. Smith Prime Eze Water Saver Trap Primer model No. 2648-ADA or equal, connected to the tailpiece fitting at the lavatory.
- Rough-in and connect 2" waste, 1-1/2" vent, 1/2" HN and 1/2" CN to sink.
- Provide emergency eye wash fountain specified (EWF-1) at the sink ledge. Rough-in and connect 1/2" potable hot and cold water through tempering valve specified (TV-1) to the eye wash fountain. Tempering valve (TV-1) shall be set to 80oF (adjustable).
- Rough-in and connect 2" waste, 1-1/2" vent, 1/2" HN and 1/2" CN to the washer wall box specified.
- Provide 1/2" potable cold water in wall. Terminate with recessed quarter turn MIP shut-off valve (as made by Oatey or equal) with 1/4" soft copper tubing above counter for connection to model trimmer. Install Watts model SD-2MN backflow prevention device prior to connection to the model trimmer. Coordinate exact location with dental equipment supplier. Provide drain connection for the model trimmer at the tailpiece fitting of the sink or directly into the plaster trap.
- Rough-in and connect 2" waste, 1-1/2" vent, and TP trap. Exact location and height above floor shall be determined and coordinated with the Dental Equipment Supplier at the site based on the exact location of the vacuum pump and the requirements of the vacuum pump manufacturer. Vacuum pump shall drain directly into the TP trap per NFPA 5.5.3.6.3.1 and Section 713.1 of the International Plumbing Code (IPC).
- Provide 3/8" potable cold water to the vacuum pump if required by the Dental Equipment Supplier. If installed, the connection shall consist of 3/8" recessed quarter turn MIP shut-off valve (as made by Oatey or equal) with 3/8" soft copper tubing for connection to the vacuum pump. Install Watts model SD-2MN backflow prevention device prior to connection to the vacuum pump. Saddle valves are not acceptable. Coordinate exact location with the Dental Equipment Supplier. Provide drain connection for the vacuum pump as stated above, and as directed by the Dental Equipment Supplier.
- Potable cold water piping shall be insulated with 1/2" formed fiberglass insulation with minimum conductivity of k=0.27 for all cold water piping operating between 40-60 deg F and service jacket.
- Potable hot water piping shall be insulated with 1" formed fiberglass insulation with minimum conductivity of k=0.28 for all hot water piping operating between 105-140 deg F and service jacket.
- Potable hot water circulation return piping shall be insulated with 1" formed fiberglass insulation with minimum conductivity of k=0.28 for all hot water piping operating between 105-140 deg F. See water heater piping diagram for additional information.
- Provide new water heater specified on floor, complete with drain pan. Drain pan shall drain into the adjacent floor. Pipe pressure relief valve to drain pan. 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). Hot and cold water pipe connections to the electric water heater shall be made with full port ball valve and dielectric union. Install check valve at cold water inlet to the water heater, and trap fitting as made by Oatey or equal at hot and cold water connections to the water heater.
- Provide potable hot water circulation pump (CP-1) adjacent to the water heater and connect the potable hot water circulation return pipe to the water heater and the pump. Circulation pump shall be activated by the Air-Water-Vac dental control panel in conjunction with the solenoid valve. See the electrical drawings and the architectural sheet A1.4 for the location of the Air-Water-Vac control panel.
- Rough-in and connect 2" waste, 1-1/2" vent, 1/2" HN and 1/2" CN to the sink specified. Provide with ASSE 1070 approved mixing valve.
- Provide 1" solenoid valve with water purifier/filter and bypass specified. Solenoid valve shall be operated from the dental equipment air-water-vacuum control panel. See the electrical drawings and the Architectural drawing sheet A1.4 for the location of the control panel.
- Existing plumbing fixture to remain. Maintain/reconnect plumbing piping as required.
- Connect waste, vent and cold water at existing restroom. Verify location, size and invert for connection.
- Install valved 1/4" soft copper water supply connection with recessed quarter turn MIP shut-off valve (as made by Oatey or equal) to the coffee maker. Saddle valves are not acceptable. Coffee maker provided by tenant, connected by the Mechanical Contractor. Install recessed valve under the sink at location to be determined and coordinated at the site. Vendor shall provide 1/4" soft copper connection through the cabinet to the coffee maker, and connect. Install Watts model SD-2MN double check valve backflow prevention device prior to connection to the appliance.

**BATTISTA DESIGN GROUP**  
3650 Wadsworth Boulevard  
Wheat Ridge, Colorado 80033  
Phone: 303-428-4856  
Fax: 303-428-5472  
Email: info@battistadesign.net  
www.battistadesign.net

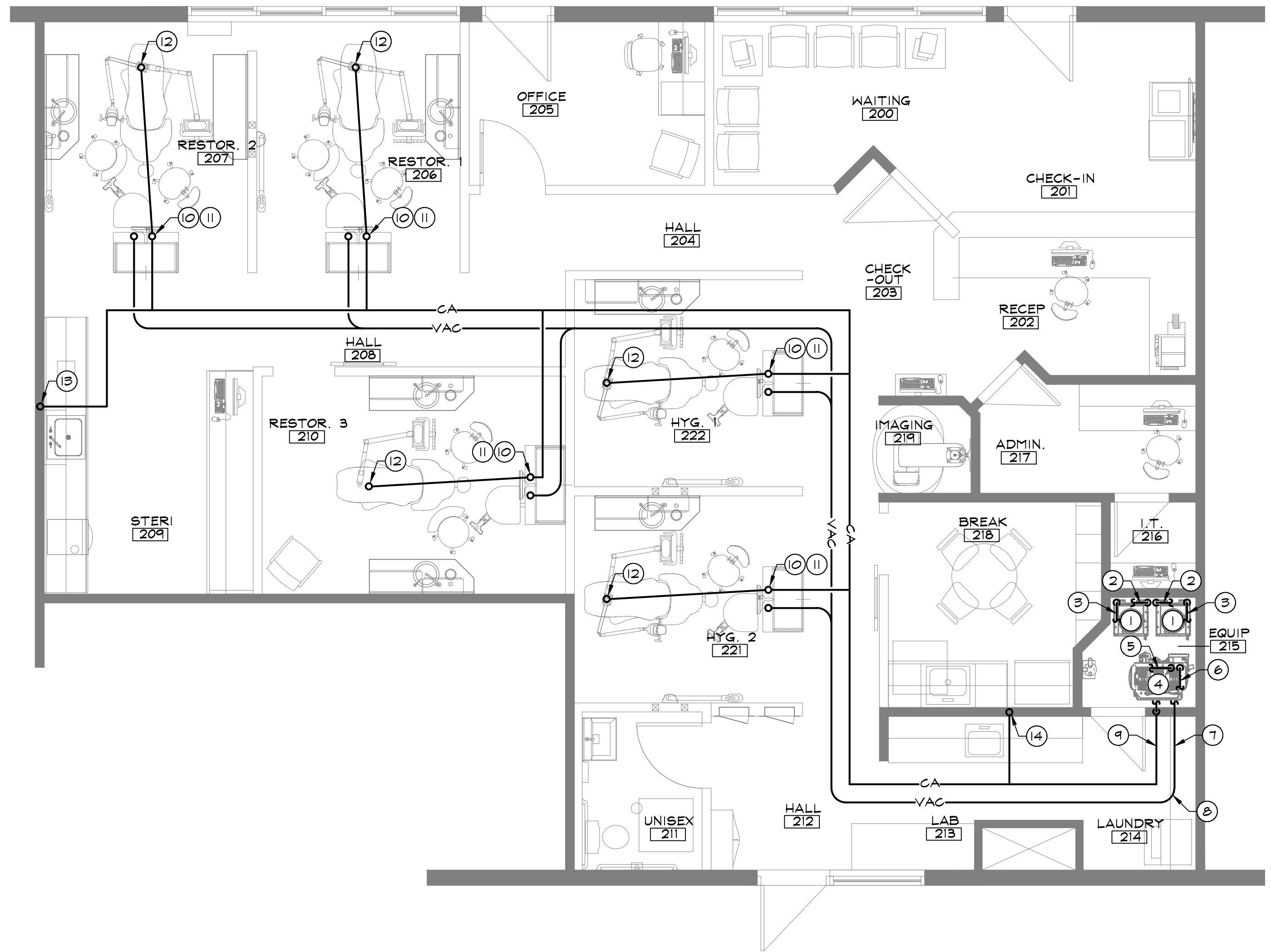
**Eagle River Dentistry  
Tenant Remodel Project**  
0057 Edwards Access Rd.  
Suite 21 & 22  
Edwards, Colorado 81632

**PLUMBING PLAN**

Designed: RMS	Project Number: 43046.0
Drawn: RMS	Scale: 1/4"=1'-0"
Checked: RMS	Drawing Number: <b>P-2</b>
Reviewed: RMS	Date: MAY 2023
2 of 3	







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

**SWANSON-LEVARY ENGINEERING, LLC**  
 10080 EAST 112TH WAY  
 HENDERSON, CO 80640  
 303-660-3535  
 ryan@swansoneng.com

**DENTAL SPECIALTIES GENERAL NOTES**

- NOTE: All vacuum compressed air and medical gas systems within this tenant space are classified by NFPA 49C as Class III systems.
- NOTE: All vacuum and compressed air piping throughout the suite shall be installed per the instructions, specifications and drawings of the Dental Equipment Supplier. The Dental Equipment Supplier shall provide the layout, routing and sizes of all piping. Refer to the Dental Equipment Supplier drawings for more information. All dental specialties pipe sizes shall be as determined by the Dental Equipment Supplier.
- The work included under these construction documents consists of providing all equipment, labor, supervision, and construction procedures necessary for the installation of complete mechanical systems) required by, or shown on these drawings. Contractor shall pay for all permits and/or fees required for the work.
  - 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.
  - The drawings indicate general design and arrangement of pipes, 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.
  - Provide and connect all appliances, equipment, 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 equipment.
  - The contractor is responsible to coordinate all work under his contract with the work of all other trades.
  - 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 for resolution prior to fabrication of components, or installation of equipment. Carefully coordinate location of equipment and piping with ceiling, light fixtures, existing systems, structural elements, and the work of other trades.
  - All equipment shall be installed in accordance with the manufacturer's recommendations, and published installation instructions, maintaining all necessary clearances for service and repair.
  - Contractor shall verify existing conditions at the site prior to the purchase or fabrication of materials, components, equipment, and the commencement of work. Notify Architect and Engineer of any conflicts requiring resolution as soon as such conflicts become apparent. The bid shall serve as evidence of the Contractor's knowledge of existing conditions.
  - Refer to the Architectural drawings for exact location of partitions, walls, plumbing fixtures and general construction.
  - All vacuum pipes below the floor shall be schedule 40 PVC. Contractor shall install only sweep elbows, or two 45 degree elbows when making a 90 degree change in direction.
  - Compressed air piping shall be type "L" copper tubing with wrought copper fittings with 45% Tin, 5% Antimony soldered joints. Fittings shall be tested to ISO PSI, and show no leaks. Compressed air piping shall be clearly labeled per NFPA 49C.
  - Plumbing Contractor shall coordinate installation with dental equipment supplier/installer. All utility and medical gases requirements and connections as applicable for this project, whether shown on the drawings, or not, shall be cross-referenced with the Dental Equipment Specification Sheet to be provided by the Dental Equipment Supplier.
  - Plumbing Contractor shall make all final connections to equipment as directed by, and coordinated with the Dental Equipment Supplier. Final locations of all connections to be determined by the dental equipment supplier.
  - All piping shall be properly, and legibly labeled.

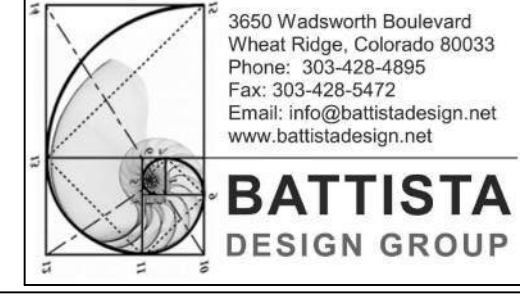
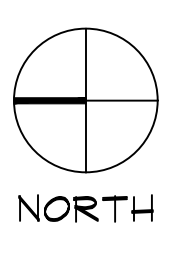
**DENTAL SPECIALTIES PLAN KEYED NOTES**

- Provide the vacuum pump on the floor as shown. Exact location shall be determined and coordinated with the Dental Equipment Supplier at the site. Vacuum pump shall drain indirectly into "P" trap provided for this purpose.
- Main vacuum connection to vacuum pump from the vacuum pump to the underside of the floor slab. Connect main vacuum trunk line to the vacuum pump. Coordinate exact location, connection size, valving, and means of termination with the Dental Equipment Supplier. Install only sweep elbows, or two 45 degree elbows when making a 90 degree change in direction. (Typical of all vacuum piping)
- Route vacuum pump discharge up to above the ceiling, and through the roof. Terminate with two 90 degree elbows forming an inverted "U" shaped pipe with open end facing down. Properly flash and seal roof penetration. Coordinate all roof penetrations with the structure. Point of termination shall be no less than 10'-0" away from any outside air intake. All roof penetrations shall be coordinated with the building's roofing contractor where applicable. Pipe size shall be determined by the Dental Equipment Supplier.
- Provide the air compressor on the floor as shown. Exact location shall be determined and coordinated with the Dental Equipment Supplier at the site.
- Route 2" intake pipe for compressor up to ceiling. Terminate with two 90 degree elbows forming inverted "U" shaped pipe with open end facing down. Install air filter as required.
- 1/2" compressed air pipe up, and routed above ceiling. Coordinate exact location, connection size, valving, and means of termination with Dental Equipment Supplier. (Typical)
- Vacuum piping routed below the floor. Slope at 1/4" per 10 L.F. toward the vacuum pump. Vacuum pipe sizing shall be in accordance with the dental equipment supplier drawings and specifications. (Typical of all vacuum piping)
- Provide only sweep elbows, or two 45 degree elbows when making a 90 degree change in direction. (Typical of all vacuum piping)
- 1/2" compressed air routed below floor. Exact height above the first floor ceiling shall be determined and coordinated at the site. Pipe shall slope at 1/4" per L.F. toward the compressor. (Typical)
- 5/8" O.D. vacuum pipe up through the floor, and into the rear delivery unit. Coordinate exact location, connection sizes, valving, and means of termination with Dental Equipment Supplier. Install only sweep elbows, or two 45 degree elbows when making a 90 degree change in direction.
- 1/2" compressed air pipe up through floor, and into the rear delivery unit. Coordinate exact location, connection sizes, valving, and means of termination with Dental Equipment Supplier.
- 1/2" compressed air pipe up through the floor, and into the utility box connection at the foot of the chair. Coordinate exact location, connection sizes, valving, and means of termination with Dental Equipment Supplier.
- 1/2" compressed air pipe up through floor, and into sterilization area. Terminate above the counter with chrome valve and esutchcon. Coordinate exact location, connection sizes, valving, and means of termination with Dental Equipment Supplier.
- 1/2" compressed air pipe up through floor, and into lab area. Terminate above the counter with chrome valve and esutchcon. Coordinate exact location, connection sizes, valving, and means of termination with Dental Equipment Supplier.

Not all dimensions appearing on this drawing have been verified. If dimensions are to be used for placement of permanent objects and/or greater precision is needed, they must be verified prior to use.

All rights reserved. © Swanson-Levary Engineering, LLC. The information contained herein is the property of Swanson-Levary Engineering, LLC. This drawing shall be used only for the above referenced project location. Any duplication, disclosure or other use without the express written consent of Swanson-Levary Engineering, LLC is strictly prohibited. Swanson-Levary Engineering, LLC is not responsible for any contractor's damages, expenses, or costs of the unauthorized use of the information contained in this document.

No	Revision / Submissions	Date



**Eagle River Dentistry  
 Tenant Remodel Project**  
 0057 Edwards Access Rd.  
 Suite 21 & 22  
 Edwards, Colorado 81632

**DENTAL SPECIALTIES PLAN**

	Designed: RMS	Project Number: 43046.0
	Drawn: RMS	Scale: 1/4"=1'-0"
	Checked: RMS	Drawing Number: <b>P-3</b>
	Reviewed: RMS	
	Date: MAY 2023	3 of 3



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
	Porcelain 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
	Items Shown Heavy and/or Denoted (N) Are New Unless Otherwise Noted.
	Items Shown Light and/or Denoted (E) Are Existing To Remain Unless Otherwise Noted.
	Items Shown Dashed Are Existing To Be Removed Unless Otherwise Noted.
	Items Shown Heavy and Denoted (R) Are Relocated Unless Otherwise Noted.

EXISTING PANEL "21"											
VOLTS: 208/120V, 3PH, 4W MAINS: 150A MAIN BREAKER A.I.C.: 10KA					MTG: FLUSH NEMA 1 MFRG: SIEMENS/ITE TYPE: LOAD CNTR						
DESCRIPTION	T	KVA	BKR	CKT#	BKR	KVA	T	DESCRIPTION			
SIGN	L	0.10	20A1P	1 + 2	20A1P	0.10	L	DENTAL TRACK LT			
RESTR/STRI/HALL LT	L	0.96	20A1P	3 + 4	30A	2.00	H	DRYER			
BRK/LAB/EQUIP LTG	L	0.35	20A1P	5 + 6	2P	2.00	H				
ENTRY TRACK	L	0.25	20A1P	7 + 8	35A	2.34	M	CU-1			
HP-E	M	0.24	20A1P	9 + 10	2P	2.34	M				
HP-E	M	0.24	20A1P	11 + 12	30A	1.04	M	VACUUM PUMP			
HYG 2 RECS	R	1.08	20A1P	13 + 14	2P	1.04	M				
HYG 2 X-RAY	R	0.72	20A1P	15 + 16	30A	1.04	M	VACUUM PUMP			
HYG 2 RECS	R	0.54	20A1P	17 + 18	2P	1.04	M				
EXISTING LOAD (SV)	R	0.18	20A	19 + 20	30A	0.52	M	EXIST AIR COMPRESSOR			
-	R	0.18	2P	21 + 22	2P	0.52	M				
HP-E	M	0.24	20A1P	23 + 24	30A	2.25	H	EVH-1			
SUBFEED 21A	P	9.58	80A	25 + 26	2P	2.25	H				
-	P	6.24		27 + 28	20A	0.52	M	EXISTING AC UNIT			
-	P	6.83		29 + 30	2P	0.52	M				
LOAD KVA	LTG	REC	MTR	HTR	TOTAL						
CONNECTED	1.8	22.5	14.5	8.5	47.3						
NEC DEMAND	2.2	16.2	15.7	8.5	42.6						
AMPS						118					
PHASE KVA	A = 17.4		B = 14.8		C = 15.0						
PHASE IMBALANCE (%)	A/B = 18.1		B/C = 1.9		C/A = 15.9						

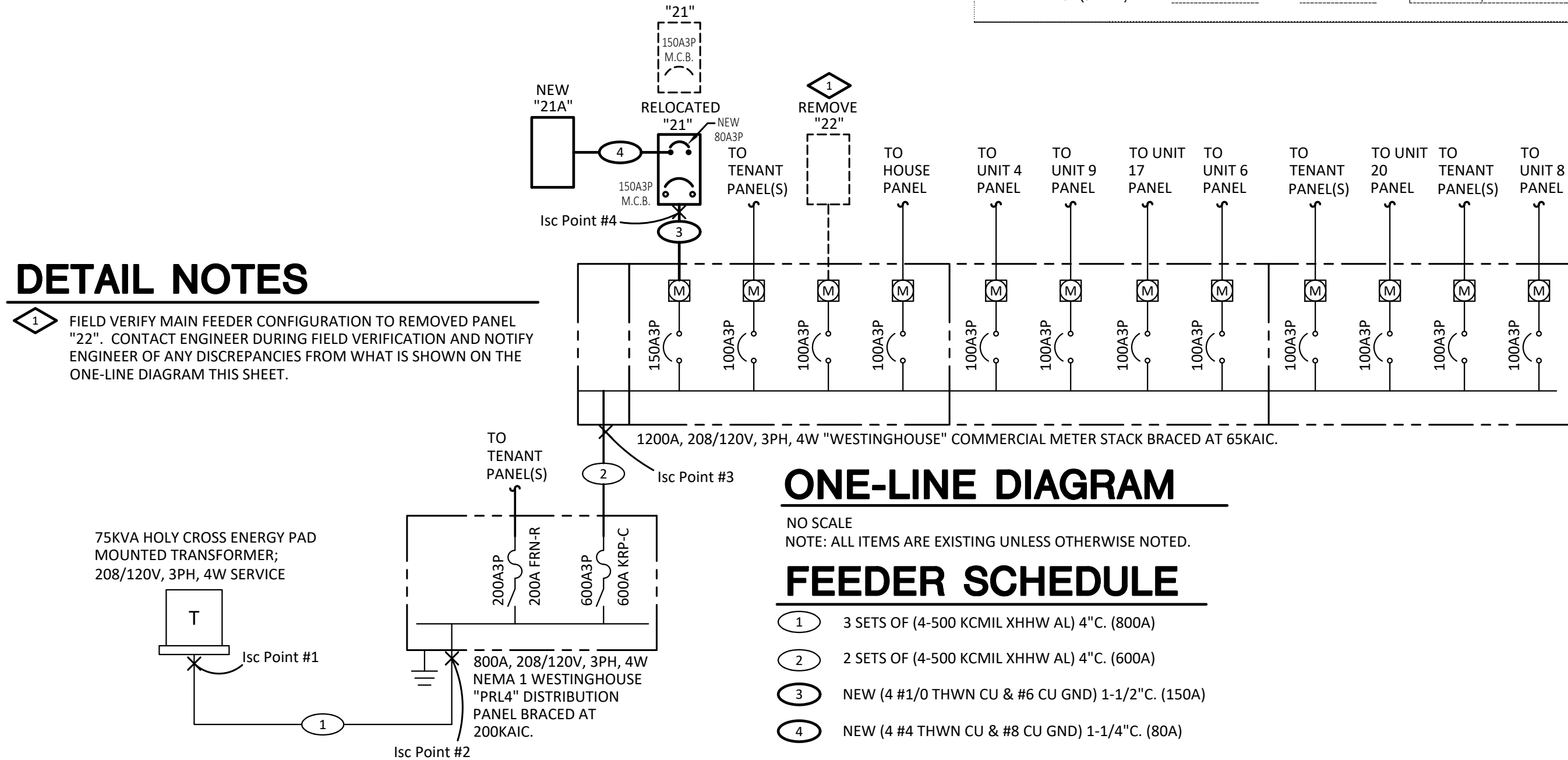
\*\* PROVIDE NEW BREAKER TO MATCH EXISTING.  
\* CIRCUIT LOAD AFFECTED ON EXISTING BREAKER.

NEW PANEL "21A"											
VOLTS: 208/120V, 3PH, 4W MAINS: 100A M.L.O. A.I.C.: 10KA					MTG: SURFACE NEMA 1 MFRG: CH/ITE/SQD/GE TYPE: LOAD CNTR						
DESCRIPTION	T	KVA	BKR	CKT#	BKR	KVA	T	DESCRIPTION			
RR/HALL/CP RECS	R	0.54	20A1P	1 + 2	20A1P	0.18	R	LAB REC			
LAB REC	R	0.18	20A1P	3 + 4	20A1P	0.18	R	LAB REC			
BREAK REC	R	0.18	20A1P	5 + 6	20A1P	0.30	C	LAB REC/EF-1			
BREAK DISPOSAL	M	1.18	20A1P	7 + 8	20A1P	0.72	R	BREAK MW			
BREAK REC	R	0.18	20A1P	9 + 10	20A1P	0.72	R	BREAK FRIDGE			
BREAK RECS/EF-2	C	0.48	20A1P	11 + 12	20A1P	0.77	C	CP-1/EF-5/SLND			
TTB	R	0.36	20A1P	13 + 14	20A1P	1.08	R	HYG 1 RECS			
TTB/VF-1	C	0.48	20A1P	15 + 16	20A1P	0.72	R	HYG 1 X-RAY			
WASHER	R	0.72	20A1P	17 + 18	20A1P	0.54	R	HYG 1 RECS			
HALL RECS	R	0.54	20A1P	19 + 20	20A1P	0.36	R	WAITING RECS			
OFFICE RECS	R	0.54	20A1P	21 + 22	20A1P	0.72	R	TV/JC FRIDGE			
RECEP RECS	R	0.54	20A1P	23 + 24	20A1P	0.72	R	COFFEE			
RESTOR 1 RECS	R	1.08	20A1P	25 + 26	20A1P	1.08	R	RESTOR 2 RECS			
RESTOR 1 X-RAY	R	0.72	20A1P	27 + 28	20A1P	0.72	R	RESTOR 2 X-RAY			
RESTOR 1 RECS	R	0.54	20A1P	29 + 30	20A1P	0.54	R	RESTOR 2 RECS			
STERI RECS	R	0.90	20A1P	31 + 32	20A1P	0.30	C	STERI REC/EF-3			
STERI REC	R	0.18	20A1P	33 + 34	20A1P	0.18	R	STERI REC			
STERI RECS	R	0.36	20A1P	35 + 36	20A1P	0.18	R	STERI REC			
RESTOR 3 RECS	R	0.54	20A1P	37 + 38	20A1P	0.72	R	ADMIN RECS			
RESTOR 3 RECS	R	0.54	20A1P	39 + 40	20A1P	0.18	R	COPIER			
RESTOR 3 RECS	R	0.36	20A1P	41 + 42	20A1P	0.60	M	PTAC-E			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
SPARE								SPARE			
LOAD KVA	REC	MTR	TOTAL								
CONNECTED	19.8	2.8	22.6								
NEC DEMAND	14.9	3.0	17.9								
AMPS						50					
PHASE KVA	A = 9.6		B = 6.2		C = 6.8						
PHASE IMBALANCE (%)	A/B = 53.5		B/C = 9.4		C/A = 40.2						

\*\* PROVIDE SINGLE SECTION 60 CIRCUIT PANEL AS SHOWN.  
\* PROVIDE GFCI BREAKER AS SHOWN.

### DETAIL NOTES

FIELD VERIFY MAIN FEEDER CONFIGURATION TO REMOVED PANEL "22". CONTACT ENGINEER DURING FIELD VERIFICATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE ONE-LINE DIAGRAM THIS SHEET.



### ONE-LINE DIAGRAM

NO SCALE  
NOTE: ALL ITEMS ARE EXISTING UNLESS OTHERWISE NOTED.

### FEEDER SCHEDULE

- 1 3 SETS OF (4-500 KCMIL XHHW AL) 4"C. (800A)
- 2 2 SETS OF (4-500 KCMIL XHHW AL) 4"C. (600A)
- 3 NEW (4 #1/0 THWN CU & #6 CU GND) 1-1/2"C. (150A)
- 4 NEW (4 #4 THWN CU & #8 CU GND) 1-1/4"C. (80A)

### GENERAL NOTES

- EXISTING CONDITIONS SHALL BE VERIFIED AT THE SITE PRIOR TO SUBMITTING BIDS. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE 2020 NATIONAL ELECTRICAL CODE (AS AMENDED BY THE LOCAL JURISDICTION) AND THE INTERNATIONAL BUILDING CODE.
- ELECTRICAL CONTRACTOR SHALL MAINTAIN ON THE JOB AN UP TO DATE SET OF WORKING DRAWINGS, MARKED UP TO SHOW ELECTRICAL SYSTEMS AS INSTALLED. PROVIDE THE BUILDING OWNER WITH ONE SET OF REPRODUCTIONS WITH "AS BUILT" INFORMATION CLEARLY INDICATED.
- THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF ELECTRICAL WORK. LOCATIONS ARE APPROXIMATE AND SHALL BE SUBJECT TO MINOR MODIFICATIONS AS DIRECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT FITTING OF ALL MATERIALS, EQUIPMENT, ETC., IN BUILDING. ALL DIMENSIONS, MOUNTING HEIGHTS, ETC. SHALL BE VERIFIED ON THE JOB. ELECTRICAL CONTRACTOR SHALL CUT, CHANNEL, CHASE, AND/OR DRILL FLOORS, WALLS, PARTITIONS, CEILING, OR OTHER SURFACES AS REQUIRED FOR INSTALLATION, SUPPORT, ANCHORAGE, ETC., OF WORK. ALL PATCHING SHALL BE INCLUDED.
- NEW WIRING DEVICES SHALL BE TAMPER RESISTANT SPECIFICATION GRADE; 15 AMP FOR GENERAL APPLICATION, 20 AMP OR GREATER FOR ALL DEDICATED CIRCUITS AND AS REQUIRED BY CIRCUIT LOAD. RECEPTACLES SHALL BE FLAT FACED AND SWITCHES SHALL BE DECORA ROCKER STYLE. LEVITON #TR15-W AND #TR20-W RECEPTACLES, AND #5621-2 SWITCHES (OR EQUAL), COLOR LISTED IS WHITE, VERIFY WITH ARCHITECT BEFORE ORDERING. PROVIDE MATCHING SMOOTH NYLON COVER PLATES FOR ALL OUTLETS.
- ALL NEW WIRING SHALL BE COPPER. #12 AWG MINIMUM FOR 20 AMP CIRCUITS 75' 0" OR LESS TO FIRST OUTLET #10 AWG MINIMUM OTHERWISE; TYPE THHN OR THWN INSULATION. PROVIDE A CONTINUOUS BROWN WIRE GREEN INSULATED EQUIPMENT GROUND IN ALL FEEDERS AND BRANCH CIRCUITS. ALL WIRING SHALL BE RUN CONCEALED AND IN EMT CONDUIT OR TYPE HFC MC CABLE. ALL CIRCUIT HOMERUNS SHALL BE IN EMT CONDUIT. TYPE HFC MC CABLE SHALL BE PERMITTED FOR BRANCH CIRCUIT WIRING AS ALLOWED PER LOCAL CODES AND THE N.E.C. ONLY. ALL MC CABLE TO BE TYPE HFC. USE APPROVED TYPE COUPLINGS AND CONNECTORS. PROVIDE CONDUIT AND CABLE SUPPORTS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
- ALL RECEPTACLES IN PATIENT CARE AREAS SHALL BE PROVIDED WITH GFCI PROTECTION PER NEC 517.20. EC SHALL PRICE WIRING AND DEVICES IN PATIENT CARE AREAS AS SUCH AND INSTALL AS REQUIRED PER ELECTRICAL INSPECTOR'S INTERPRETATION AND REQUIREMENTS.
- NEUTRALS, RACEWAYS, AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. PROVIDE HARD WIRED GROUND CONNECTIONS TO ALL DEVICES. PROVIDE GROUNDING IN ALL PATIENT CARE AREAS IN ACCORDANCE WITH NEC ARTICLE 517-13 (#12 CU MINIMUM W/ GREEN INSULATION).
- VERIFY ALL FIXTURE AND ELECTRICAL DEVICE LOCATIONS WITH ARCHITECTURAL PLANS AND ELEVATIONS PRIOR TO ROUGH-INS. VERIFY ALL MECHANICAL EQUIPMENT REQUIREMENTS WITH MECHANICAL DRAWINGS AND ACTUAL EQUIPMENT SUPPLIED.
- ALL TELEPHONE AND DATA OUTLETS SHALL CONSIST OF DOUBLE GANG BOXES WITH SINGLE GANG PLASTER RINGS AND 3/4" CONDUIT CONTINUOUS TO ABOVE ACCESSIBLE LAY-IN CEILING LOCATION UNLESS OTHERWISE INDICATED. PROVIDE NYLON PULL STRING IN ALL CONDUITS. MOUNT OUTLET GROUPS (WITH RECEPTACLES) AS TIGHTLY TOGETHER AS POSSIBLE.
- VERIFY ALL SPECIFIC DENTAL EQUIPMENT AND OUTLET LOCATION REQUIREMENTS WITH TENANT REPRESENTATIVE AND/OR MEDICAL EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. THIS SHALL INCLUDE MOUNTING HEIGHTS, CONNECTION TYPE, AND POWER REQUIREMENTS. ALL CONNECTIONS FOR DENTAL EQUIPMENT SHALL BE IN ACCORDANCE WITH EQUIPMENT MANUFACTURERS AND SUPPLIERS RECOMMENDATIONS.
- PROVIDE DESIGN-BUILD FIRE ALARM INSTALLATION UNDER SUBCONTRACT WITH EXISTING FIRE ALARM MANUFACTURERS REPRESENTATIVES AND VENDOR. DEVICES AND EQUIPMENT TO BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM IN BUILDING. NOTIFICATION DEVICES SHALL BE WHITE, CONFIRM WITH LOCAL JURISDICTION PRIOR TO PURCHASE. PROVIDE NEW SMOKE DETECTORS, DUCT SMOKE DETECTORS, PULL STATIONS, AND NOTIFICATION DEVICES (HORN/STROBE AND STROBE ONLY) AS REQUIRED. CONNECT ALL NEW DEVICES TO EXISTING FIRE ALARM PANEL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. AFTER THE INSTALLATION IS COMPLETE, THE FIRE ALARM SYSTEM SHALL BE TESTED IN THE PRESENCE OF FIRE DEPARTMENT REPRESENTATIVES AND THE OWNER'S REPRESENTATIVE. PROVIDE SHOP DRAWINGS FOR APPROVAL, REVISE AND RE-SUBMIT AS REQUIRED FOR FIRE DEPARTMENT APPROVAL AND OBTAINING APPLICABLE PERMITS.
- PROVIDE NEW TYPED PANEL CIRCUIT DIRECTORIES FOR NEW PANELS. INCLUDE APPROPRIATE DESCRIPTIONS OF ALL CIRCUITS.
- PROVIDE 6 COPIES OF SUBMITTALS ON ELECTRICAL EQUIPMENT INCLUDING LIGHT FIXTURES, ELECTRICAL DISTRIBUTION AND WIRING DEVICES FOR REVIEW BY THE ARCHITECT AND ENGINEER.
- PER SECTION 210.4(B), PROVIDE A HANDLE TIE ON ALL TWO AND THREE CIRCUIT HOMERUNS THAT SHARE A COMMON NEUTRAL TO SIMULTANEOUSLY DISCONNECT THE UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.
- PROVIDE LISTED TAMPER RESISTANT RECEPTACLES IN PATIENT ROOMS, BATHROOMS, PLAYROOMS AND ACTIVITY ROOMS IN DESIGNATED GENERAL CARE LOCATIONS.
- CONTRACTOR TO INCLUDE PRICING FOR 10 EXTRA RECEPTACLES, JUNCTION BOXES, CONDUIT AND 10'-0" OF WIRING FOR EACH ADDED RECEPTACLE ADDED AT THE TIME OF THE BOX WALK. COORDINATE WITH OWNER AND ARCHITECT.
- ELECTRICAL CONTRACTOR TO INCLUDE IN BASE BID AN ALLOWANCE TO REMOVE ALL EXISTING, UNUSED AND ABANDONED LINE VOLTAGE AND LOW VOLTAGE CABLES, WIRES, CONDUITS, JUNCTION BOX, PULL STRINGS ETC.

### Isc CALCULATIONS - THREE PHASE

**POINT #1, AT THE EXISTING 75KVA TRANSFORMER:**  
Isc = 13,000 A

**POINT #2, AT THE EXISTING 800A DISTRIBUTION PANEL:**  
f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor  
f = 1.73 x 100 x 13000 A / 208 x 64173  
f = 0.17  
M = 1 / 1 + f = 1 / 1 + 0.17 = 0.88  
Isc = M x Isc (source) = 0.88 x 13000 A = 11,125 A

**POINT #3, AT THE EXISTING 1200A COMMERCIAL METER STACK:**  
f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor  
f = 1.73 x 15 x 11125 A / 208 x 37512  
f = 0.04  
M = 1 / 1 + f = 1 / 1 + 0.04 = 0.96  
Isc = M x Isc (source) = 0.96 x 11125 A = 10,728 A

**POINT #4, AT THE RELOCATED PANEL "21":**  
f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor  
f = 1.73 x 50 x 10728 A / 208 x 7293  
f = 0.61  
M = 1 / 1 + f = 1 / 1 + 0.61 = 0.62  
Isc = M x Isc (source) = 0.62 x 10728 A = 6,656 A

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

No	Revision / Submissions	Date

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

5376 S. GIBLALTAR CT.  
CENTENNIAL, CO 80015  
303.720.9827

**BATTISTA DESIGN GROUP**

**Eagle River Dentistry  
Tenant Remodel Project**  
0057 Edwards Access Rd.  
Suite 21 & 22  
Edwards, Colorado 81632

### NOTES, SYMBOLS, ONE-LINE & SCHEDULES

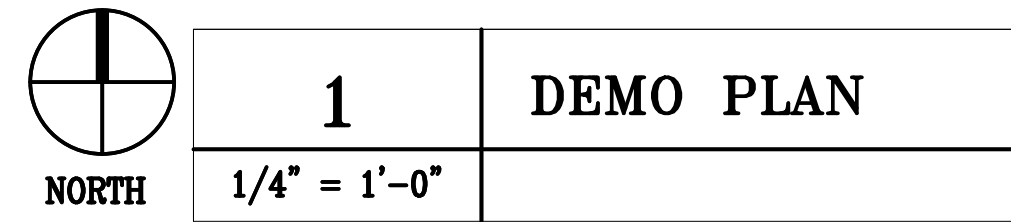
Designed: JH	Project Number: 23-049
Drawn: JH	Scale: As Shown
Checked: VJR	Drawing Number: <b>E1</b>
Reviewed: VRW	Date: 05/23/2023
Date: 05/23/2023	1 of 4



## DEMOLITION NOTES

1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED DEMOLITION OF ELECTRICAL DEVICES AND ASSOCIATED EQUIPMENT AS INCLUDED IN THE DEMOLITION PER ARCHITECTURAL PLANS. THEY SHOULD NOT, HOWEVER, BE CONSIDERED COMPREHENSIVE. THE ELECTRICAL CONTRACTOR SHALL COMPLETELY REMOVE ALL LIGHTING, ELECTRICAL DEVICES, JUNCTION BOXES, CONDUIT AND WIRE. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE NEED FOR PERFORMING ADDITIONAL ELECTRICAL DEMOLITION OF ANY OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT, DEVICES AND WIRING NOT LISTED HEREIN FOR THE AREA OF WORK. FIELD VERIFY ALL DEMOLITION REQUIREMENTS AND COORDINATE WITH OWNER PRIOR TO BEGINNING WORK. REFERENCE DEMOLITION DRAWINGS OF OTHER TRADES FOR ADDITIONAL DEMOLITION INFORMATION. CONTRACTOR WILL BE REQUIRED TO WALK SITE WITH OWNERS REPRESENTATIVE TO EVALUATE ADDITIONAL DEMOLITION REQUIREMENTS PRIOR TO BIDS.
2. DEVICES DEMOLISHED SHALL BE COMPLETELY REMOVED (INCLUDING WIRING, CONDUIT AND DEVICE BOXES). WALLS SHALL BE PATCHED AS REQUIRED. ALL REQUIRED WALL, FLOOR AND CEILING REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
3. ALL ELECTRICAL DEVICES NOT WANTED BY THE OWNER ARE TO BECOME PROPERTY OF THE ELECTRICAL CONTRACTOR AND REMOVED FROM THE SITE.
4. ELECTRICAL CONTRACTOR SHALL REFERENCE THE MECHANICAL PLANS FOR ADDITIONAL DEMOLITION OF HVAC AND PLUMBING EQUIPMENT BEING REMOVED. ALL CONDUIT AND CIRCUITS SERVING EXISTING EQUIPMENT BEING TO BE REMOVED SHALL BE DEMOLISHED BACK TO THE PANEL SERVING THE EQUIPMENT.

NOTE:  
ALL LIGHT FIXTURES, SWITCHES, RECEPTACLES, TELE/DATA, CONDUCTORS & CONDUIT LOCATED WITHIN THE SCOPE OF WORK ARE TO BE REMOVED. COORDINATE WITH ARCHITECT.

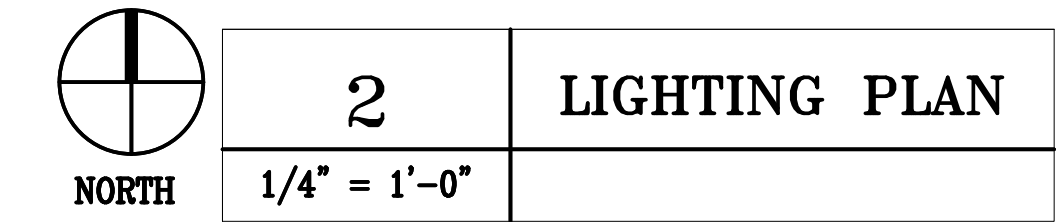


Light Fixture Schedule

Designation	Lamps		Fixture Characteristics		Fixture Mounting			Fixture Specification		Voltage
	# of lamps	Lamp Type	Description	Finish	Method	Ceiling Type	Recess Depth	Manufacturer	Catalog #	
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	15.5W (1,500 Lumens) LED 4000K	6" LED Downlight (IC Rated)	White	Recessed	Lay-In Grid	5-7/8"	Portfolio Lighting	LD6B-15-D010-EU6B-1020-80-40-6LBM1UE	120
BE	1	15.5W (1,500 Lumens) LED 4000K	6" LED Downlight With 90 Minutes of Battery Backup (IC Rated)	White	Recessed	Lay-In Grid	5-7/8"	Portfolio Lighting	LD6B-15-D010-EM14-EU6B-1020-80-40-6LBM1UE	120
C	1	15W LED 4000K	Decorative Pendant By Tenant	TBD	Suspended Per Arch	N/A	N/A	By Tenant	By Tenant	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 Light By Tenant	TBD	Wall	N/A	N/A	By Tenant	By Tenant	120
X	--	LED	Universal Mount LED Exit Sign with 90 Minute Emergency Battery Backup	White/Green	Varies	Varies	N/A	Sure-Lites	LPX70GWH	120
Z	--	LED	Interior Emergency Egress Light With 90 Minutes of Battery Backup	White/Green	Varies	Varies	N/A	Sure-Lites	APEL	120
Z1	--	LED	Exterior Emergency Egress Light With 90 Minutes of Battery Backup	White/Green	Varies	Varies	N/A	Sure-Lites	AEL2	120

## DETAIL NOTES

- ◇ CONNECT ALL EXIT LIGHTS, EMERGENCY BATTERY PACKS AND SHADED FIXTURES AHEAD OF SWITCHING FOR CONTINUOUS EGRESS/NIGHTLIGHT FUNCTIONS, (TYPICAL).
- ◇ PROVIDE DUAL TECHNOLOGY WALL MOUNTED OCCUPANCY SENSOR FOR FIXTURES IN THIS ROOM. WATTSTOPPER CAT# DW-100 OR EQUAL, (TYPICAL FOR THIS SYMBOL). SET TIME DELAY TO 15 MINUTES IN RESTROOMS.
- ◇ 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.
- ◇ PROVIDE 120-VOLT CONNECTION FOR DENTAL TRACK TASK LIGHT; COORDINATE EXACT LOCATION AND CONTROLS WITH DENTAL EQUIPMENT SUPPLIER.
- ◇ PROVIDE DUAL TECHNOLOGY WALL MOUNTED OCCUPANCY SENSOR AND DIMMER COMPATIBLE WITH FIXTURES IN THIS ROOM. WATTSTOPPER CAT# DW-311 OR EQUAL, (TYPICAL FOR THIS SYMBOL). SET TIME DELAY TO 15 MINUTES.
- ◇ EXISTING 120V, 20A CONNECTION FOR EXTERIOR SIGN. COORDINATE IF LOCATION NEEDS TO BE RELOCATED WITH ARCHITECT.
- ◇ PROVIDE 120V DIMMER COMPATIBLE WITH EXISTING TRACK LIGHTING AND FIXTURE "C".



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

No	Revision / Submissions	Date

ROSSI ENGINEERING INC.  
5376 S. GIBRALTAR CT.  
CENTENNIAL, CO 80015  
303.720.9827  
ROSSI@ROSSIENGINEERING.NET

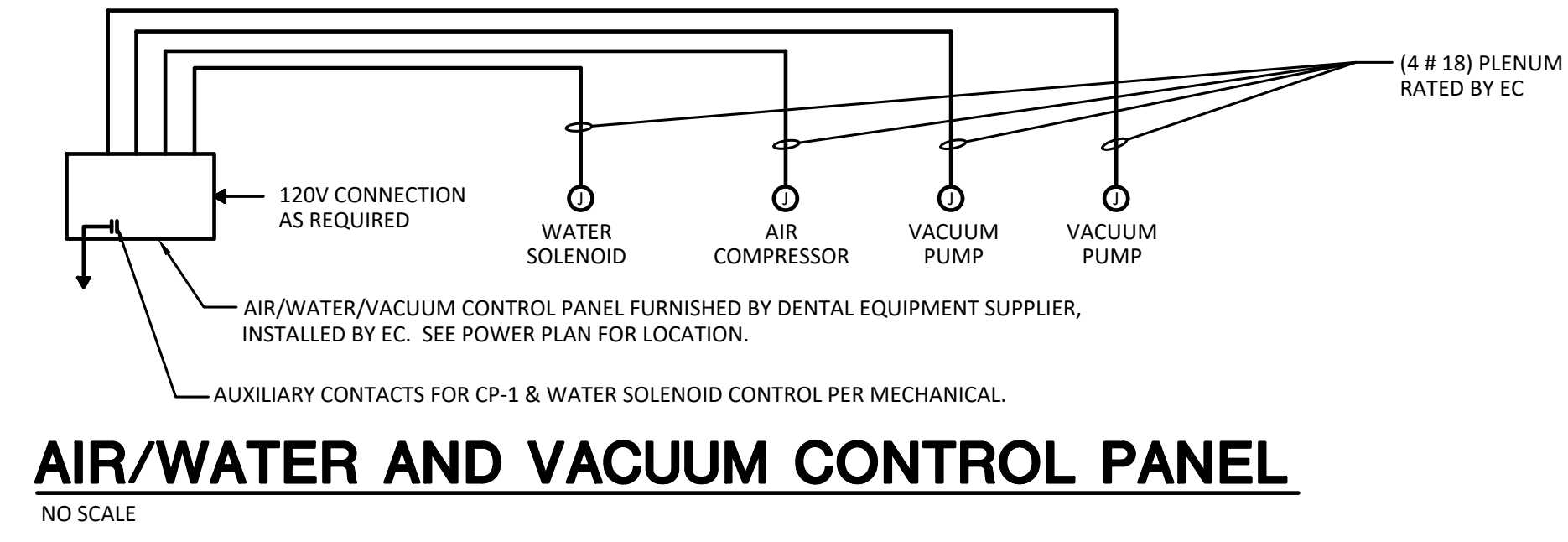
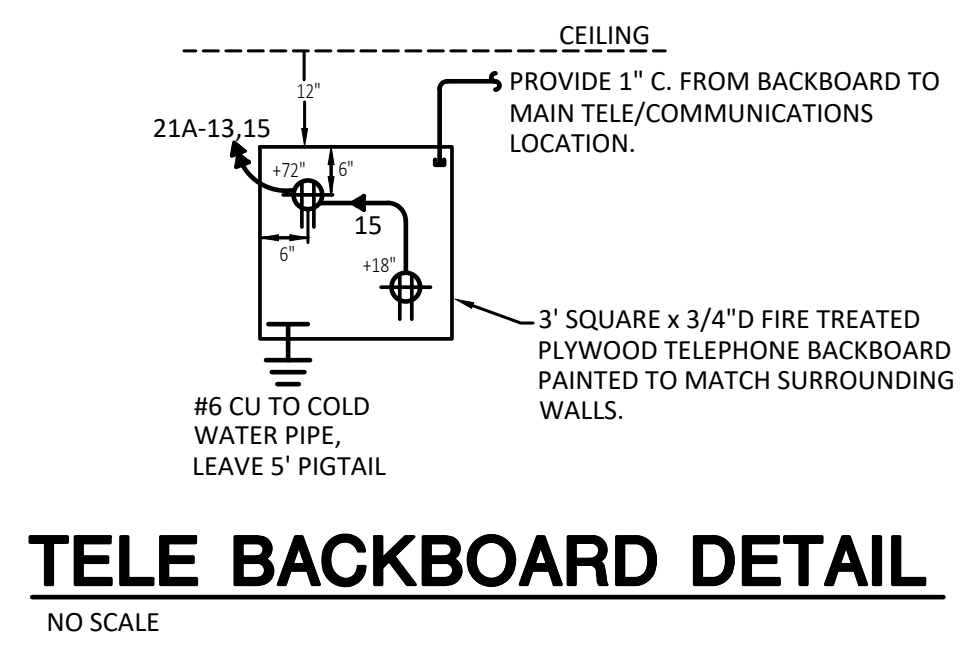
BATTISTA DESIGN GROUP  
3650 Wadsworth Boulevard  
Wheat Ridge, Colorado 80033  
Phone: 303-428-4895  
Fax: 303-428-5472  
Email: info@battistadesign.net  
www.battistadesign.net

**Eagle River Dentistry  
Tenant Remodel Project**  
0057 Edwards Access Rd.  
Suite 21 & 22  
Edwards, Colorado 81632

## DEMOLITION & LIGHTING PLANS, FIXTURE SCHEDULE

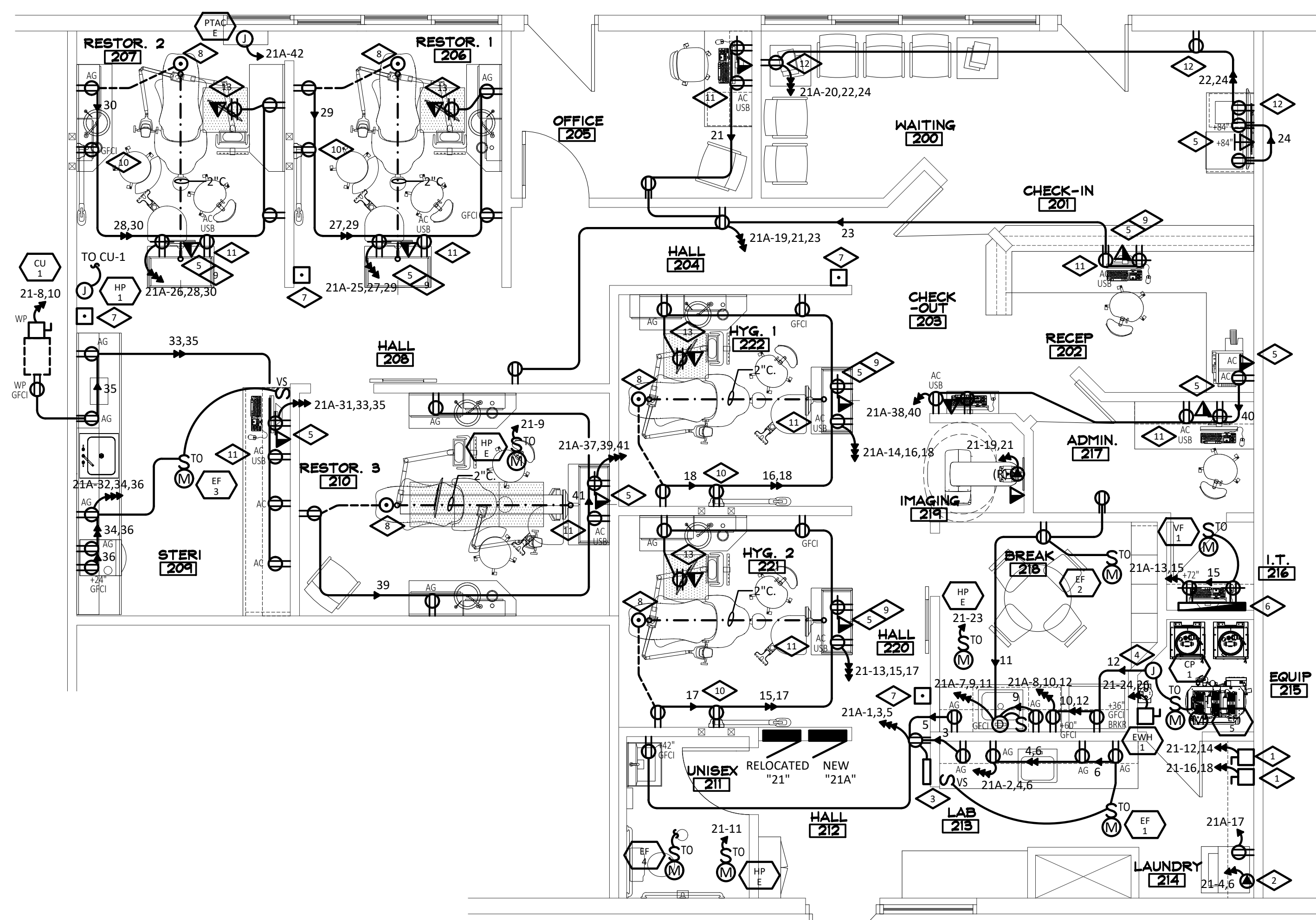
Designed: JH	Project Number: 23-049
Drawn: JH	Scale: As Shown
Checked: VJR	Drawing Number: <b>E2</b>
Reviewed: VRW	
Date: 05/23/2023	2 of 4





### DETAIL NOTES

1. 30A2P NON-FUSED DISCONNECT FOR VACUUM PUMP. PROVIDE (2 #10 CU THWN & 1 #10 CU GND) 1/2" C. 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 #1 ON SHEET E7 FOR ADDITIONAL INFORMATION.
2. PROVIDE 250-VOLT, 30-AMP, SINGLE-PHASE OUTLET FOR DRYER. COORDINATE EXACT PLUG REQUIREMENTS WITH MANUFACTURER. (2 #10 THWN CU & #10 CU GND) 1/2" C.
3. 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.
4. WATER SOLENOID VALVE LOCATION. COORDINATE EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH DENTAL EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.
5. 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).
6. SEE TELE BACKBOARD; SEE DETAIL THIS SHEET FOR FURTHER INFORMATION. VERIFY EXACT LOCATION WITH ARCHITECT.
7. 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.
8. PROVIDE TOMBSTONE STYLE QUADPLEX 120-VOLT, 20-AMP OUTLET. RUN 2" CONDUIT FOR VACUUM AND COMPRESSED AIR FROM FOOT OF CHAIR TO BASE OF REAR DELIVERY CABINET/WALL. COORDINATE EXACT REQUIREMENTS AND LOCATIONS WITH DENTAL EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN AND INSTALLATION.
9. DUPLEX/QUADPLEX RECEPTACLES AND TELEPHONE/DATA OUTLETS MOUNTED IN ARCHITECTURAL MILLWORK. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
10. PANOREX & X-RAY. PROVIDE 120V, 20 AMP DUPLEX RECEPTACLE (2 #12 THWN CU & #12 CU GND) 1/2" C. 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 #7.
11. PROVIDE NEW 120-VOLT, 20-AMP TAMPER RESISTANT DUPLEX RECEPTACLE WITH (1) USB-A AND (1) USB-C PORTS. LEVITON CATH T5833-W FOR ALL NON GFCI OUTLETS AND LEVITON CATH GUAC2-W FOR ALL GFCI OUTLETS OR EQUALS, (TYPICAL). COORDINATE EXACT REQUIREMENT WITH TENANT REPRESENTATIVE.
12. ALL NEW RECEPTACLES IN THIS PROJECT ARE TAMPER RESISTANT; SEE GENERAL NOTE #4 ON SHEET E1.
13. PROVIDE CEILING MOUNTED 120V, 20A RECEPTACLE AND TELE/DATA FOR MONITOR. COORDINATE EXACT LOCATION IN THE FIELD.



1
POWER PLAN

1/4" = 1'-0"

MECHANICAL EQUIPMENT SCHEDULE																
⬡	DESCRIPTION	CHARACTERISTICS				SUPPLY DATA					FIRE PROVISIONS				COMMENTS	
		LOAD FORM	LOAD	VOLTS	PH	FEEDER	CIRCUIT PROTECTION			CONTROL	BY	DETECTION				
							BREAKER	DISC. SW.	FUSE			CFM	SMOK	FURN.		NOTAL
CP 1	HOT WATER CIRCULATION PUMP	HP	1/15	120	1	(2 # 12 THWN CU & 1 # 12 CU GND) 1/2" C.	20A1P			INTEGRAL	MC					
CU 1	CONDENSING UNIT	FLA	22.5	208	1	(2 # 10 THWN CU & 1 # 10 CU GND) 1/2" C.	35A2P	60A2P	35 FRN-R	T-STAT	MC					UNIT TO POWER HP-1; COORDINATE WITH MECHANICAL
EF-1 TO EF-3	EXHAUST FAN	FLA	1.0	120	1	(2 # 12 THWN CU & 1 # 12 CU GND) 1/2" C.	20A1P			VS SWITCH	MC & EC					
EF 4	EXHAUST FAN	FLA	1.0	120	1	(2 # 12 THWN CU & 1 # 12 CU GND) 1/2" C.	20A1P			OCC SENSOR	EC					
EF 5	EXHAUST FAN	FLA	2.5	120	1	(2 # 12 THWN CU & 1 # 12 CU GND) 1/2" C.	20A1P			T-STAT	MC					
EW 1	ELECTRIC WATER HEATER	KVA	4.50	208	1	(2 # 10 THWN CU & 1 # 10 CU GND) 1/2" C.	30A2P	30A2P		INTEGRAL	MC					
HP E	EXISTING HEAT PUMP	FLA	2.0	120	1	(2 # 12 THWN CU & 1 # 12 CU GND) 1/2" C.	20A1P			T-STAT	MC					FIELD VERIFY ELECTRICAL SPEC'S; NOTIFY ENGINEER
PTAC E	EXISTING PTAC UNIT	FLA	5.0	120	1	(2 # 12 THWN CU & 1 # 12 CU GND) 1/2" C.	20A1P			T-STAT	MC					FIELD VERIFY ELECTRICAL SPEC'S; NOTIFY ENGINEER
VF 1	VENTILATION FAN	FLA	1.0	120	1	(2 # 12 THWN CU & 1 # 12 CU GND) 1/2" C.	20A1P			T-STAT	MC					

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

**ROSSI ENGINEERING INC.**

5376 S. GIBALTAR CT.  
CENTENNIAL, CO 80015  
303.720.9827  
VROSSI@ROSSIENGINEERING.NET

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**

## Eagle River Dentistry Tenant Remodel Project

0057 Edwards Access Rd.  
Suite 21 & 22  
Edwards, Colorado 81632

### POWER PLAN & MECHANICAL SCHEDULE

	Designed: JH	Project Number: 23-049
	Drawn: JH	Scale: As Shown
	Checked: VJR	Drawing Number: <b>E3</b>
	Reviewed: VRW	
	Date: 05/23/2023	3 of 4

COPYRIGHT 2023 - BATTISTA DESIGN GROUP, P.C.  
This document and the ideas and concepts incorporated herein, as an instrument of professional service, can not be used, in whole or in part for any other project, without the written authorization of BATTISTA DESIGN GROUP, P.C.



**COMcheck Software Version COMcheckWeb**  
**Interior Lighting Compliance Certificate**

**Project Information**

Energy Code: 2015 IECC  
 Project Title: 23-049 - Eagle River Dentistry  
 Project Type: Alteration

Construction Site: 0057 Edwards Access Road, Suites 21 and 22, Edwards, Colorado 81632  
 Owner/Agent: \_\_\_\_\_  
 Designer/Contractor: \_\_\_\_\_

**Allowed Interior Lighting Power**

A Area Category	B Floor Area (ft <sup>2</sup> )	C Allowed Watts / ft <sup>2</sup>	D Allowed Watts
1-Healthcare Facility:Exam/Treatment	593	1.66	984
2-Common Space Types:Office - Enclosed	1199	1.11	1331
Total Allowed Watts =			2315

**Proposed Interior Lighting Power**

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture (C X D)	D Watt.	E
<b>Healthcare Facility: Exam/Treatment (593 sq.ft.)</b>				
LED: A/AE: 2'x4' LED Troffer: Other:	1	6	50	300
LED: B/BE: 6" LED Downlight: Other:	1	22	16	341
LED: C: Decorative LED Pendant: Other:	1	3	10	30
LED: G: 2' LED Undercabinet: Other:	1	4	11	44
LED: H: LED Vanity: Other:	1	1	10	10
<b>Common Space Types: Office - Enclosed (1199 sq.ft.)</b>				
LED: A/AE: 2'x4' LED Troffer: Other:	1	10	50	500
Total Proposed Watts =			1225	

**Interior Lighting PASSES**

**Interior Lighting Compliance Statement**

*Compliance Statement:* The proposed interior lighting alteration project 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 2015 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Justin Hayes - Electrical Engineer      JUSTIN HAYES      05-23-2023  
 Name - Title      Signature      Date

Project Title: 23-049 - Eagle River Dentistry      Report date: 05/23/23  
 Data filename: \_\_\_\_\_      Page 1 of 4

**COMcheck Software Version COMcheckWeb**  
**Inspection Checklist**

Energy Code: 2015 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] <sup>1</sup>	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	

**Additional Comments/Assumptions:**

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

Project Title: 23-049 - Eagle River Dentistry      Report date: 05/23/23  
 Data filename: \_\_\_\_\_      Page 2 of 4

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15] <sup>1</sup>	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1 [EL18] <sup>1</sup>	Occupancy sensors installed in required spaces.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1, C405.2.2 [EL23] <sup>1</sup>	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.2.1 [EL22] <sup>1</sup>	Automatic controls to shut off all building lighting installed in all buildings.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3 [EL16] <sup>1</sup>	Daylight zones provided with individual controls that control the lights independent of general area lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20] <sup>1</sup>	Primary sidelighted areas are equipped with required lighting controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21] <sup>1</sup>	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4 [EL4] <sup>1</sup>	Separate lighting control devices for specific uses installed per approved lighting plans.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4 [EL8] <sup>1</sup>	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	
C405.3 [EL6] <sup>1</sup>	Exit signs do not exceed 5 watts per face.	<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)

Project Title: 23-049 - Eagle River Dentistry      Report date: 05/23/23  
 Data filename: \_\_\_\_\_      Page 3 of 4

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [F117] <sup>1</sup>	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	
C405.4.1 [F118] <sup>1</sup>	Interior installed lamp and fixture 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 Interior Lighting fixture schedule for values.
C408.2.5.1 [F116] <sup>1</sup>	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] <sup>1</sup>	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	

**Additional Comments/Assumptions:**

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

Project Title: 23-049 - Eagle River Dentistry      Report date: 05/23/23  
 Data filename: \_\_\_\_\_      Page 4 of 4

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

No	Revision / Submissions	Date

**ROSSI ENGINEERING INC.**  
 5376 S. GIBRALTAR CT.  
 CENTENNIAL, CO 80015  
 303.720.9827  
 VROSSI@ROSSIENGINEERING.NET

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

**Eagle River Dentistry  
 Tenant Remodel Project**  
 0057 Edwards Access Rd.  
 Suite 21 & 22  
 Edwards, Colorado 81632

**COMCHECK**

Designed: JH	Project Number: 23-049
Drawn: JH	Scale: As Shown
Checked: VJR	Drawing Number: <b>E4</b>
Reviewed: VRW	
Date: 05/23/2023	4 of 4