

PB-G: PANEL BOARD - GARAGE

PANEL SCHEDULE PB-G LAVENTURE ENGINEERING ASSOCIATES, INC. JOB# 8106. THREE PHASE PANELBOARD. DESCRIPTION: GARAGE PANEL L.C.-G. 8167, 8168, 8169.

LC-M: LOAD CENTER - MECHANICAL

PANEL SCHEDULE LC-M LAVENTURE ENGINEERING ASSOCIATES, INC. JOB# 8106. THREE PHASE PANELBOARD. DESCRIPTION: BOILER ROOM LIGHTING, GARAGE LIGHTING, GARAGE DOOR, ELEVATOR LIGHTS.

LC-G: LOAD CENTER - GARAGE

PANEL SCHEDULE LC-G LAVENTURE ENGINEERING ASSOCIATES, INC. JOB# 8106. THREE PHASE PANELBOARD. DESCRIPTION: GARAGE LIGHTING, GARAGE DOOR, ELEVATOR LIGHTS, EMERGENCY LIGHTING.

LC-1: LOAD CENTER - LEVEL 1, HOUSE

PANEL SCHEDULE LC-1 LAVENTURE ENGINEERING ASSOCIATES, INC. JOB# 8106. THREE PHASE PANELBOARD. DESCRIPTION: WEST CORRIDOR LIGHTS, CENTER CORRIDOR LIGHTS, COVE LIGHTS, RECEPTACLES.

LC-2: LOAD CENTER - LEVEL 2, HOUSE

PANEL SCHEDULE LC-2 LAVENTURE ENGINEERING ASSOCIATES, INC. JOB# 8106. THREE PHASE PANELBOARD. DESCRIPTION: WEST CORRIDOR LIGHTS, CENTER CORRIDOR LIGHTS, RECEPTACLES, DRINKING FOUNTAIN, H2O HEATER.

LC-3: LOAD CENTER - LEVEL 3, HOUSE

PANEL SCHEDULE LC-3 LAVENTURE ENGINEERING ASSOCIATES, INC. JOB# 8106. THREE PHASE PANELBOARD. DESCRIPTION: WEST CORRIDOR LIGHTS, CENTER CORRIDOR LIGHTS, RECEPTACLES, COOLING TOWER FAN, COOLING TOWER HEATER.

LC-N: LOAD CENTER - NIGHT LIGHT

PANEL SCHEDULE LC-N LAVENTURE ENGINEERING ASSOCIATES, INC. JOB# 8106. THREE PHASE PANELBOARD. DESCRIPTION: TREE RECEPTACLE, TREE LIGHTING, FUTURE RECEPTACLE, FUTURE LIGHTING.

LC-O: OFFICE TYPICAL LOAD CENTER

PANEL SCHEDULE LC-O LAVENTURE ENGINEERING ASSOCIATES, INC. JOB# 8106. SINGLE PHASE PANELBOARD. DESCRIPTION: RECEPTACLES - COMPUTERS, RECEPTACLES - GENERAL, COPIER, HEAT PUMP.

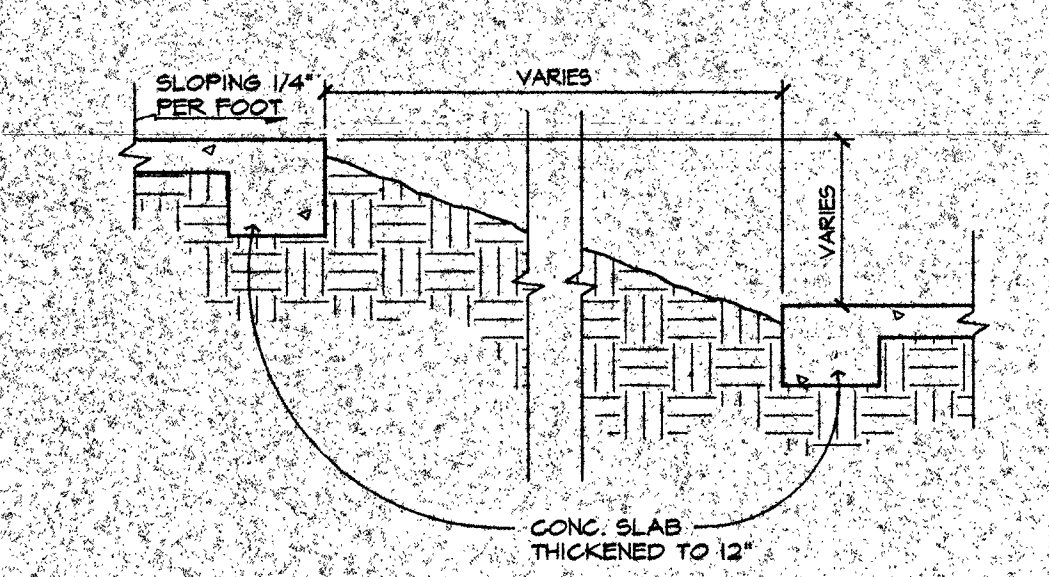
LC-A: LOAD CENTER - APARTMENTS

PANEL SCHEDULE LC-A LAVENTURE ENGINEERING ASSOCIATES, INC. JOB# 8106. SINGLE PHASE PANELBOARD. DESCRIPTION: SMALL APPLIANCE KITCHEN RECEPTACLES, RECEPTACLES - GENERAL, COPIER, HEAT PUMP, REFRIGERATOR.

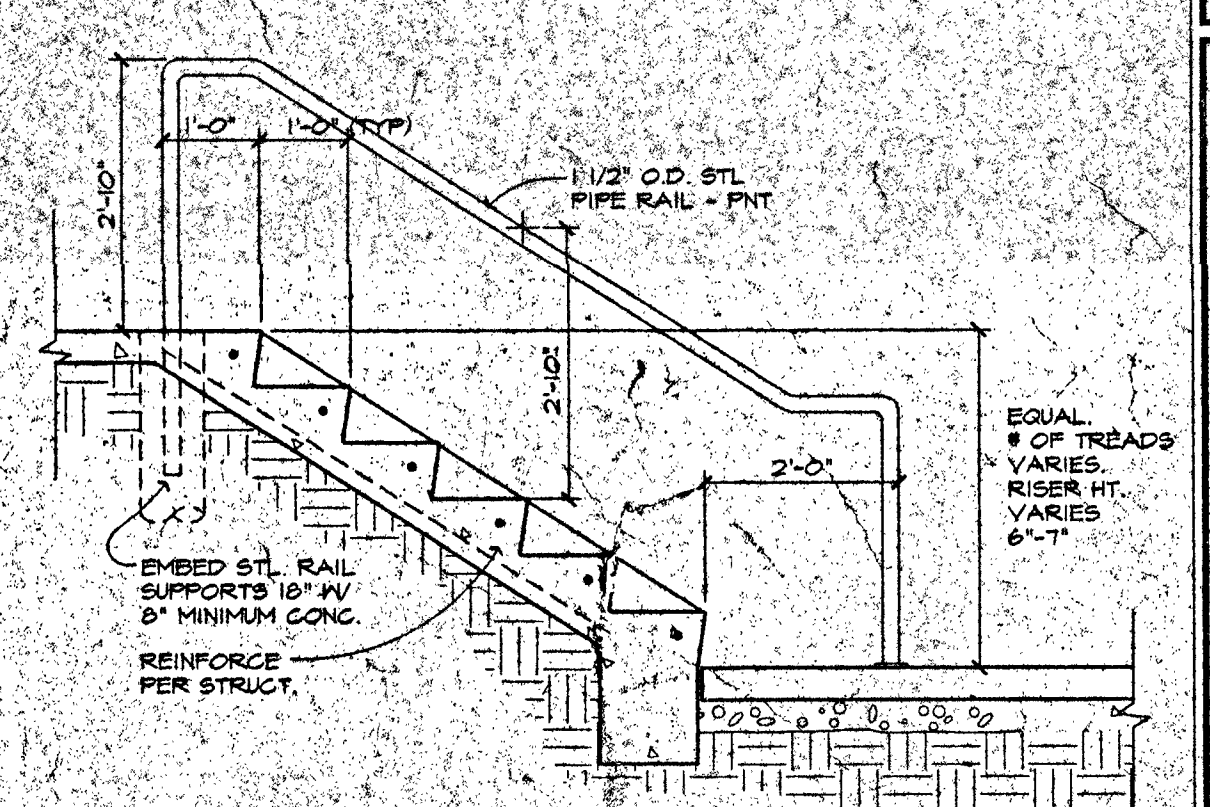




**A1 SITE PLAN**  
 1" = 20'-0"



**A2 SECTION THRU TYP. SLOPING PLANTER**  
 1/2" = 1'-0"



**A3 SECTION THRU STAIR**  
 1/2" = 1'-0"

Hartron Associates p.c.  
 Architecture + Planning  
 1071 South Boulder Road, Suite 1  
 Loveland, Colorado 80537  
 Tel (303) 673-9304 / Fax 673-9319

**RIVERWALK AT EDWARDS - PHASE II**  
**MIXED - USE BUILDING**  
 LOTS B & C  
 EDWARDS, COLORADO

PROJECT # 9665  
 DATE: 14 JAN 98  
 DRAWN BY: BJK  
 CHECKED BY: JEH  
 REVISIONS: 30 MAR 98

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**SITE PLAN**  
 Sheet  
**A010**  
 4 of 55 Sheets

J:\SAS\PROJECTS\A1000\A1000.dwg \* 01/08/1998 \* 01:29 \* 105.B7 / 105.B7 \* 140.DXXXX41110XXXX.PLOT.DWG \* 41000XXXX110157XXX4101010A10A100.DWG

RIVERWALK AT EDWARDS - PHASE II  
MIXED - USE BUILDING

LOTS B & C  
EDWARDS, COLORADO

PROJECT # 9665  
DATE: 14 JAN 98  
DRAWN BY: BJK/JAB  
CHECKED BY: JEH  
REVISIONS: 30 MAR 98

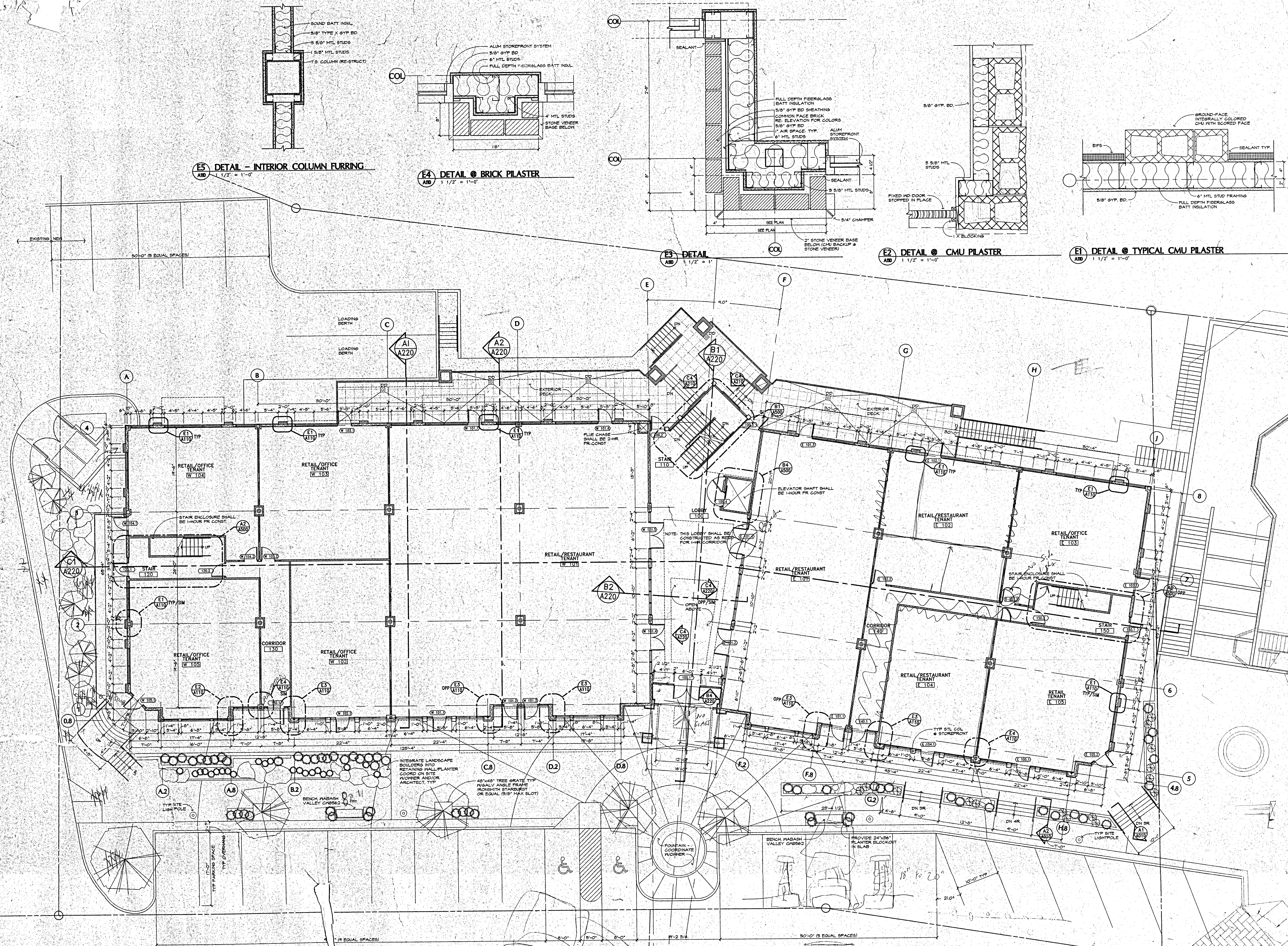
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FIRST LEVEL  
FLOOR PLAN

Sheet

A110

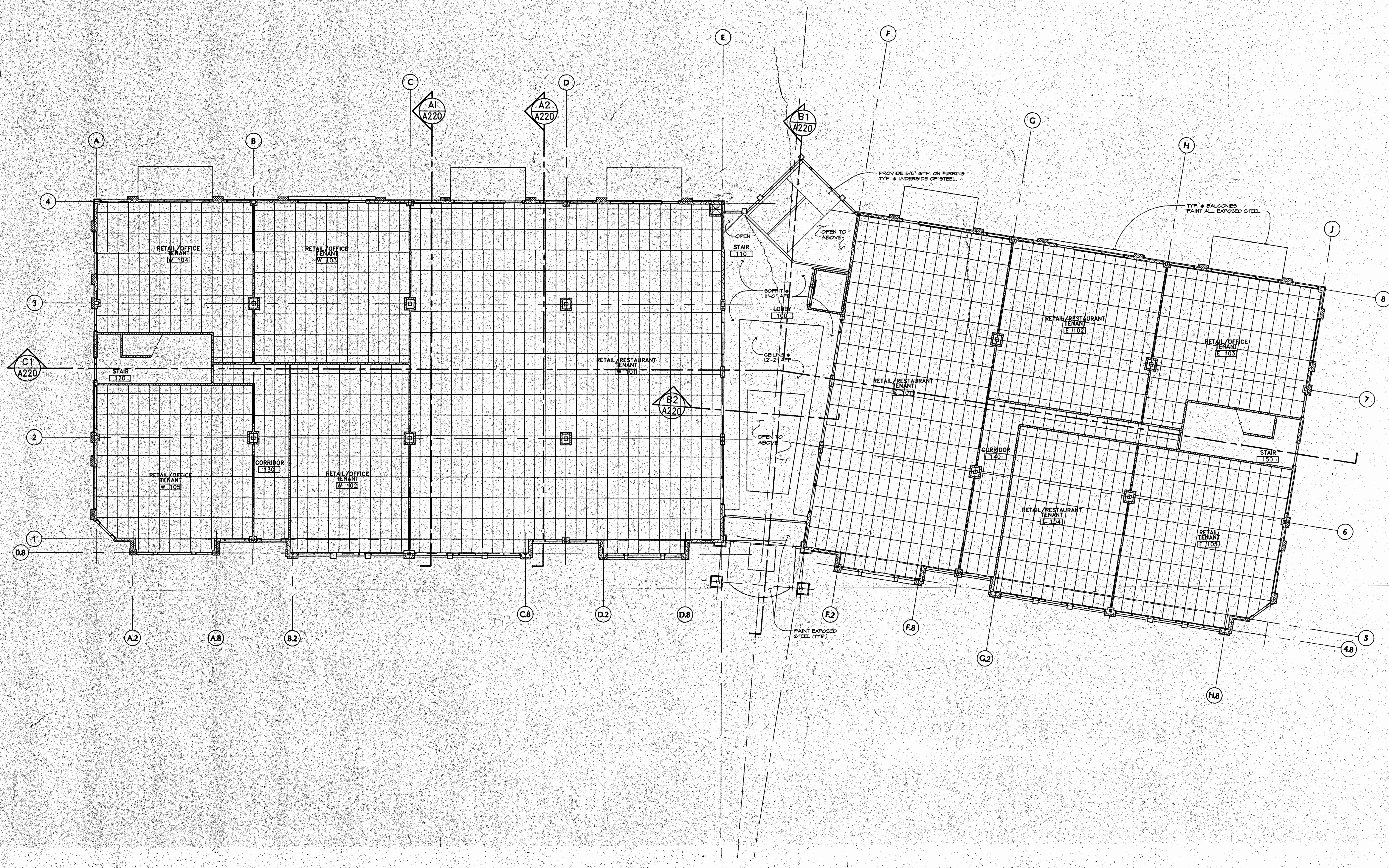
6 of 55 Sheets



**A1** FIRST LEVEL FLOOR PLAN  
A10 1/8" = 1'-0"

091 • 079665/RT101A64.DWG • 04/07/1998 • 05:11 • 106.76 • H:\10000\RT101A64.DWG • RT101A64-01.DWG • RT101A64-01.DWG • RT101A64-01.DWG • RT101A64-01.DWG

042 • 01/9665/RT120684.DWG • 04/07/1996 • 3.150 • 104.69/104.69 • R1100VXX.HR010.DWG.RT10LAXX.RT120684.DWG



**A1** FIRST LEVEL REFLECTED CEILING PLAN  
1/8" = 1'-0"



RIVERWALK AT EDWARDS - PHASE II  
 MIXED - USE BUILDING  
 LOTS B & C  
 EDWARDS, COLORADO

PROJECT # 9665  
 DATE: 14 JAN 98  
 DRAWN BY: E.M.JAB  
 CHECKED BY: JEH  
 REVISIONS: 30 MAR 98

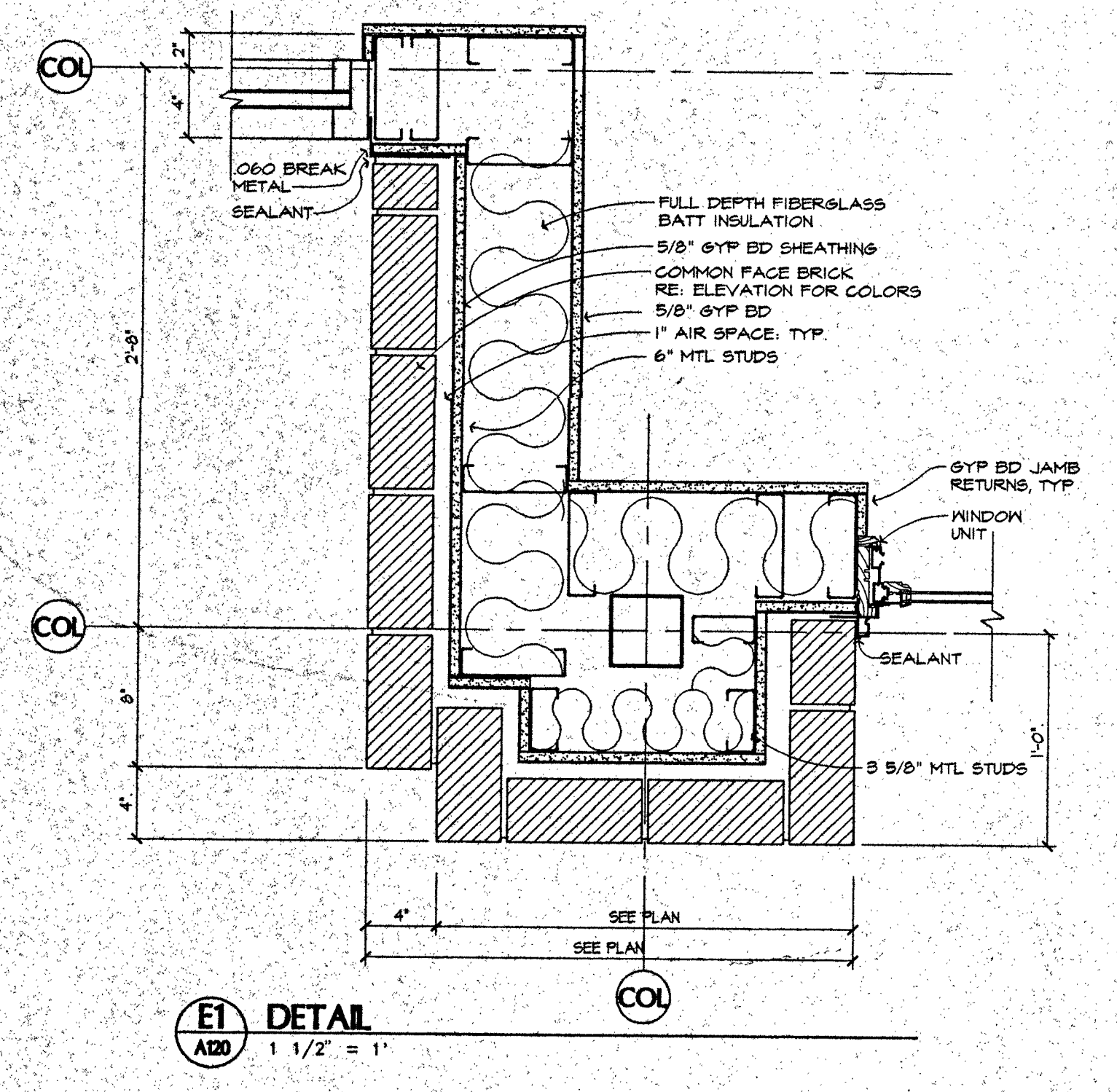
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SECOND LEVEL  
 FLOOR PLAN

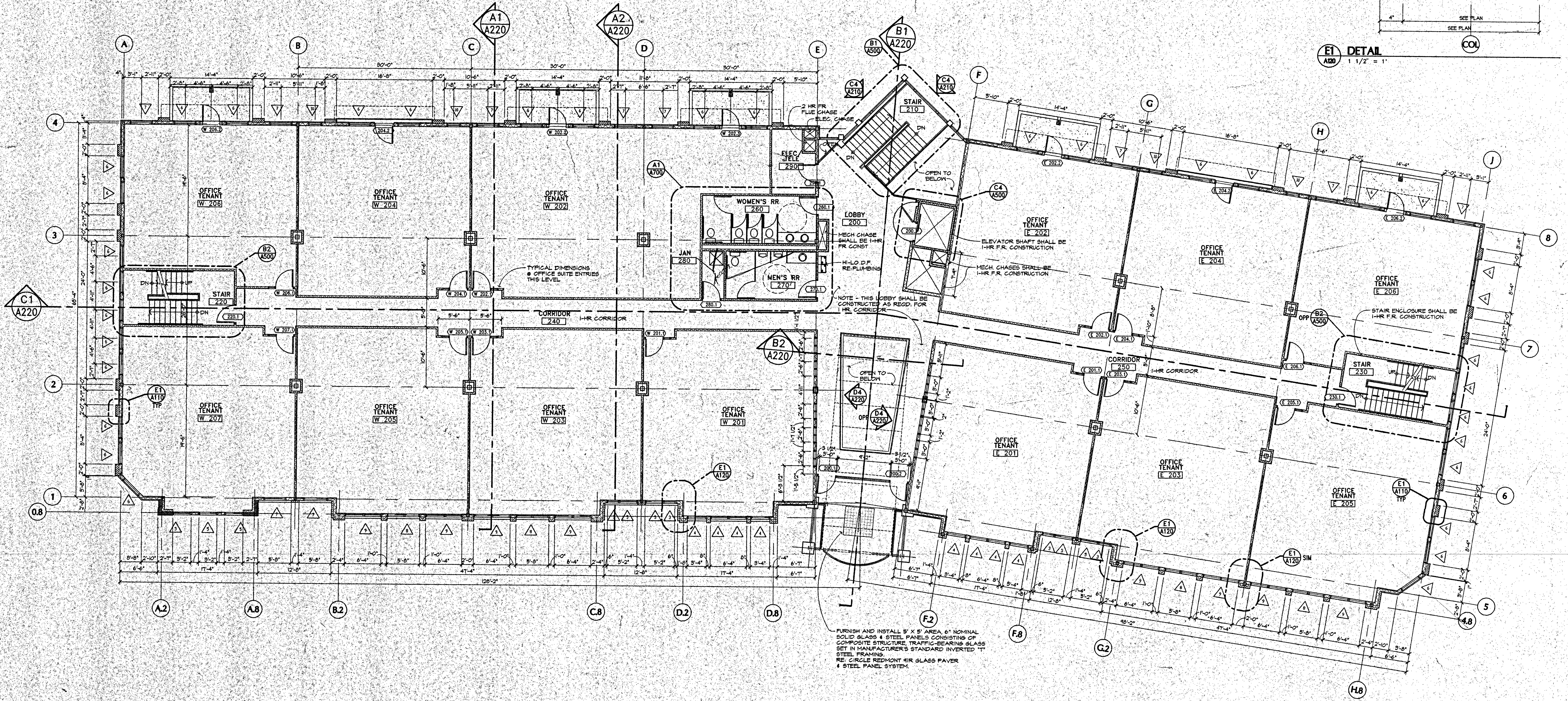
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A120

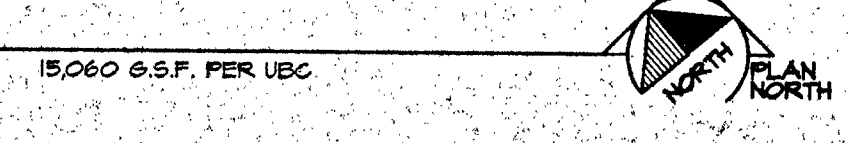
8 of 55 Sheets



E1 DETAIL  
 1 1/2\"/>



A1 SECOND LEVEL FLOOR PLAN  
 1/8\"/>



07/9665/RT/2046.dwg \* 04/09/1998 \* 01:17 \* 102.76 / 02.76 \* R1:200XXX-R1201XXX+H120E.XX

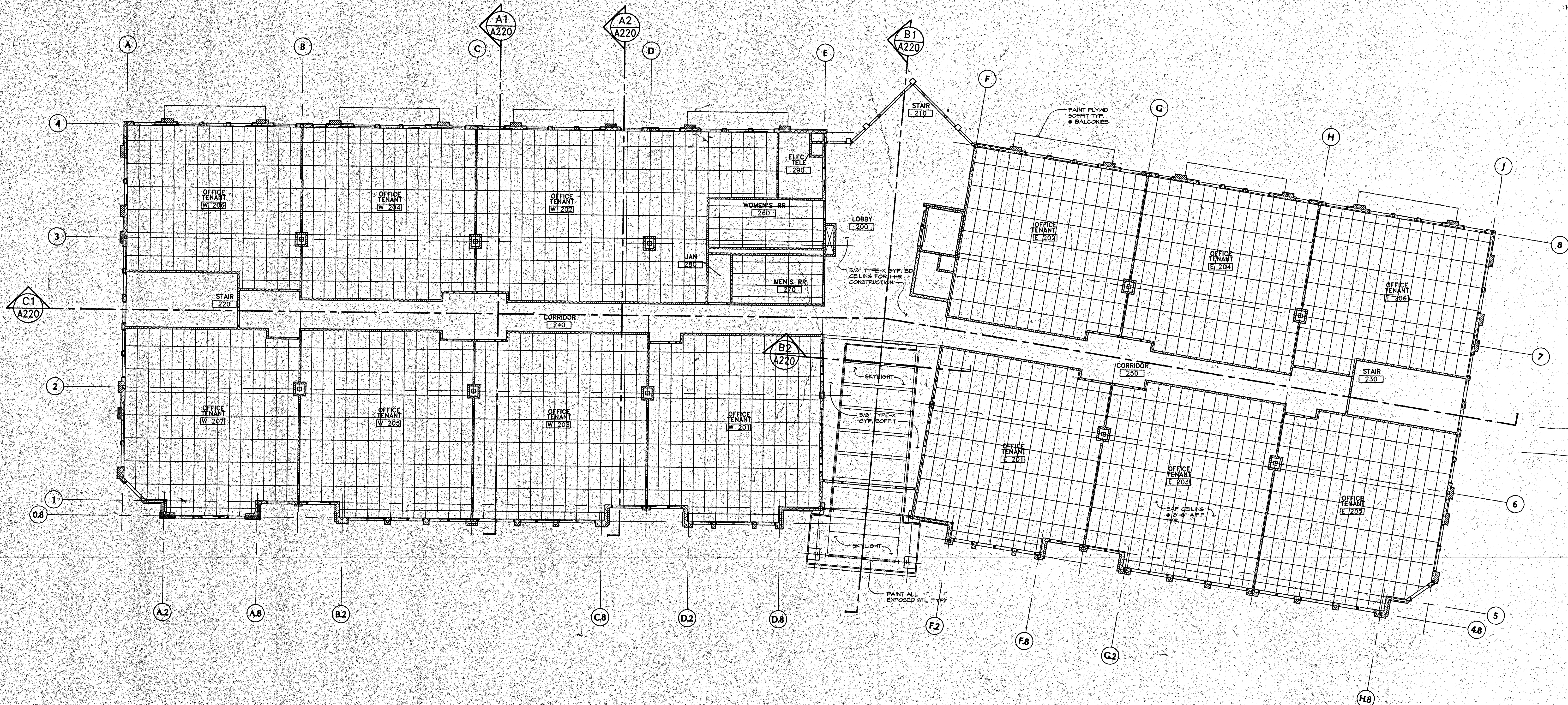
RIVERWALK AT EDWARDS - PHASE II  
 MIXED - USE BUILDING  
 LOTS B & C  
 EDWARDS, COLORADO

PROJECT # 9665  
 DATE: 14 JAN 98  
 DRAWN BY: BJK  
 CHECKED BY: JEI  
 REVISIONS: 30 MAR 98

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SECOND LEVEL  
 REFLECTED  
 CEILING  
 PLAN

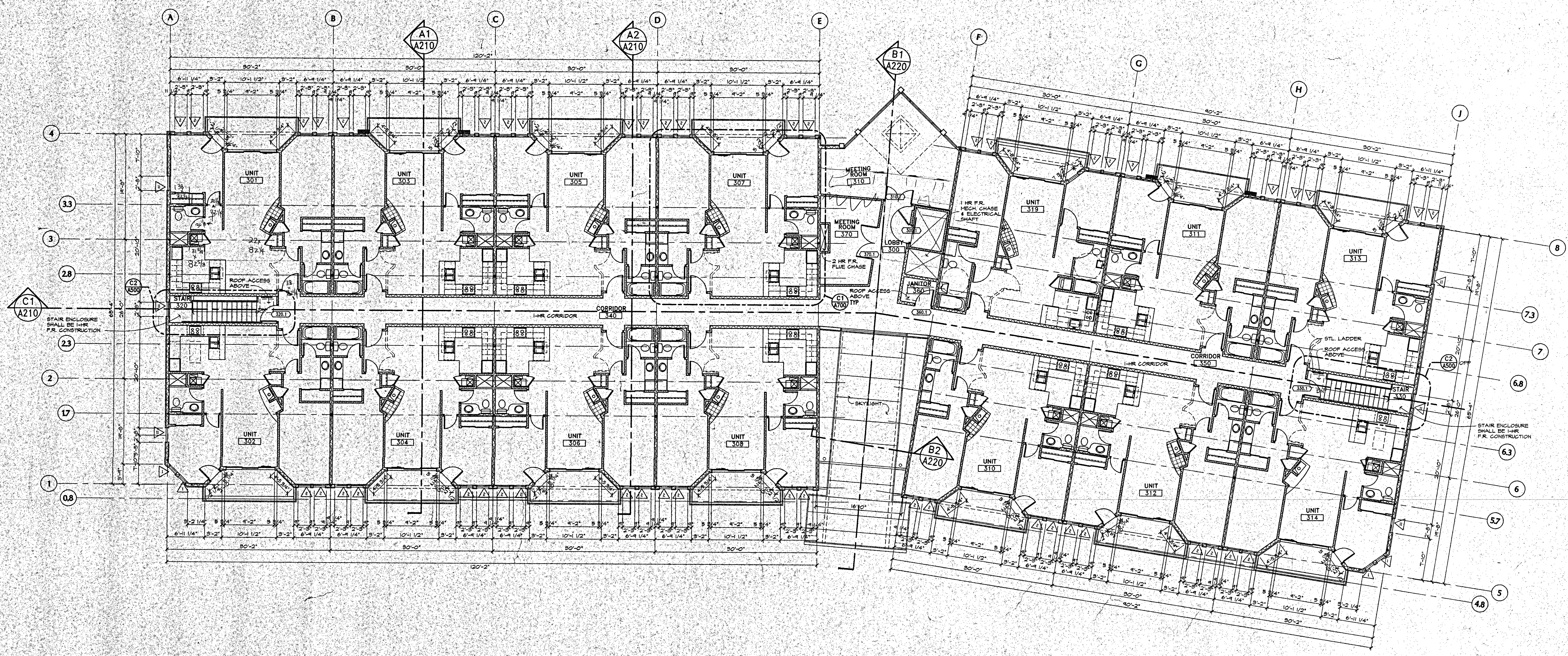
Sheet  
**A122**  
 9 of 55 Sheets



**A1**  
**A22** SECOND LEVEL REFLECTED CEILING PLAN  
 1/8" = 1'-0"

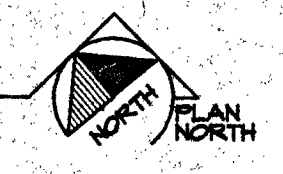


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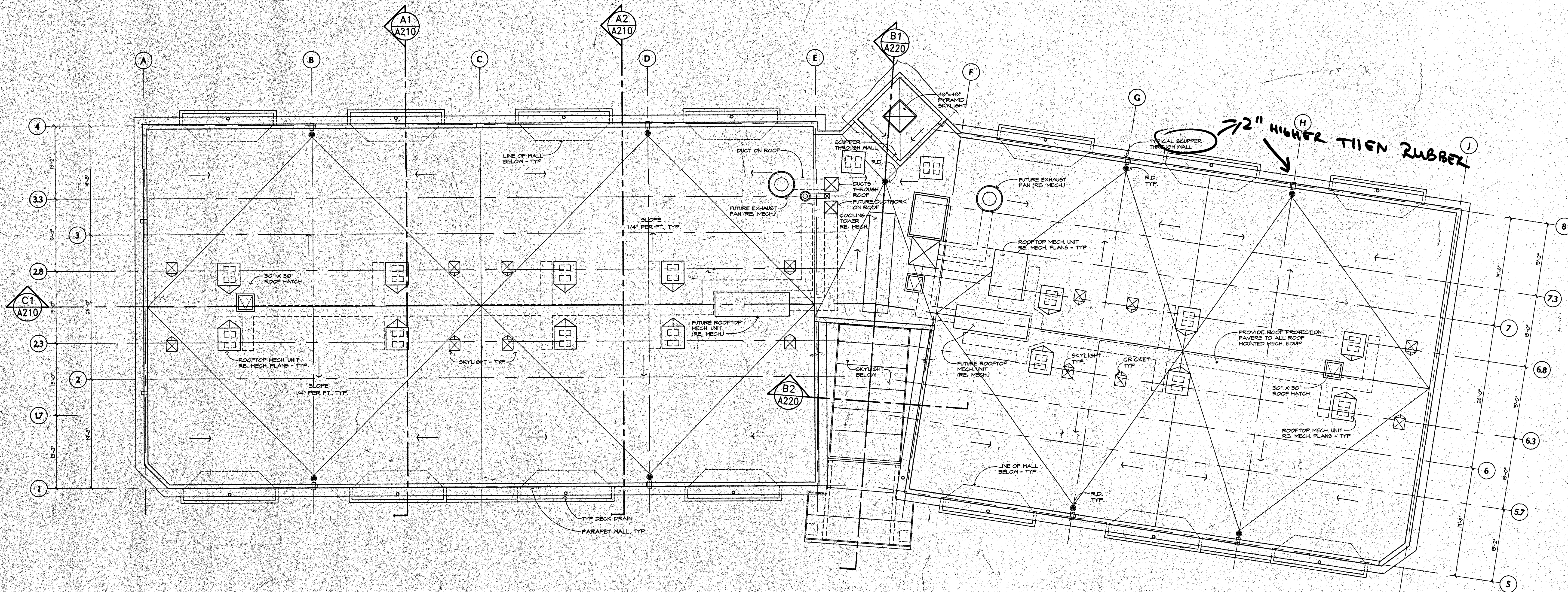
**A1** THIRD LEVEL FLOOR PLAN  
 A100 1/8" = 1'-0"

14,065 S.F. PER U.S.C.

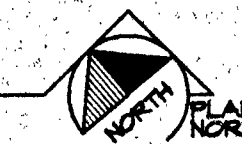


042 - 0 / 9665 / R1-301-LA-1.DWG - 04/07/1998 - 22:52 - 104.83 / 104.83 - #R1301XXX00 - #R1301XXX-#2BRXXX.DWG - #2BR-XXX.DWG - #2BRXXX.DWG - #2BRXXX.DWG





**1 ROOF PLAN**  
 1/8" = 1'-0"



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**RIVERWALK AT EDWARDS - PHASE II**  
**MIXED - USE BUILDING**  
 LOTS B & C  
 EDWARDS, COLORADO

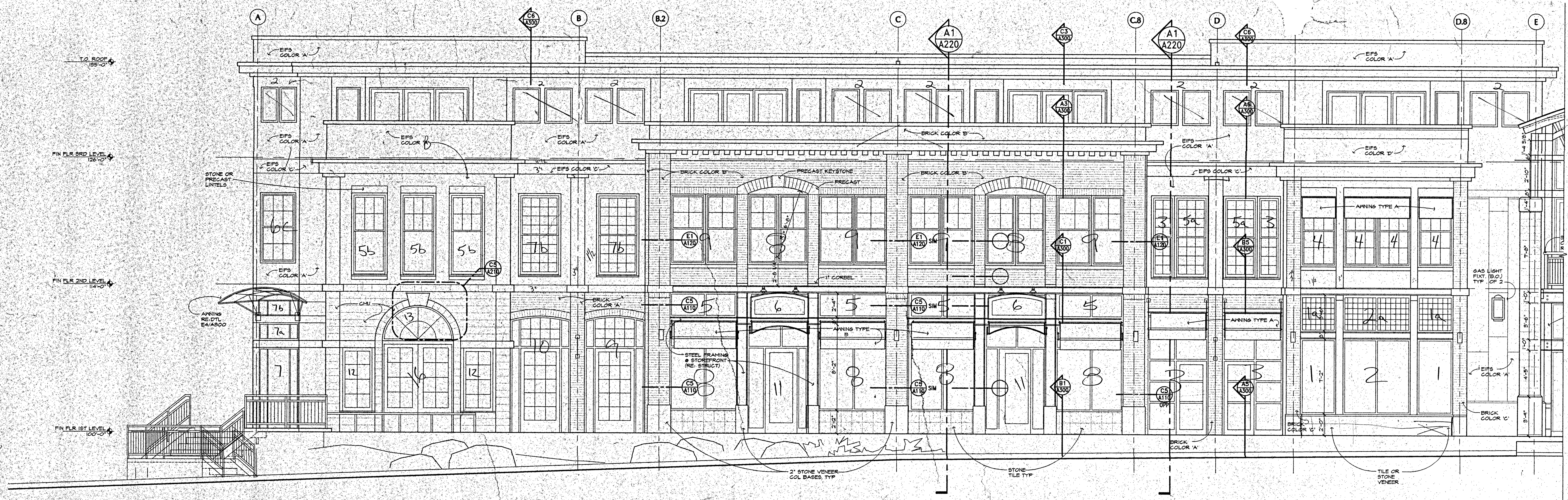
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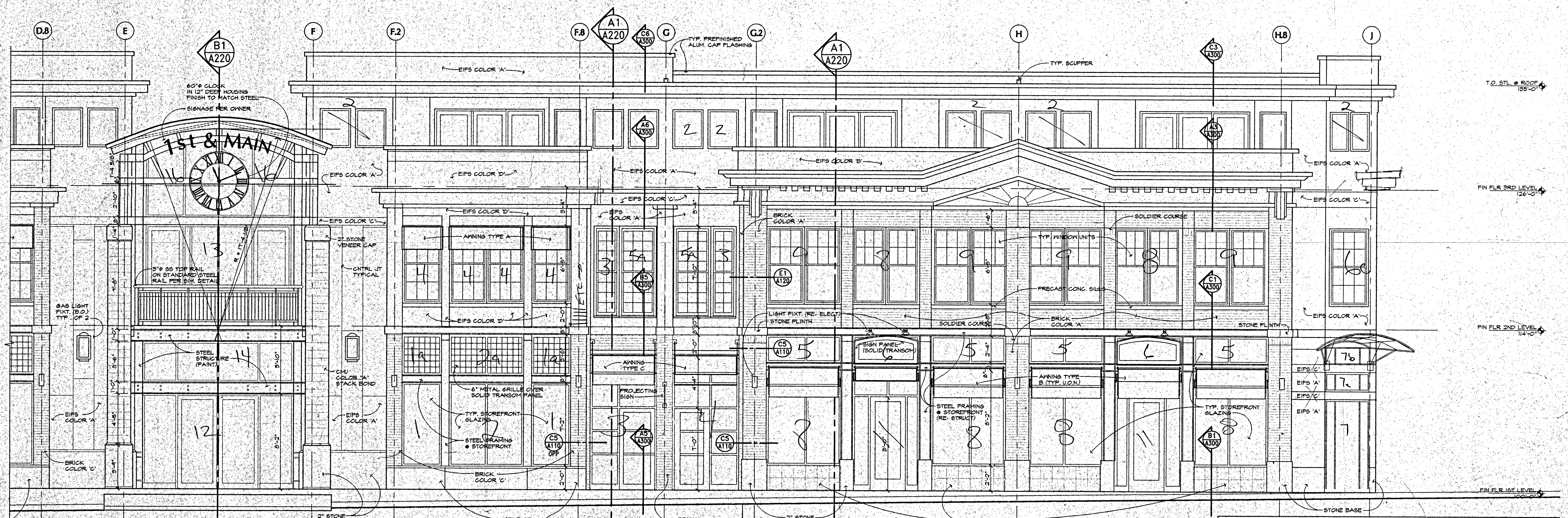
ROOF PLAN

Sheet  
**A140**  
 of 55 Sheets

\* 040 \* 0:9665/R1401A61.DWG \* 04/06/1998 \* 01:54 \* 103.68/102.66 \* -R1401A61.P140XXXX



**C4 SOUTH ELEVATION - WEST WING**  
 A200 1/4" = 1'-0"

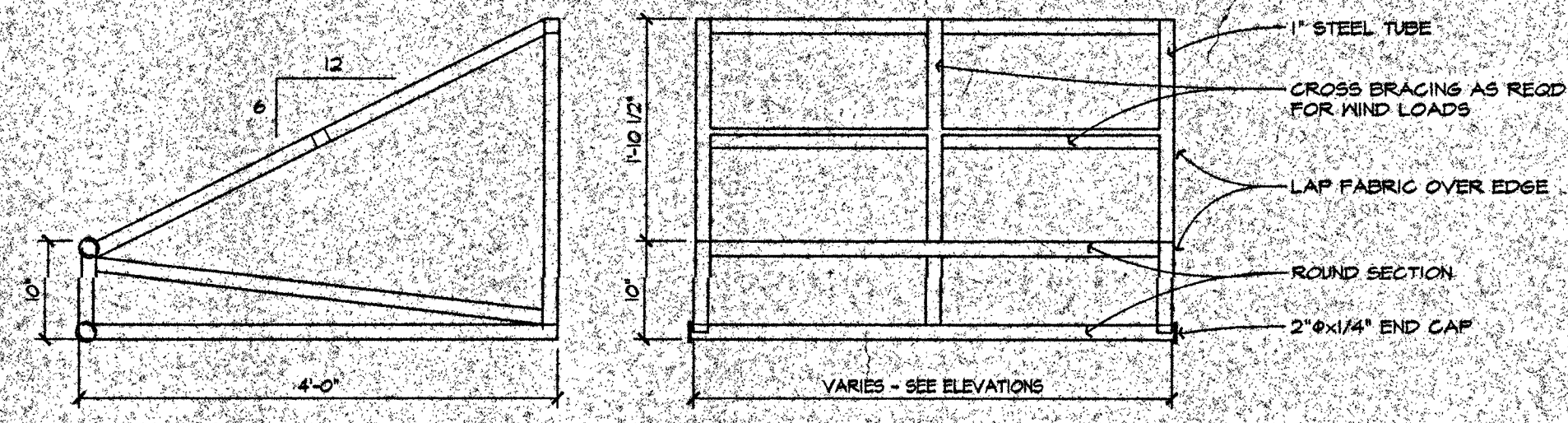


**A1 SOUTH ELEVATION - EAST WING**  
 A200 1/4" = 1'-0"

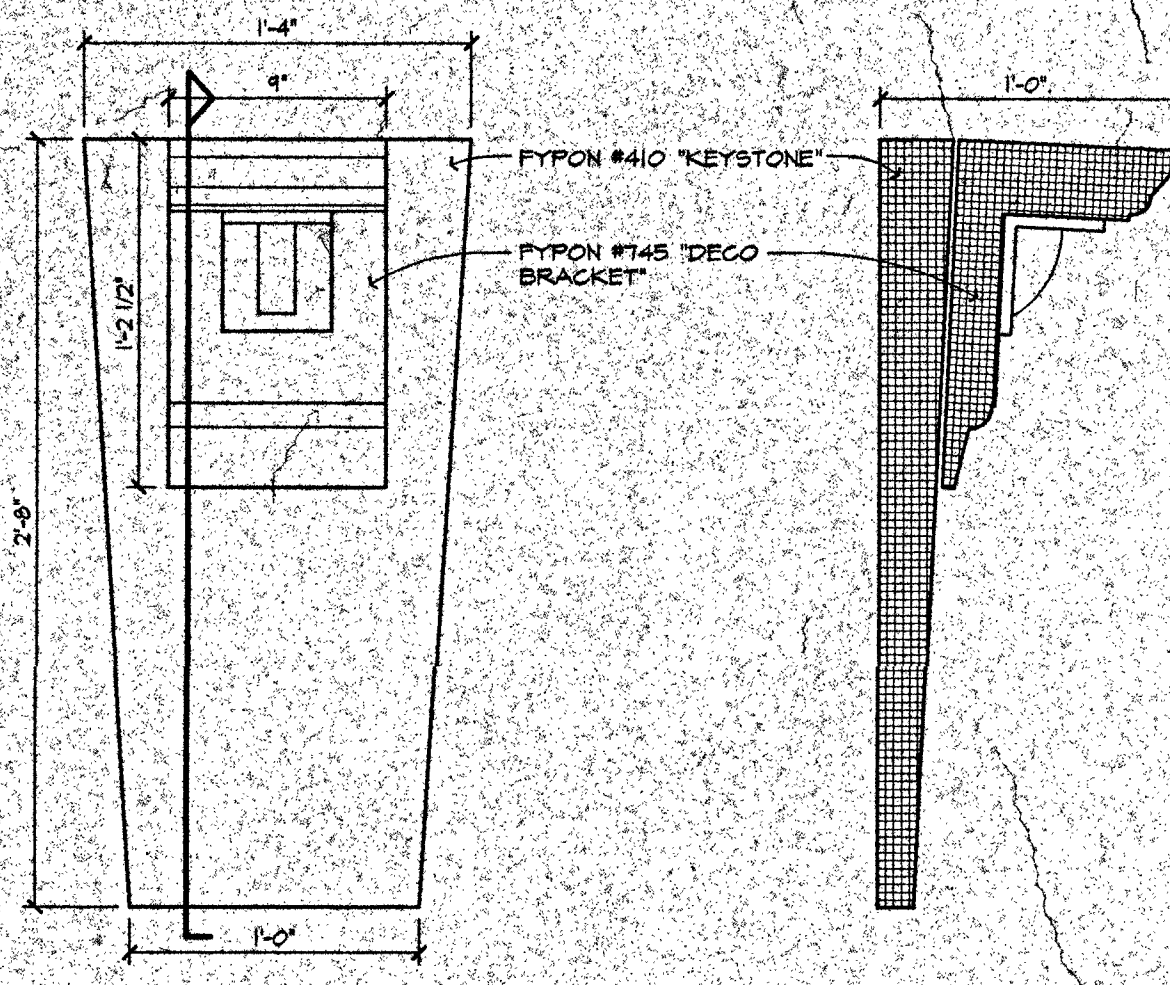
SCHEDULE OF EXTERIOR FINISH MATERIALS AND COLORS			
ITEM	MFR*	COLOR	NOTES
BRICK - COLOR 'A'	LAKEWOOD BRICK	"RED GRAY"	
BRICK - COLOR 'B'	LAKEWOOD BRICK	"PINK GRAY"	
BRICK - COLOR 'C'	LAKEWOOD BRICK	"ADAMELLO GRAY"	
EIPS - COLOR 'A'	DRYVIT	#375, "SPICE TAN"	
EIPS - COLOR 'B'	DRYVIT	#383, "HONEY TWIST"	
EIPS - COLOR 'C'	DRYVIT	#139, "ADOBE ACCENT"	MATCH SAMPLE
CONC. BLOCK 'A'	VALLEY BLOCK	#91, "TANGERINE SANDSTONE"	SPLIT FACE
CONC. BLOCK 'B'	VALLEY BLOCK	#50, "ALMOND TAN"	SPLIT FACE
CONC. BLOCK 'C'	VALLEY BLOCK	#50, "ALMOND TAN"	GROUNDFACE, B' SCORED
PAINT COLOR 'A'	DEVCO	#D53C, "OCTOBER STORM"	
PAINT COLOR 'B'	DEVCO	#H53F, "POLLEN"	
PAINT COLOR 'C'	DEVCO	"HEMLOCK GREEN"	MATCH BERRIDGE MFR CO.

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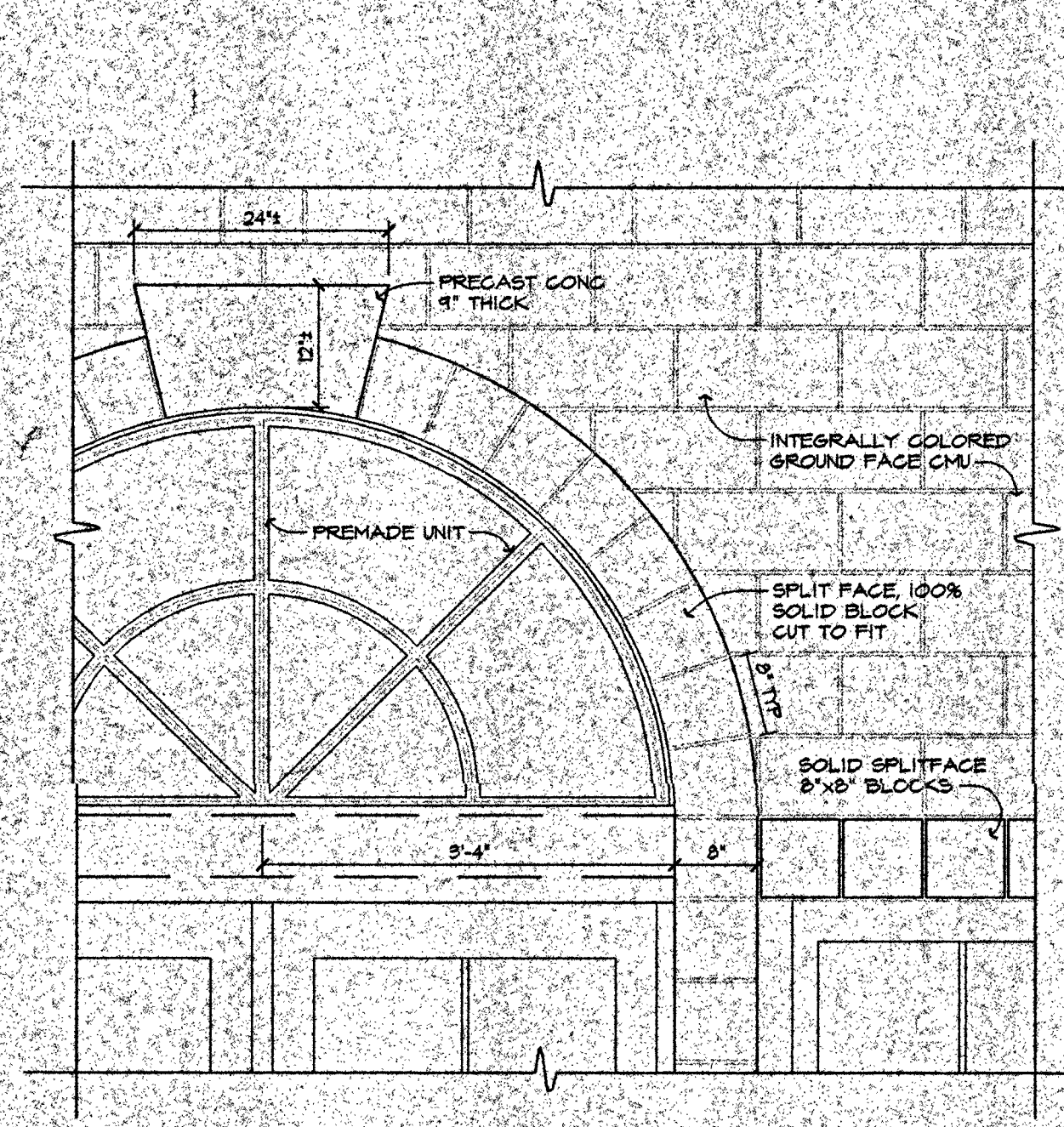
NOTE: FABRICATOR IS RESPONSIBLE FOR ENGINEERING CANOPY FOR APPLICABLE WIND & SNOW LOADS



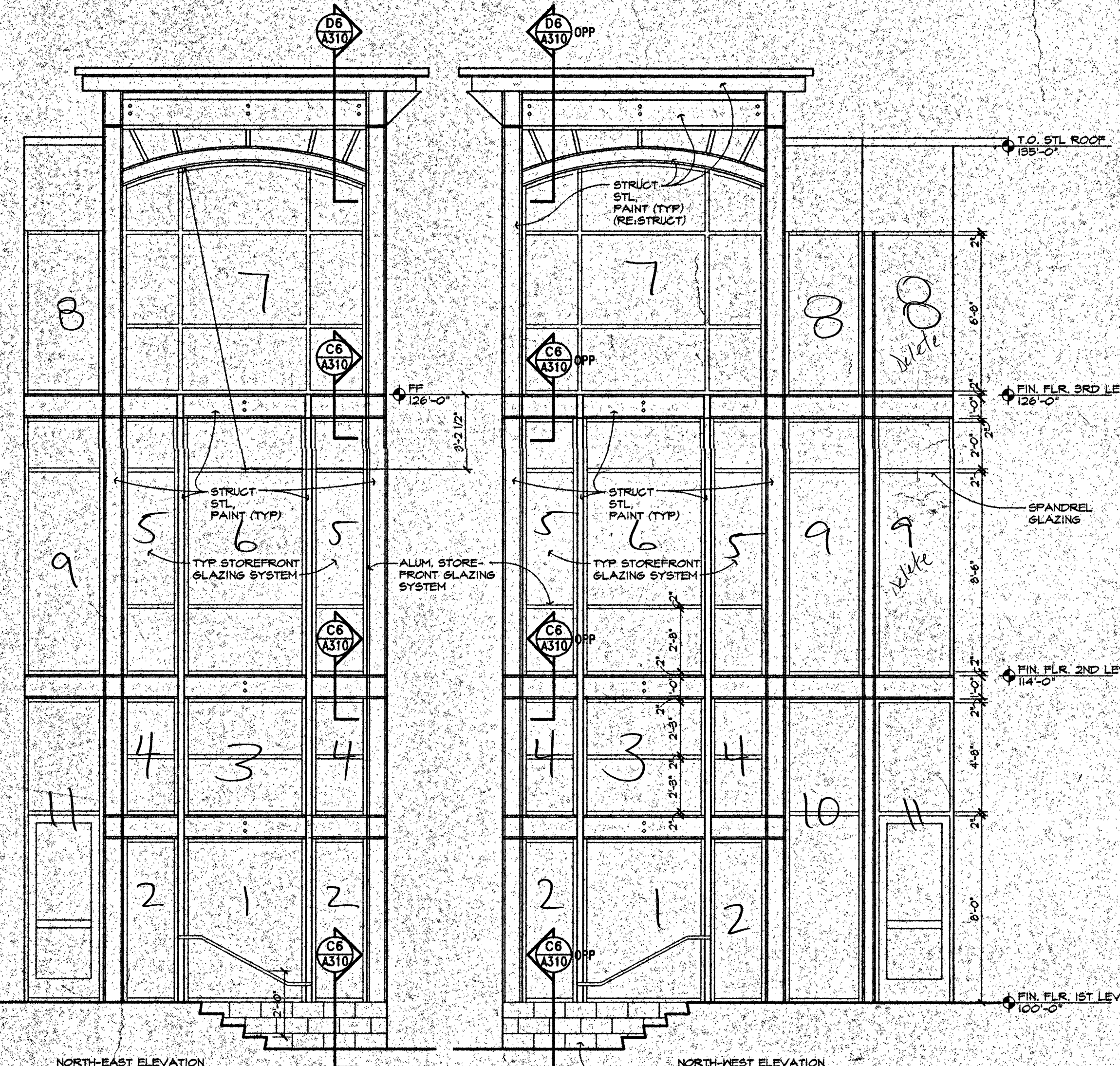
**D5 AWNING DETAIL - TYPE "A"**  
 A20 3/4" = 1'-0"



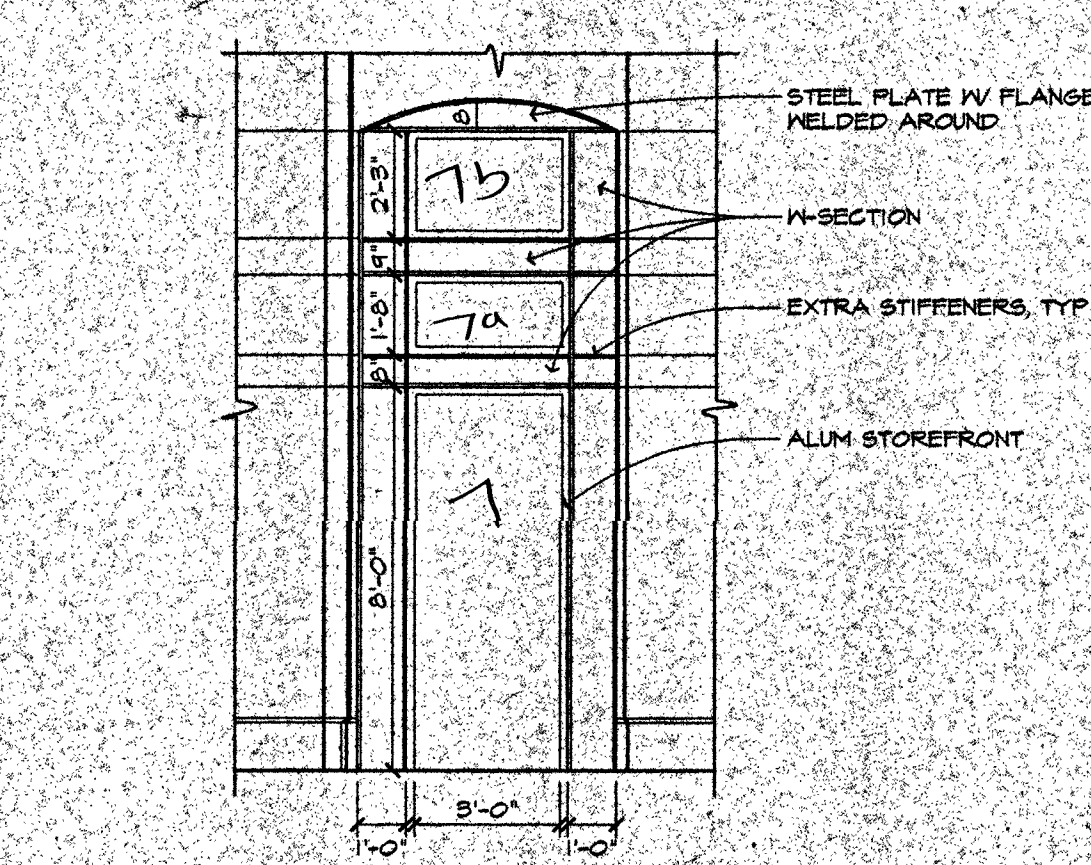
**D4 BRACKET DETAIL**  
 A20 1-1/2" = 1'-0"



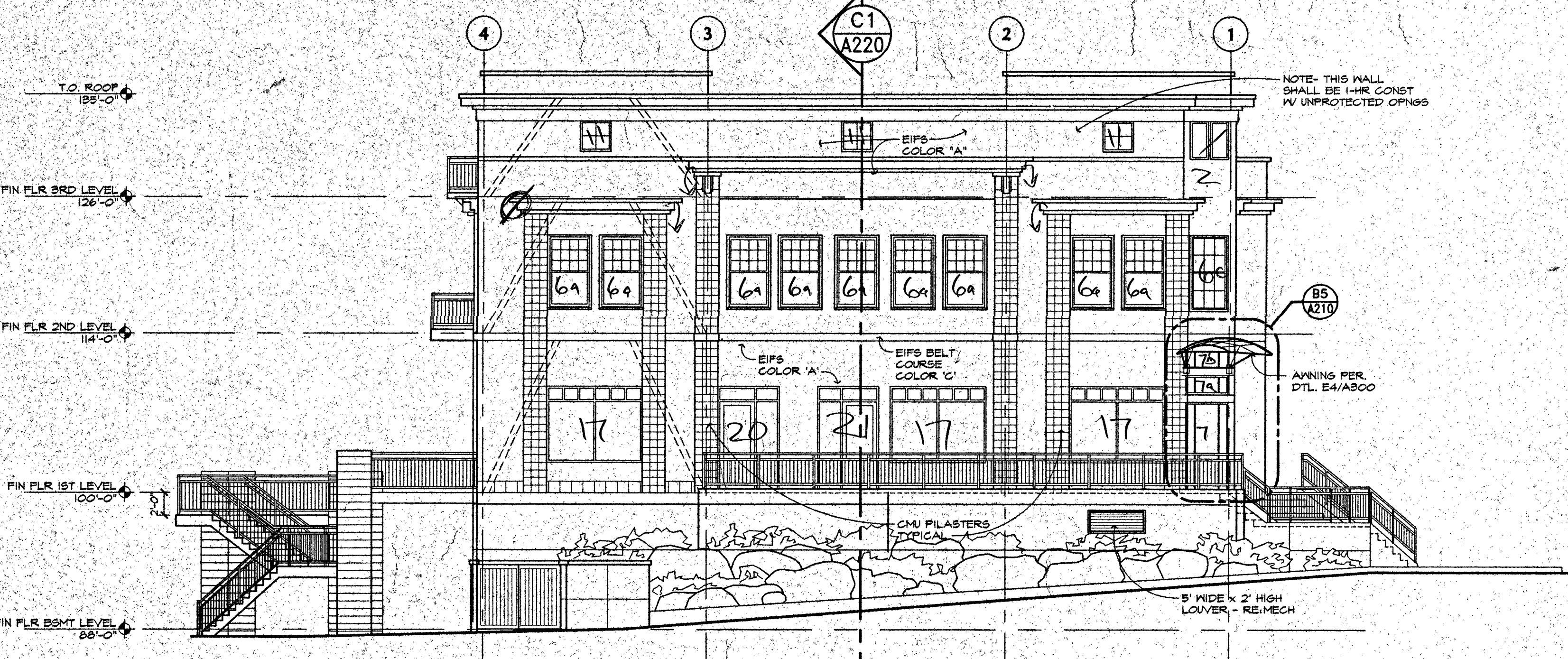
**C5 PARTIAL WINDOW ELEVATION**  
 A20 3/4" = 1'-0"



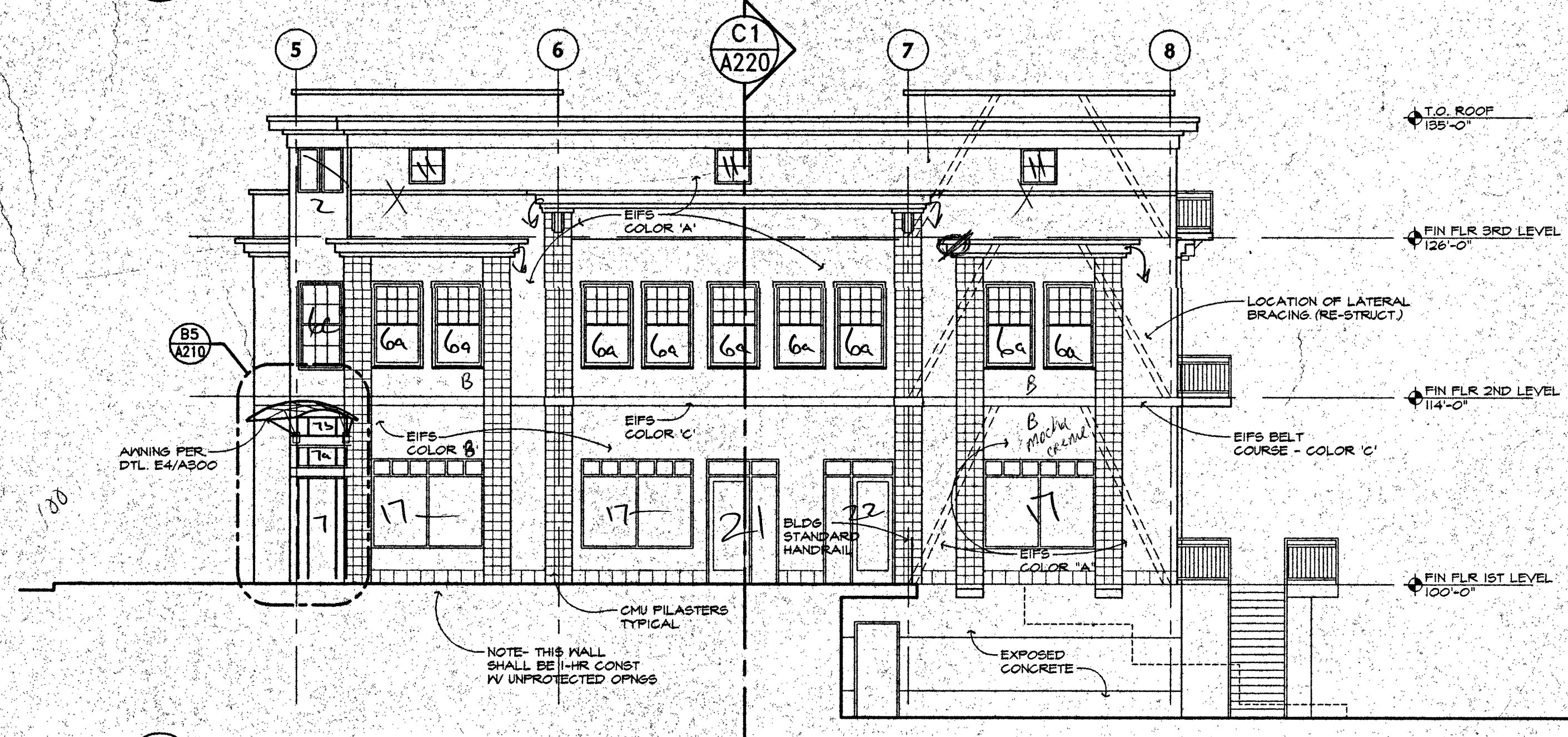
**C4 TOWER ELEVATIONS**  
 A20 1/4" = 1'-0"



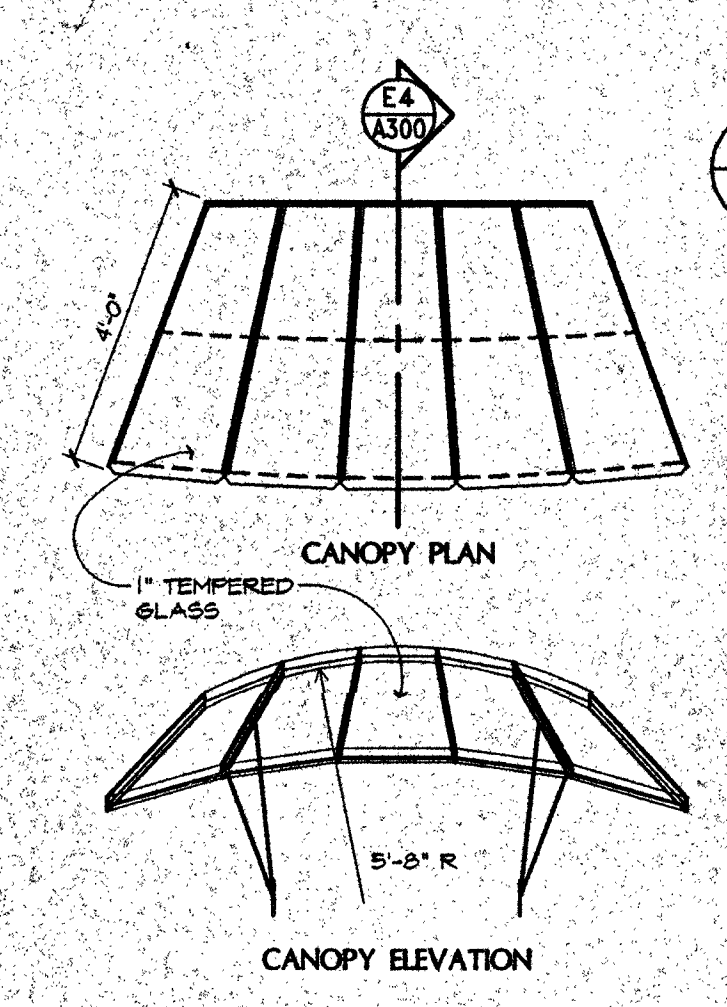
**B5 ENTRY ELEVATION**  
 A20 1/4" = 1'-0"



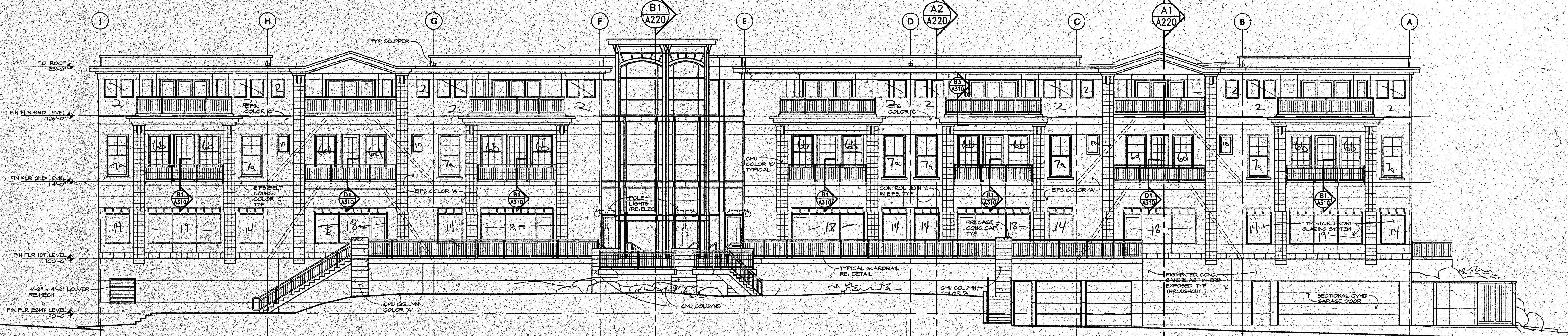
**D1 WEST ELEVATION**  
 A20 1/8" = 1'-0"



**C1 EAST ELEVATION**  
 A20 1/8" = 1'-0"



**B3 ENTRY CANOPY**  
 A20 3/8" = 1'-0"



**A1 NORTH ELEVATION**  
 A20 1/8" = 1'-0"

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 Architecture + Planning

RIVERWALK AT EDWARDS - PHASE II  
 MIXED - USE BUILDING  
 LOTS B & C  
 EDWARDS, COLORADO

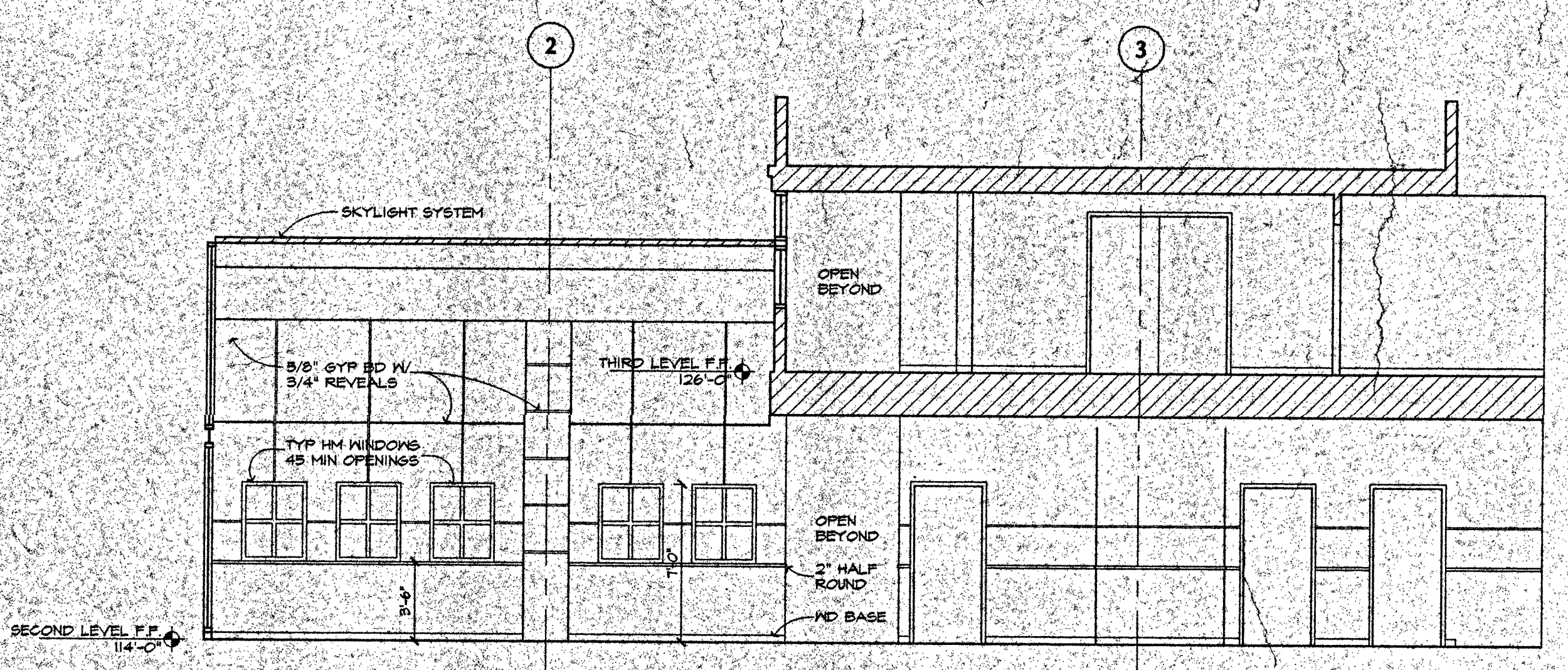
PROJECT # 9665  
 DATE 21 MAR 98  
 DRAWN BY: E.K.J.E.H.  
 CHECKED BY: J.E.H.  
 REVISIONS: 30 MAR 98

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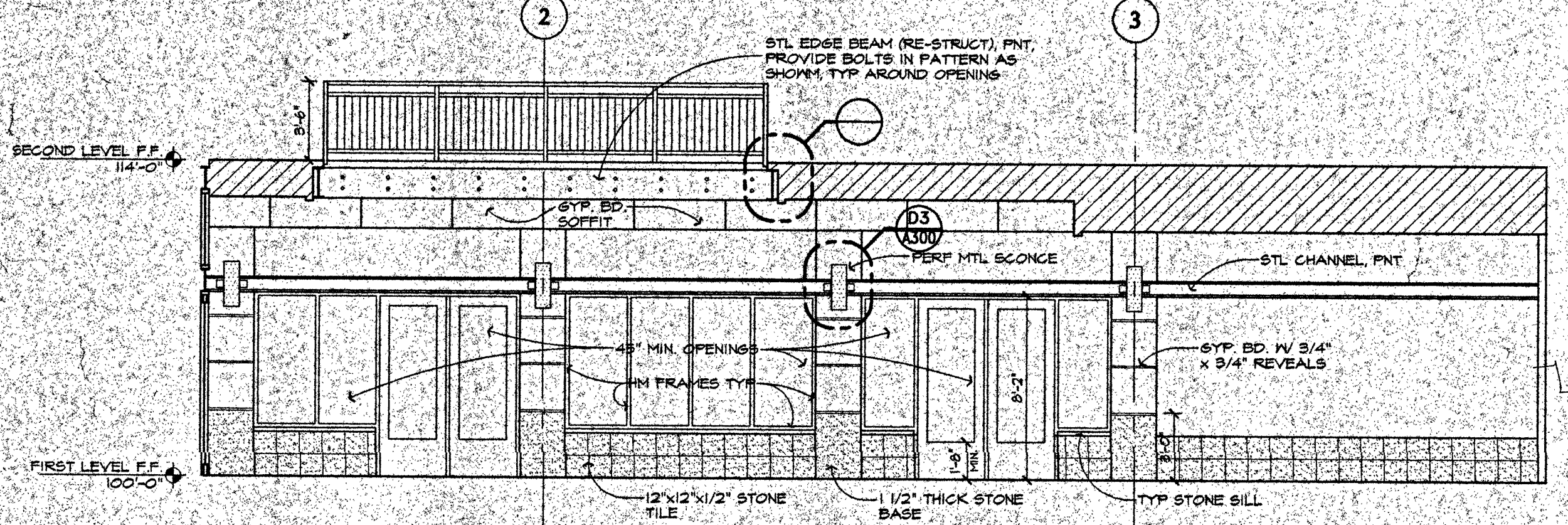
EXTERIOR ELEVATIONS

Sheet  
**A210**  
 13 of 55 Sheets

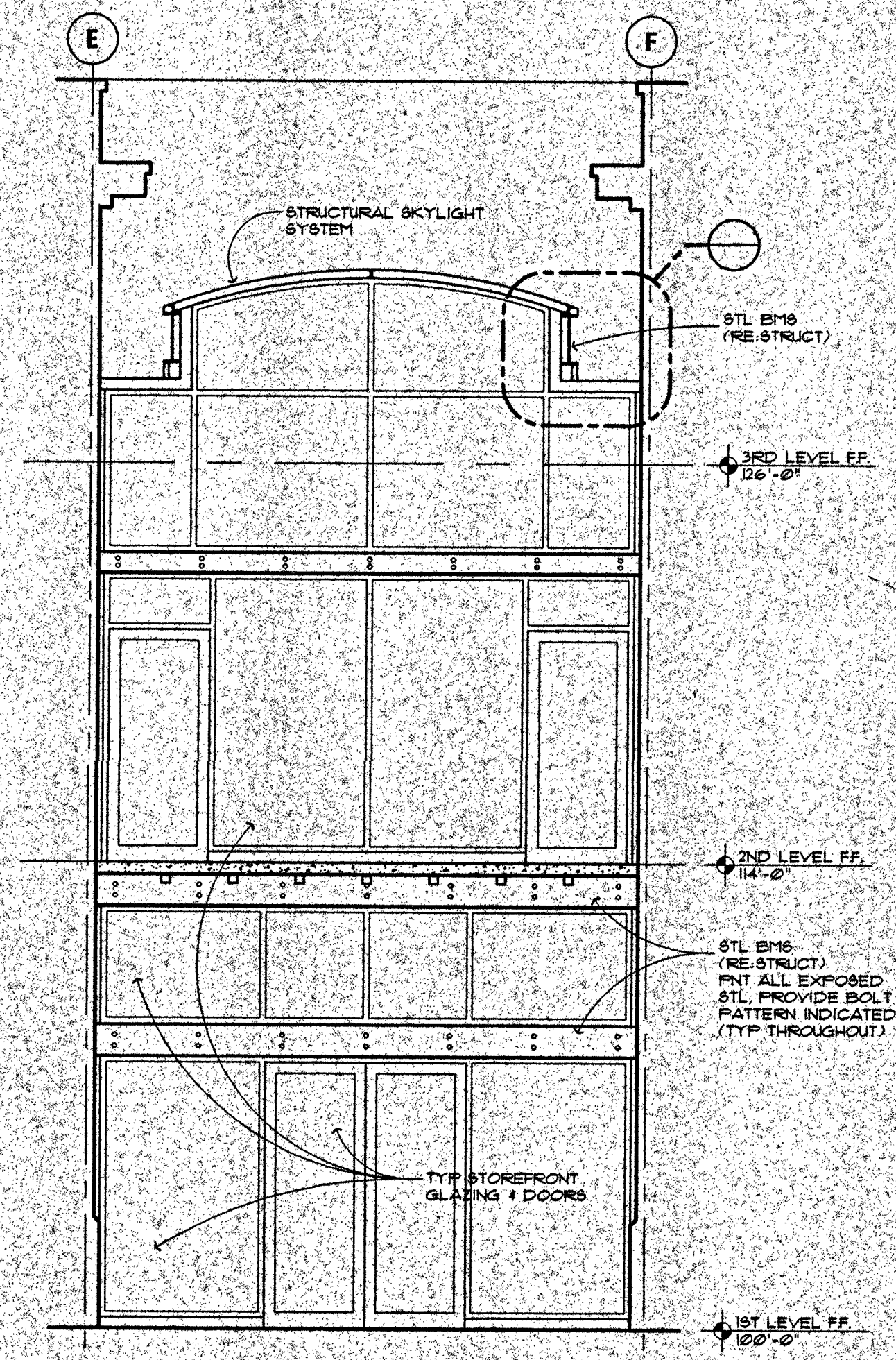
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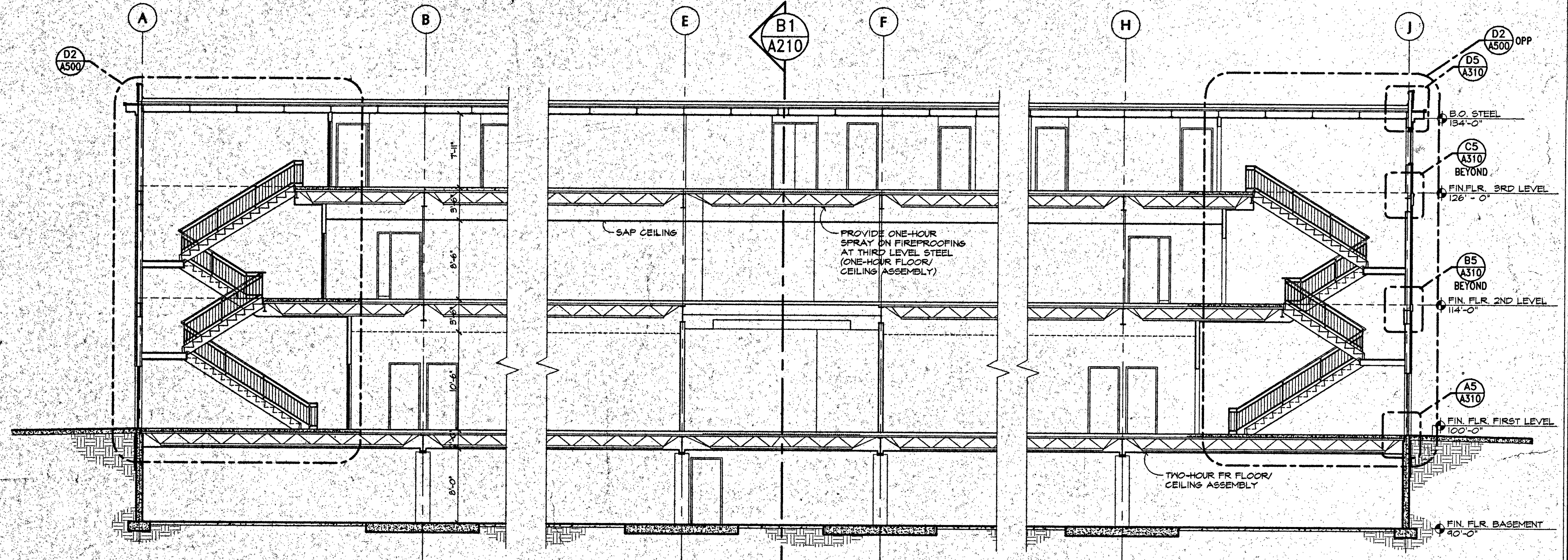
D4 SECOND & THIRD LEVEL INTERIOR LOBBY ELEVATIONS - WEST  
A220 3/16" = 1'-0"



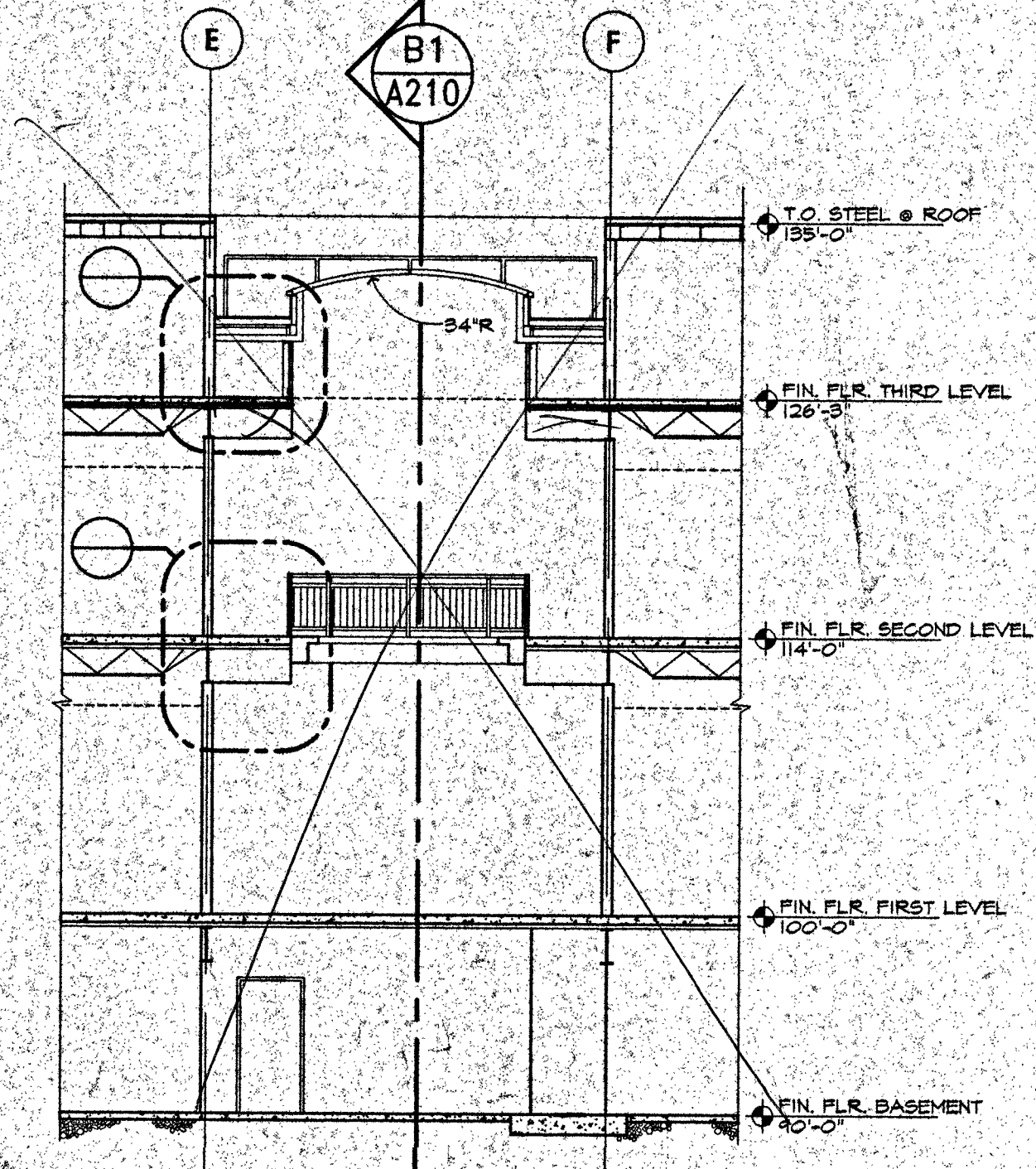
C4 FIRST LEVEL INTERIOR LOBBY ELEVATION - WEST  
A220 3/16" = 1'-0"



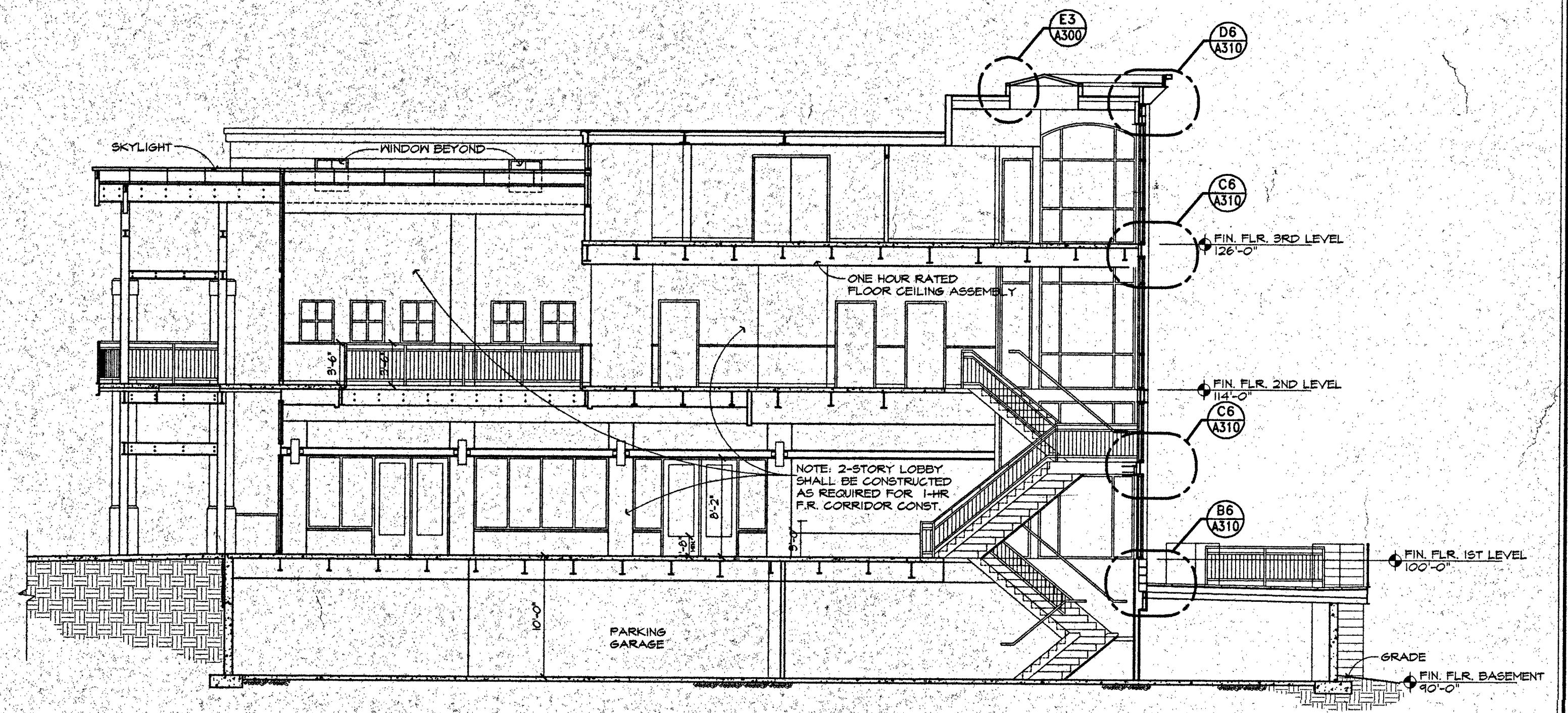
B4 ELEVATION OF STORE FRONT  
A220 1/4" = 1'-0"



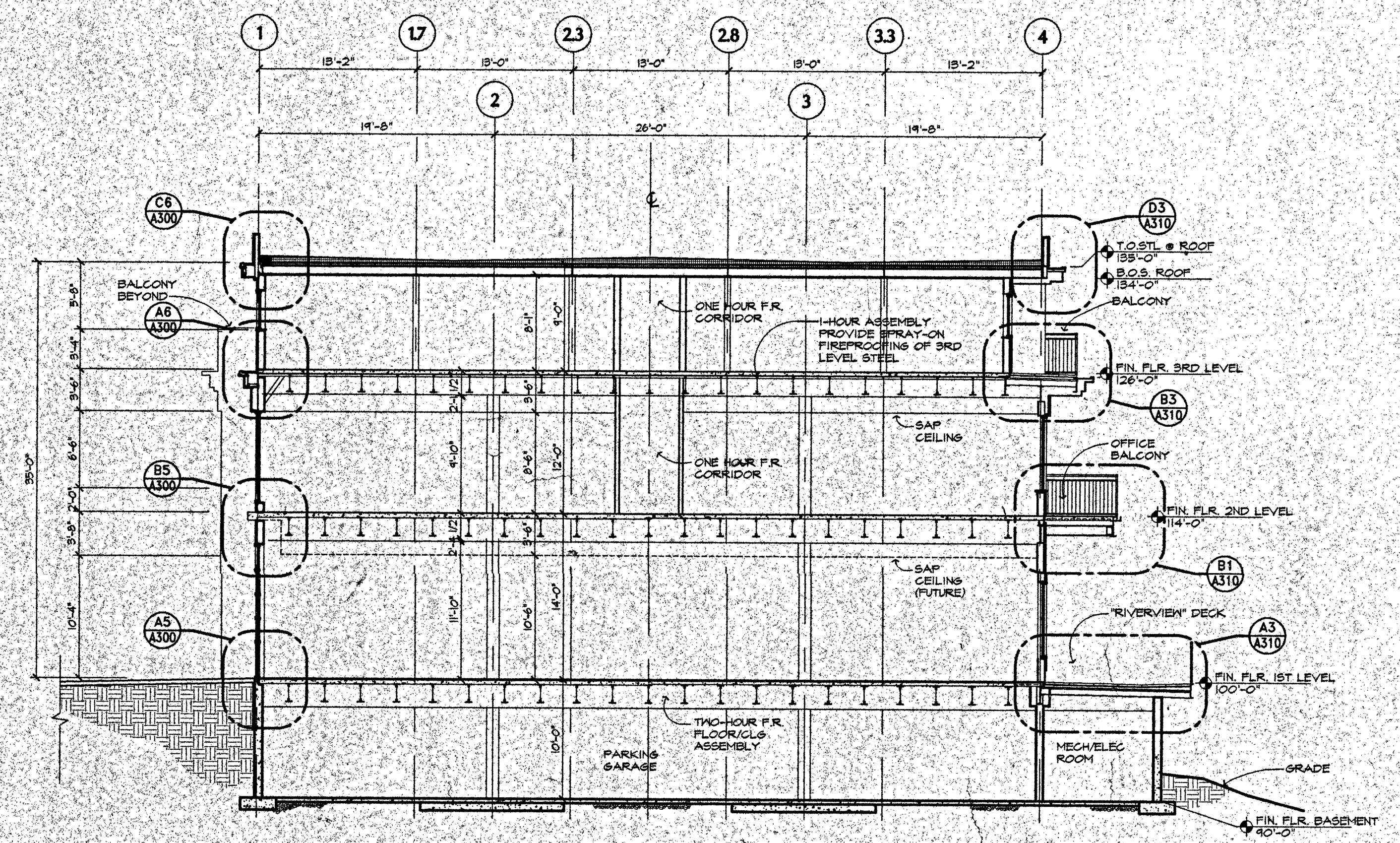
C1 BUILDING SECTION  
A220 1/8" = 1'-0"



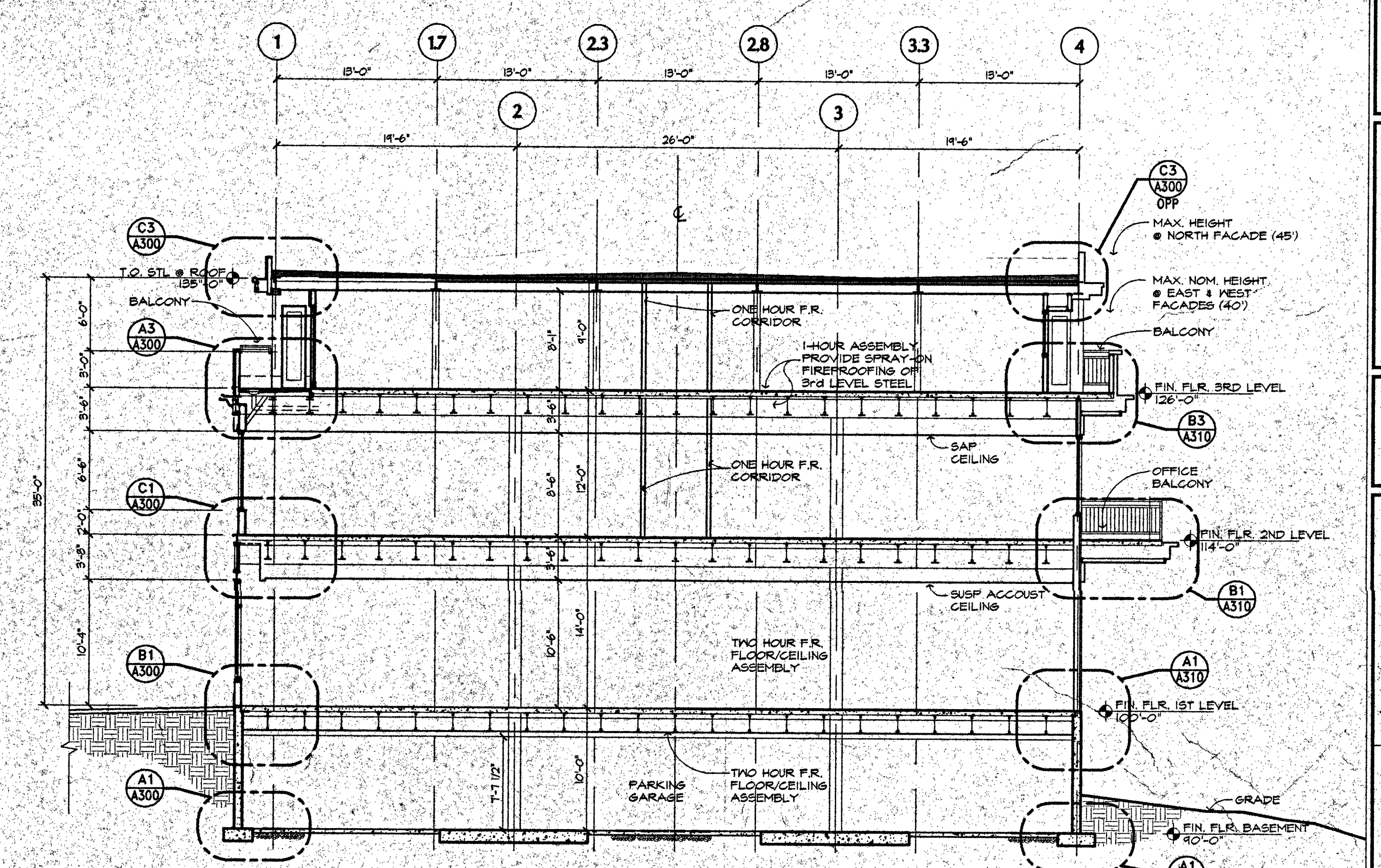
B2 BUILDING SECTION @ LOBBY  
A220 1/8" = 1'-0"



B1 BUILDING SECTION @ LOBBY  
A220 1/8" = 1'-0"



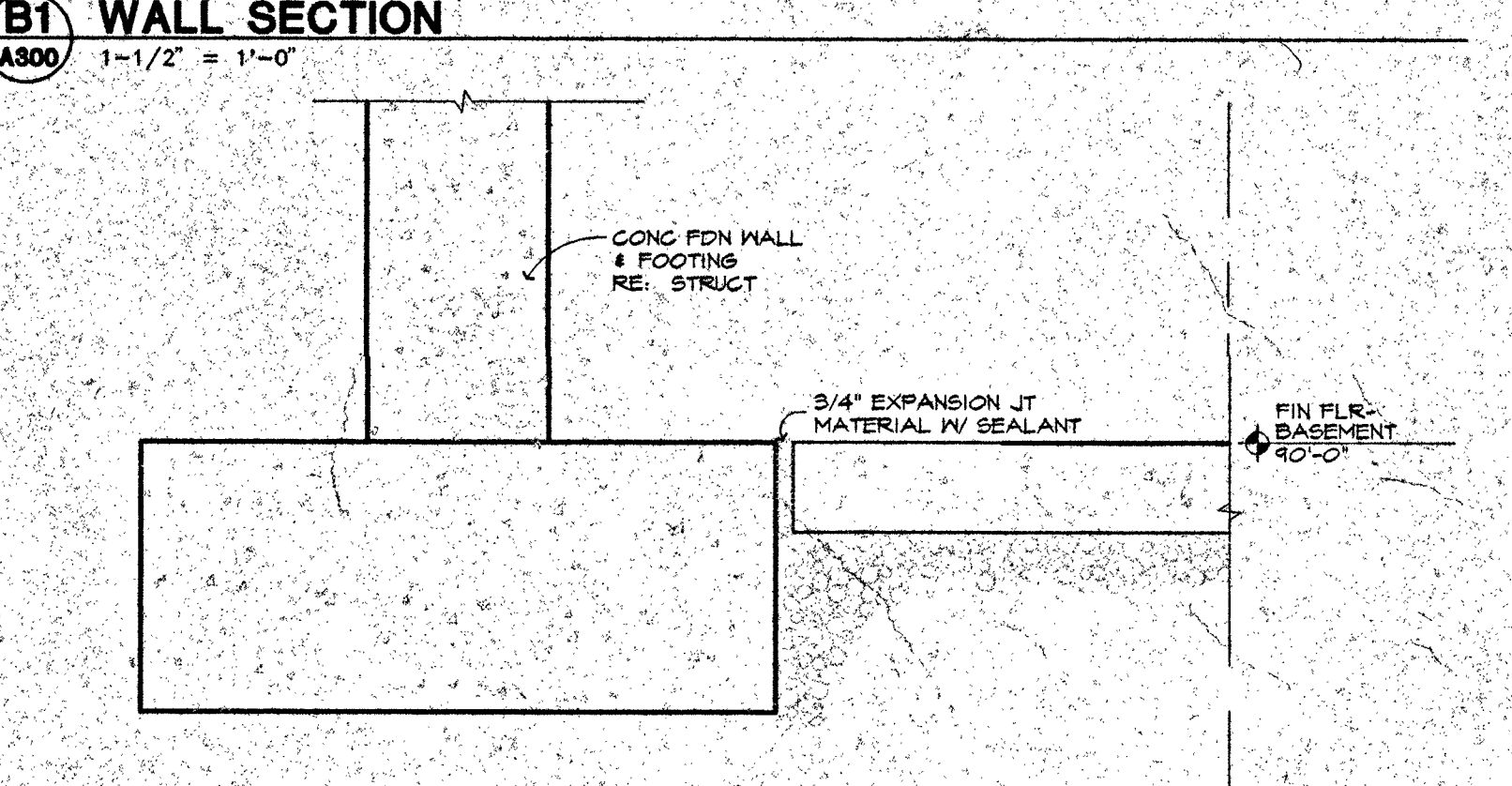
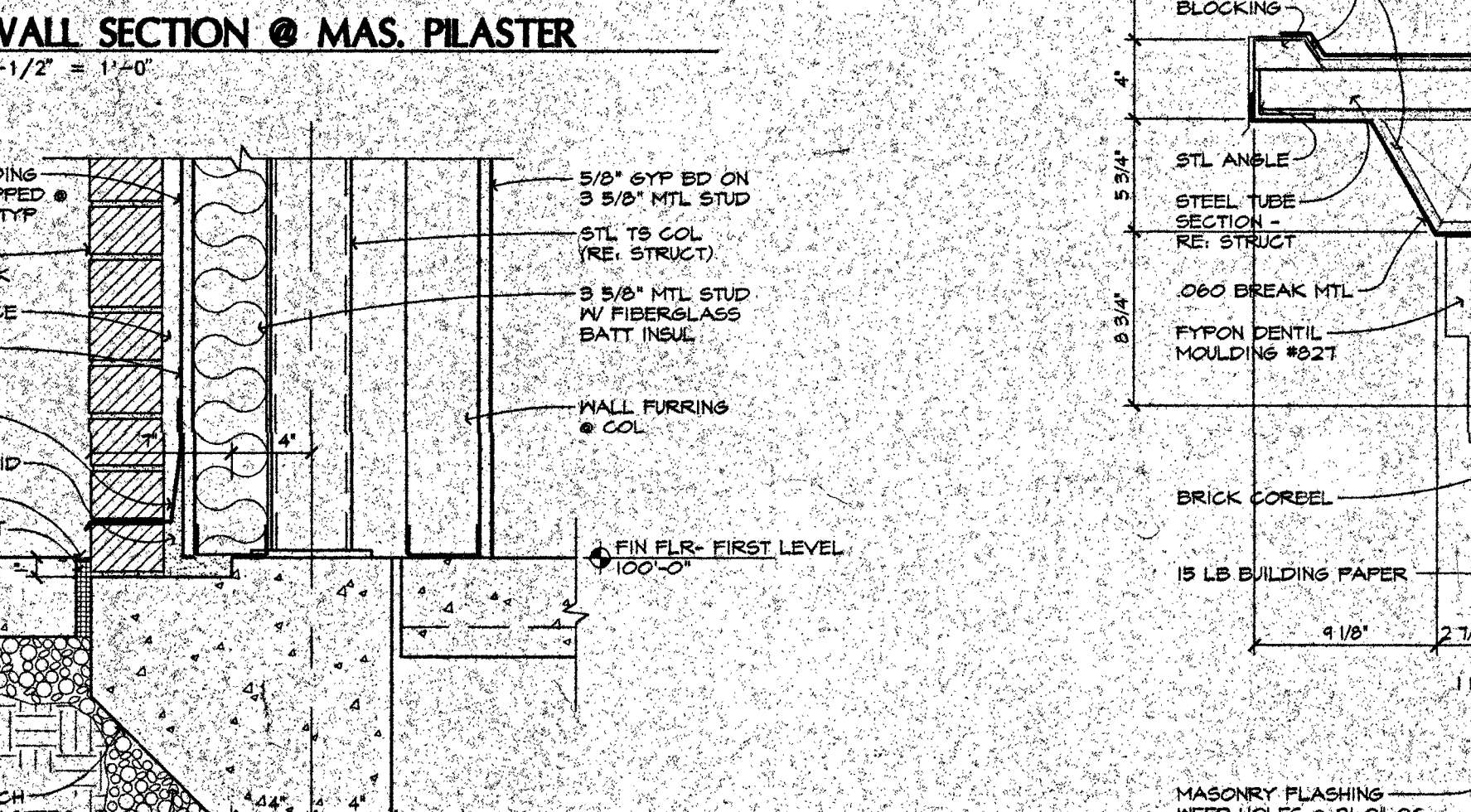
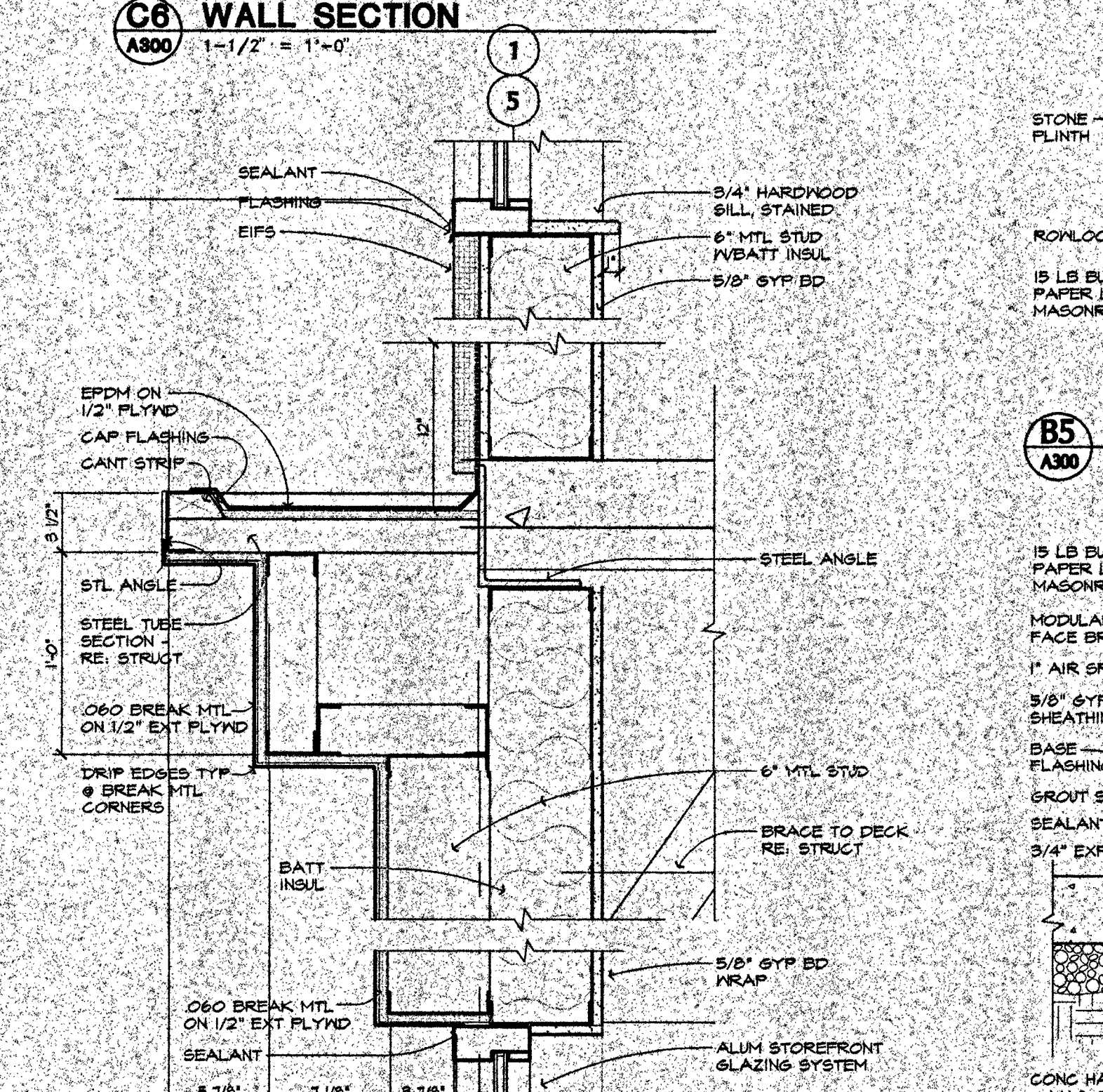
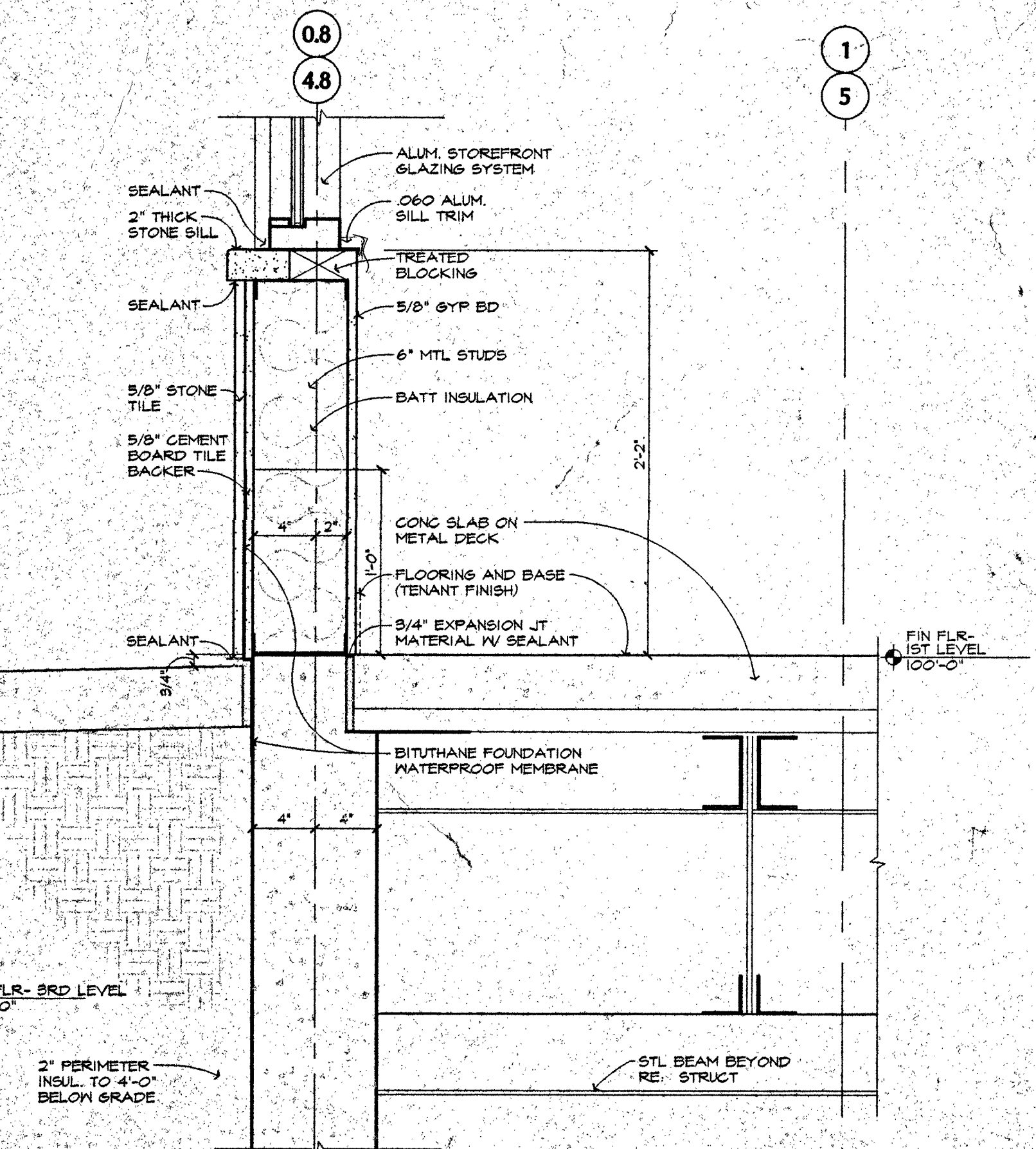
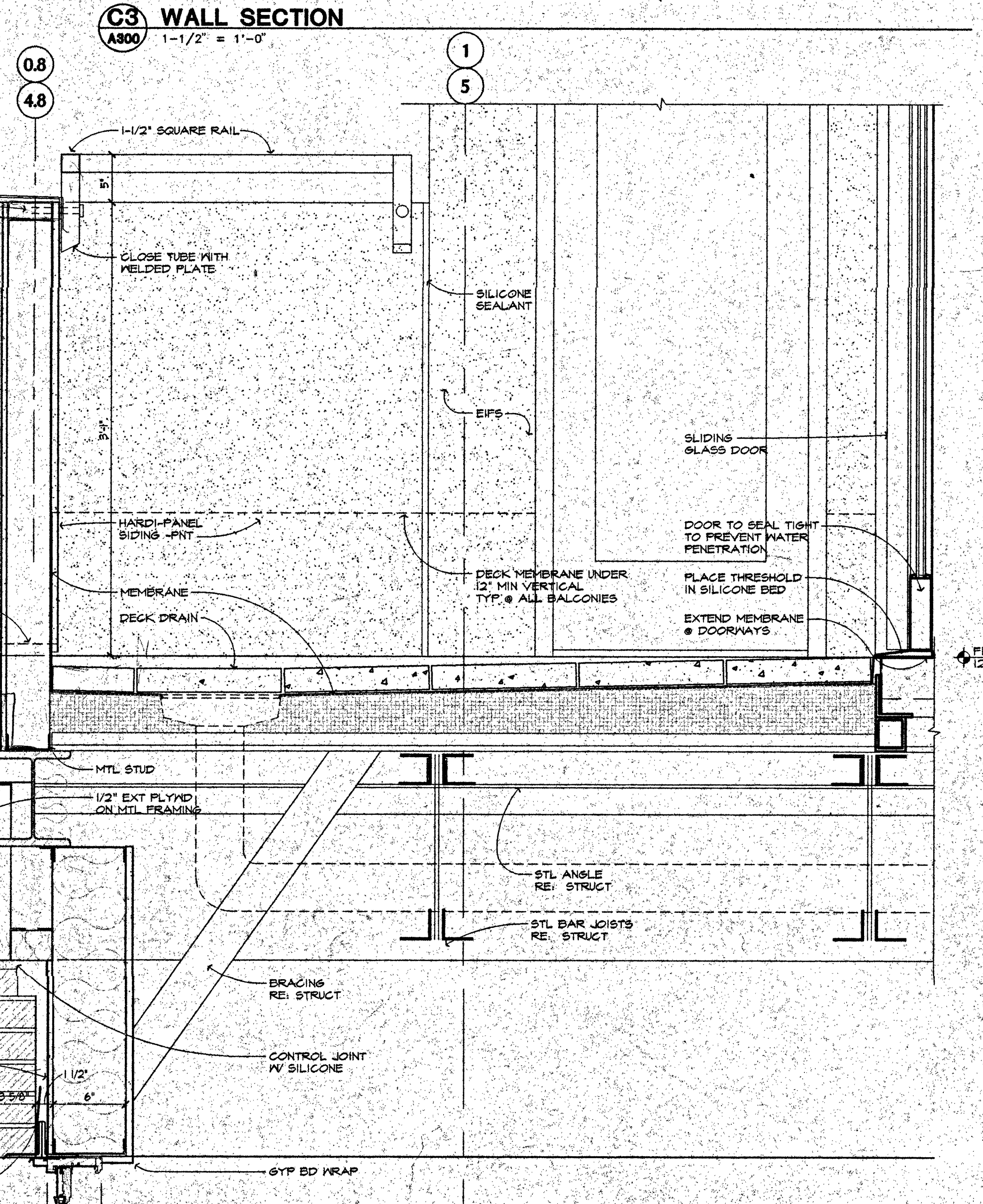
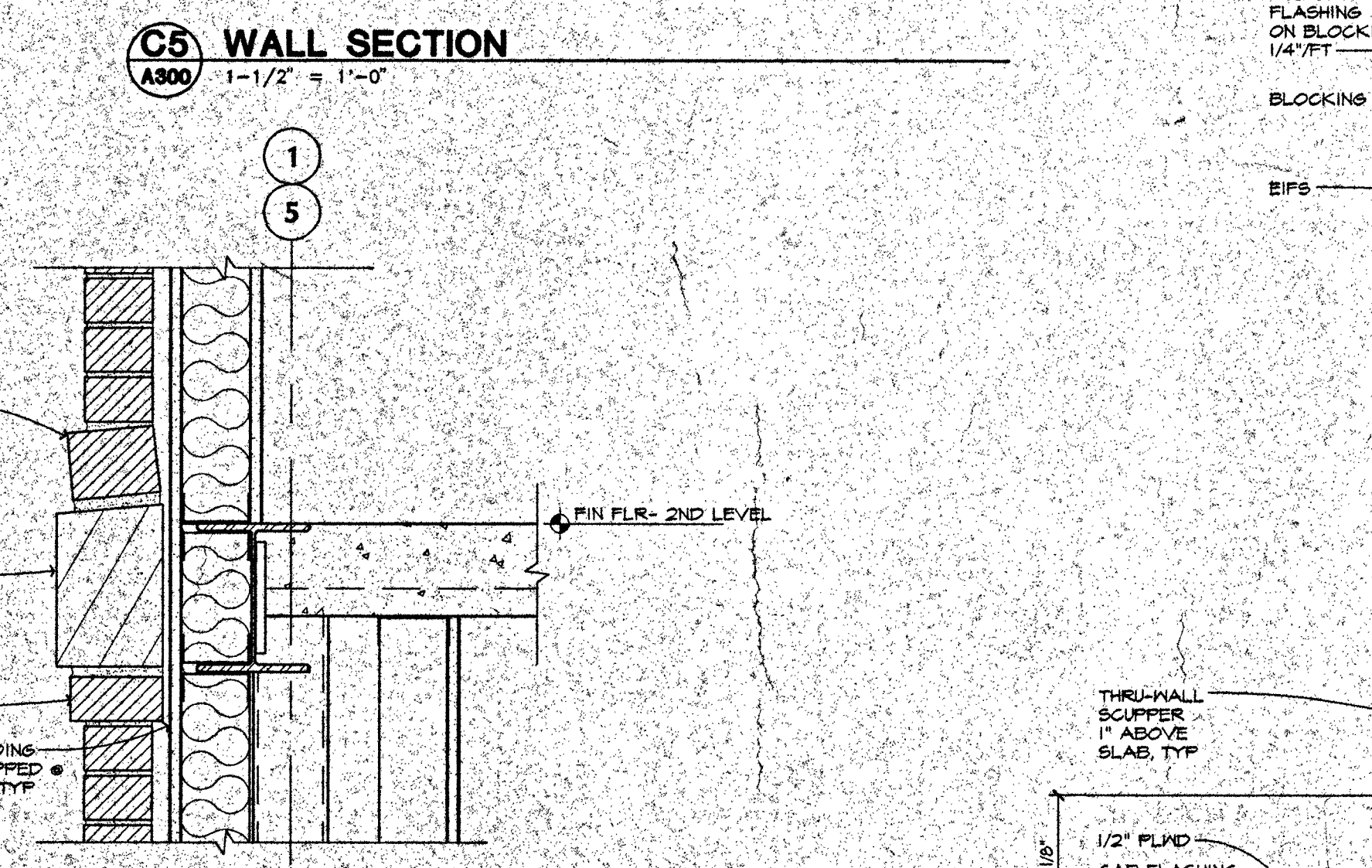
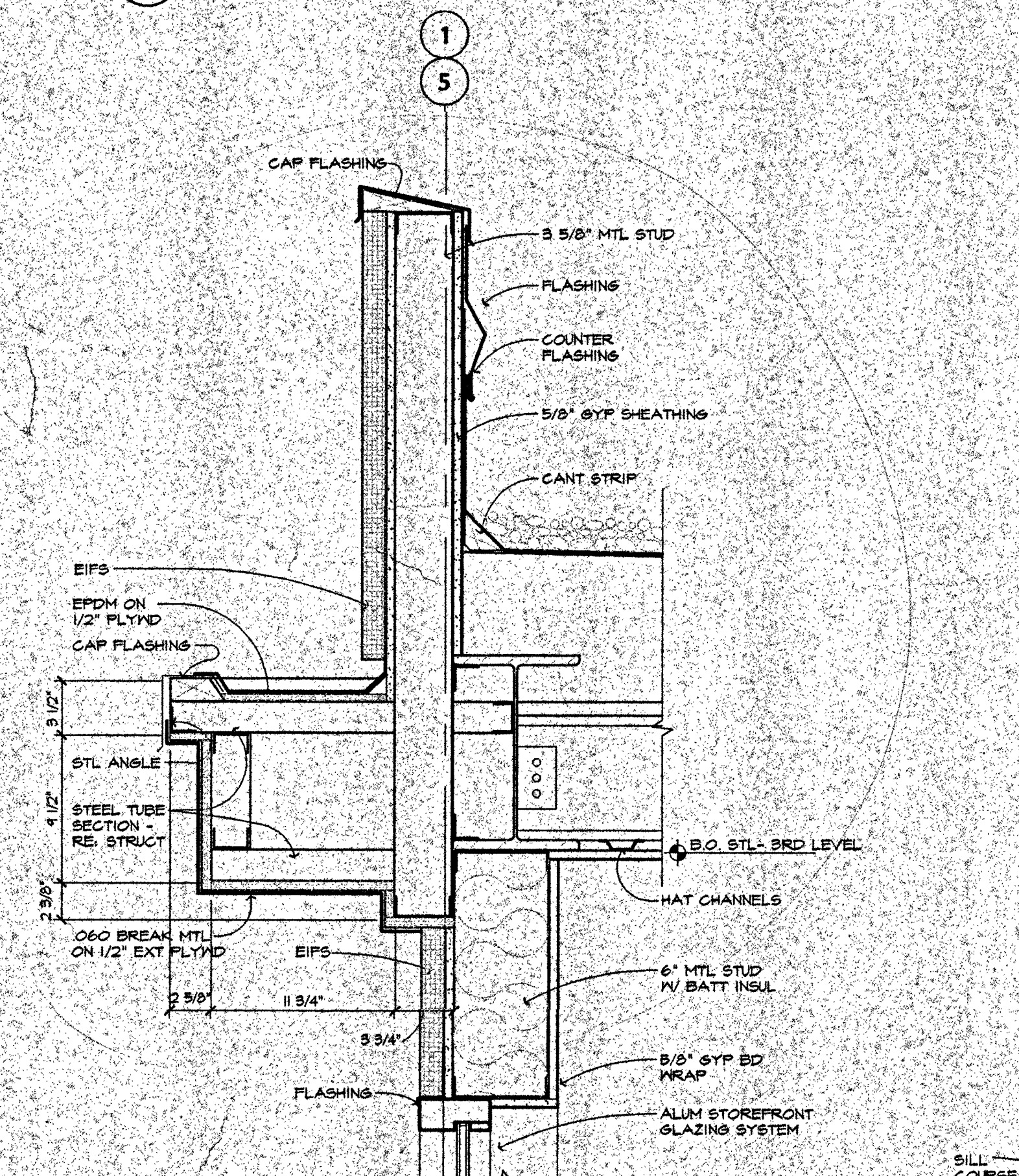
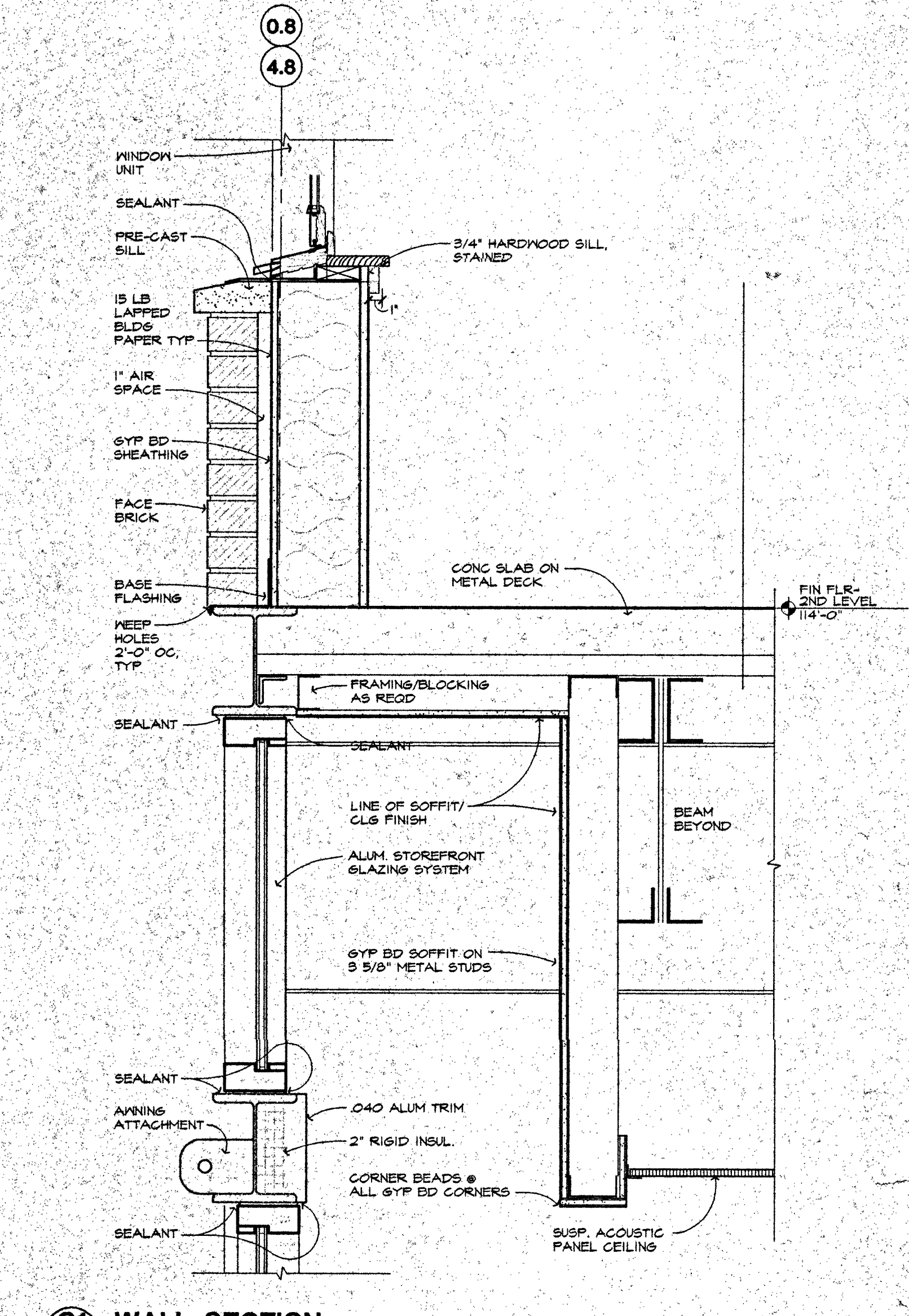
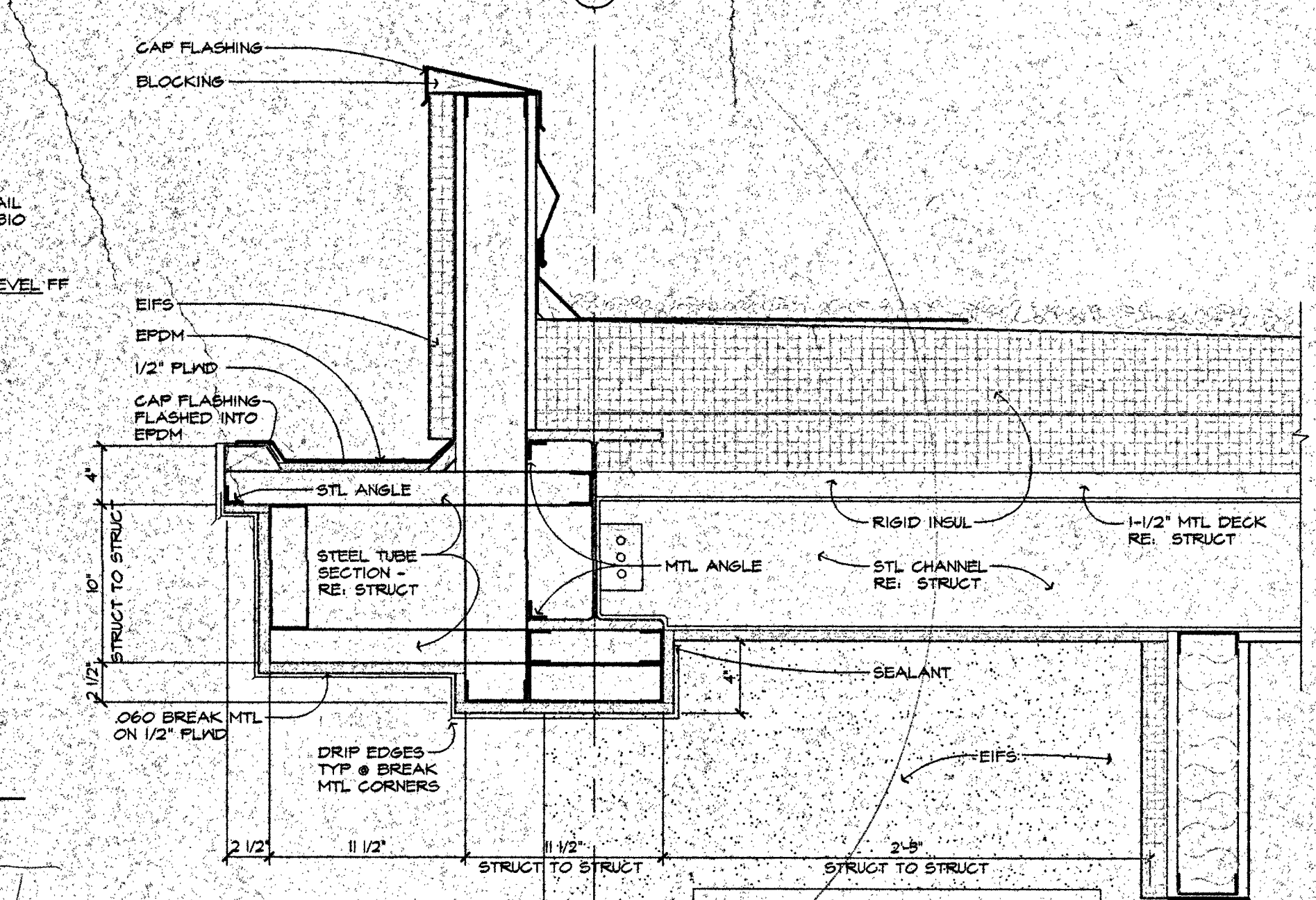
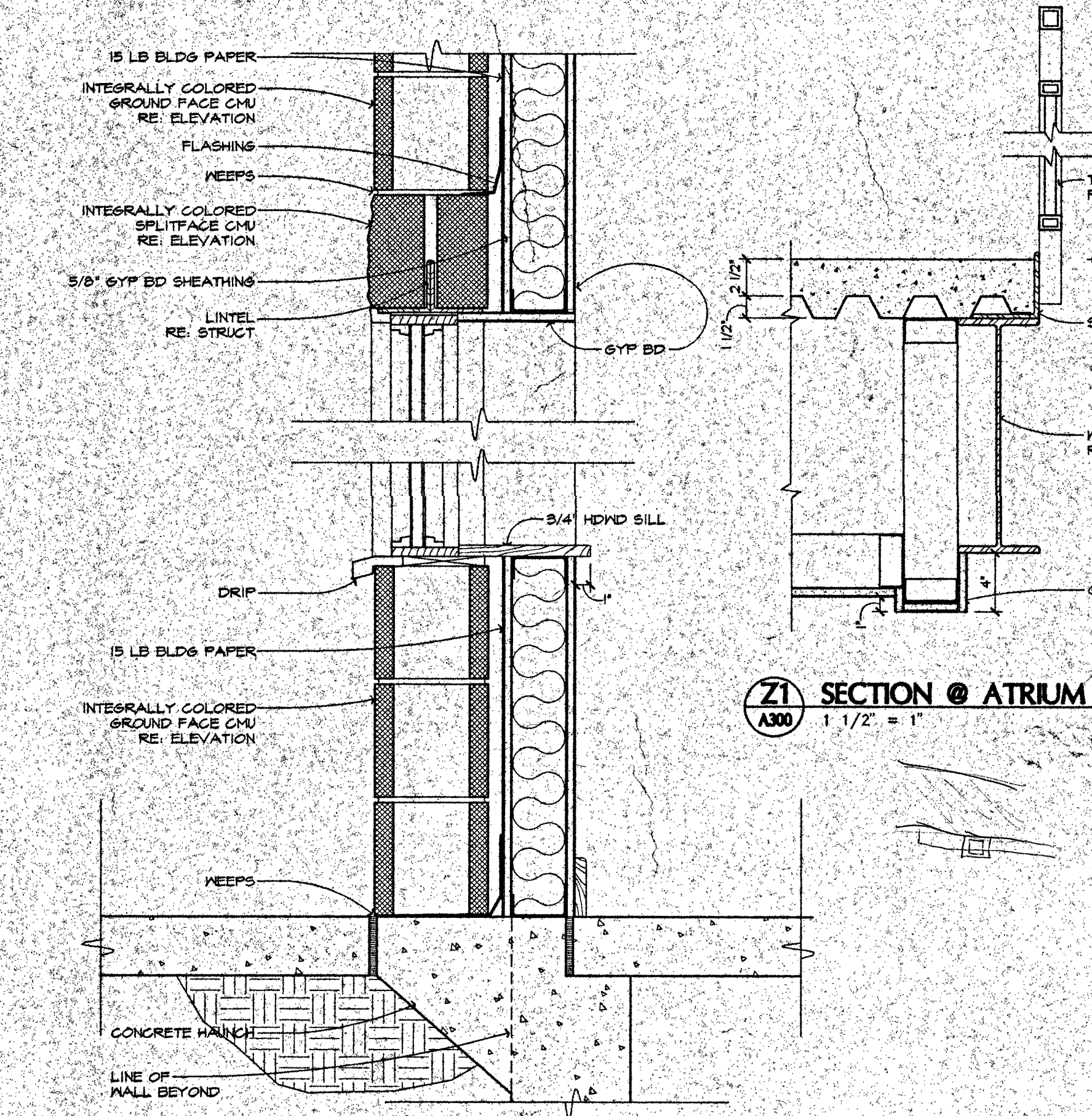
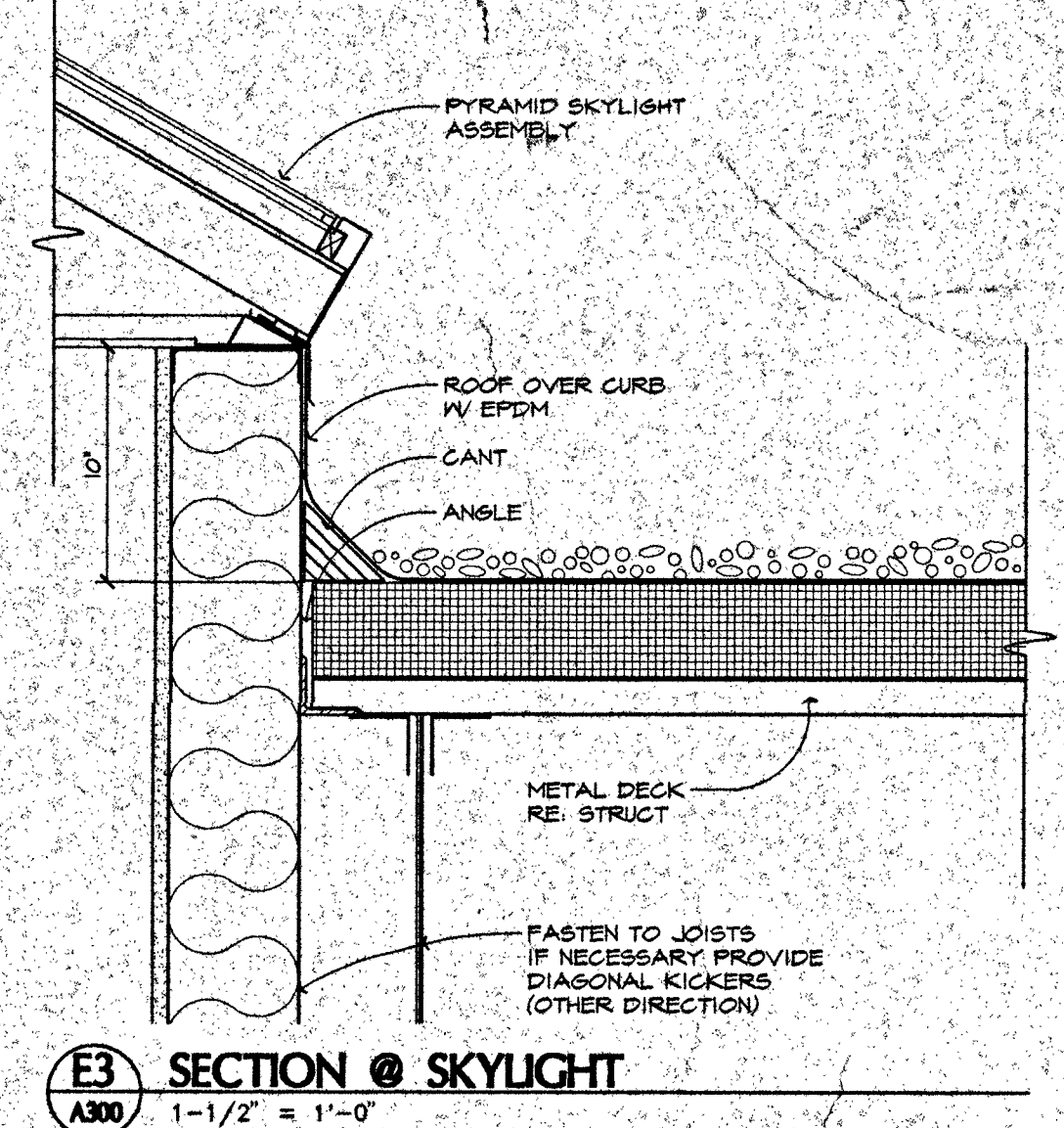
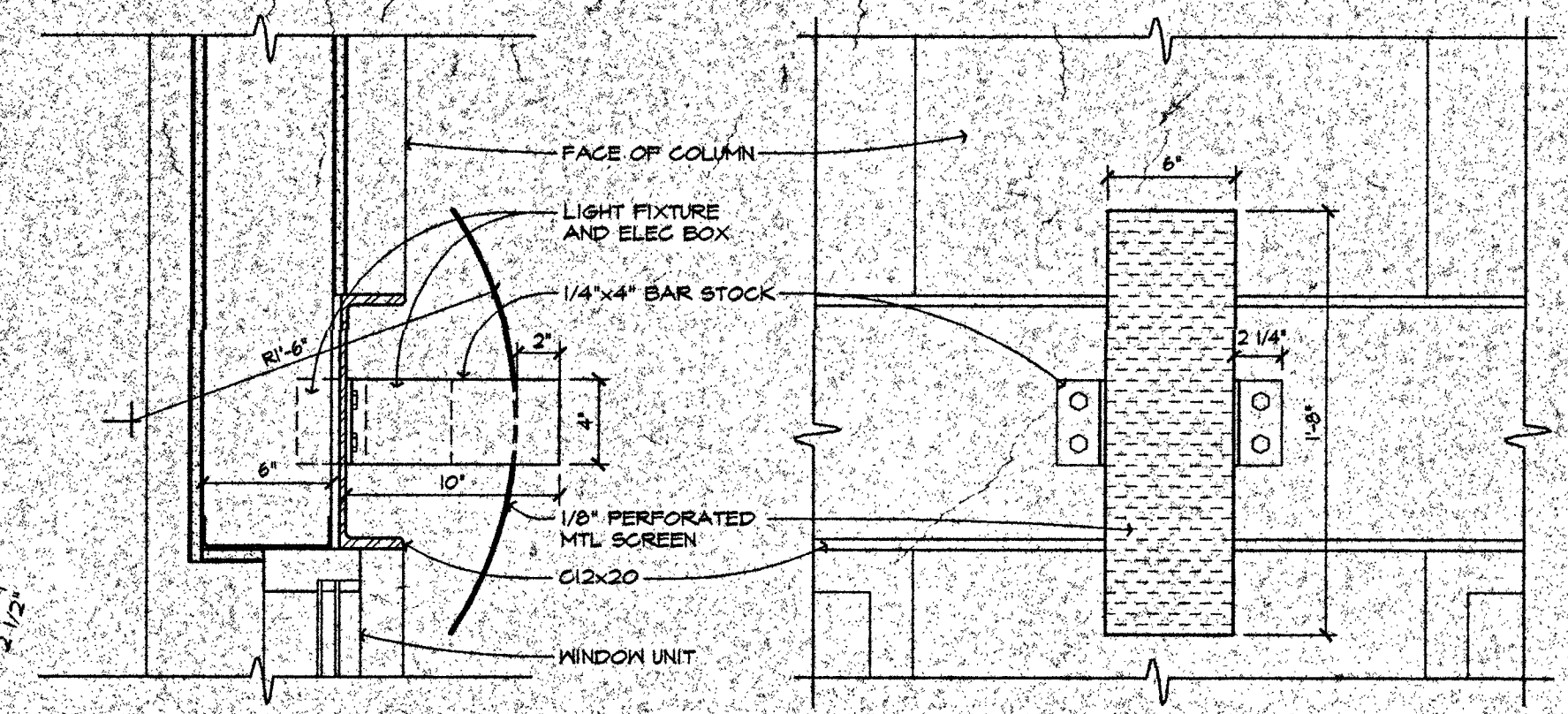
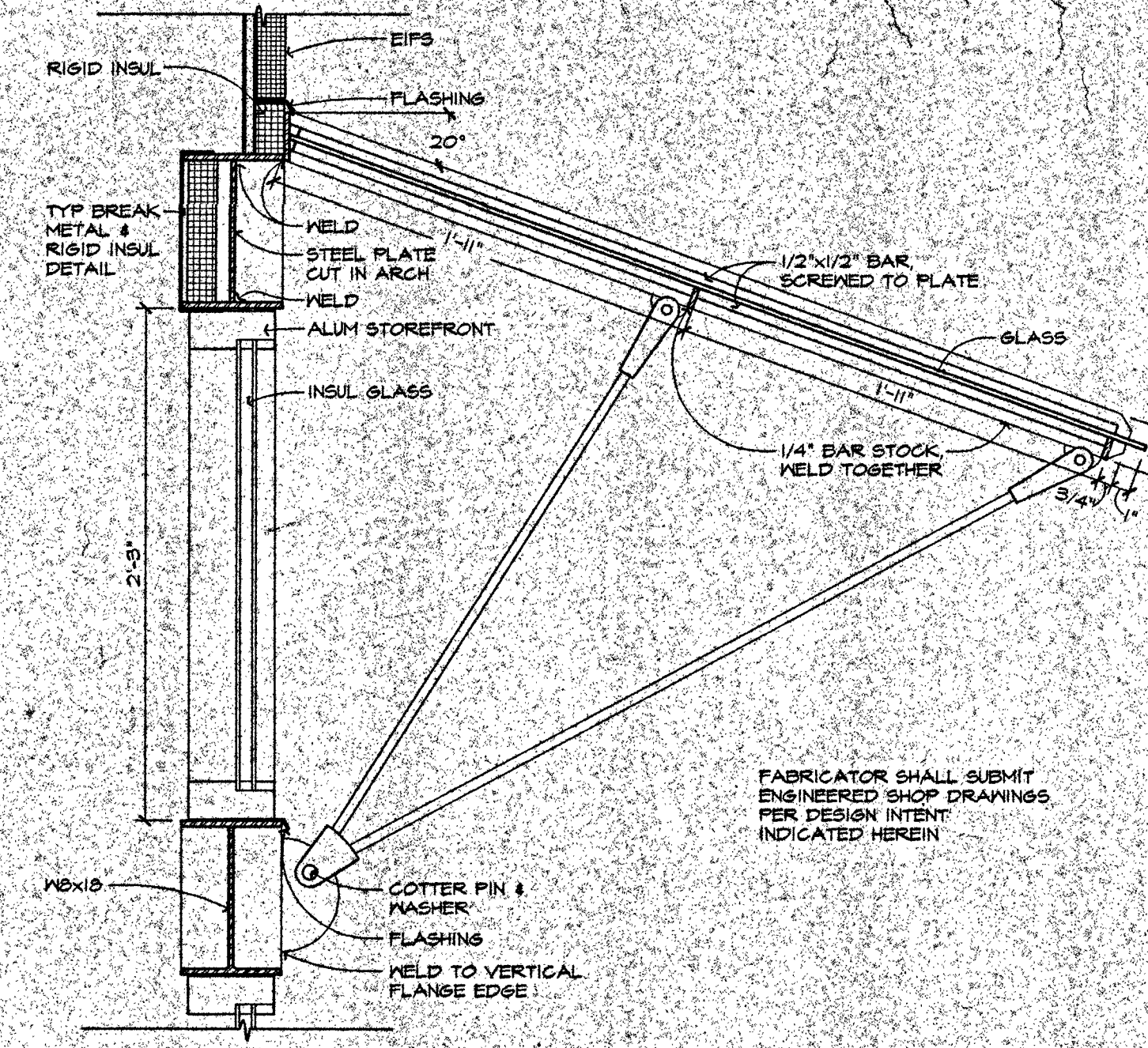
A2 BUILDING SECTION  
A220 1/8" = 1'-0"

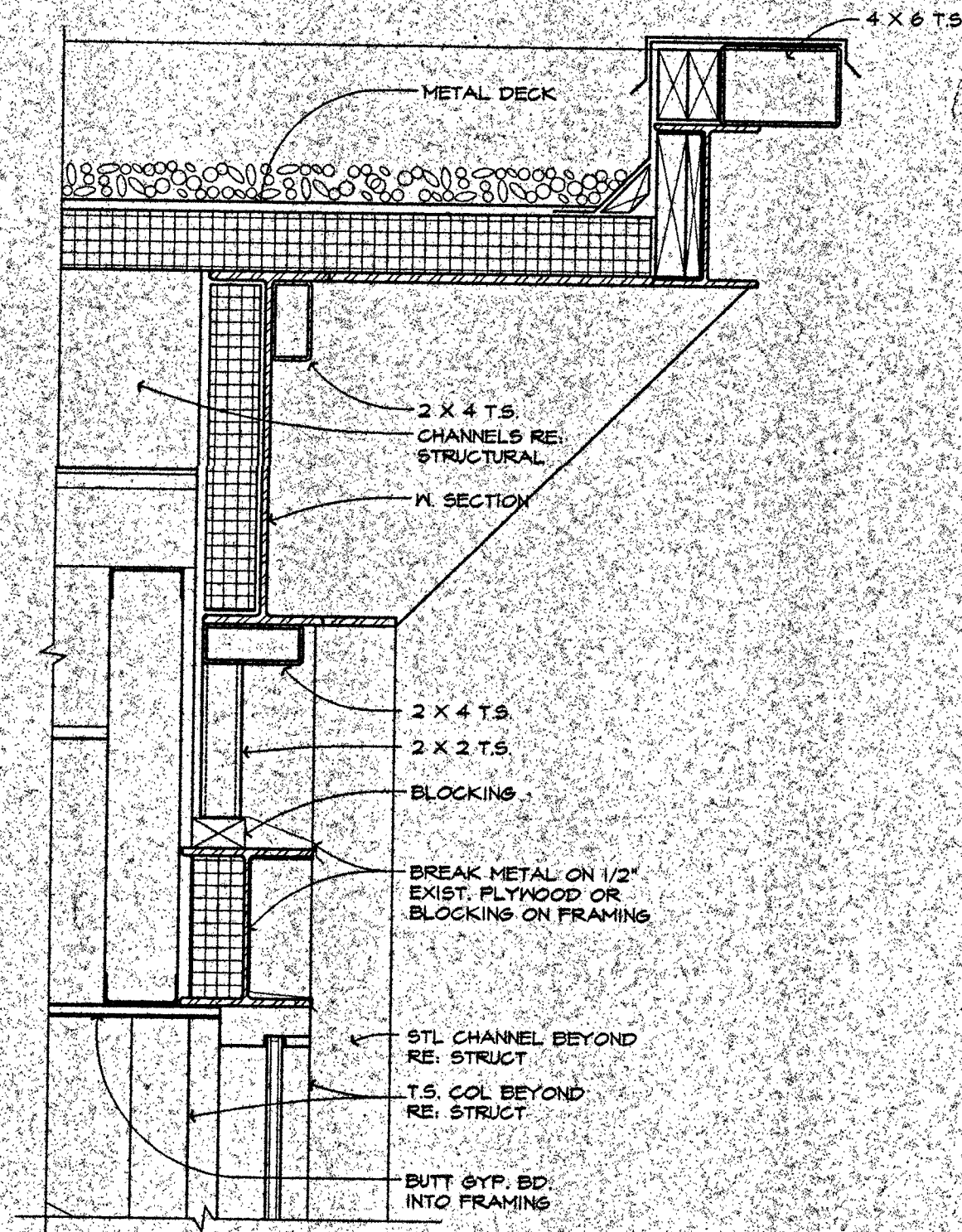


A1 BUILDING SECTION  
A220 1/8" = 1'-0"

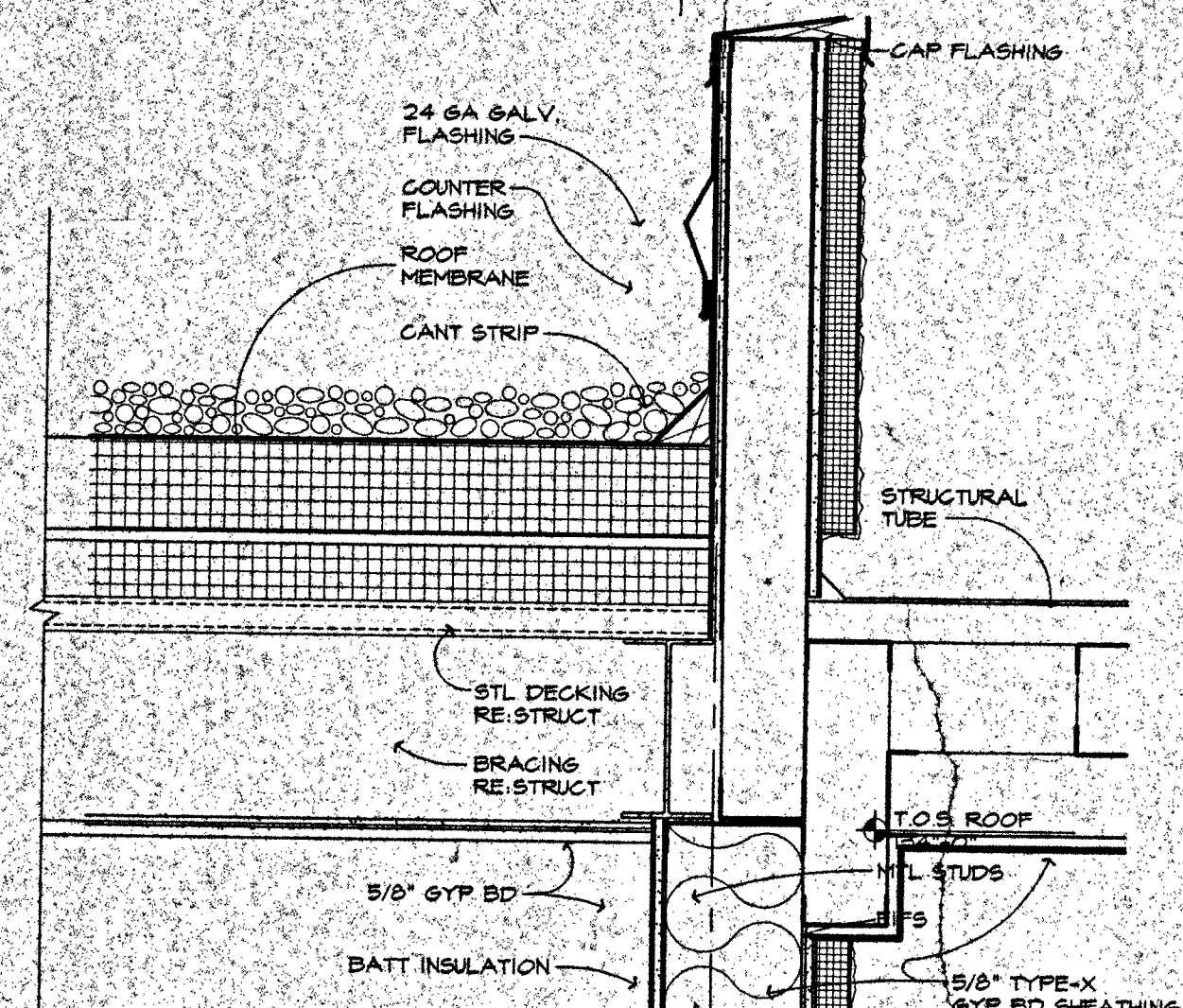
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PROJECT # 9665 DATE: 14 JAN 98 DRAWN BY: ENKJEH CHECKED BY: JEH REVISIONS: 30 MAR 98  
 04/08/1998 \* 03:43 \* 25:46/75:46 \* A300-9665/03000168.DWG \* 04/08/1998 \* 03:43 \* 25:46/75:46 \* A300-9665/03000168.DWG \* 04/08/1998 \* 03:43 \* 25:46/75:46 \* A300-9665/03000168.DWG \* 04/08/1998 \* 03:43 \* 25:46/75:46 \* A300-9665/03000168.DWG

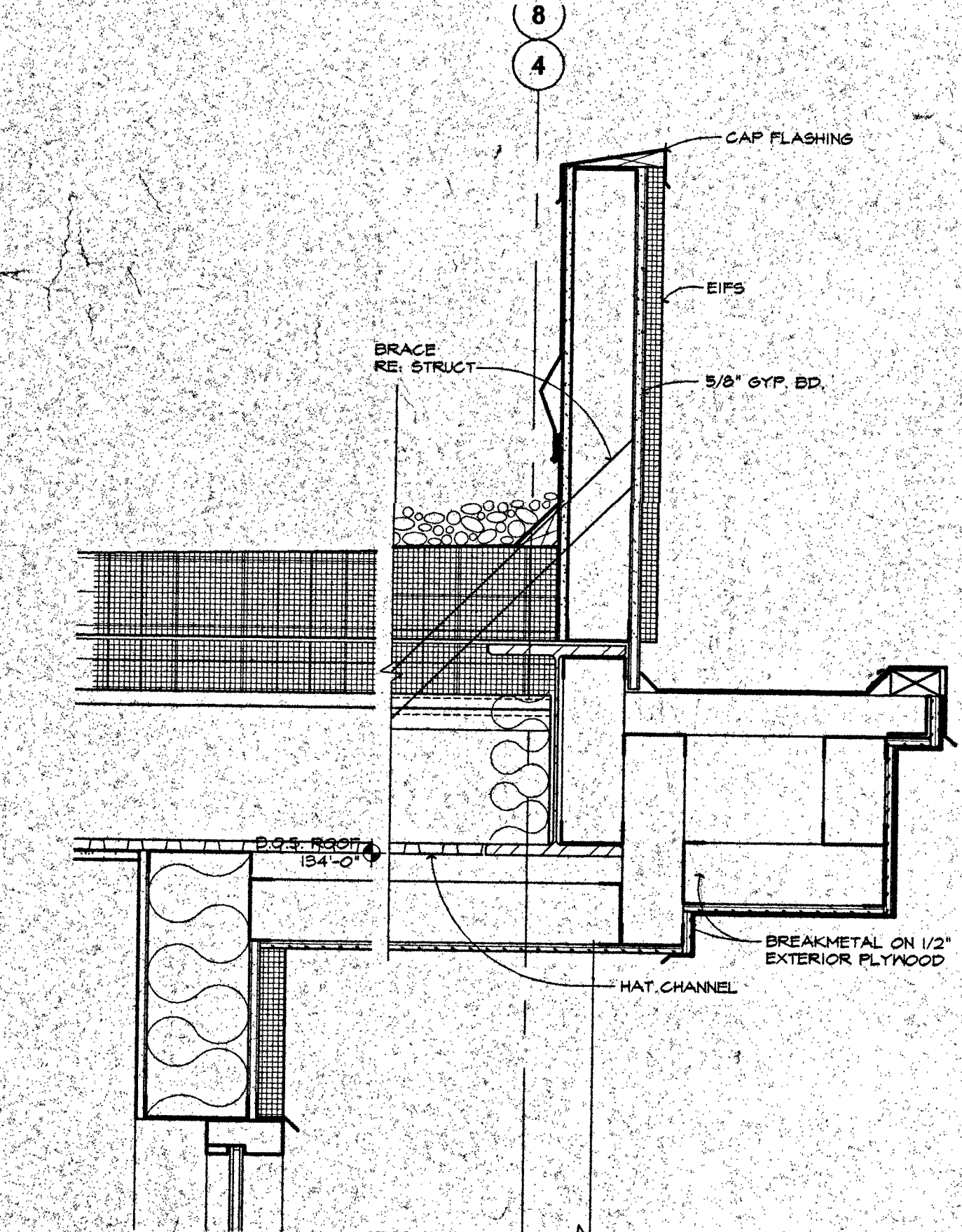




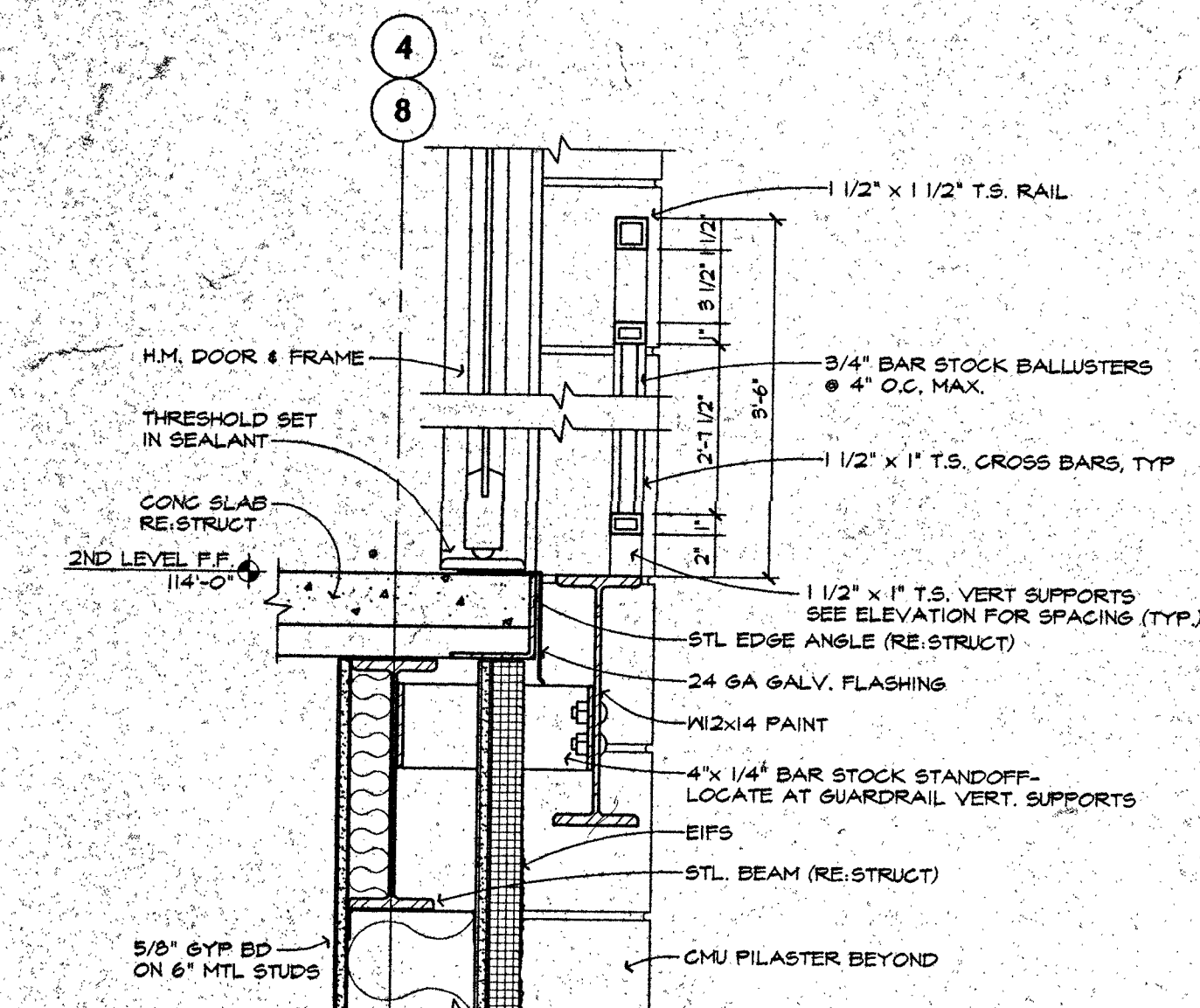
**D8 WALL SECTION**  
AS10 1-1/2" = 1'-0"



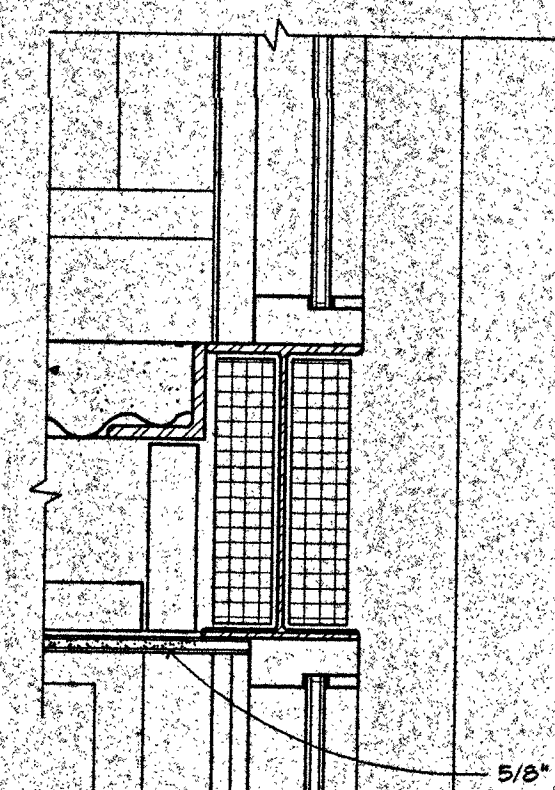
**D5 WALL SECTION - ONE HOUR WALL**  
AS10 1-1/2" = 1'-0"



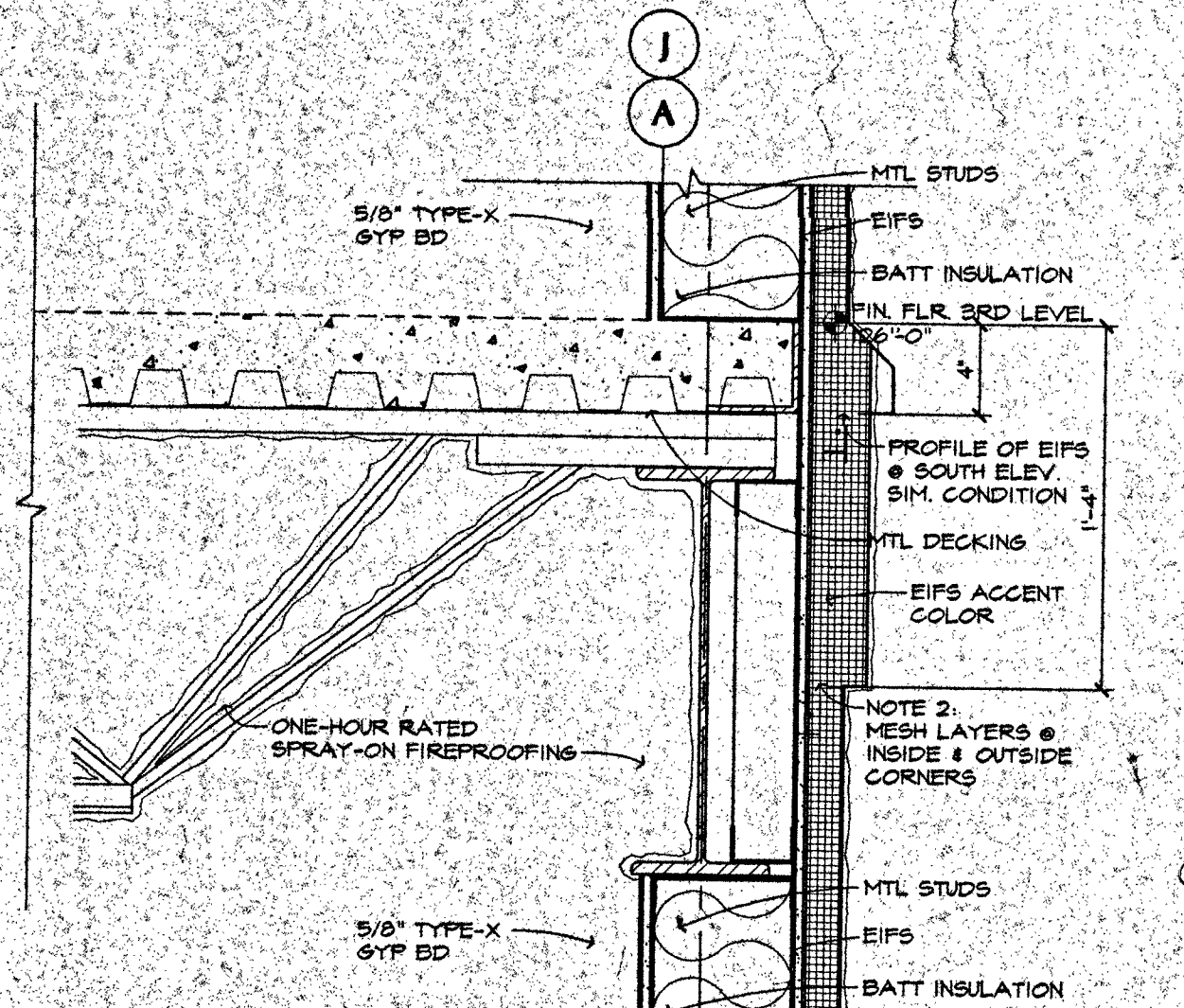
**D3 WALL SECTION**  
AS10 1-1/2" = 1'-0"



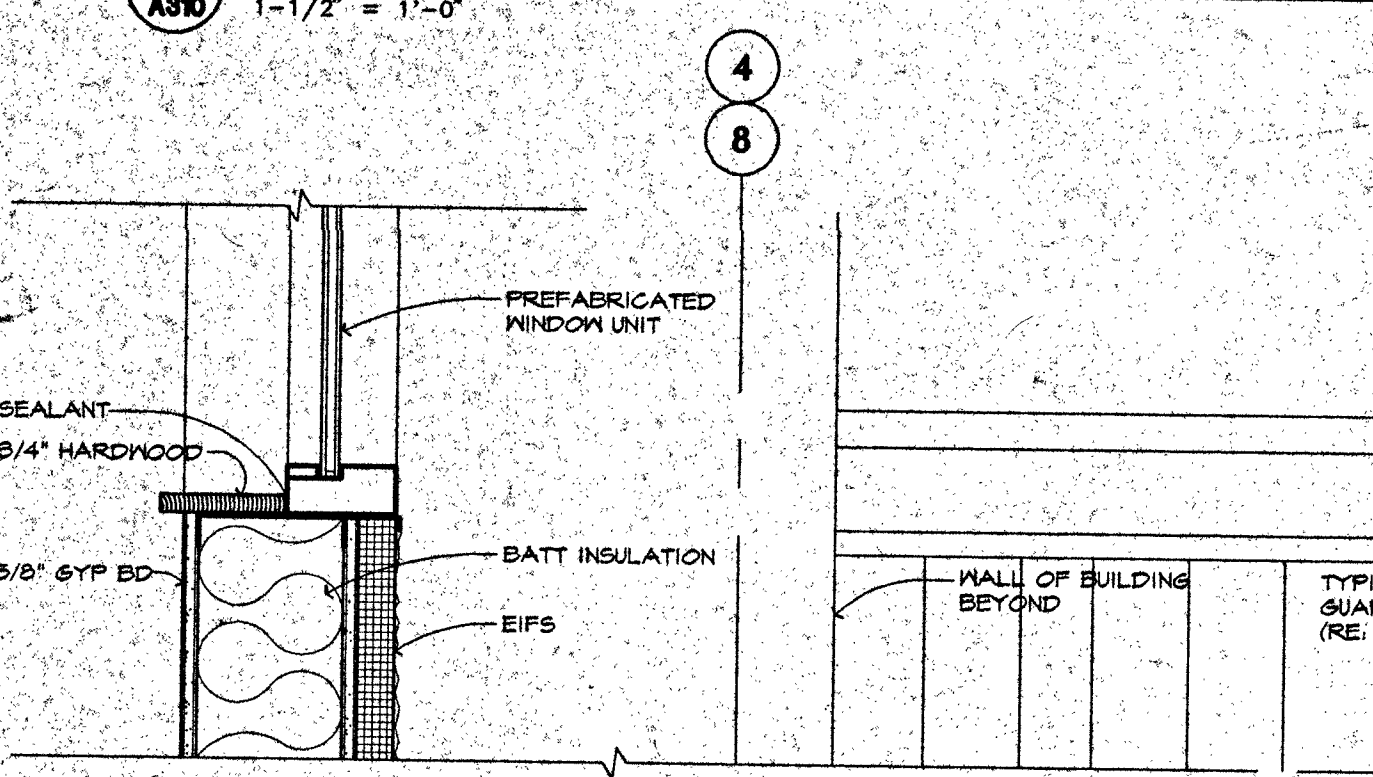
**D1 DETAIL @ SECOND LEVEL DOORS**  
AS10 1-1/2" = 1'-0"



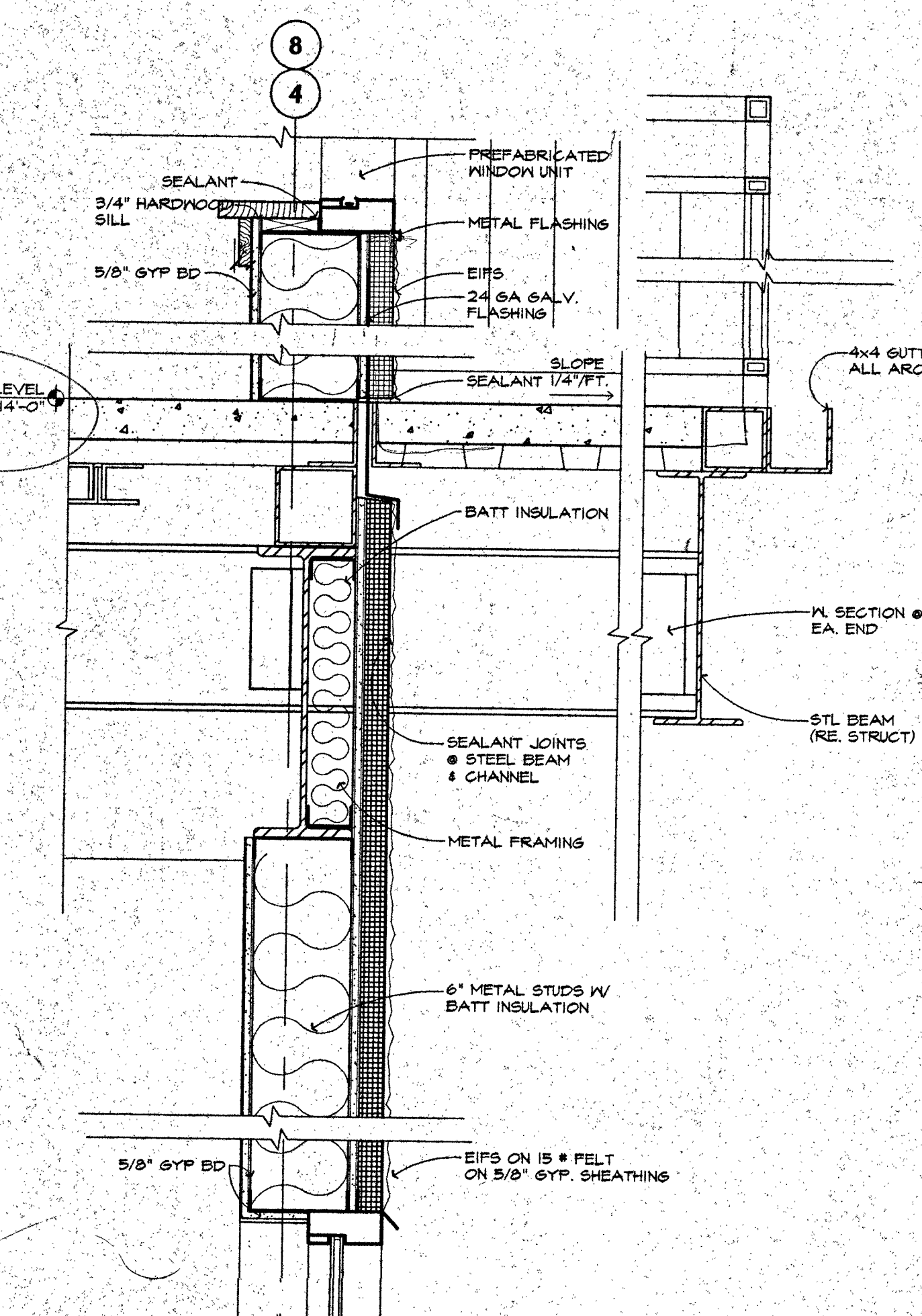
**C8 WALL SECTION**  
AS10 1-1/2" = 1'-0"



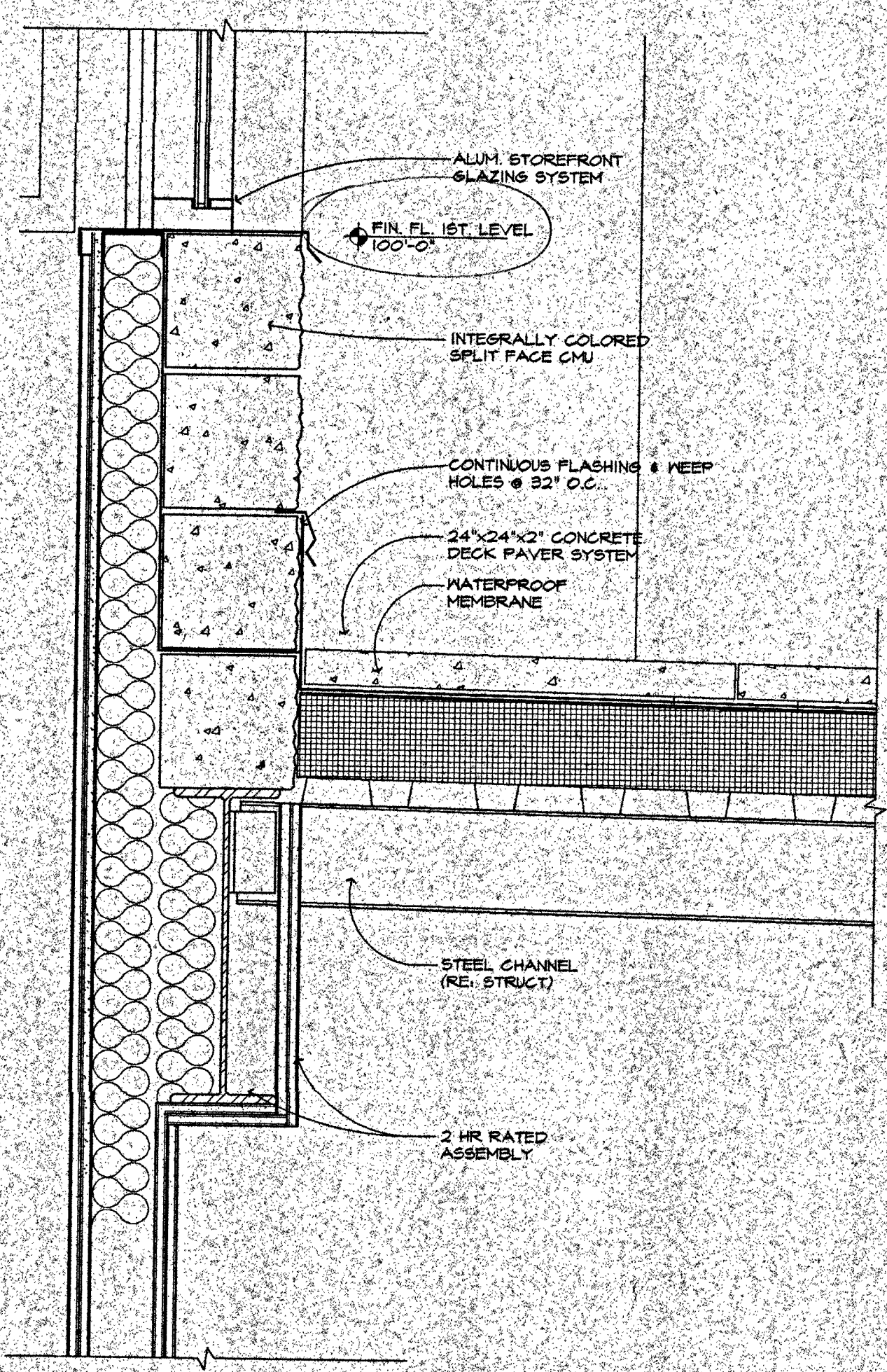
**C5 WALL SECTION - ONE HOUR WALL**  
AS10 1-1/2" = 1'-0"



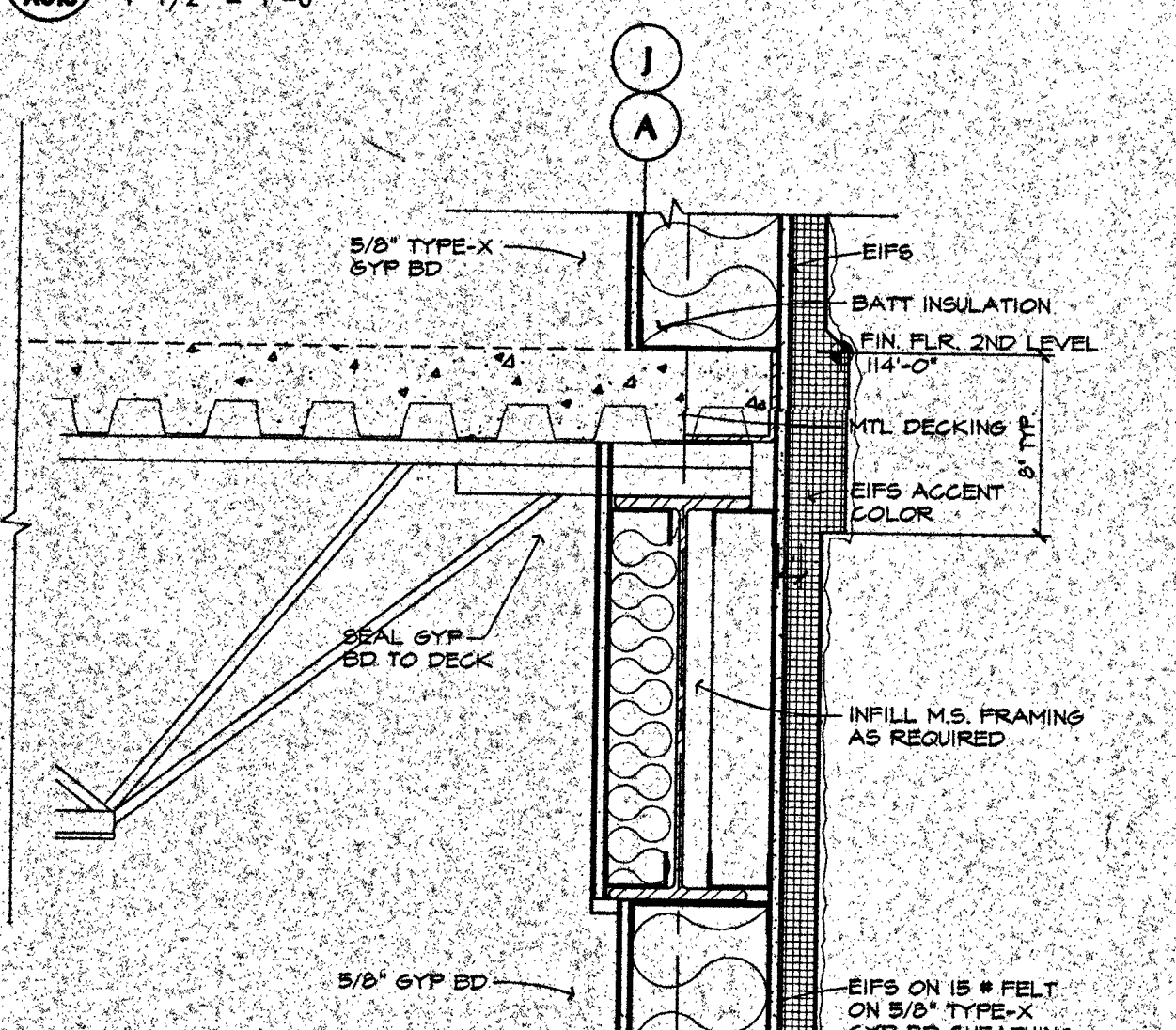
**B3 WALL SECTION**  
AS10 1-1/2" = 1'-0"



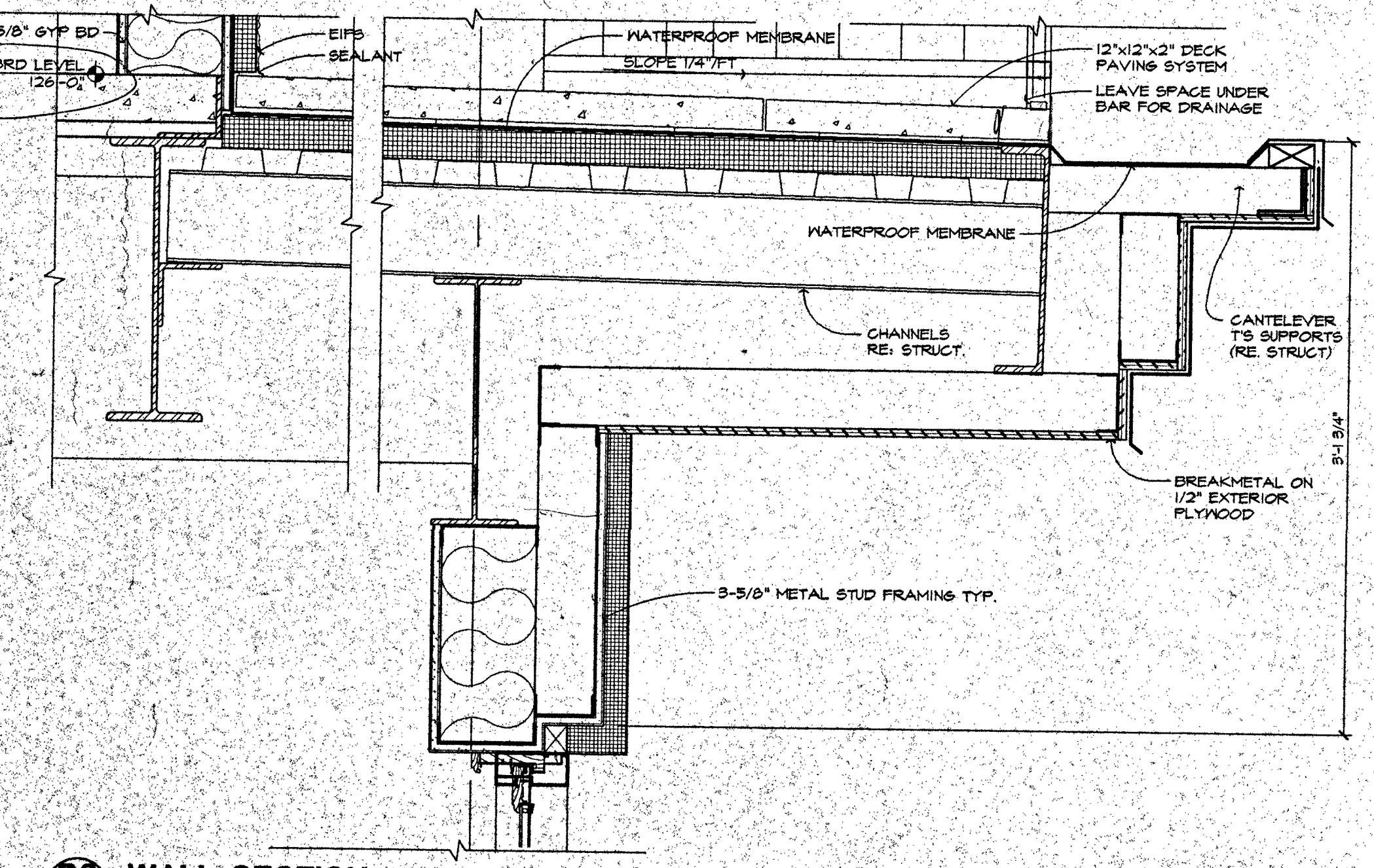
**B1 WALL SECTION**  
AS10 1-1/2" = 1'-0"



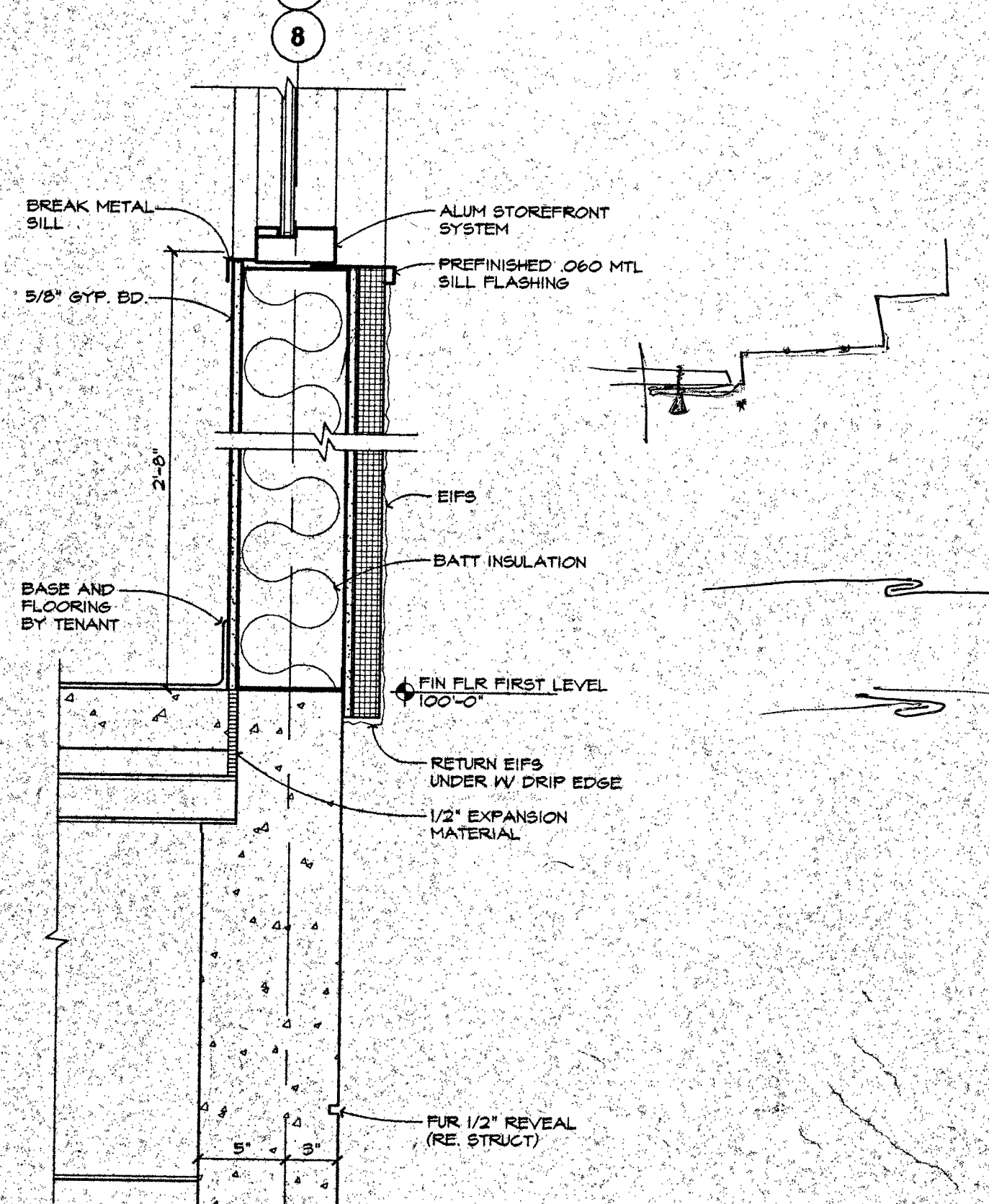
**A6 WALL SECTION**  
AS10 1-1/2" = 1'-0"



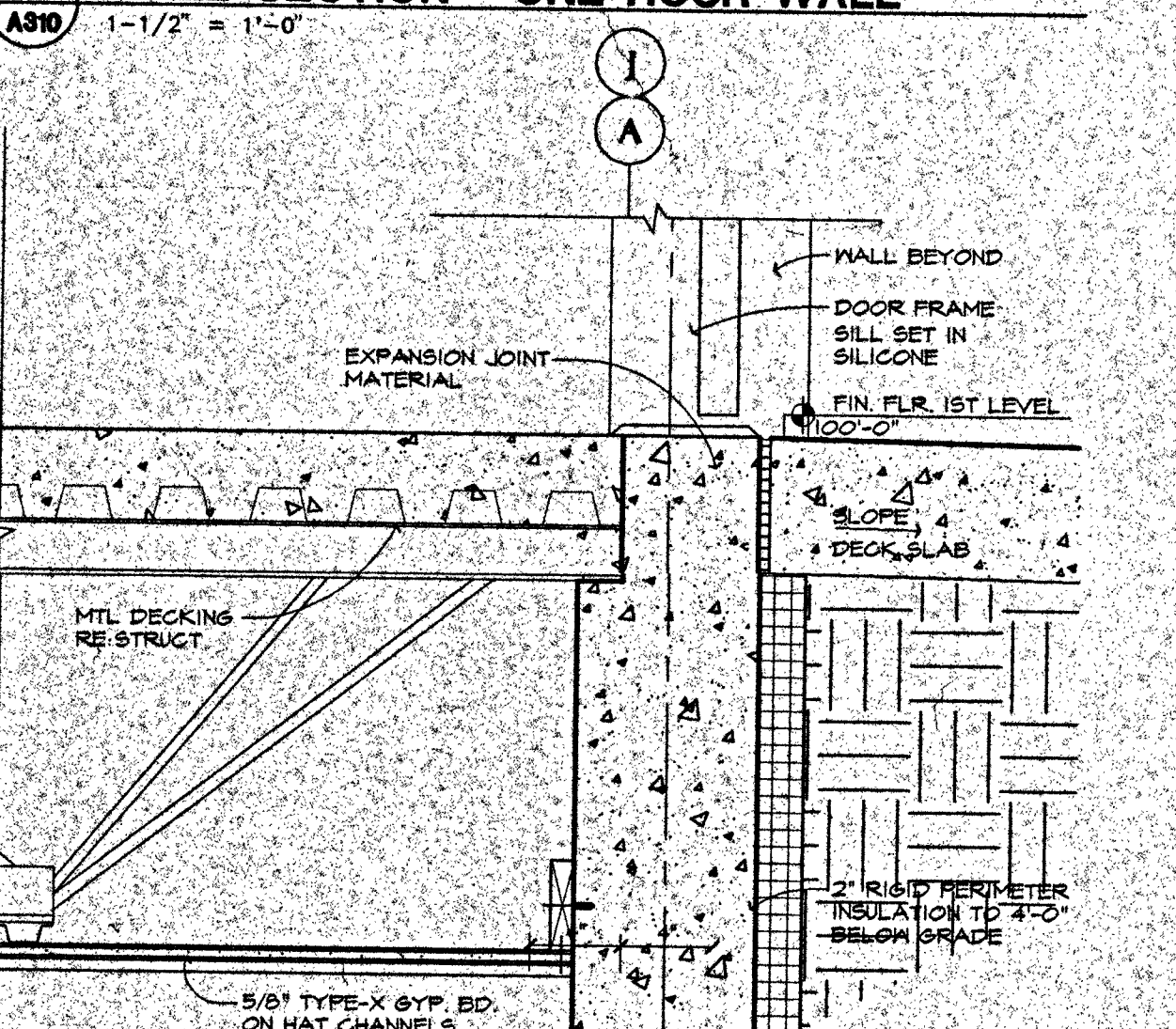
**B5 WALL SECTION - ONE HOUR WALL**  
AS10 1-1/2" = 1'-0"



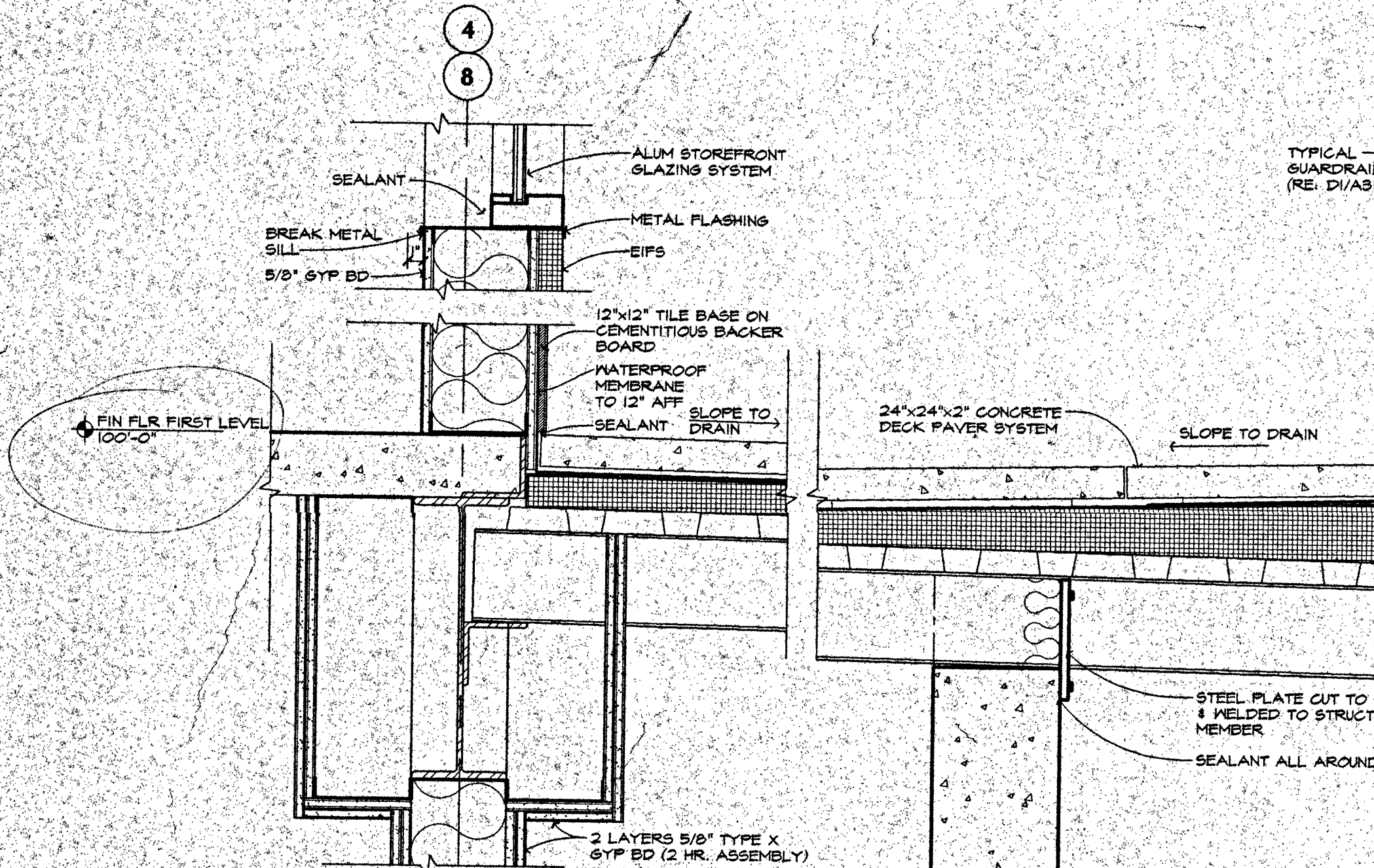
**B3 WALL SECTION**  
AS10 1-1/2" = 1'-0"



**A1 WALL SECTION**  
AS10 1-1/2" = 1'-0"

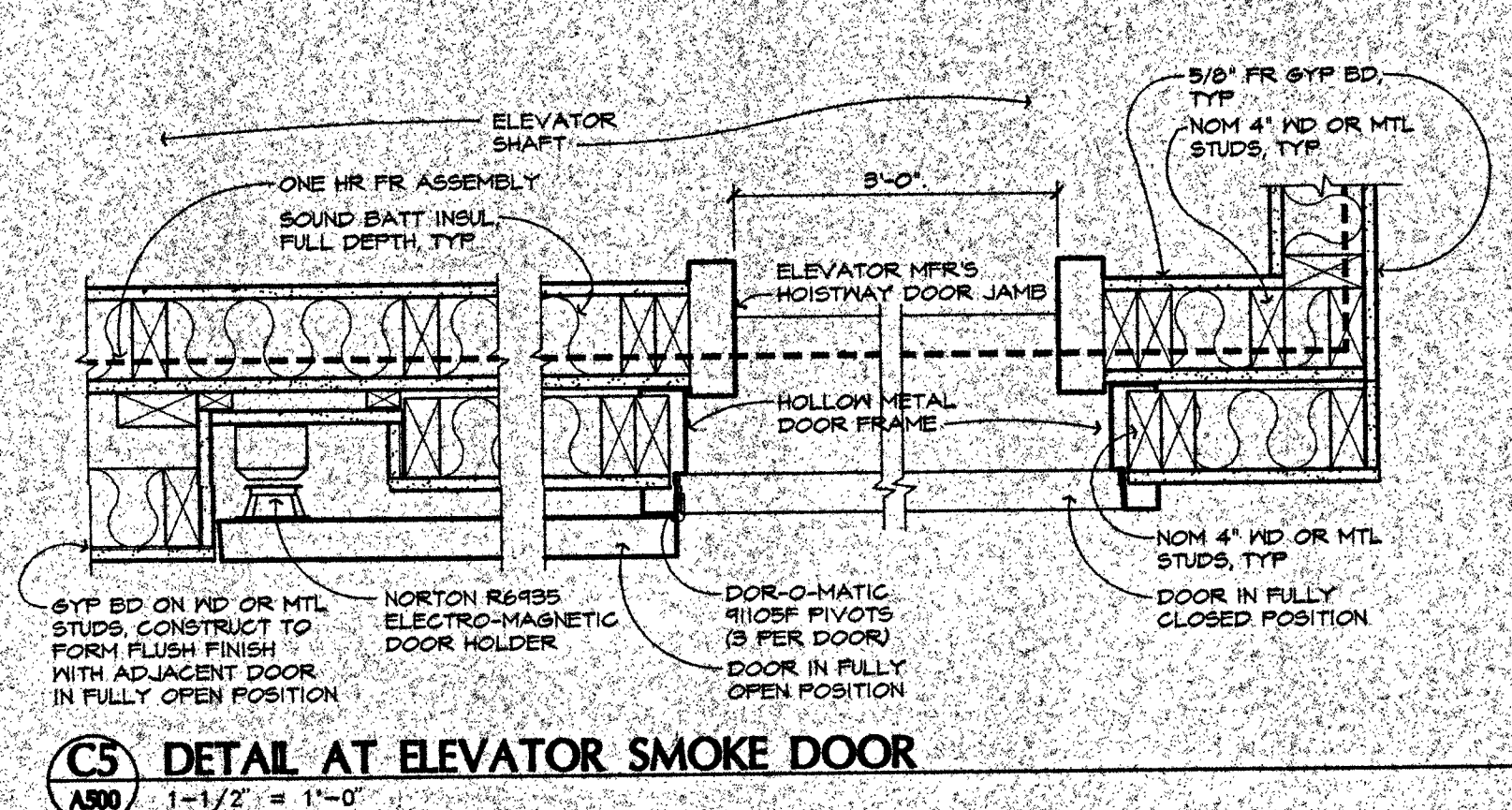


**A5 WALL SECTION - ONE HOUR WALL**  
AS10 1-1/2" = 1'-0"

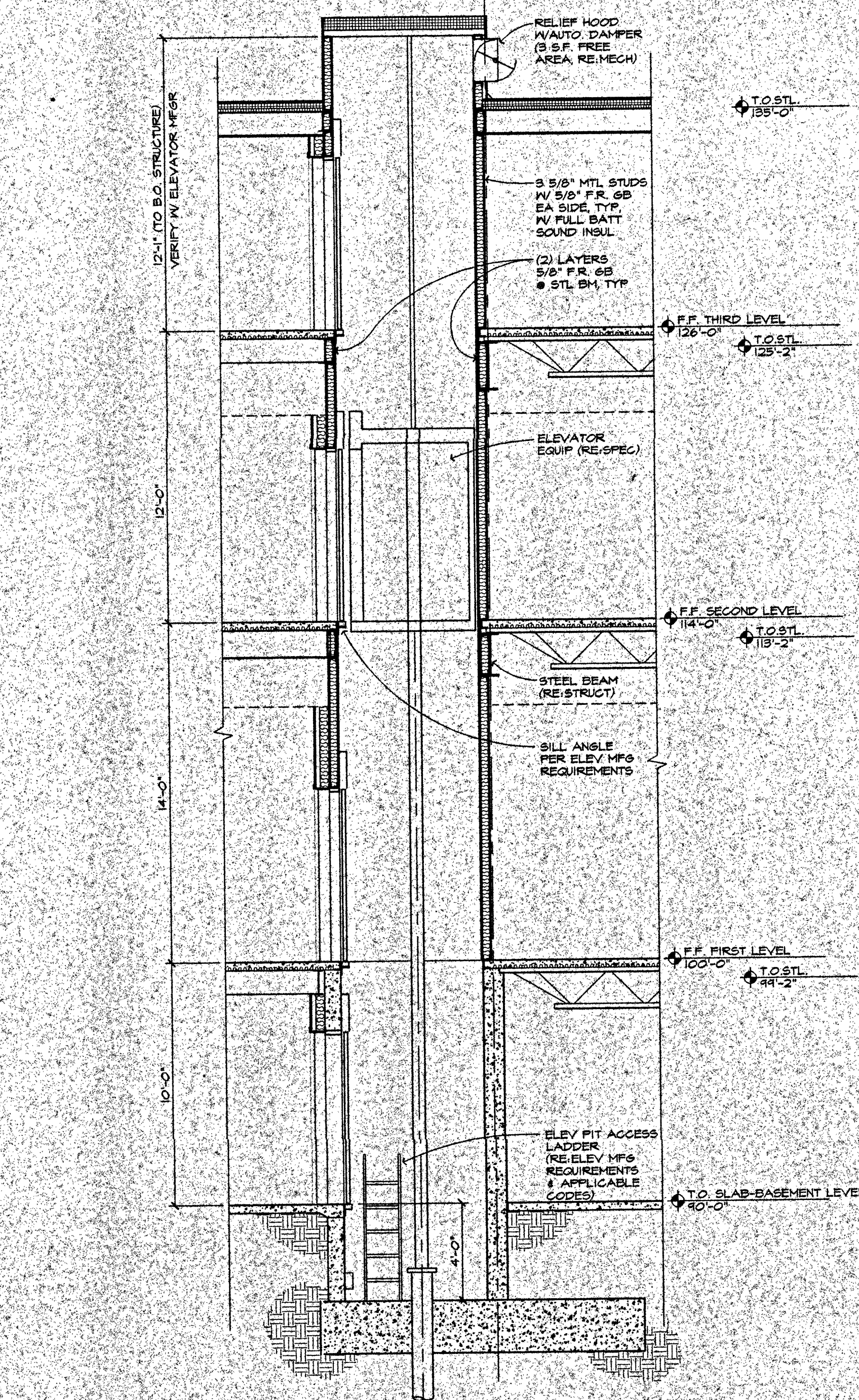


**A3 WALL SECTION**  
AS10 1-1/2" = 1'-0"

051 - C:\PROJ\9665\REVISED.dwg \* 04/07/1998 \* 2:58:25 PM \* +R500017X.dwg +R1000XXX.dwg +R1300XXX.dwg +R1500XXX.dwg +R2000XXX.dwg +R3000XXX.dwg +R4000XXX.dwg +R5000XXX.dwg +R6000XXX.dwg +R7000XXX.dwg +R8000XXX.dwg +R9000XXX.dwg +R10000XXX.dwg +R11000XXX.dwg +R12000XXX.dwg +R13000XXX.dwg +R14000XXX.dwg +R15000XXX.dwg +R16000XXX.dwg +R17000XXX.dwg +R18000XXX.dwg +R19000XXX.dwg +R20000XXX.dwg +R21000XXX.dwg +R22000XXX.dwg +R23000XXX.dwg +R24000XXX.dwg +R25000XXX.dwg +R26000XXX.dwg +R27000XXX.dwg +R28000XXX.dwg +R29000XXX.dwg +R30000XXX.dwg

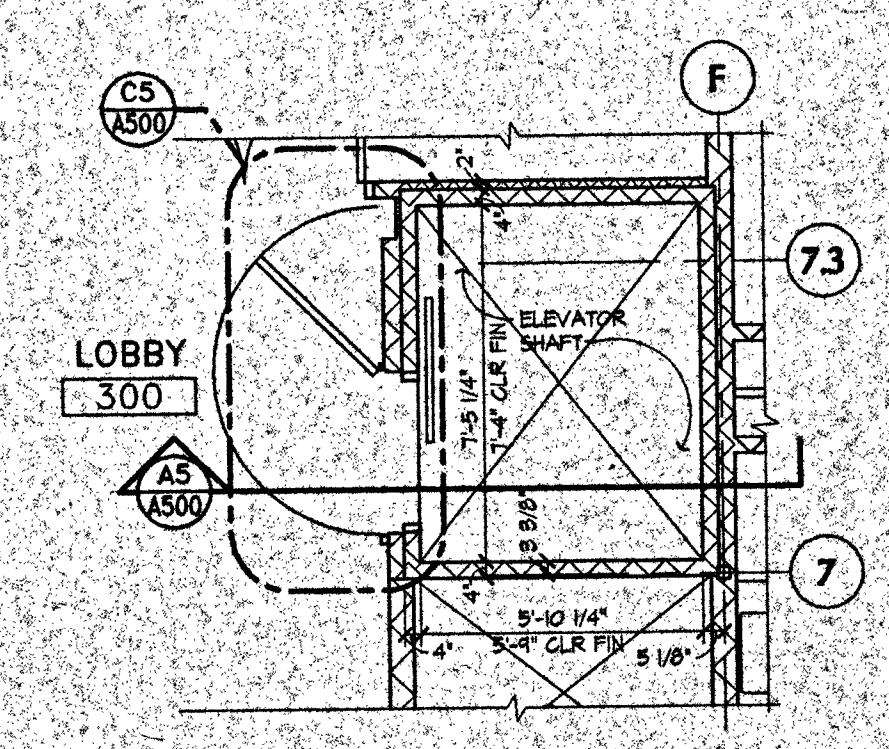


A5 ELEVATOR SECTION  
1/4" = 1'-0"

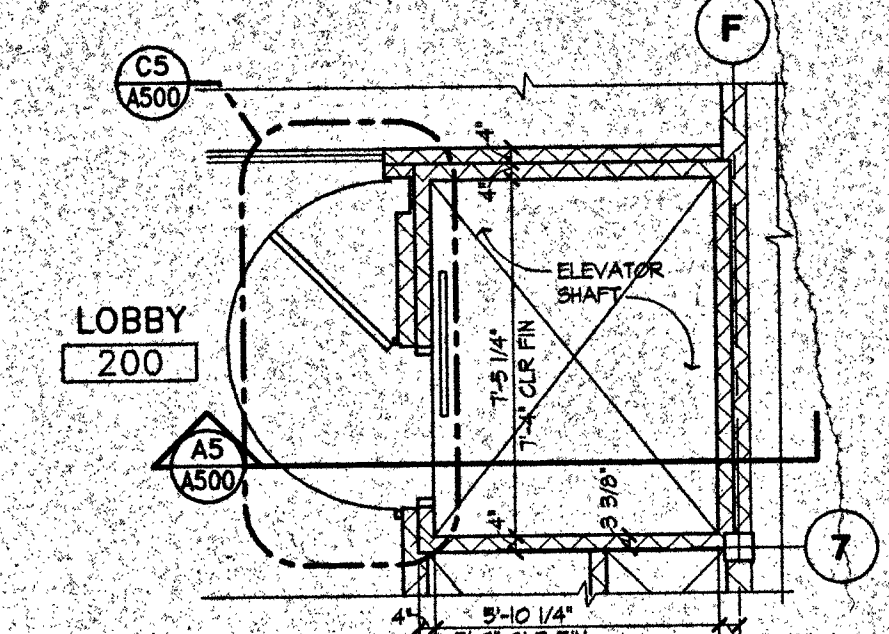


A4 ELEVATOR SECTION  
1/4" = 1'-0"

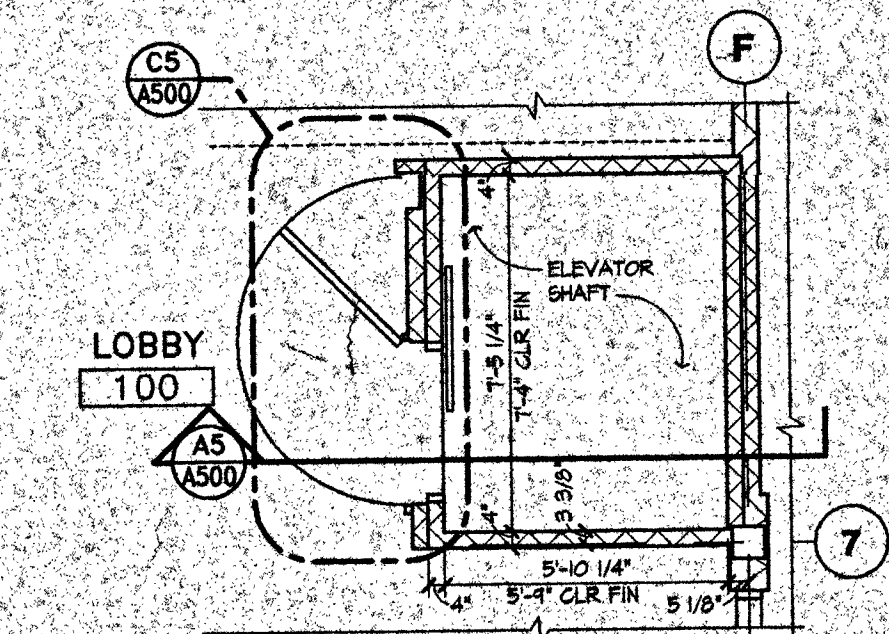
C5 DETAIL AT ELEVATOR SMOKE DOOR  
1-1/2" = 1'-0"



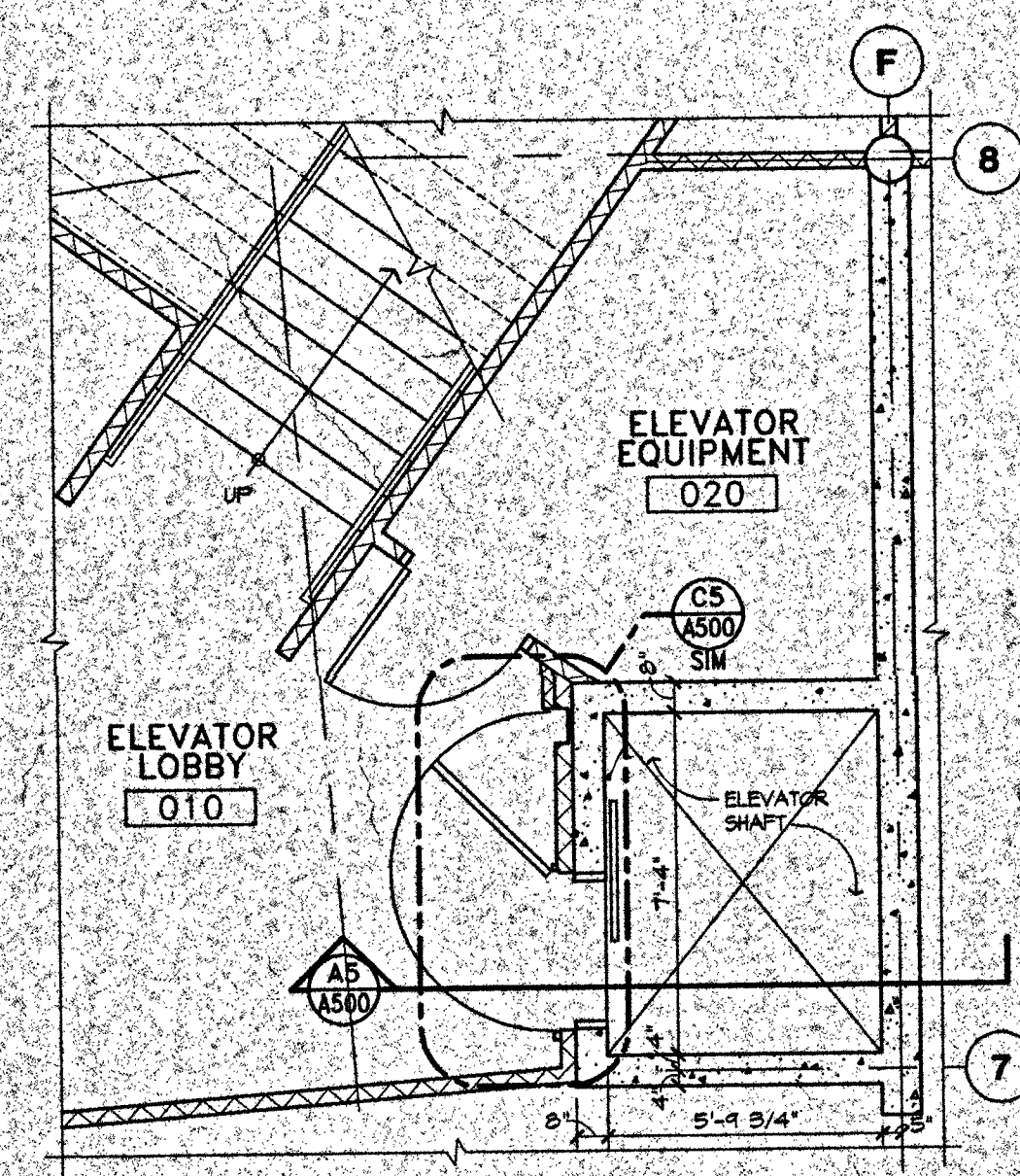
D4 THIRD LEVEL ELEVATOR PLAN  
1/4" = 1'-0"



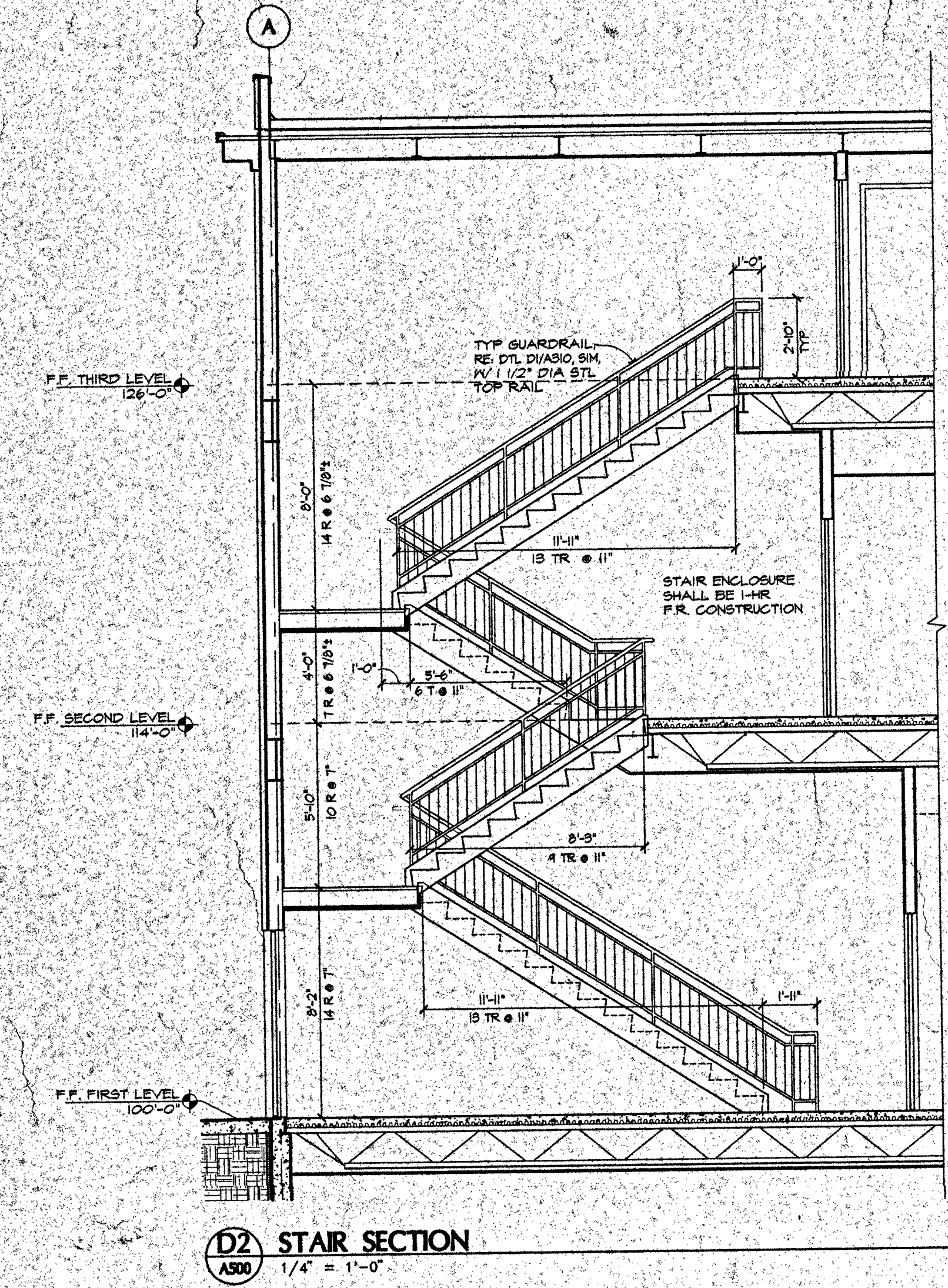
C4 SECOND LEVEL ELEVATOR PLAN  
1/4" = 1'-0"



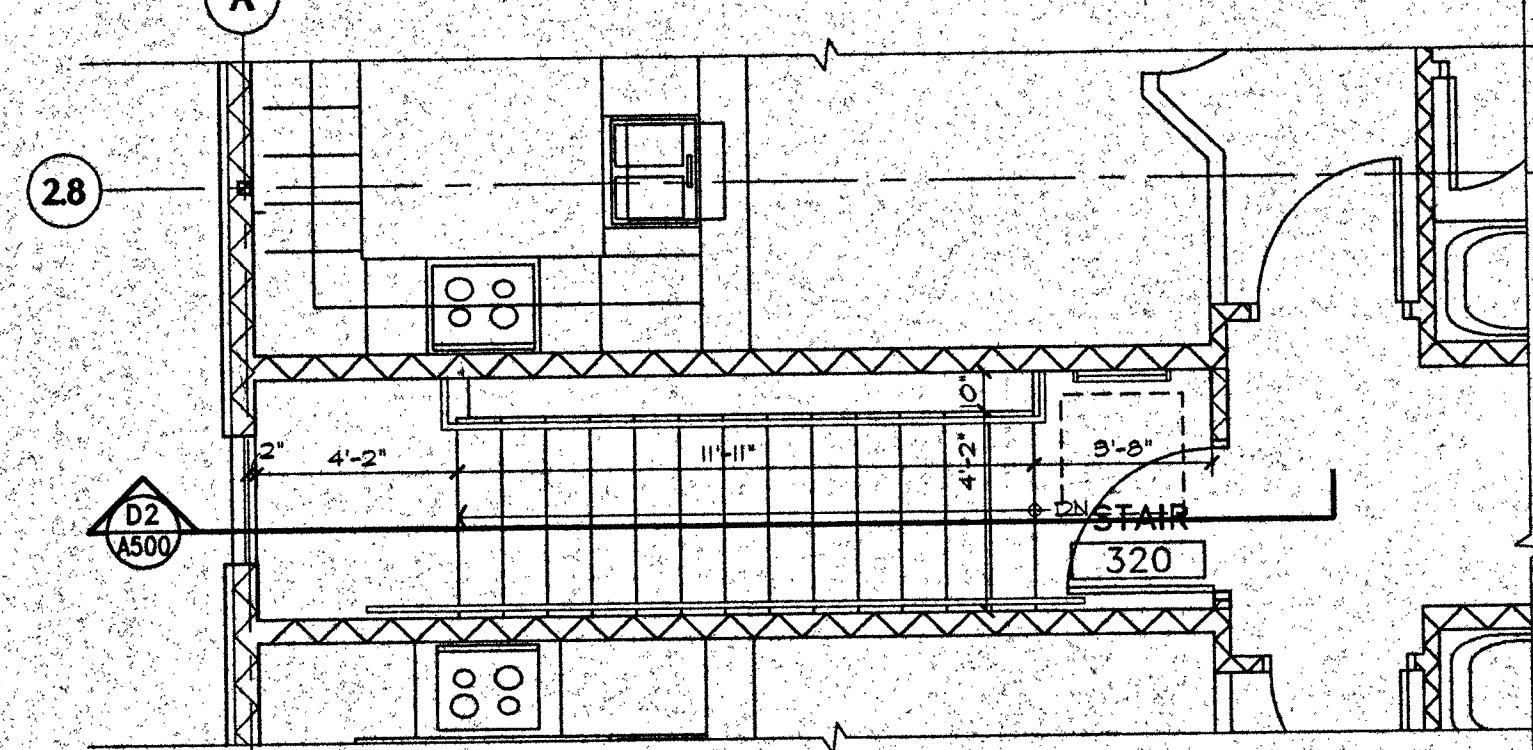
B4 FIRST LEVEL ELEVATOR PLAN  
1/4" = 1'-0"



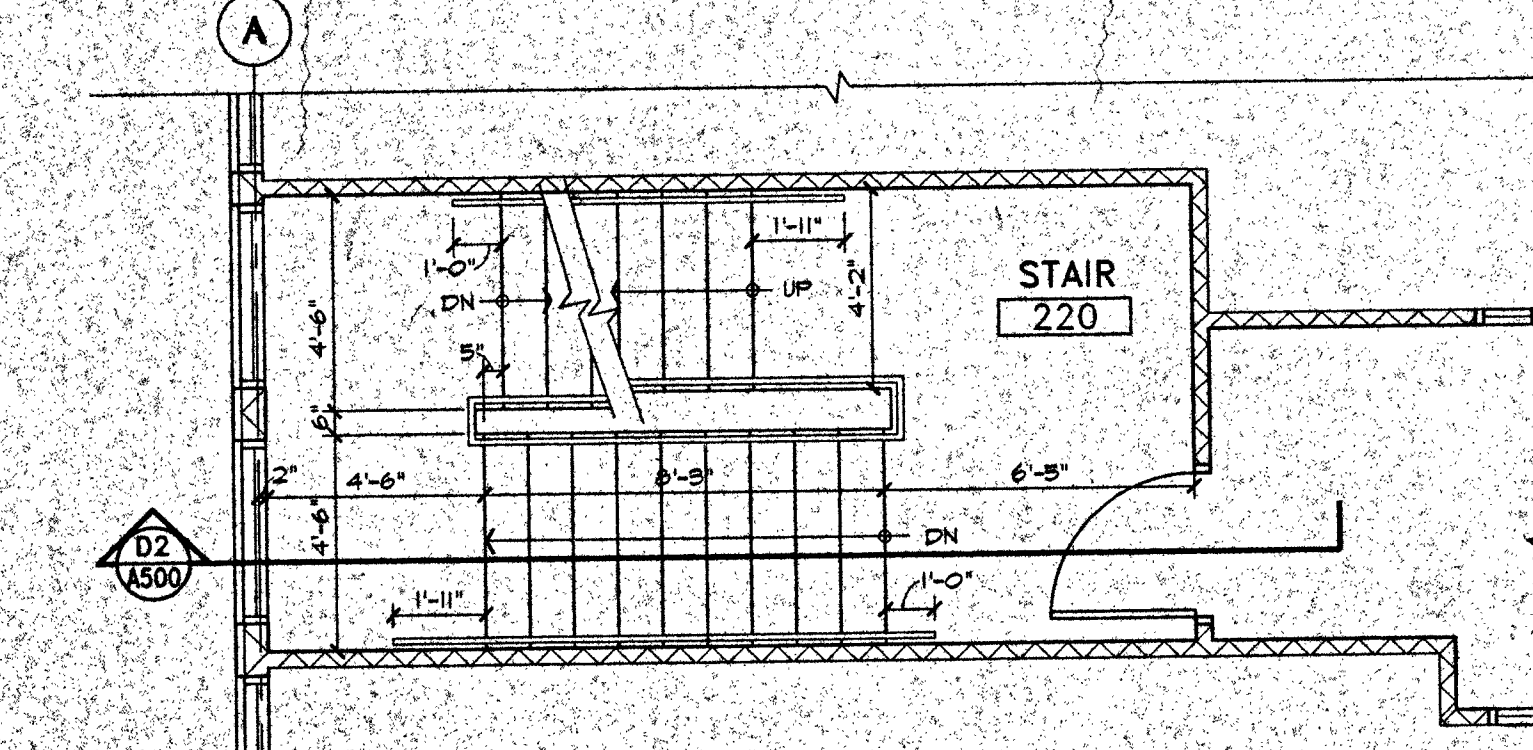
A4 BASEMENT LEVEL ELEVATOR PLAN  
1/4" = 1'-0"



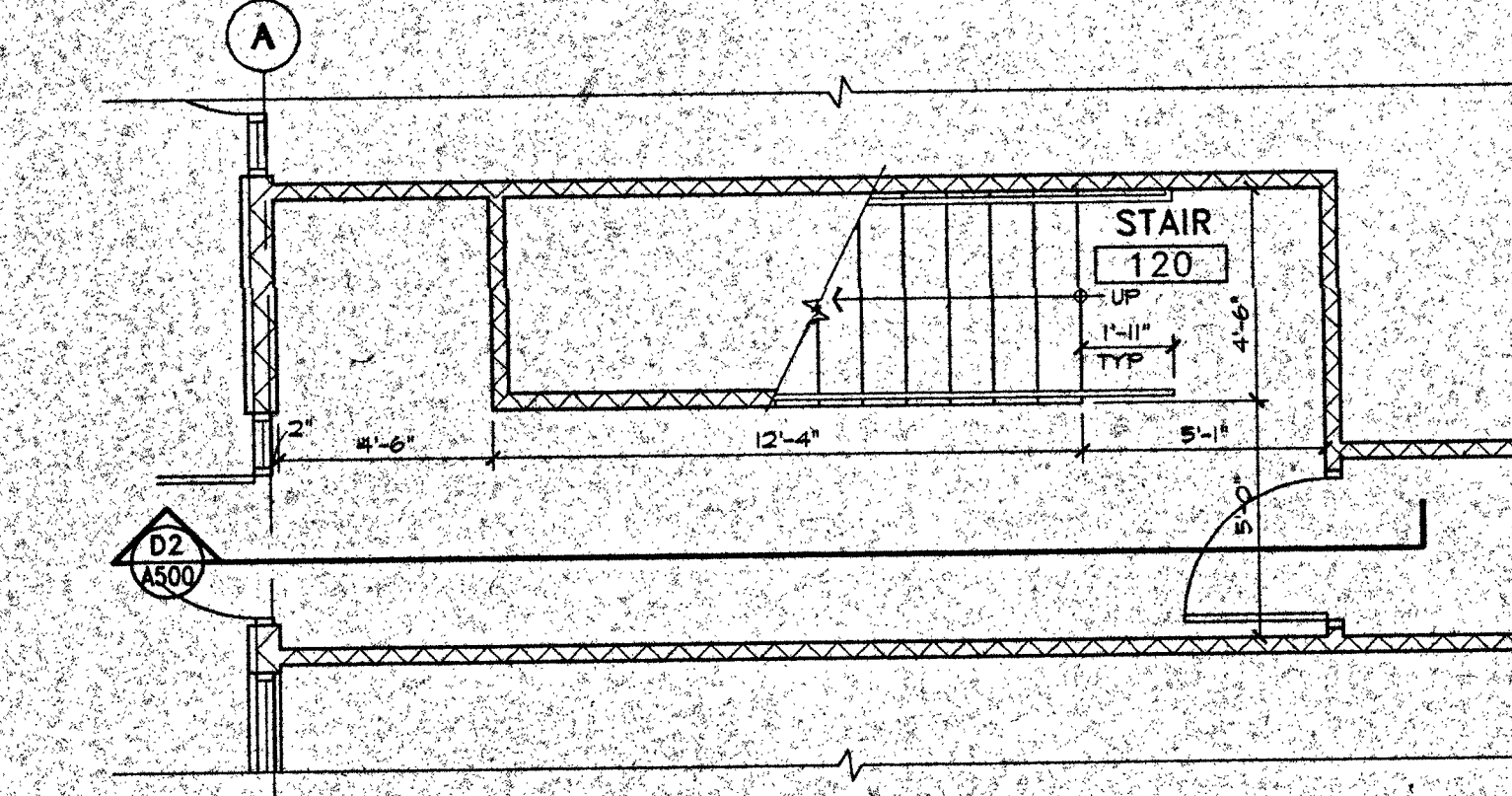
D2 STAIR SECTION  
1/4" = 1'-0"



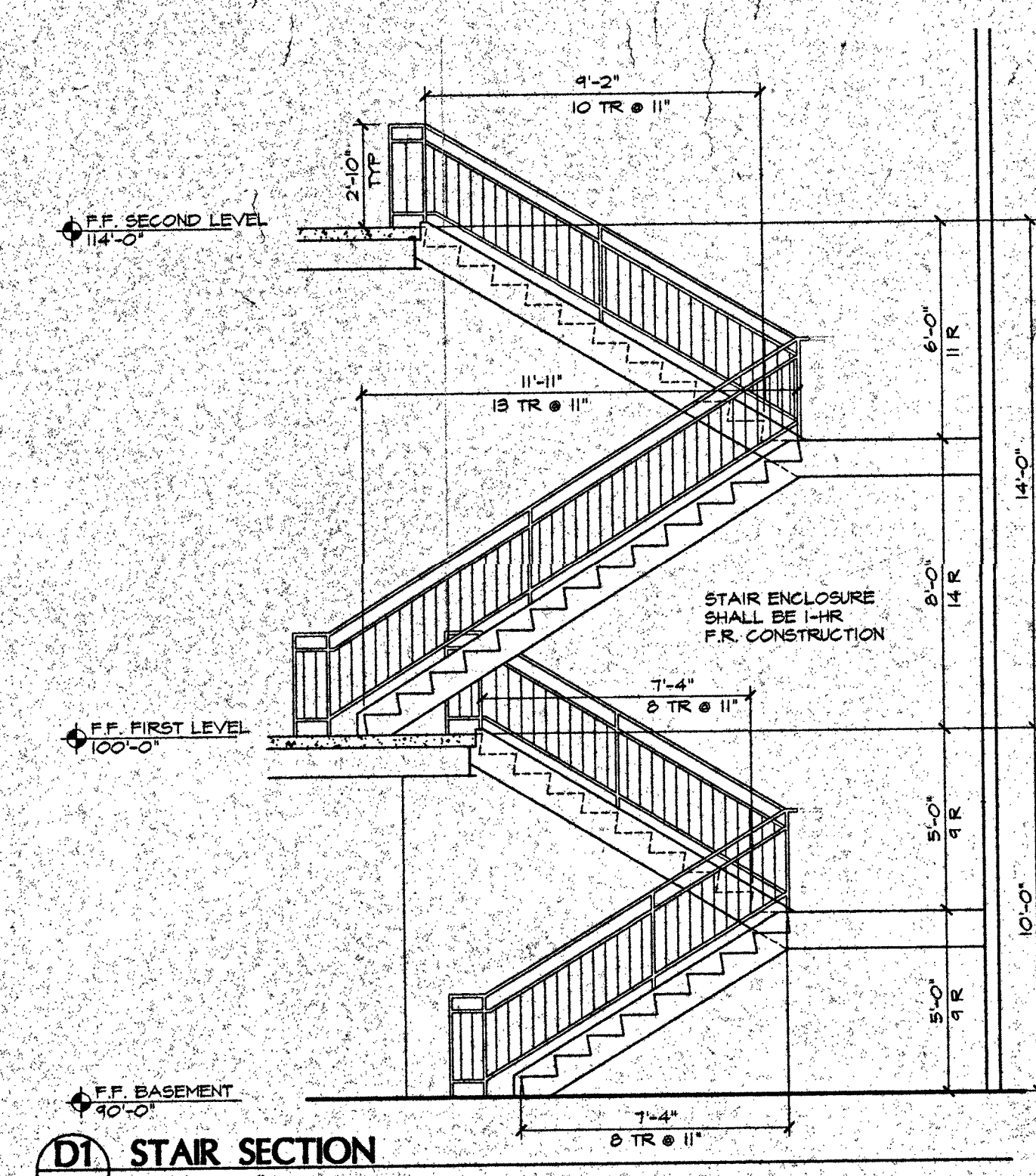
C2 THIRD LEVEL STAIR PLAN  
1/4" = 1'-0"



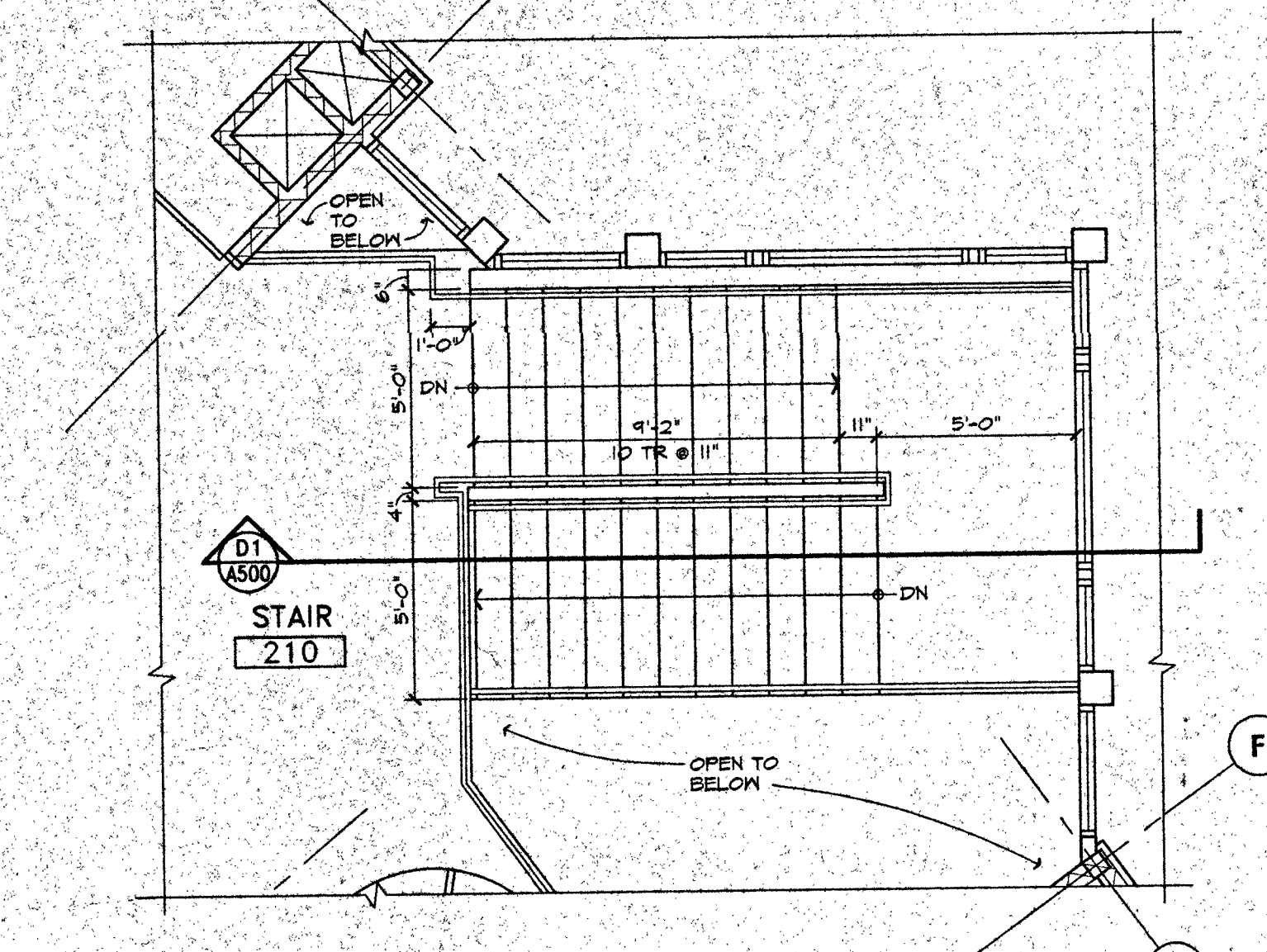
B2 SECOND LEVEL STAIR PLAN  
1/4" = 1'-0"



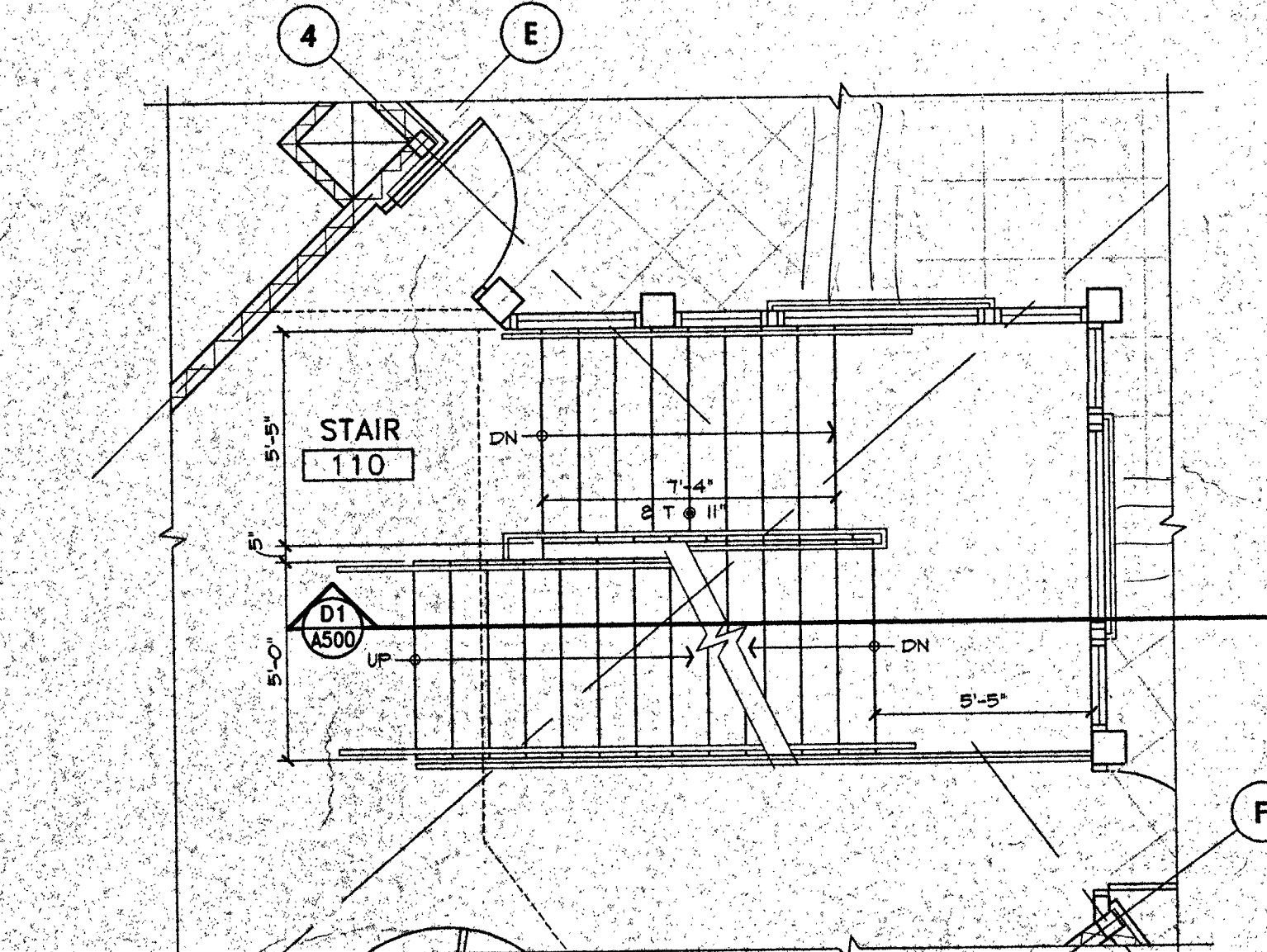
A2 FIRST FLOOR STAIR PLAN  
1/4" = 1'-0"



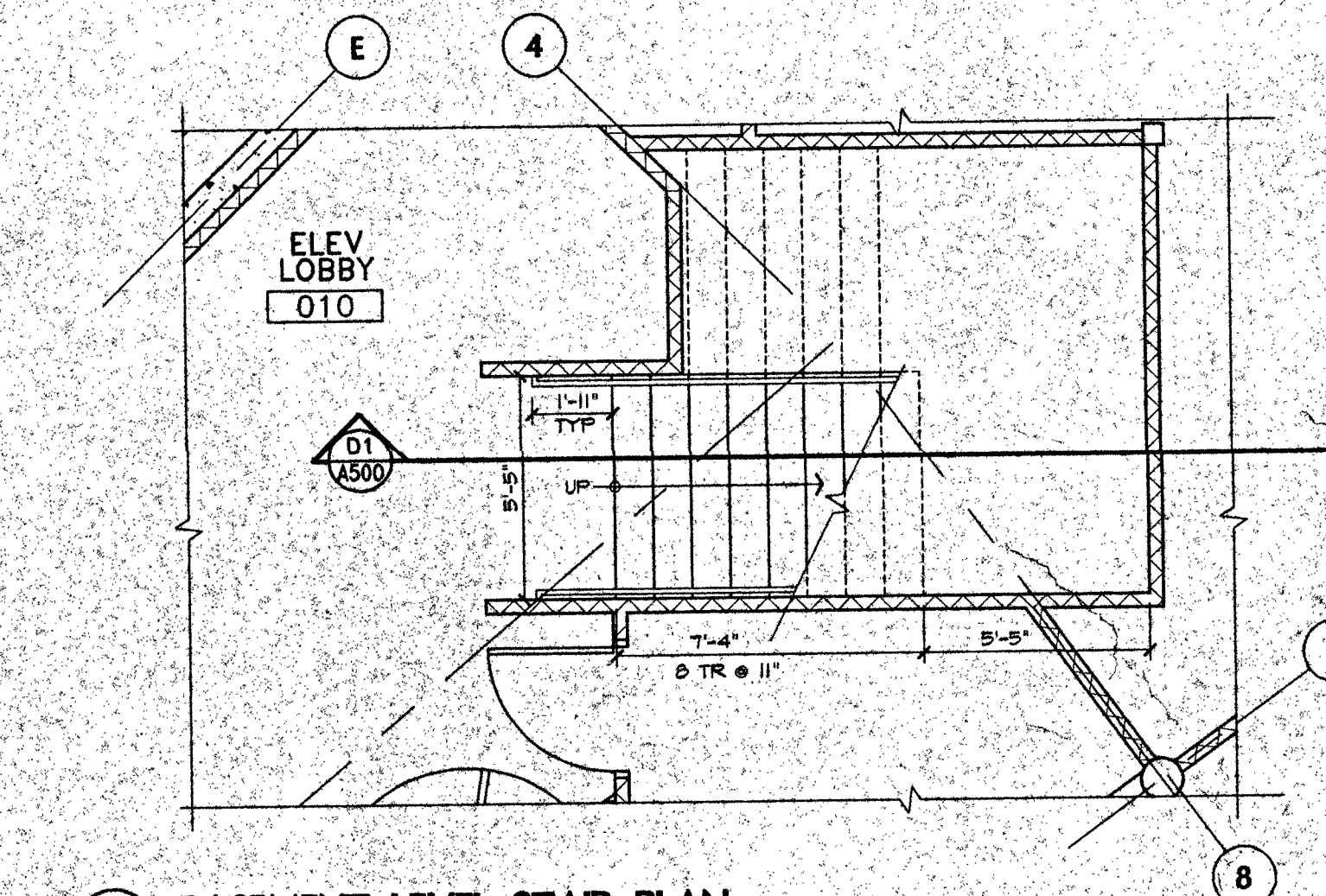
D1 STAIR SECTION  
1/4" = 1'-0"



C1 SECOND LEVEL STAIR PLAN  
1/4" = 1'-0"



B1 FIRST LEVEL STAIR PLAN  
1/4" = 1'-0"

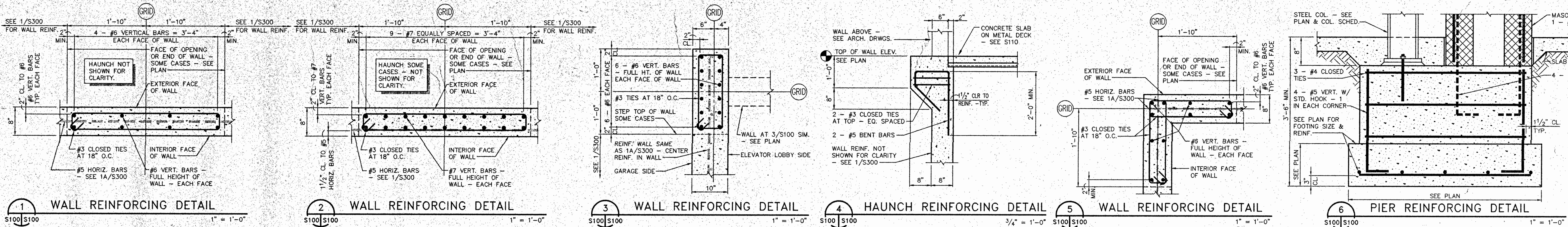


A1 BASEMENT LEVEL STAIR PLAN  
1/4" = 1'-0"

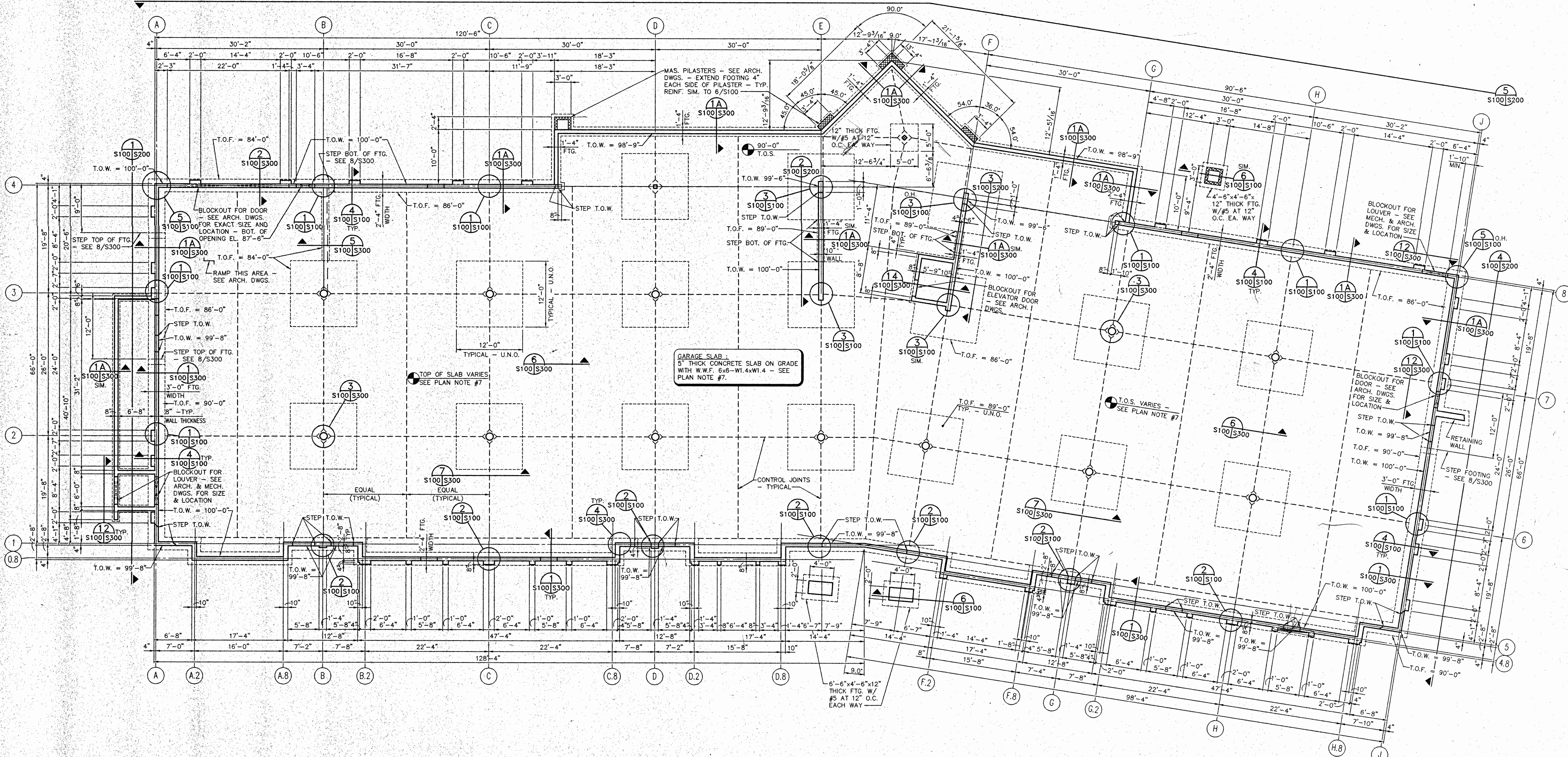








1 WALL REINFORCING DETAIL 2 WALL REINFORCING DETAIL 3 WALL REINFORCING DETAIL 4 HAUNCH REINFORCING DETAIL 5 WALL REINFORCING DETAIL 6 PIER REINFORCING DETAIL



FOUNDATION PLAN

- PLAN NOTES
1. See General Notes, Sheet S800, for additional information.
  2. Foundation walls to be 8" thick unless noted otherwise on plan.
  3. Wall footings to be 2'-4" wide unless noted otherwise on plan or section.
  4. All interior pier footings are centered on column center lines unless noted otherwise on plan.
  5. T.O.W. = Top of wall elevation.
  6. See "COLUMN SCHEDULE" on sheet S-800 for column information not shown.
  7. Slab slopes to floor drains. See Architectural Drawings for location and elevation of floor drains, and slope of floor. Top of Slab (T.O.S.) at high point = 90'-0", T.O.S. at low point = 89'-8" unless noted otherwise on plan thus: XXXX-X" T.O.S.

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(303) 444-3131  
PROJECT NO. 98071

RIVERWALK AT EDWARDS  
RETAIL / OFFICE BUILDING  
LOTS B & C  
EDWARDS, COLORADO

PROJECT # 9665  
DATE JAN. 14, 1998  
DRAWN BY: JCB  
CHECKED BY: JCB  
REVISIONS:  
MAR. 16, 1998  
MAR. 30, 1998

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FOUNDATION PLAN AND DETAILS

Sheet  
S100  
20 of Sheets

SHEET COMPLETELY REVISSED.  
REVISION 1 ITEMS NOT CLOUDED.

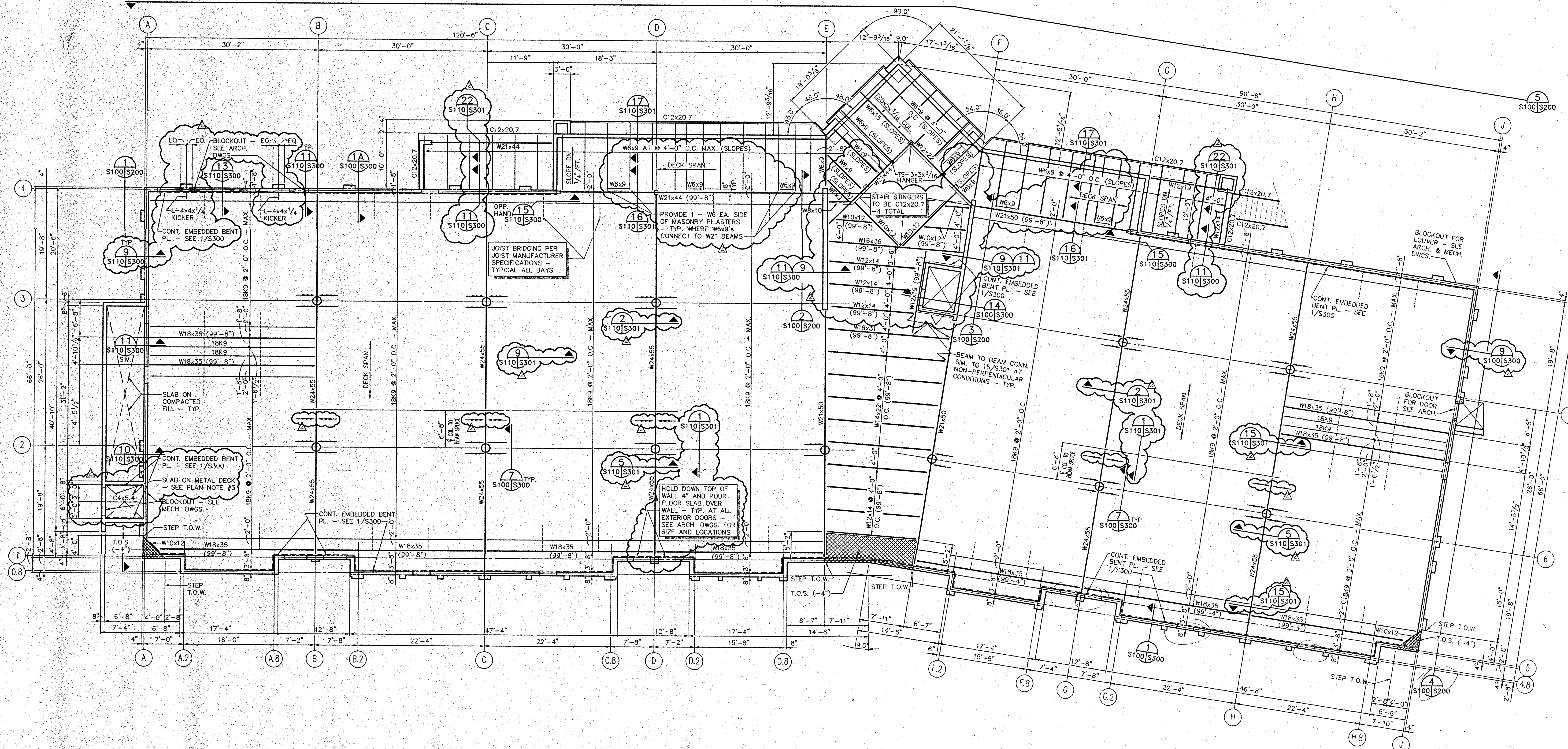
RIVERWALK AT EDWARDS  
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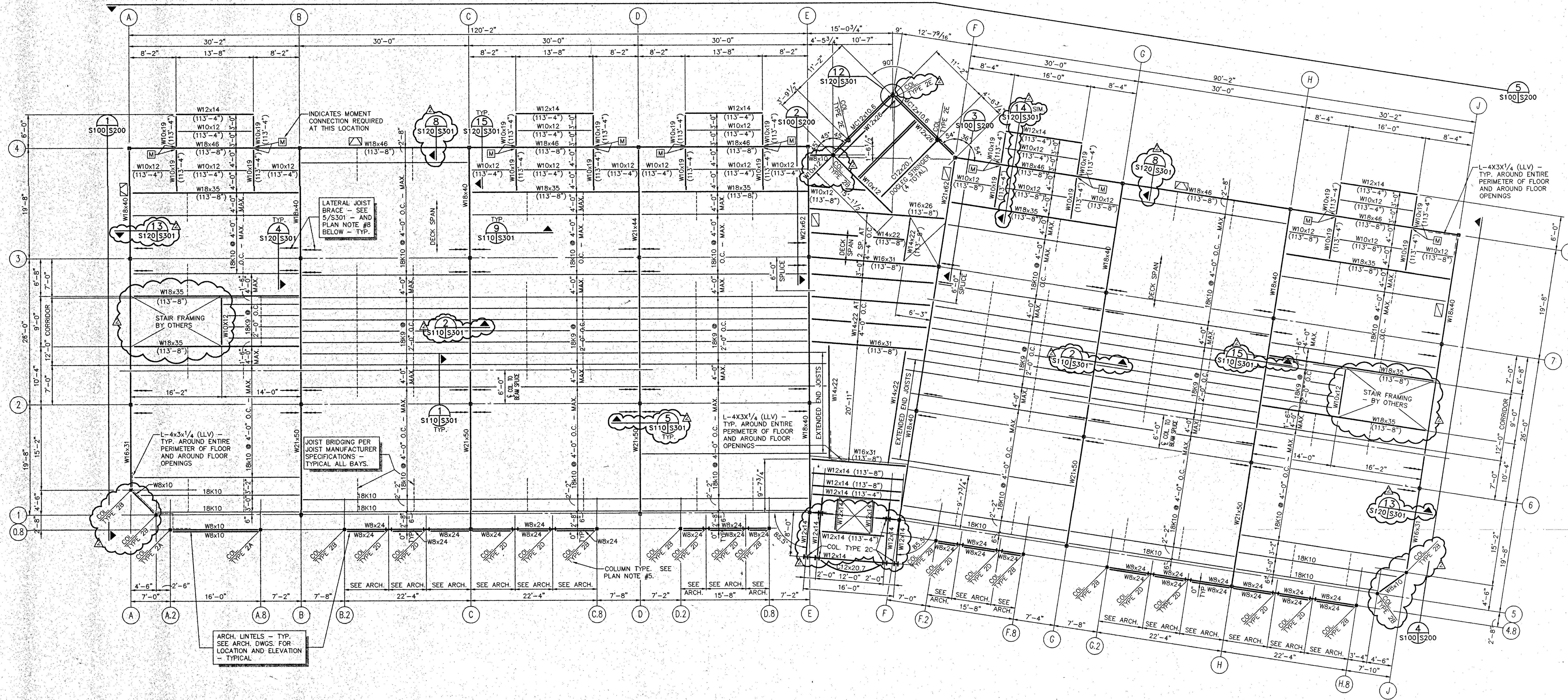
FIRST LEVEL  
FRAMING PLAN

Sheet  
S110



**FLOOR JOIST NOTES:**  
Floor joists shall not be spaced more than 24" o.c. at any condition U.N.O. on plan. Joist must be spaced such that the dimensions from centerline of beam splices is a minimum of 12" or from centerline of upper column is a minimum of 9". Add joists as required to satisfy above requirements.  
To simplify installation, all multiple spacings shall be dimensioned to the nearest inch. Dimensions with fractions of an inch shall be limited to single joist spacing.  
Spacing of joists at mechanical units to be coordinated with mechanical openings, see mechanical drawings.

**FIRST LEVEL FRAMING PLAN**  
PLAN NOTES  
1. Commercial design live load = 100 psf.  
2. See General Notes, Sheet S800, for additional information.  
3. Metal deck to be Vulcraft 1.5V1 22 gage or equivalent (min. 2 span).  
Slab to be 2 1/2" concrete on 1 1/2" metal deck (total thickness to be 4")  
Reinforce all slabs with W.W.F. #3 @ 18" x 18" W.4X1.4  
4. [Symbol] or [Symbol] indicates lateral bracing below. See Sheet S200.  
5. See Column Schedule, sheet S800.  
6. Floor Penetrations:  
- Blockouts for floor penetrations shall be provided before concrete is placed.  
- Metal deck shall be intact below opening during concrete placement and shall be removed after concrete has set.  
7. Top of steel beam elevation = 99'-5 1/2" u.n.o. thus (-) on plan.

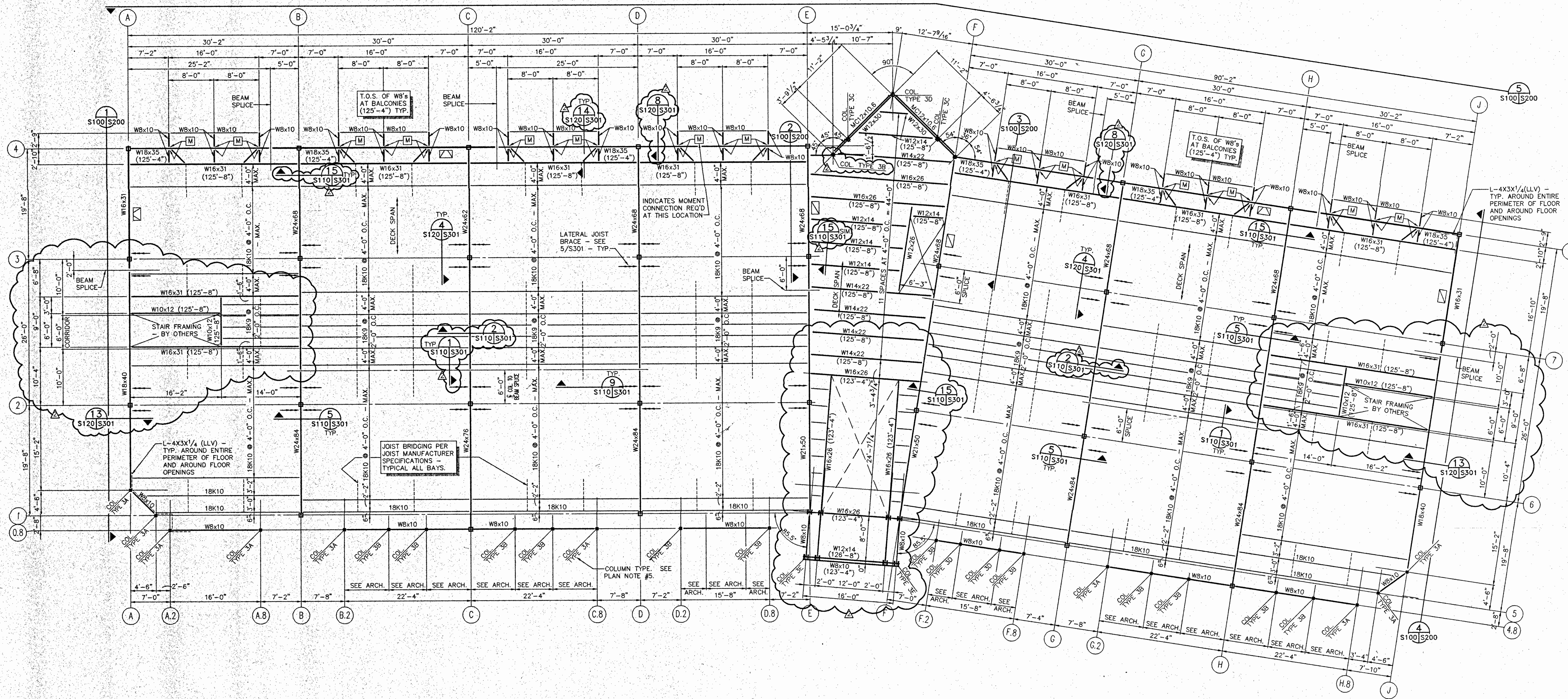


**FLOOR JOIST NOTES:**  
 Floor joists shall not be spaced more than 48" o.c. at any condition U.N.O. on plan. Joists must be spaced such that the dimensions from centerline of beam splices is a minimum of 12" or from centerline of upper column is a minimum of 9". Add joists as required to satisfy above requirements.

To simplify installation, all multiple spacings shall be dimensioned to the nearest inch. Dimensions with fractions of an inch shall be limited to single joist spacing.

Spacing of joists at mechanical units to be coordinated with mechanical drawings, see mechanical drawings.

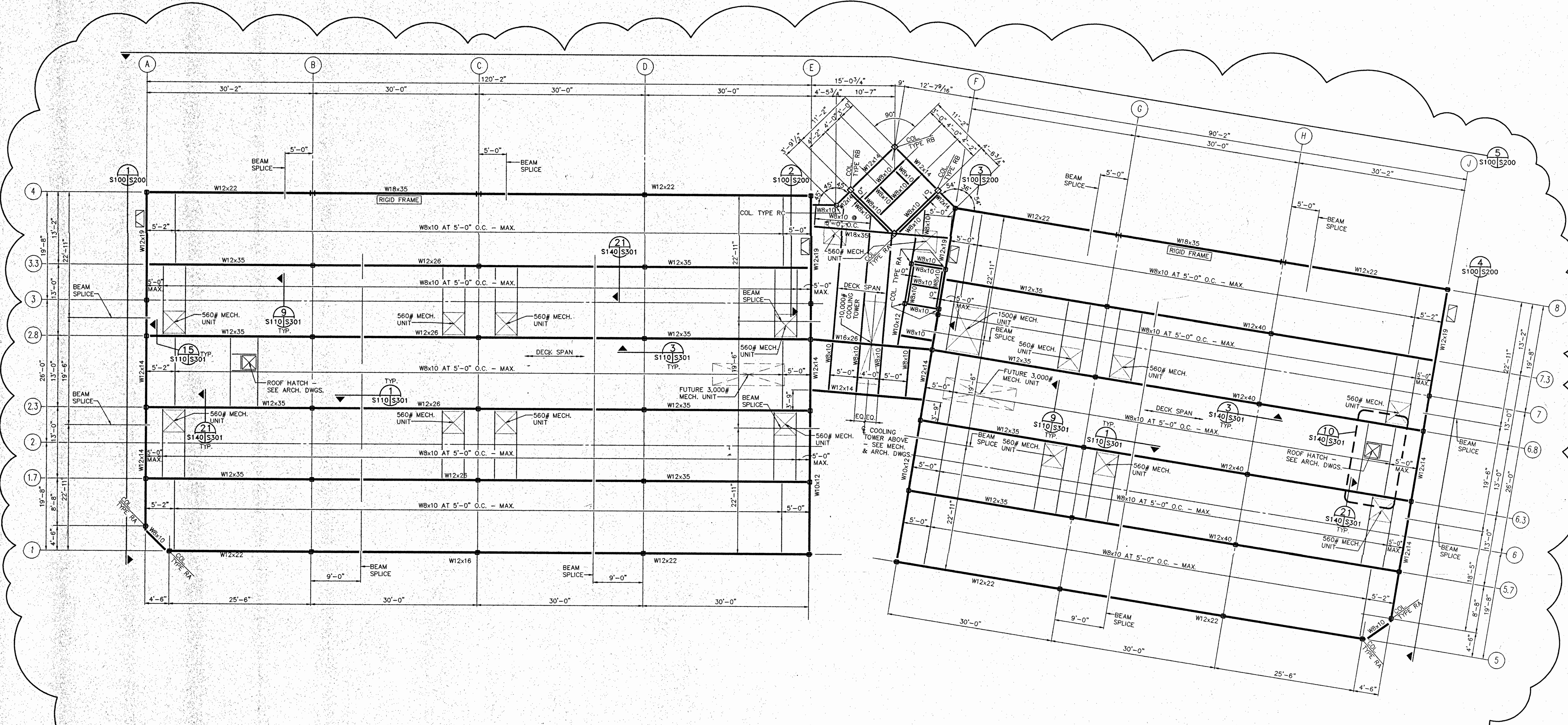
- SECOND LEVEL FRAMING PLAN**
- PLAN NOTES**  
 1. Office design live load = 50 psf.  
 2. Office partition dead load = 20 psf.  
 3. See General Notes, Sheet S800, for additional information.  
 4. Metal deck to be Vulcraft "1.54" 22 gage or equivalent.  
 5. Typical slab to be 2 1/2" concrete on 1 1/2" metal deck (total thickness to be 4"). Reinforce all slabs with W.W.F. 6x6-W1.4xW1.4.  
 6. See Column Schedule Sheet S800, for column sizes. Columns located at grid intersections are designated by their grid intersection. Columns not located at grid intersections are designated as "COL. TYPE \_\_\_" on plan.  
 7. Floor Penetrations:  
 - Blockouts for floor penetrations shall be provided before concrete is placed.  
 - Metal deck shall be intact below opening during concrete placement and shall be removed after concrete has set.  
 8. Top of steel beam elevation = 113'-5 1/2" u.n.o. thus (-) on plan.  
 9. (---) indicates lateral joist bracing location - see detail S/301. Lateral joist bracing shall be spaced approximately 4'-0" o.c. where 2 bracing are indicated on the same side of the beam, one each side of column centerline.



**FLOOR JOIST NOTES:**  
 Floor joists shall not be spaced more than 24" o.c. at any condition U.N.O. on plan. Joists must be spaced such that the dimensions from centerline of beam splices is a minimum of 12", or from centerline of upper column is a minimum of 9". Add joists as required to satisfy above requirements.  
 To simplify installation, all multiple spacings shall be dimensioned to the nearest inch. Dimensions with fractions of an inch shall be limited to single joist spacing.  
 Spacing of joists at mechanical units to be coordinated with mechanical openings, see mechanical drawings.

**THIRD LEVEL FRAMING PLAN**

- PLAN NOTES**  
 1. Residential live load = 40 psf.  
 Exterior deck live load = 60 psf.  
 2. See General Notes, Sheet S800, for additional information.  
 3. Metal deck to be Vularaft "1.54" 22 gage or equivalent.  
 Slab to be 2 1/2" concrete on 1 1/2" metal deck (total thickness to be 4")  
 Reinforce all slabs with W.W.F. 6x6-W1.4xW1.4.  
 4. [Symbol] or [Symbol] indicates lateral bracing below. See Sheet S200.  
 5. See Column Schedule, Sheet S800, for column sizes. Columns located at grid intersections are designated by their grid intersection. Columns not located at grid intersections are designated as "COL. TYPE \_\_\_" on plan.  
 6. Floor Penetrations:  
 - Blockouts for floor penetrations shall be provided before concrete is placed.  
 - Metal deck shall be intact below opening during concrete placement and shall be removed after concrete has set.  
 7. Top of steel beam elevation = 125'-5 1/2" u.n.o. thus (-) on plan.  
 8. (---) indicates lateral joist bracing location - see detail 5/S301. Lateral joist bracing shall be spaced approximately 4'-0" o.c. where 2 braces are indicated on the same side of the beam, one each side of column centerline.

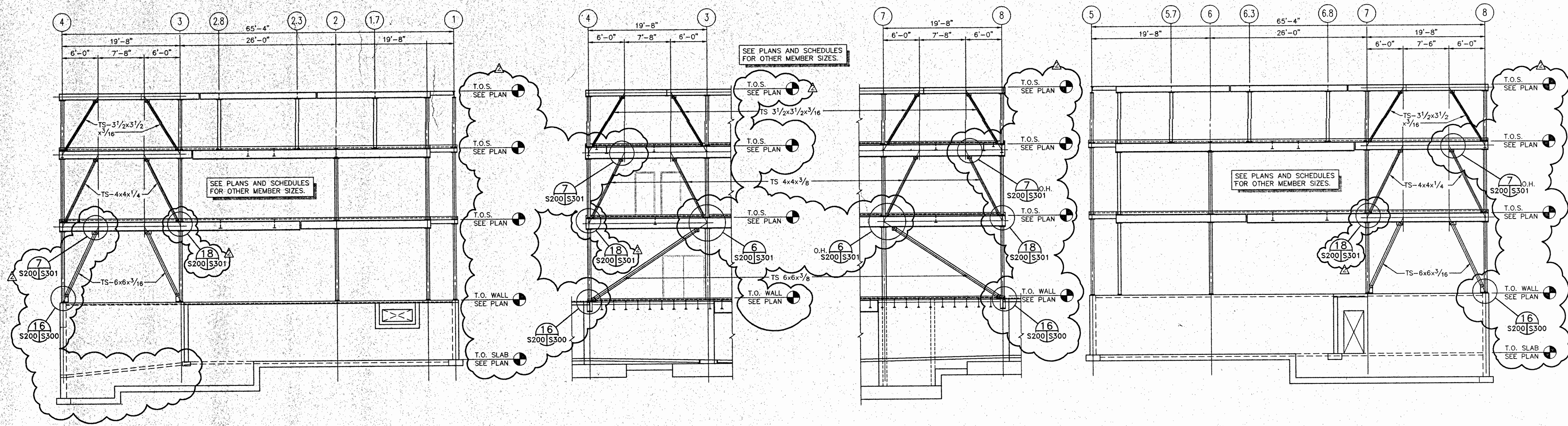


**ROOF JOIST NOTES:**  
Roof joists shall not be spaced more than 5'-0" o.c. at any condition U.N.O. on plan. Joists must be spaced such that the dimensions from centerline of beam splices is a minimum of 12". Add joists as required to satisfy above requirements.  
To simplify installation, all multiple spacings shall be dimensioned to the nearest inch. Dimensions with fractions of an inch shall be limited to single joist spacing.  
Spacing of joists at mechanical units to be coordinated with mechanical openings, see mechanical drawings.

**ROOF LEVEL FRAMING PLAN**  
PLAN NOTES:  
1. Roof design snow load = 54 psf.  
2. See General Notes, Sheet S800, for additional information.  
3. Metal deck to be Vulcraft "1.58" 24 gage, 3 span minimum, galvanized, or equivalent.  
4. See Column Schedule, sheet S800.  
5. Bottom of steel beam elevation = 134'-0" u.o.c. (" - ") on plan. See plan for top of joist elevation.  
6. See 10/S301 for framing around roof penetrations.

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REVISION 1 ITEMS NOT CLOUDED.

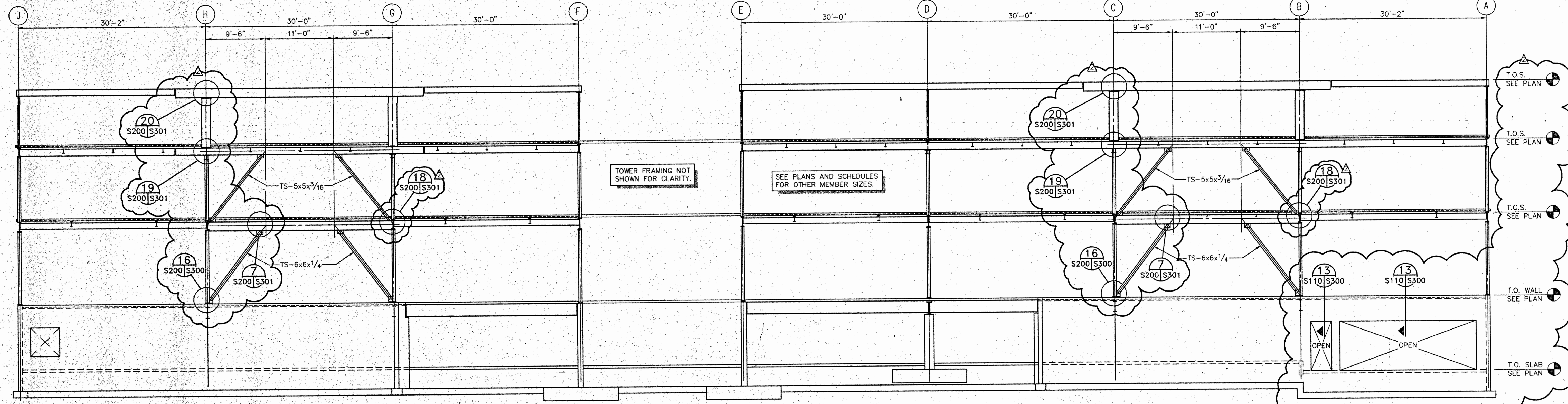


1 BRACING ELEVATION AT GRID A  
S100/S200 LOOKING PLAN EAST. 1/8" = 1'-0"

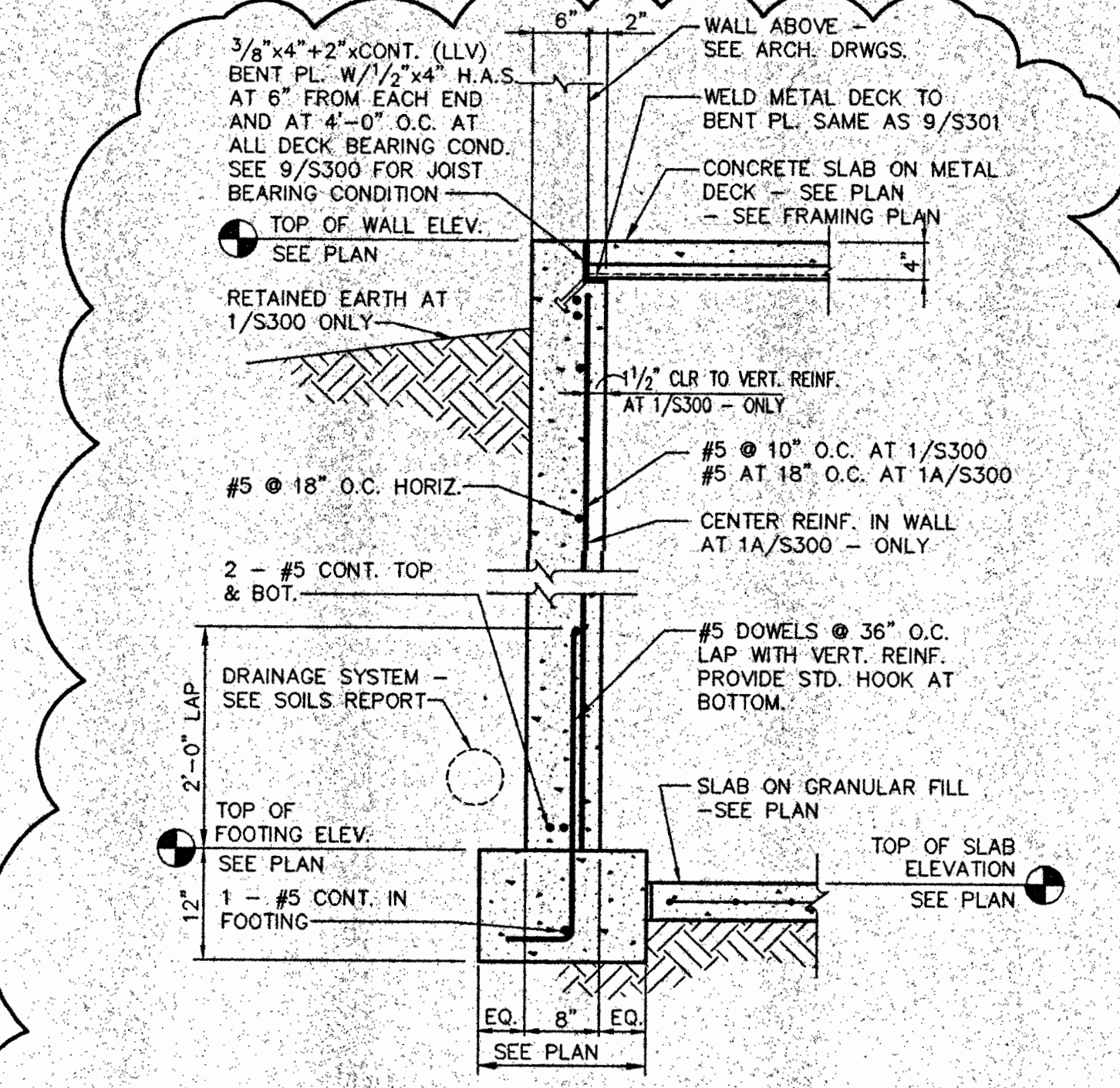
2 BRACING ELEVATION AT GRID E  
S100/S200 LOOKING PLAN EAST. 1/8" = 1'-0"

3 BRACING ELEVATION AT GRID F  
S100/S200 LOOKING PLAN WEST. 1/8" = 1'-0"

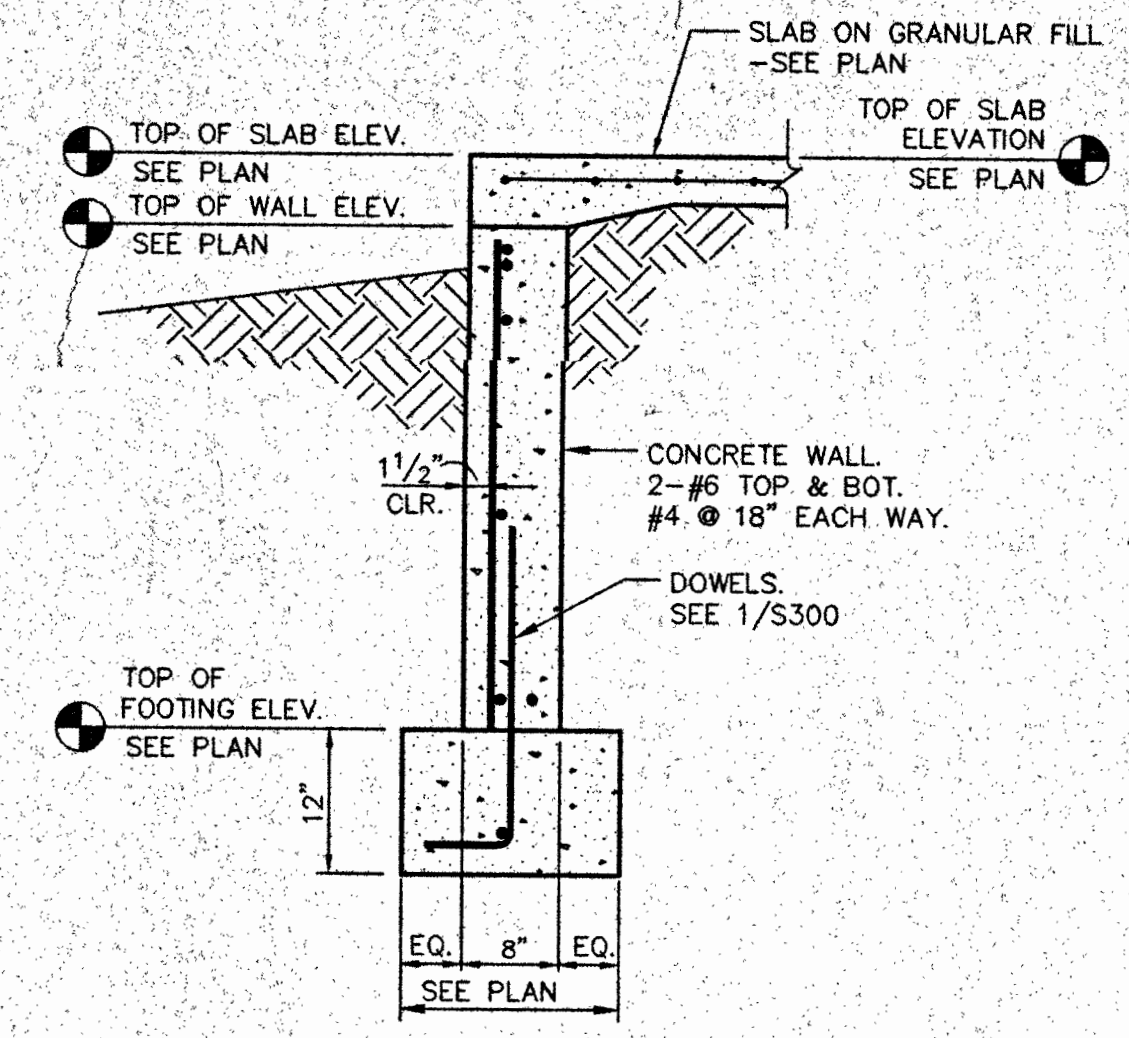
4 BRACING ELEVATION AT GRID J  
S100/S200 LOOKING PLAN WEST. 1/8" = 1'-0"



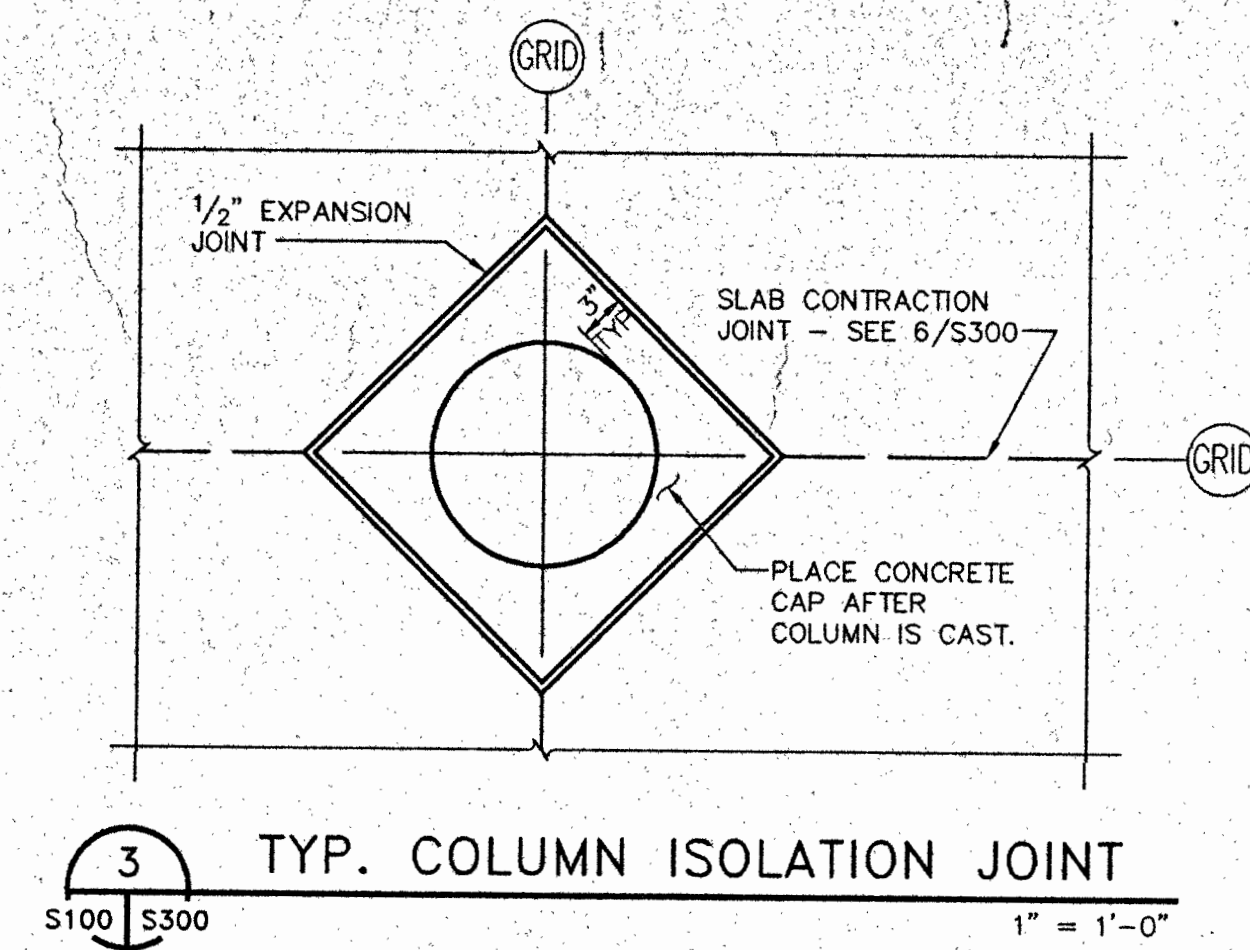
5 BRACING ELEVATION AT GRIDS 4 & 8  
S100/S200 LOOKING PLAN SOUTH. 1/8" = 1'-0"



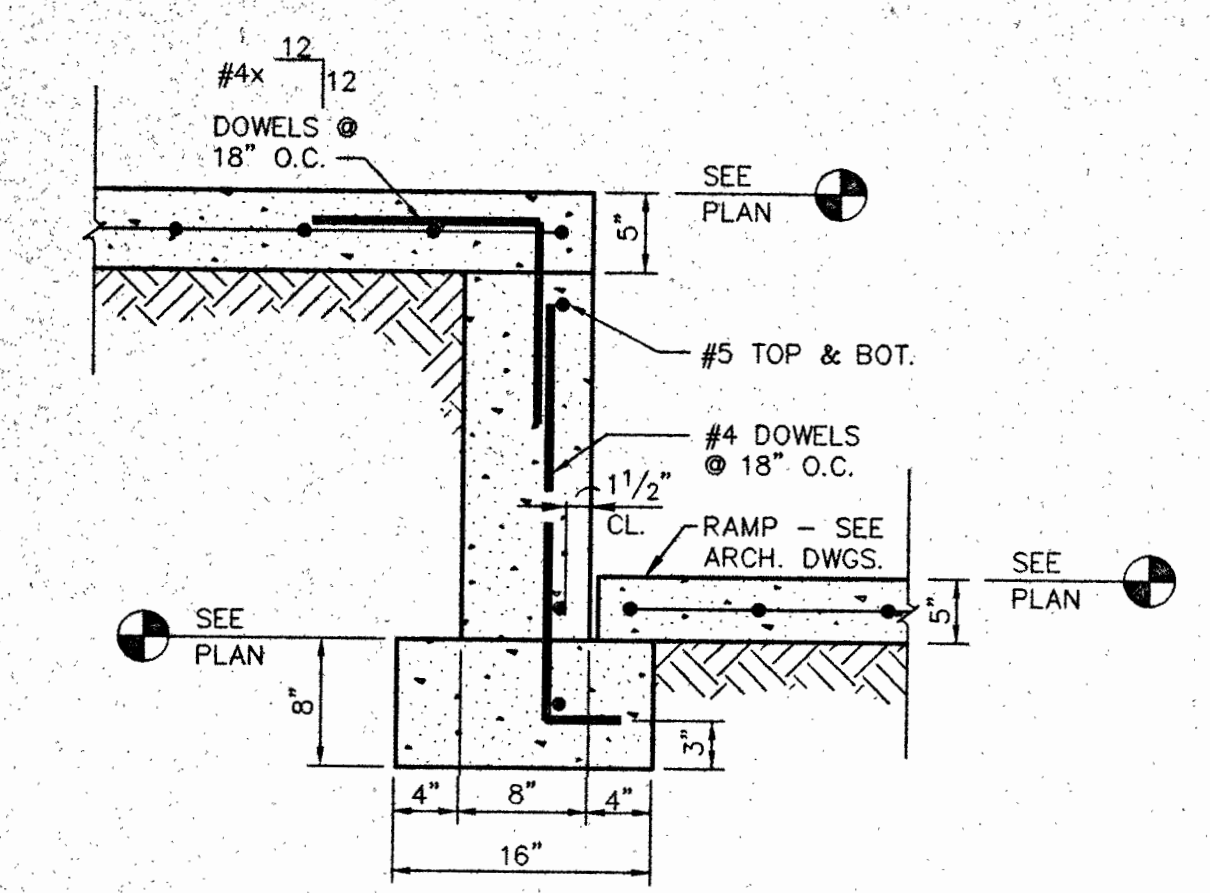
1 TYP. FOUNDATION WALL SECTION  
S100 | S300 3/4" = 1'-0"



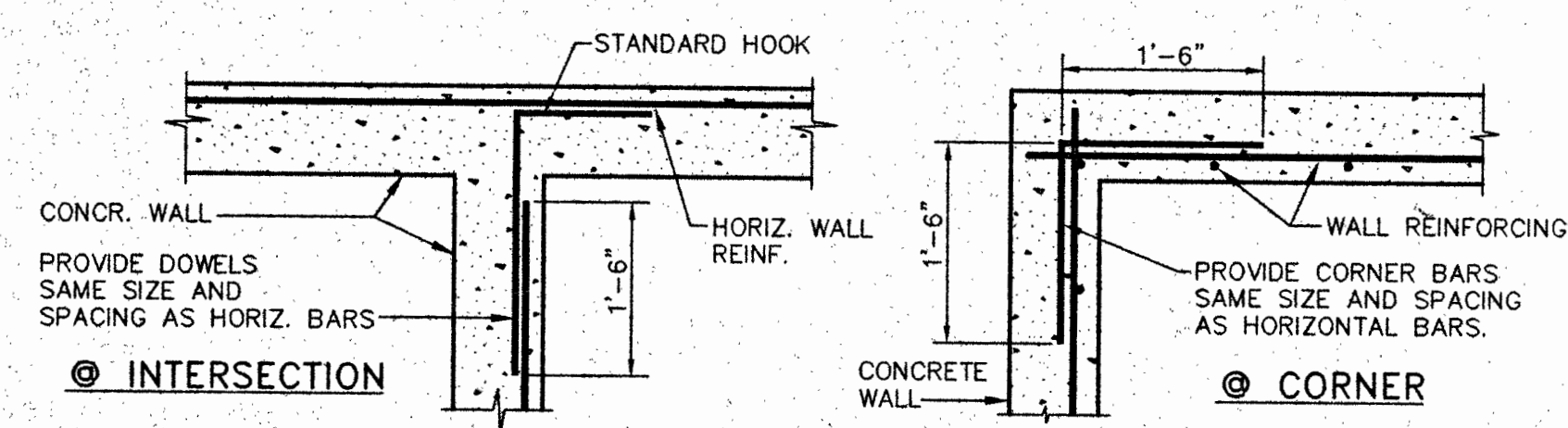
2 WALL SECTION  
S100 | S300 3/4" = 1'-0"



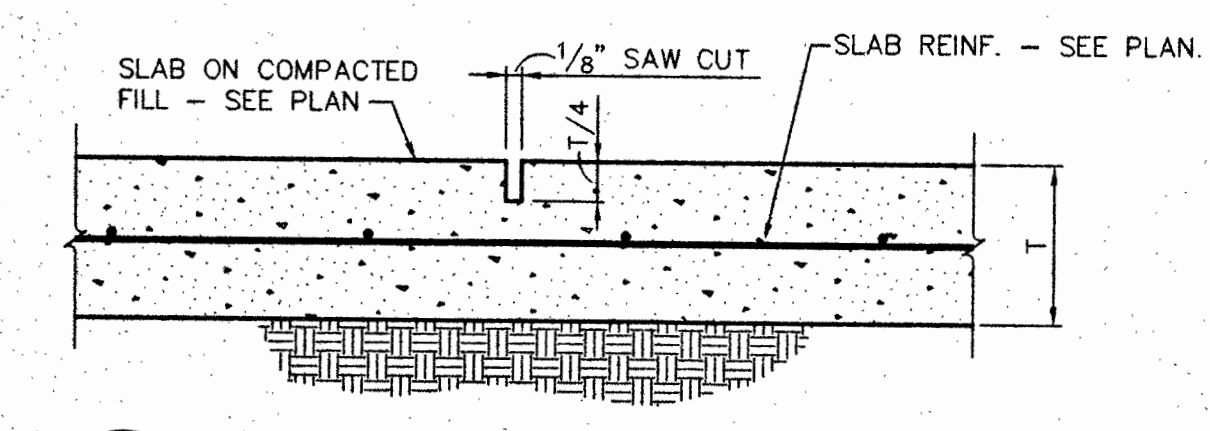
3 TYP. COLUMN ISOLATION JOINT  
S100 | S300 1" = 1'-0"



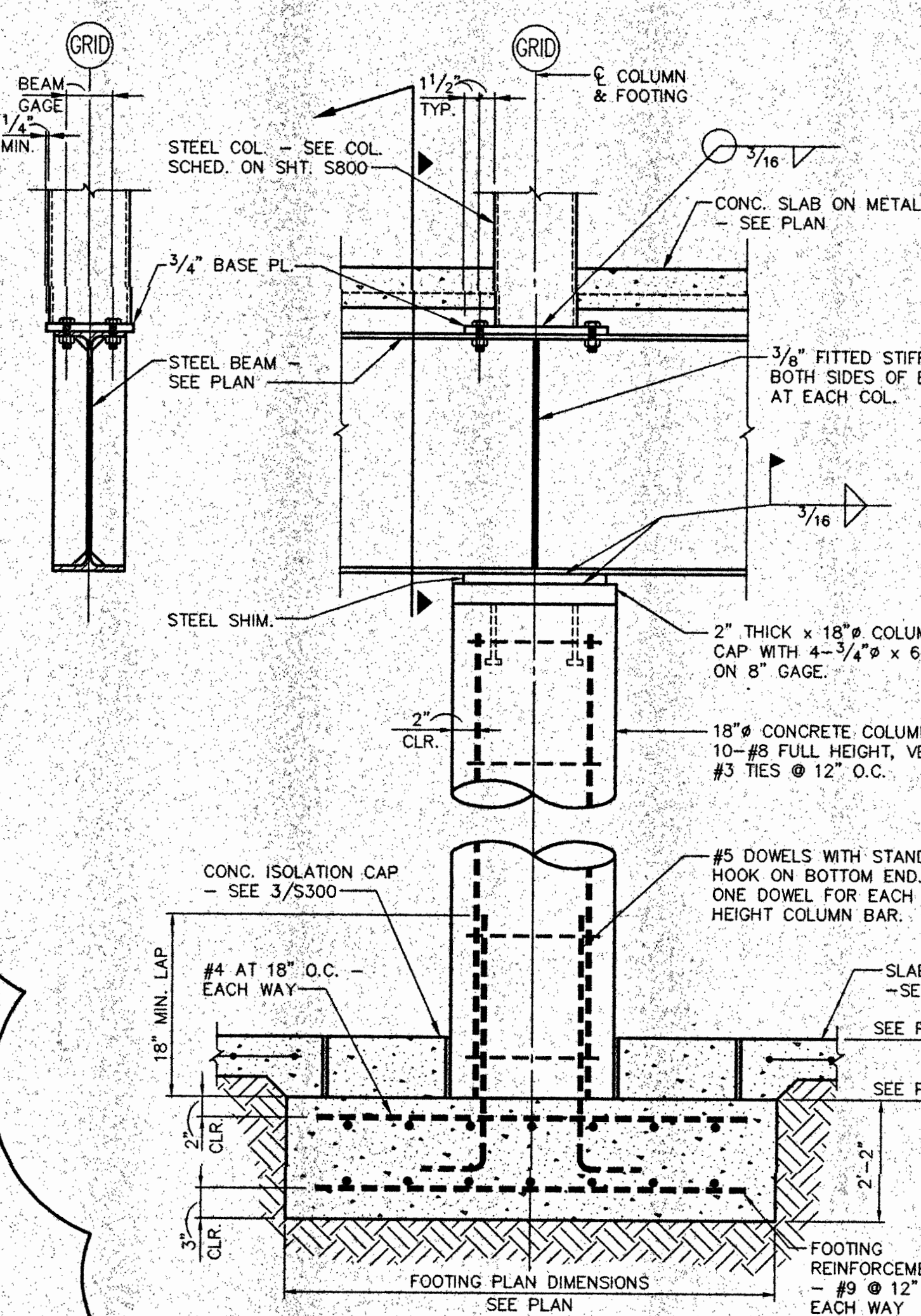
5 WALL SECTION  
S100 | S300 1" = 1'-0"



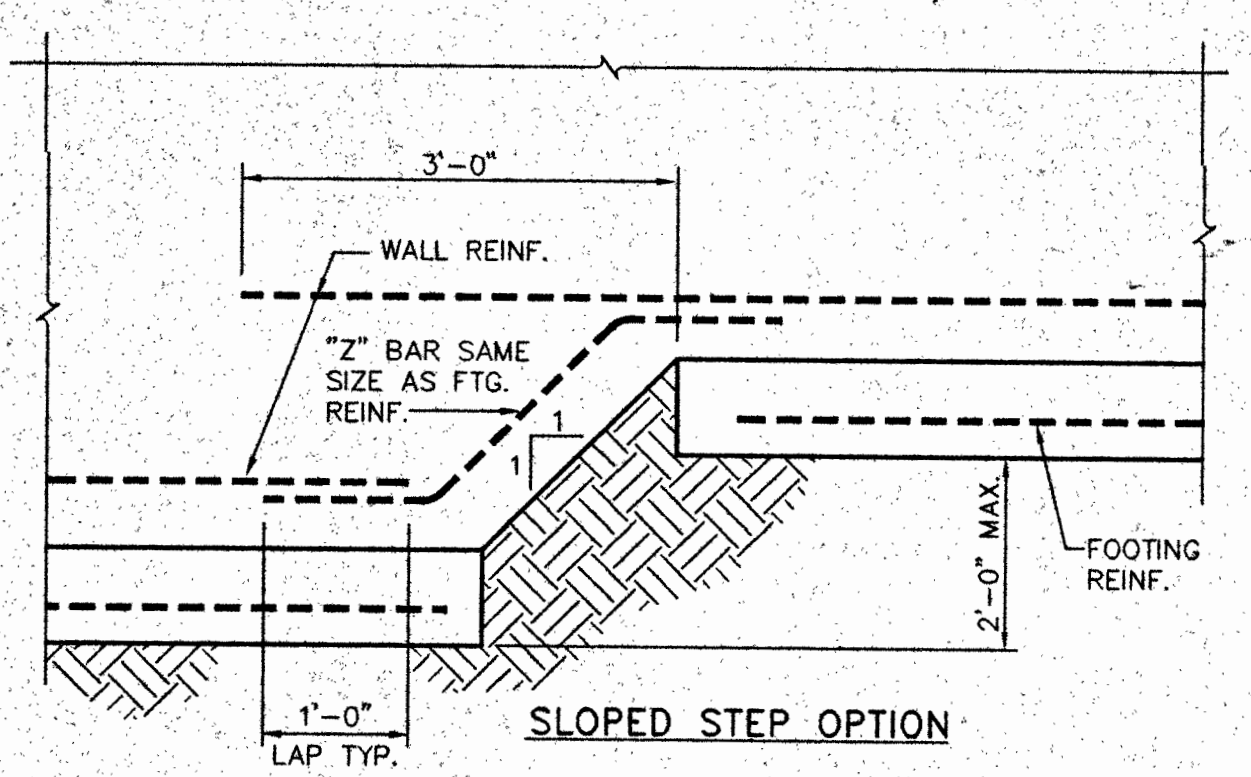
4 WALL SECTION  
S100 | S300 3/4" = 1'-0"



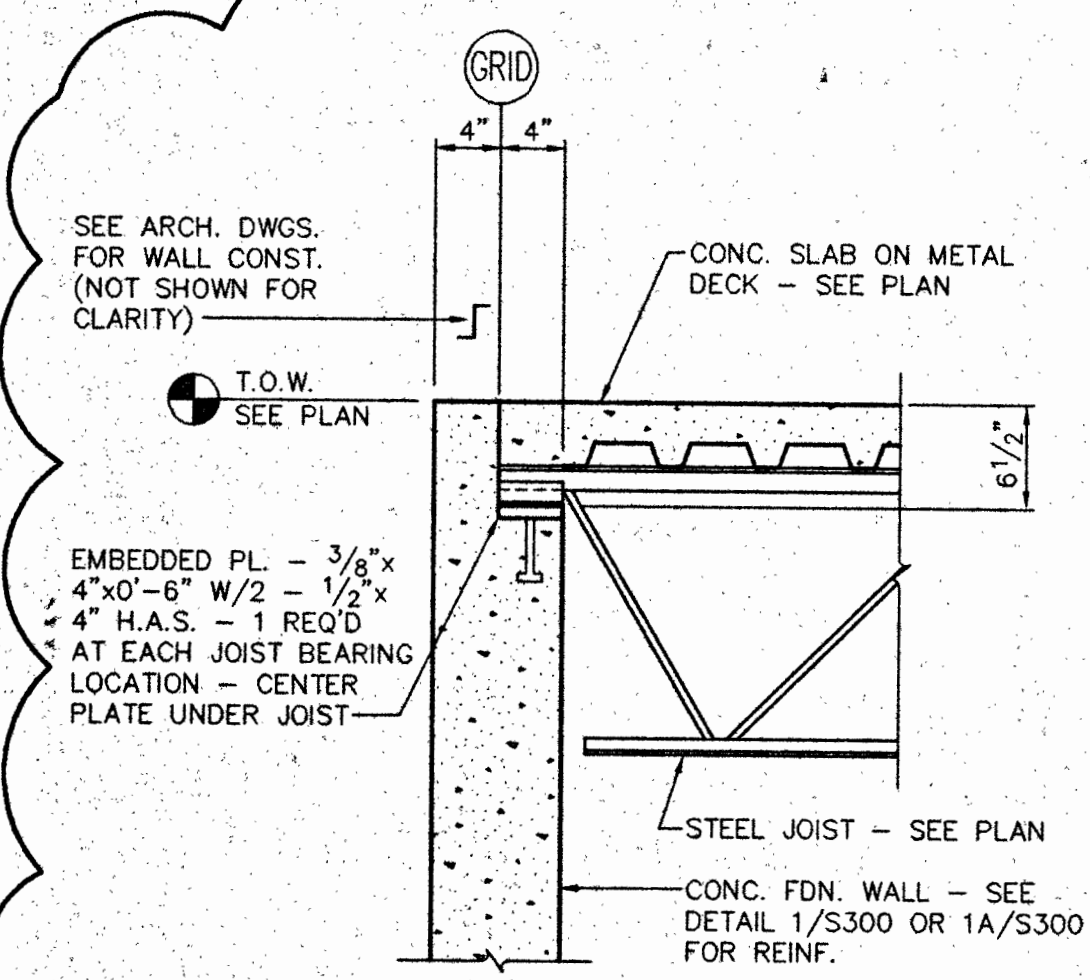
6 SLAB CONTRACTION JOINT  
S100 | S300 SEE FOUNDATION PLAN, SHEET S100, FOR JOINT LOCATIONS. 1" = 1'-0"



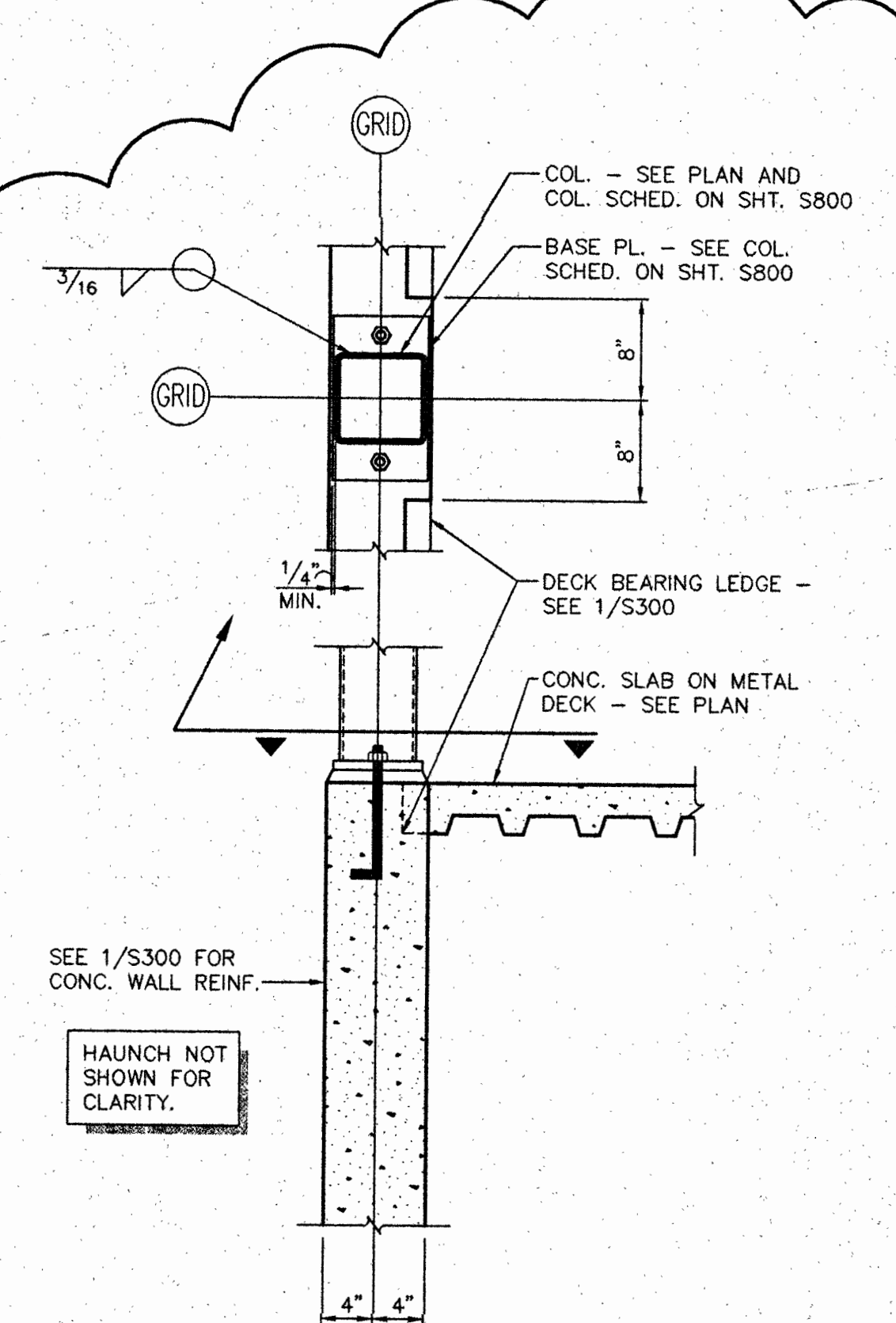
7 CONCRETE COLUMN DETAIL  
S100 | S300 1" = 1'-0"



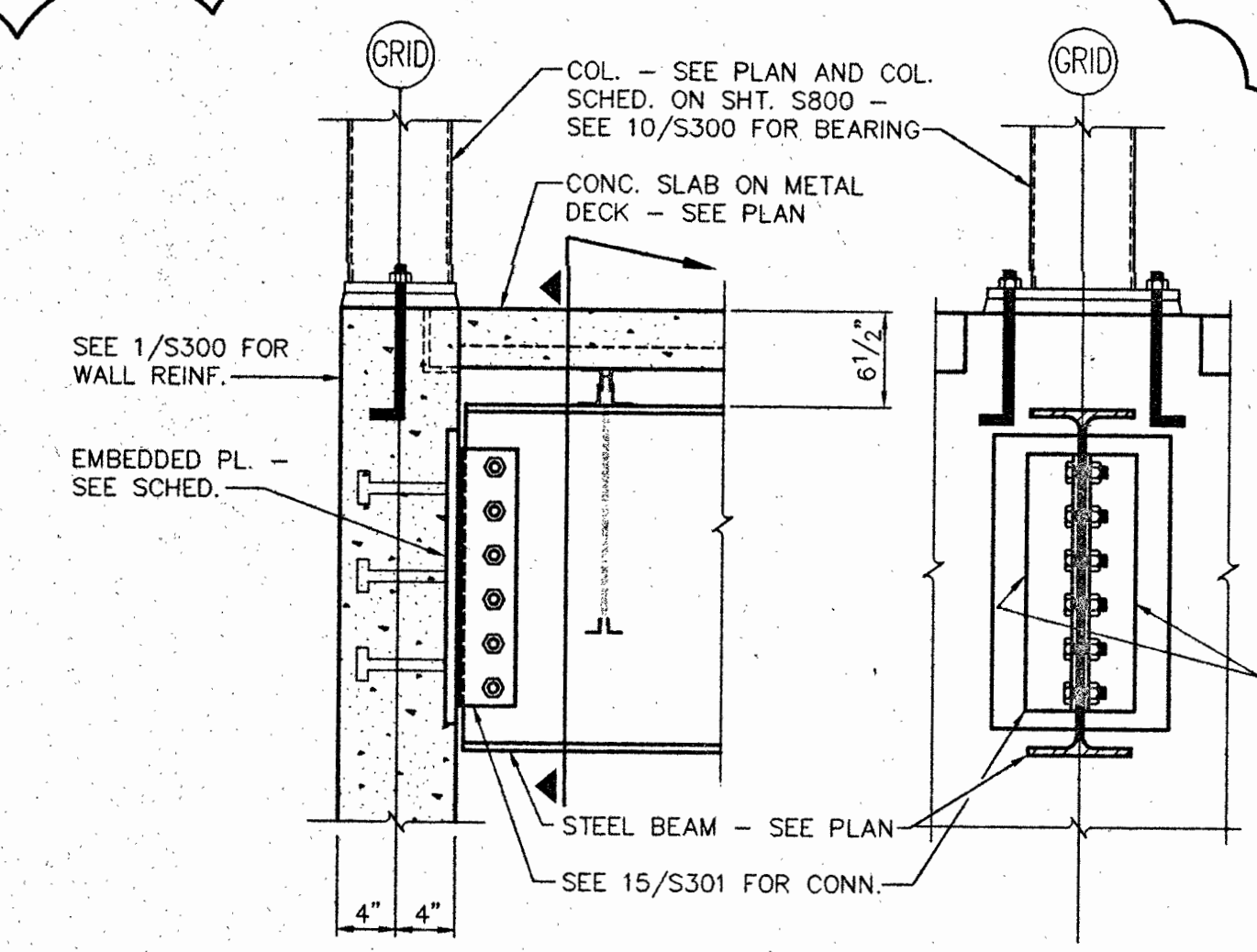
8 FOOTING STEP DETAIL  
S100 | S300 3/4" = 1'-0"



9 TYPICAL JOIST BEARING DETAIL  
S110 | S300 1" = 1'-0"

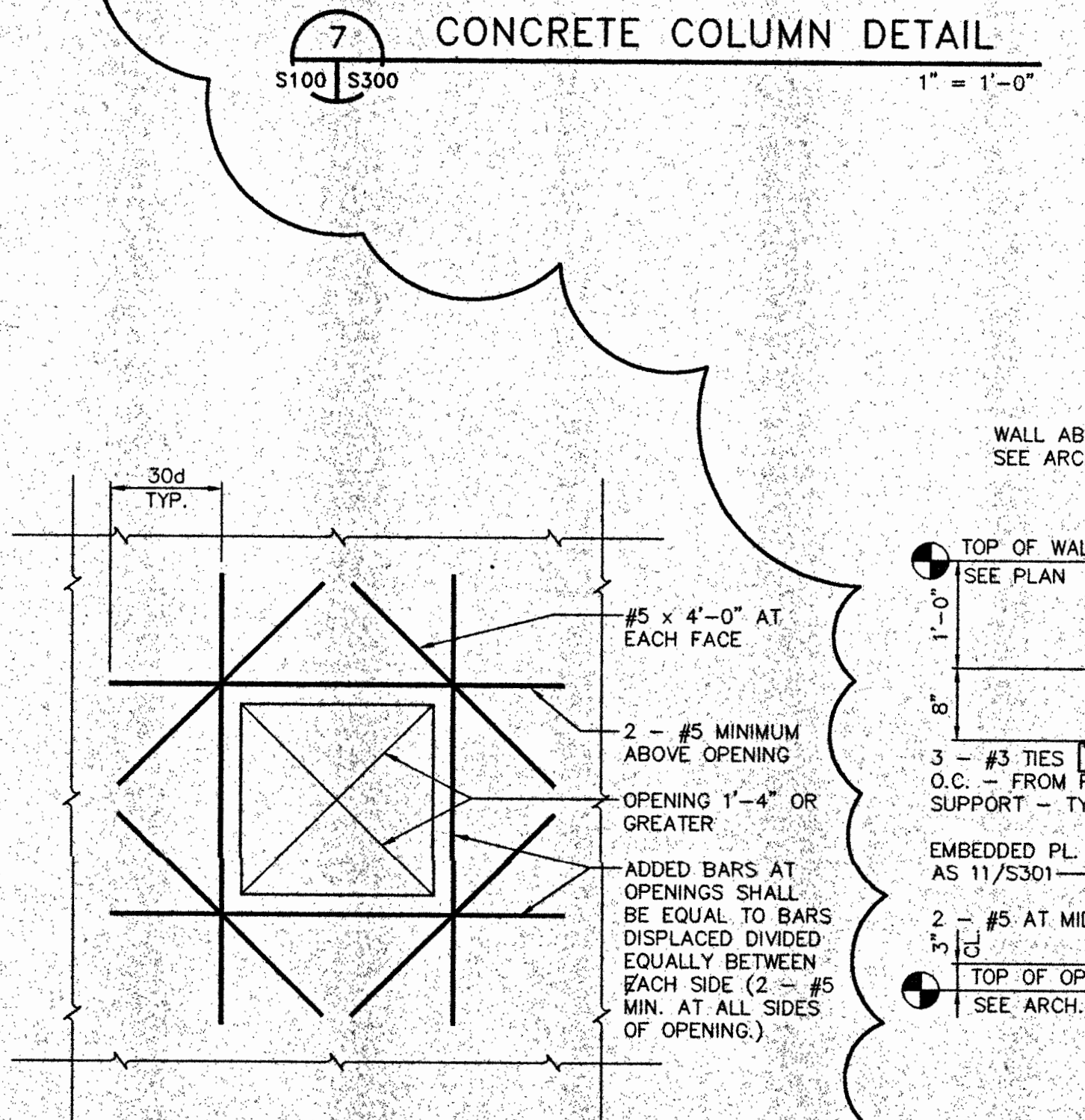


10 TYPICAL COLUMN AT WALL  
S110 | S300 1" = 1'-0"

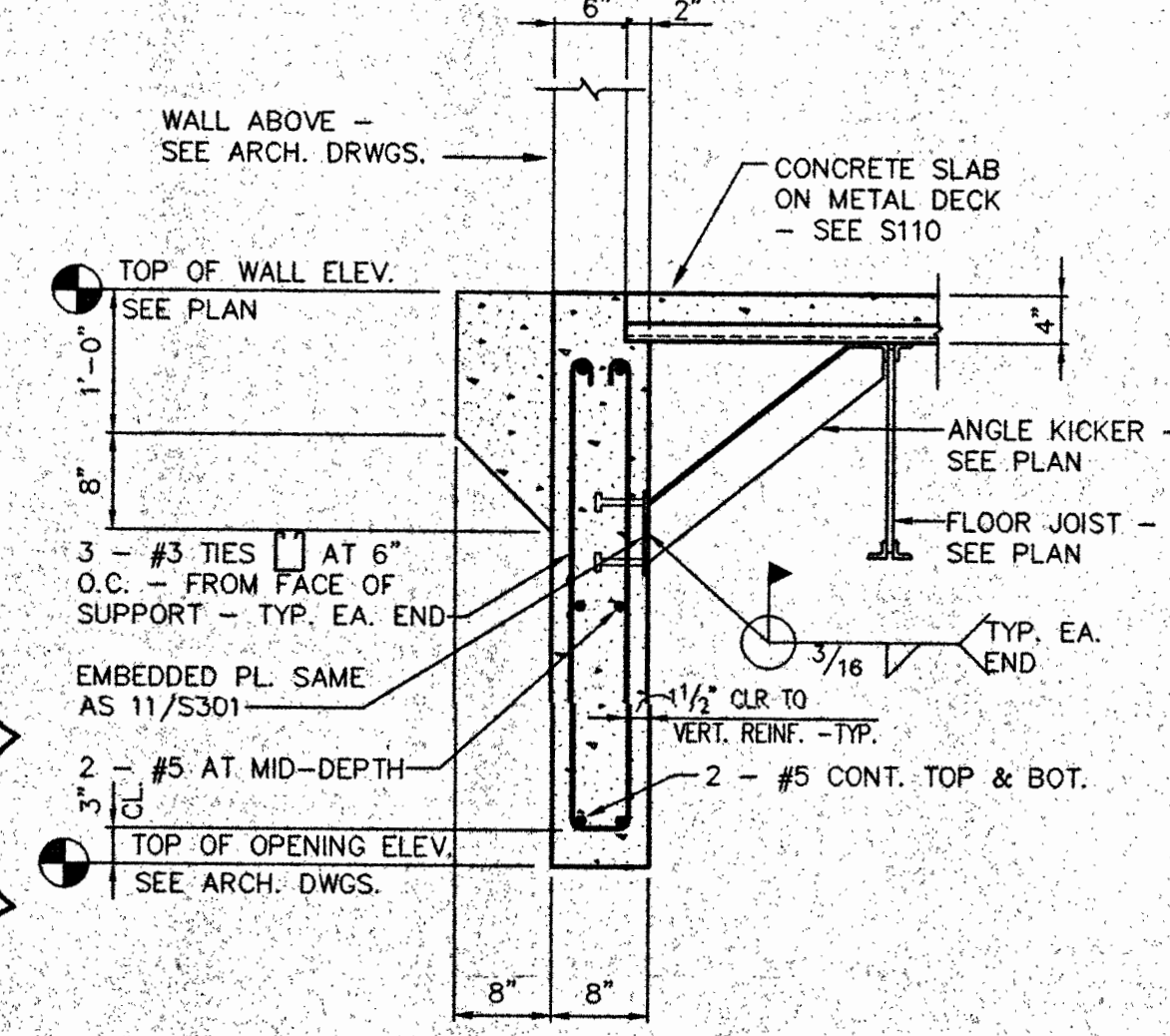


11 TYPICAL BEAM TO WALL CONNECTION  
S110 | S300 1" = 1'-0"

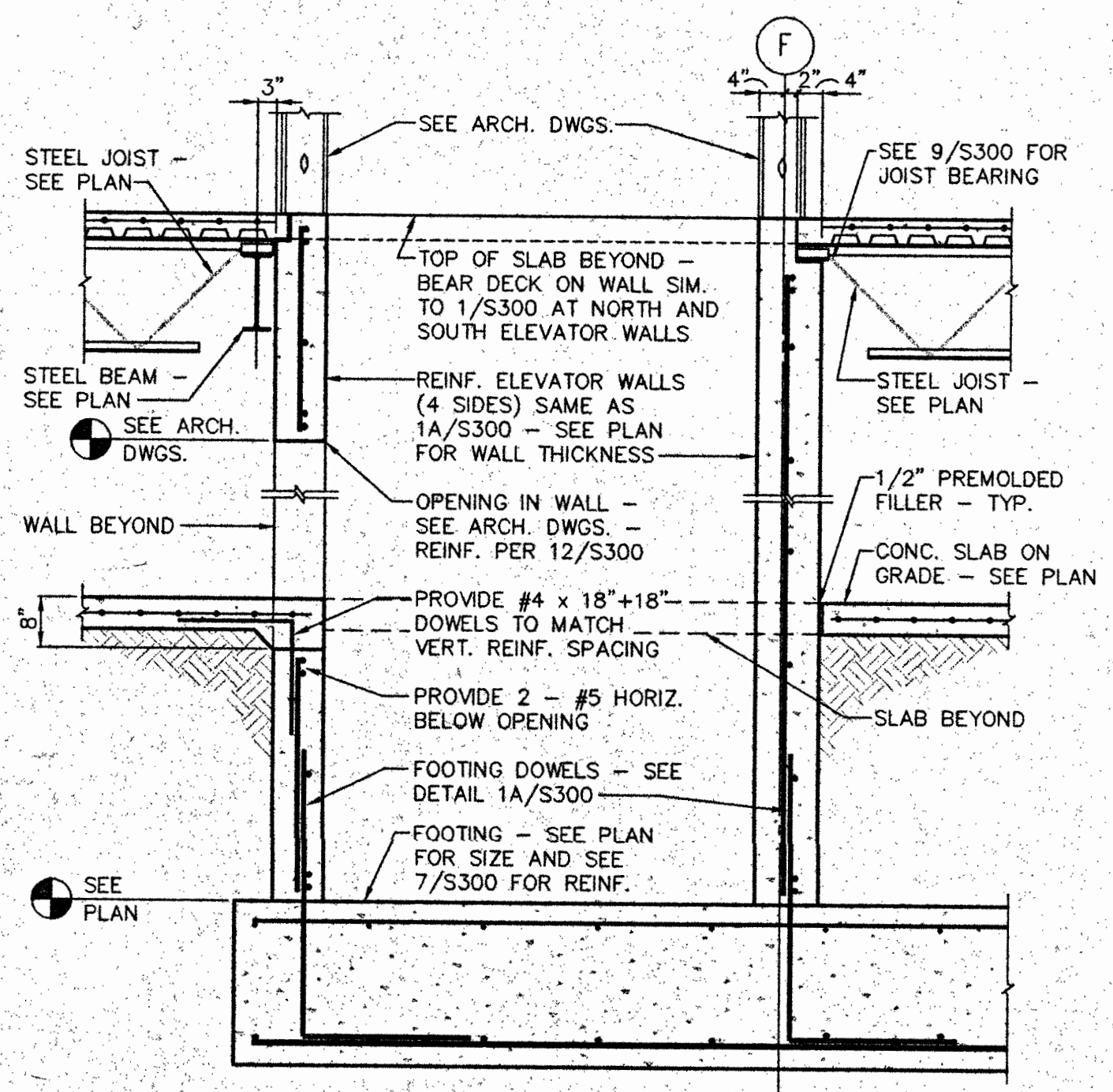
EMBEDDED PLATE SCHEDULE				
BEAM SIZE	H.A.S. DIA.	PLATE LENGTH	PLATE THICKNESS	DIAGRAM
W21 W24	3/4"	5"	3/4"	
W12 W14 W16 W18	3/4"	5"	1/2"	
W6 W8 W10	3/4"	5"	1/2"	



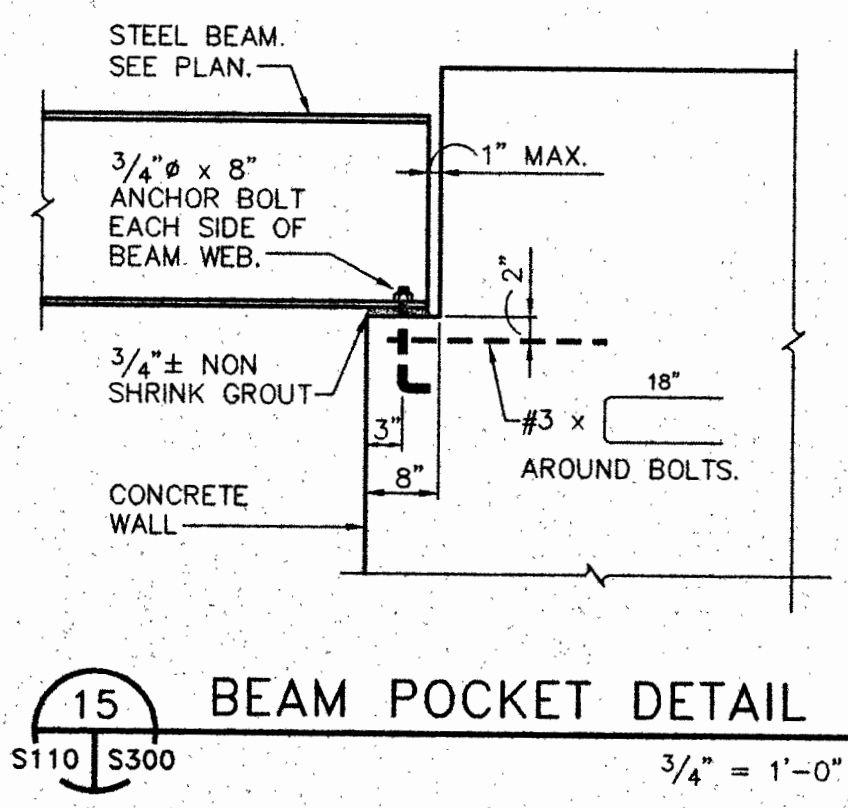
12 TYPICAL OPENING IN WALL REINFORCING DETAIL  
S100 | S300 1/2" = 1'-0"



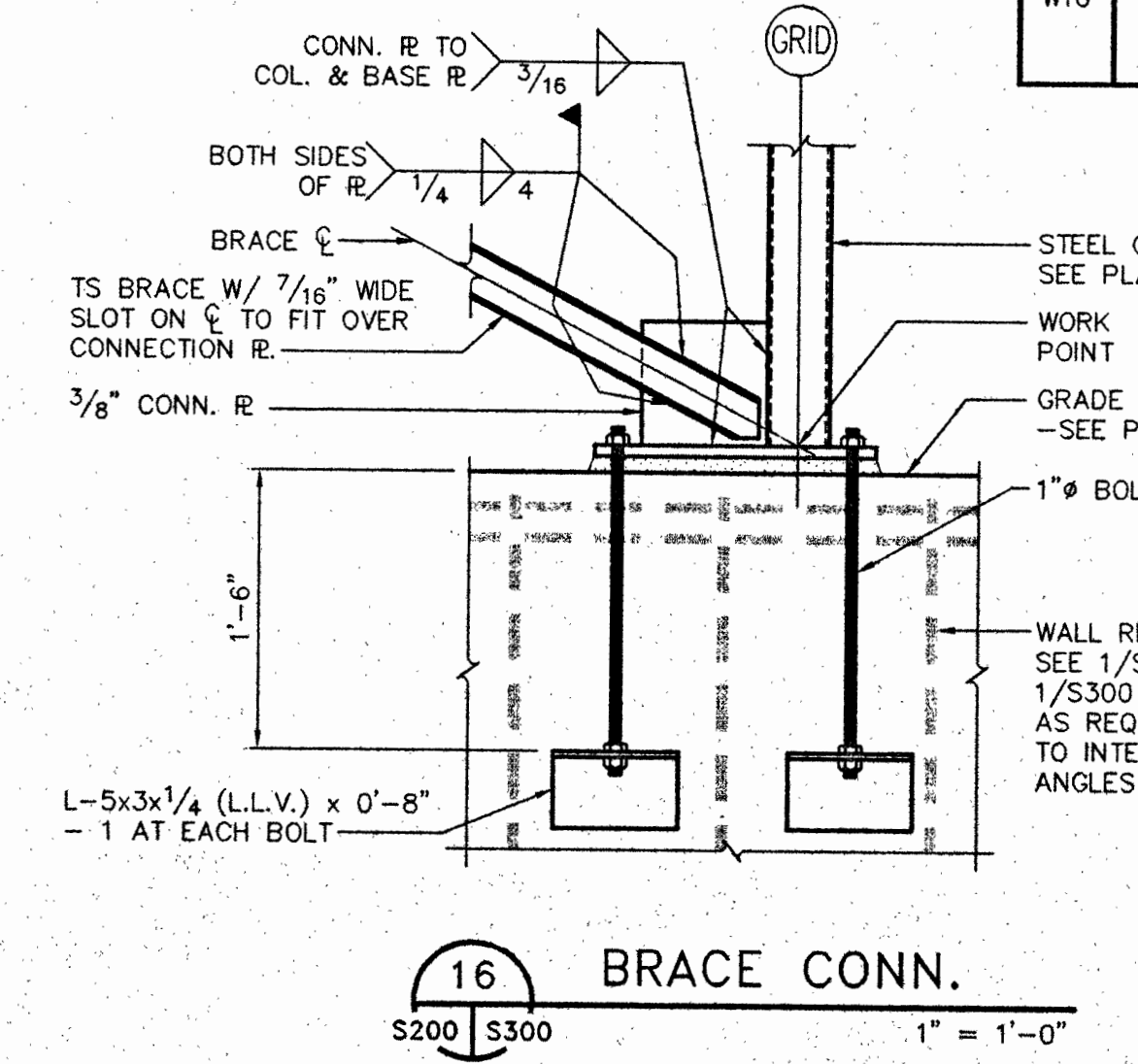
13 CONCRETE BEAM SECTION AT OVERHEAD DOOR  
S110 | S300 3/4" = 1'-0"



14 ELEVATOR SECTION  
S100 | S300 SECTION LOOKING NORTH. 1/2" = 1'-0"



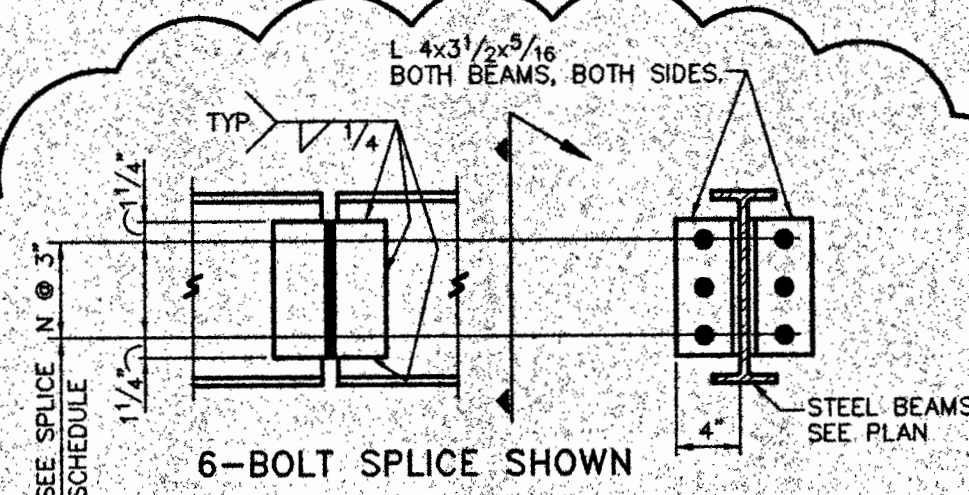
15 BEAM POCKET DETAIL  
S110 | S300 3/4" = 1'-0"



16 BRACE CONN.  
S200 | S300 1" = 1'-0"

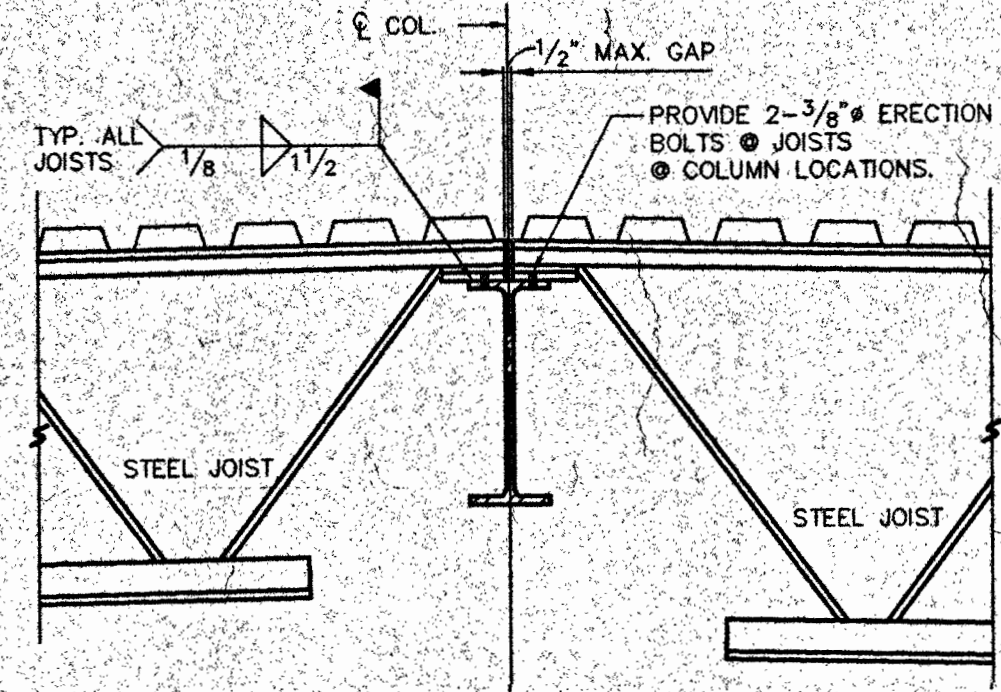
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 PROJECT NO. 96071



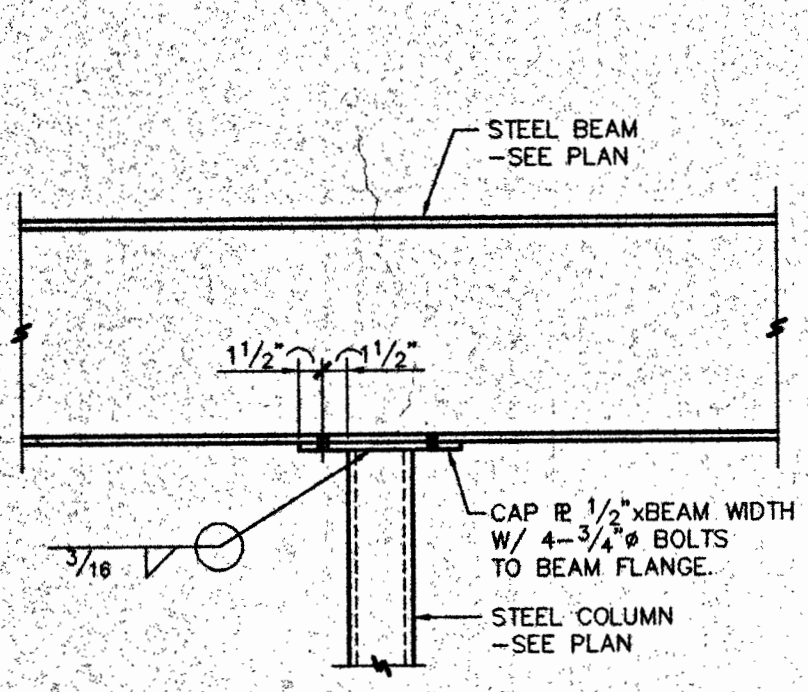


SPLICE SCHEDULE					
BEAM SIZE OF SMALLER BEAM	W12	W16	W21	W24	
NUMBER OF 3/4" BOLTS (N)	6	8	10	12	14

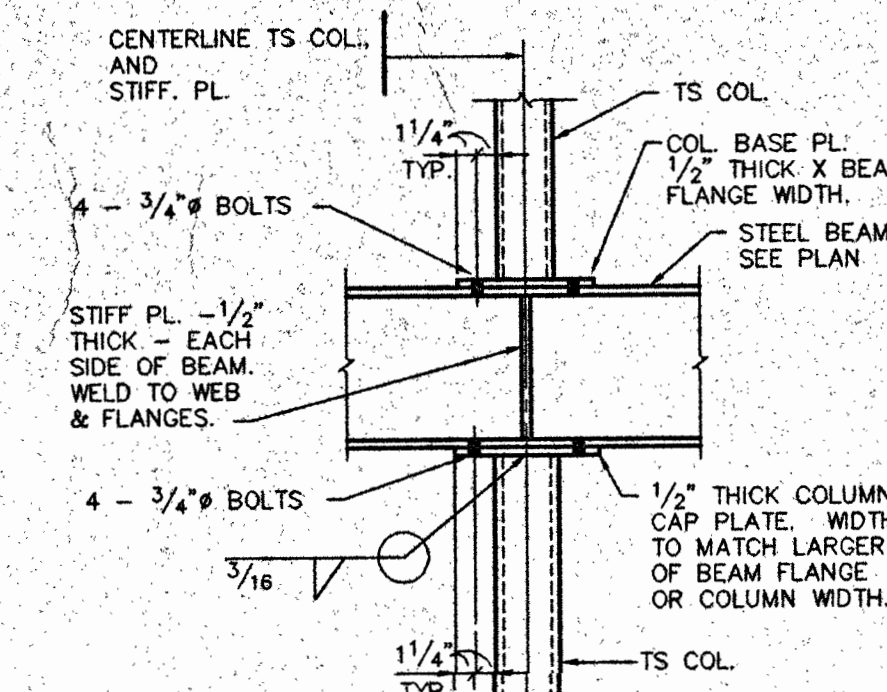
1 TYP. SHEAR SPLICE DETAIL  
S110/S301 NO SCALE



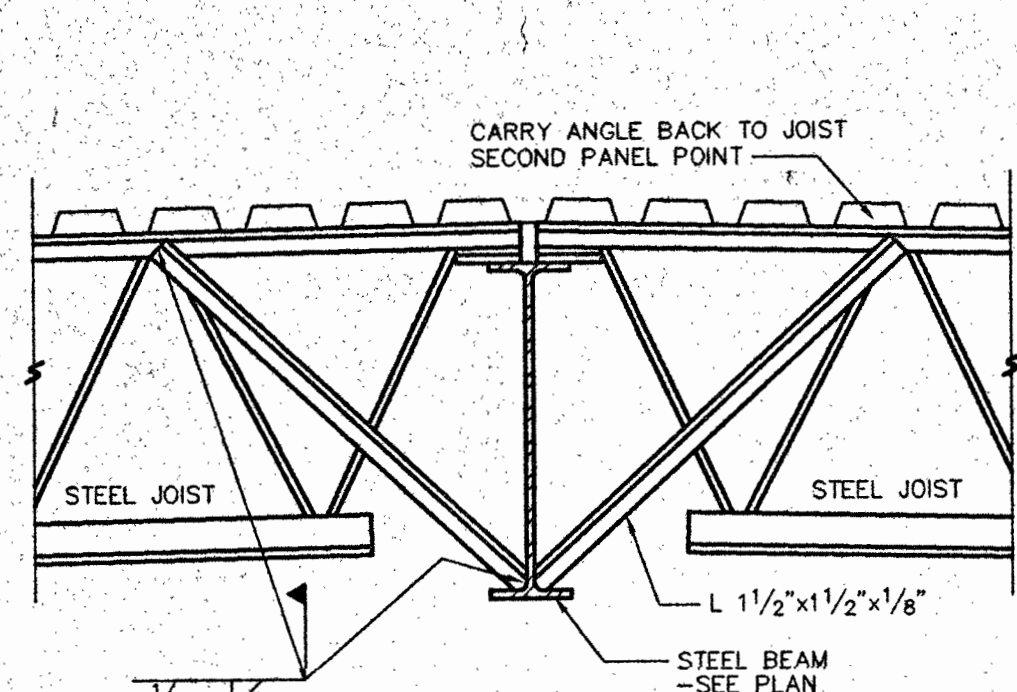
2 JOIST TO BEAM CONNECTION DETAIL  
S110/S301 NO SCALE



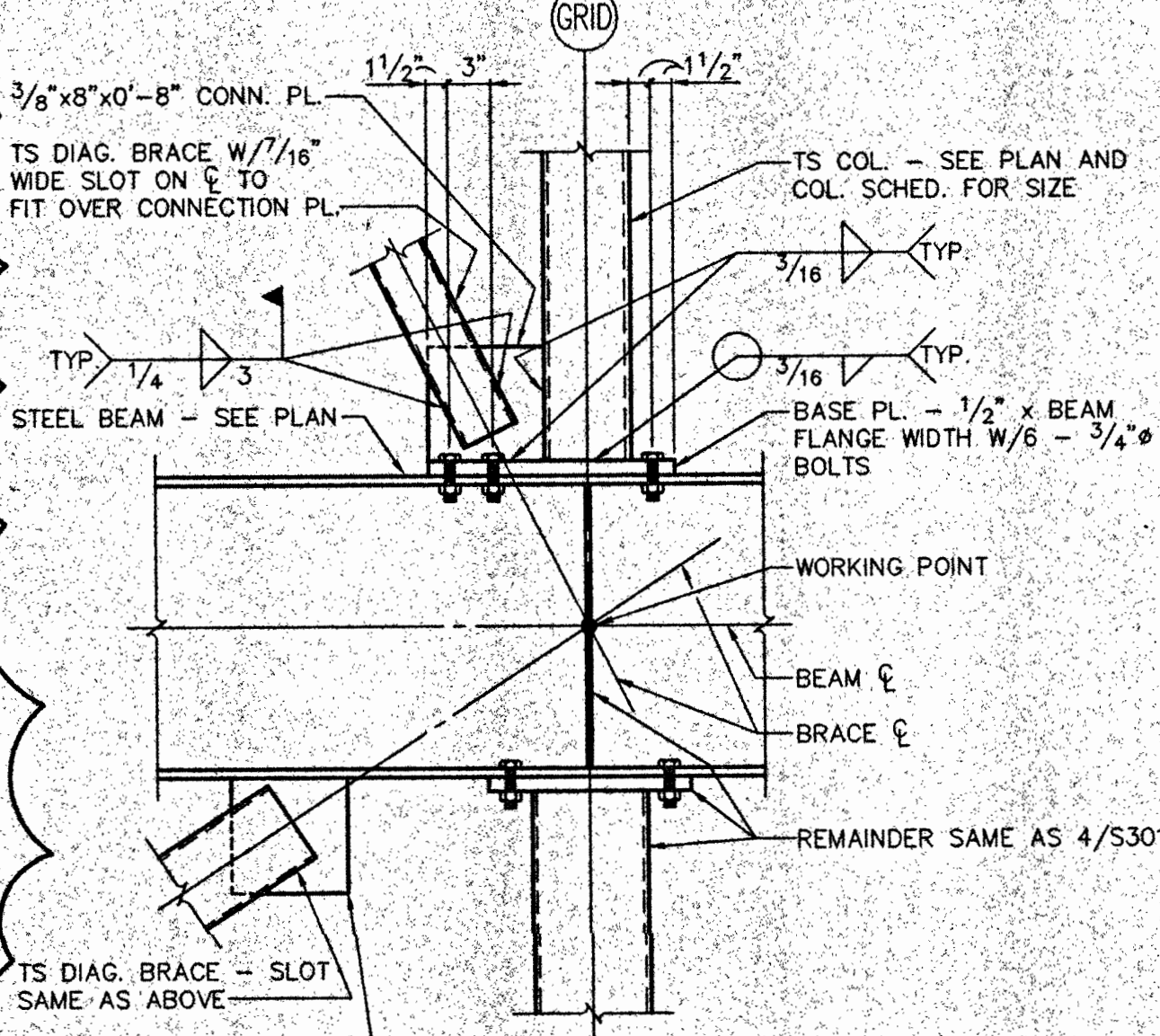
3 ROOF BEAM TO COLUMN CONN.  
S140/S301 NO SCALE



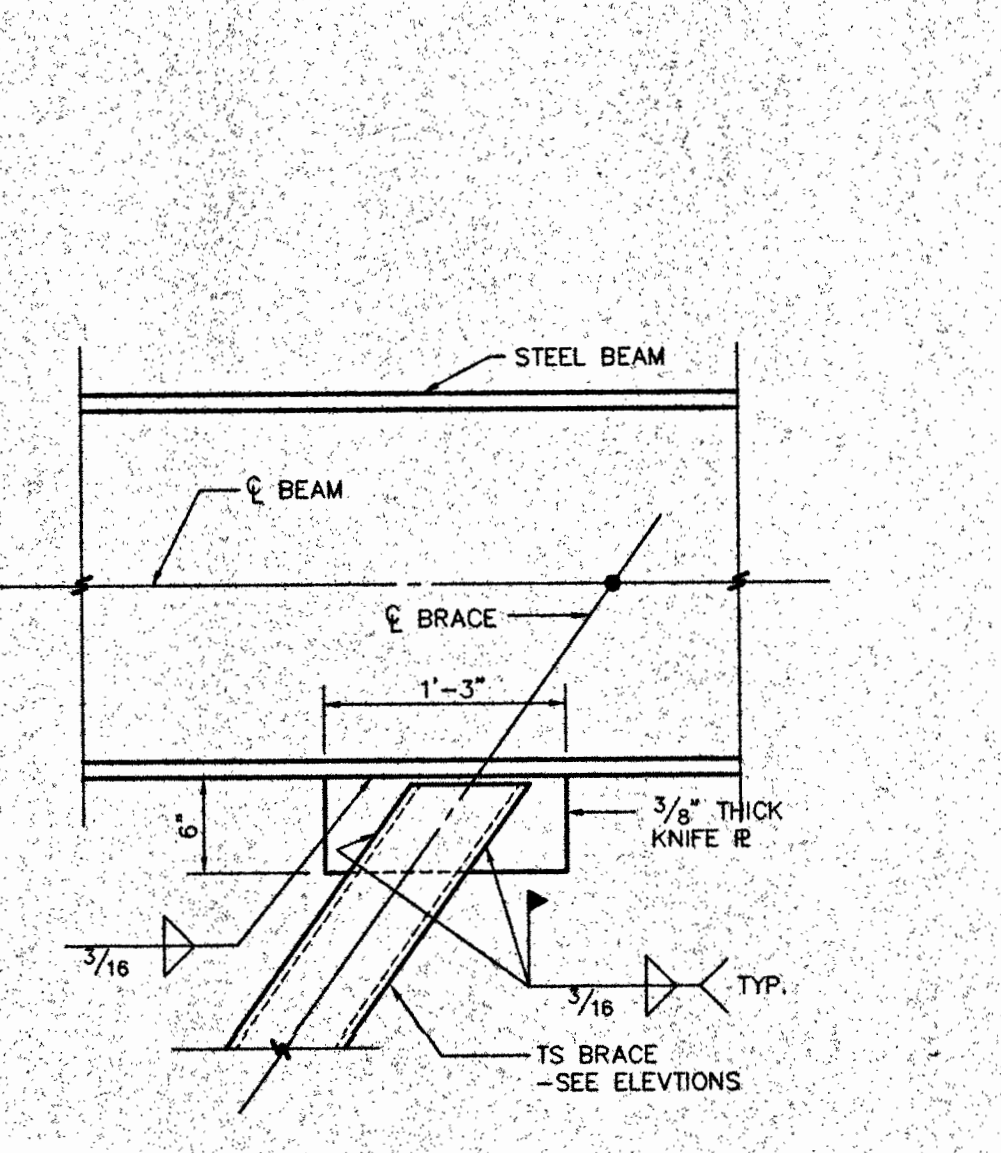
4 FLOOR BEAM/COLUMN CONNECTION  
S120/S301 NO SCALE



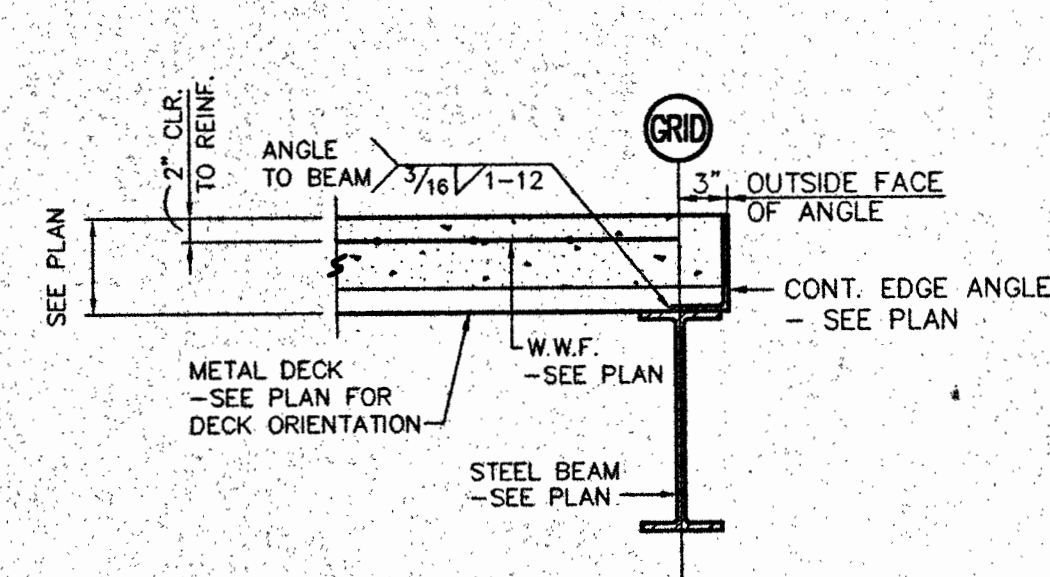
5 TYPICAL LATERAL BRACE DETAIL  
S110/S301 NO SCALE



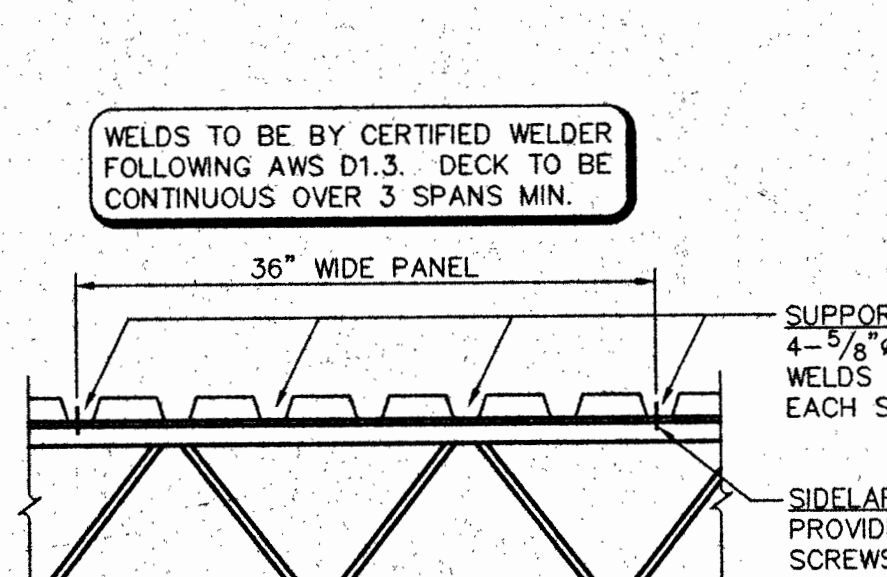
6 BRACE CONNECTION DETAIL  
S200/S301 1" = 1'-0"



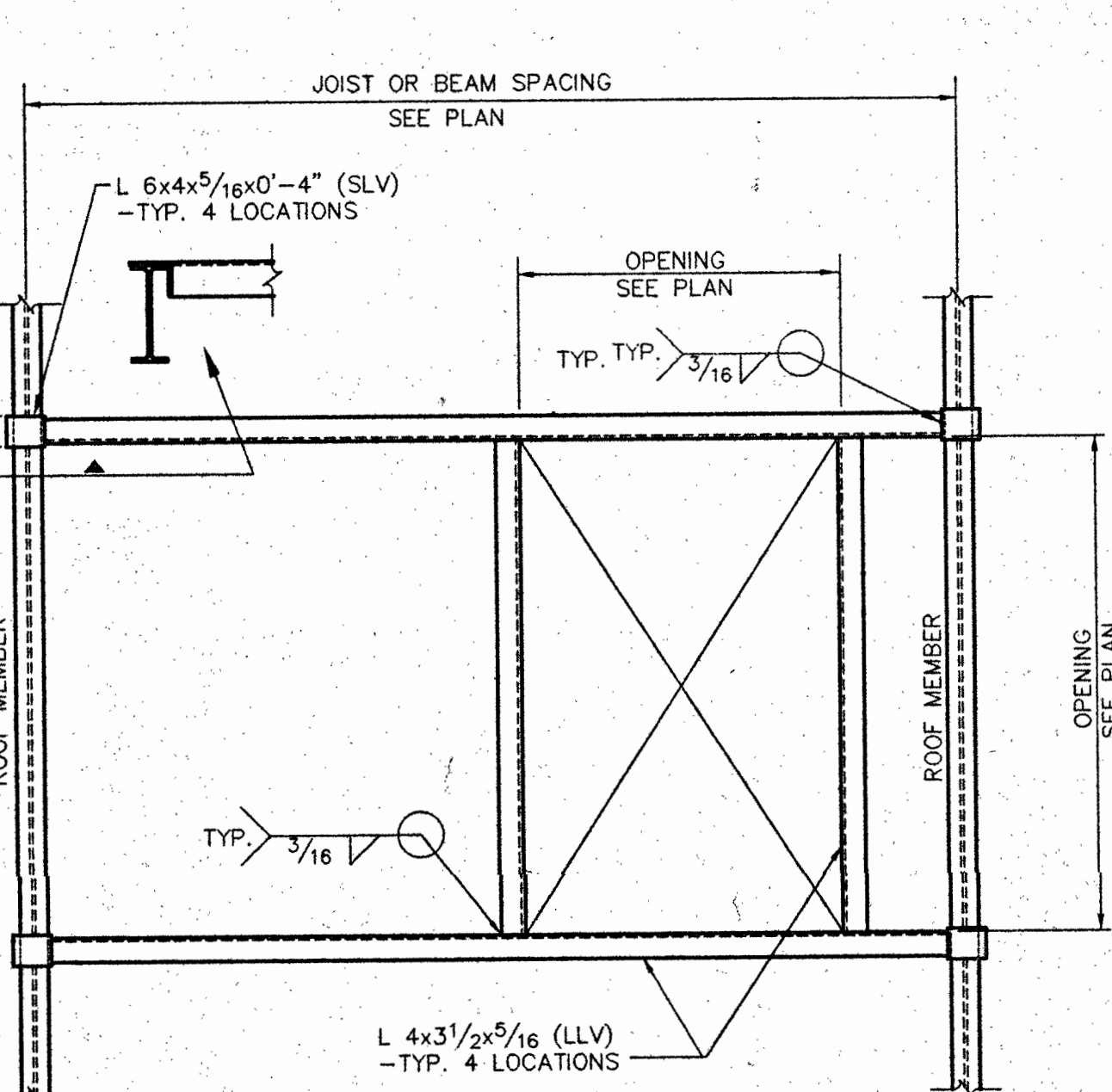
7 BRACE CONNECTION DETAIL  
S200/S301 NO SCALE



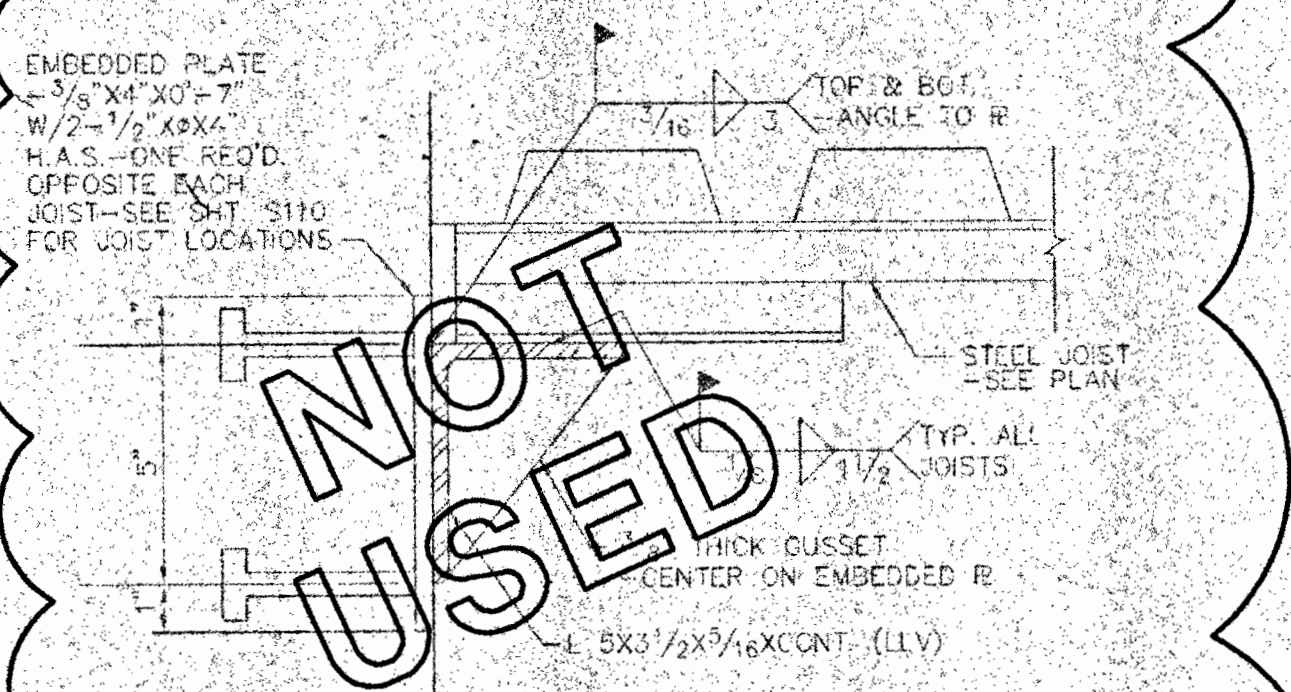
8 TYP. SLAB EDGE DETAIL  
S120/S301 NO SCALE



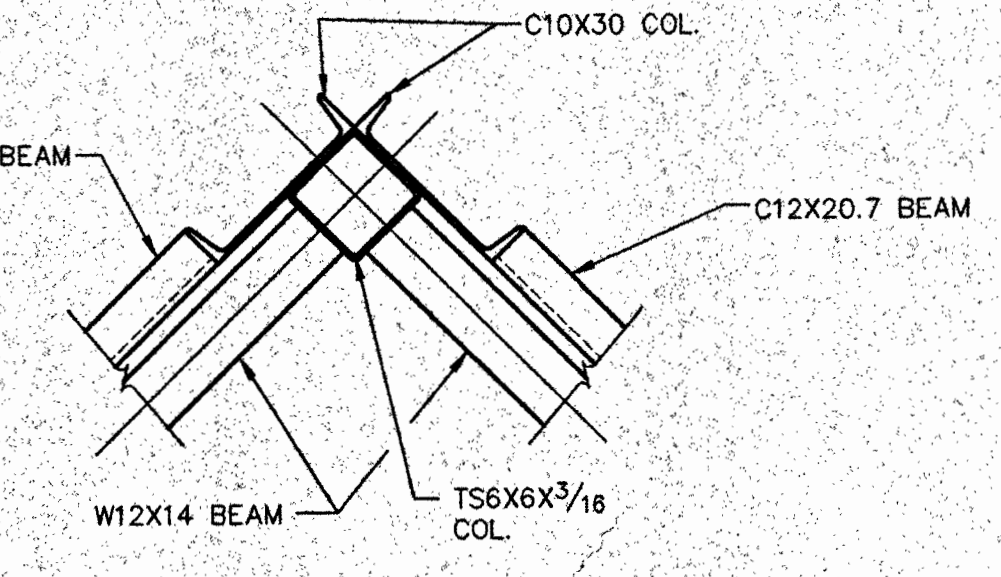
9 METAL DECK WELDING DETAIL  
S110/S301 NO SCALE



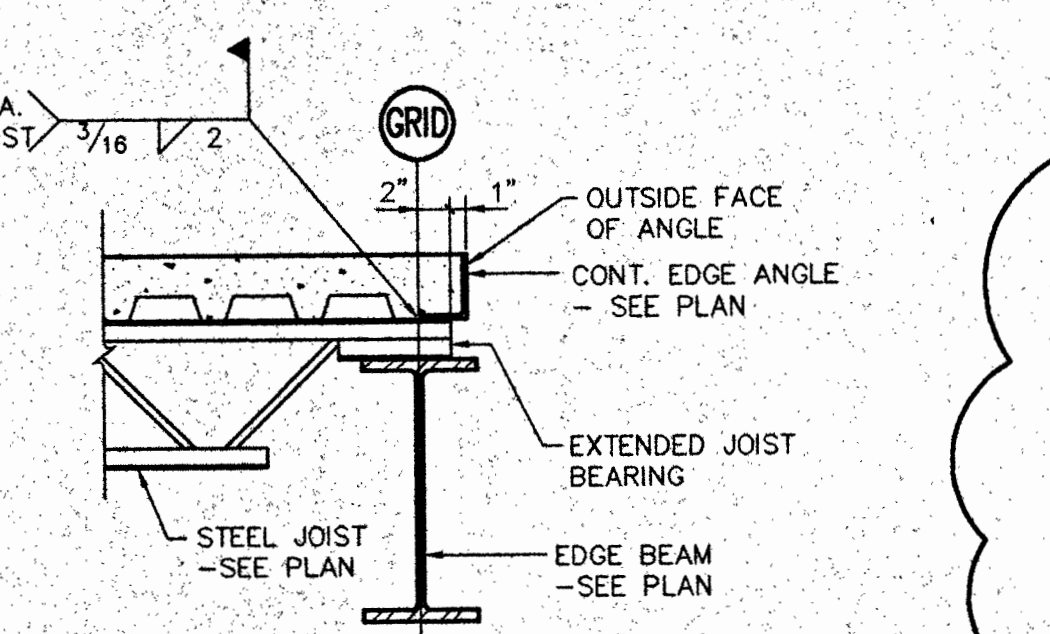
10 FRAMING DETAILS AT ROOF PENETRATION  
S140/S301 NO SCALE



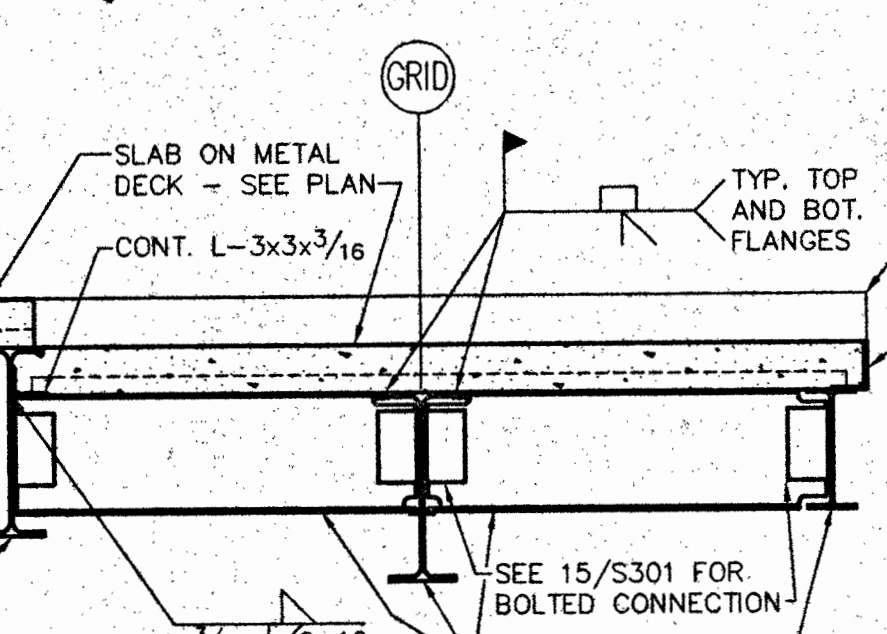
11 JOIST SUPPORT DETAIL  
S110/S301 3" = 1'-0"



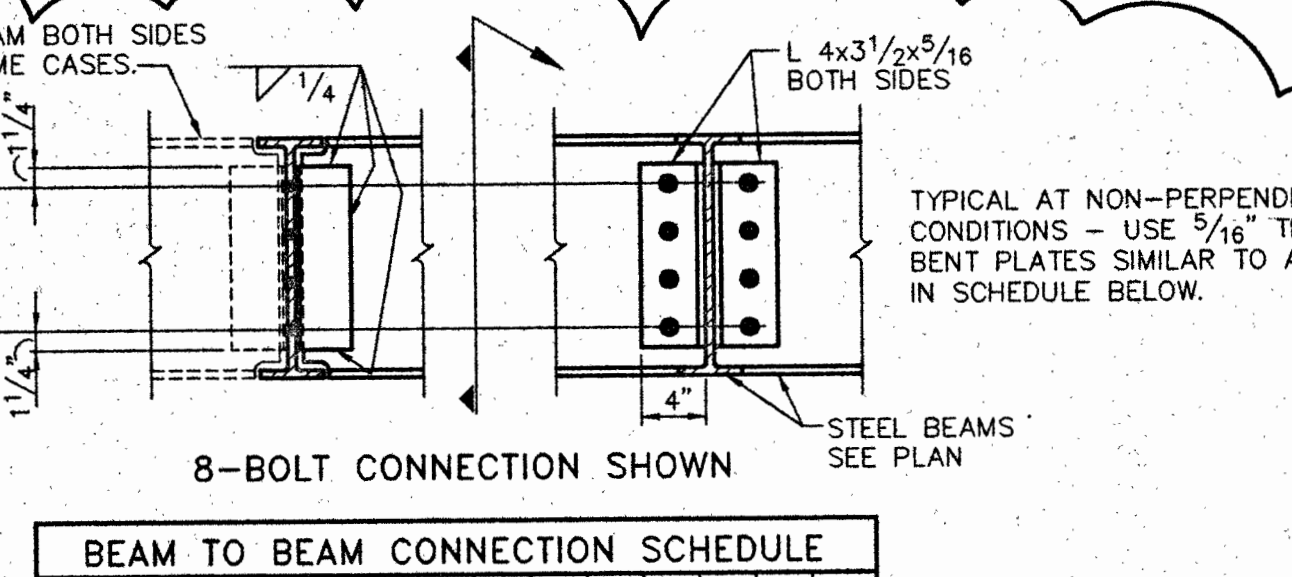
12 CORNER COLUMN SECTION  
S120/S301 1/2" = 1'-0"



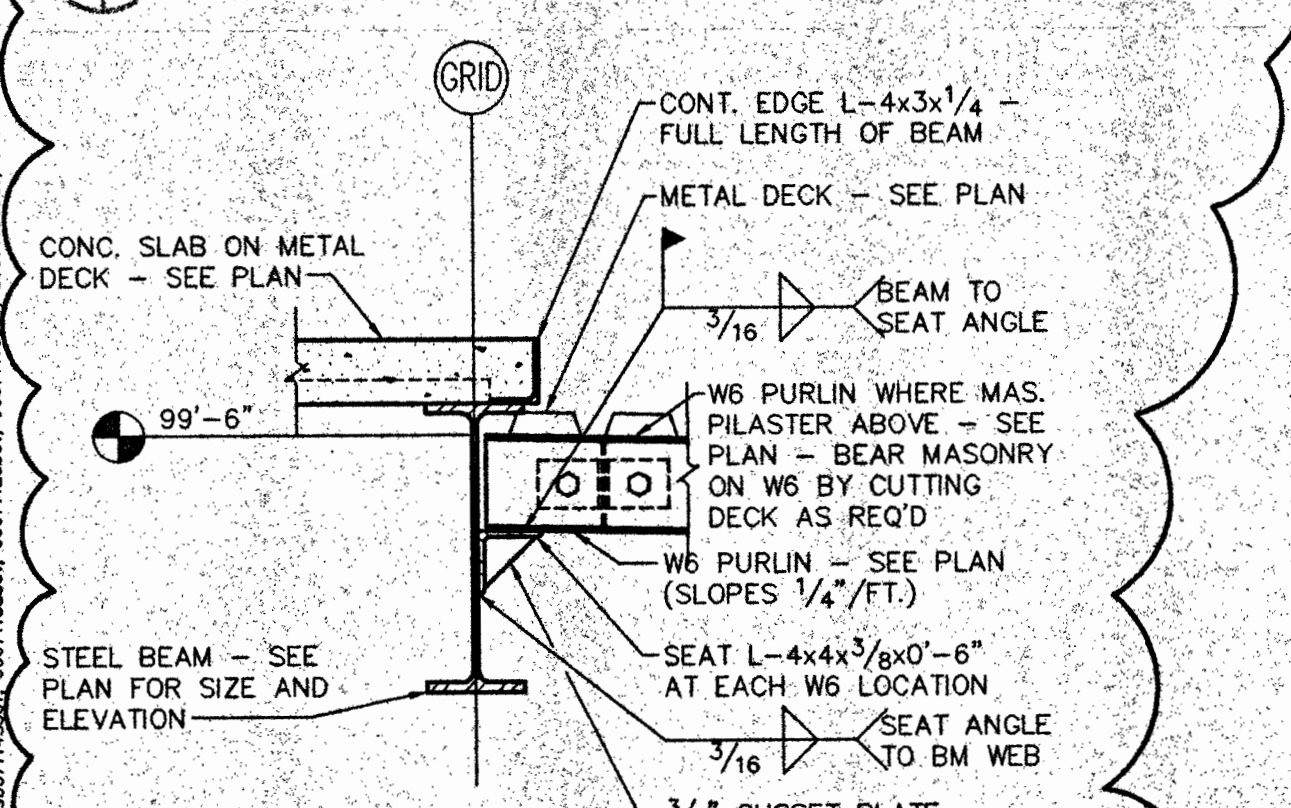
13 SLAB EDGE DETAIL  
S120/S301 1" = 1'-0"



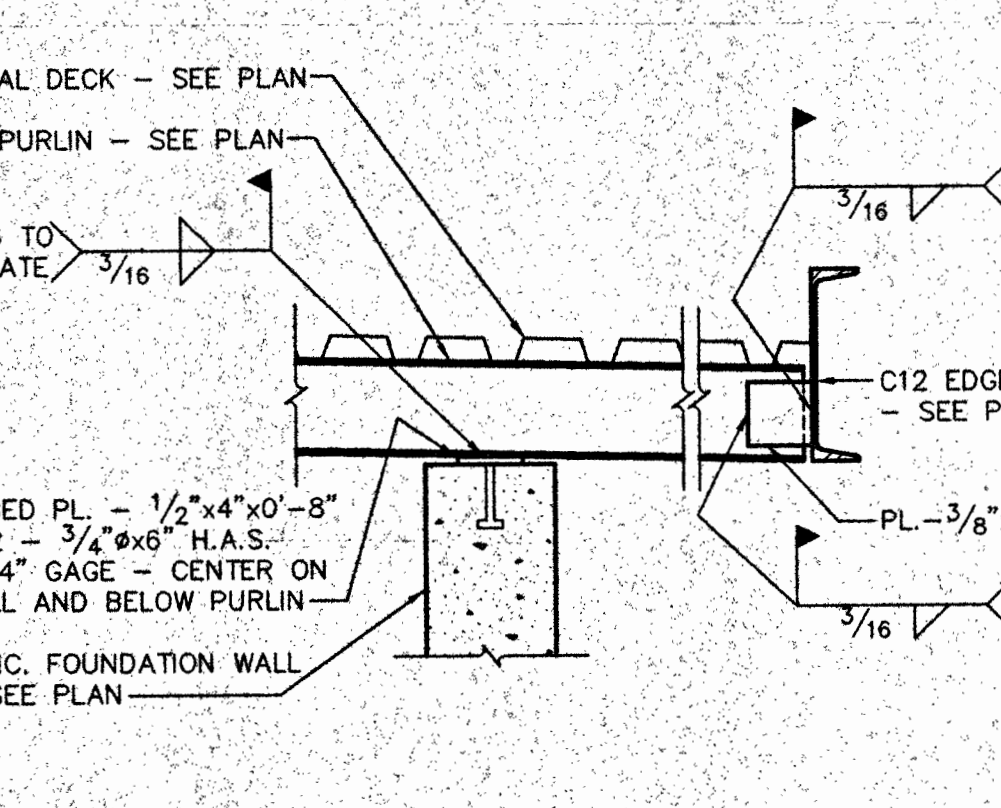
14 BALCONY DETAIL  
S120/S301 3/4" = 1'-0"



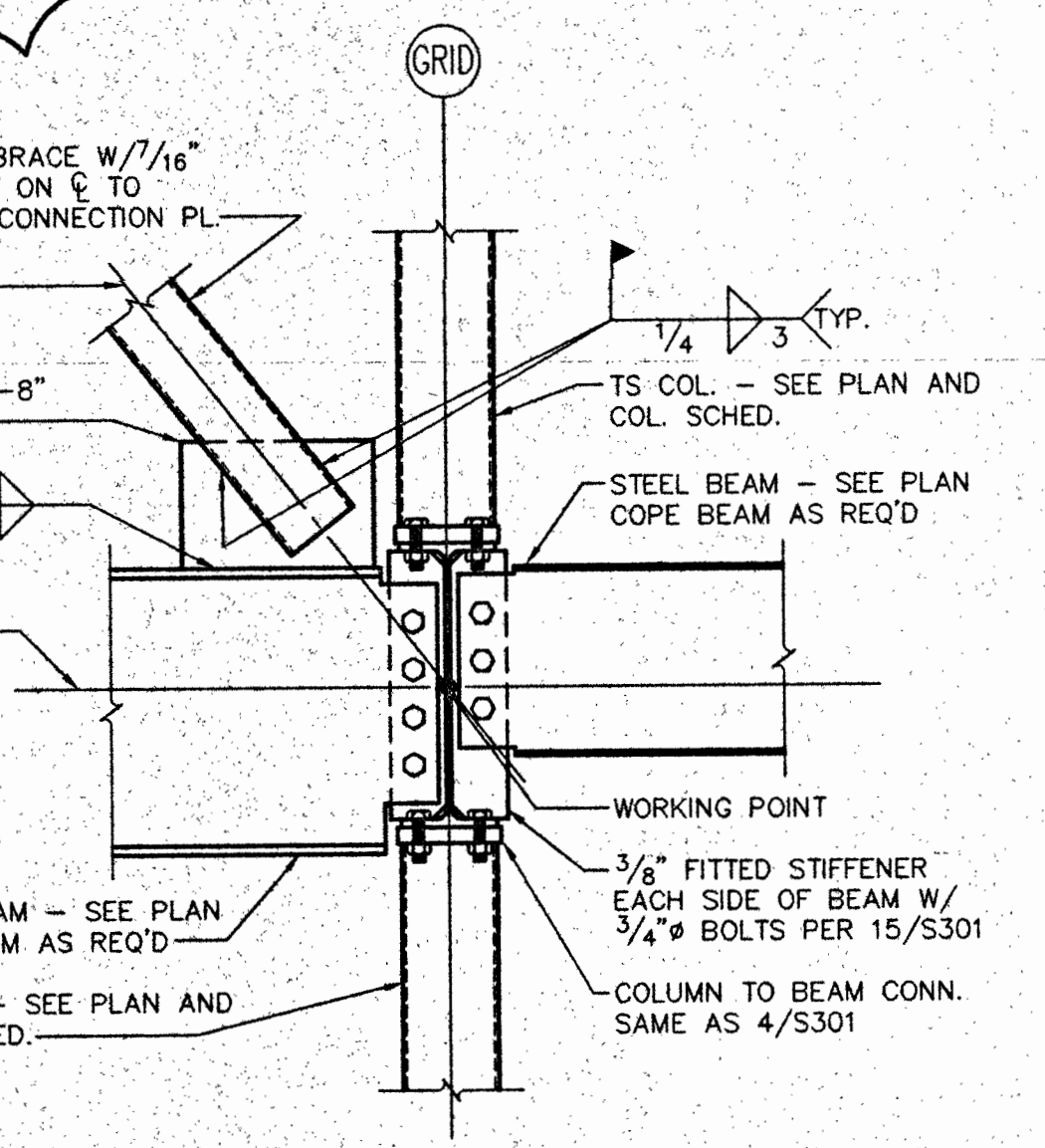
15 TYP. BEAM TO BEAM CONN. DETAIL  
S110/S301 1" = 1'-0"



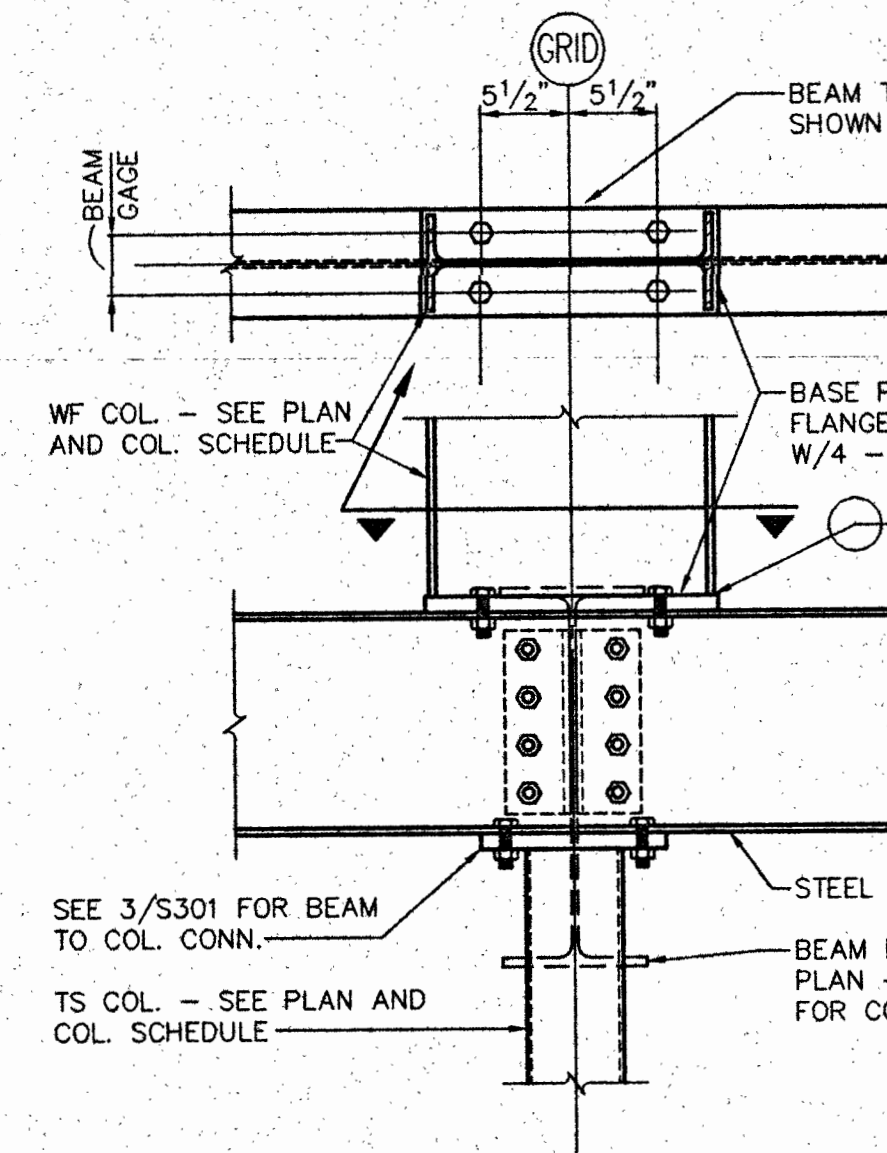
16 PURLIN TO BEAM CONNECTION  
S110/S301 1" = 1'-0"



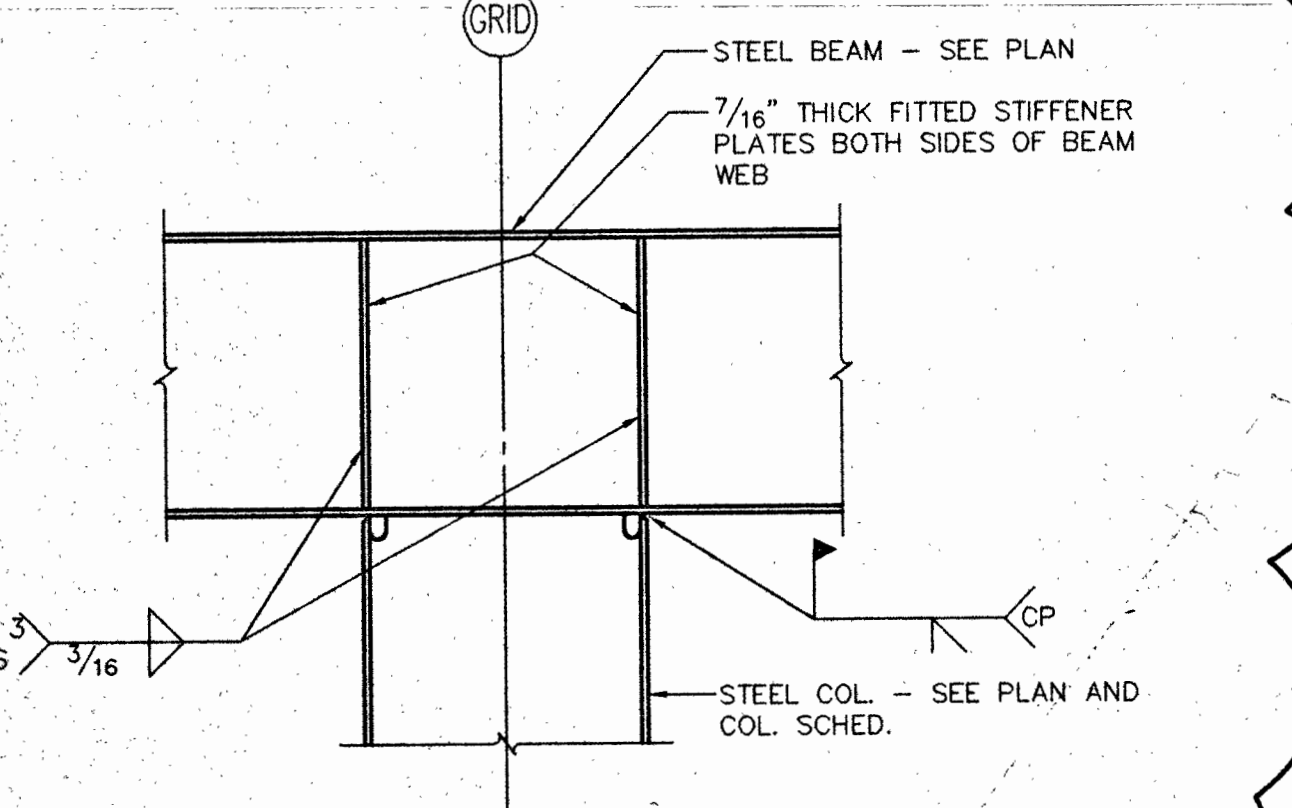
17 PURLIN TO FOUNDATION CONNECTION  
S110/S301 1" = 1'-0"



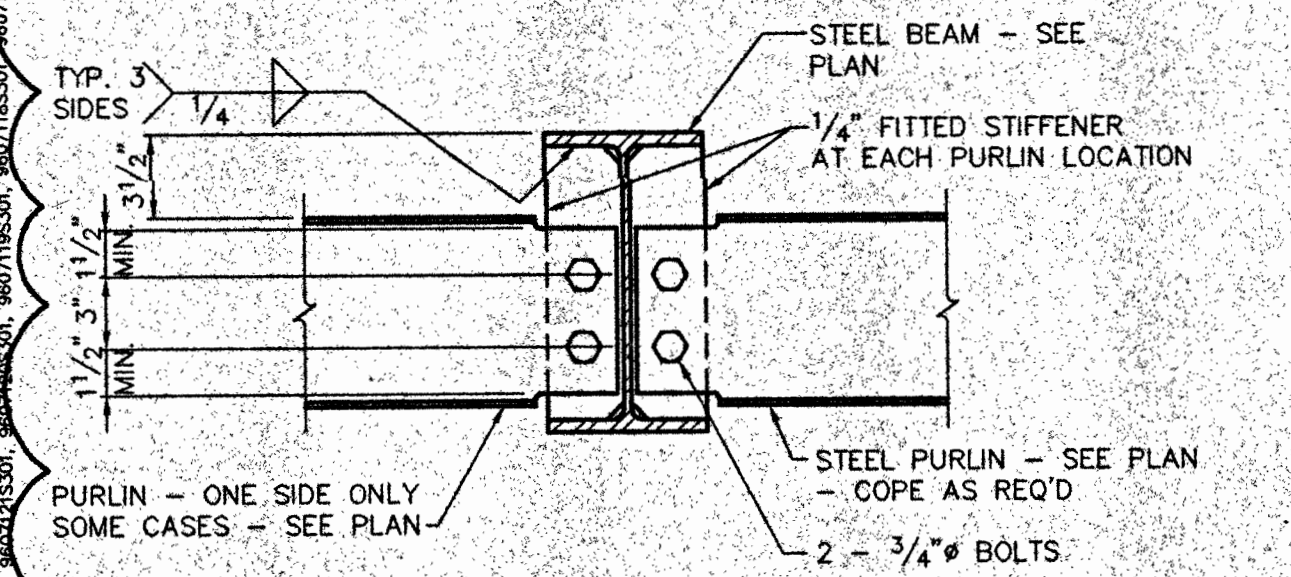
18 BRACE CONNECTION DETAIL  
S200/S301 1" = 1'-0"



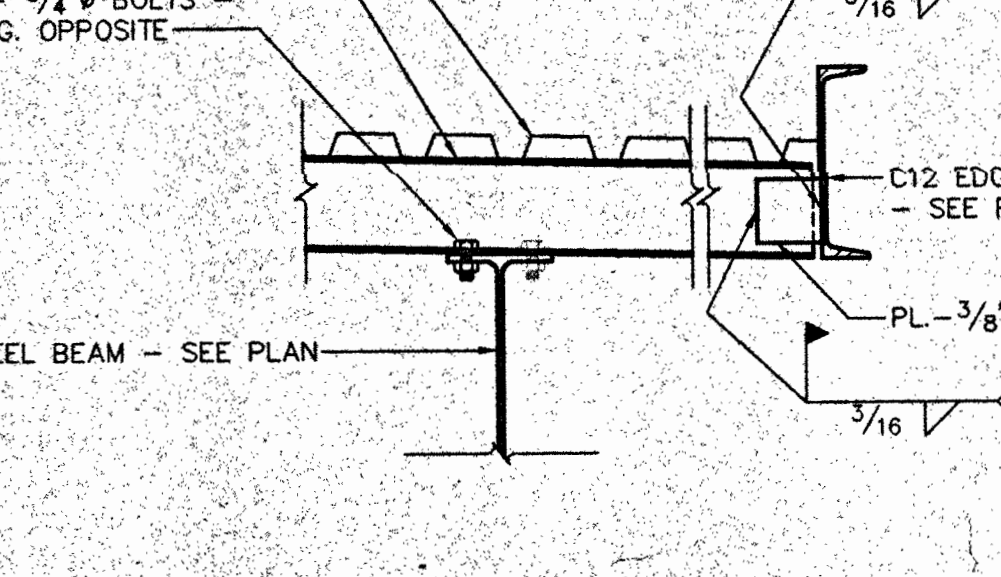
19 RIGID FRAME CONNECTION  
S200/S301 1" = 1'-0"



20 RIGID FRAME CONNECTION  
S200/S301 1" = 1'-0"



21 PURLIN TO BEAM CONNECTION  
S140/S301 1/2" = 1'-0"

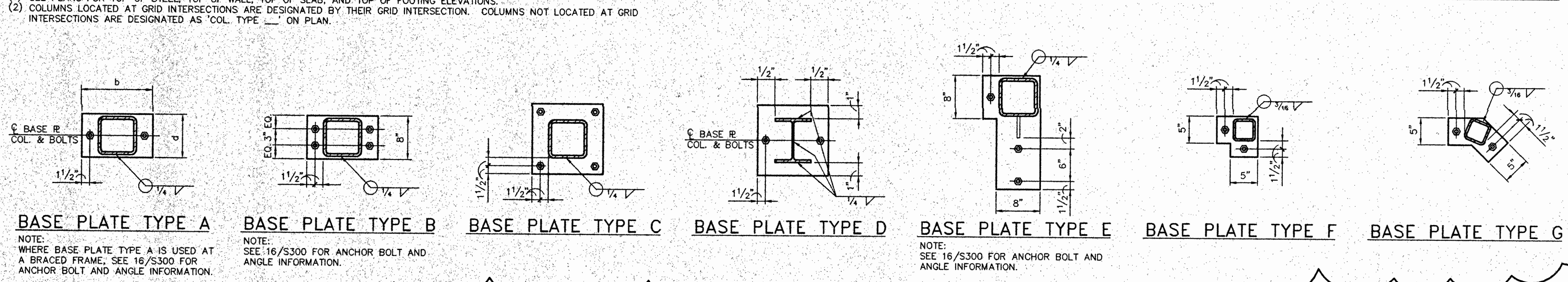


22 PURLIN TO BEAM CONNECTION  
S140/S301 1" = 1'-0"

**NOT USED**

COLUMN SCHEDULE

Table with columns for 'COLUMNS DESIGNATED BY GRID INTERSECTION', 'COLUMNS DESIGNATED BY TYPE', and 'BASE PLATE'. Rows include levels: ROOF, THIRD LEVEL, SECOND LEVEL, MAIN LEVEL, LOWER LEVEL, and BASE PLATE. Includes notes (1) and (2) regarding steel top and grid intersections.



BASE PLATE TYPE A. NOTE: WHERE BASE PLATE TYPE A IS USED AT A BRACED FRAME, SEE 16/S300 FOR ANCHOR BOLT AND ANGLE INFORMATION.

BASE PLATE TYPE B. NOTE: SEE 16/S300 FOR ANCHOR BOLT AND ANGLE INFORMATION.

BASE PLATE TYPE C

BASE PLATE TYPE D

BASE PLATE TYPE E. NOTE: SEE 16/S300 FOR ANCHOR BOLT AND ANGLE INFORMATION.

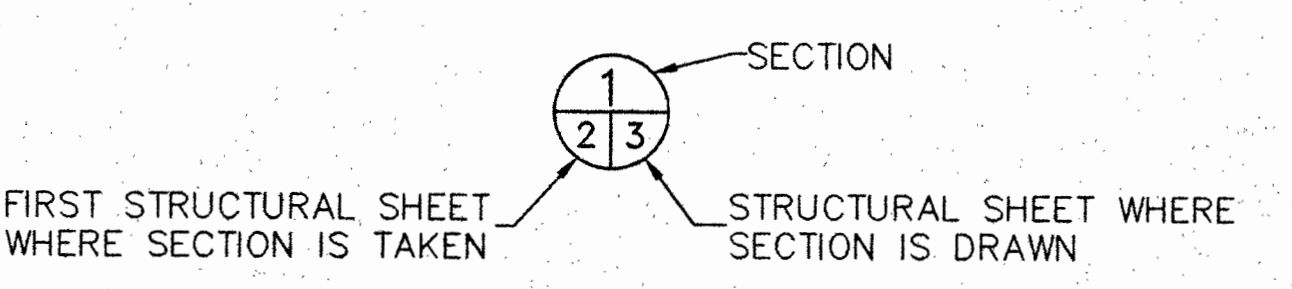
BASE PLATE TYPE F

BASE PLATE TYPE G

ABBREVIATIONS

Table of abbreviations for structural steel and masonry, including terms like AISC, Arch., Beam, Bot., etc.

EXPLANATION OF SECTION MARKS



GENERAL NOTES

- DESIGN CRITERIA: UBC, 1994 Edition; Roof & Floor Loads: See Plans; Wind: Velocity 80 mph; Exposure C; Seismic: Zone 1.
GENERAL NOTES: Contractor shall field measure and verify all existing conditions and dimensions of job site.
FOUNDATION GENERAL NOTES: See soils report number 196 464, prepared by Hepworth-Pawlak Geotechnical, Inc.
CONCRETE GENERAL NOTES: Material and workmanship shall be in accordance with the requirements of Building Code Requirements for Reinforced Concrete (ACI 318-83).
MASONRY GENERAL NOTES: All masonry block units shall conform to ASTM C90.
STRUCTURAL STEEL GENERAL NOTES: All WF beams to be A572 Gr. 50.
HEADED ANCHOR STUD INSTALLATION NOTES: Top flanges of beams shall be unpainted.
LIGHTGAGE STRUCTURAL FRAMING GENERAL NOTES: All lightgauge structural framing shall conform to the AISI Specification, Lightgauge Cold-Formed Steel Design Manual, latest edition.

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J.C. BAUR & ASSOCIATES, INC. CONSULTING ENGINEERS. 2816 SPRUCE STREET, SUITE B, BOULDER, COLORADO 80501. PROJECT NO. 86071

RIVERWALK AT EDWARDS RETAIL / OFFICE BUILDING. LOTS B & C EDWARDS, COLORADO

PROJECT # 9665. DATE: JAN. 14, 1998. DRAWN BY: JCB. CHECKED BY: JCB. REVISIONS: MAR 16, 1998; MAR 30, 1998

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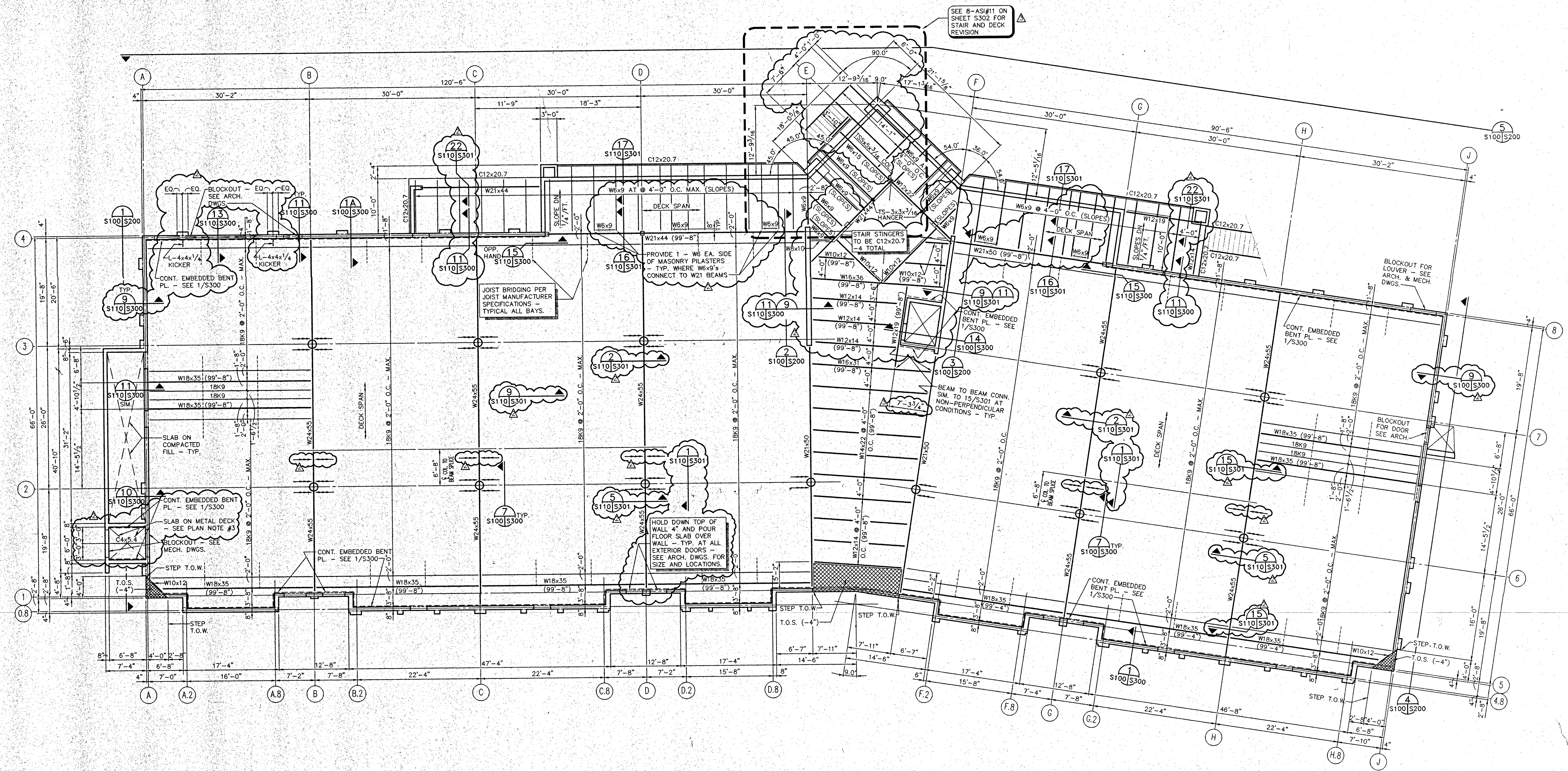
SCHEDULES GENERAL NOTES ABBREVIATIONS

Sheet

S800

28 of Sheets

REVISION 1 ITEMS NOT CLOUDED.



**FLOOR JOIST NOTES:**  
Floor joists shall not be spaced more than 24" o.c. at any condition U.N.O. on plan.  
Joist must be spaced such that the dimensions from centerline of beam splices is a minimum of 12", or from centerline of upper column is a minimum of 9". Add joists as required to satisfy above requirements.  
To simplify installation, all multiple spacings shall be dimensioned to the nearest inch. Dimensions with fractions of an inch shall be limited to single joist spacing.  
Spacing of joists at mechanical units to be coordinated with mechanical openings. see mechanical drawings.

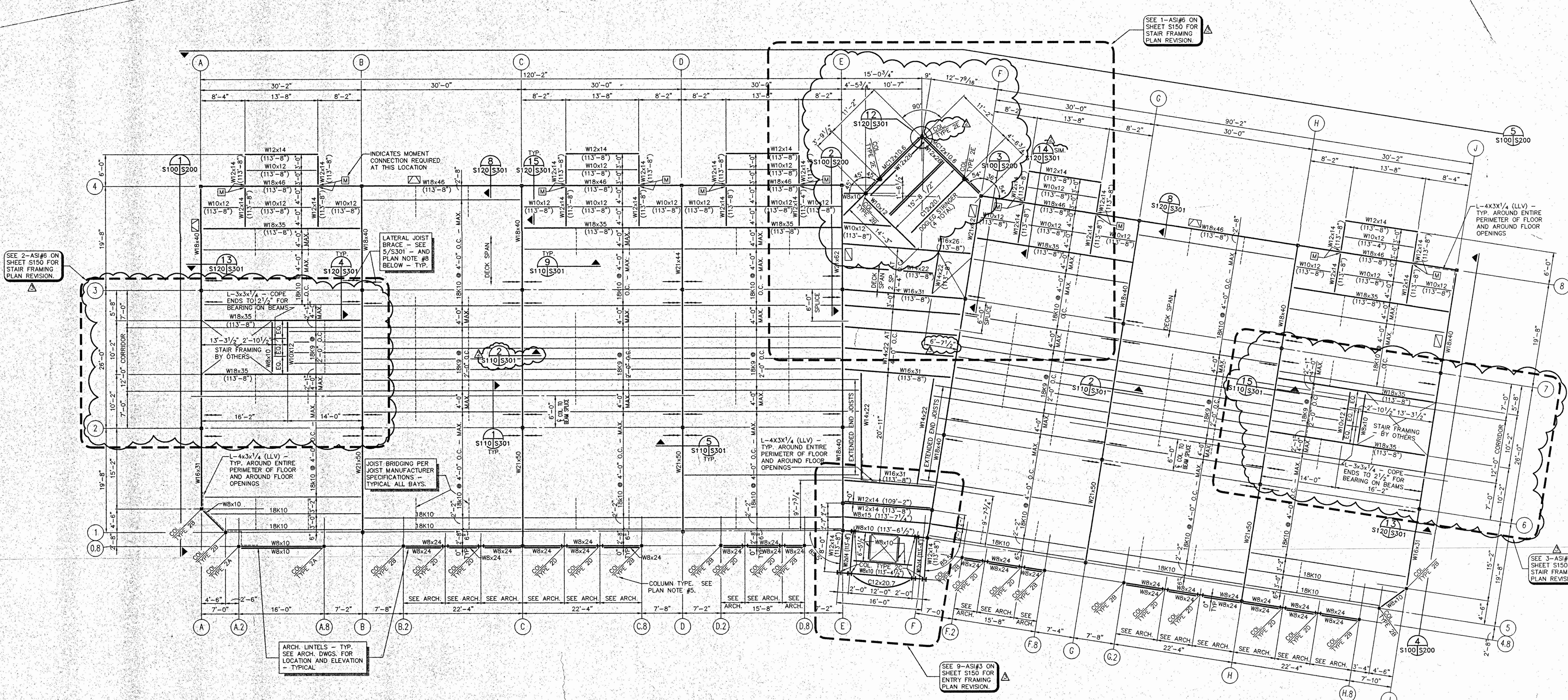
- FIRST LEVEL FRAMING PLAN** 1/8" = 1'-0"
- PLAN NOTES**
- Commercial design live load = 100 psf.
  - See General Notes, Sheet S800, for additional information.
  - Metal deck to be Vulcraft 1.5V, 22 gage or equivalent (min. 2 span).  
Slab to be 2 1/2" concrete on 1 1/2" metal deck (total thickness to be 4")  
Reinforce all slabs with W.W.F. 6x6-W1.4XW1.4.
  - or ▽ indicates lateral bracing below. See Sheet S200.
  - See Column Schedule, sheet S800.
  - Floor Penetrations:  
- Blockouts for floor penetrations shall be provided before concrete is placed.  
- Metal deck shall be intact below opening during concrete placement and shall be removed after concrete has set.
  - Top of steel beam elevation = 99'-5 1/2" u.n.o. thus ('-' ) on plan.

*Revised for AS21*

REVISION 1 ITEMS NOT CLOUDED.

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for  
AS 21



**FLOOR JOIST NOTES:**  
Floor joists shall not be spaced more than 48" o.c. at any condition U.N.O. on plan. Joists must be spaced such that the dimensions from centerline of beam splices is a minimum of 12", or from centerline of upper column is a minimum of 9". Add joists as required to satisfy above requirements.  
To simplify installation, all multiple spacings shall be dimensioned to the nearest inch. Dimensions with fractions of an inch shall be limited to single joist spacing.  
Spacing of joists at mechanical units to be coordinated with mechanical openings, see mechanical drawings.

- SECOND LEVEL FRAMING PLAN**  
1/8" = 1'-0"
- PLAN NOTES**
- Office design live load = 50 psf.
  - Office partition dead load = 20 psf.
  - See General Notes, Sheet S800, for additional information.
  - Metal deck to be Vulcraft "1.5V" 22 gage or equivalent. Typical slab to be 2 1/2" concrete on 1 1/2" metal deck (total thickness to be 4"). Reinforce all slabs with W.W.F. 6x6-W1.4W1.4.
  - Indicates lateral bracing below. See Sheet S200.
  - See Column Schedule, Sheet S800, for column sizes. Columns located at grid intersections are designated by their grid intersection. Columns not located at grid intersections are designated as "COL. TYPE \_\_\_\_" on plan.
  - Floor Penetrations:  
- Blockouts for floor penetrations shall be provided before concrete is placed.  
- Metal deck shall be intact below opening during concrete placement and shall be removed after concrete has set.
  - Top of steel beam elevation = 113'-5 1/2" u.n.o. thus ( = ) on plan.
  - (---) indicates lateral joist bracing location - see detail S/301. Lateral joist bracing shall be spaced approximately 4'-0" o.c. where 2 braces are indicated on the same side of the beam, one each side of column centerline.

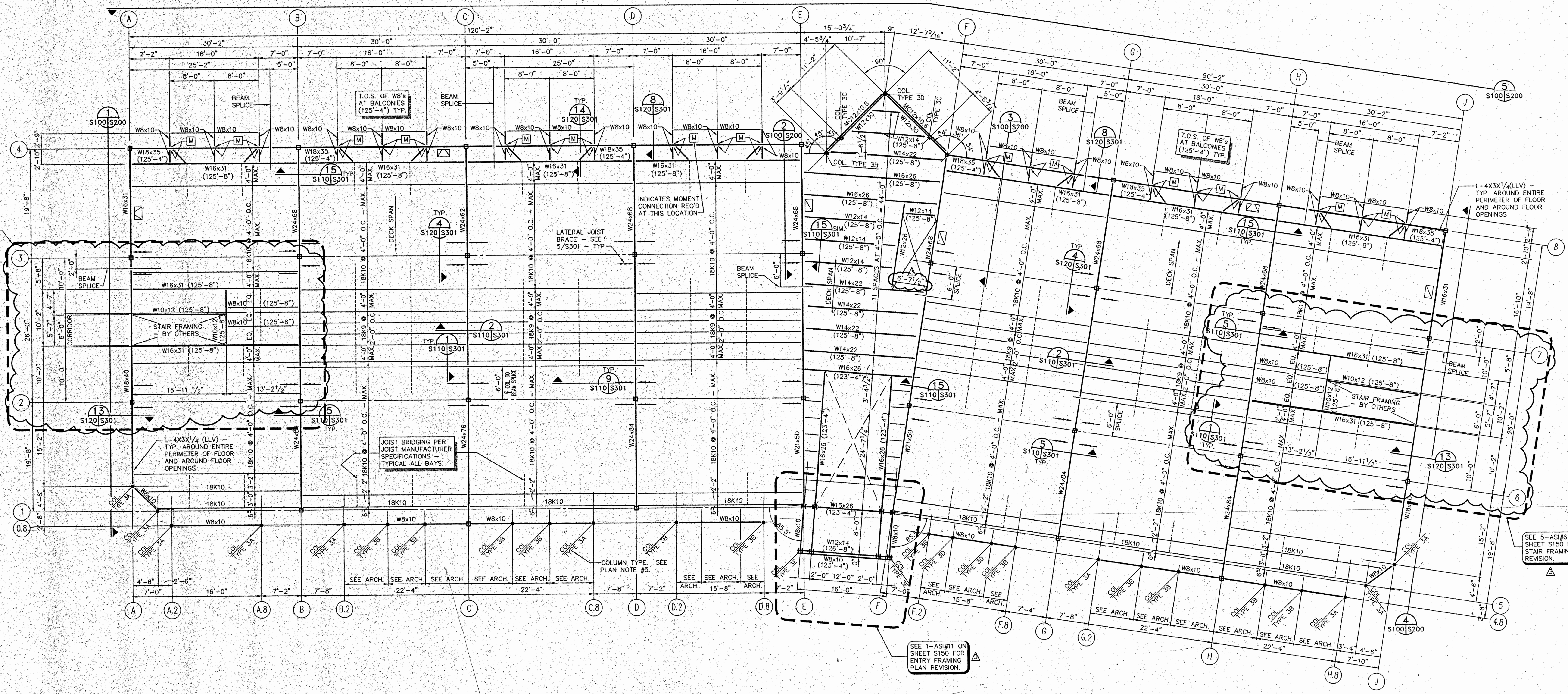
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Lafayette, Colorado 80027  
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SEE 2-ASI#6 ON SHEET S150 FOR STAIR FRAMING PLAN REVISION.

SEE 1-ASI#6 ON SHEET S150 FOR STAIR FRAMING PLAN REVISION.

SEE 9-ASI#3 ON SHEET S150 FOR ENTRY FRAMING PLAN REVISION.

SEE 3-ASI#6 ON SHEET S150 FOR STAIR FRAMING PLAN REVISION.



**FLOOR JOIST NOTES:**  
Floor joists shall not be spaced more than 24" o.c. at any condition U.N.O. on plan.  
Joists must be spaced such that the dimensions from centerline of beam splices is a minimum of 12", or from centerline of upper column is a minimum of 9". Add joists as required to satisfy above requirements.  
To simplify installation, all multiple spacings shall be dimensioned to the nearest inch. Dimensions with fractions of an inch shall be limited to single joist spacing.  
Spacing of joists at mechanical units to be coordinated with mechanical openings, see mechanical drawings.

**THIRD LEVEL FRAMING PLAN**  
PLAN NOTES  
1/8" = 1'-0"  
1. Residential live load = 40 psf.  
2. Exterior deck live load = 60 psf.  
3. See General Notes, Sheet S800, for additional information.  
4. Metal deck to be Vulcraft "15V", 22 gage or equivalent.  
5. Slab to be 2 1/2" concrete on 1 1/2" metal deck (total thickness to be 4").  
6. Reinforce all slabs with W.W.F. 6x6-W1.4xW1.4.  
7. [Symbol] or [Symbol] Indicates lateral bracing below. See Sheet S200.  
8. See Column Schedule, Sheet S800, for column sizes. Columns located at grid intersections are designated by their grid intersection. Columns not located at grid intersections are designated as "COL. TYPE \_\_\_\_" on plan.  
9. Floor Penetrations:  
- Blockouts for floor penetrations shall be provided before concrete is placed.  
- Metal deck shall be intact below opening during concrete placement and shall be removed after concrete has set.  
10. Top of steel beam elevation = 125'-5 1/2" u.n.o. thus ( ) on plan.  
11. [Symbol] indicates lateral joist bracing location - see detail 5/S301. Lateral joist bracing shall be spaced approximately 4'-0" o.c. where 2 braces are indicated on the same side of the beam, one each side of column centerline.

SEE 4-AS1#6 ON SHEET S150 FOR STAIR FRAMING REVISION.

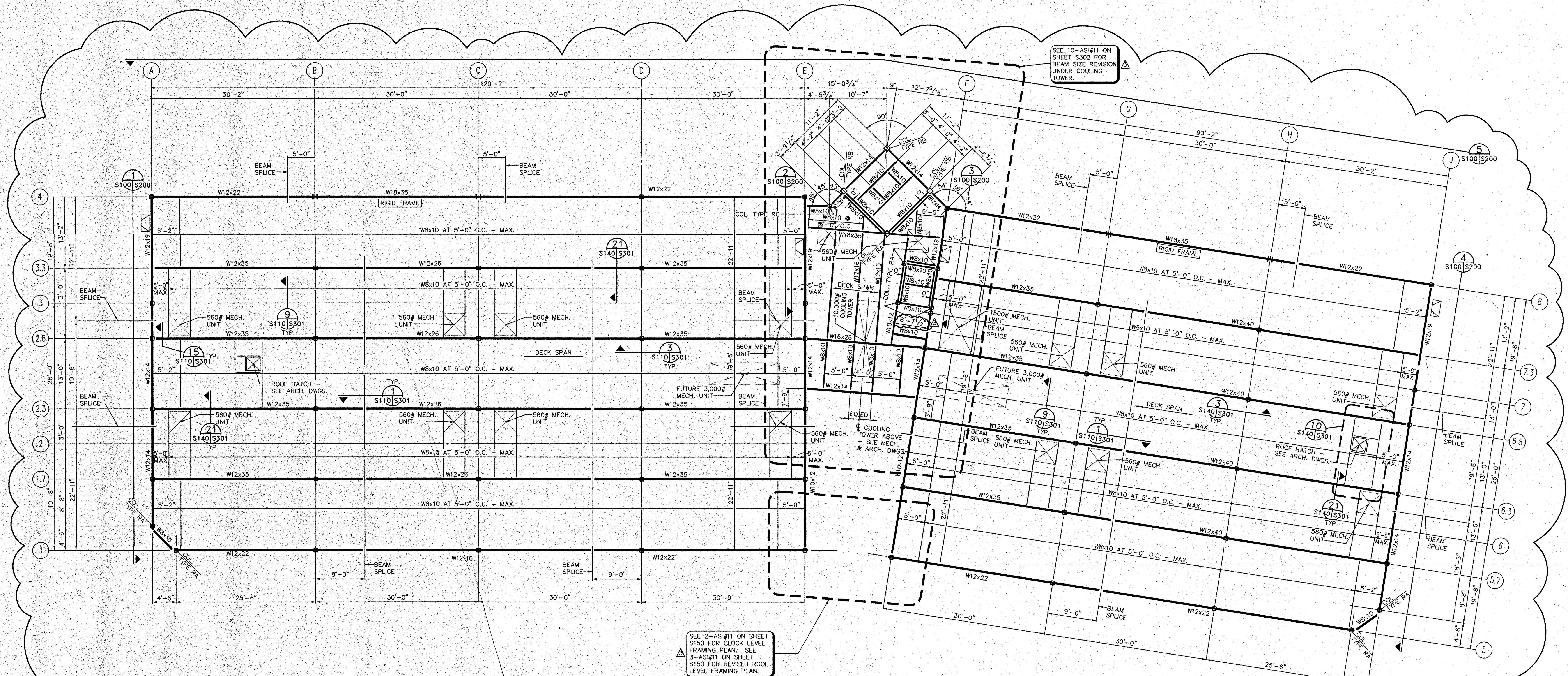
SEE 5-AS1#6 ON SHEET S150 FOR STAIR FRAMING REVISION.

SEE 1-AS1#11 ON SHEET S150 FOR ENTRY FRAMING PLAN REVISION.

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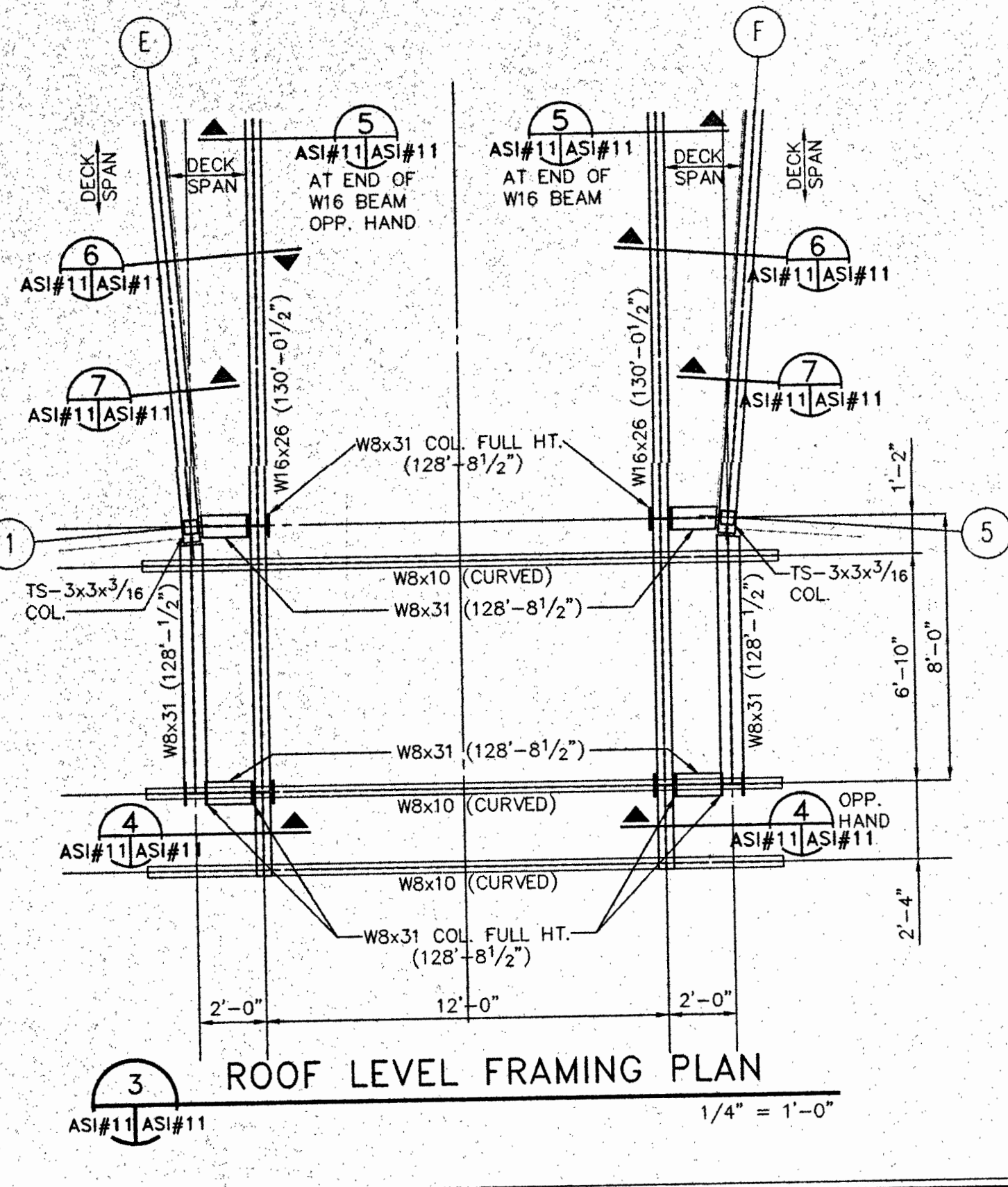
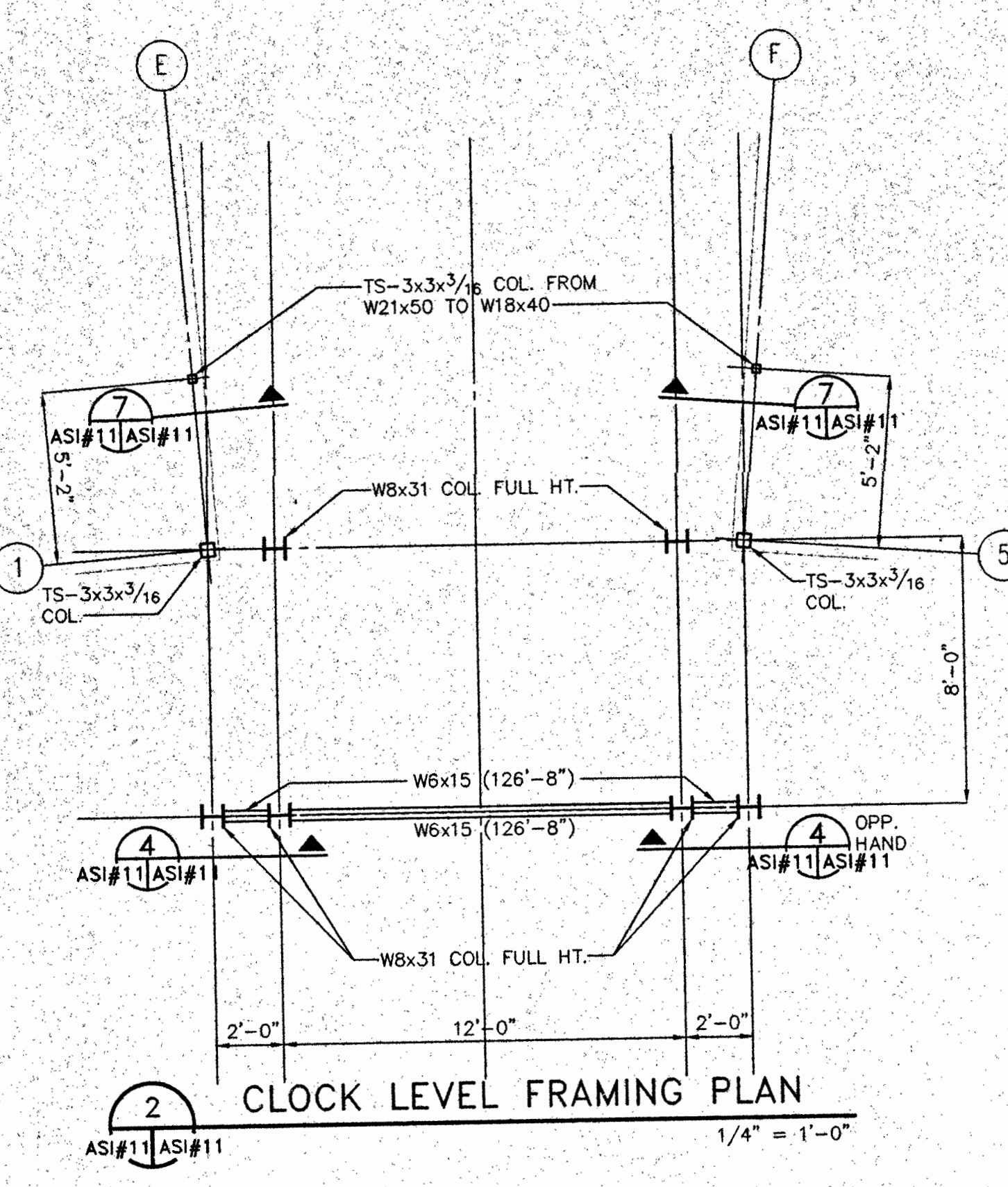
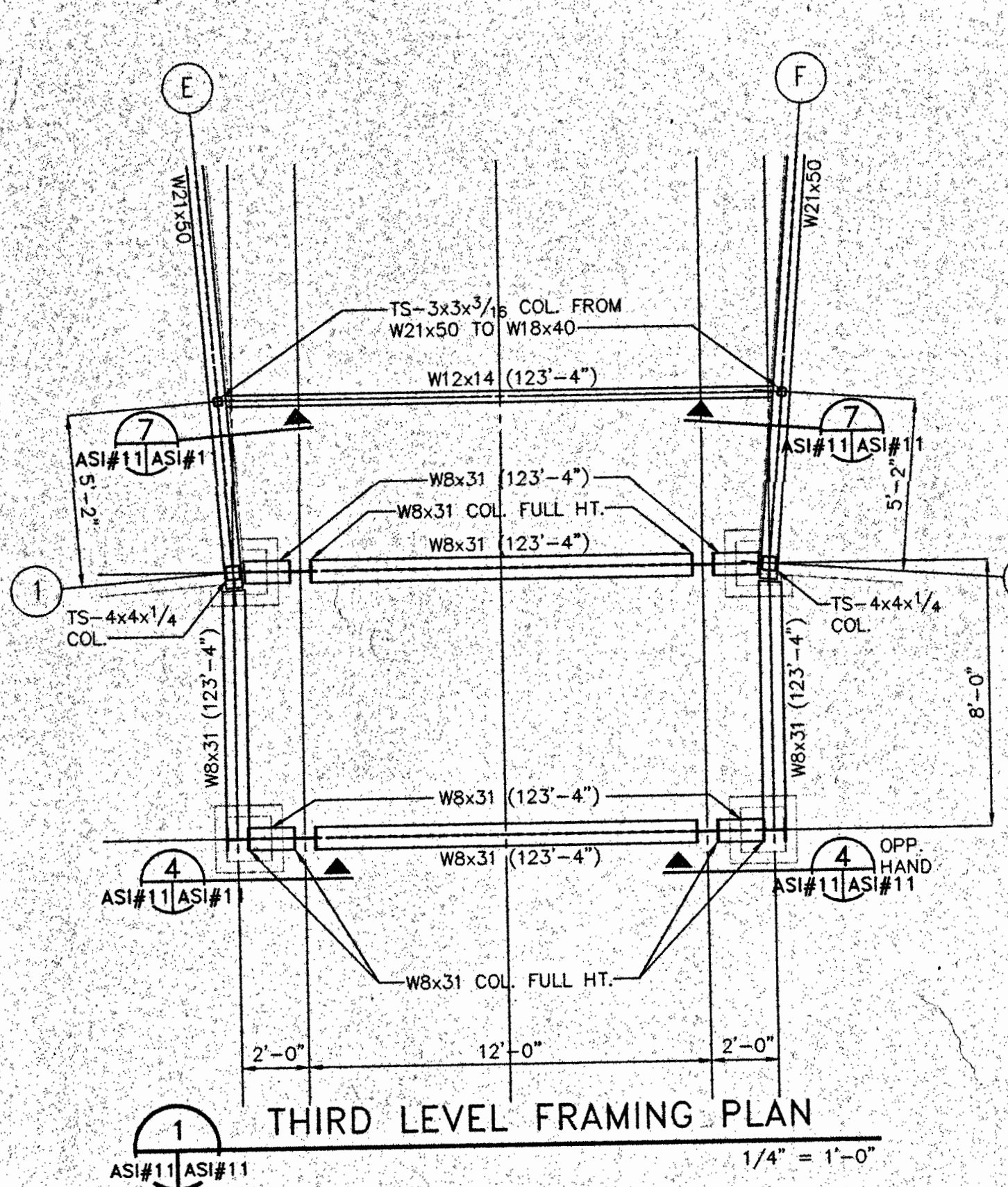
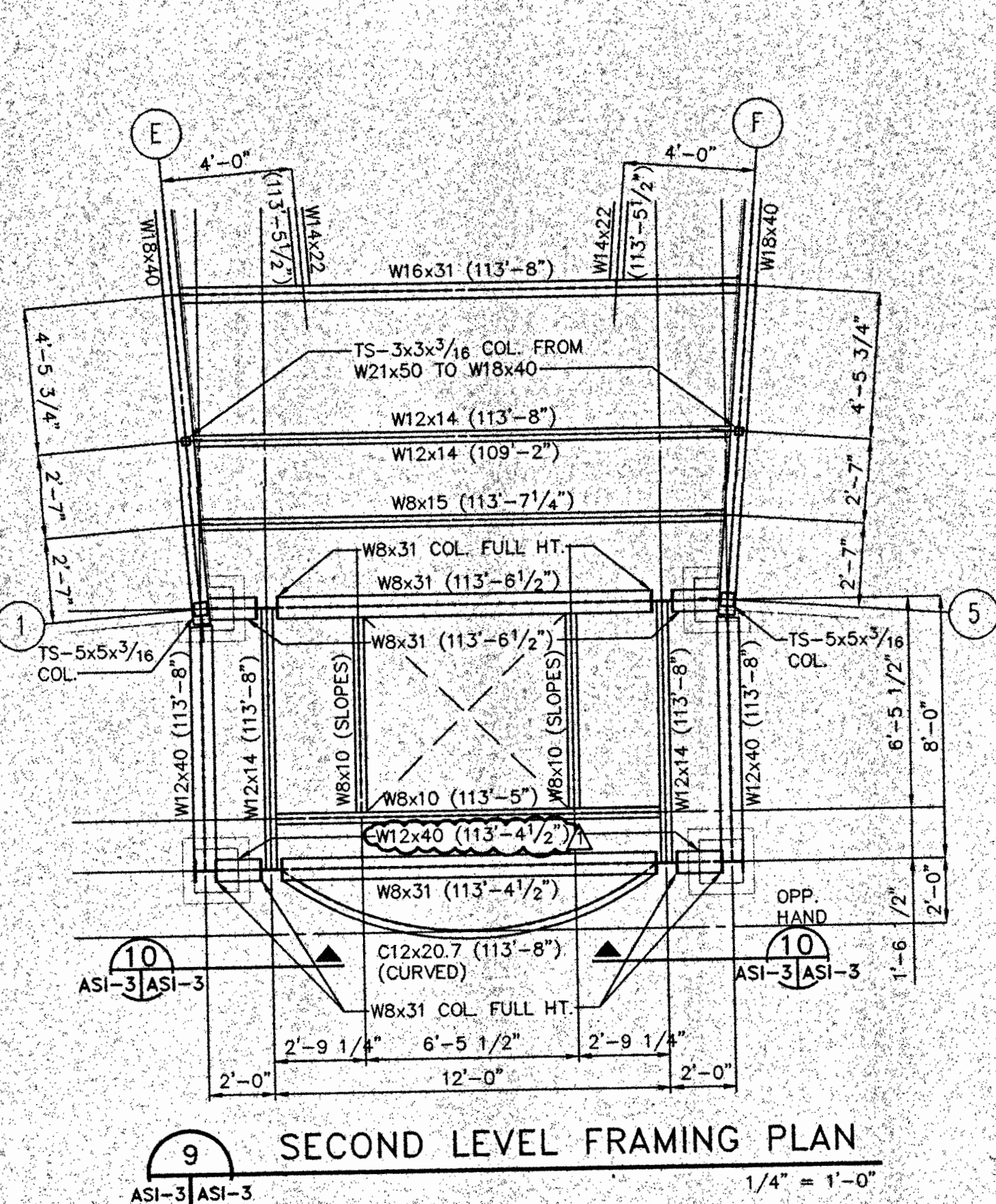
**ROOF JOIST NOTES**  
Roof joists shall not be spaced more than 5'-0" o.c. at any condition U.N.O. on plan. Joists must be spaced such that the dimensions from centerline of beam splices is a minimum of 12". Add joists as required to satisfy above requirements.  
To simplify installation, all multiple spacings shall be dimensioned to the nearest inch. Dimensions with fractions of an inch shall be limited to single joist spacing.  
Spacing of joists at mechanical units to be coordinated with mechanical openings, see mechanical drawings.

**ROOF LEVEL FRAMING PLAN**  
PLAN NOTES  
1. Roof design snow load = 54 psf.  
2. See General Notes, Sheet S800, for additional information.  
3. Metal deck to be Vulcraft "1.58" 24 gage, 3 span minimum, galvanized, or equivalent.  
4. See Column Schedule, sheet S800.  
5. Bottom of steel beam elevation = 134'-0" u.n.o. (" - ") on plan. See plan for top of joist elevation.  
6. See 10/S301 for framing around roof penetrations.

Revised  
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▲ SHEET COMPLETELY REVISED  
▲ REVISION 1 ITEMS NOT CLOUDED.

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FIRST & MAIN  
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ASI-3**  
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PROJECT # 9665

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ASI-TT**  
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Tel: (303) 673-5004 Fax: (303) 673-4939

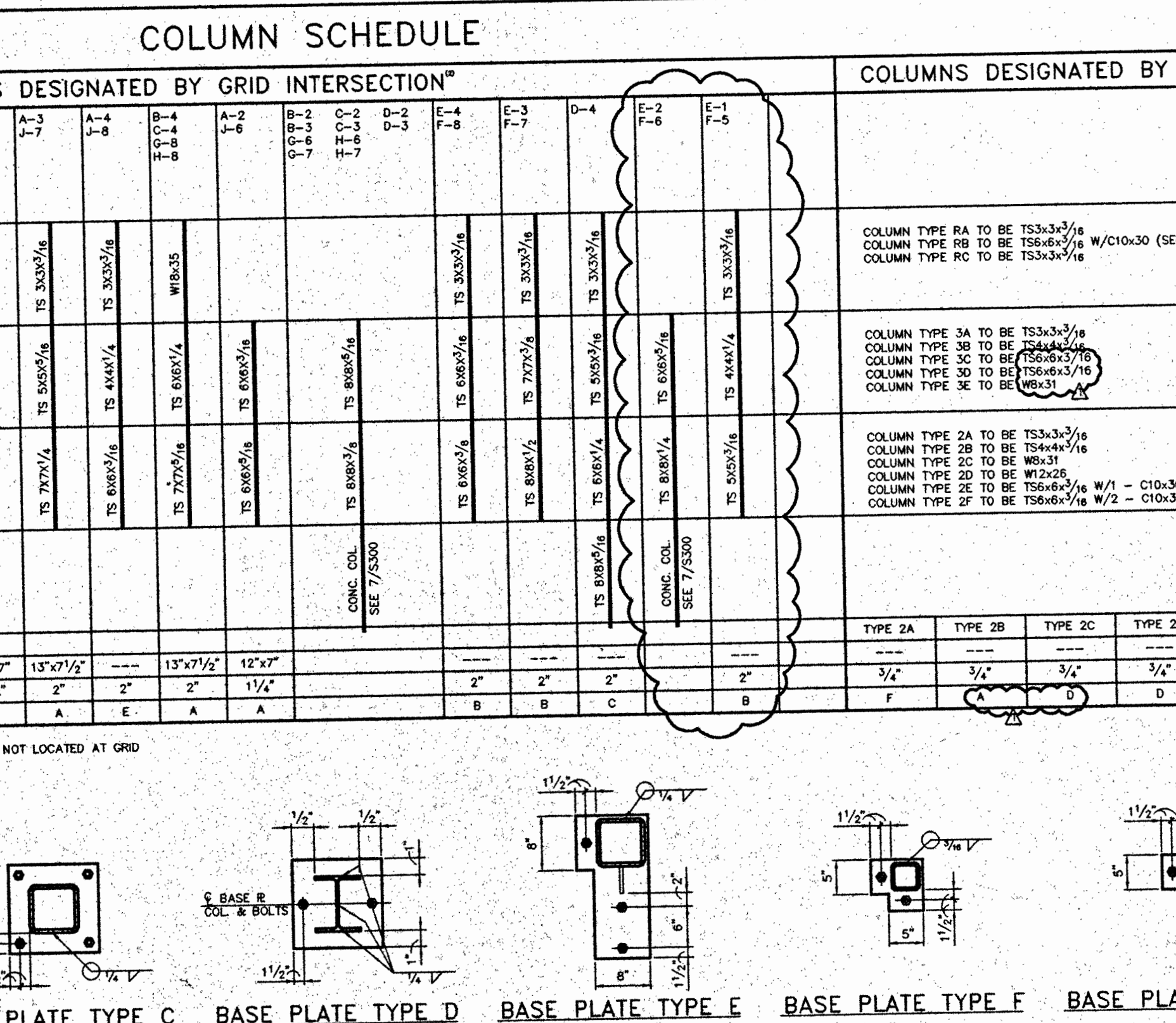
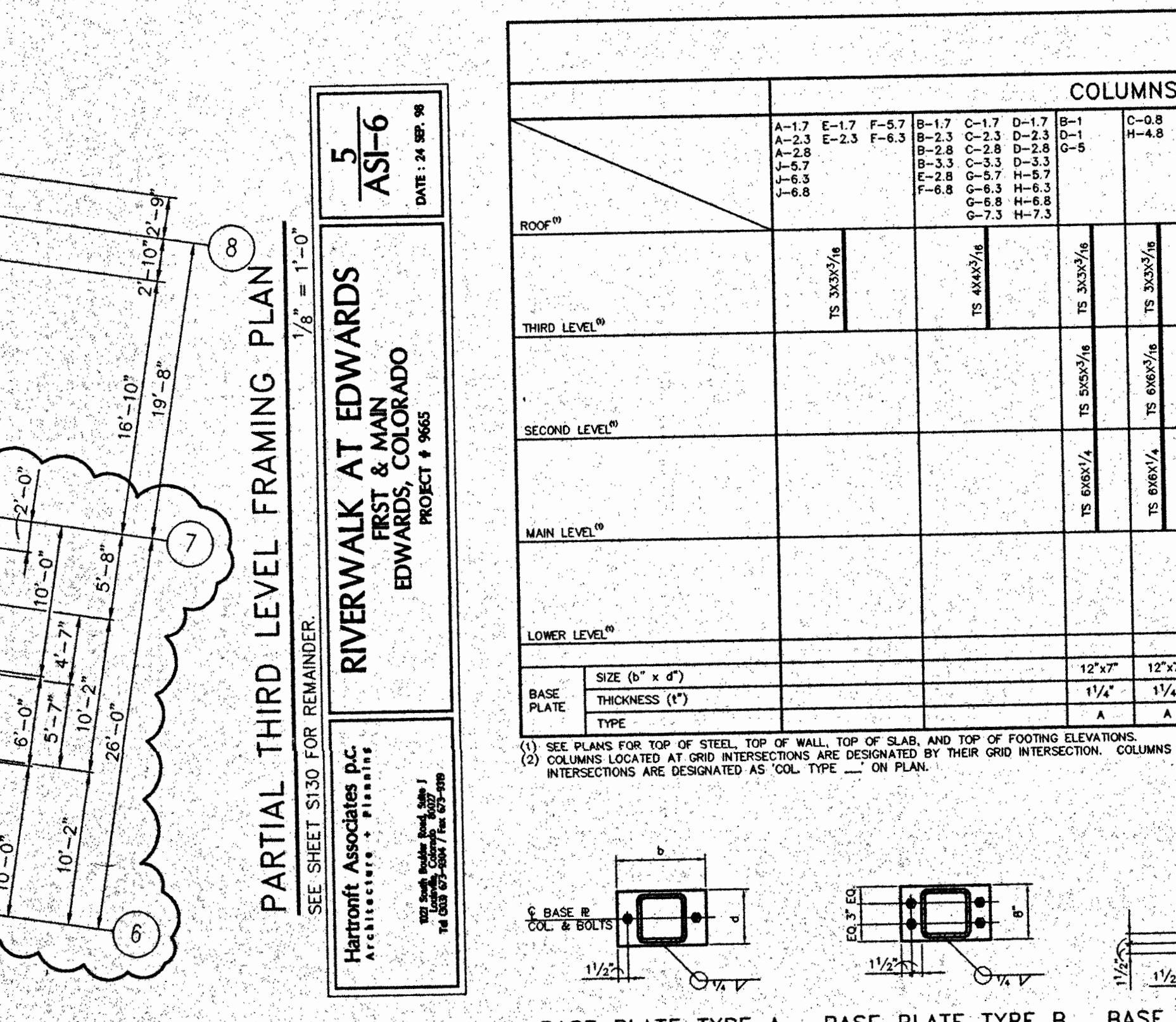
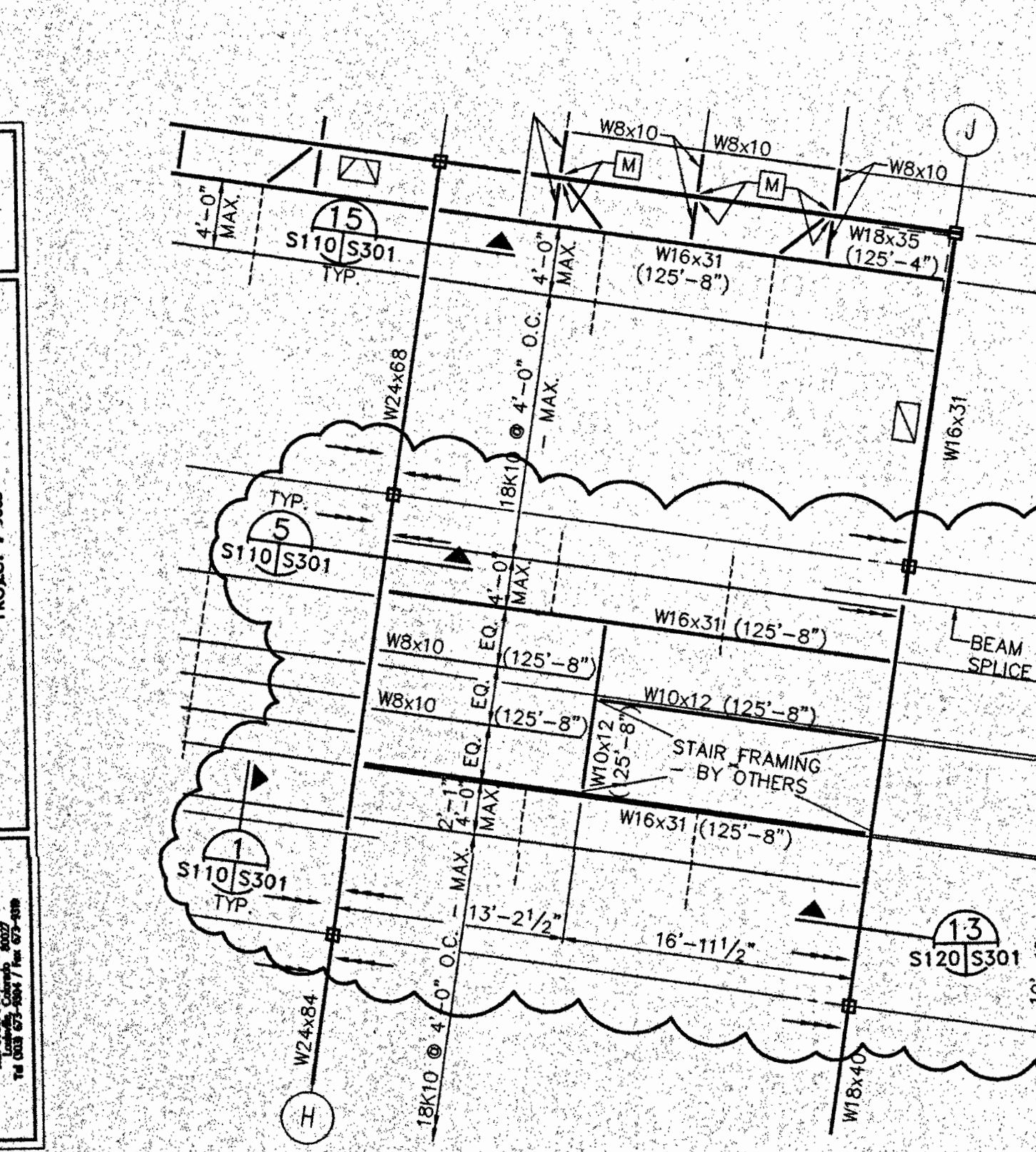
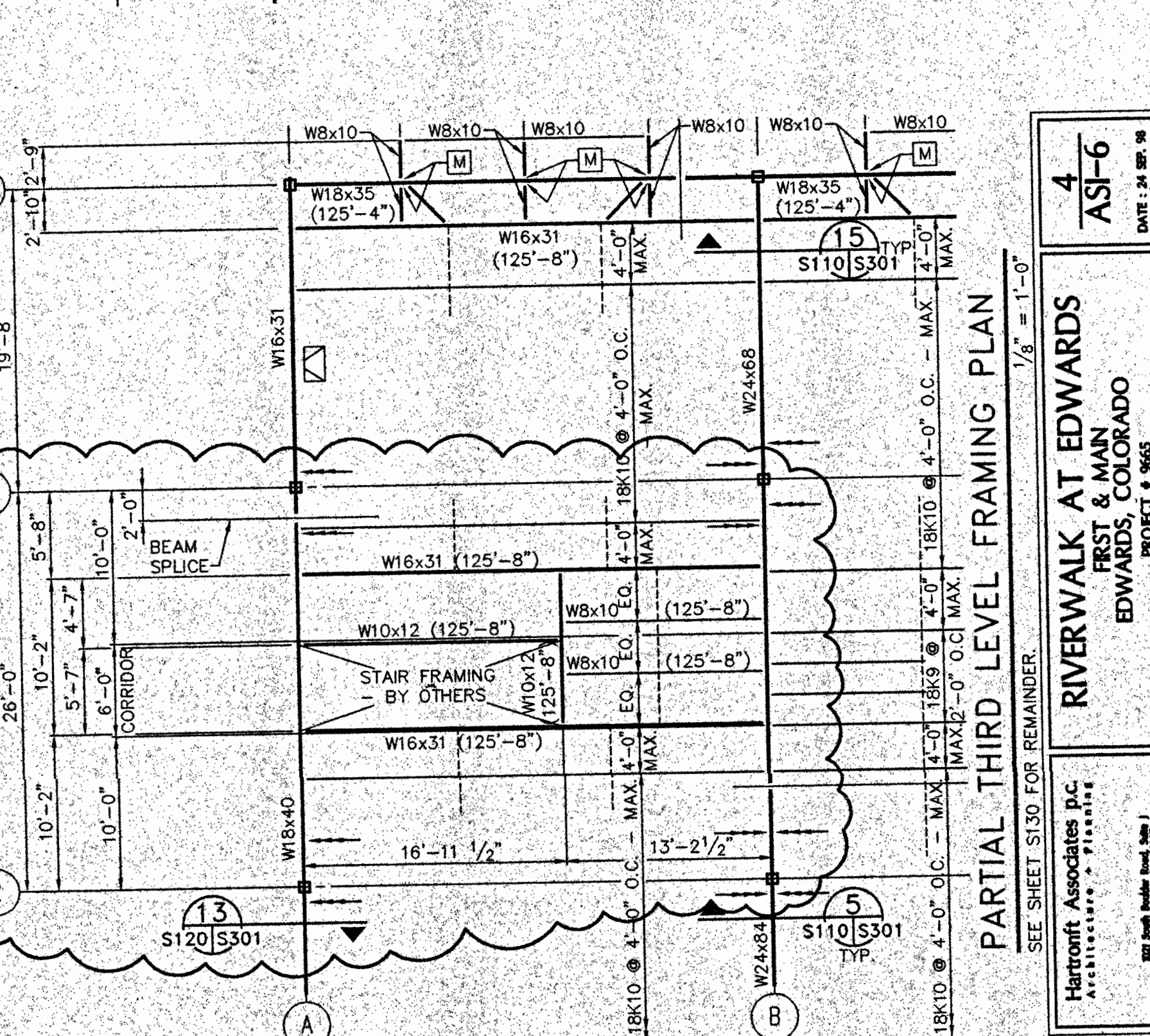
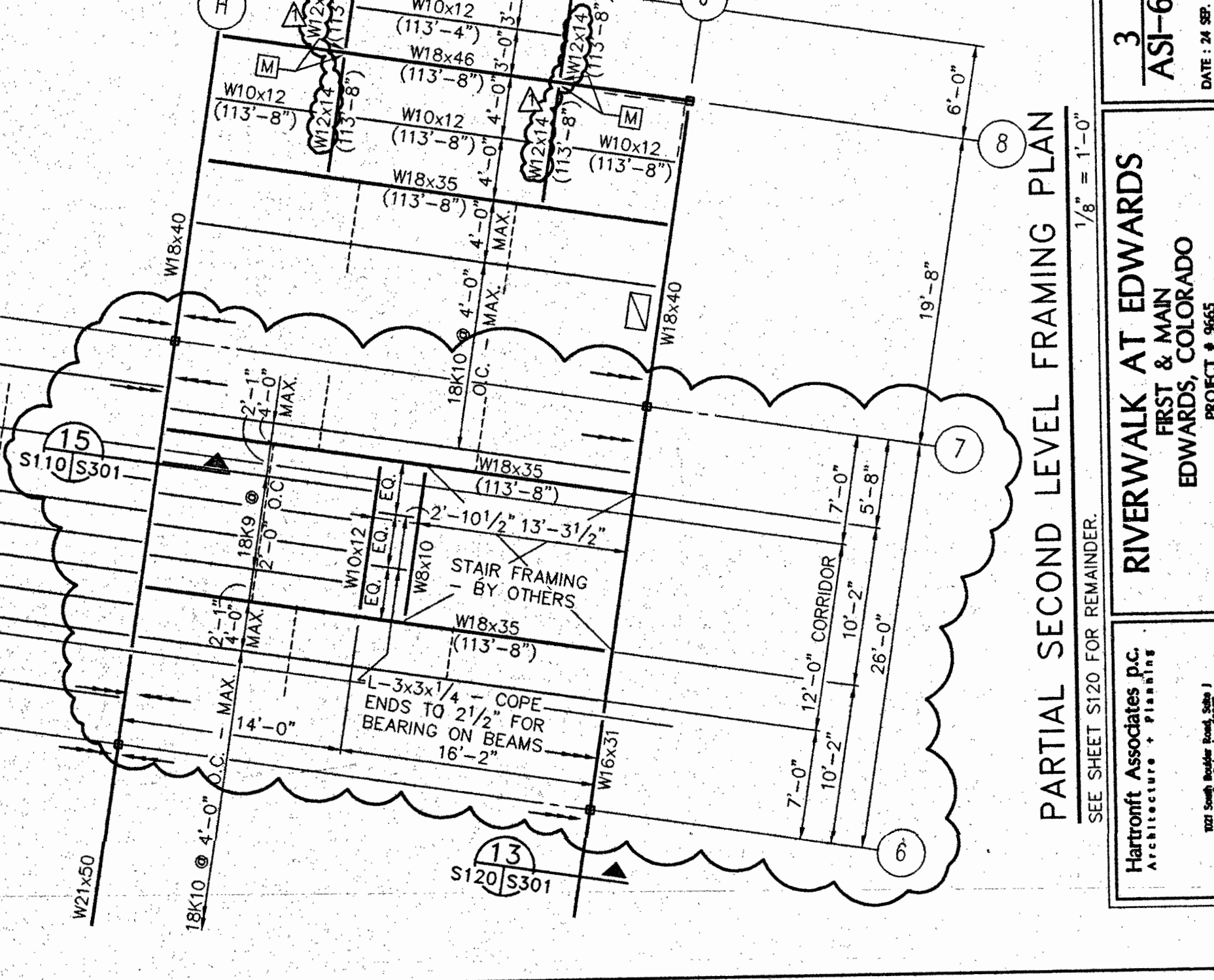
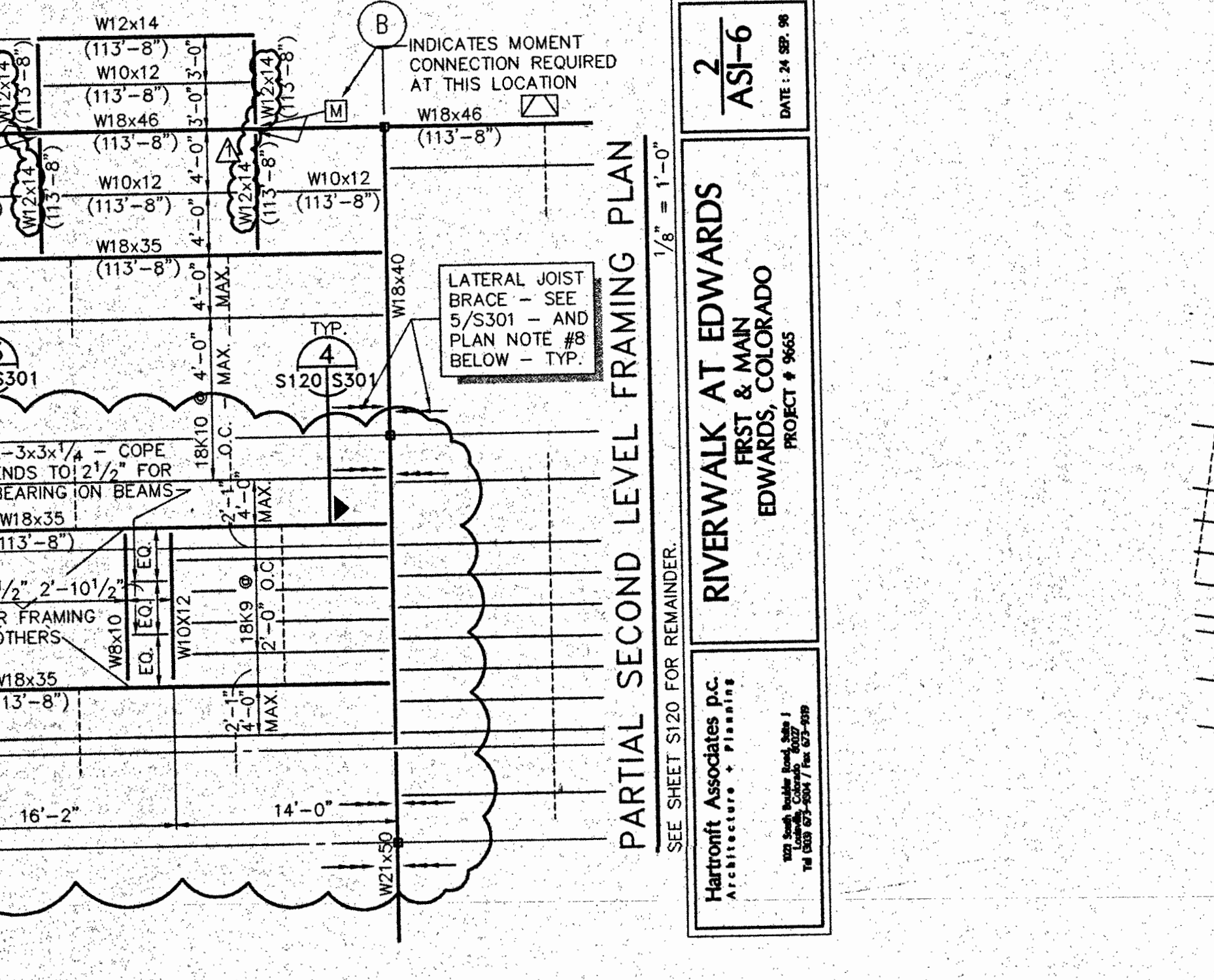
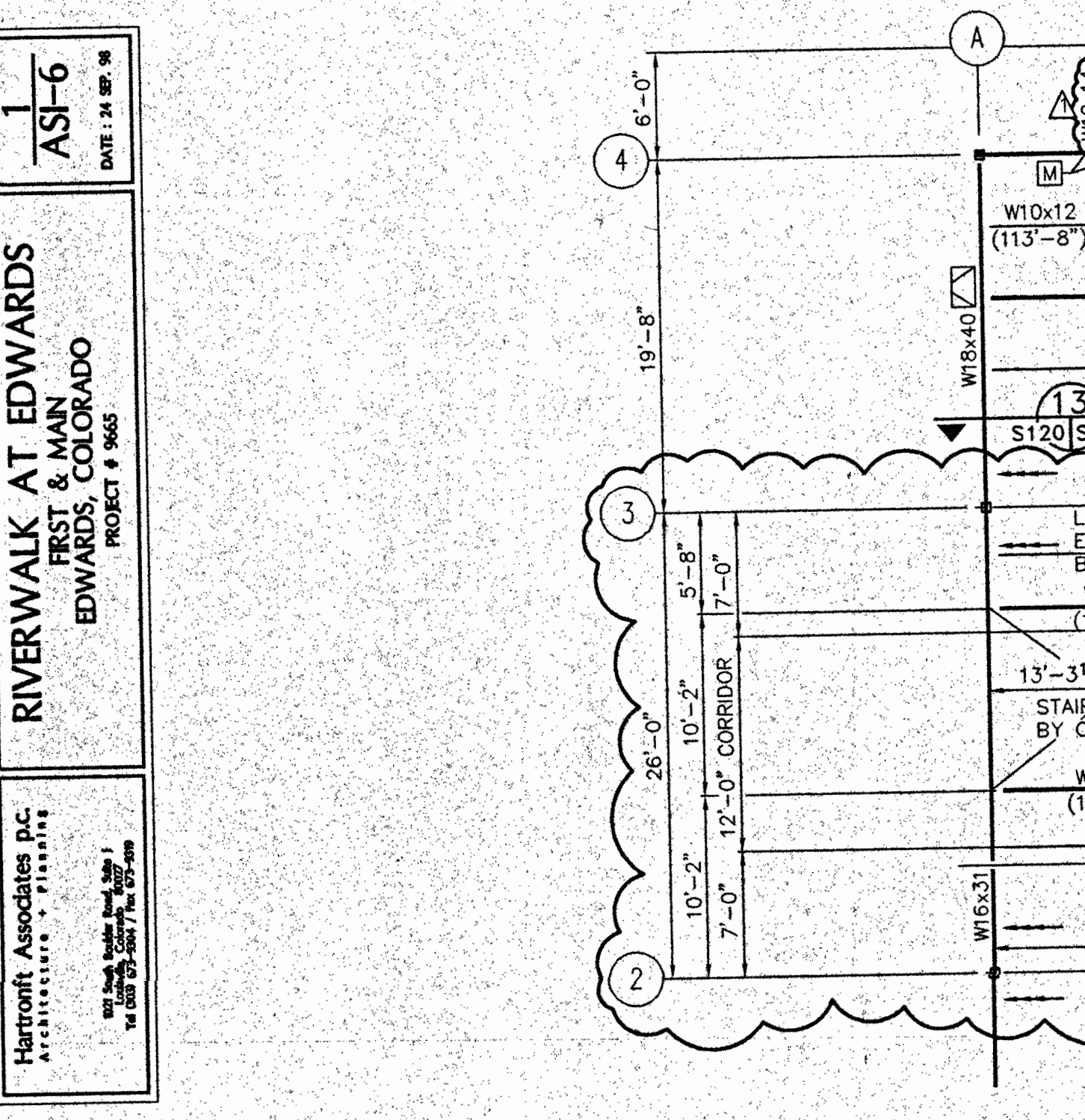
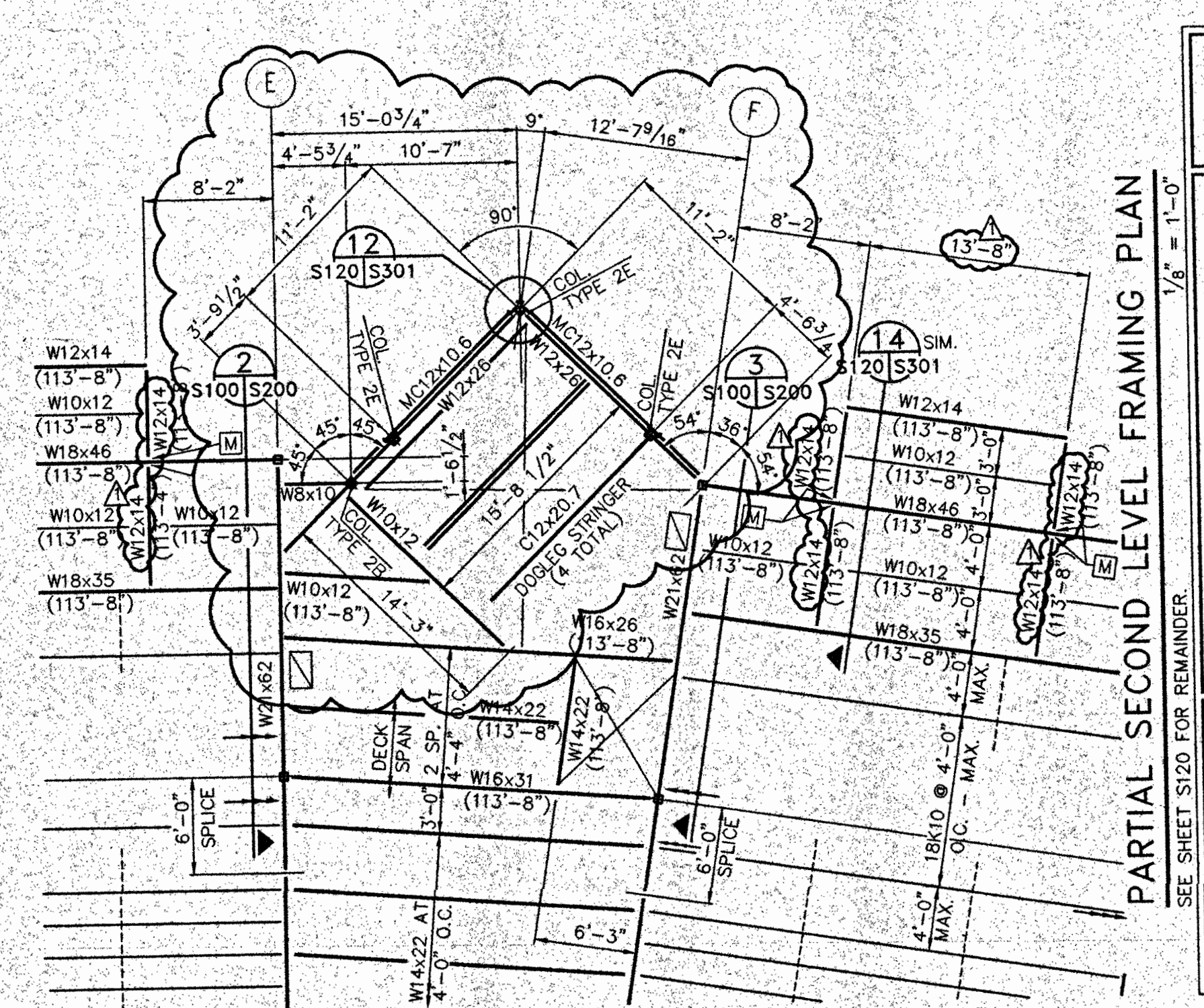
**RIVERWALK AT EDWARDS  
FIRST & MAIN  
EDWARDS, COLORADO**  
PROJECT # 9665

**2  
ASI-TT**  
DATE: 12 OCT. 98

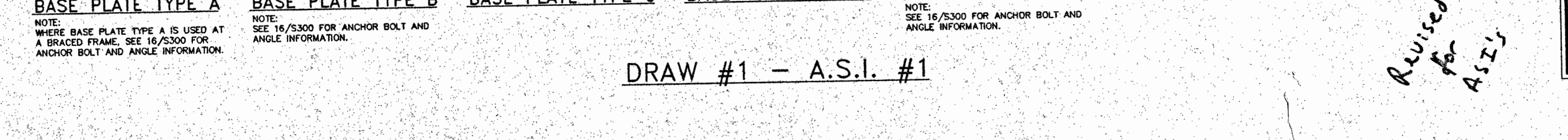
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**RIVERWALK AT EDWARDS  
FIRST & MAIN  
EDWARDS, COLORADO**  
PROJECT # 9665

**3  
ASI-TT**  
DATE: 12 OCT. 98



LEVEL	COLUMNS DESIGNATED BY GRID INTERSECTION*												COLUMNS DESIGNATED BY TYPE*				
	A-1	A-2	A-3	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-11	A-12	1A	1B	1C	1D	1E
ROOF																	
THIRD LEVEL																	
SECOND LEVEL																	
MAIN LEVEL																	
LOWER LEVEL																	
BASE PLATE																	



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JC BAUR & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
2618 SPRUCE STREET, SUITE B  
EDWARDS, COLORADO 81632  
(303) 444-9121  
PROJECT NO. 96071

**RIVERWALK AT EDWARDS - PHASE II  
MIXED - USE BUILDING**  
LOTS B & C  
EDWARDS, COLORADO

KJC  
NOV 18 1998

PROJECT # 9665  
DATE 10/29/98  
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REVISIONS:  
NOV. 12, 1998

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REVISED ENTRY  
AND STAIR  
FRAMING PLANS  
AND COLUMN  
SCHEDULE

Sheet  
**S150**  
of Sheets

DRAW #1 - A.S.I. #1

Revised for ASI-2

**RIVERWALK AT EDWARDS - PHASE II**  
**MIXED - USE BUILDING**  
**LOTS B & C**  
**EDWARDS, COLORADO**

KJC  
NOV 18 1998

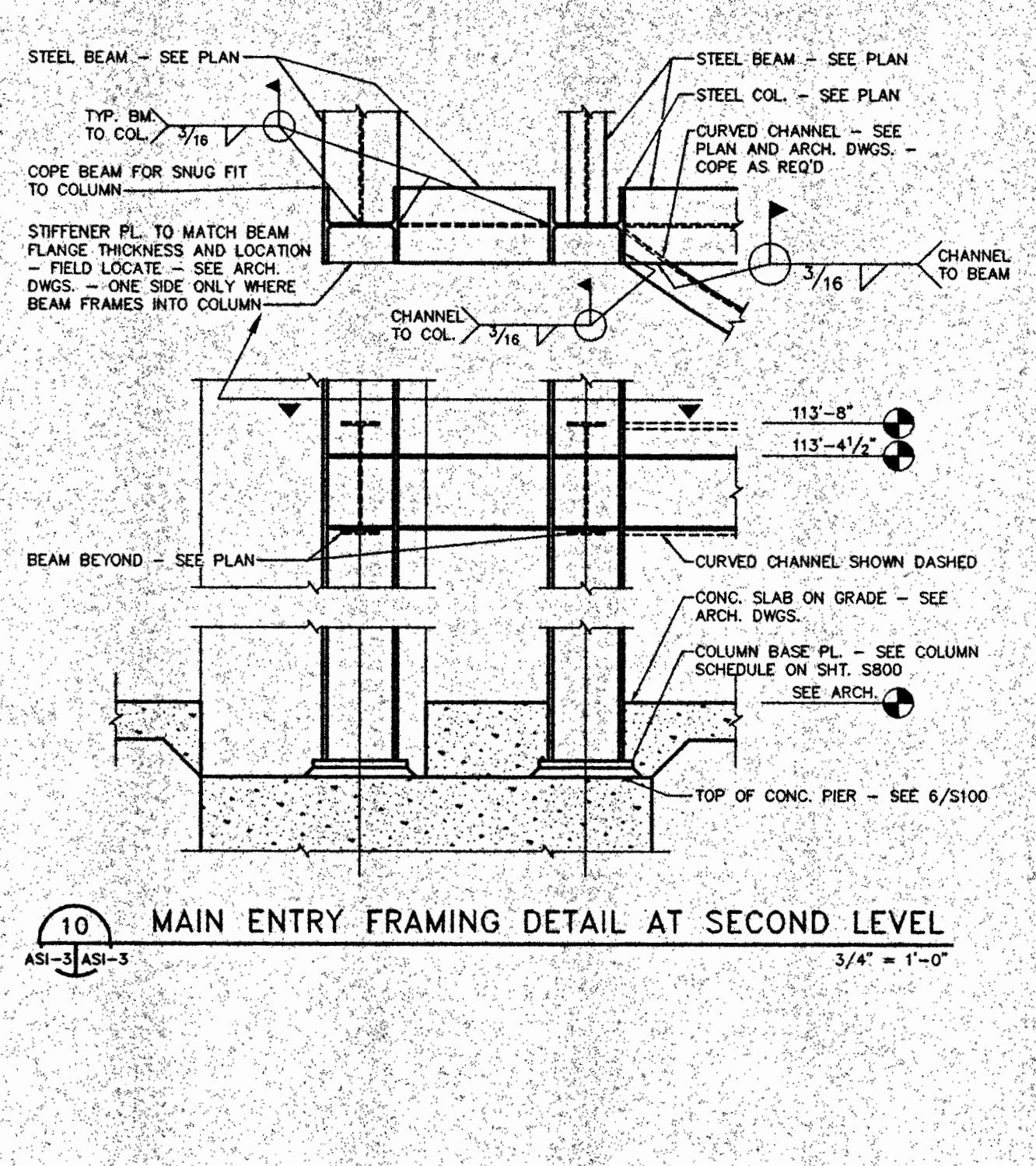
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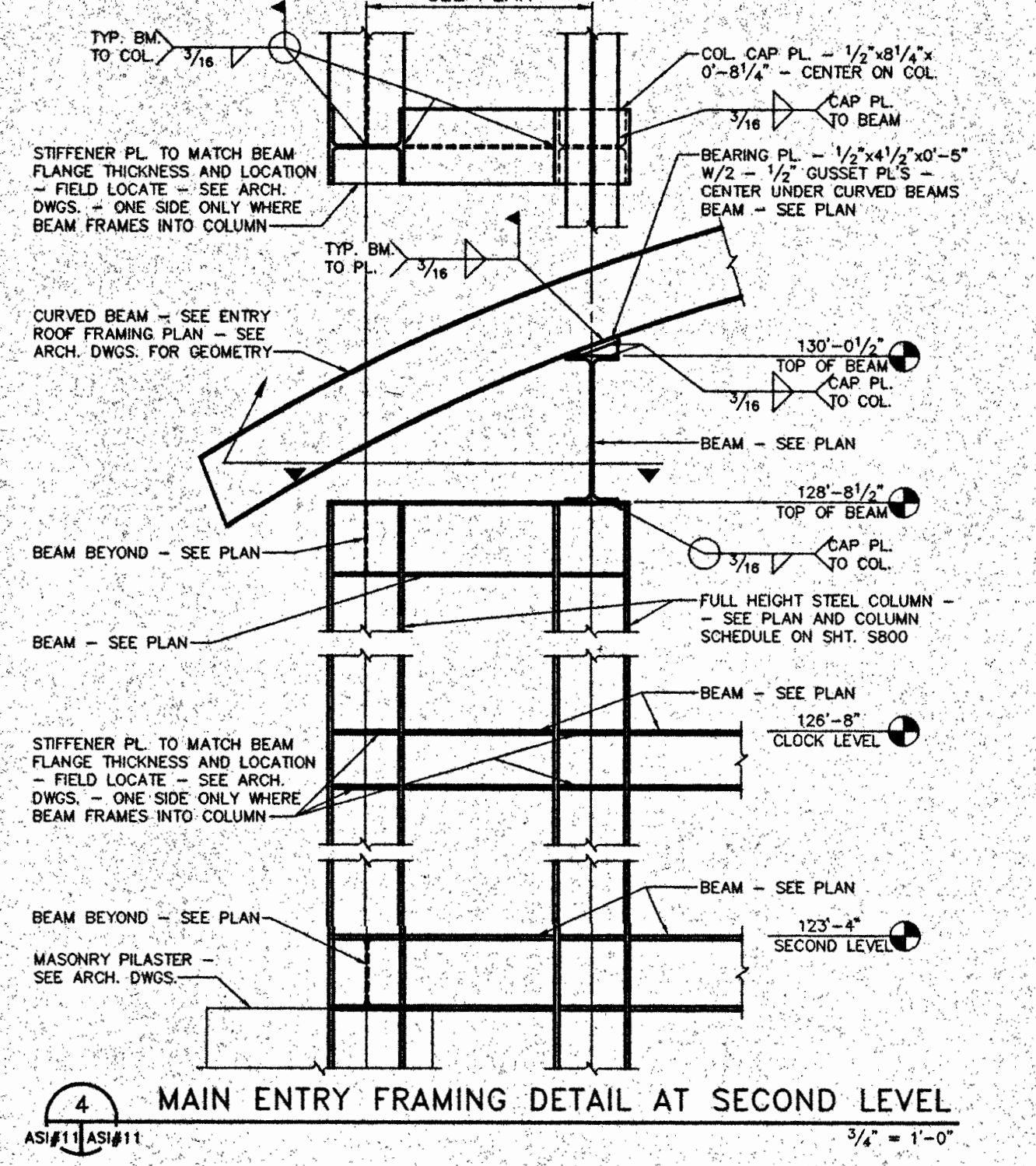
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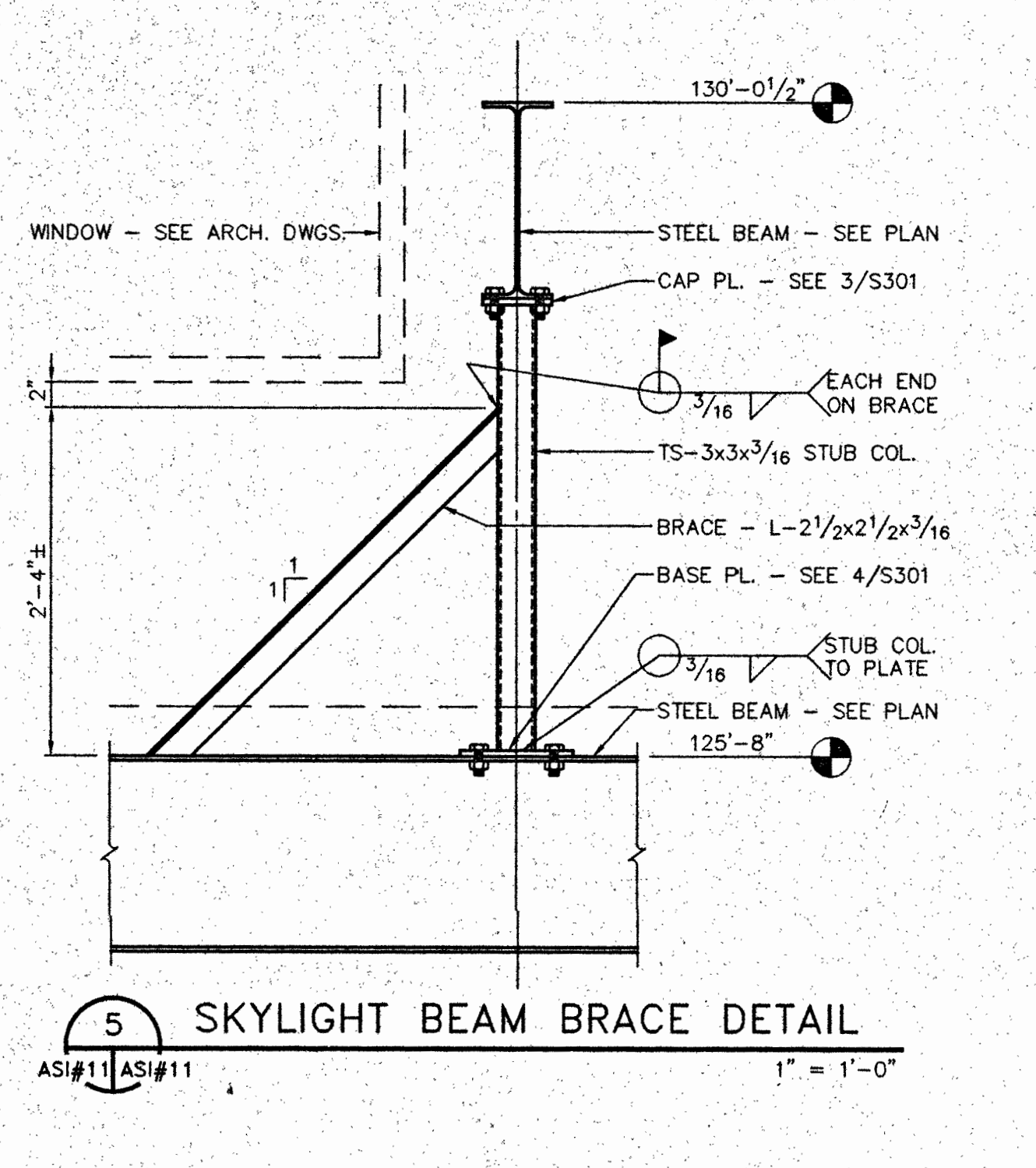
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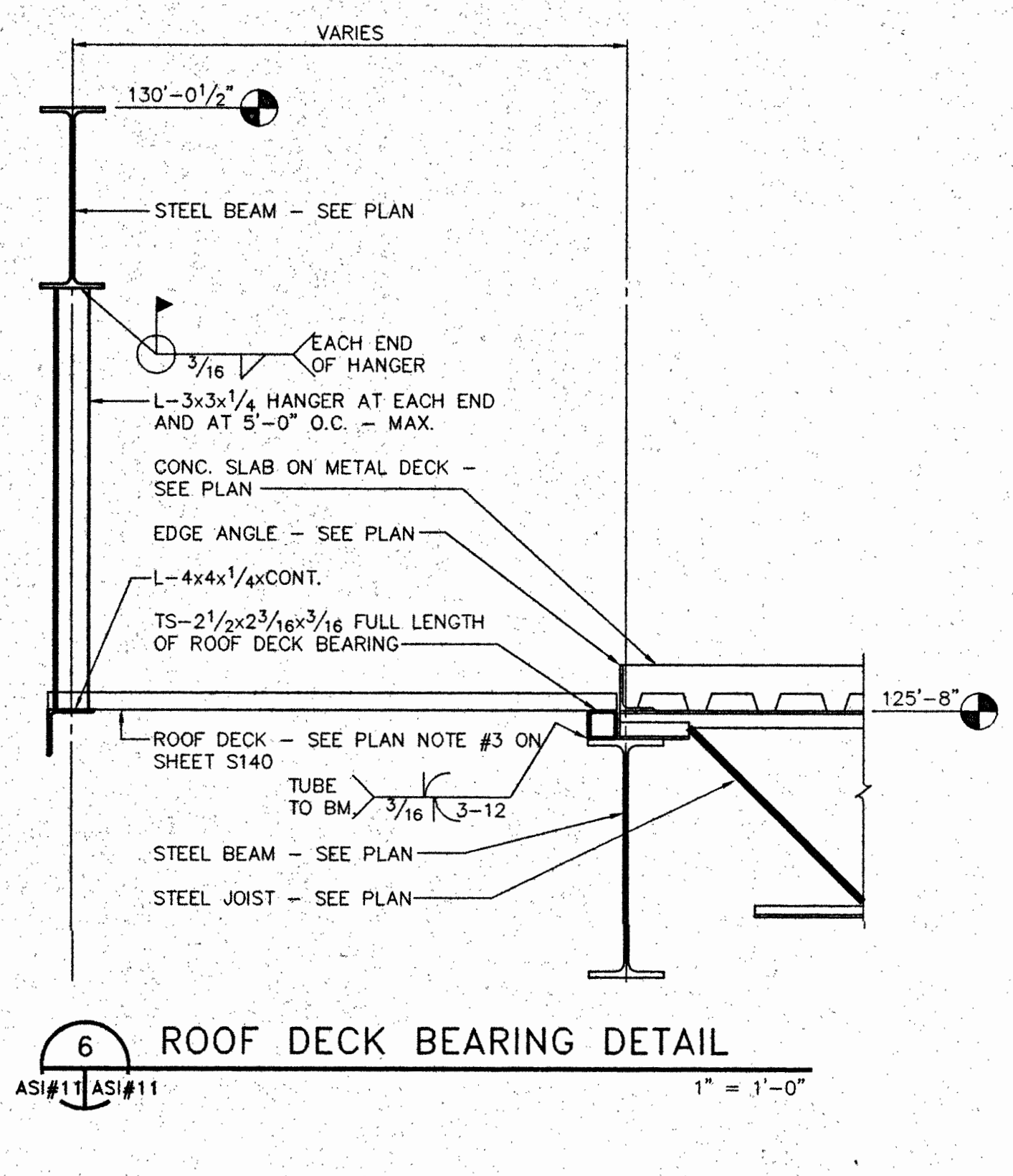
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RIVERWALK AT EDWARDS  
FIRST & MAIN EDWARDS, COLORADO  
PROJECT # 9665  
DATE: 4 AUG 98



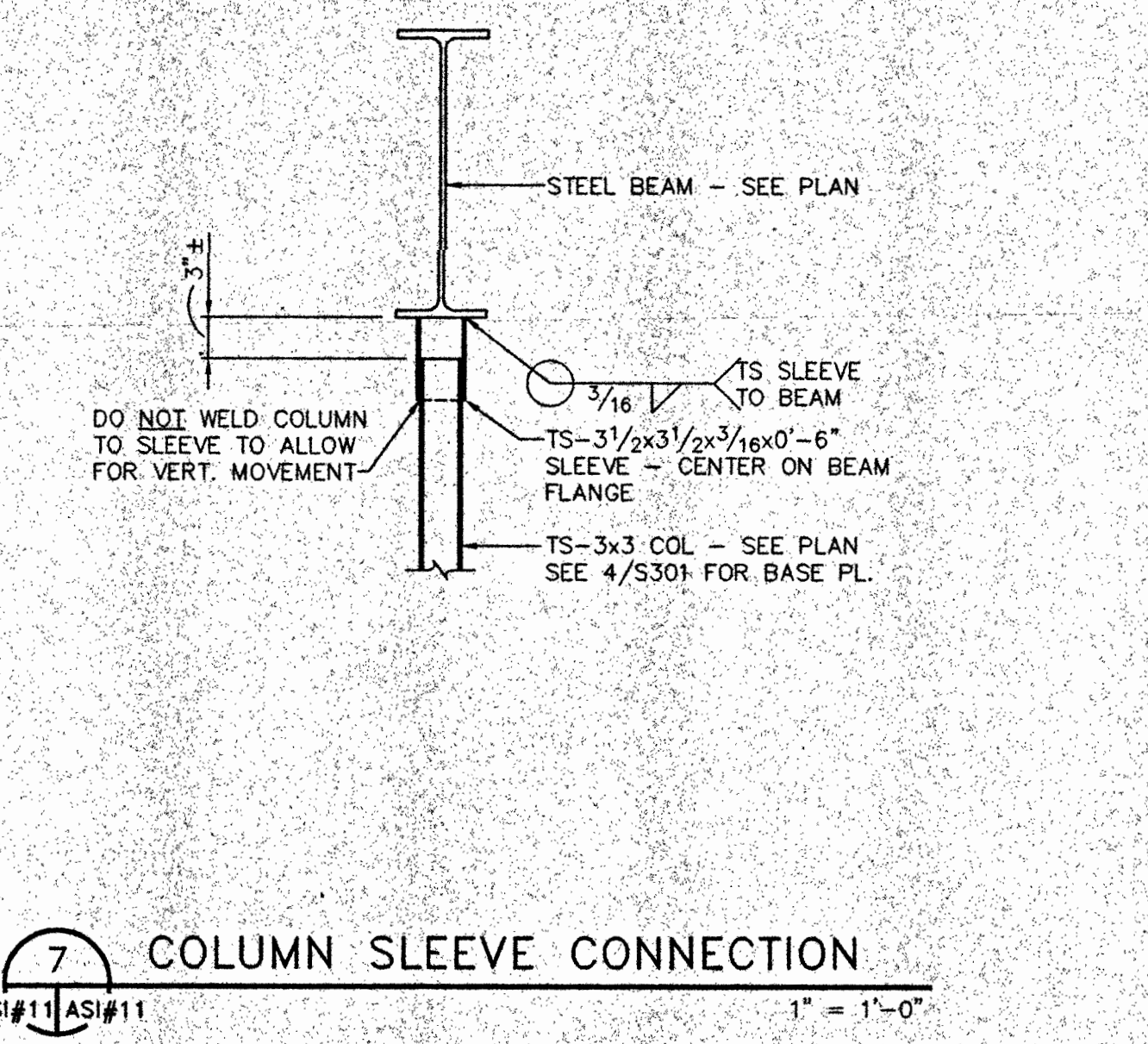
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FIRST & MAIN EDWARDS, COLORADO  
PROJECT # 9665  
DATE: 12 OCT 98



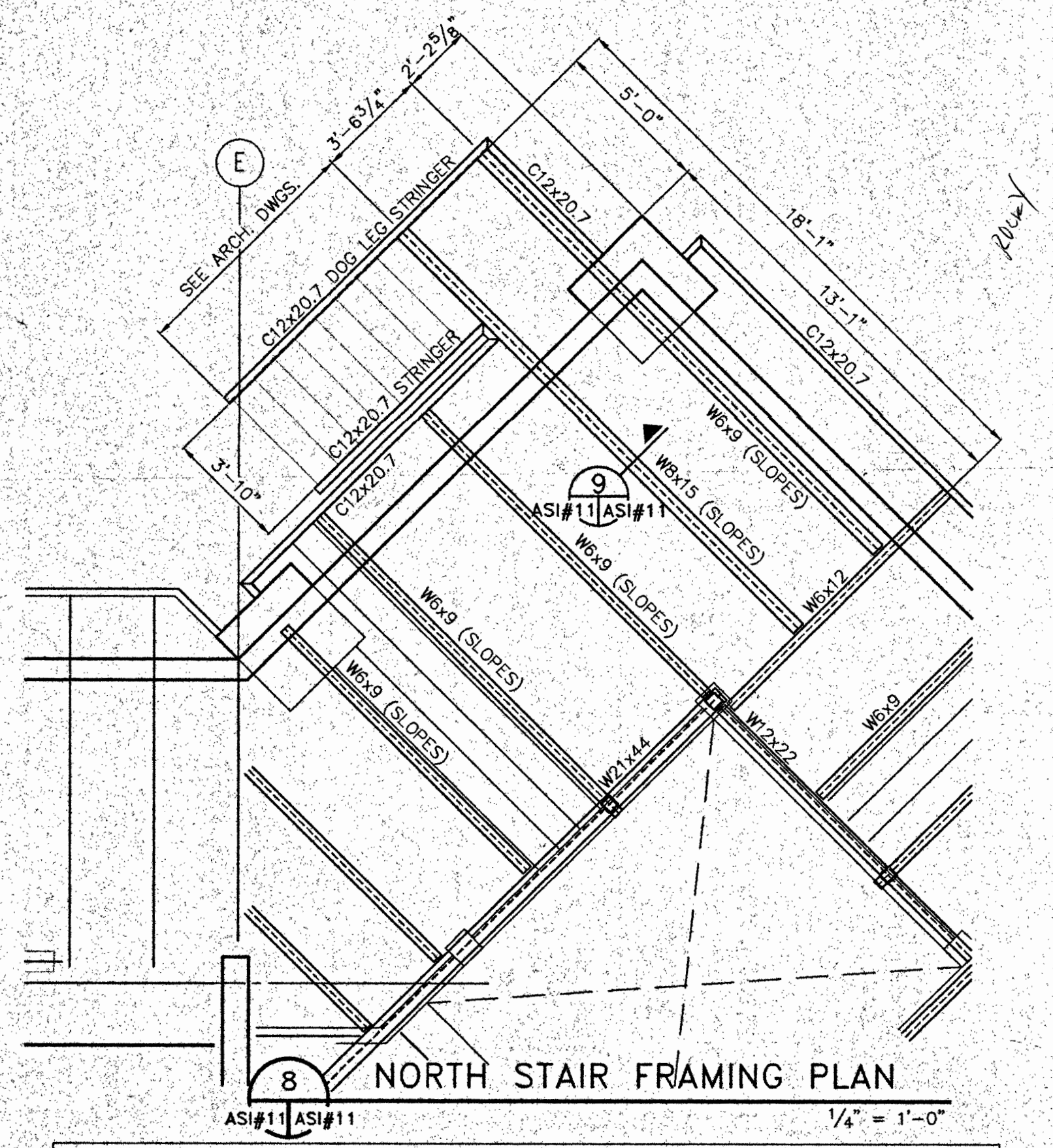
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FIRST & MAIN EDWARDS, COLORADO  
PROJECT # 9665  
DATE: 12 OCT 98



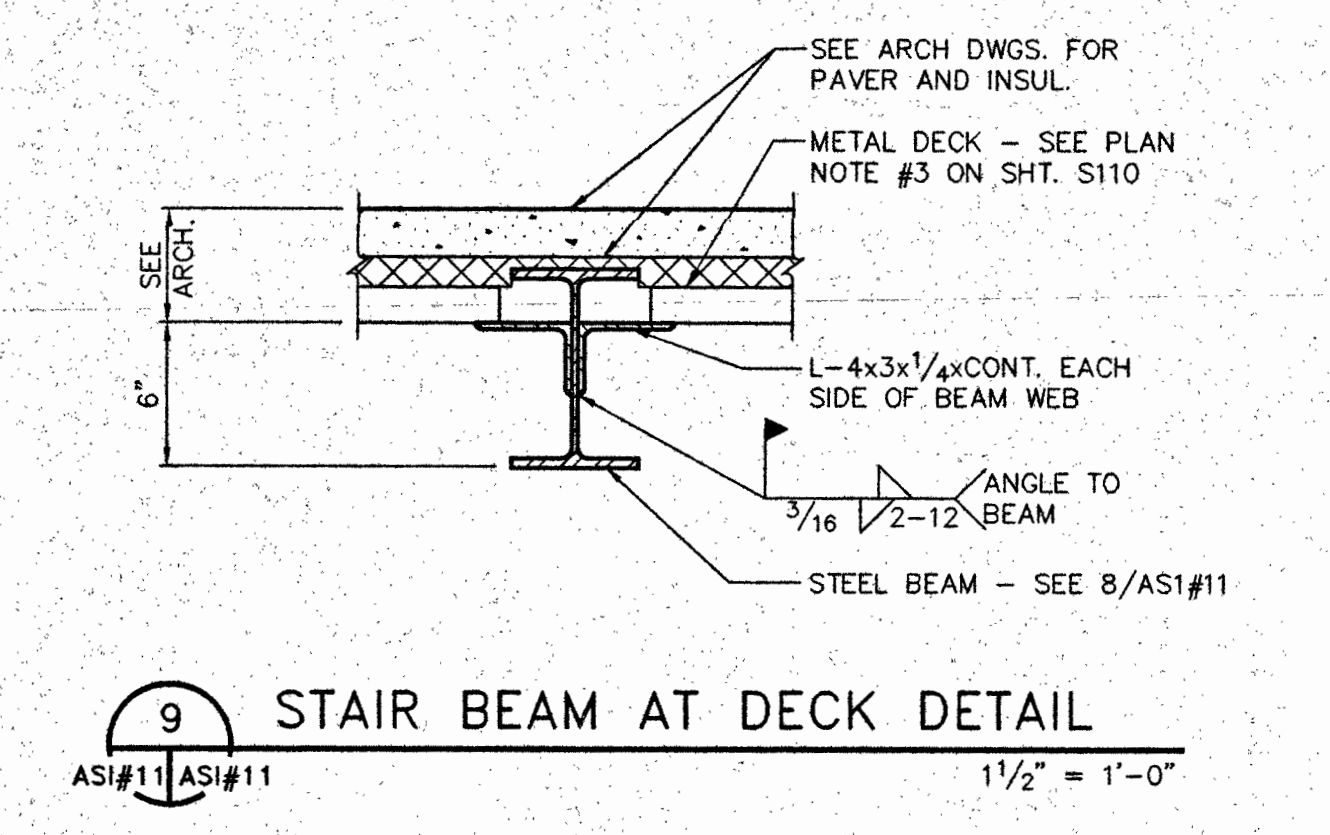
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RIVERWALK AT EDWARDS  
FIRST & MAIN EDWARDS, COLORADO  
PROJECT # 9665  
DATE: 12 OCT 98



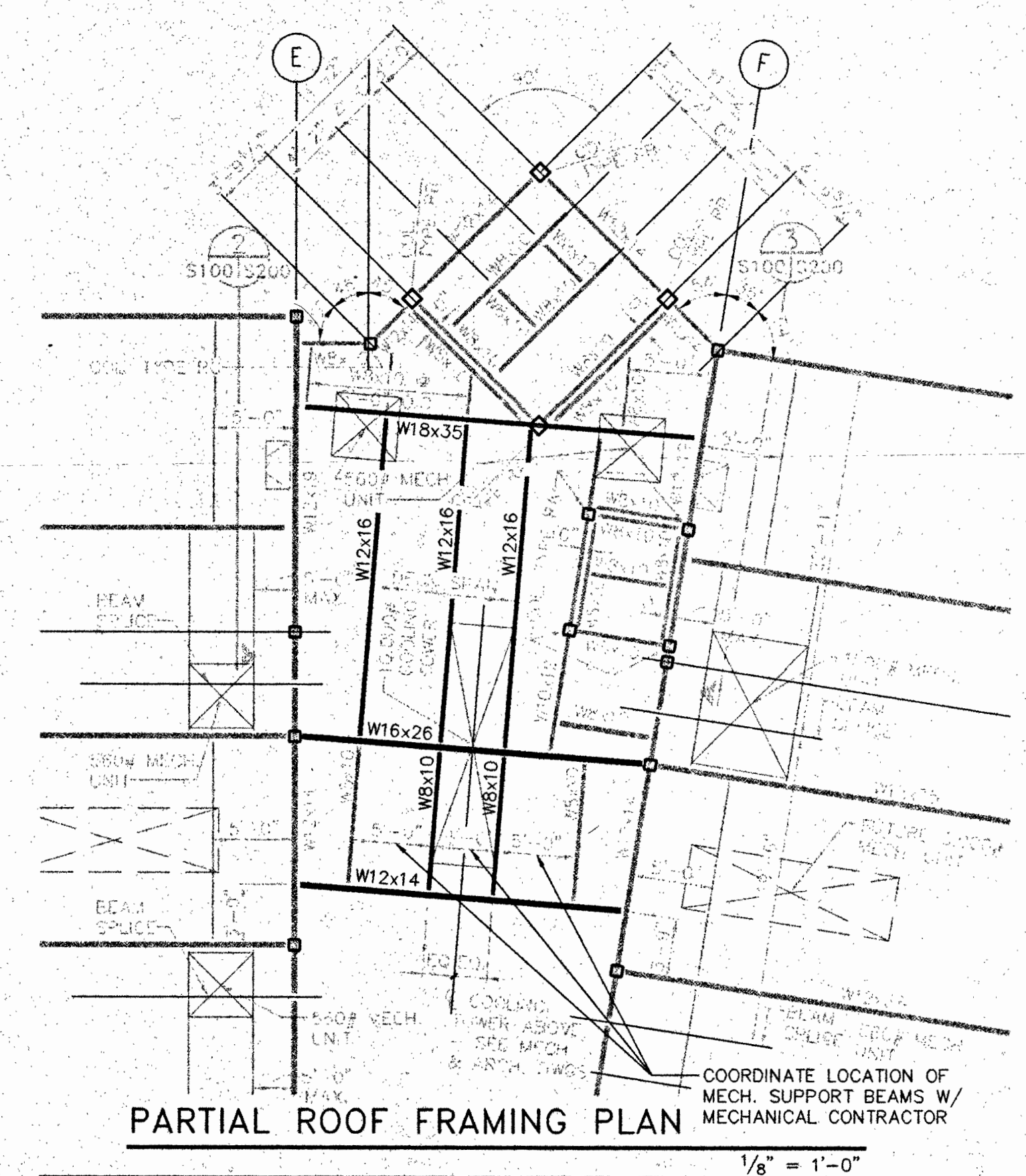
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RIVERWALK AT EDWARDS  
FIRST & MAIN EDWARDS, COLORADO  
PROJECT # 9665  
DATE: 12 OCT 98



**8**  
ASI-11  
RIVERWALK AT EDWARDS  
FIRST & MAIN EDWARDS, COLORADO  
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DATE: 12 OCT 98



**9**  
ASI-11  
RIVERWALK AT EDWARDS  
FIRST & MAIN EDWARDS, COLORADO  
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DATE: 12 OCT 98



**10**  
ASI-11  
RIVERWALK AT EDWARDS  
FIRST & MAIN EDWARDS, COLORADO  
PROJECT # 9665  
DATE: 12 OCT 98



HVAC LEGEND			
SYMBOL	ABBV	DESCRIPTION	SYMBOL
	HS	HOT WATER SUPPLY	
	HR	HOT WATER RETURN	
	CHS	CHILLED WATER SUPPLY	
	CHR	CHILLED WATER RETURN	
	CS	CONDENSER SUPPLY	
	CR	CONDENSER RETURN	
	LPS	LOW PRESSURE STEAM	
	LPC	LOW PRESSURE CONDENSATE	
	HPS	HIGH PRESSURE STEAM	
	HPC	HIGH PRESSURE CONDENSATE	
	D	EQUIPMENT DRAIN	
	RL	RETROSANT LIQUID	
	RS	RETROSANT STATION	
	RHG	RETROSANT HOT GAS	
	FOS	FUEL OIL SUPPLY	
	FOR	FUEL OIL RETURN	
	FOV	FUEL OIL VENT	
		DIRECTION OF FLOW	
		PITCH DOWN	
		PIPING CAP OR PLUG	
		PIPING UP	
		PIPING DOWN	
		CONCENTRIC REDUCER	
		ECCENTRIC REDUCER	
		EXPANSION JOINT	
		FLEXIBLE CONNECTOR	
		PIPE ANCHOR	
		ALIGNMENT GUIDE	
		FLOW MEASURING DEVICE	
		BALANCING VALVE	
	TDV	AUTOMATIC 2-WAY TEMPERATURE CONTROL VALVE	
	TDV	AUTOMATIC 3-WAY TEMPERATURE CONTROL VALVE	
		SOLENOID VALVE	
	PRV	PRESSURE REDUCING VALVE	
		PRESSURE AND TEMPERATURE TAP	
		FLOW SWITCH	

MISC. EQUIPMENT + SPECIALTIES SCHEDULE			
MARK	SERVICE	MFR. & MODEL	DESCRIPTION
AS-1		BELL & GOSSET	AIR SEPERATOR
GF-1		CALCIUM CONTROL, INC. PULSE FEEDER MODEL	50 GAL. TANK: GLYCOL FEEDER
PF-1		CHEMICAL POTFEEDER	
RH-1	ELEV. RELIEF	GREENHECK FABRAHOOD	THROAT SIZE - 18"x30"

HOT WATER UNIT HEATER SCHEDULE											
MARK	MFR. & MODEL	CFM	CAPACITY MBH	GPM	E.W.T.	L.W.T.	H.P.	ELECTRICAL VOLTS PHASE	WEIGHT	REMARKS	
UH-1	STERLING MODEL HS-118A	500	18.4	1.3	200	170	9 WATTS	115 1	50	HORIZONTAL UNIT WITH INTEGRAL T-STAT (LOCATED IN BOILER RM)	

COOLING TOWER SCHEDULE													
MARK	SERVICE	MFR. & MODEL	CAPACITY IN TONS	G.P.M.	E.W.T.	L.W.T.	Δ P (PSI)	NO. OF FANS	MOTOR HP	PUMP HP	ELECTRICAL VOLTS PHASE	OPERATING WEIGHT	REMARKS
CT-1	CONDENSER WATER	BALTIMORE AIRCOIL VFL 362 - K	50	150	85	80	1	1	15	1.5	460 3	10,000	CLOSED CIRCUIT FLUID COOLER WITH 5 KW SUMP HEATER

NATURAL DRAFT BOILER SCHEDULE													
MARK	SERVICE	MFR. & MODEL	INPUT MBH	GAS PRESS.	ALT. MBH OUTPUT	G.P.M.	E.W.T.	L.W.T.	ELECTRICAL VOLTS PHASE	WORK PRESS.	RELIEF VALVE SETTING	WEIGHT	REMARKS
B-1	HEATING WATER	WEI-McLAIN LGB-10	780	12 IN.	500	35	170	200	208 3	80	80	3,000	ATMOSPHERIC GAS BOILER 20 AMP, 120V DEDICATED CIRCUIT

PUMP SCHEDULE													
MARK	SERVICE	MFR. & MODEL	FLUID	GPM	T.H.D.	R.P.M.	B.H.P.	ELECTRICAL VOLTS PHASE	WEIGHT	REMARKS			
P-1,2	CONDENSER WATER	TACO MODEL V22008	30% P.G.	55	50	1760	3	208 3	---	VERTICAL INLINE			
P-3	HTG WTR	TACO MODEL V22007	30% P.G.	35	30	1760	1	460 3	---				

THRU WALL AIR CONDITIONING SCHEDULE													
MARK	SERVICE	MFR. & MODEL	COOLING CAPACITY BTU	ELECT. HEAT KW	ELECTRICAL VOLTS PHASE	UNIT WIRING MCA MFS	WEIGHT	REMARKS					
AC-1	CONDOS	CARRIER 52SE-090-3	9,000	3	208 1	19.3	---	150	INTEGRATED CONTROLS				

AIR DEVICE SCHEDULE													
MARK	MFR. & MODEL	FACE SIZE	CEILING TYPE	VOLUME DAMPER	USE	FINISH	FRAME TYPE	REMARKS					
A	TITUS TDC	24x24	LAY-IN	PER PLAN	SUPPLY								
B	TITUS PAR	24x24	LAY-IN	PER PLAN	RETURN/EXHAUST								
C	TITUS 300	PER PLAN	PER PLAN	PER PLAN	SUPPLY								
D	TITUS 350	PER PLAN	PER PLAN	PER PLAN	RETURN/EXHAUST								
E	VENT PRODUCTS 2700	PER PLAN	PER PLAN	PER PLAN	EXHAUST/INTAKE			LOUVER W/ BIRDSCREEN					
F	TITUS CT 481	3"x24"	FLOOR	PER PLAN	SUPPLY			LINEAR BAR 1/4" SPACING 15' DEFLECTION					

ELECTRIC BASEBOARD SCHEDULE									
MARK	SERVICE	MFR. & MODEL	LENGTH	VOLTS	PHASE	WATTS/LIN.FT.	BTU/LIN.FT.	AMPS	REMARKS
EBB-1	ENTRY	Q-MARK QMKC-2503	4 FOOT	208	1	750	853	3.6	FLOOR MOUNT INTEGRATED T-STAT (TYPICAL 2 LOCATION 3RD FLOOR CORRIDOR)

ELECTRIC CABINET HEATER									
MARK	SERVICE	MFR.	MODEL	CFM	WATTS	ELECTRICAL VOLTS PHASE	UNIT WIRING MCA MFS	REMARKS	
ECH-1	GARAGE/STAIR ENTRY	Q-MARK	AWH-4404	396	2,500	208 1	12	---	SURFACE MOUNT w/ INTEGRATED T-STAT
ECH-1.1	1ST FLR ENTRY 120	Q-MARK	AWH-4404	396	2,500	208 1	12	---	SURFACE MOUNT w/ INTEGRATED T-STAT
ECH-1.2	1ST FLR ENTRY 130	Q-MARK	AWH-4404	396	2,500	208 1	12	---	SURFACE MOUNT w/ INTEGRATED T-STAT
ECH-1.3	1ST FLR ENTRY 140	Q-MARK	AWH-4404	396	2,500	208 1	12	---	SURFACE MOUNT w/ INTEGRATED T-STAT
ECH-1.4	1ST FLR ENTRY 150	Q-MARK	AWH-4404	396	2,500	208 1	12	---	SURFACE MOUNT w/ INTEGRATED T-STAT
ECH-1.5	1ST FLR LOBBY 100	Q-MARK	CDF-558	395	5,000	208 1	24.0	---	RECESSED CEILING MOUNT w/ INTEGRATED T-STAT

**ROBINSON**  
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5541 Central Avenue  
Boulder, CO 80501  
(303) 443-2805  
Fax (303) 443-5507

**RIVERWALK AT EDWARDS**  
**RETAIL / OFFICE BUILDING**  
LOTS B & C  
EDWARDS, COLORADO

PROJECT # Z-6888  
DATE: JUNE 30, 1998  
DRAWN BY: SUB  
CHECKED BY: 589Y  
REVISIONS:

CONSTRUCTION ISSUE  
APPENDIX  
AUG 4, 1998

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FAN SCHEDULE											
MARK	MFR. & MODEL	ALT. CFM	ALT. S.P.	BHP	RPM	ELECTRICAL		SERVICE	WEIGHT	REMARKS	
						VOLTS	PHASE				
GEF-1	COOK SWB-48	22,000	0.125	2	414	480	3	GARAGE EXH./VENT.	275	BELT DRIVE WITH OSHA GUARD IN GARAGE	
EF-1	COOK SWD-10	380	0.125	1/20	1,300	115	1	ELECT. RM. EXH./VENT.	---	PROP FAN w/ OSHA GUARD IN BASEMENT	
EF-2	COOK SWD-10	100	0.125	1/20	1,050	115	1	ELEV. EQUIP. ROOM	---	PROP FAN w/ OSHA GUARD IN BASEMENT	
EF-3	COOK ACRU-B, 100R2B	650	0.250	1/8	1,380	208	3	PUBLIC TOILET EXHAUST	150	DOME UPBLAST	
EF-4	PDW ZEPHYRETTE	75	0.375	1/8	1,200	208	1	CONDO EXHAUST	---	TYPICAL PER UNIT TOILET EXHAUST AT 3RD FLOOR CONDOS	
EF-5	FANTECH DLX150	200	0.375	128	2400	115	1	CORRIDOR VENT.	---	IN-LINE FAN.	

MARK	MFR. & MODEL	SERVICE	WATER SOURCE HEAT PUMP SCHEDULE															REMARKS/LOCATION				
			CFM AT ALT.	E.S.P.	H.P.	FAN				COOLING				HEATING			W.P.D.		FLUID	GPM		
						VOLTS	PHASE	NCA	MFS	MBH (TOTAL)	E.D.B.	E.W.B.	L.D.B.	EWT	LWT	MBH (TOTAL)					EAT	EWI
HP-2.1	CARRIER 50HQ	W 202	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.2	CARRIER 50HQ	W 204	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.3	CARRIER 50HQ	W 208	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.4	CARRIER 50HQ	W 207	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.5	CARRIER 50HQ	W 205	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.6	CARRIER 50HQ	W 203	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.7	CARRIER 50HQ	W 201	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.8	CARRIER 50HQ	E 202	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.9	CARRIER 50HQ	E 204	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.10	CARRIER 50HQ	E 208	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.11	CARRIER 50HQ	E 205	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.12	CARRIER 50HQ	E 203	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT
HP-2.13	CARRIER 50HQ	E 201	850	0.5	2.4	208	1	15.6	25	24	72	59	55	80	95	25	70	70	---	25% P.G.	6	HORIZONTAL UNIT

ROOFTOP UNIT SCHEDULE																
MARK	SERVICE	MFR. & MODEL	COOLING		HEATING		CFM	T.S.P.	FAN H.P.		ELECTRICAL		UNIT WIRING		WEIGHT LBS.	REMARKS
			NOM. TONS	CAPACITY MBH	MBH INPUT	ALT. OUTPUT			EVAP.	COND.	VOLTS	PHASE	MCA	MFS		
RTU-1	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-2	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-3	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-4	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-5	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-6	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-7	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-8	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-9	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-10	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-11	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-12	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-13	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-14	RESIDENTIAL	CARRIER 48SS-018040	1.5	15	45	30	700	0.5	1/2	1/4	208	1	18.2	---	560	MIN. O.S.A. 100 CFM
RTU-15	MEETING ROOM	CARRIER 48SS-018040	1.5	15	45	30	500	0.5	1/2	1/4	208	1	12.0	---	560	MIN. O.S.A. 100 CFM
RTU-16	MEETING ROOM	CARRIER 48SS-024060	2	15	45	30	800	0.5	1/2	1/4	208	1	21.8	---	560	MIN. O.S.A. 100 CFM
RTU-17 *	MAIN LOBBY	CARRIER 48TJF012	10	115	245	180	3,000	0.5	3	1/2	208	3	52.7	---	1,500	BELT DRIVE MIN. O.S.A. 300 CFM

NOTE: \* PROVIDE AND INSTALL A SMOKE DETECTORS IN THE MAIN SUPPLY DUCTWORK. SMOKE DETECTORS TO BE WIRED BY ELECTRICAL CONTRACTOR

AIR HANDLING UNIT SCHEDULE																
MARK	SERVICE	MFR. & MODEL	COOLING		HEATING		CFM	T.S.P.	FAN H.P.		ELECTRICAL		UNIT WIRING		WEIGHT LBS.	REMARKS
			NOM. TONS	CAPACITY MBH	MBH INPUT	ALT. OUTPUT			EVAP.	COND.	VOLTS	PHASE	MCA	MFS		
AHU-1	GARAGE	STERLING "DQZ" ENERPAC DVEB-400	NA	NA	400	224	4800	0.5	1	208	1	---	---	600		

**ROBINSON**  
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Boulder, CO 80301  
(303) 443-2505  
Fax (303) 443-5507

**RIVERWALK AT EDWARDS  
RETAIL / OFFICE BUILDING**  
LOTS B & C  
EDWARDS, COLORADO

PROJECT # Z-6888  
DATE: JUNE 30, 1998  
DRAWN BY: sub  
CHECKED BY: sey  
REVISIONS:

CONSTRUCTION ISSUE  
ADDENDUM  
AUG. 4, 1998

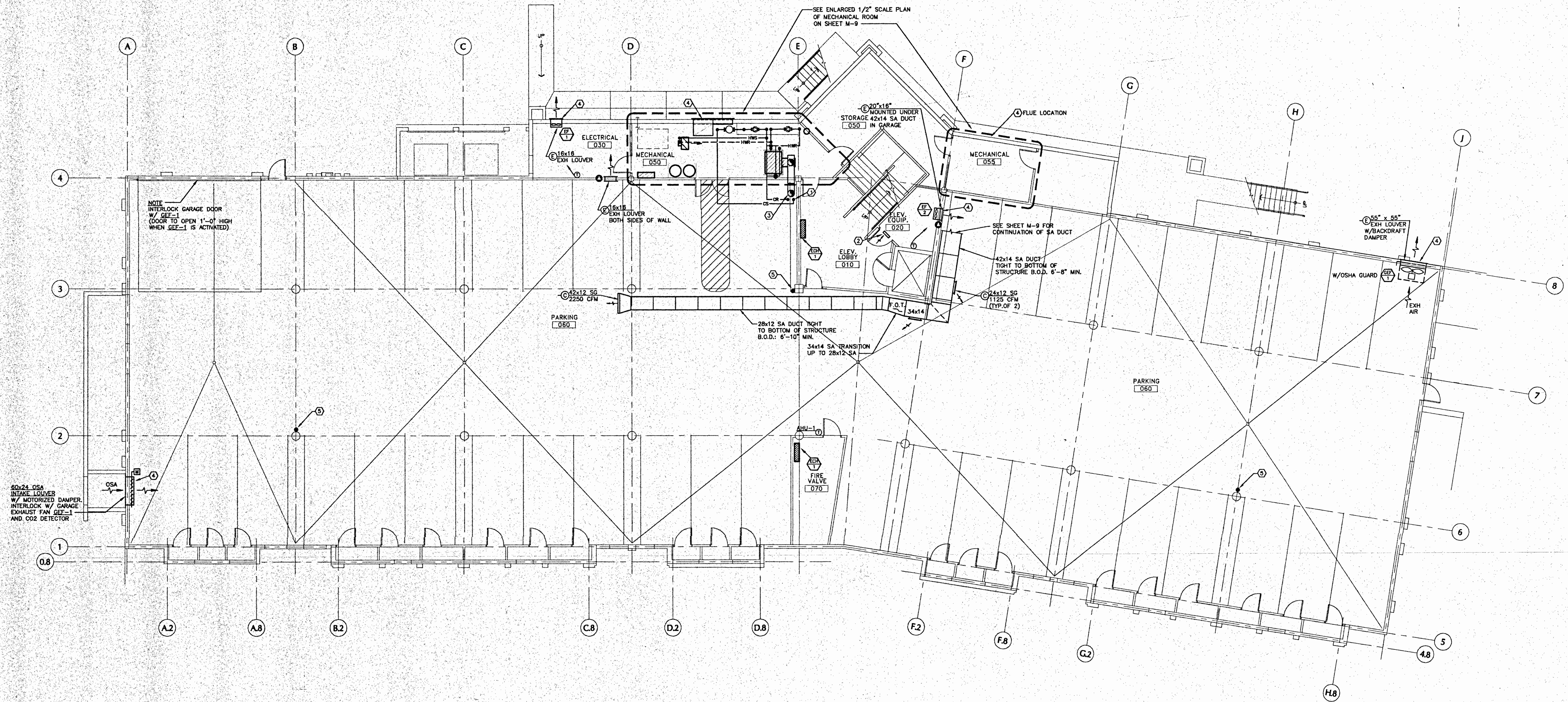
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**GENERAL NOTES**

1. ALL DUCT DIMENSIONS SHOWN ARE OUTSIDE DIMENSIONS.
2. ALL THERMOSTATS MOUNTED 54" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.

**WORK NOTES**

- ① 3" CS/CR ROUTE UP IN CHASE TO COOLING TOWER ON ROOF.
- ② 8" x 8" TRANSFER AIR INTO ELEV. EQUIPMENT ROOM. MOUNT ABOVE DOOR.
- ③ 14" FLUE FROM BOILER IN CHASE UP TO SECOND FLOOR. SEE SHEET M-9
- ④ PROVIDE BLOCK-OUT IN WALL. COORDINATE WITH STRUCTURAL ENGINEER.
- ⑤ MOUNT C.O. SENSOR AT 5'-0" ABOVE THE GARAGE FLOOR.

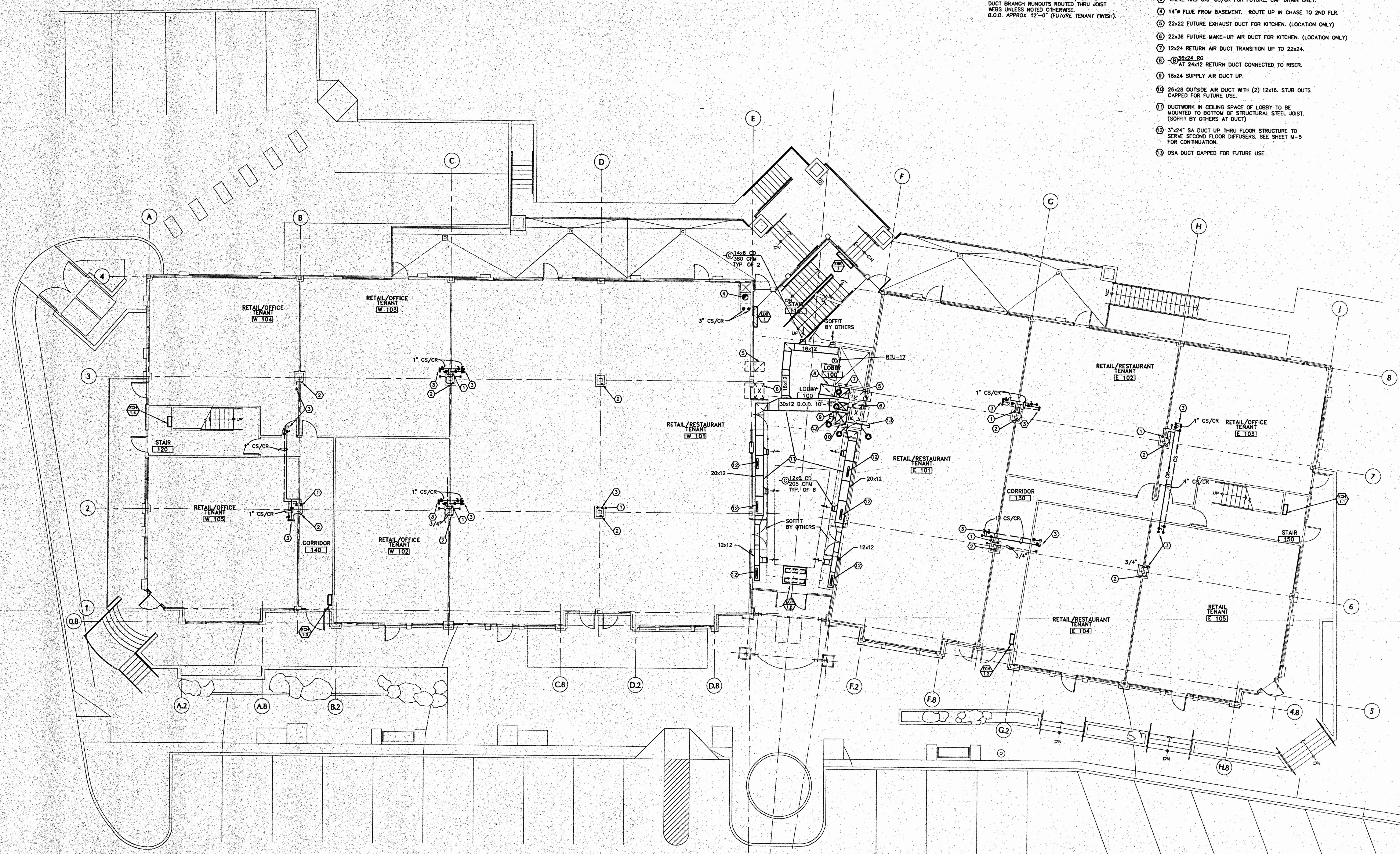


**GENERAL NOTES**

1. ALL DUCT DIMENSIONS SHOWN ARE OUTSIDE DIMENSIONS.
2. ALL THERMOSTATS MOUNTED 54" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
3. HEAT PUMPS AND SUPPLY DUCT ARE TO BE INSTALLED UP IN JOIST SPACE W/ SUPPLY DUCT BRANCH RUNOUTS ROUTED THRU JOIST WEBS UNLESS NOTED OTHERWISE. B.O.D. APPROX. 12"-0" (FUTURE TENANT FINISH).

**WORK NOTES**

- ① ROUTE 1-1/4" CS/CR UP IN CHASE TO SECOND FLOOR.
- ② 1" CONDENSATE DRAIN DOWN FROM SECOND FLOOR. ROUTE DN TO PARKING GARAGE.
- ③ VALVE AND CAP CS/CR FOR FUTURE. CAP DRAIN ONLY.
- ④ 14" FLUE FROM BASEMENT. ROUTE UP IN CHASE TO 2ND FLR.
- ⑤ 22x22 FUTURE EXHAUST DUCT FOR KITCHEN. (LOCATION ONLY)
- ⑥ 22x36 FUTURE MAKE-UP AIR DUCT FOR KITCHEN. (LOCATION ONLY)
- ⑦ 12x24 RETURN AIR DUCT TRANSITION UP TO 22x24.
- ⑧ 18x24 RC AT 24x12 RETURN DUCT CONNECTED TO RISER.
- ⑨ 18x24 SUPPLY AIR DUCT UP.
- ⑩ 26x28 OUTSIDE AIR DUCT WITH (2) 12x16. STUB OUTS CAPPED FOR FUTURE USE.
- ⑪ DUCTWORK IN CEILING SPACE OF LOBBY TO BE MOUNTED TO BOTTOM OF STRUCTURAL STEEL JOIST. (SOFFIT BY OTHERS AT DUCT)
- ⑫ 3"x24" SA DUCT UP THRU FLOOR STRUCTURE TO SERVE SECOND FLOOR DIFFUSERS. SEE SHEET M-5 FOR CONTINUATION.
- ⑬ OSA DUCT CAPPED FOR FUTURE USE.



**FIRST FLOOR PLAN - MECHANICAL**  
1/8" = 1'-0"

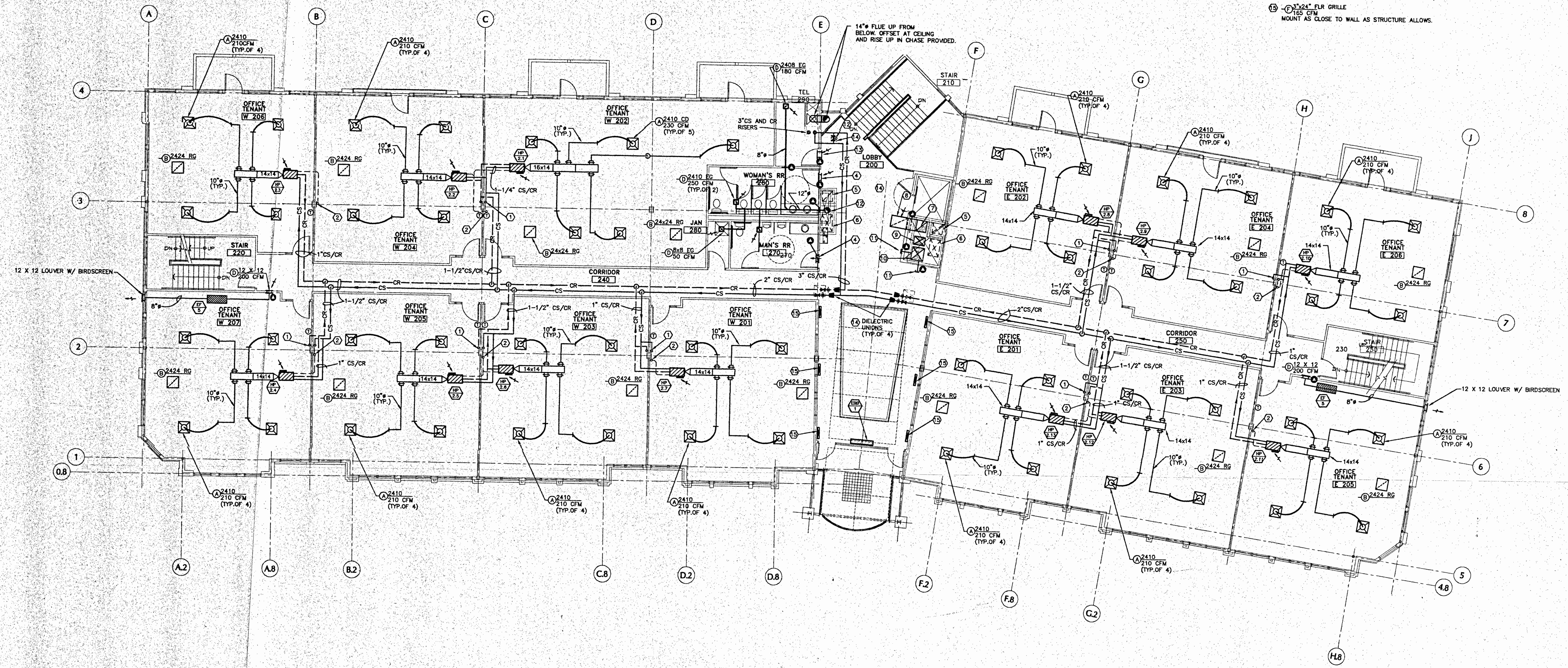


**GENERAL NOTES**

1. ALL DUCT DIMENSIONS SHOWN ARE OUTSIDE DIMENSIONS.
2. ALL THERMOSTATS MOUNTED 54" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
3. HEAT PUMPS AND SUPPLY DUCT ARE TO BE INSTALLED UP IN JOIST SPACE W/ SUPPLY DUCT BRANCH RUNWAYS ROUTED THRU JOIST WEBS UNLESS NOTED OTHERWISE. B.O.D. TO BE APPROX. 10'-0".

**WORK NOTES**

- ① ROUTE 1-1/2" CS/CR DOWN IN CHASE TO FIRST FLOOR.
- ② 1" CONDENSATE DRAIN FROM HEAT PUMP DOWN IN CHASE TO FIRST FLOOR.
- ③ 12" EXHAUST UP THRU THIRD FLOOR TO EXHAUST FAN AT ROOF.
- ④ 12x6 SG TRANSFER AIR ABOVE DOOR (BOTH SIDES)
- ⑤ 22x22 FUTURE EXHAUST DUCT FOR KITCHEN UP AND DOWN.
- ⑥ 22x36 FUTURE MAKE-UP AIR DUCT FOR KITCHEN UP AND DOWN.
- ⑦ 22x24 RETURN AIR DUCT UP AND DOWN.
- ⑧ 16x24 RC AT 24x12 RETURN AIR DUCT CONNECTED TO RISER.
- ⑨ 24x18 SUPPLY AIR DUCT UP AND 12x18 SUPPLY AIR DUCT DOWN
- ⑩ 14x28 OUTSIDE AIR DUCT DOWN AND 26x28 OUTSIDE AIR DUCT UP.
- ⑪ CAP FOR FUTURE OUTSIDE AIR DUCT.
- ⑫ 3" DIFFERENTIAL BY-PASS VALVE
- ⑬ 12x6 SG TRANSFER AIR ABOVE DOOR (BOTH SIDES)
- ⑭ ACCESS PANELS IN CEILING TO VALVES (BY OTHERS).
- ⑮ 16x24 FLR GRILLE MOUNT AS CLOSE TO WALL AS STRUCTURE ALLOWS.



**SECOND FLOOR PLAN -- MECHANICAL**  
1/8" = 1'-0"

PROJECT # Z-6888  
DATE: JUNE 30, 1998  
DRAWN BY: GUS  
CHECKED BY: BBT  
REVISIONS:

CONSTRUCTION ISSU

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Sheet

**M-5**

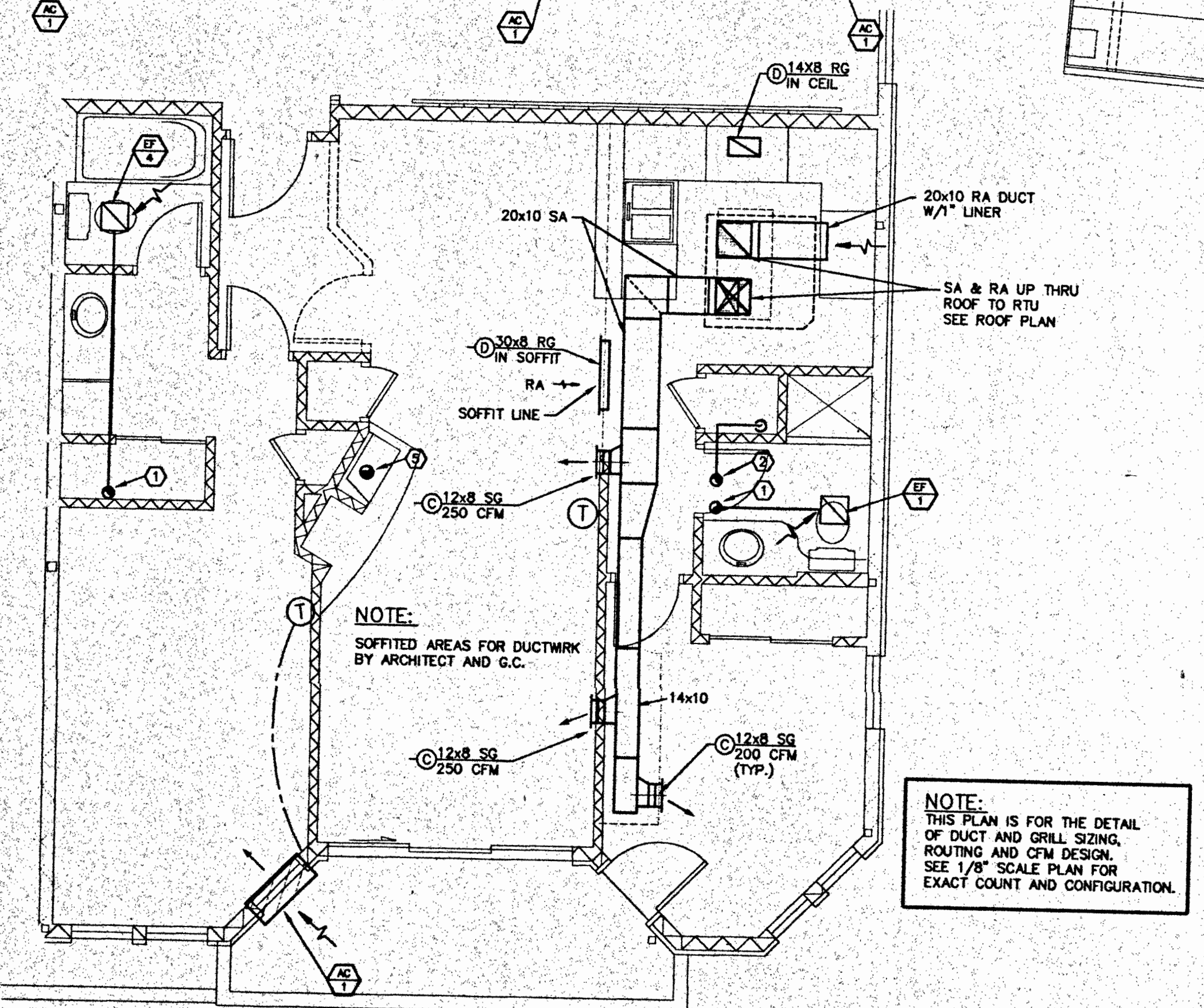
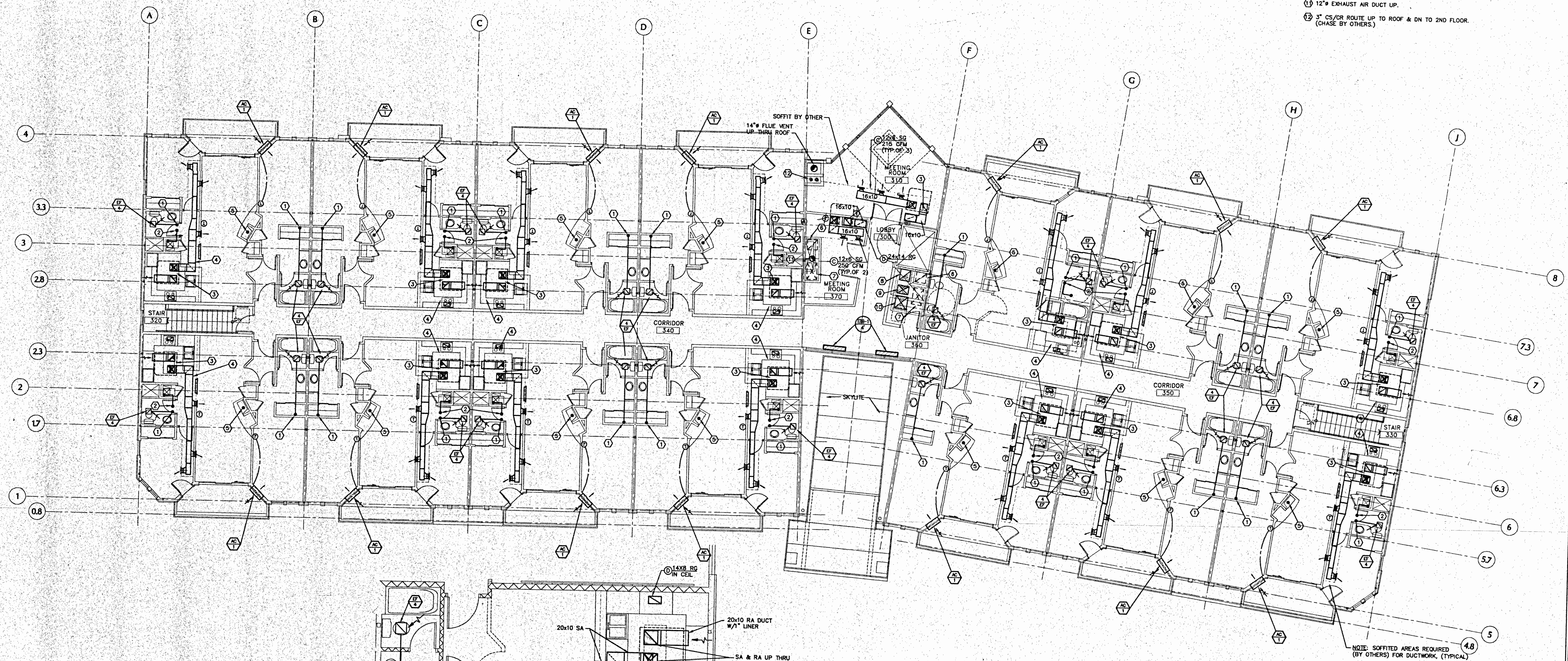
33 of 55 Sheets

**GENERAL NOTES**

1. ALL DUCT DIMENSIONS SHOWN ARE OUTSIDE DIMENSIONS.
2. ALL RECTANGULAR SUPPLY DUCTWORK TO BE LINED WITH 1" (1-1/2# DENSITY) FIBERGLASS DUCT INSULATION.
3. ALL THERMOSTATS MOUNTED 54" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.

**WORK NOTES**

- ① 4" TOILET EXHAUST VENT THRU ROOF. (4" HORIZONTAL EXHAUST DUCT ROUTED IN JOIST SPACE).
- ② 4" DRYER EXHAUST VENT THRU ROOF. (4" HORIZONTAL EXHAUST DUCT ROUTED IN JOIST SPACE).
- ③ SUPPLY AND RETURN DUCT UP BETWEEN STRUCTURAL ROOF JOIST TO RTU FROM MAIN RUNOUTS IN SOFFITED CEILING. SEE ENLARGED 1/4" SCALE ROOM PLAN ON THIS SHEET FOR DETAILS.
- ④ SUPPLY AND RETURN DUCT LENGTHS MAY VARY PER EACH CONDO LAYOUT. FIELD VERIFY. (TYPICAL OF 14 LAYOUTS)
- ⑤ FIREPLACE FLUE BY OTHERS.
- ⑥ FUTURE EXHAUST DUCT FOR KITCHEN.
- ⑦ FUTURE MAKE-UP AIR DUCT FOR KITCHEN.
- ⑧ 22x24 RETURN AIR DUCT UP AND DOWN
- ⑨ 18x24 SUPPLY AIR DUCT UP AND DOWN
- ⑩ 26x28 OUTSIDE AIR DUCT UP AND DOWN
- ⑪ 12" EXHAUST AIR DUCT UP.
- ⑫ 3" CS/OR ROUTE UP TO ROOF & DN TO 2ND FLOOR. (CHASE BY OTHERS).



**NOTE:**  
THIS PLAN IS FOR THE DETAIL OF DUCT AND GRILL SIZING, ROUTING AND CFM DESIGN. SEE 1/8" SCALE PLAN FOR EXACT COUNT AND CONFIGURATION.

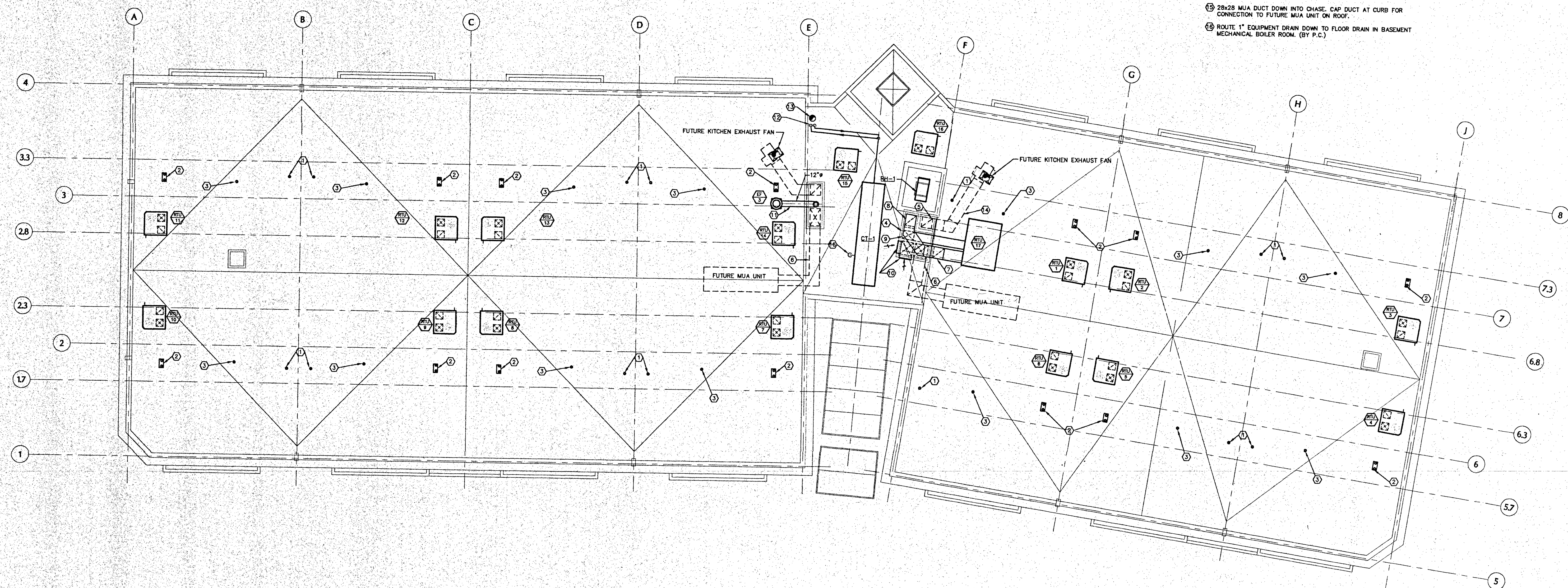
**TYPICAL FLOOR PLAN - MECHANICAL**  
1/4" = 1'-0"

**THIRD FLOOR PLAN - MECHANICAL**  
1/8" = 1'-0"

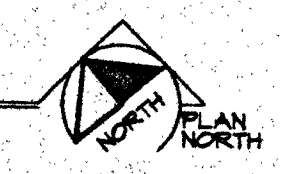


**WORK NOTES**

- ① 4" TOILET EXHAUST FROM THIRD FLOOR CONDO VENT THRU ROOF.
- ② 4" TOILET AND DRYER EXHAUST FROM THIRD FLOOR VENT THRU ROOF.
- ③ FIREPLACE FLUE VENT THRU ROOF BY OTHERS. MAINTAIN 10'-0" MIN CLEARANCE FROM OSA OF EQUIPMENT.
- ④ MECHANICAL PENTHOUSE ENCLOSURE STRUCTURE WITH ROOF (BY OTHERS)
- ⑤ 22x22 FUTURE EXHAUST DUCT FROM FUTURE EXHAUST FAN ON ROOF. ROUTE THRU PENTHOUSE DOWN INTO RATED CHASE.
- ⑥ FUTURE MAKE-UP AIR DUCT ROUTE FROM FUTURE MAKE-UP AIR UNIT ON ROOF.
- ⑦ 22x24 RETURN AIR DUCT FROM RTU-17 ROUTE UP ABOVE SUPPLY AIR DUCT THRU PENTHOUSE ENCLOSURE TO CHASE.
- ⑧ 22x24 RETURN AIR DUCT DOWN IN CHASE FROM RTU-17.
- ⑨ 24x18 SUPPLY AIR DUCT DOWN IN CHASE FROM RTU-17.
- ⑩ 26x28 OUTSIDE AIR DUCT RISER WITH (2) ⑪ 26x26 OUTSIDE AIR LOUVERS 36" ABOVE ROOF.
- ⑫ 12" EXHAUST AIR FROM TOILET EXHAUST FAN, ROUTE DOWN FROM ROOF TO SECOND FLOOR.
- ⑬ 3" CS AND CR ROUTES FROM COOLING TOWER DOWN IN ROOF THRU CHASE TO MECHANICAL ROOM IN BASEMENT.
- ⑭ 14" FLUE FROM BOILER IN BASEMENT.
- ⑮ 22x22 EXHAUST DUCT DOWN INTO CHASE. CAP DUCT AT CURB FOR CONNECTION TO FUTURE EXHAUST FAN ON ROOF.
- ⑯ 28x28 MUA DUCT DOWN INTO CHASE. CAP DUCT AT CURB FOR CONNECTION TO FUTURE MUA UNIT ON ROOF.
- ⑰ ROUTE 1" EQUIPMENT DRAIN DOWN TO FLOOR DRAIN IN BASEMENT MECHANICAL BOILER ROOM. (BY P.C.)



**ROOF PLAN - MECHANICAL**  
1/8" = 1'-0"

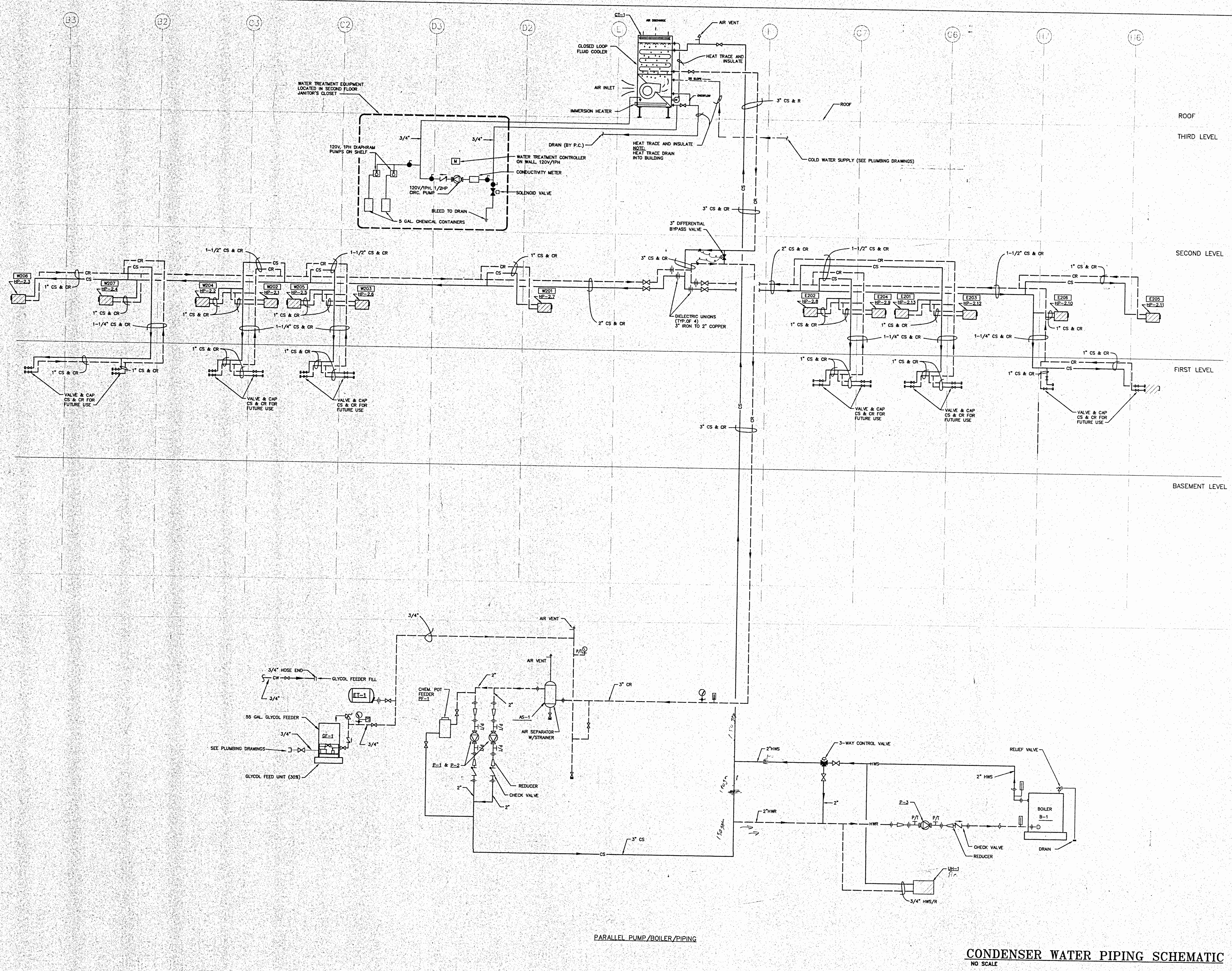


**RIVERWALK AT EDWARDS  
RETAIL / OFFICE BUILDING**  
LOTS B & C  
EDWARDS, COLORADO

**PROJECT # Z-6888**  
DATE: JUNE 30, 1998  
DRAWN BY: eus  
CHECKED BY: eey  
REVISIONS:

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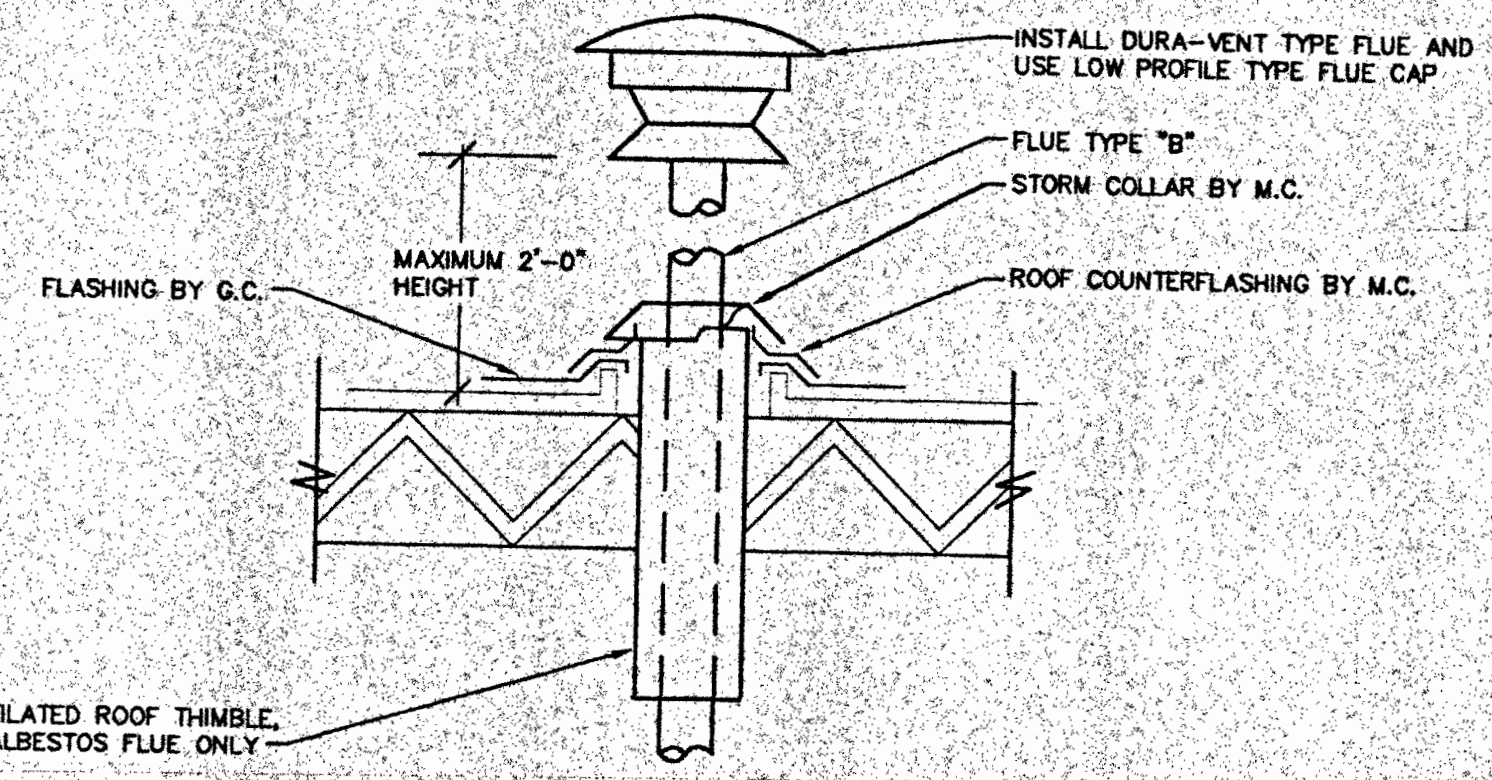
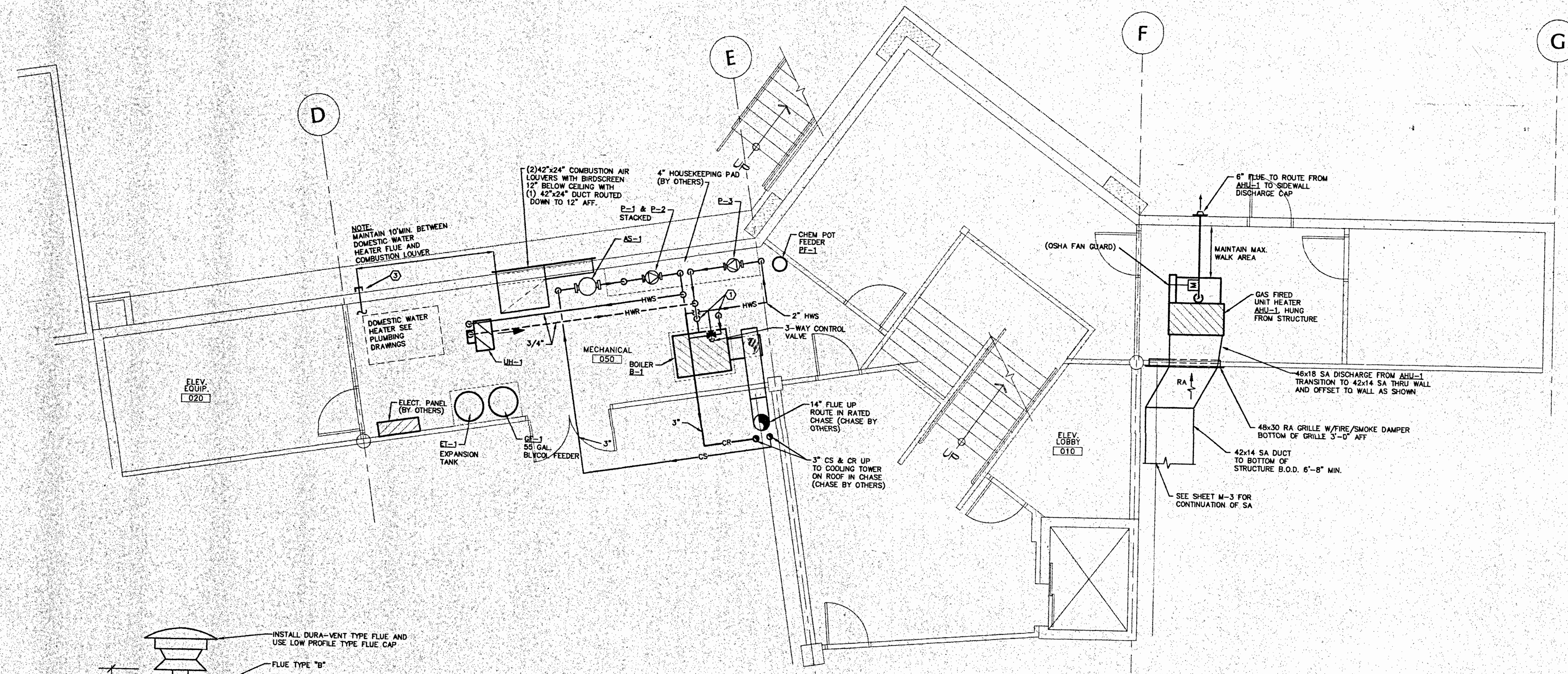
PARALLEL PUMP/BOILER/PIPING

**CONDENSER WATER PIPING SCHEMATIC**  
NO SCALE

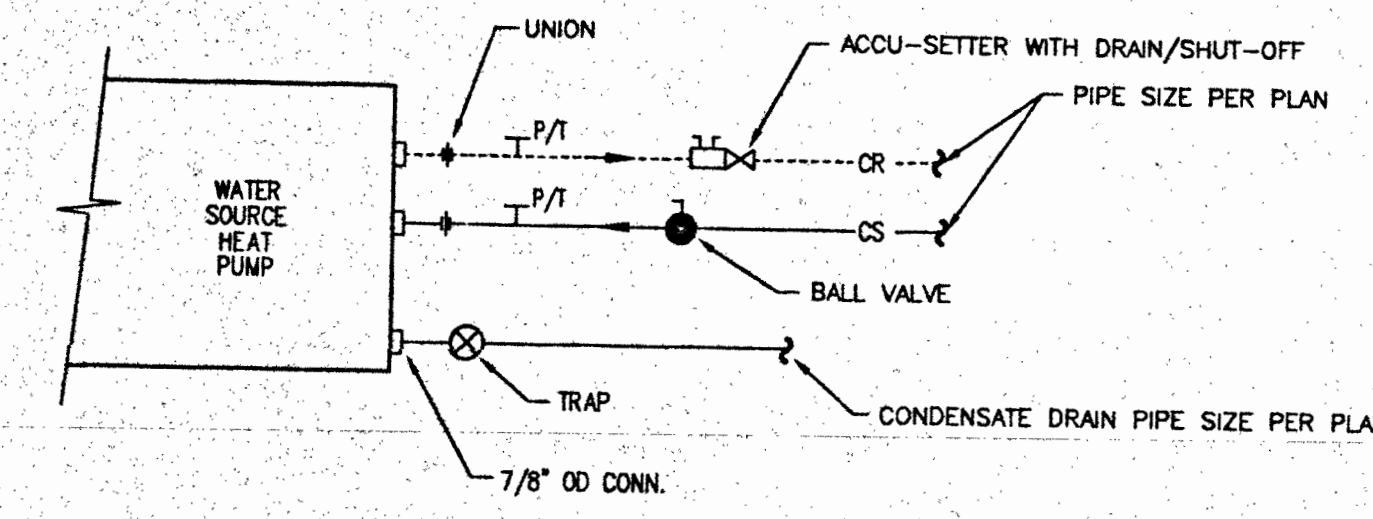


- GENERAL NOTES**
1. ALL DUCT DIMENSIONS SHOWN ARE OUTSIDE DIMENSIONS.
  2. 4" CONCRETE EQUIPMENT PADS BY OTHERS.

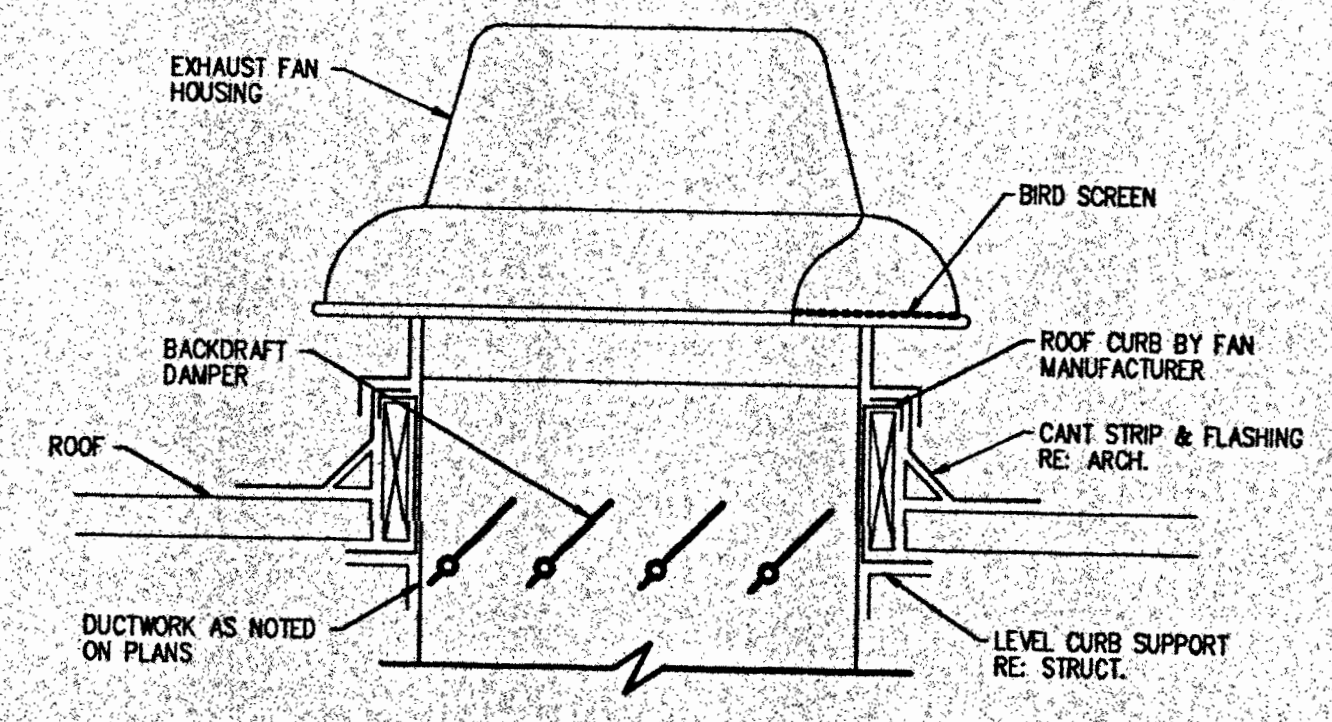
- WORK NOTES**
1. DOWN TO BOILER.
  2. SEE PLUMBING PLANS FOR GAS PIPING CONNECTION TO GAS TRAIN.
  3. VENT ROUTED FROM DOMESTIC WATER HEATER THRU WALL W/POWER SIDE WALL EXHAUSTER PROVIDED BY P.C. INSTALLED BY M.C.



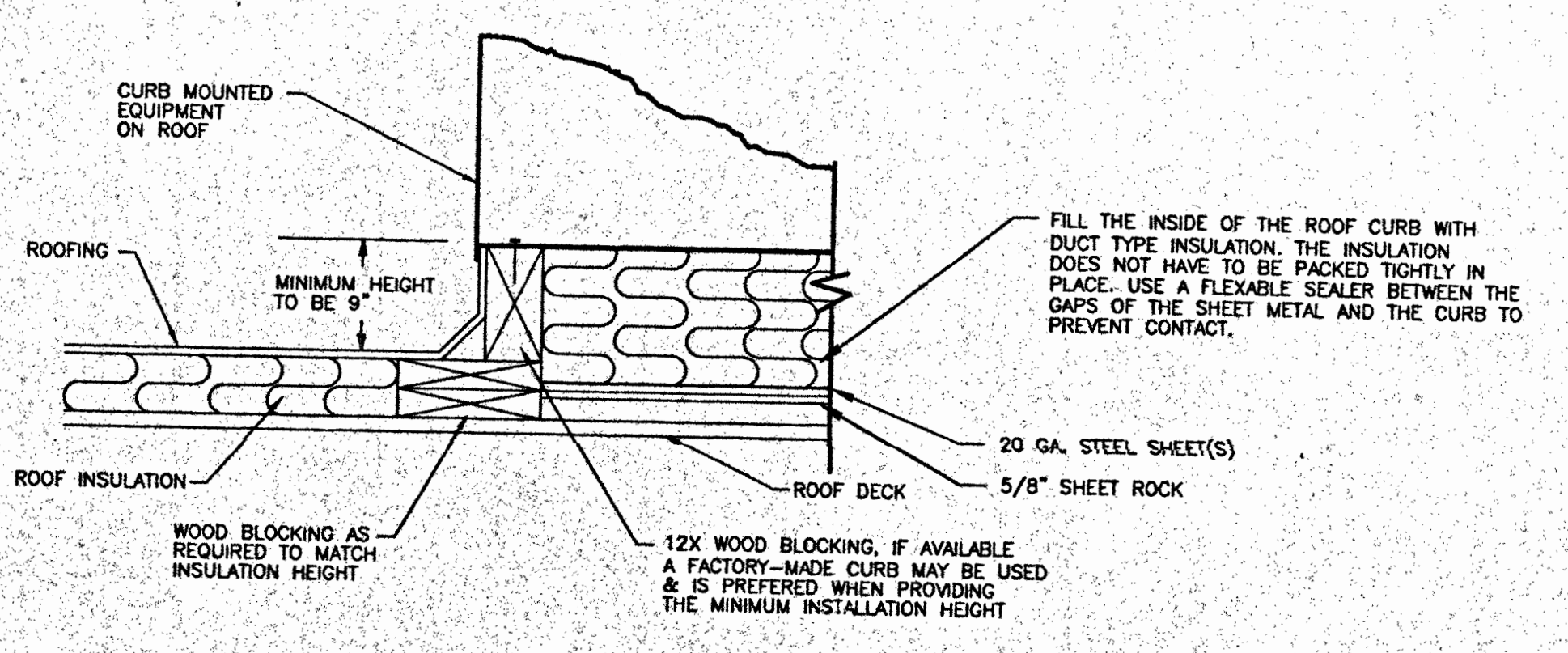
3 **FLUE + VENT DETAIL**  
M-4 NO SCALE



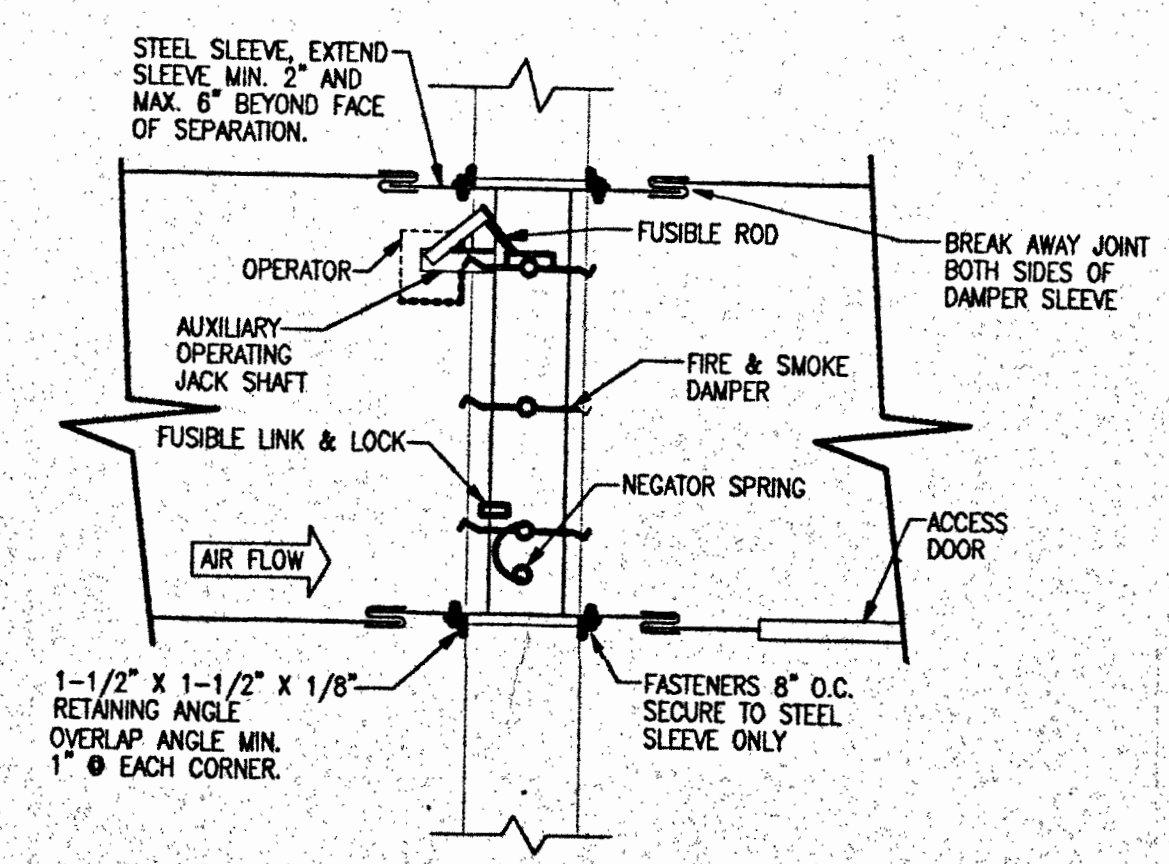
2 **HEAT PUMP PIPING DETAIL**  
M-19 NO SCALE



1 **ROOF EXHAUST FAN DETAIL**  
NO SCALE



1 **ROOF-MOUNTED EQUIPMENT CURB**  
M-4 NO SCALE

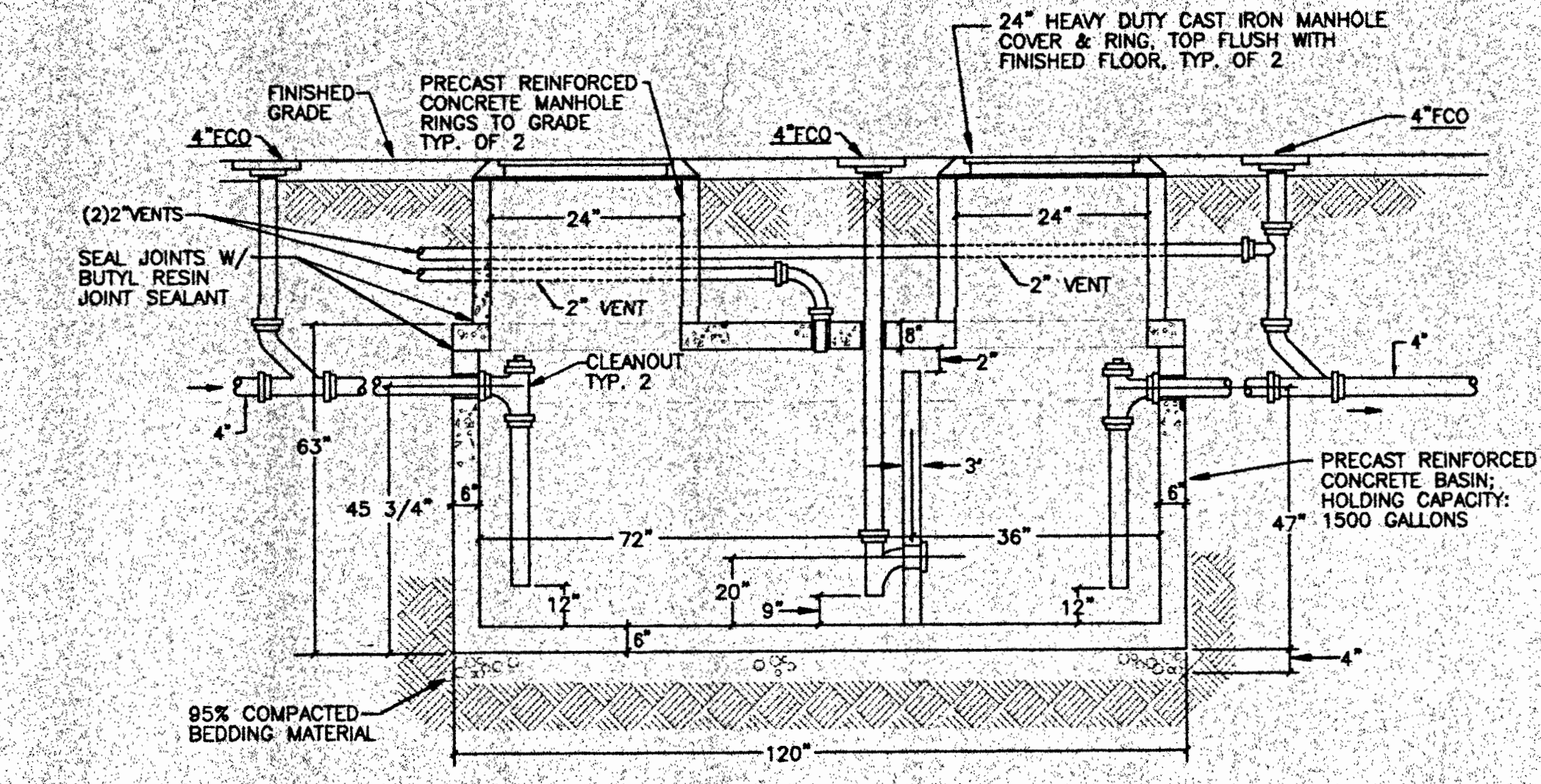


4 **FIRE AND SMOKE DAMPER DETAIL**  
M-19 NO SCALE

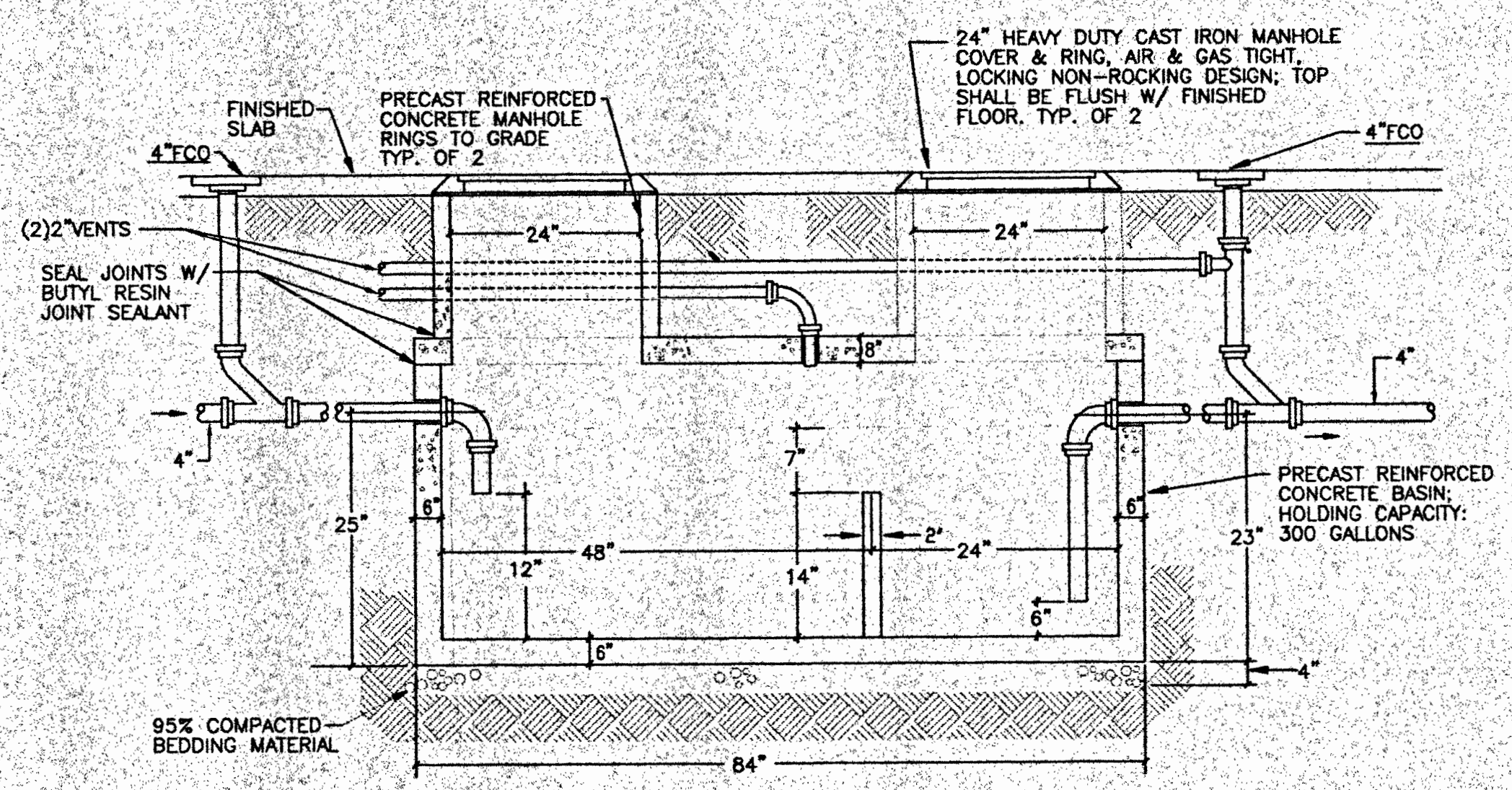
PROJECT # Z-6888  
 DATE: JUNE 30, 1998  
 DRAWN BY: SWS  
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 REVISIONS:

CONSTRUCTION ISSUE

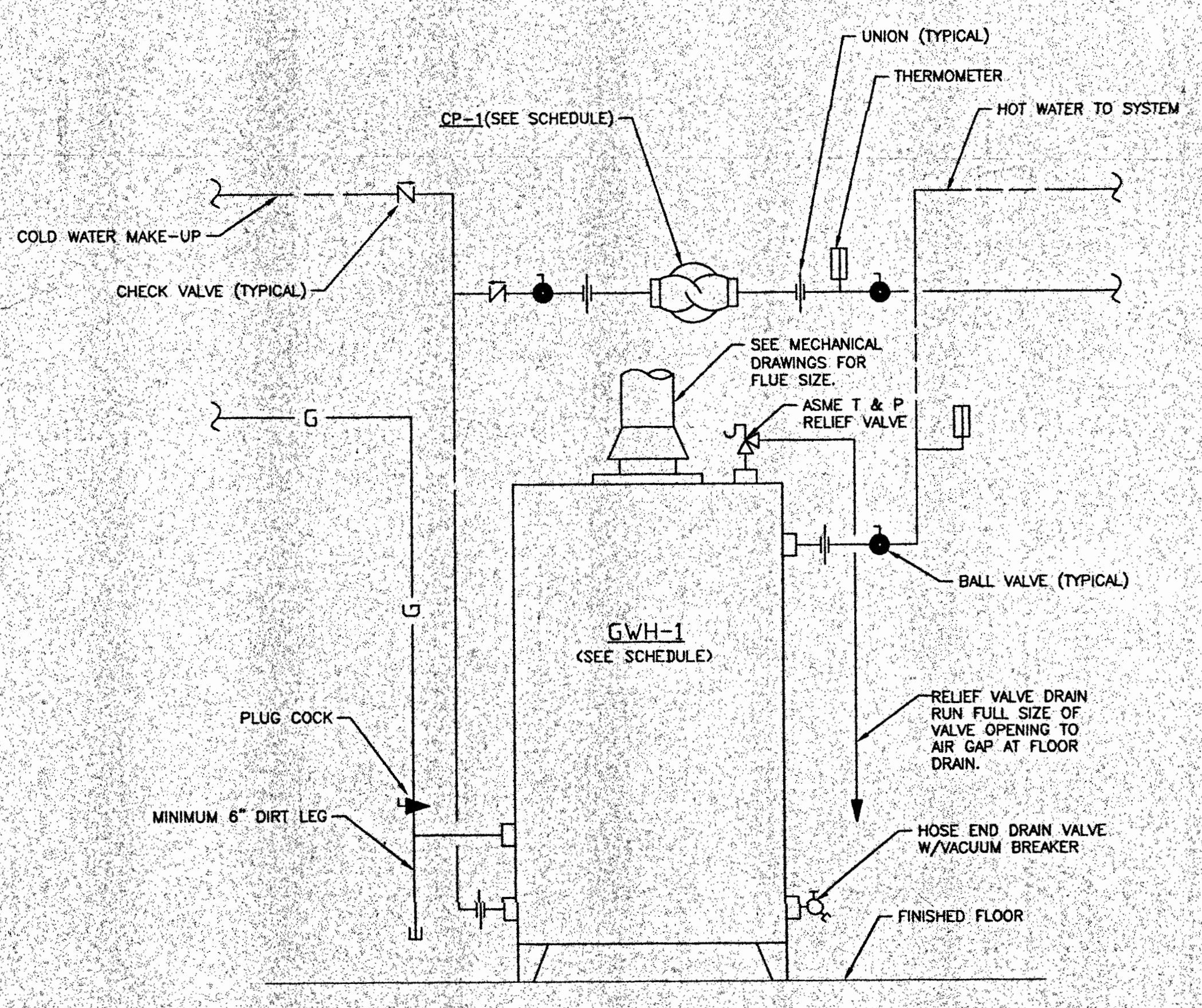
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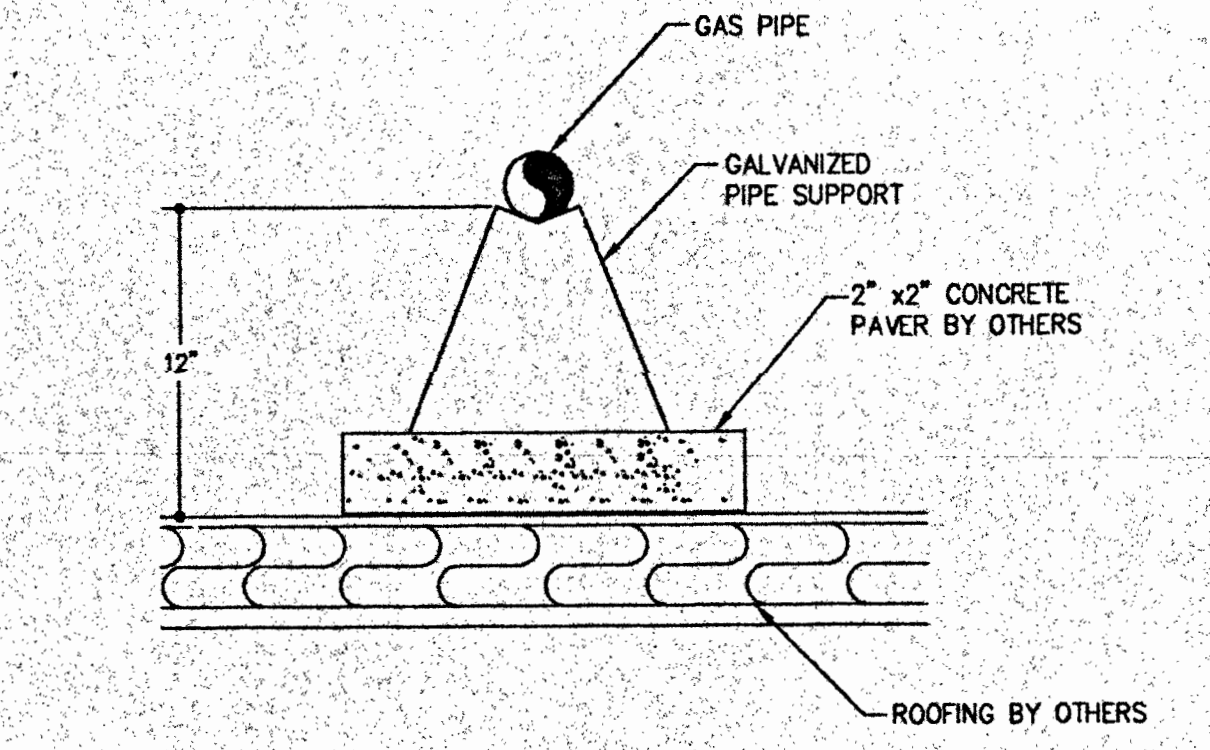
**GREASE INTERCEPTOR PIPING DETAIL**  
 NOT TO SCALE



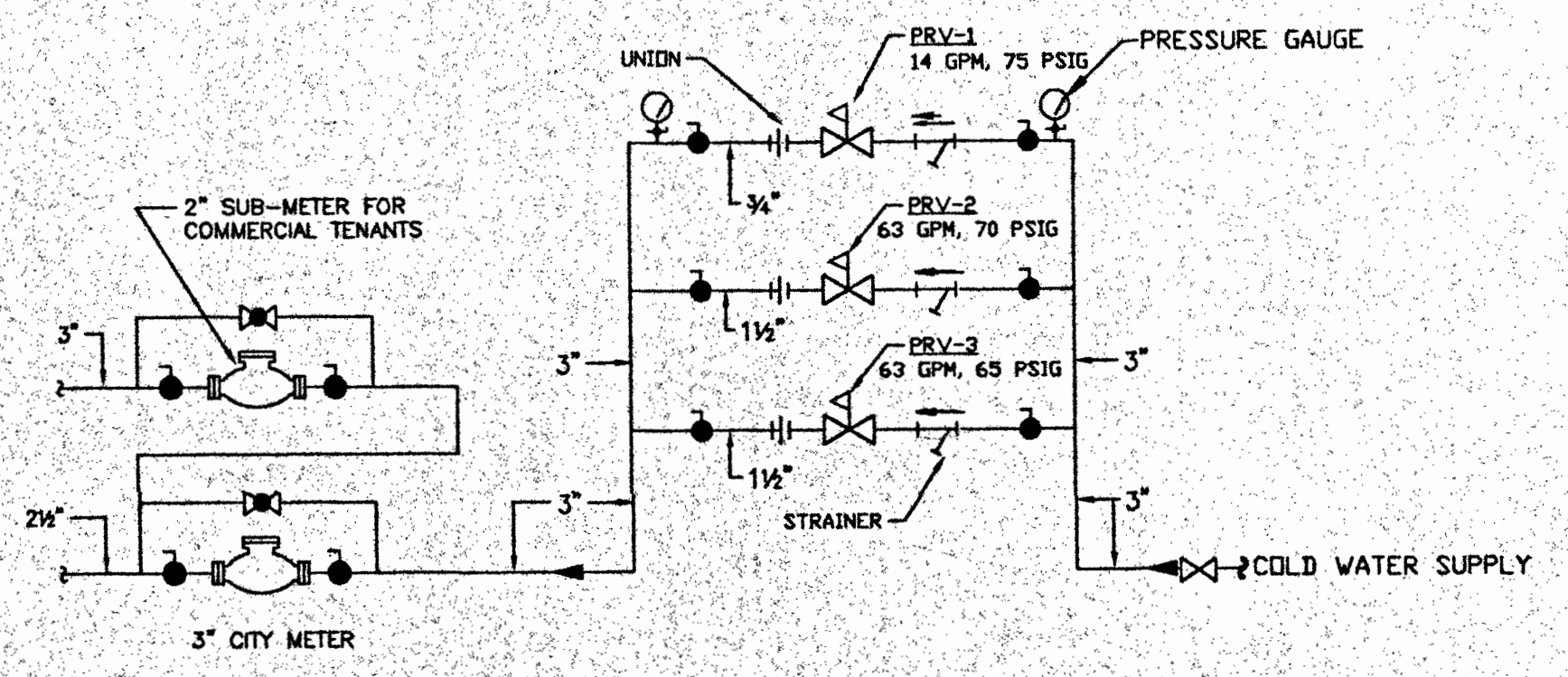
**SAND, OIL AND GAS INTERCEPTOR PIPING DETAIL**  
 NOT TO SCALE



**WATER HEATER PIPING DETAIL**  
 NOT TO SCALE



**GAS PIPE SUPPORT DETAIL**  
 NOT TO SCALE



**WATER ENTRY/PRESSURE REDUCING STATION DETAIL**  
 NOT TO SCALE

PUMP SCHEDULE														
DESIG.	MFR.	MODEL	SERVICE	PUMP TYPE	MAX. OPER. TEMP. °F	GPM	TOTAL DYNAMIC HEAD (FT.)	EFF. %	MIN. HP	RPM	VIBRATION ISOLATOR TYPE	DISCH. SIZE (IN.)	CONTROL	REMARKS
CP-1	B & G	SERIES HV	DHW CIRC	INLINE	140	4	40	--	1/8	1750	NONE	1	TOGGLE SWITCH	ALL BRONZE 120/60/1

PLUMBING FIXTURE CONNECTION SCHEDULE						
FIXTURE	TRAP AND TRAP ARM SIZE	VENT	CW	HW	REMARKS	
WATER CLOSETS (FLUSH TANKS)	4"	2"	1/2"	--		
SINKS	1 1/2"	1 1/2"	1/2"	1/2"		
LAVATORIES	1 1/4"	1 1/2"	1/2"	1/2"		
MOP SERVICE BASINS	3"	2"	1/2"	1/2"		
URINALS (FLUSH VALVES)	2"	1 1/2"	3/4"	--		
HOSE BIBBS AND WALL HYDRANTS	--	--	3/4"	--		
WATER COOLERS/DRINKING FOUNTAINS	1 1/4"	1 1/2"	1/2"	--		

1. 2" MINIMUM WASTE AND VENT BELOW GRADE.

WATER HEATER SCHEDULE												
PLAN CODE	MAKE	MODEL	GALLONS	WATTS INPUT/MBH INPUT	RECOV. RATE @ DEG. F. RISE	VENT SIZE	ELECTRICAL				COMMENTS	
							VOLTS	PHASE	HP	AMP		
EW-1	STATE	PV-20-10MS-K	20	1650	9	NA	120	1Ø	--	--	--	
EW-1	PM	40P250A-MX	250	398	500	7	120	1Ø	--	2.0	--	SIDE WALL POWER VENT KIT

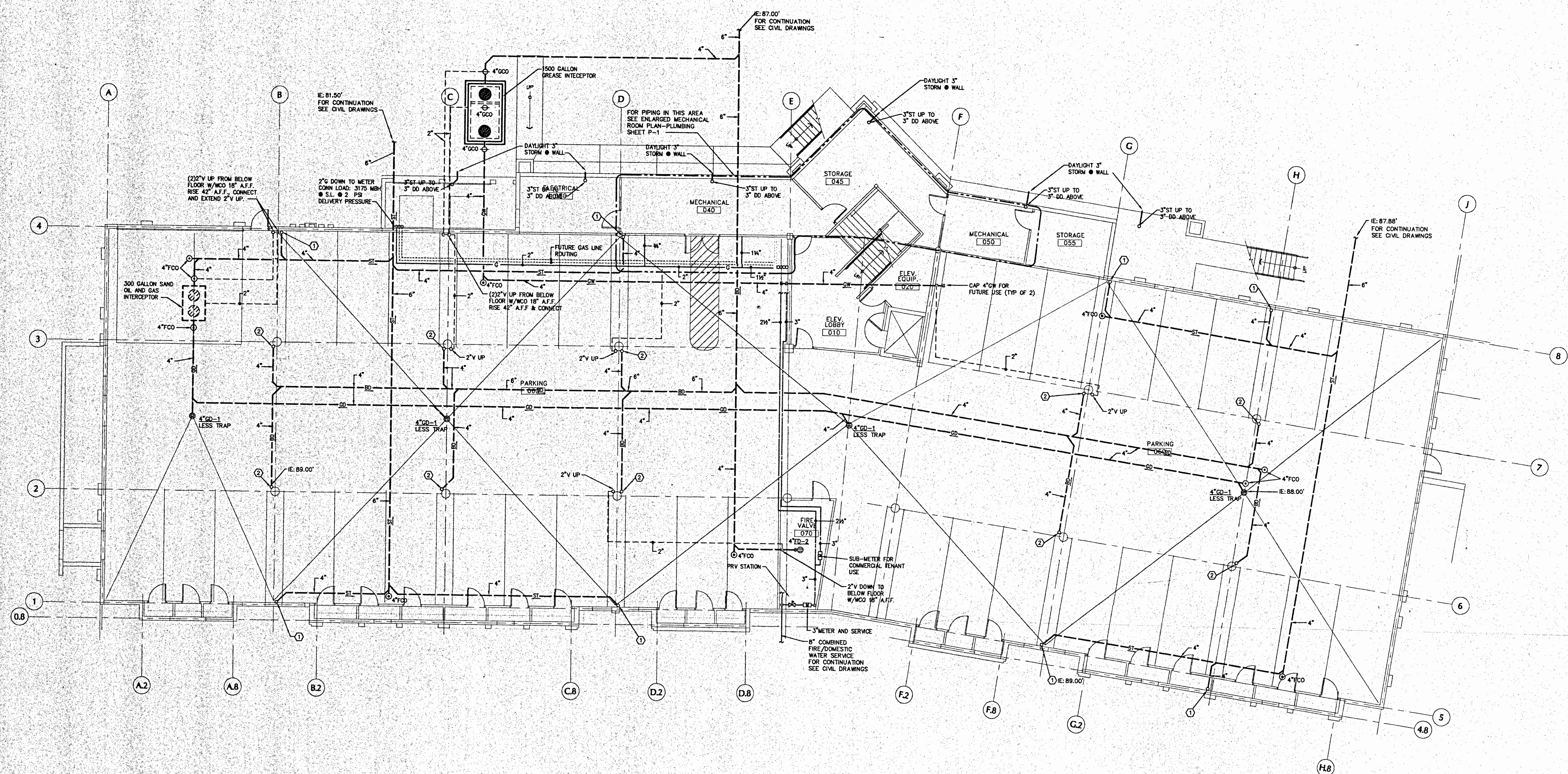
**PLUMBING LEGEND**

NOT ALL SYMBOLS LISTED BELOW ARE USED ON THE SET OF HVAC DRAWINGS

SYMBOL	ABBR.	DESCRIPTION	SYMBOL	ABBR.	DESCRIPTION	SYMBOL	ABBR.	DESCRIPTION
	CW	DOMESTIC COLD WATER		RBP	REDUCED PRESSURE BACKFLOW PREVENTER		LD	LINE CLEANOUT
	HW	DOMESTIC HOT WATER		AVB	ATMOSPHERIC VACUUM BREAKER		DSP	DOWNSPOUT MODULE
	HW-C	DOMESTIC HOT WATER COOLING		BA	BACKFLOW ARRESTOR		WR	VENT THROUGH ROOF
	W	WASTE PIPING		BP	BACKFLOW PREVENTER		WM	WATER METER
	SV	SANITARY VENT PIPING		PTRV	PRESS./TEMP. RELIEF VALVE		GM	GAS METER
	RDR	ROOF DRAIN		STR	STRAINER		TB	TRAP BLOCK
	OFD	OVERFLOW DRAIN		SS	STORM SEWER (INSIDE)		UN	UNION
	SD	STORM DRAIN (OUTSIDE)		PG	PRESSURE GAUGE		MH	MANHOLE
	A-G	AIRING GAS (INCHES W.C.)		TM	THERMOMETER		CB	CATCH BASIN
	CA	COMPRESSED AIR (PSIG)		FC	FLEXIBLE CONNECTOR			
	IW	INDIRECT WASTE		AD	AREA DRAIN		RL	ROOM LETTER DESIGNATION
	ID	INDIRECT DRAIN		FD	FLOOR DRAIN		RD	ROOM DRAWN THIS SHEET
	AL	ARROW IN LINE (INDICATES DIRECTION OF FLOW)		FT	FIXTURE OR DRAIN TAPP		IE	INVERT ELEVATION
	AP	ARROW PARALLEL TO LINE (INDICATES FLOW DOWN)		PU	PIPING UP		NR	ROOM NOT IN CONTRACT
	PD	PIPING DOWN		RD	ROOF DRAIN OR OVERFLOW DRAIN		AP	ACCESS PANEL
	PC	PIPING CAP OR PLUG		SC	SURFACE CLEANOUT		GC	GENERAL CONTRACTOR
	WH	WALL HYDRANT		FC	FLOOR CLEANOUT		MC	MECHANICAL CONTRACTOR
	HB	HOSE BIBB		FP	FIRE PROTECTION CONTRACTOR		EC	ELECTRICAL CONTRACTOR
	CS	CIRCUIT SETTER		WC	WALL CLEANOUT		FP	FIRE PROTECTION CONTRACTOR
	BV	BALL VALVE		LC	LINE CLEANOUT		NTS	CONTRACTOR NOT TO SCALE
	BT	BUTTERFLY VALVE		CT	CLEANOUT TEE		NO	NORMALLY OPEN
	GV	GATE VALVE		GR	GAS REGULATOR		NC	NORMALLY CLOSED
	BT	BUTTERFLY VALVE		PC	PLUG COCK		C	COMMON
	O.S. & Y	O.S. & Y GATE VALVE				(E)	EXISTING	
	V	VALVE				(N)	NEW	
	W.O.B.M.	W.O.B.M.				DN	DOWN	
	AV	ACID RESISTANT VENT				C.A.P.	CEILING ACCESS PANEL	
	AW	ACID RESISTANT WASTE				C.N.E.	CONNECT NEW TO EXISTING	
	ABD	ACID BUILDING DRAIN (BELOW GRADE INSIDE)				B.O.B.	BOTTOM OF BEAM	
	ABD	ACID BUILDING DRAIN (BELOW GRADE OUTSIDE)				T.O.S.	TOP OF STRUCTURE	
	BD	BUILDING DRAIN (BELOW GRADE INSIDE)						
	BD	BUILDING DRAIN (BELOW GRADE OUTSIDE)						
		SLOPE VALVE						
		CHECK VALVE						
		SOLID/DROP VALVE						
		PRESSURE REDUCING VALVE						
		GAS COCK						

**WORK NOTES**

- ① 3" ST STACK DOWN TO BELOW FLOOR W/WCO 18" A.F.F.
- ② 4" W STACK DOWN TO BELOW FLOOR W/WCO 18" A.F.F.



**BASEMENT/ GARAGE PLAN - PLUMBING**  
1/8" = 1'-0"

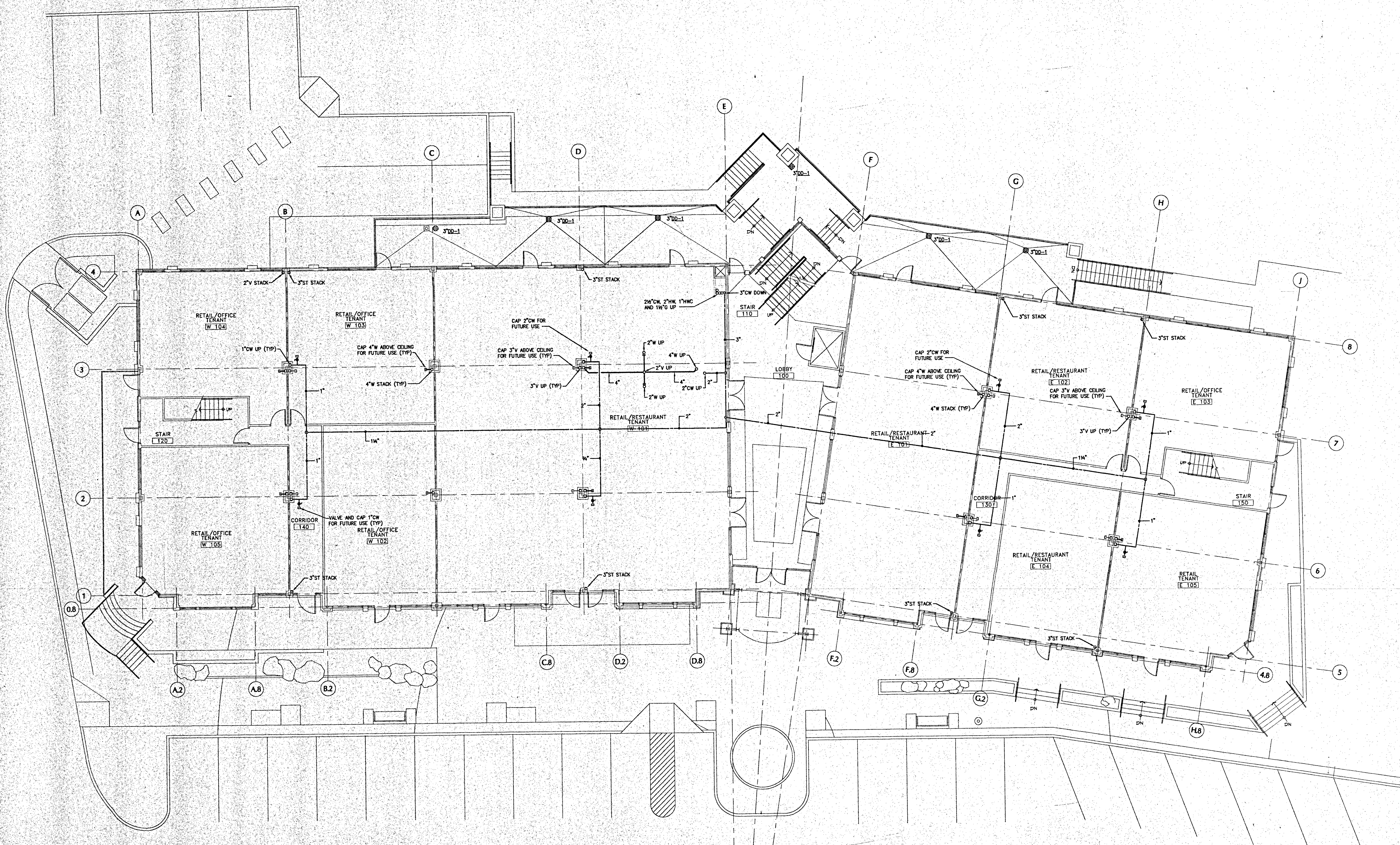


**RIVERWALK AT EDWARDS  
RETAIL / OFFICE BUILDING**  
LOTS B & C  
EDWARDS, COLORADO

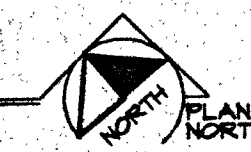
**PROJECT # Z-6888**  
**DATE** JUNE 30, 1996  
**DRAWN BY:** SUE  
**CHECKED BY:** SEY  
**REVISIONS:**

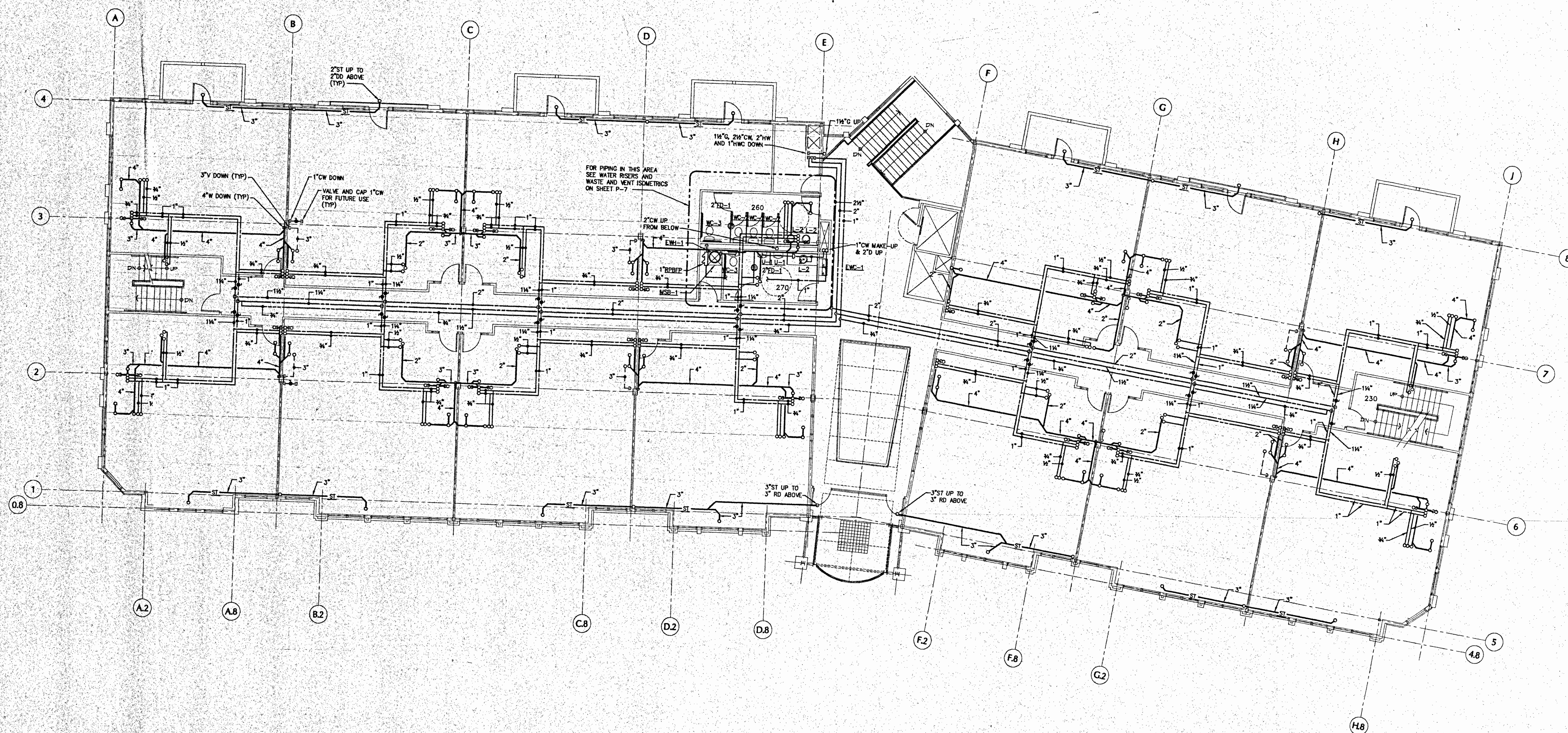
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**FIRST FLOOR PLAN - PLUMBING**  
1/8" = 1'-0"





SECOND FLOOR PLAN - PLUMBING  
 1/8" = 1'-0"

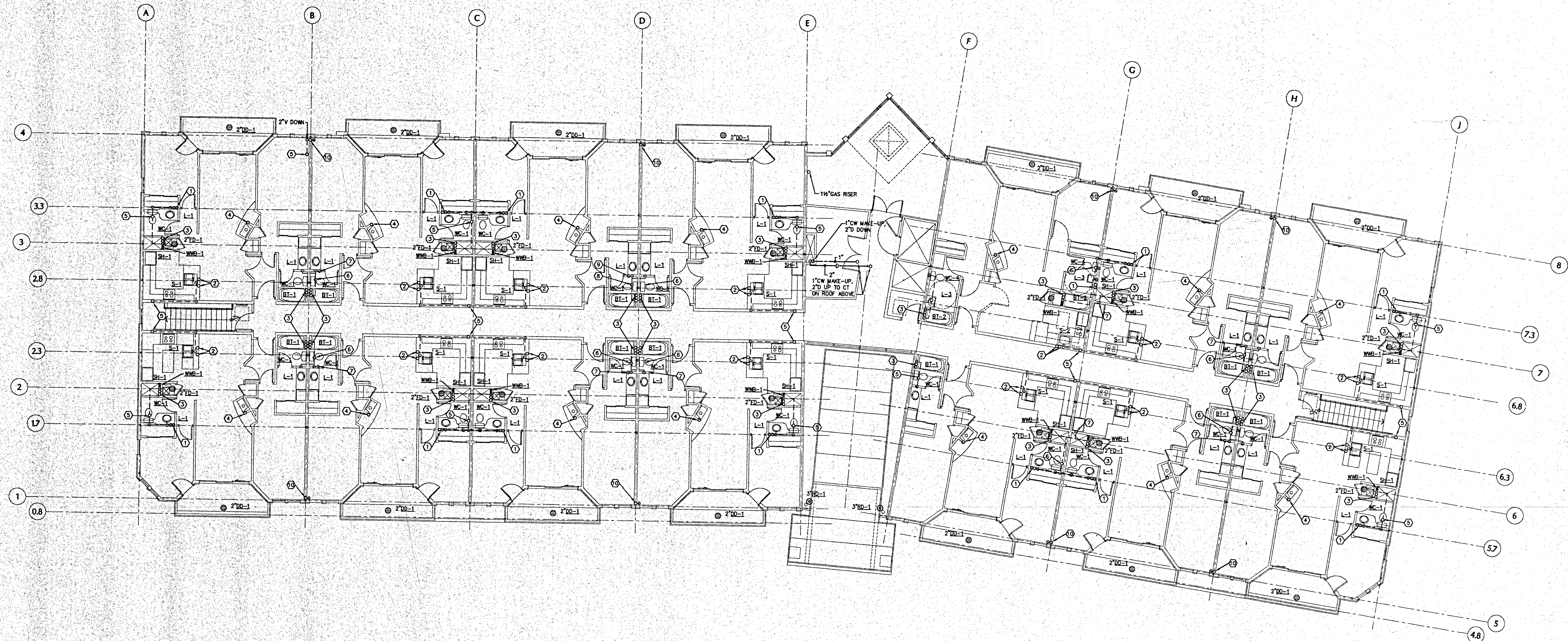
PROJECT # Z-6888  
 DATE: JUNE 30, 1998  
 DRAWN BY: sus  
 CHECKED BY: sst  
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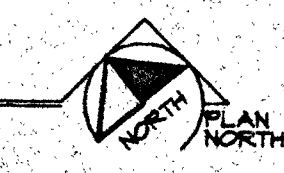
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**KEY NOTES**

- ① 1/2" CW AND 1/2" HW UP FROM BELOW ROUTE AND CONNECT TO FIXTURES AS REQUIRED.
- ② 1/2" CW AND 1/2" HW UP FROM BELOW ROUTE AND CONNECT TO FIXTURES AS REQUIRED.
- ③ 1/2" CW AND 1/2" HW UP FROM BELOW ROUTE AND CONNECT TO FIXTURES AS REQUIRED.
- ④ 1/2" CW DOWN FROM ABOVE TO FIREPLACE, CONNECTED LOAD: 45 MBH @ S.L.
- ⑤ 2" V UP TO 3" VTR.
- ⑥ 3" V UP TO 3" VTR.
- ⑦ 3" V DOWN.
- ⑧ 4" V UP TO 4" VTR.
- ⑨ 4" V DOWN.
- ⑩ 3" ST UP TO RD ABOVE, OFFSET AND DROP IN CHASE PROVIDED.



**THIRD FLOOR PLAN - PLUMBING**  
1/8" = 1'-0"



**ROBINSON**  
Mechanical Company  
5541 Central Avenue  
Boulder, CO 80501  
Phone (303) 441-5507  
Fax (303) 441-5507

**RIVERWALK AT EDWARDS**  
**RETAIL / OFFICE BUILDING**  
LOTS B & C  
EDWARDS, COLORADO

PROJECT # Z-6888  
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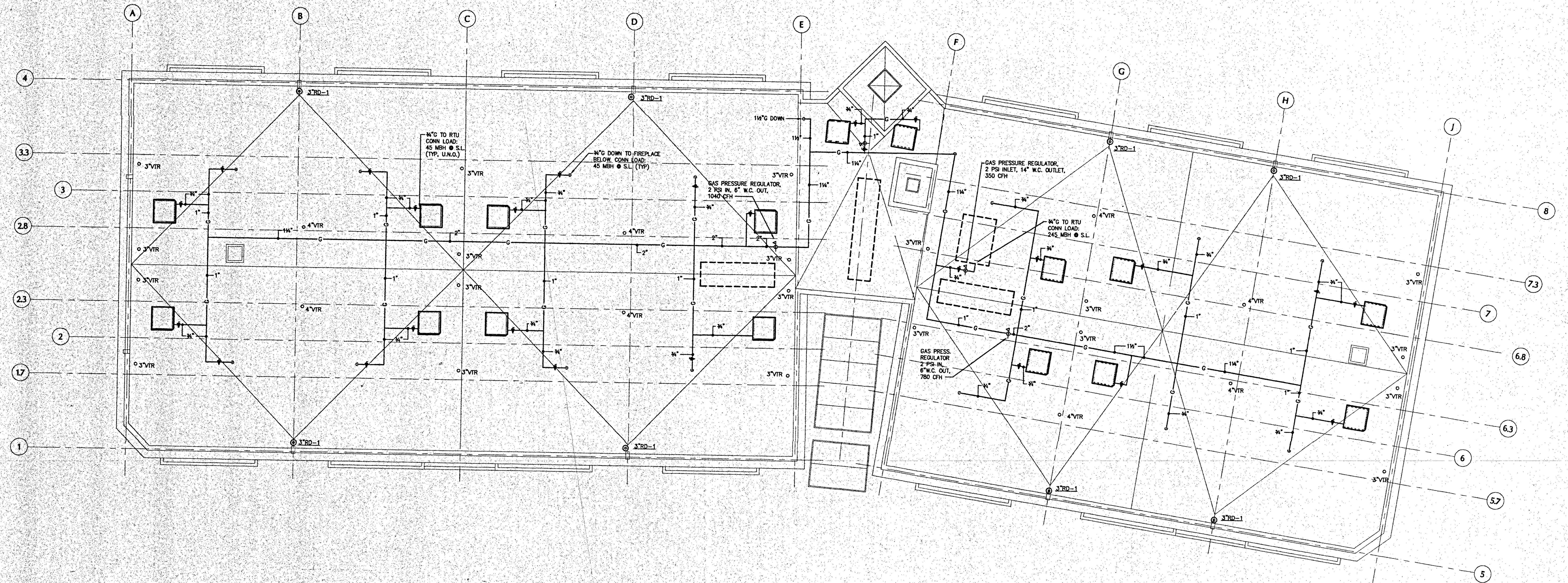
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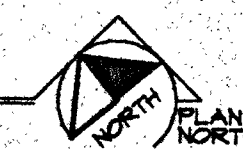
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**P-5**

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



PROJECT # Z-6888  
DATE: JAN 29, 1996  
DRAWN BY: sus  
CHECKED BY: ser  
REVISIONS:

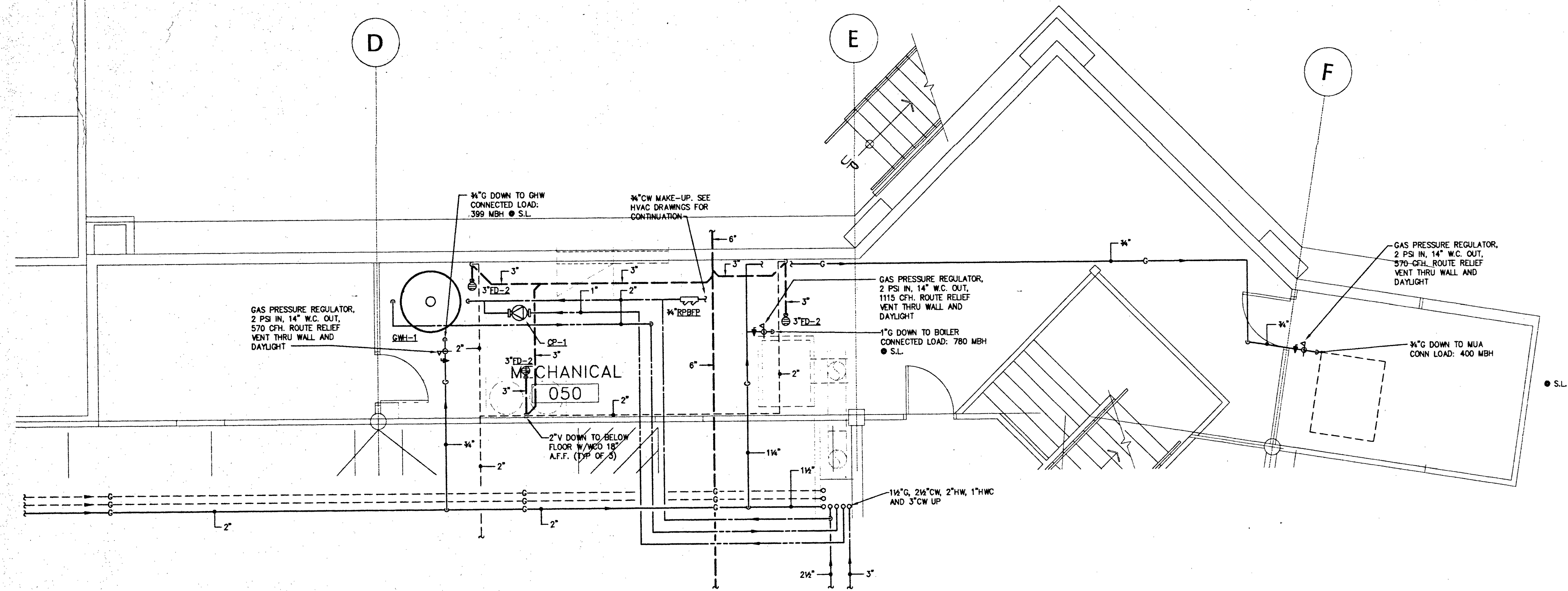
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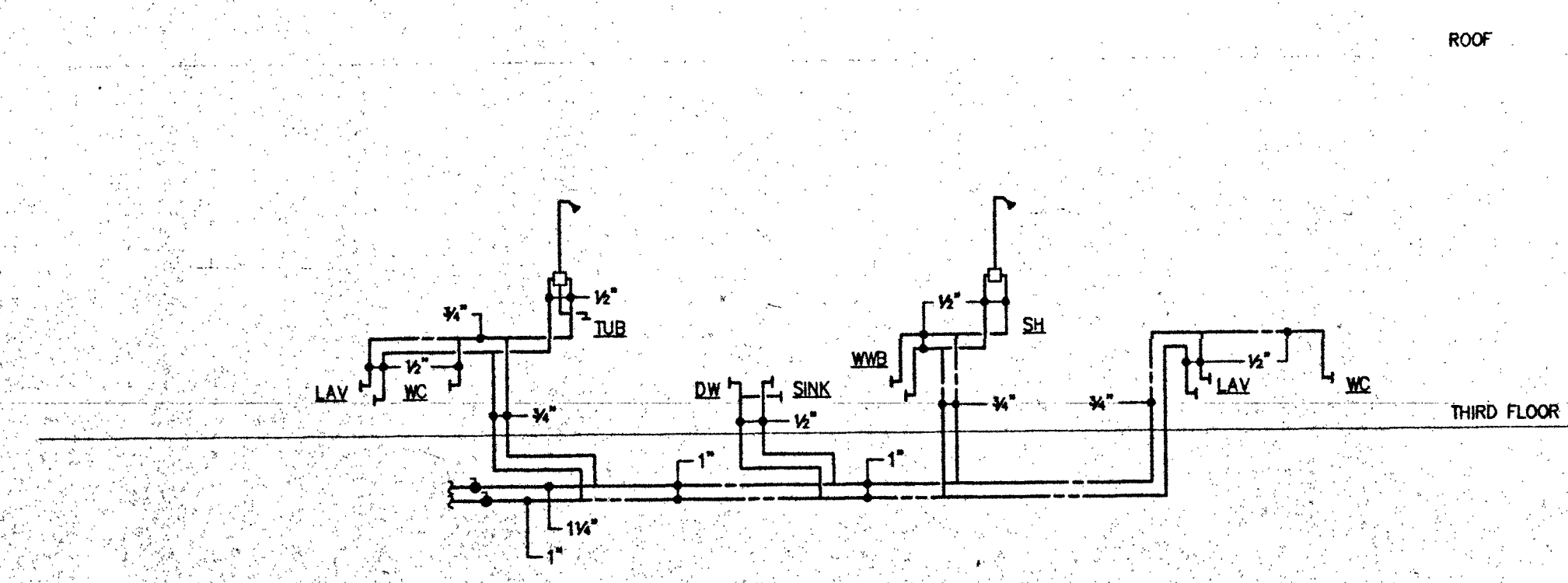
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P-6

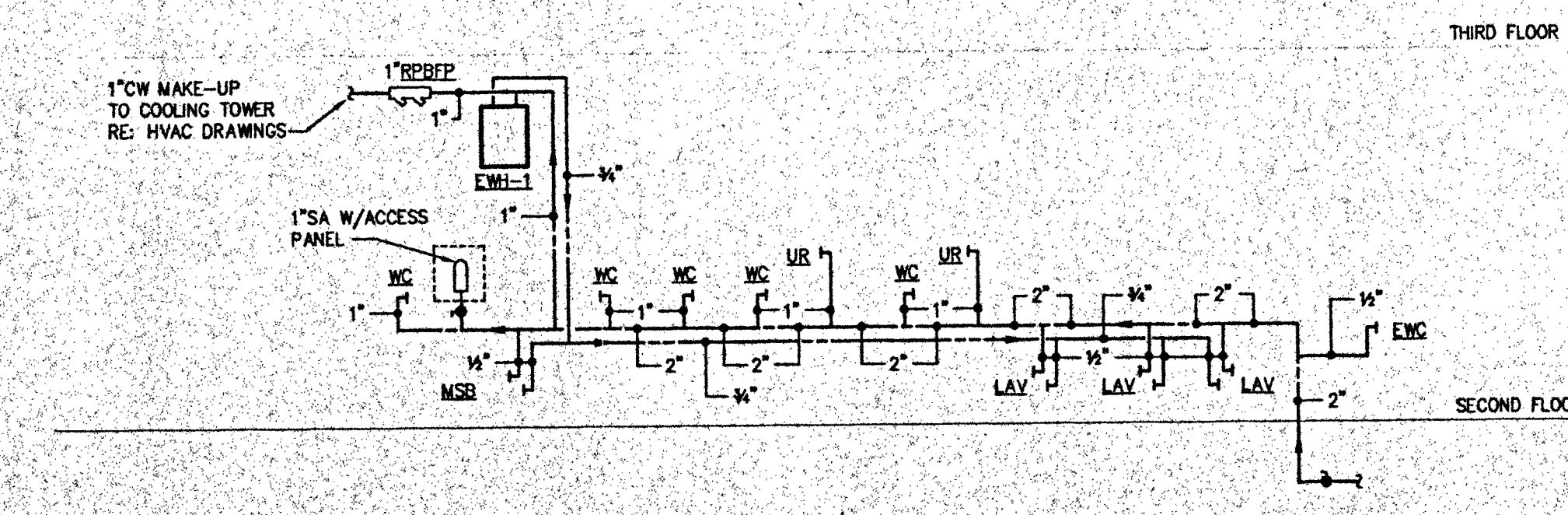
43 of 55 Sheets



**ENLARGED MECHANICAL ROOM PLUMBING PLAN**  
1/4" = 1'-0"

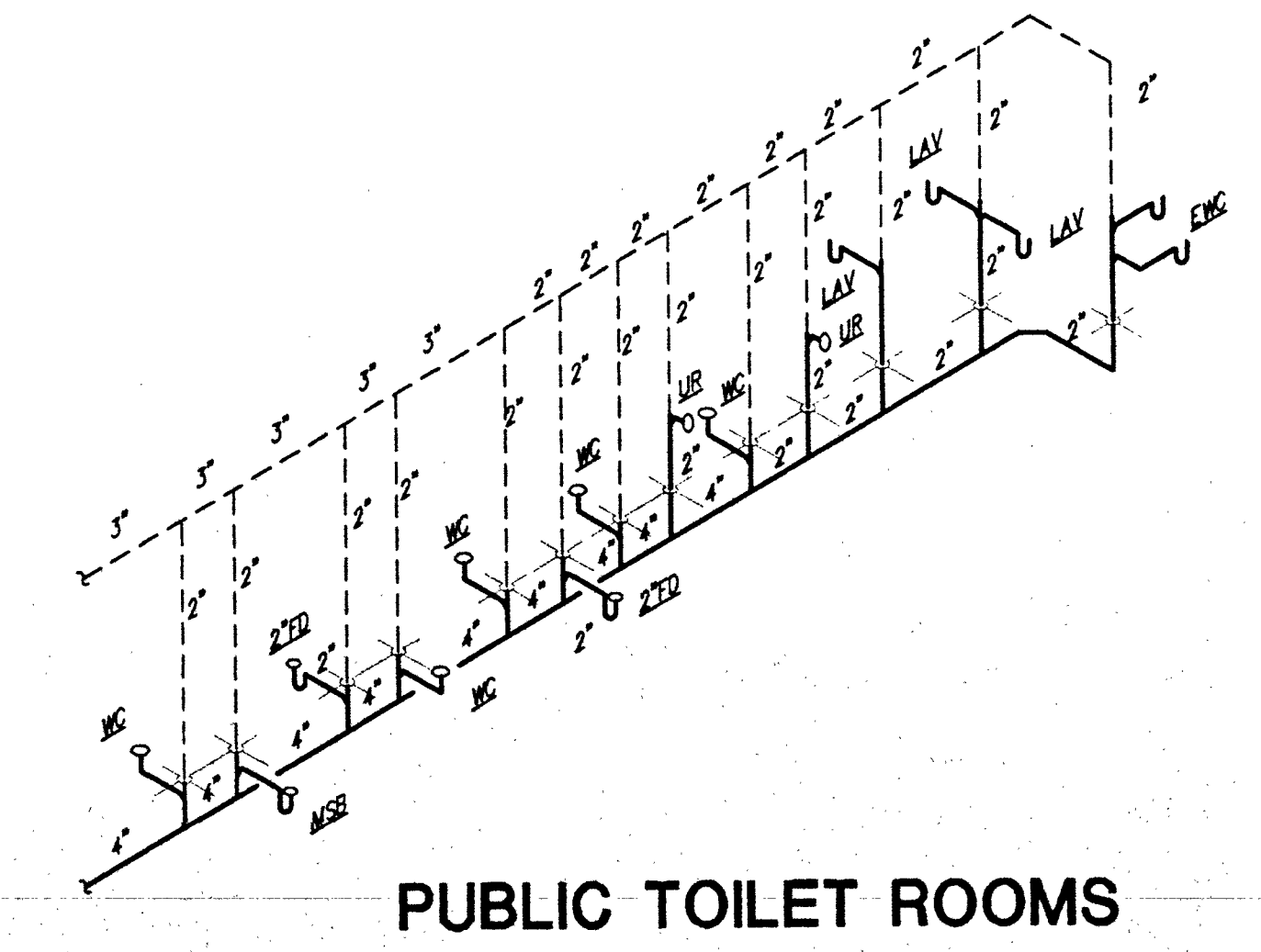


**TYPICAL APARTMENT**

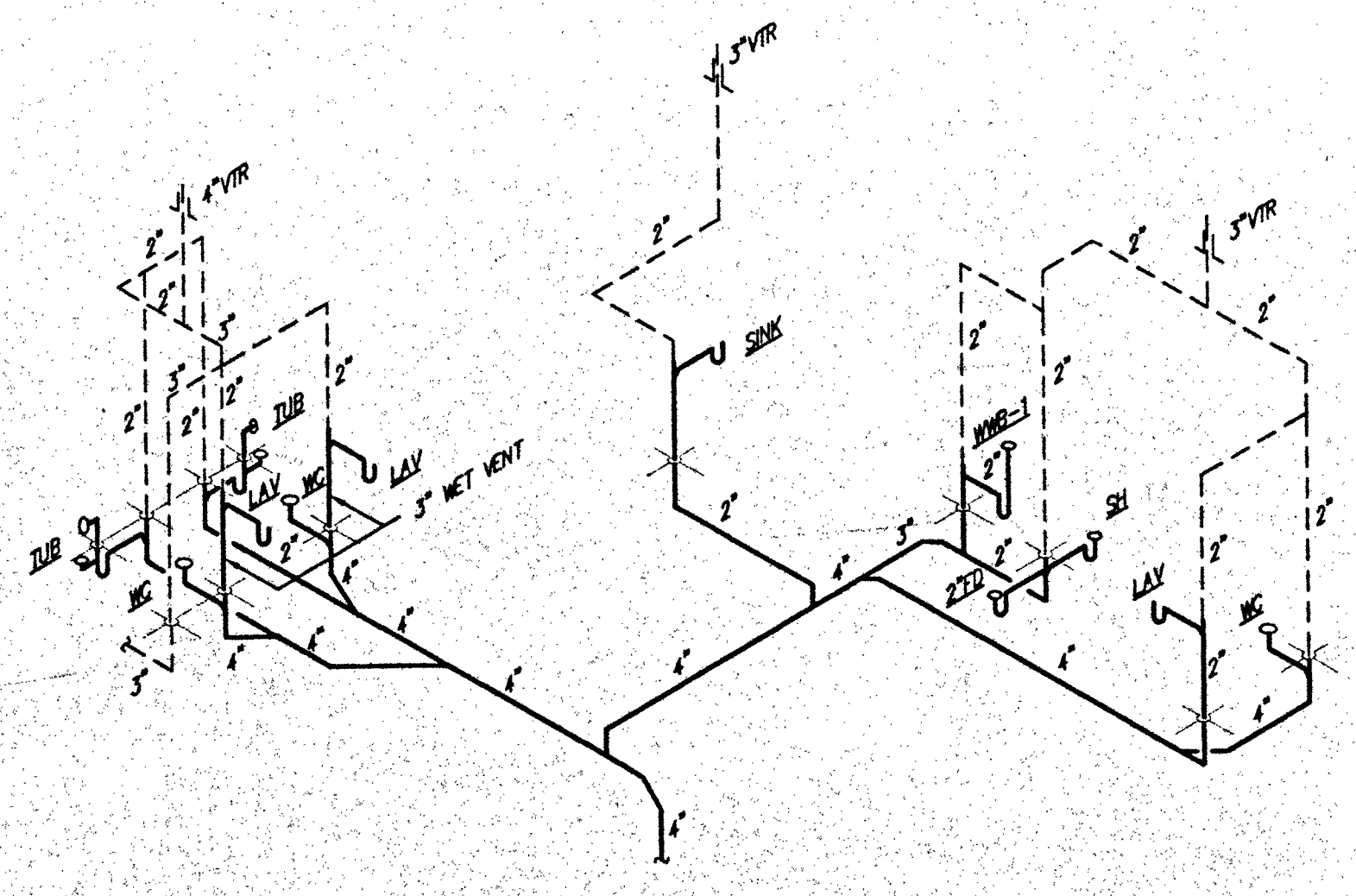


**PUBLIC TOILET ROOMS**

**WATER RISER DIAGRAMS**  
NOT TO SCALE



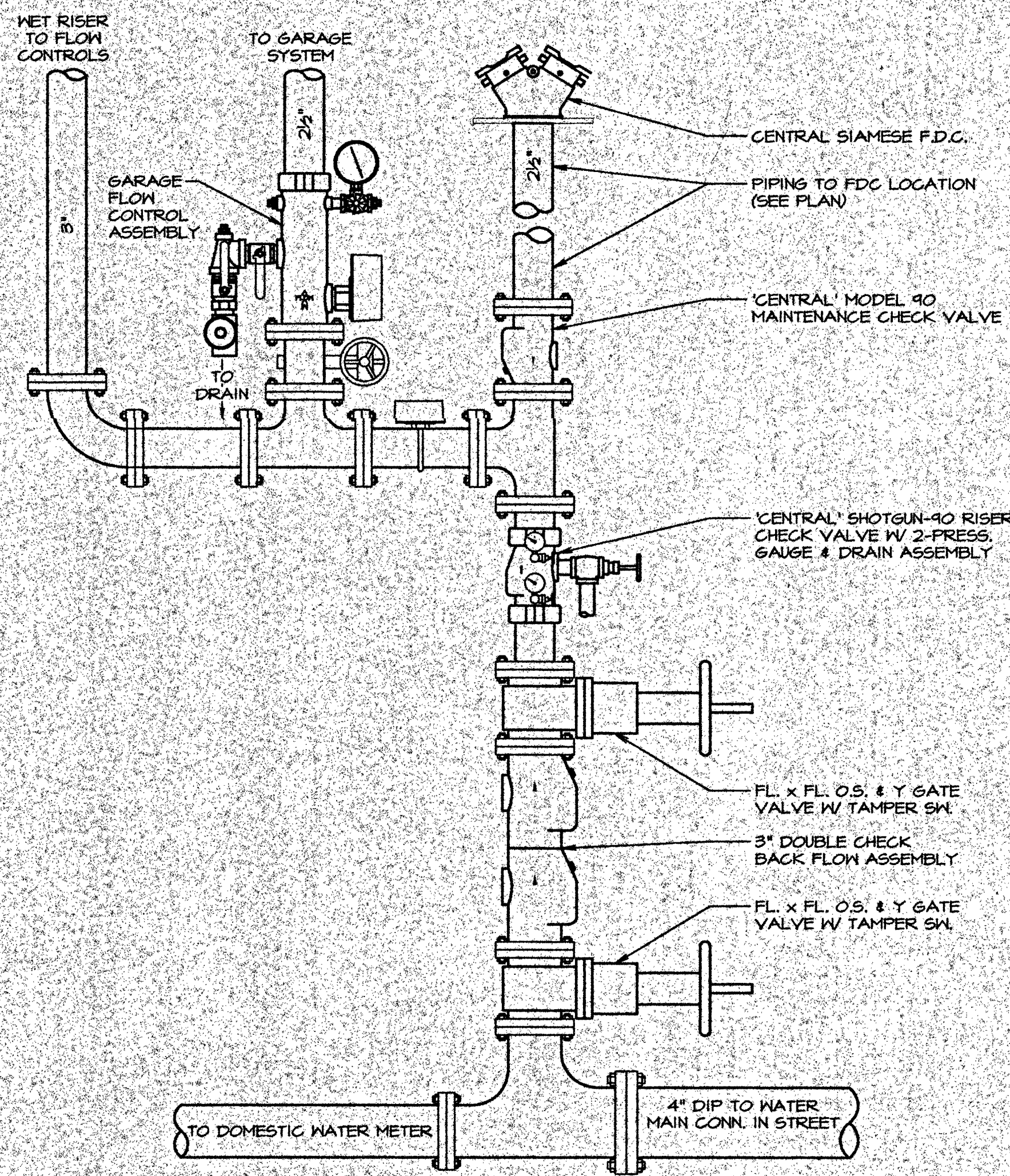
**PUBLIC TOILET ROOMS**



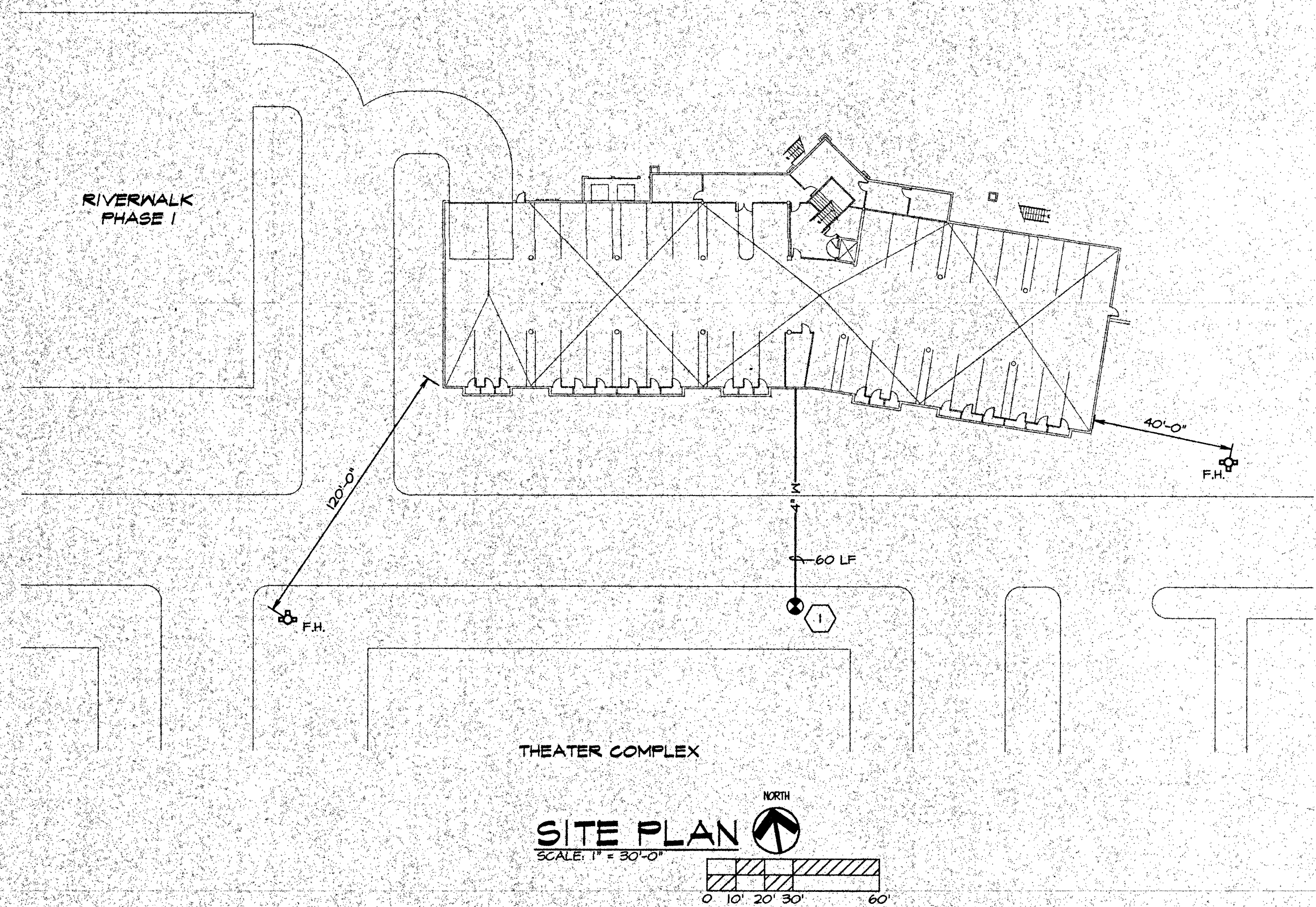
**TYPICAL APARTMENT**

**WASTE AND VENT ISOMETRICS**  
NOT TO SCALE





**RISER DETAIL WATER ENTRY**  
NO SCALE



**SITE PLAN**  
SCALE: 1" = 30'-0"

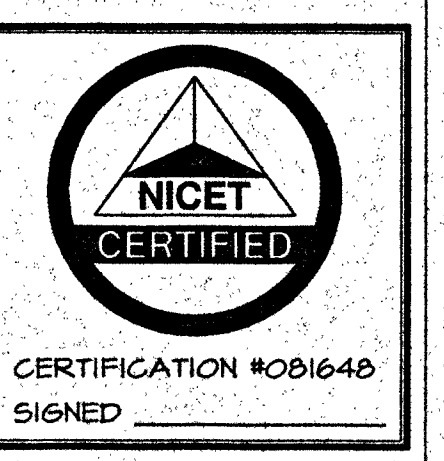
**GENERAL NOTES**

1. F = FIT FITTING
2. A = SLEEVE IN CONCRETE
3. HOLES IN ROOF STEEL BY @.C. AT THE DIRECTION OF STRUCTURAL ENGINEER.
4. FLANGED WATER ENTRY SERVICE, SHALL BE TWO HOLED AND RESTRAINED.
5. ALARM CONTRACTOR TO CONNECT ALL ALARM DEVICES PROVIDED BY FIRE PROTECTION CONTRACTOR.
6. ELEVATOR EQUIPMENT SHALL NOT REQUIRE SHUNT-TRIP FROM SPRINKLER SYSTEM (HEAT DETECTOR AT TOP OF SHAFT).
7. FIRE DEPARTMENT CONNECTIONS SHALL BE SET BETWEEN 30" - 36" A.F.G.
8. HORNSTROBE SHALL BE LOCATED ABOVE FIRE DEPARTMENT CONNECTION AT A MINIMUM OF 1'-0" A.F.G.
9. ALL HANGERS & HANGER SPACING SHALL BE PER NFPA 13.
10. ALL MATERIALS SHALL BE LISTED FOR APPROPRIATE APPLICATION.

No.	Revision	Date

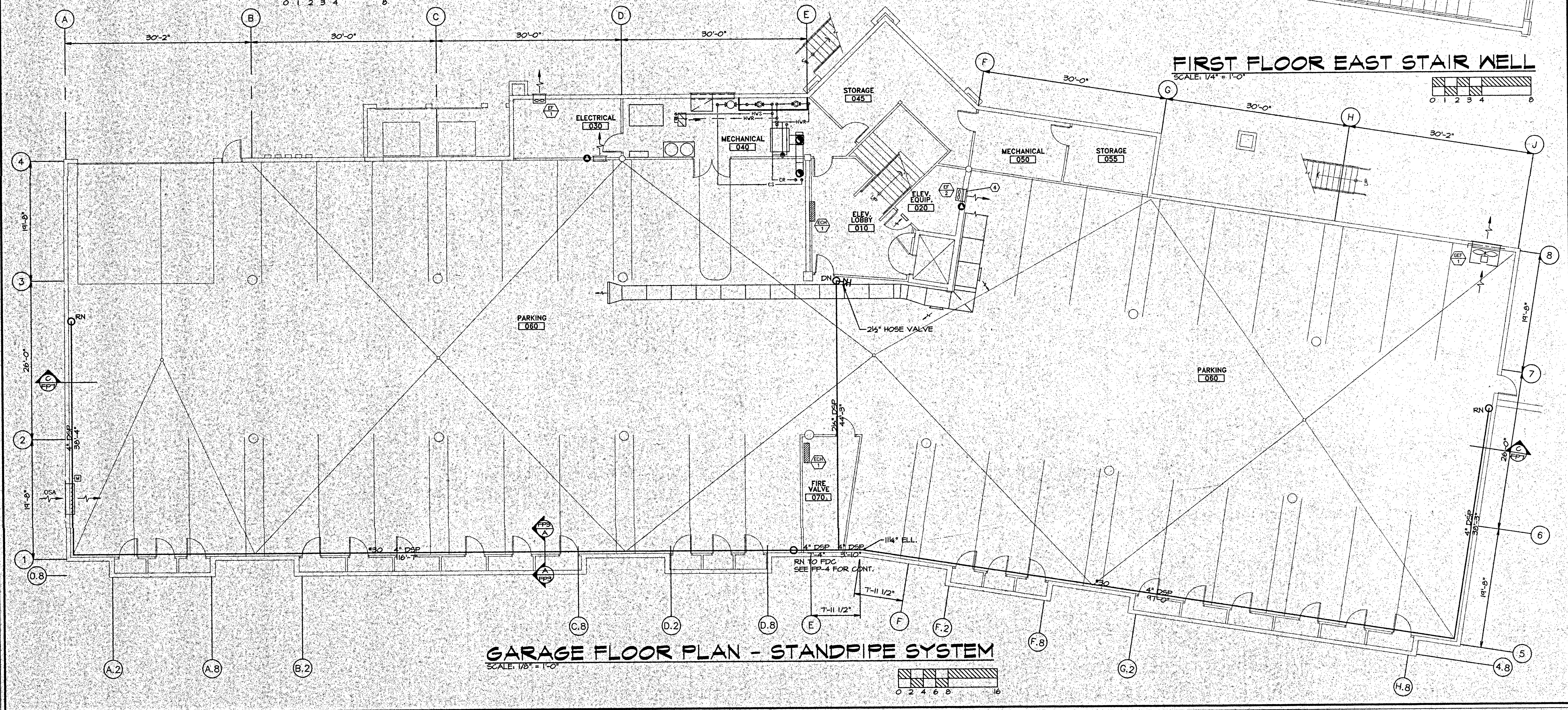
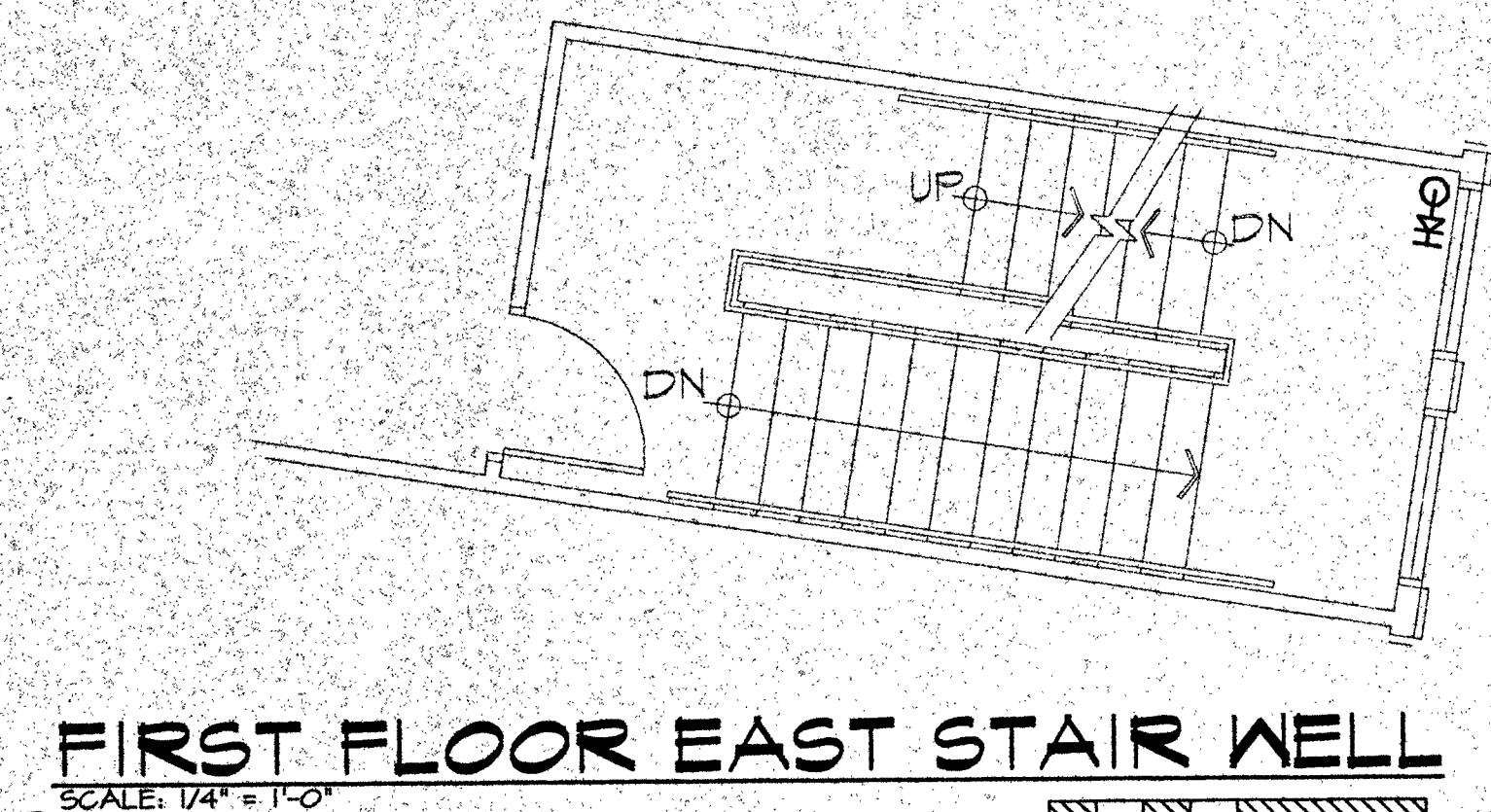
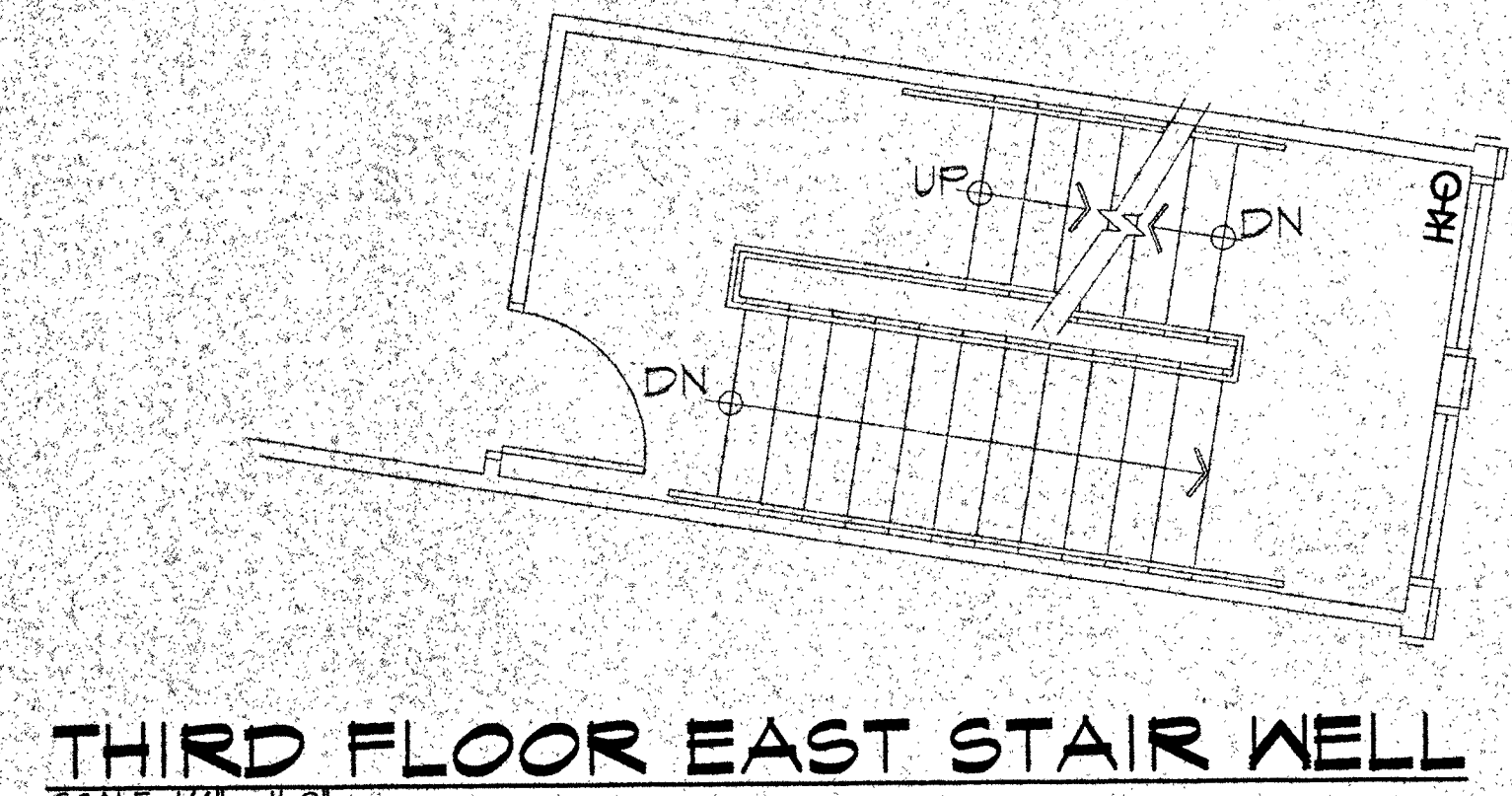
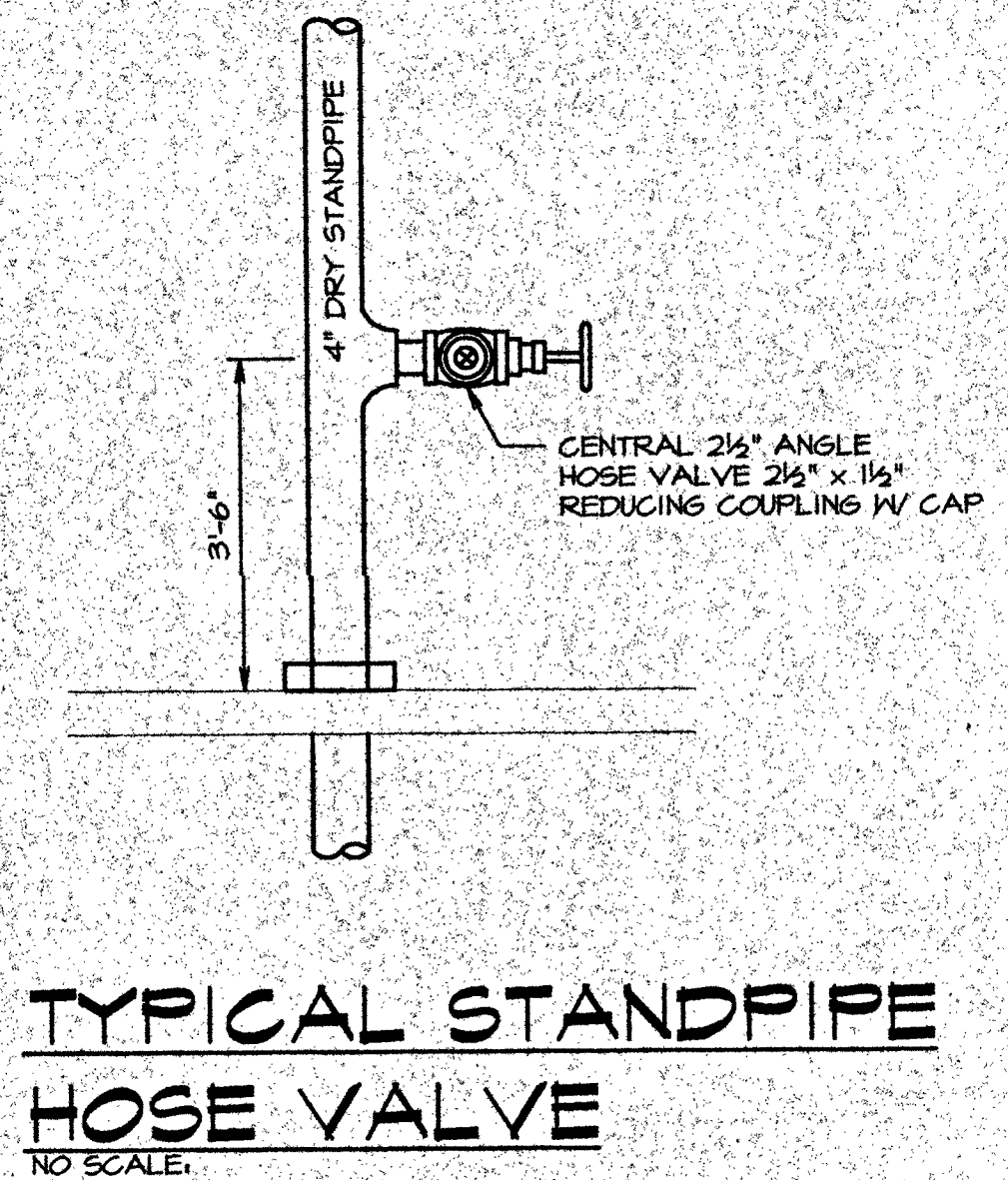
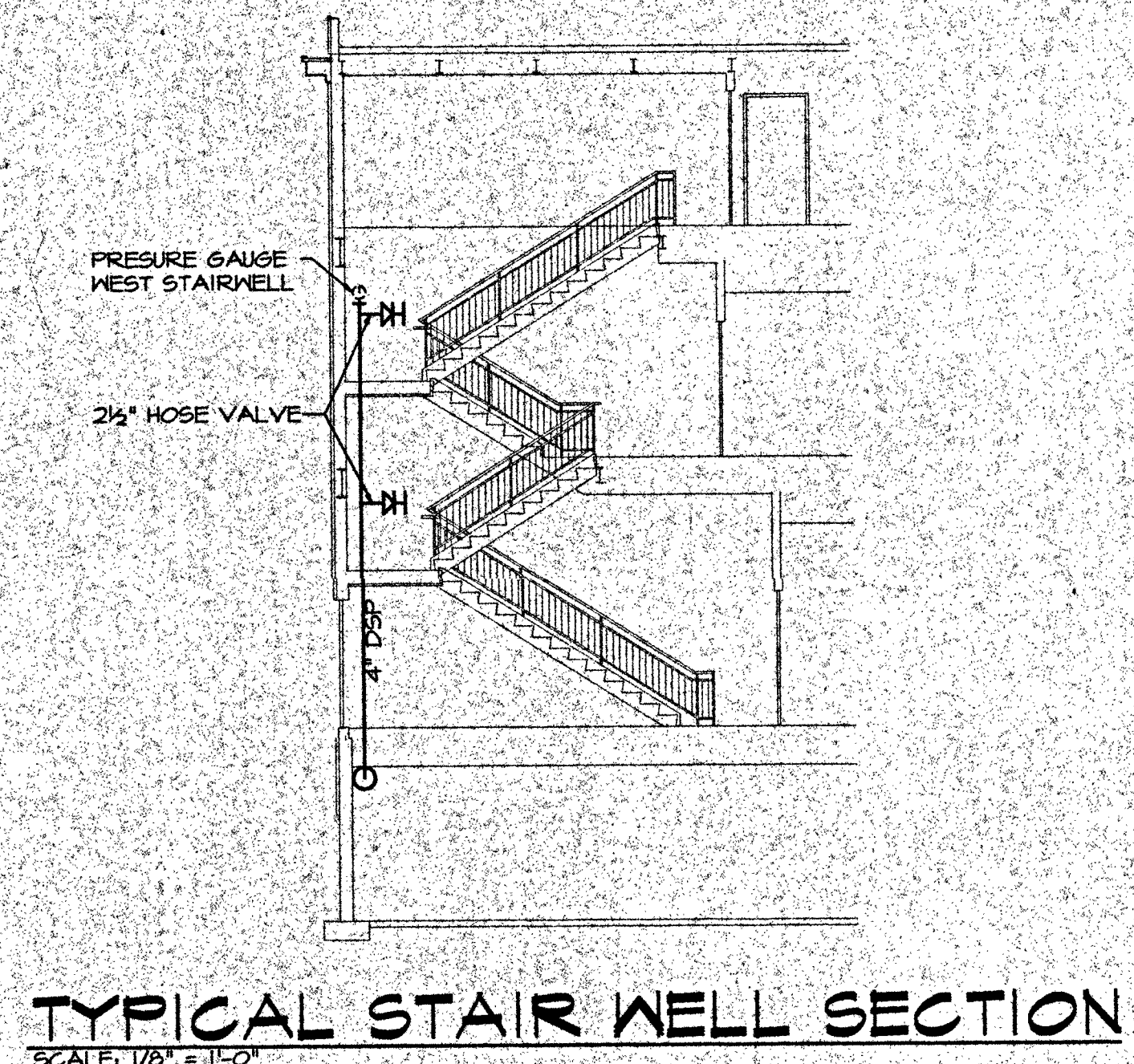
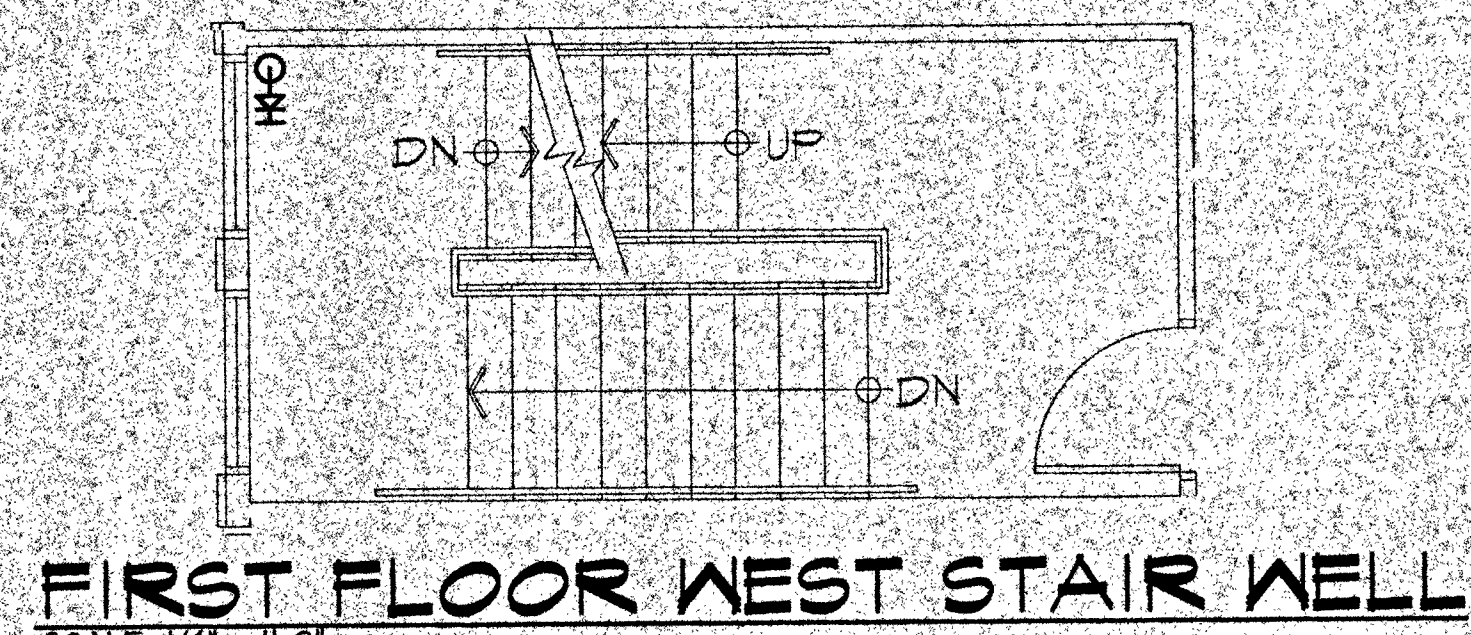
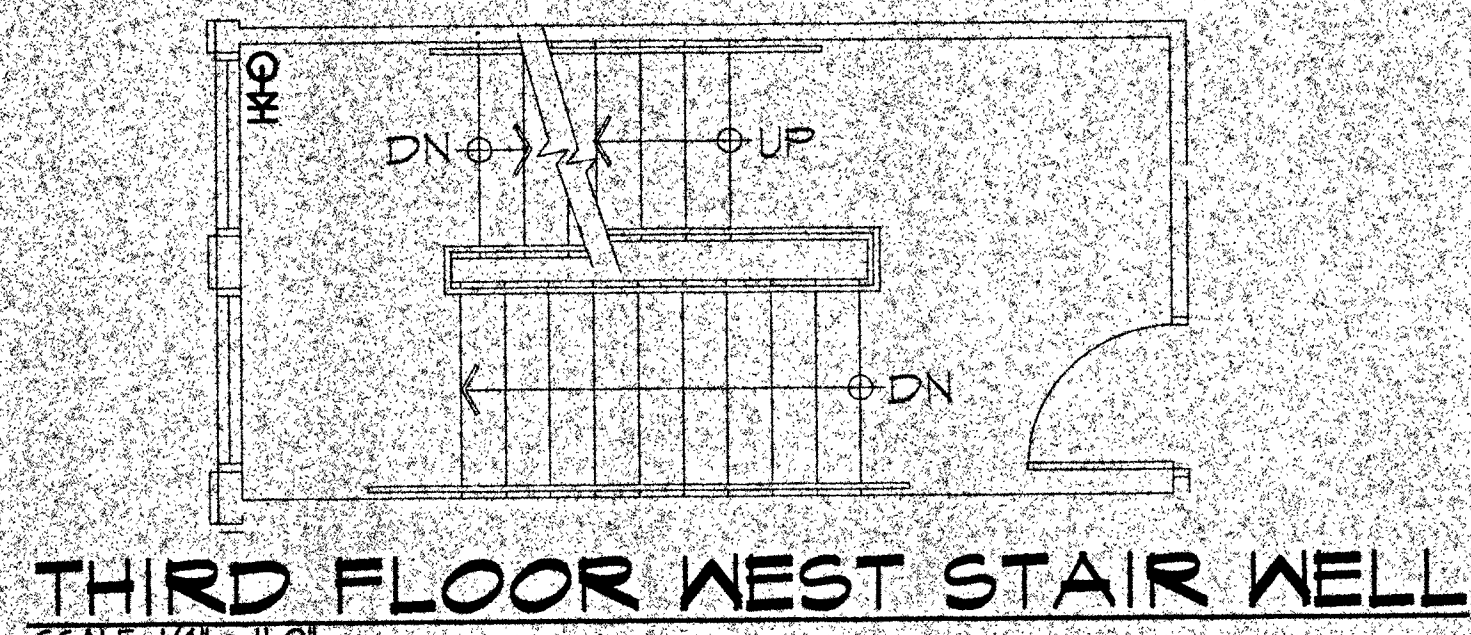
**FIRETECH** P.O. BOX 882136  
STEAMBOAT SPRINGS, COLORADO 80488  
970 879-7952 FAX: 970 879-7926  
"SAFETY BY DESIGN" CONTRACTOR LICENSE #95217

**0097 MAIN STREET, RIVERWALK CENTER, EDWARDS, CO.**  
**SITE PLAN, FIRE SPRINKLER SYSTEM**



Designed	TM
Drawn:	RJB
Checked:	McM
Date:	9/15/98

Sheet  
**FP-1**  
1 OF 7



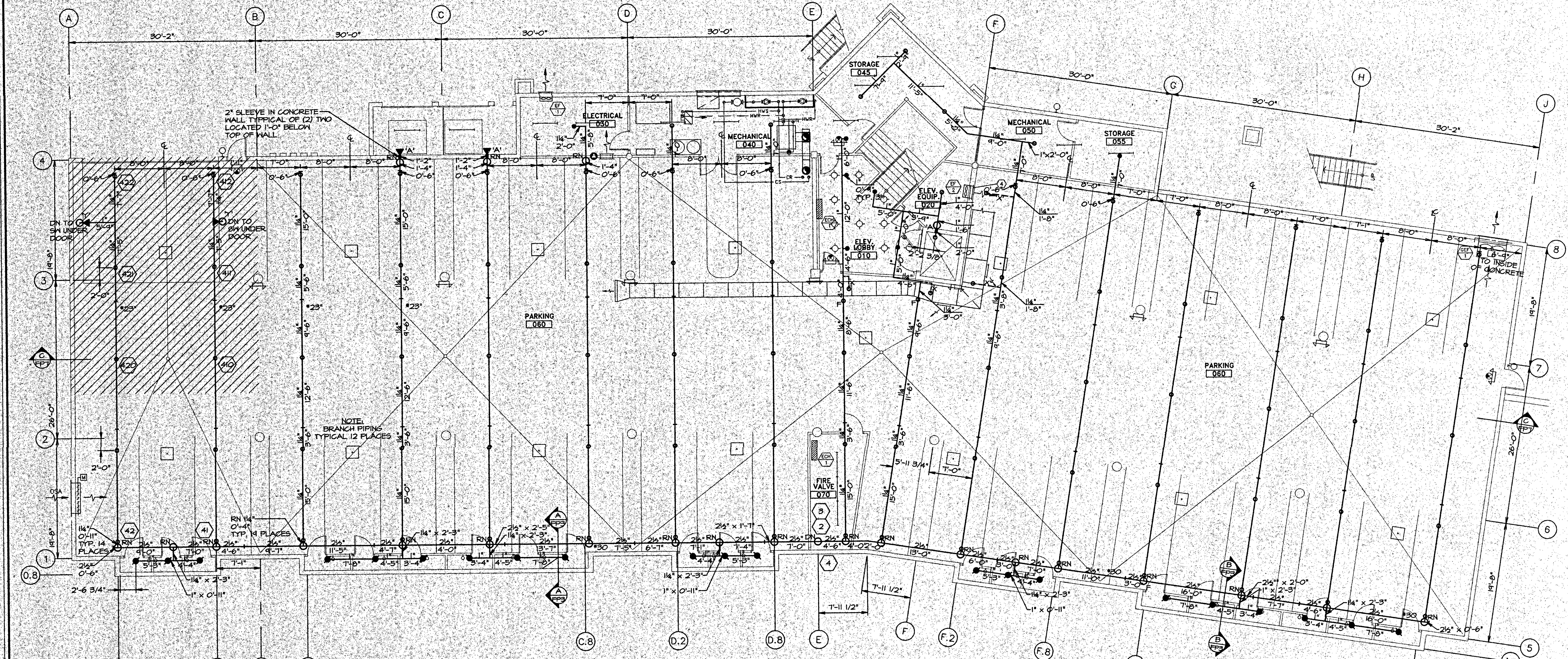
No.	Revision	Date

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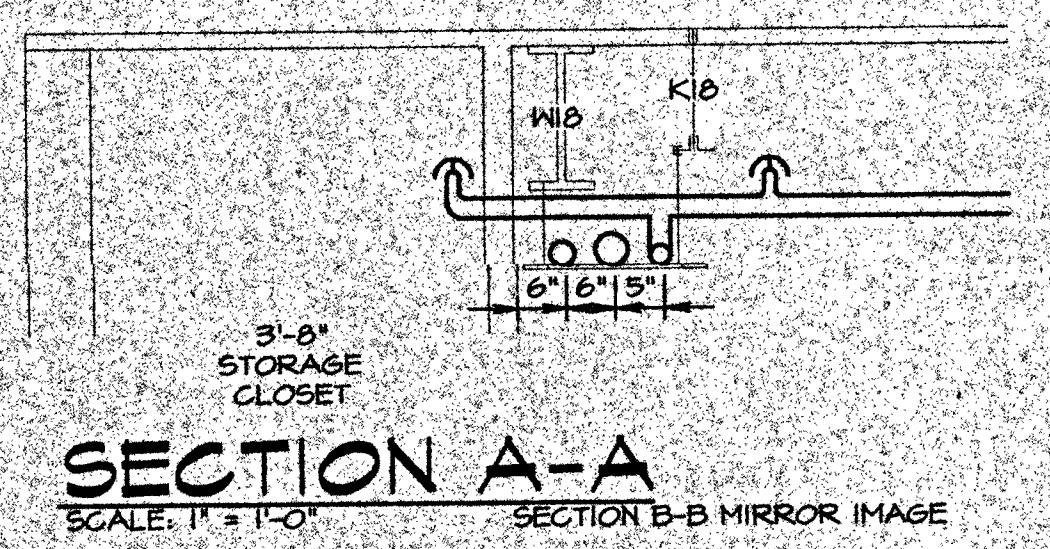
**0097 MAIN STREET, RIVERWALK CENTER, EDWARDS, CO.**  
**GARAGE FLOOR PLAN - STANDPIPE SYSTEM**



Designed:	TM
Drawn:	RJB
Checked:	McM
Date:	9/15/98



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



**HYDRAULIC-SYSTEM**

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC FIRE SPRINKLER SYSTEM.

LOCATION: GARAGE

NO. OF SPRINKLERS: 6

BASIS OF DESIGN DENSITY: 0.15 gpm/sqft

DESIGN AREA: 1536 sqft

SYSTEM DEMAND WATER FLOW RATE: 251 gpm

RESIDUAL PRESSURE: 110 psi

● BASE OF RISER

**HYDRAULIC DATA TEMPLATE**

① HYDRAULIC DATA POINTS

- NOTES:**
- X. ADD HEADS UNDER DUCT TO PROTECT OBSTRUCTED AREAS AS REQUIRED BY NFPA-13
  - Y. COORDINATE SW SPRINKLERS UNDER GARAGE DOOR WITH DOOR INSTALLATION.

**SPRINKLER HEAD SCHEDULE**

SYMBOL	QTY	MFG	MODEL	TYPE	TEMP	K-FACTOR	ORIFICE	REMARKS
○	01	CENTRAL	ELO-16-6BFR	UPRIGHT	200°F	11.4	0.64"	
■	21	CENTRAL	6BOR	UPRIGHT	200°F	5.6	1/2"	
●	1	CENTRAL	6BOR	PEND.	155°F	5.6	1/2"	
▼	2	CENTRAL	6B	SIDEMALL	200°F	5.6	1/2"	
▽	2	CENTRAL	H-I	DRY SIDEMALL	155°F	5.01	1/2"	

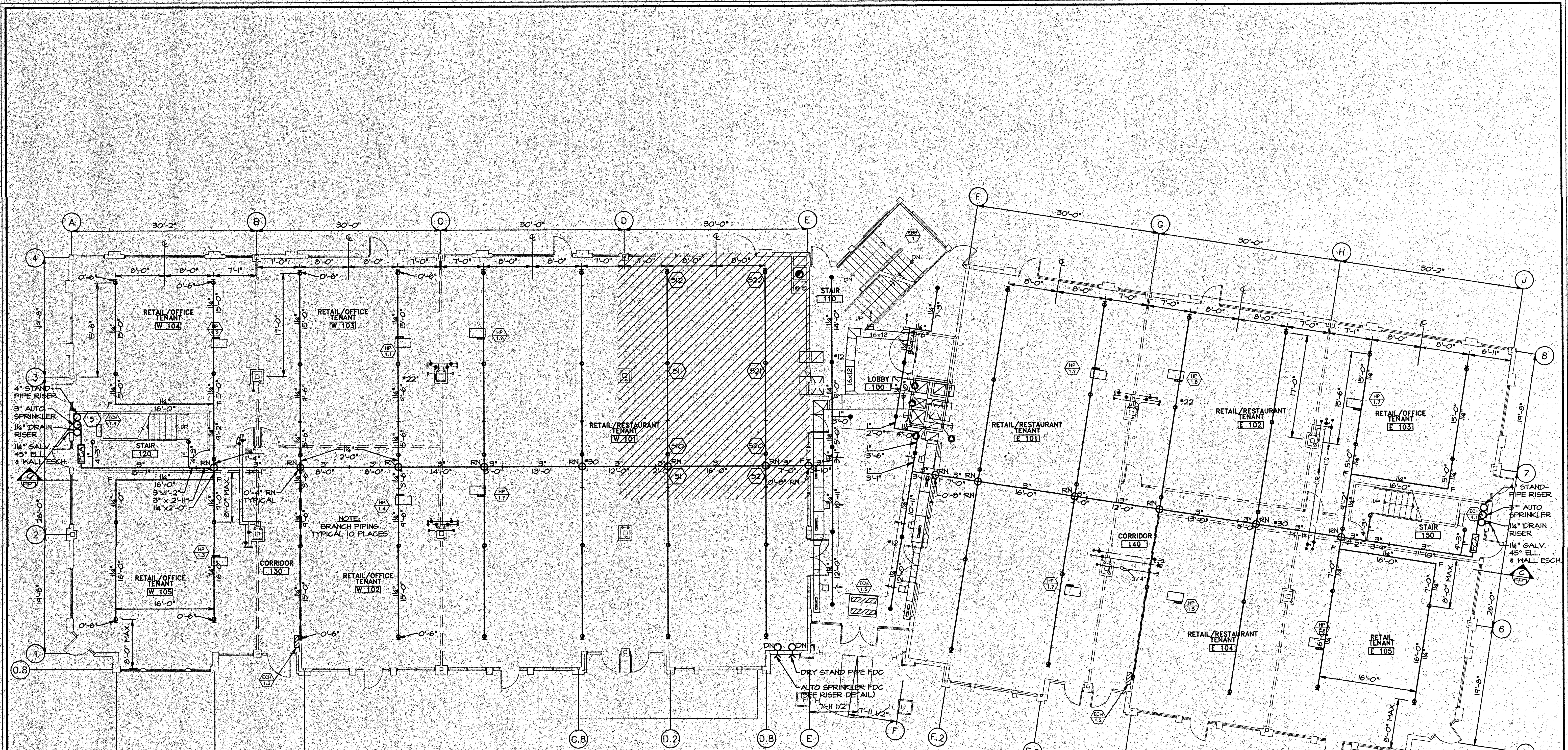
No.	Revision	Date

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**0097 MAIN STREET, RIVERWALK CENTER, EDWARDS, CO.**  
**GARAGE FLOOR PLAN, FIRE SPRINKLER SYSTEM**

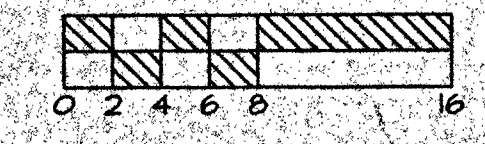


Designed: TM  
Drawn: RJB  
Checked: McM  
Date: 9/15/98



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 \* = DIM. DOWN FROM TOP OF STEEL



**HYDRAULIC SYSTEM**  
 THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC FIRE SPRINKLER SYSTEM.  
 LOCATION: RETAIL 101  
 NO. OF SPRINKLERS: 6  
 BASIS OF DESIGN:  
 DENSITY: 0.20 gpm/sqft  
 DESIGN AREA: 1530 sqft  
 SYSTEM DEMAND: 122.2 gpm  
 WATER FLOW RATE: 421 gpm  
 RESIDUAL PRESSURE: 122.2 psi  
 • BASE OF RISER

**HYDRAULIC DATA TEMPLATE**

HYDRAULIC DATA POINTS

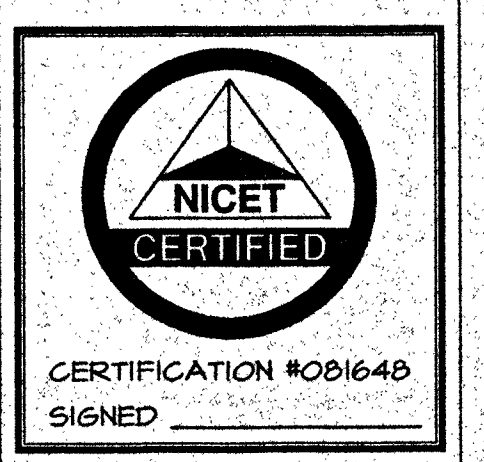
**SPRINKLER HEAD SCHEDULE**

SYMBOL	QTY	MFG	MODEL	TYPE	TEMP	K-FACTOR	ORIFICE	REMARKS
○	71	CENTRAL	ELO-16-GBFR	UPRIGHT	200°F	11.4	0.64"	
●	12	CENTRAL	GB-GR	PEND.	155°F	5.6	1/2"	

No.	Revision	Date

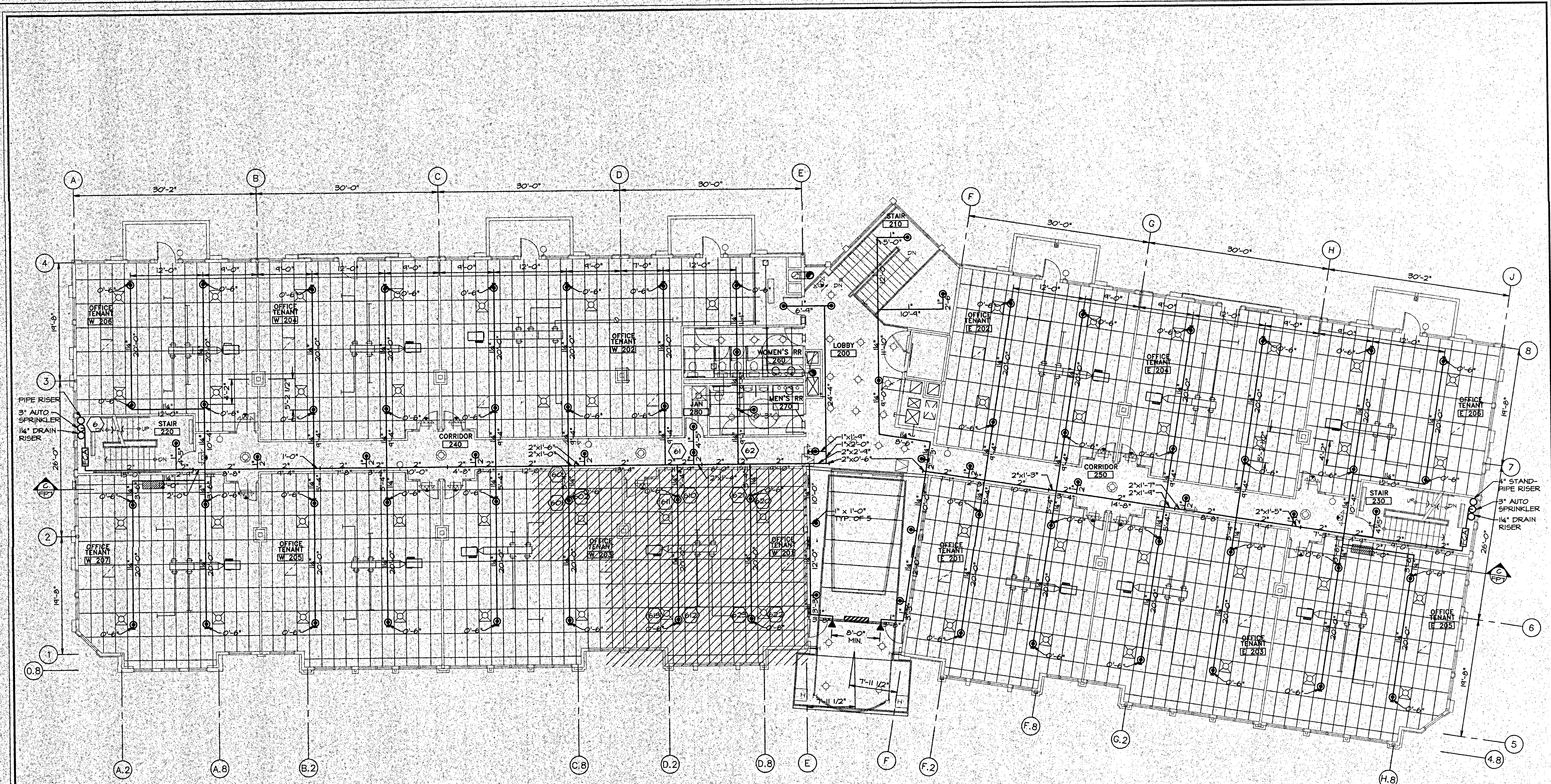
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0097 MAIN STREET, RIVERWALK CENTER, EDWARDS, CO.  
 FIRST FLOOR PLAN, FIRE SPRINKLER SYSTEM



Designed: TM  
 Drawn: RJB  
 Checked: McM  
 Date: 9/15/98

Sheet  
**FP-4**  
 4 OF 7



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**HYDRAULIC SYSTEM**

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC FIRE SPRINKLER SYSTEM.

LOCATION: OFFICE 201

NO. OF SPRINKLERS: 15

BASIS OF DESIGN DENSITY: 0.10 gpm/sqft

DESIGN AREA: 2000 sqft

SYSTEM DEMAND WATER FLOW RATE: 207 gpm

RESIDUAL PRESSURE @ BASE OF RISER: 110.0 psi

**HYDRAULIC DATA TEMPLATE**  
HYDRAULIC DATA POINTS

- NOTES:**
1. FINISHED CEILING HEIGHT 8'-6" A.F.F.
  2. CENTER LINE SPRINKLER PIPING 4'-2 1/2" A.F.F.

SPRINKLER HEAD SCHEDULE								
SYMBOL	QTY	MFG	MODEL	TYPE	TEMP	K-FACTOR	ORIFICE	REMARKS
⊙	80	CENTRAL	68-20-OR	RECESSED PENDANT	135°F	7.5	1 1/32"	
▼	2	CENTRAL	68-SH	CONCEALED PENDANT	155°F	5.6	1/2"	

No.	Revision	Date
1	5 HEAD CALC.	10-6-98

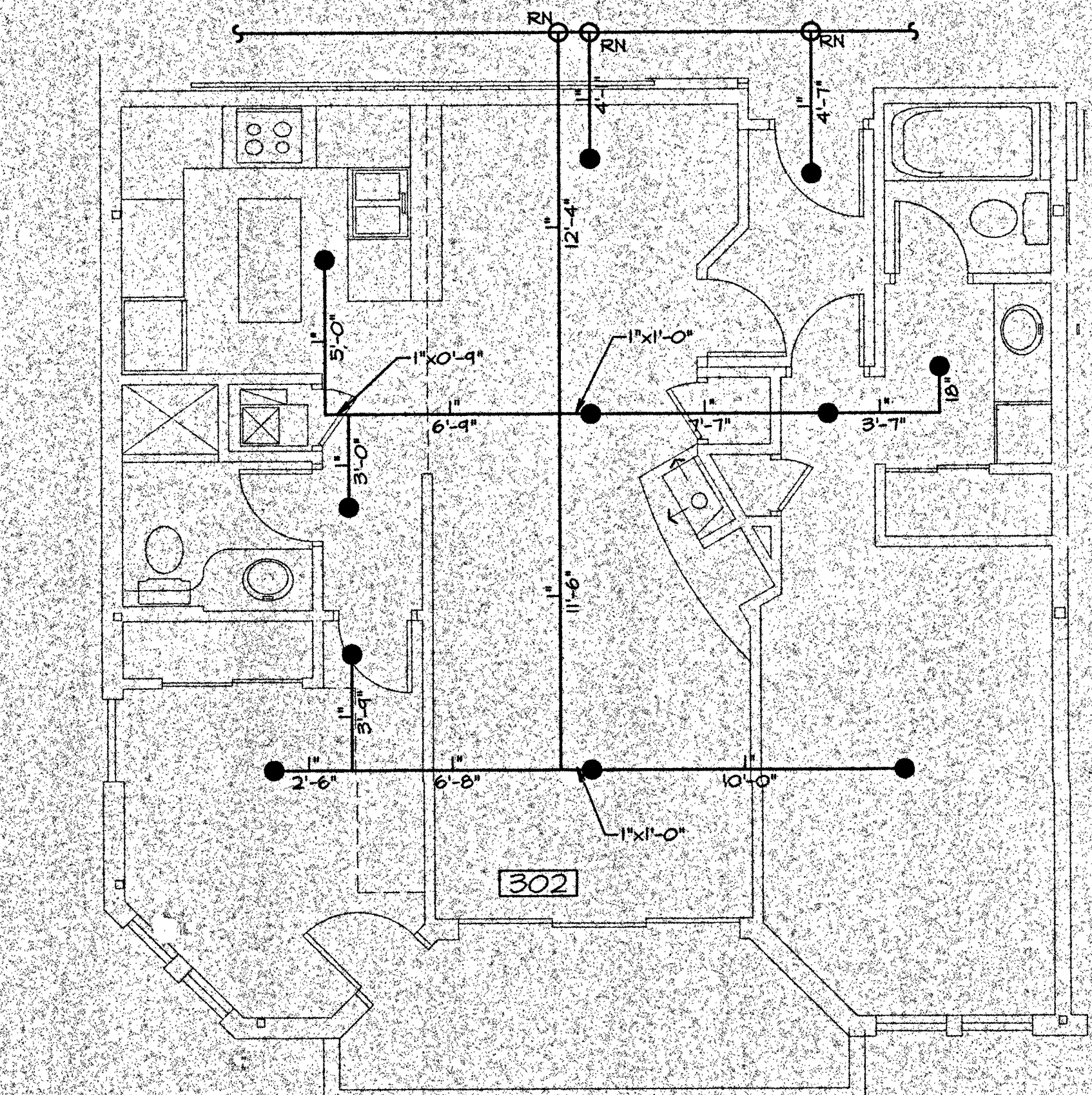
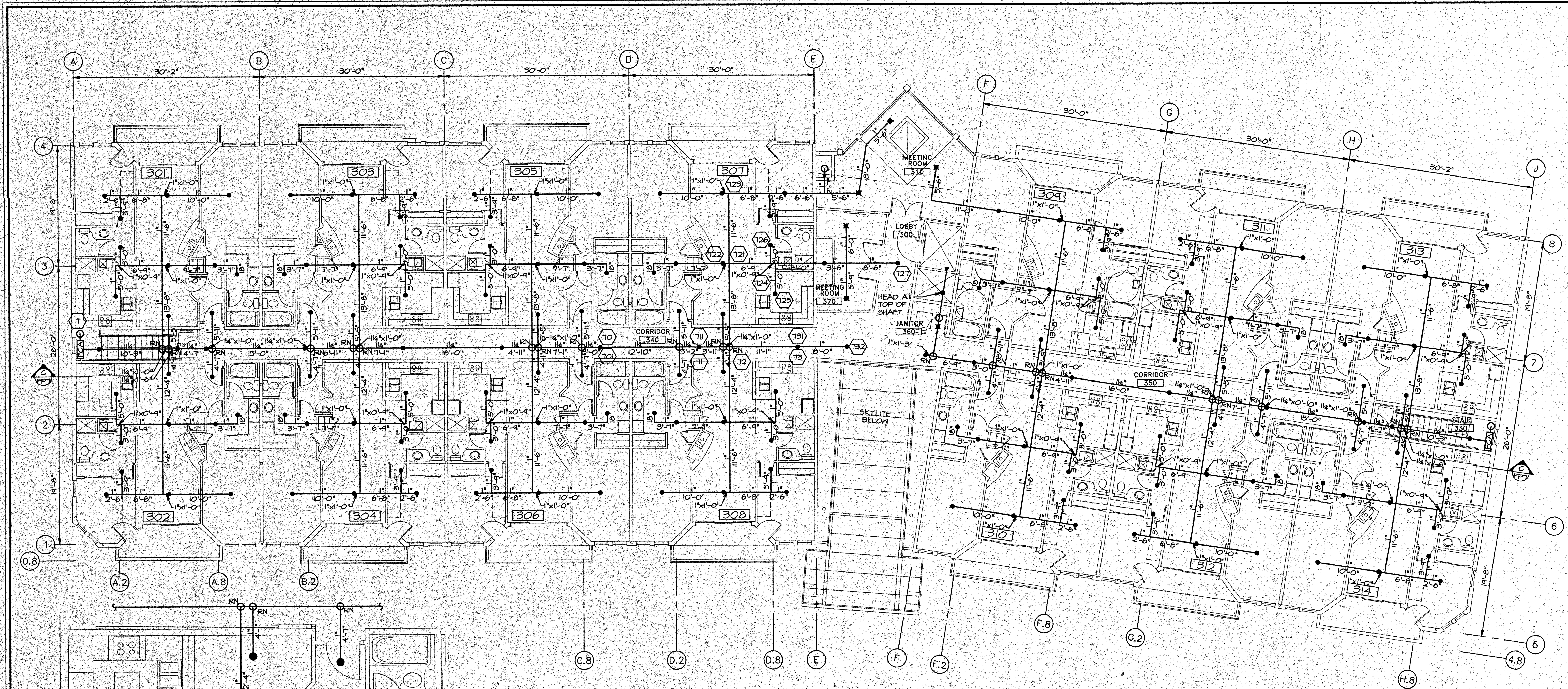
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**0097 MAIN STREET, RIVERWALK CENTER, EDWARDS, CO.**  
**SECOND FLOOR PLAN, FIRE SPRINKLER SYSTEM**



Designed: TM  
Drawn: RJB  
Checked: McM  
Date: 9/15/98

No.	Revision	Date
1	5 HEAD CALC.	10-6-98



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

- NOTES:**
1. ALL CONCEALED PIPING TO BE CPVC.
  2. ALL EXPOSED PIPING TO BE STEEL (STAIRWELLS)

HYDRAULIC-SYSTEM		HYDRAULIC-SYSTEM		HYDRAULIC-SYSTEM	
THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC FIRE SPRINKLER SYSTEM.		THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC FIRE SPRINKLER SYSTEM.		THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC FIRE SPRINKLER SYSTEM.	
LOCATION	UNIT 301	LOCATION	LOBBY 300	LOCATION	LOBBY 300/MALL 340
NO. OF SPRINKLERS	4	NO. OF SPRINKLERS	1	NO. OF SPRINKLERS	15
BASIS OF DESIGN DENSITY	0.51 gpm/sqft	BASIS OF DESIGN DENSITY	0.71 gpm/sqft	BASIS OF DESIGN DENSITY	0.51 gpm/sqft
DESIGN AREA	1024 sqft	DESIGN AREA	256 sqft	DESIGN AREA	1280 sqft
SYSTEM DEMAND WATER FLOW RATE	54.2 gpm	SYSTEM DEMAND WATER FLOW RATE	10.4 gpm	SYSTEM DEMAND WATER FLOW RATE	74.0 gpm
RESIDUAL PRESSURE @ BASE OF RISER	113 psi	RESIDUAL PRESSURE @ BASE OF RISER	50.2 psi	RESIDUAL PRESSURE @ BASE OF RISER	12.0 psi

**HYDRAULIC DATA TEMPLATE**

1 HYDRAULIC DATA POINTS

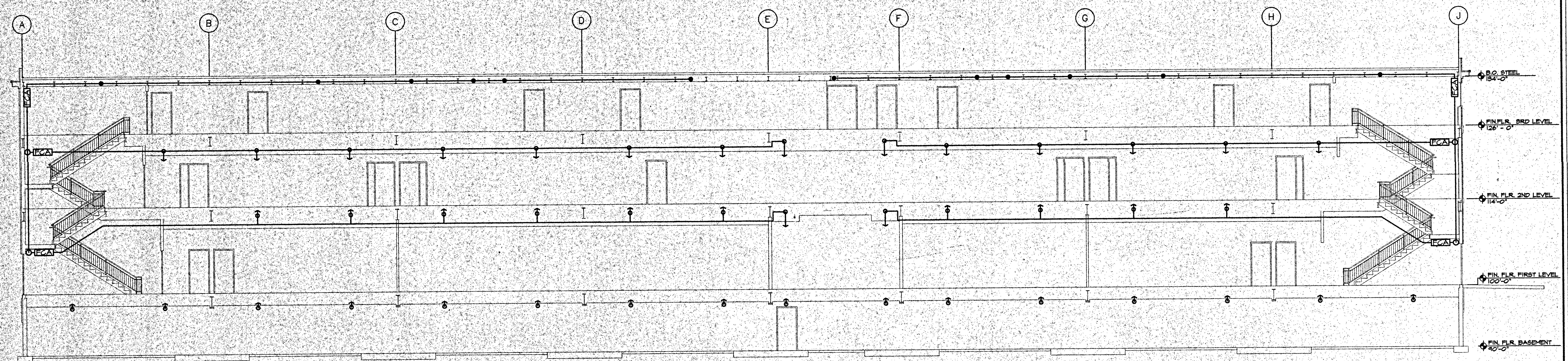
**SPRINKLER HEAD SCHEDULE**

SYMBOL	QTY	MFG	MODEL	TYPE	TEMP	K-FACTOR	ORIFICE	REMARKS	DENSITY
●	171	CENTRAL	OPTIMA	RES. CONC. PENDANT	160°F	4.3	1/8"	SINGLE HEAD FLOW, 18 GPM @ 15.4 PSI	16x16 0.10
■	6	CENTRAL	6B4	CONC. PENDANT	155°F	5.6	1/2"	MULTI HEAD FLOW, 13 GPM @ 9.6 PSI	16x16 0.091
●	2	CENTRAL	6B	UPRIGHT	200°F	5.6	1/2"		
▼	1	CENTRAL	6B	SIDEWALL	200°F	5.6	1/2"		

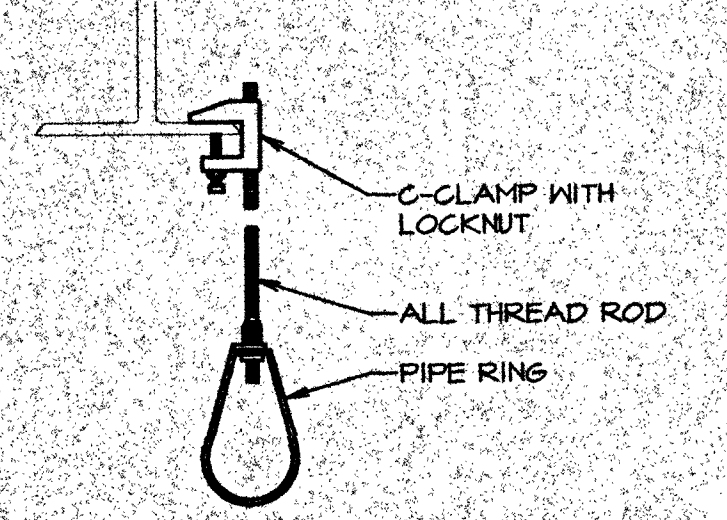
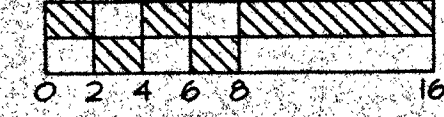
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**0097 MAIN STREET, RIVERWALK CENTER, EDWARDS, CO.**  
**THIRD FLOOR PLAN, FIRE SPRINKLER SYSTEM**



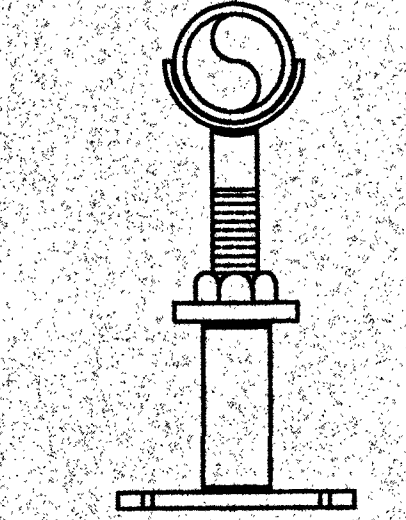
Designed: TM  
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 Date: 9/15/98



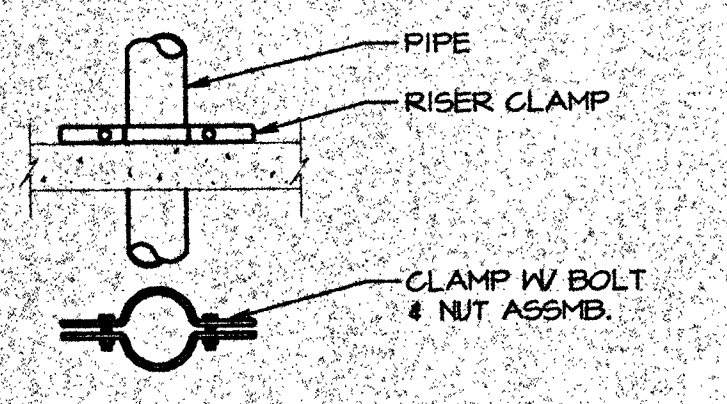
**BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



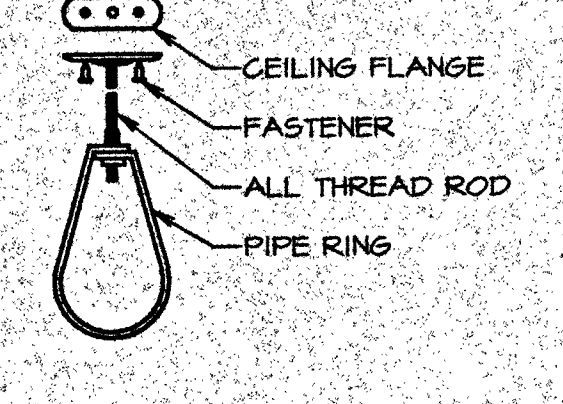
**C-CLAMP HANGER**  
NO SCALE



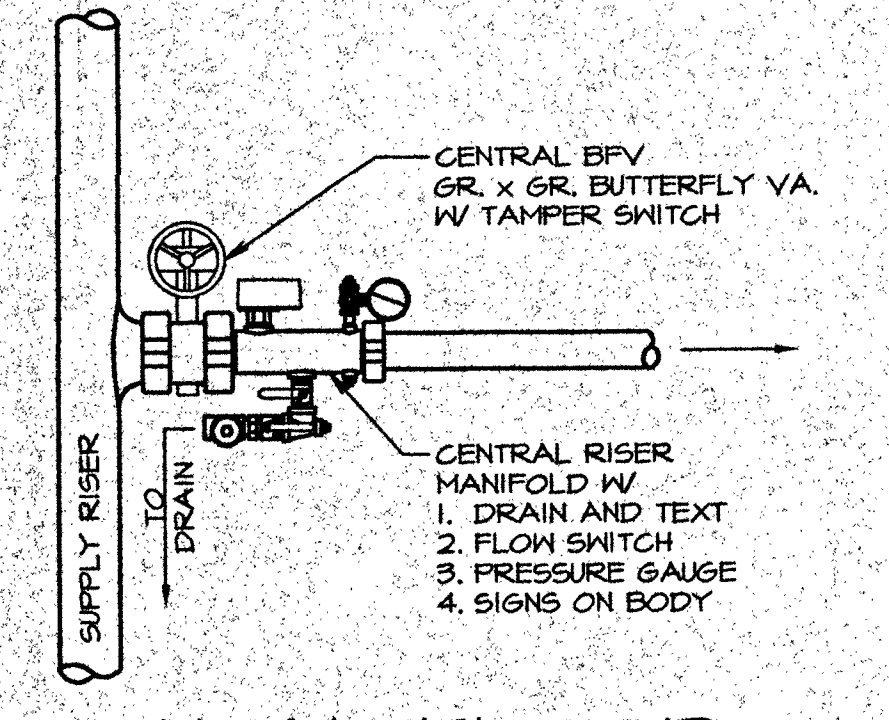
**PIPE STAND**  
NO SCALE



**RISER CLAMP**  
NO SCALE

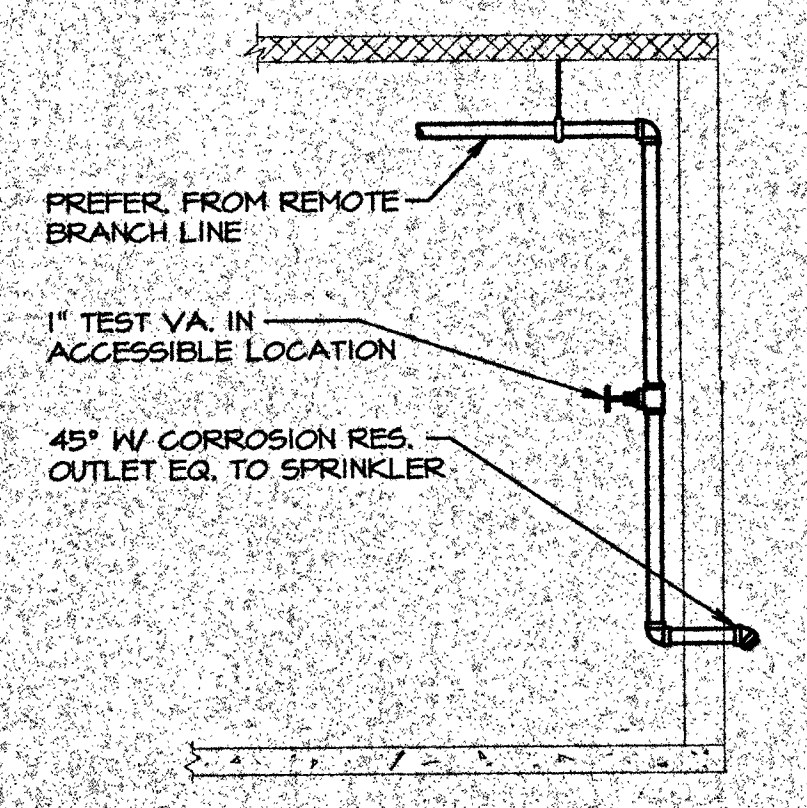


**CEILING FLANGE HANGER**  
NO SCALE

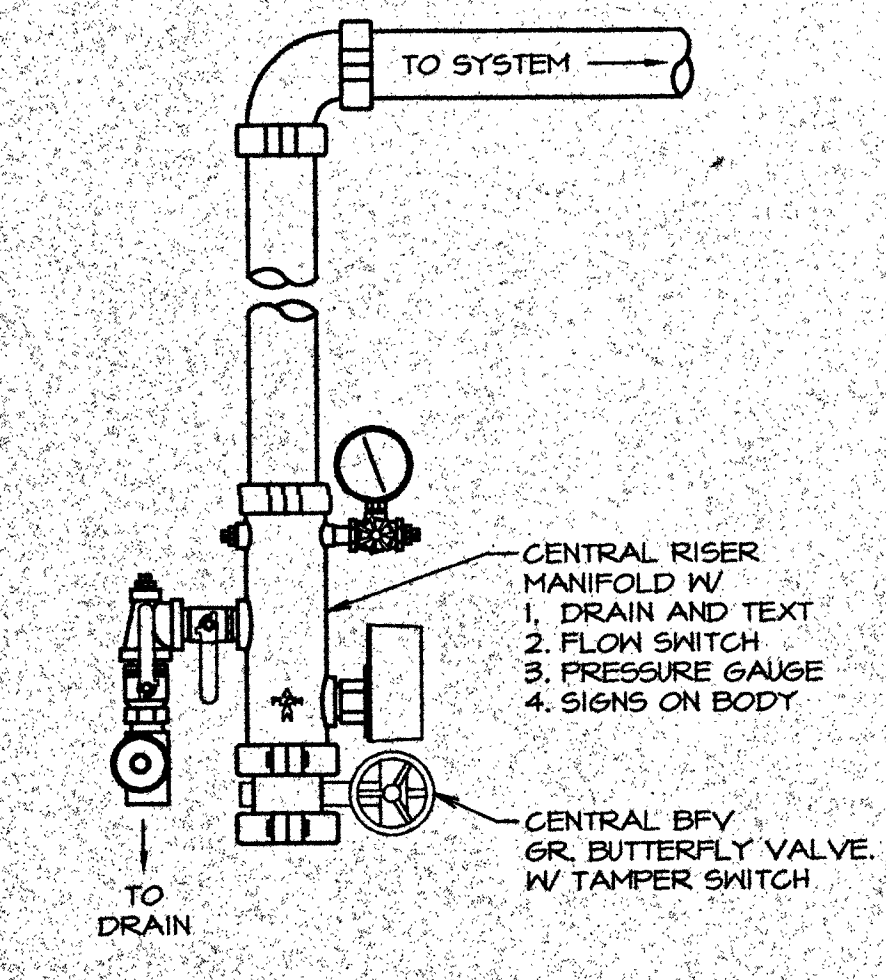


**HORIZONTAL FLOOR CONTROL ASSEMBLY**  
NO SCALE

NOTE:  
ALL HANGERS AND HANGER SPACING SHALL BE PER NFPA-13



**NET PIPE SYSTEM TEST CONNECTION**  
NO SCALE



**FLOOR CONTROL ASSEMBLY**  
NO SCALE

No.	Revision	Date

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**0097 MAIN STREET, RIVERWALK CENTER, EDWARDS, CO.**  
**DETAILS, FIRE SPRINKLER SYSTEM**



Designed	TM
Drawn	RJB
Checked	McM
Date	9/15/98

Sheet  
**FP-7**  
7 OF 7

DIVISION 16 GENERAL ELECTRICAL NOTES:

- 1. Refer to contract documents for additional requirements.
2. Drawings and specifications for the electrical work are intended to describe a complete electrical system; omission of minor items obviously necessary to accomplish the above intent shall not relieve the contractor from furnishing and installing same.
3. Prior to any work being performed under this division examine existing architectural, structural, and mechanical, drawings, specifications, and conditions, and if any discrepancies occur between them and the electrical drawings and specifications, report same to the Engineer in writing and obtain written instructions for the work.
4. Electrical drawings are diagrammatic but shall be followed as closely as actual construction of the building will permit.
5. Protect building integrity. Do not compromise any building structural component. Obtain the approval of a qualified structural engineer prior to penetrating structural beams or other critical component.
6. The electrical system required for this work is to include, but is not necessarily limited to:
1.) Secondary electrical service to a point of connection with the serving utility company and all necessary service and metering equipment.
2.) Complete feeder system to new branch circuit equipment.
3.) Complete branch circuit wiring for lighting, motors, receptacles, junction boxes, and similar uses.
4.) Lighting fixtures, wall switches, receptacles and similar items.
5.) Service entrance, wiring, and outlets for telephone system.
6.) Service entrance, wiring and outlets for cable TV system.
7.) Lighting loads in wall-to-wall areas of the electrical contractor shall conform that no loads exceed the maximum allowed on any affected circuit.
8.) DO NOT SCALE DRAWINGS. All site specific conditions and dimensions to be contractor certified prior to commencement of work. Contractor assumption of all responsibility is here inferred and any interpretation of drawings is to be confirmed by designer.
9.) All work must be within complete accordance with all codes, regulations, laws, industry standards and requirements of all governing authorities having jurisdiction over this work, including local ordinances and in accordance with the requirements.
10. It is the intent of these drawings and specifications to establish a standard of quality. The Engineer reserves the right to take exceptions to approve methods and materials not reflected herein.
11. Install lighting in the quantity and location as per the Owner's and Architect's requirements.
12. Install exterior building lighting outlets and fixtures per Owner and Architect's preference.
13. Confirm electrical requirements for all division 15 equipment.
14. All utilization equipment.
15. All mechanical equipment control and interface requirements including starters, disconnect switches and protection.
16. Carbon monoxide system and its installation.
17. Contractors bidding this work must make reasonable allowances for unseem conditions.
18. Work shall be performed in a workmanlike manner to the satisfaction of the Owner and Authority Having Jurisdiction. Labor, materials, and equipment shall conform to the latest applicable editions of local, State of Colorado, and national codes and ordinances. If a conflict between those publications exists, the most stringent requirement shall apply.
19. Notify proper authorities when work is ready for inspections required by applicable codes, rules and regulations, allowing sufficient time for inspections to be made without hindering progress of the work. Furnish the Owner copies of inspection certificates of acceptance.
20. Upon completion of all work and adjustment of all equipment, provide complete operational tests of all electrical equipment provided under this division.
21. WARRANTY: Refer to contract documents.
22. Comply with requirements of Underwriter's Laboratories for all items installed for which U. L. standards have been established.
23. Provide record drawings to Owner. Drawings shall include all addendum items, change orders, alterations, re-routings etc.
24. Systems shall be tested for proper operation. If tests at work are defective, Contractor shall make corrections necessary at no cost to Owner.
25. Systems shall be complete, operable and ready for continuous operation prior to acceptance by the owner.
26. Fire stop at all penetrations through fire rated assemblies with equivalent rated methods.
27. Install outlets for garage door opener - outlets for authorization security terminal and inside for automobile sensors and motor drive.
28. Provide and install residential unit smoke detectors and alarms in accordance with the requirements of NFPA 72 National Fire Alarm Code, and ADA.
29. Dwelling unit smoke alarms shall be 120 VAC with battery backup and false alarm "hush" control. Units for hearing impaired shall have ADA approved strobes interconnected.
30. Electric clothes dryers or washer/dryer combination units shall not exceed 5000 volt amps by nameplate rating in any one dwelling unit.
31. The Eagle County Building Resolution requires not more than 8 receptacle outlets on 15 amp branch circuits, and 10 receptacle outlets on 20 amp branch circuits. There shall be no more than four (4) duplex receptacles on the same appliance branch circuits.
32. Coordinate the location and space required for all switch and outlet boxes with framing members and trim finish to insure adequate space for all design elements.
33. Installation of recessed lighting fixtures must not compromise rating of ceiling floor assemblies. Confirm acceptable installation methods with authorities having jurisdiction.
34. All IC rated recessed lighting fixtures are to be "tented" with 5/8 inch type x drywall to maintain fire rating of assembly.
35. Recessed light fixtures in first floor lobby shall be installed in rated ceiling floor assembly must be tented with 5/8" type x drywall to maintain fire assembly rating.
36. Locate CATV and Telephone service primary connections in common area within each dwelling entry closet.
37. All Power and Class 1 circuits to run in EMT minimum.
38. All utilization equipment shall be specified to operate on available system voltages.
39. All tenancies and dwellings with multiple phase loads at 120 VAC and 208 VAC.
40. Three Phase 208-120 will be available for house loads in the boiler room and on the roof top.
41. All equipment with motors operating above 115 VAC shall be specified with NEMA-200 motors only. If any 200-230/460 volt motors require application, additional charges will be assessed for voltage boosting transformer installations.
42. All Division 15 fire/smoke dampers shall be specified as 24 VAC operated units to be controlled directly by the Main Fire Alarm Panel.
43. In addition to the requirements of electrical codes and the Authority Having Jurisdiction may present additional requirements for electrical installations. Such additional requirements may increase the scope of work beyond this design and require additional materials and services.
44. As of the date of this drawing release, requested coordination has not been received from the Mechanical Engineering company nor the Architect which may result in electrical additions or deletions and/or additional design services.

ELECTRIC FIXTURE SCHEDULE

NOTE: NOT ALL FIXTURES SPECIFIED BELOW ARE USED IN THE PROJECT

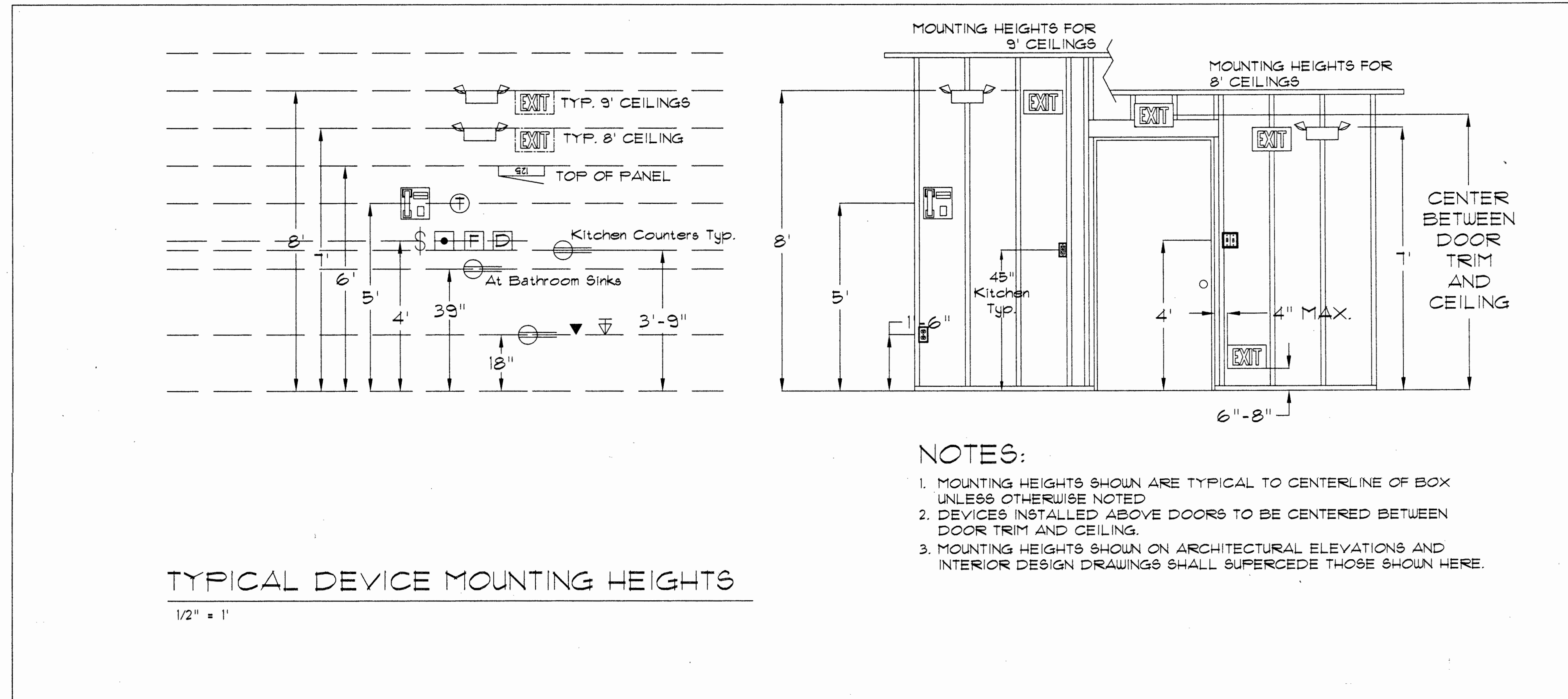
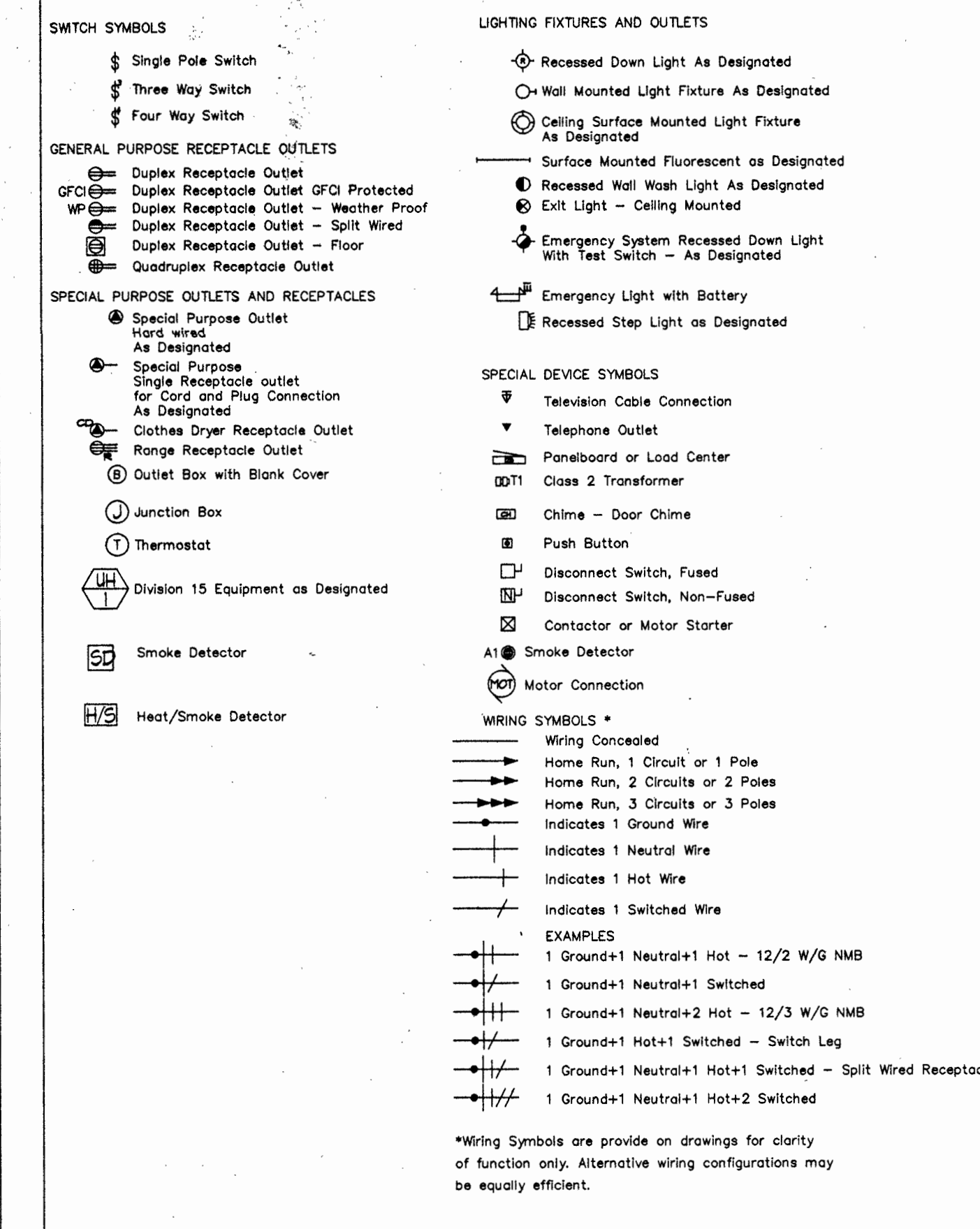
Table with columns: QTY, CODE, DESCRIPTION, MANUFACTURE, MODEL, FINISH, COLOR, LAMP, VOLTAGE, NOTES, COMMENTS. Includes items like ALARM, CEILING FIXTURE, RECESSED DOWNLIGHTS, GARAGE FIXTURE, etc.

TABLE OF SPECIAL PURPOSE OUTLETS AND RECEPTACLES

Table with columns: SYMBOL, DESCRIPTION, VOLTS, HORSE POWER, APPLIANCE AMPERE RATING, TOTAL APPLIANCE WATTAGE RATING OR VA, CIRCUIT AMPERE RATING, POLES, WIRE SIZE THIN, CIRCUIT NUMBER, COMMENTS. Lists various outlets like WALL UNIT HEATER, DIB EQUIPMENT UNIT HEATER, etc.

ELECTRICAL LEGEND

Per ANSI Y32.9-1972



- NOTES:
1. MOUNTING HEIGHTS SHOWN ARE TYPICAL TO CENTERLINE OF BOX UNLESS OTHERWISE NOTED.
2. DEVICES INSTALLED ABOVE DOORS TO BE CENTERED BETWEEN DOOR TRIM AND CEILING.
3. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS AND INTERIOR DESIGN DRAWINGS SHALL SUPERCEDE THOSE SHOWN HERE.

RIVERWALK AT EDWARDS - PHASE II
MIXED USE BUILDING
LOTS B&C EDWARDS, CO

Revisions:
Issue Date: 1-April-98 Permit 16-SEP-98 Construction 12/9/98 OWNER CHANGES
Sheet Title: Division 16 Notes
Project No: 8105
Sheet No: E-001

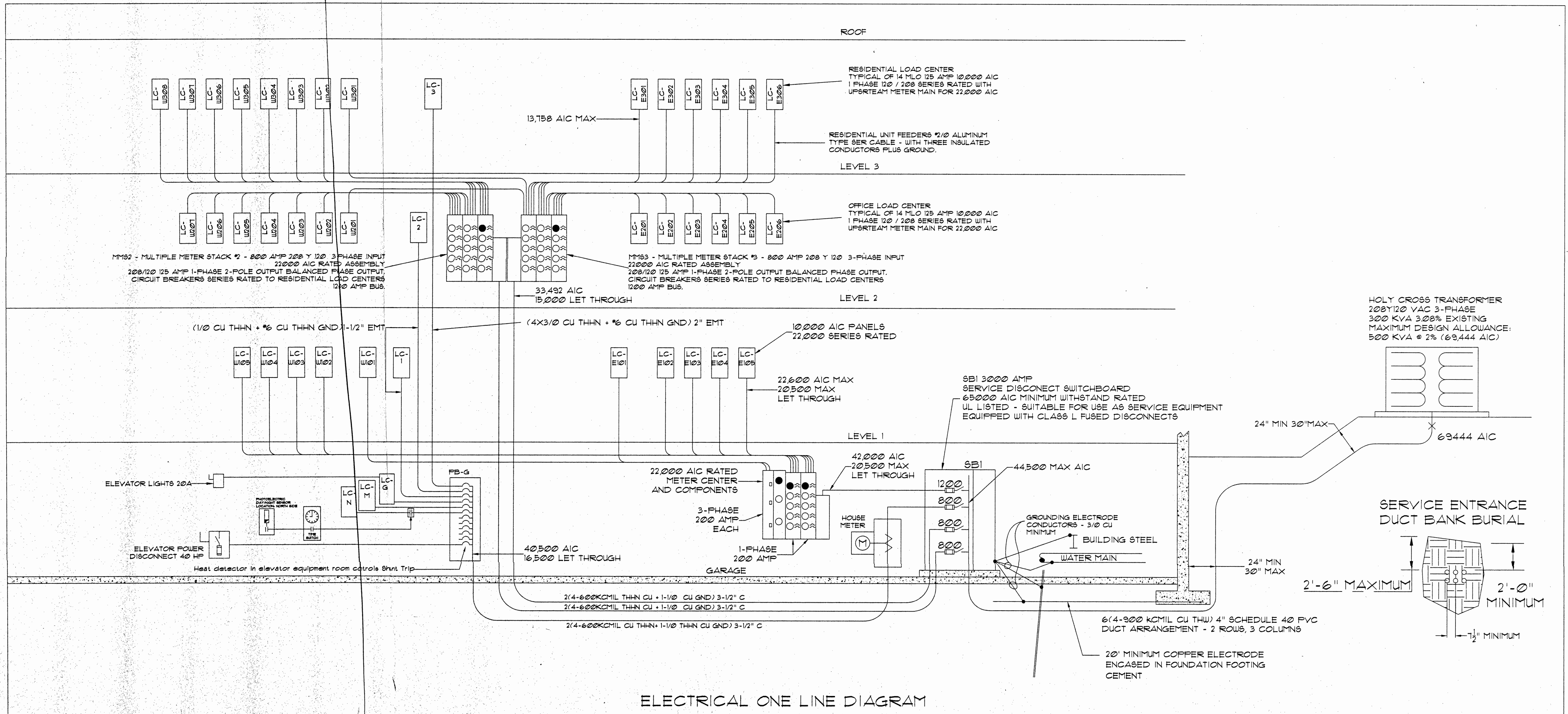


ELECTRICAL EQUIPMENT

EQUIPMENT	DESIGNATION	VOLTS	AMPS	POLES	AIC	NOTES
SERVICE DISCONNECT SWITCHBOARD	SBI	208Y120	2000	3	65,000	TWO SECTIONS BOTTOM FED, CLASS L FUSED
MC1 METER CENTER 1 - RETAIL LEVEL 1	1 OF 4	208Y120	1000	3	65,000	HCP SWITCH - KRP-C2000 FUSED HCP
MC2 METER CENTER 2 - OFFICE LEVEL 2	2 OF 4	208Y120	1000	3	65,000	SERVICE DISCONNECT - 2 OF 4, KRP-C2000 FUSED HCP
MC3 METER CENTER 3 - DWELLING UNITS LEVEL 3	3 OF 4	208Y120	1000	3	65,000	SERVICE DISCONNECT - 3 OF 4, KRP-C2000 FUSED HCP
PB-G HOUSE MAIN POWER	4 OF 4	208Y120	800	3	65,000	SERVICE DISCONNECT - 4 OF 4, KRP-C2000 FUSED HCP
MC1 METER CENTER 1 - RETAIL LEVEL 1	MC1	208Y120	1000	3	22,000	3-PHASE - 1000 AMP
TAP BOX MODULE		208Y120	200	-	-	-
FIVE (5) SOCKET MODULE		-	200	-	-	PHASING AB-BC-CA-AB-BC-CA 200 AMP, 120/208, 2 POLE EACH
FIVE (5) SOCKET MODULE		-	200	-	-	PHASING BC-CA-AB-BC-CA 200 AMP, 120/208, 2 POLE EACH
THREE (3) SOCKET COMMERCIAL MODULE		-	200	-	-	3 - 200 AMP 3 PHASE METER SOCKETS
MC2 METER CENTER 2 - OFFICE LEVEL 2	MC2	208Y120	1000	3	22,000	3-PHASE - 1000 AMP
TAP BOX MODULE		208Y120	200	-	-	-
FIVE (5) SOCKET MODULE		-	200	-	-	PHASING AB-BC-CA-AB-BC-CA 200 AMP, 120/208, 2 POLE EACH
FIVE (5) SOCKET MODULE		-	200	-	-	PHASING BC-CA-AB-BC-CA 200 AMP, 120/208, 2 POLE EACH
FIVE (5) SOCKET MODULE		-	200	-	-	PHASING CA-AB-BC-CA-AB 200 AMP, 120/208, 2 POLE EACH
MC3 METER CENTER 3 - DWELLING LEVEL 3	MC3	208Y120	1000	3	22,000	3-PHASE - 1000 AMP
TAP BOX MODULE		208Y120	200	-	-	-
FIVE (5) SOCKET MODULE		-	200	-	-	PHASING AB-BC-CA-AB-BC-CA 200 AMP, 120/208, 2 POLE EACH
FIVE (5) SOCKET MODULE		-	200	-	-	PHASING BC-CA-AB-BC-CA 200 AMP, 120/208, 2 POLE EACH
FIVE (5) SOCKET MODULE		-	200	-	-	PHASING CA-AB-BC-CA-AB 200 AMP, 120/208, 2 POLE EACH
HOUSE METERING PROVISION		208Y120				
CURRENT TRANSFORMER HOUSING		208Y120				BY ELECTRICAL CONTRACTOR
METER BOX 4 CURRENT TRANSFORMERS		208Y120				PROVIDED BY HOLY CROSS REA
PANEL BOARD HOUSE POWER	PB-G	208Y120	800	3	22,000	-
LOAD CENTER - MECHANICAL EQUIPMENT	LC-M	208Y120	200	3	10,000	SERIES RATED 22,000 - COPPER BUS
LOAD CENTER - NIGHT LIGHTING	LC-N	208Y120	100	3	10,000	SERIES RATED 22,000 - COPPER BUS
LOAD CENTER - GARAGE LEVEL	LC-G	208Y120	200	3	10,000	SERIES RATED 22,000 - COPPER BUS
LOAD CENTER - LEVEL 1	LC-1	208Y120	100	3	10,000	SERIES RATED 22,000 - COPPER BUS
LOAD CENTER - LEVEL 2	LC-2	208Y120	100	3	10,000	SERIES RATED 22,000 - COPPER BUS
LOAD CENTER - LEVEL 3	LC-3	208Y120	200	3	10,000	SERIES RATED 22,000 - COPPER BUS
LOAD CENTERS - TENANCIES	LC-INT*	240 / 120	100	2	10,000	SERIES RATED 22,000 AIC WITH MC BREAKER

SHORT CIRCUIT CALCULATION SUMMARY

- Short circuit calculations and equipment specifications are based on a maximum available fault current of 69,444.0 amps symmetrical available at the secondary lugs of the utility transformer. (500 KVA @ 2% Z - 208 Y 120) Short circuit fault current values are provided at indicated points to represent typical and extreme conditions.
- Electrical contractor to field verify the maximum available short circuit fault current available from installed utility equipment does not exceed 69,444.0 amps symmetrical at the time of installation. If installed provisions exceed this value, the contractor shall notify the architect and engineer immediately.



ELECTRICAL ONE LINE DIAGRAM

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**RIVERWALK AT EDWARDS - PHASE II**  
**MIXED USE BUILDING**  
LOTS B&C EDWARDS, CO

Revisions:

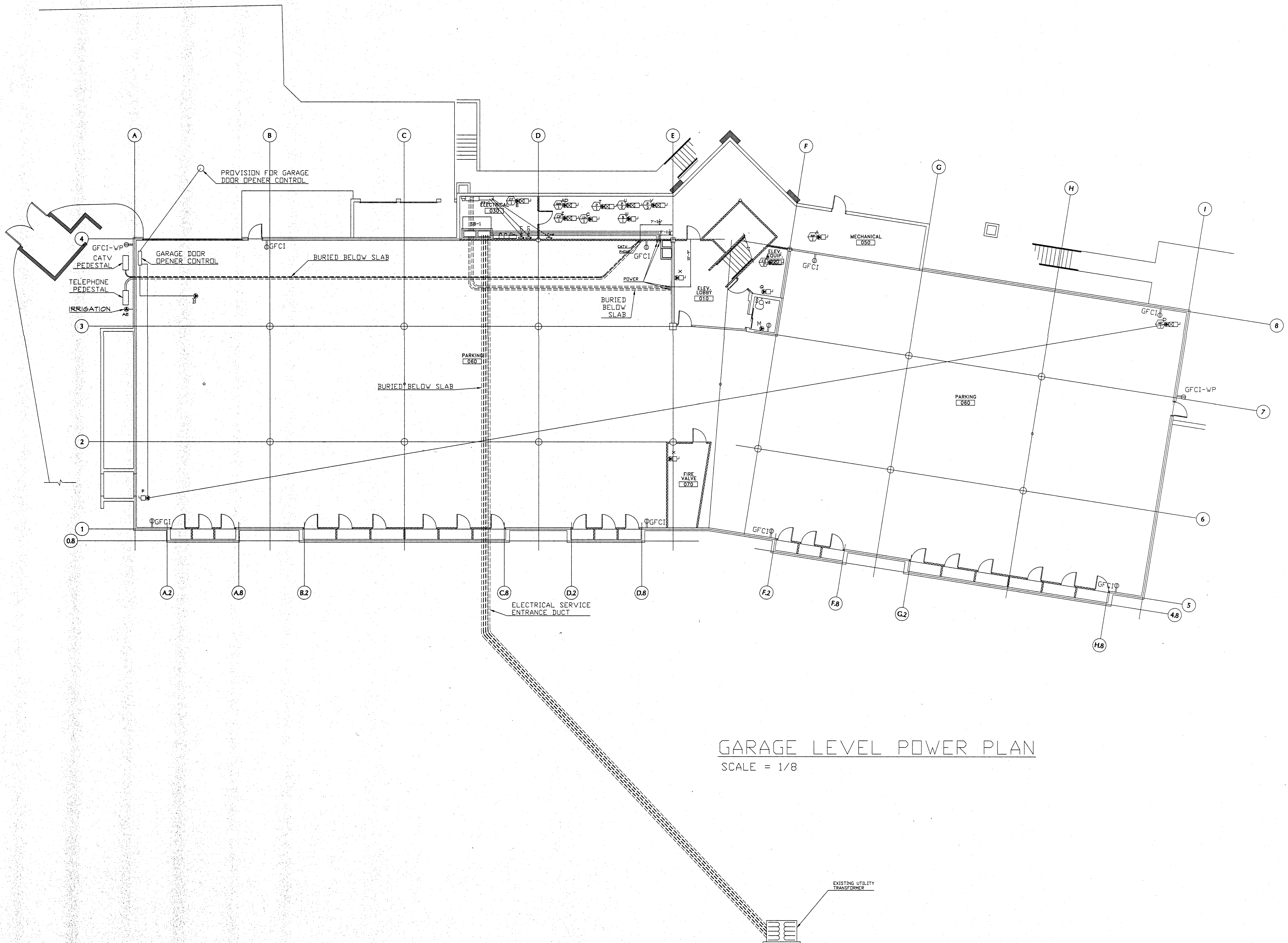
Issue Date:  
11-Mar-98 Preliminary  
1-April-98 Permit  
16-SEP-98 Construction  
12/9/98 OWNER CHANGES

Sheet Title:  
**One Line Diagram**

Project No:  
8105

Sheet No:  
**E-002**

\\eng\server\eng\LAVENTURE\ENGINEERING\Riverwalk\Riverwalk\E-002 One Line.dwg, Thu Dec 10 14:00:18 1998



GARAGE LEVEL POWER PLAN  
SCALE = 1/8

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RIVERWALK AT EDWARDS - PHASE II  
MIXED USE BUILDING  
LOTS B&C EDWARDS, CO

Revisions:

Issue Date:  
1-April-98 Permit  
16-SEP-98 Construction  
12/9/98 OWNER CHANGES

Sheet Title:  
**GARAGE  
LEVEL  
POWER  
Plan**

Project No:  
8105  
Sheet No:

**E-100**

LUMINAIRE LOCATION SUMMARY  
COORDINATES IN FEET

LUMINAIRE NO.	LABEL	X-COORD	Y-COORD	Z-COORD	ORIENT	TILT	AIMING COORDINATES X	Y	Z
1	G	70	107	7.5	0	0	70	107	0
2	G	100	107	7.5	0	0	100	107	0
3	G	130	107	7.5	0	0	130	107	0
4	G	160	107	7.5	0	0	160	107	0
5	G	70	140	7.5	0	0	70	140	0
6	G	100	140	7.5	0	0	100	140	0
7	G	130	140	7.5	0	0	130	140	0
8	G	160	140	7.5	0	0	160	140	0
9	G	234	98	7.5	351	0	234	98	0
10	G	269	98	7.5	351	0	269	98	0
11	G	205	137	7.5	351	0	205	137	0
12	G	239	131	7.5	351	0	239	131	0
13	G	275	127	7.5	351	0	275	127	0
14	G	183	125	7.5	0	0	183	125	0
15	G								

A: TOTAL NUMBER OF LOCATIONS = 15  
AVERAGE TILTED LAMP CORRECTION FACTOR APPLIED = 1

LUMINAIRE : A

BEVINE GFPO10 175MH  
CAD SYMBOL : 2X2.SYM  
CAD SYMBOL SIZE : 1

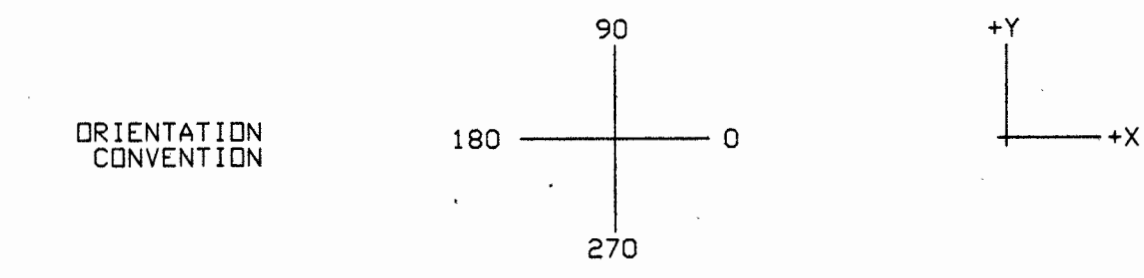
FILENAME : C:\PHOTO\DEVINE\ITL41529.IES  
LUMENS = 14000  
LUF = 72  
SPIN = 0

REPORT NUMBER: ITL41529 DATE: 01-06-94  
PREPARED FOR: BEVINE LIGHTING INC.  
CATALOG NUMBER: GFPO10  
LUMINAIRE: CAST METAL HOUSING, WHITE PAINTED FLAT METAL REFLECTOR,  
TRANSLUCENT DP-10 WHITE PLASTIC PRISMATIC LENS (811212).  
LAMP: ONE 175-WATT CLEAR 3D-17 METAL HALIDE, RATED 14000 LUMENS,  
VERTICAL BASE-UP POSITION.  
TOTAL REFLECTANCE OF PAINT = 84%  
TILT=INCLUDE  
LAMP TO LUMINAIRE GEOMETRY = 1  
NUMBER OF TILT FACTORS = 7  
ANGLES = 0 15 30 45 60 75 90  
FACTORS = 1 .95 .94 .9 .88 .87 .94  
LAMPS = 1 LUMENS/LAMP = 14000 PHOTOMETRIC TYPE = 1 WATTS = 175  
LUMINOUS DIMENSIONS (FEET) : WIDTH = 0 LENGTH = 0 HEIGHT = 0  
FACTORS : MULTIPLIER = 1 BALLAST = 1 BALLAST-LAMP = 1  
NUMBER OF VERTICAL ANGLES = 47 0 TO 180 DEGREES  
NUMBER OF HORIZONTAL ANGLES = 21 0 TO 180 DEGREES

NOTE: CALCULATIONS ARE FOR COMPARATIVE USE ONLY.  
ACCURACY OF LIGHT LEVELS IS DEPENDANT ON  
MULTIPLE VARIABLES WHICH ARE DEFINED IN THIS  
CALCULATION. DEVIATION FROM THESE VARIABLES  
WILL ALTER LIGHT LEVELS.

PHOTOMETRIC CLARIFICATION

Spin is the + or - angular rotation of the luminaire optical assembly  
+ being a counter-clockwise and - being a clockwise rotation.  
Orientation (ORIENT) refers to the counterclockwise rotation of the  
luminaire from zero degrees, zero being east (see diagram below).



Tilt is the + or - angular displacement of the luminaire along its  
zero degree photometric plane.  
Tilted Lamp Correction Factor - is the Average value of all fixtures to  
which the Tilt Factor Applies

luminaire schedule & description summary				
luminaire label	quantity	description	lumens	l/f
G1	15	BEVINE GFPO10 175MH	14000	.72
G2	15	BEVINE GFPO10 EMG 175MH QUARTZ RE-STRIKE	14000	.72
Total	15			

PLANE : A

POINT SPACING LEFT-TO-RIGHT = 5 ft  
POINT SPACING TOP-TO-BOTTOM = 5 ft  
LOWER LEFTHAND CORNER OF PLANE:  
X = 44 Y = 63 Z = 0  
UPPER RIGHTHAND CORNER OF PLANE:  
X = 297 Y = 167 Z = 0  
LIGHT METER IS NORMAL TO PLANE

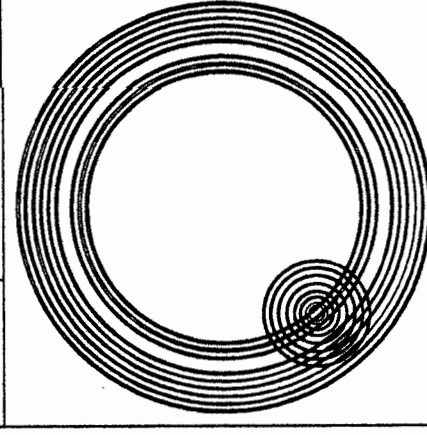
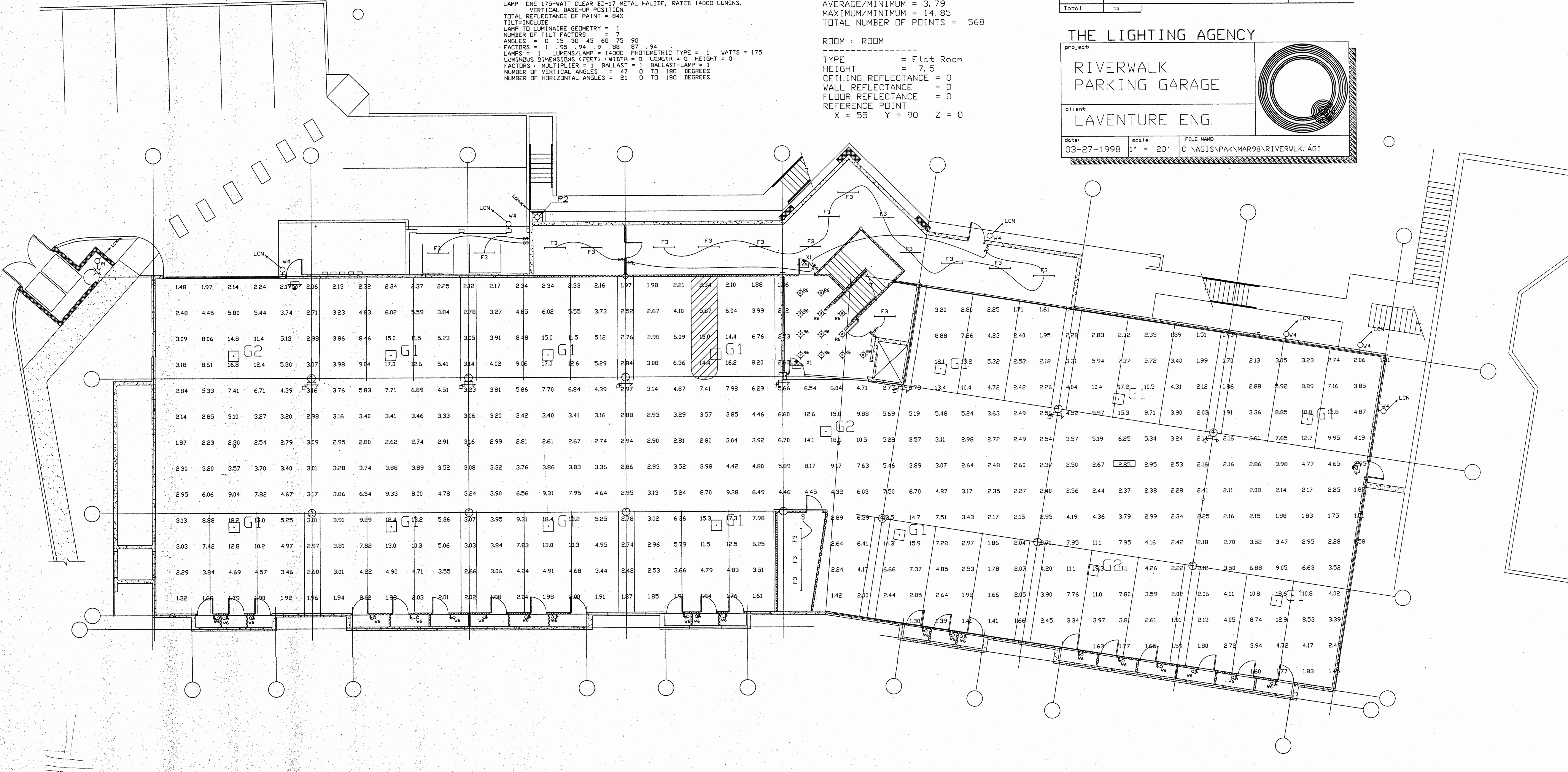
AVERAGE fc = 4.93  
MAXIMUM fc = 19.3  
MINIMUM fc = 1.3  
AVERAGE/MINIMUM = 3.79  
MAXIMUM/MINIMUM = 14.85  
TOTAL NUMBER OF POINTS = 568

ROOM : ROOM

TYPE = Flat Room  
HEIGHT = 7.5  
CEILING REFLECTANCE = 0  
WALL REFLECTANCE = 0  
FLOOR REFLECTANCE = 0  
REFERENCE POINT:  
X = 55 Y = 90 Z = 0

THE LIGHTING AGENCY

project:	RIVERWALK PARKING GARAGE	
client:	LAVENTURE ENG.	
date:	scale:	FILE NAME:
03-27-1998	1" = 20'	C:\AGIS\PAK\MAR98\RIVERWLK.AGI

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**RIVERWALK AT EDWARDS - PHASE II**  
**MIXED USE BUILDING**  
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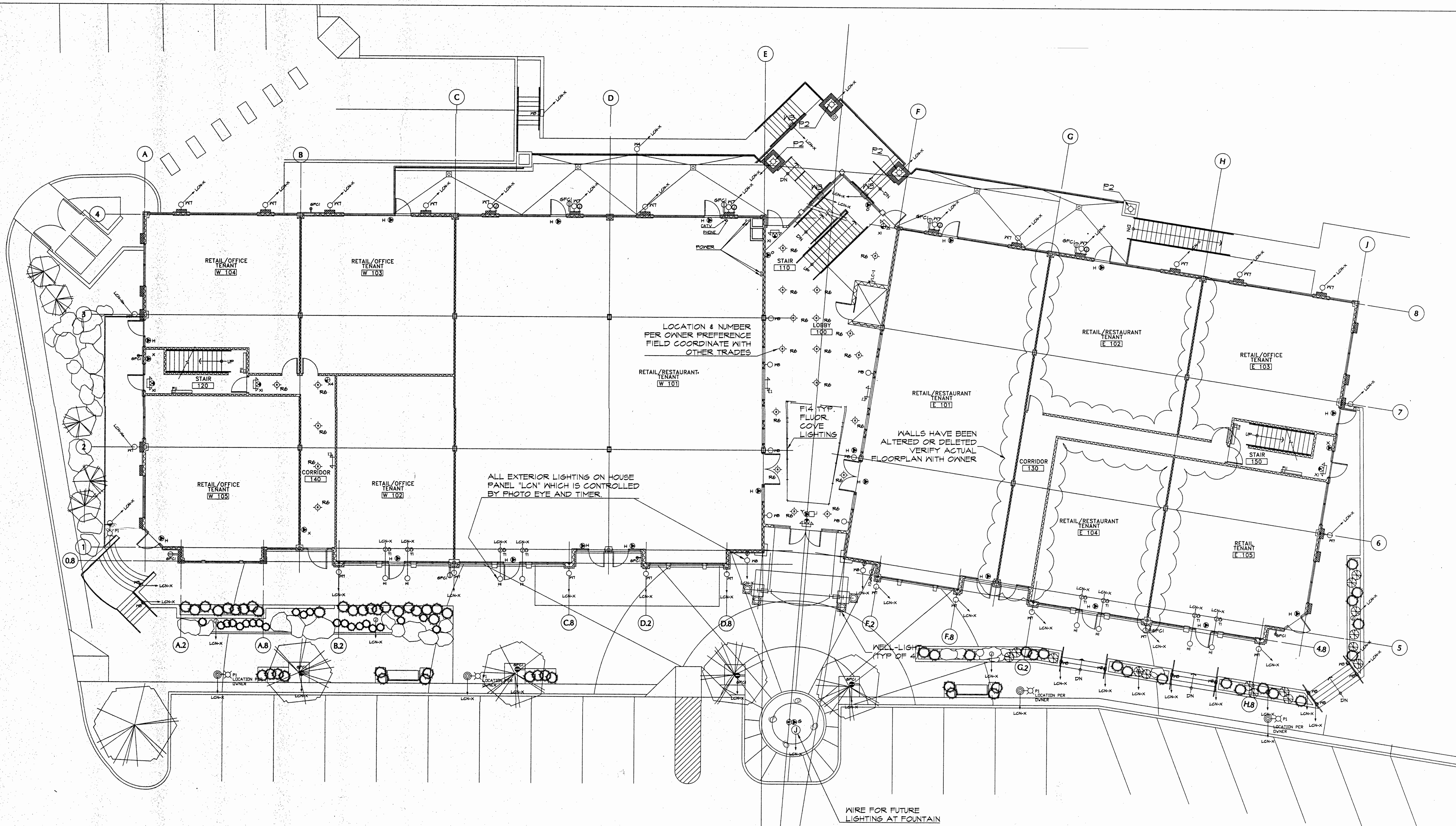
Revisions:

Issue Date:  
1-April-98 Permit  
16-SEP-98 Construction  
12/9/98 OWNER CHANGES

Sheet Title:  
**GARAGE LIGHTING PLAN**

Project No:  
8105  
Sheet No:

**E-105**



ALL EXTERIOR LIGHTING ON HOUSE PANEL "LCN" WHICH IS CONTROLLED BY PHOTO EYE AND TIMER

WALLS HAVE BEEN ALTERED OR DELETED VERIFY ACTUAL FLOORPLAN WITH OWNER

WIRE FOR FUTURE LIGHTING AT FOUNTAIN

SCALE = 1/8

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**RIVERWALK AT EDWARDS - PHASE II**  
**MIXED USE BUILDING**  
LOTS B&C EDWARDS, CO

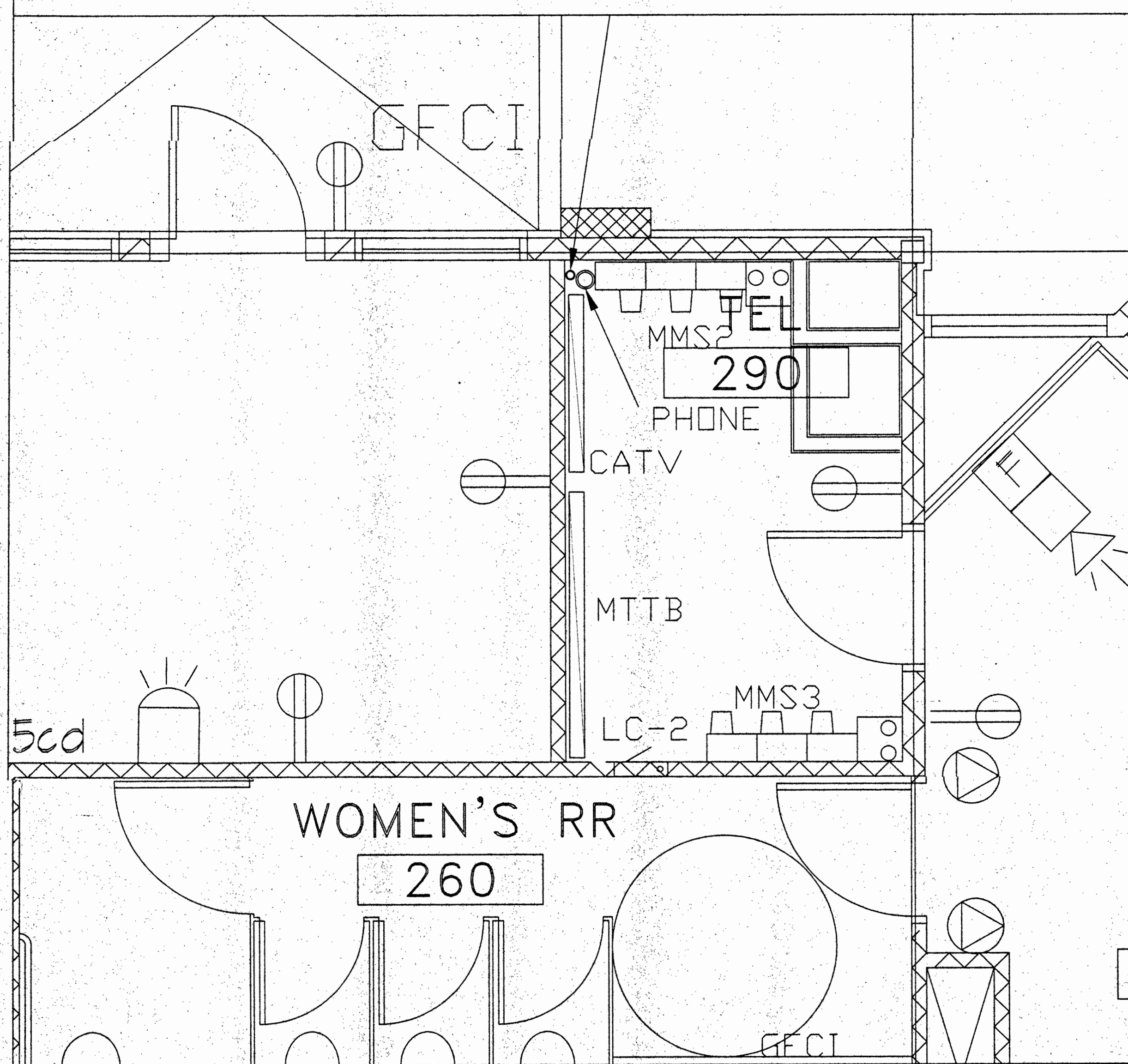
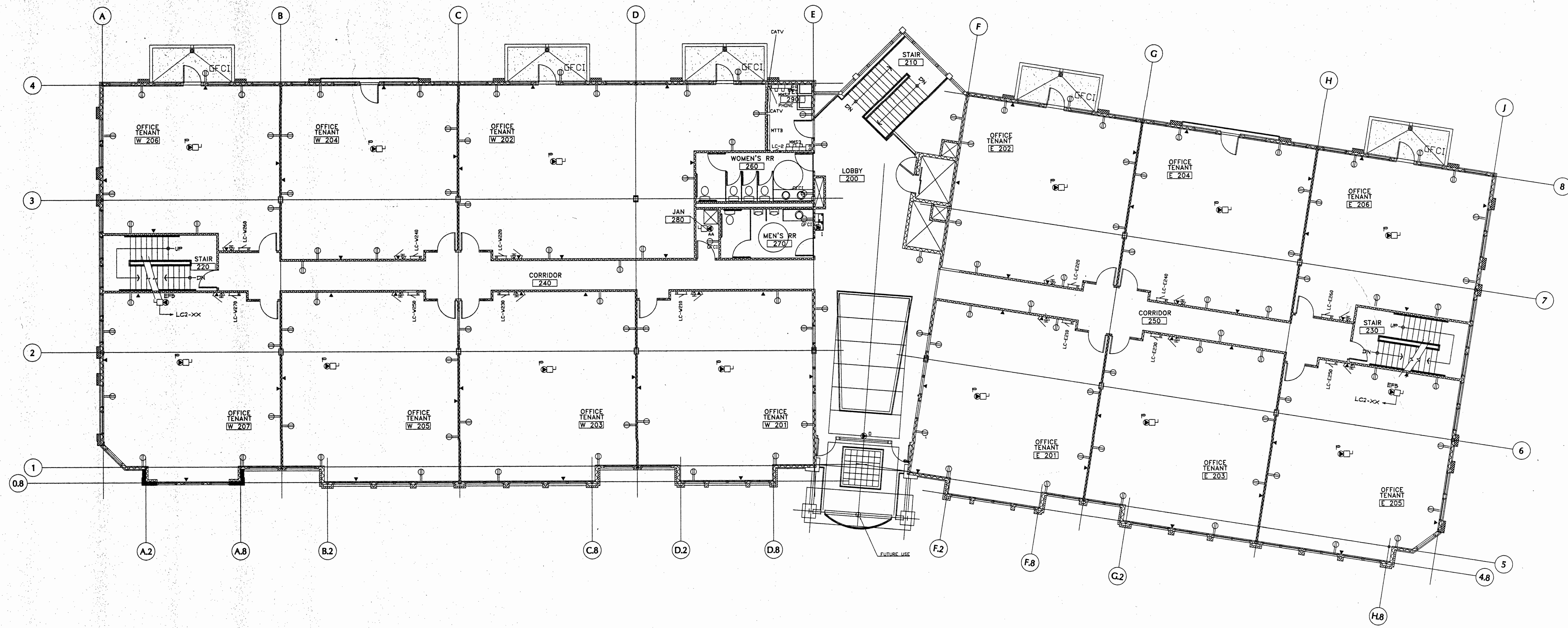
Revisions:

Issue Date:  
1-April-98 Permit  
16-SEP-98 Construction  
12-9-98 OWNER CHANGES

Sheet Title:  
**Level 1**  
**Power**  
**and**  
**Lighting**

Project No:  
8105  
Sheet No:

**E-110**



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**RIVERWALK AT EDWARDS - PHASE II**  
 MIXED USE BUILDING  
 LOTS B&C EDWARDS, CO

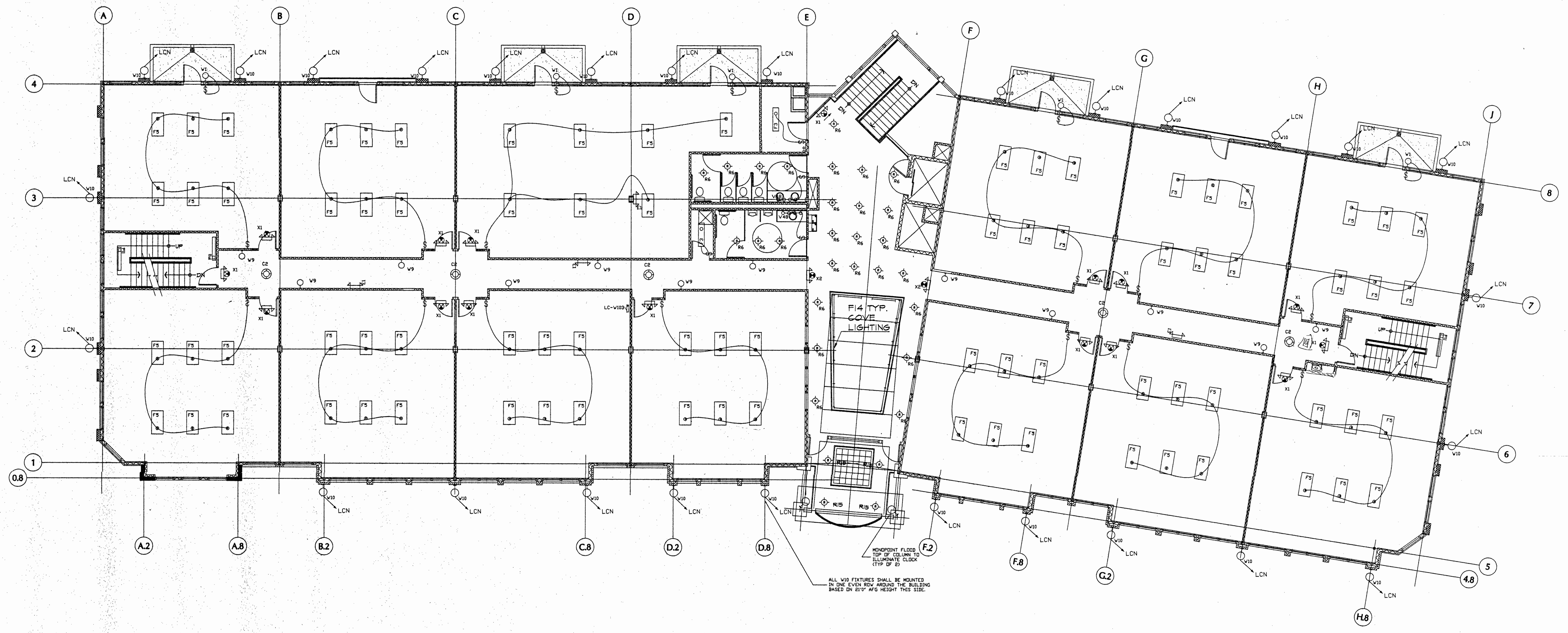
Revisions:

Issue Date:  
 1-April-98 Permit  
 16-SEP-98 Construction  
 12/98 OWNER CHANGES

Sheet Title:  
**Second Floor Power Plan**

Project No:  
 8105

Sheet No:  
**E-120**



Revisions:

Issue Dates:  
 1-April-98 Permit  
 16-SEP-98 Construction  
 12/9/98 OWNER CHANGES

Sheet Title:  
**Second  
 Floor  
 Lighting  
 Plan**

Project No:  
 8105  
 Sheet No:

**E-125**

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**RIVERWALK AT EDWARDS - PHASE II**  
 MIXED USE BUILDING  
 LOTS B&C EDWARDS, CO

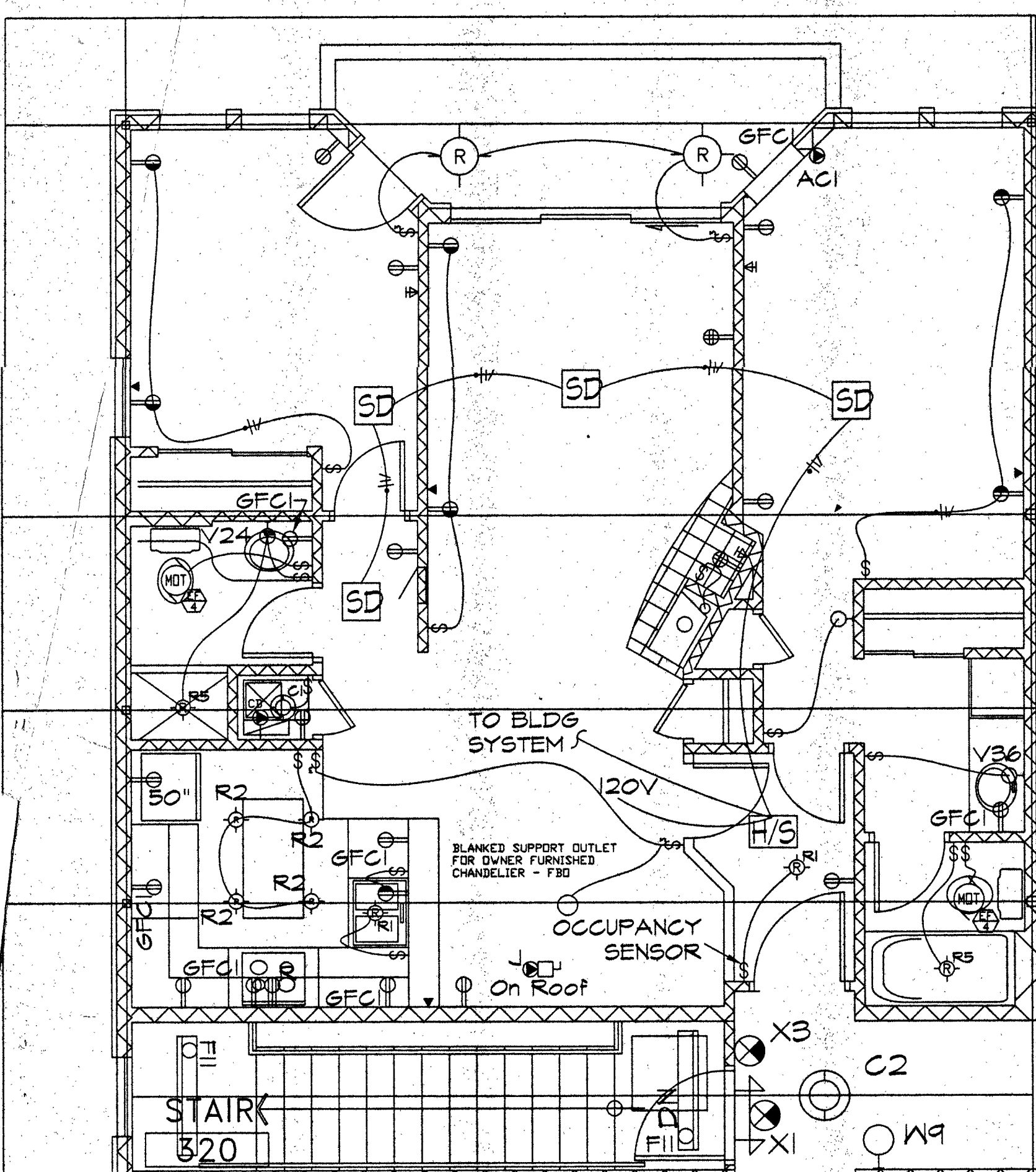
Revisions:

Issue Date:  
 1-April-98 Permit  
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 12/9/98 OWNER CHANGES

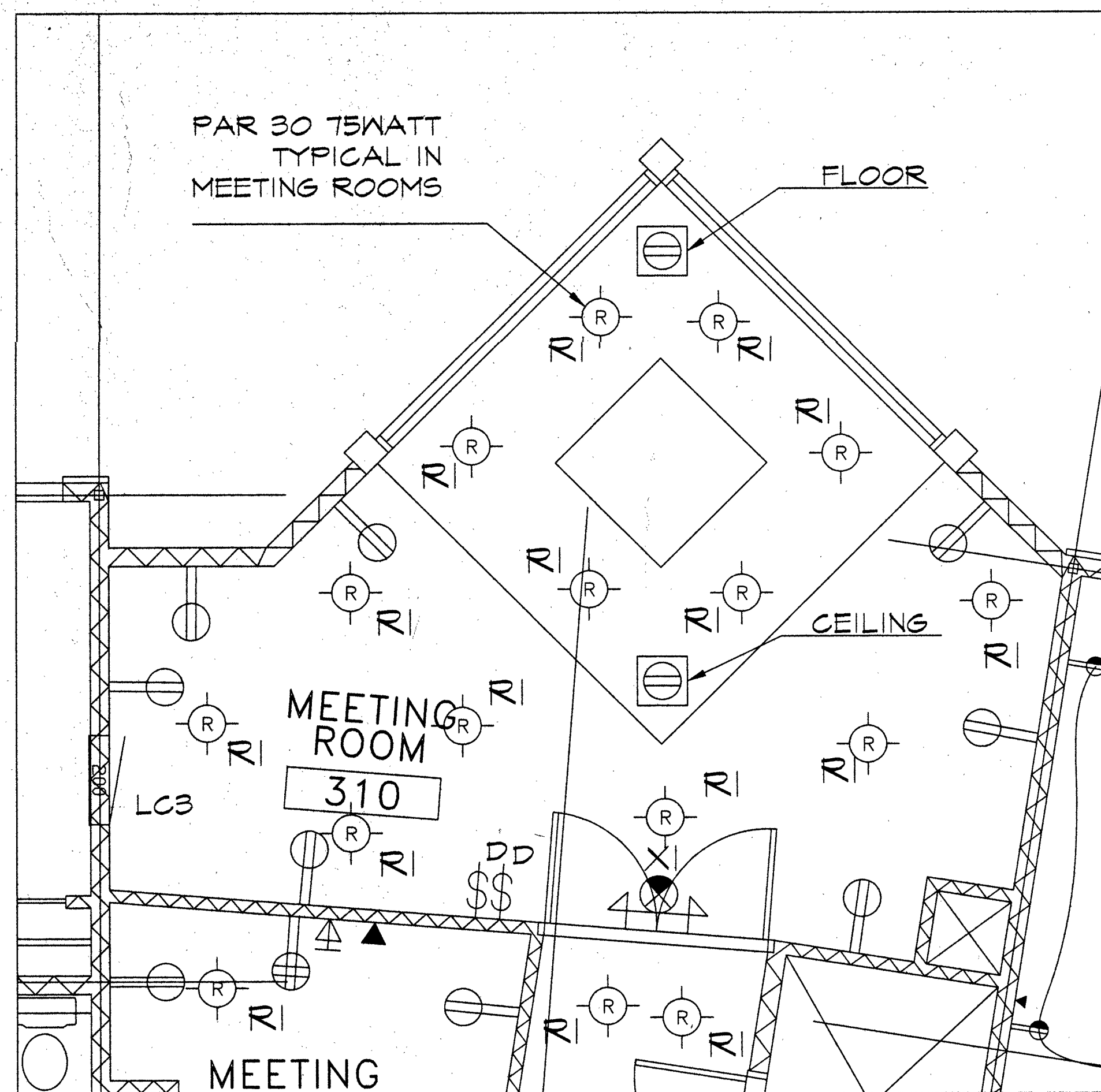
Sheet Title:  
**Third Floor Electrical Plan**

Project No:  
 8105  
 Sheet No:

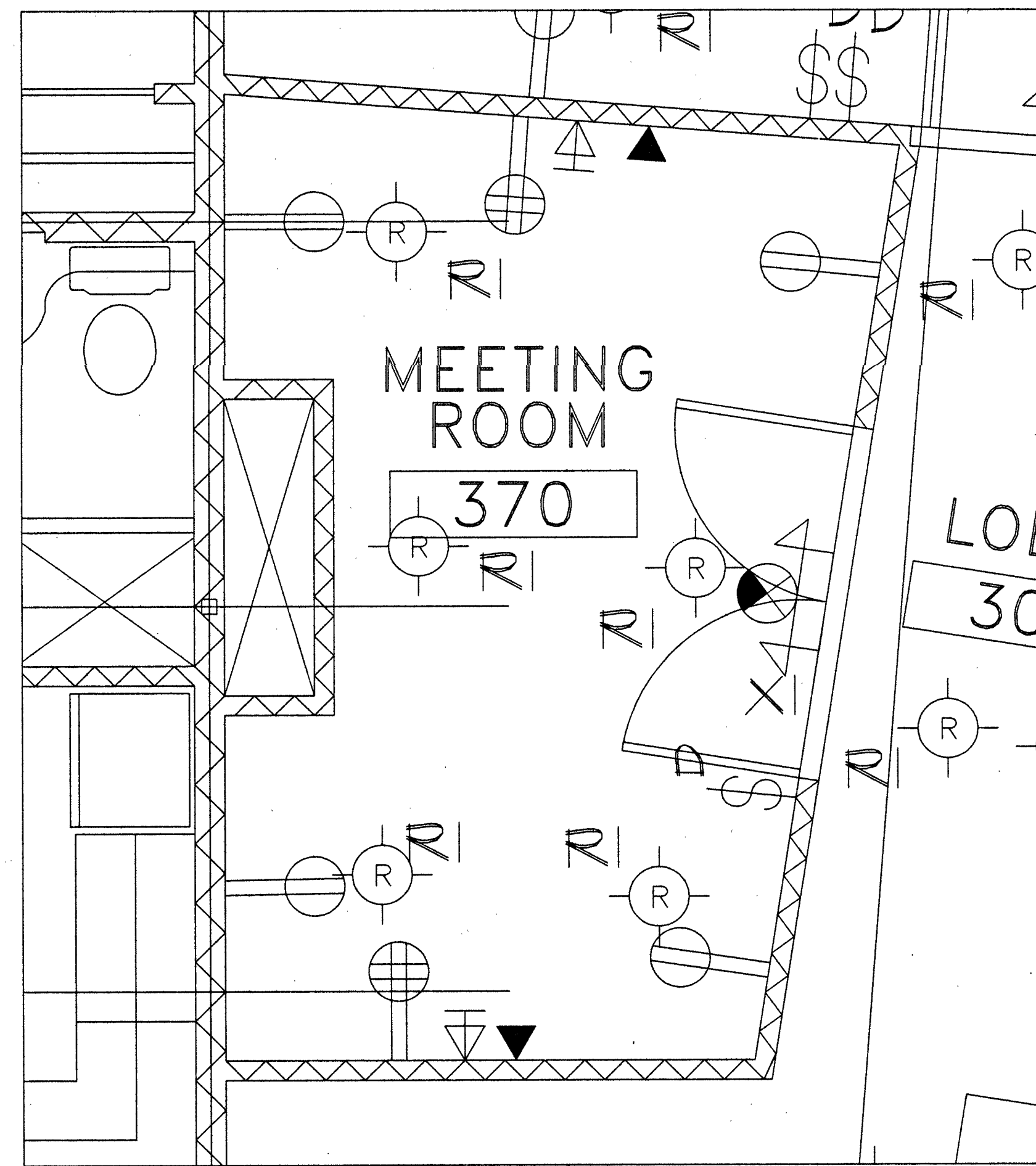
**E-130**



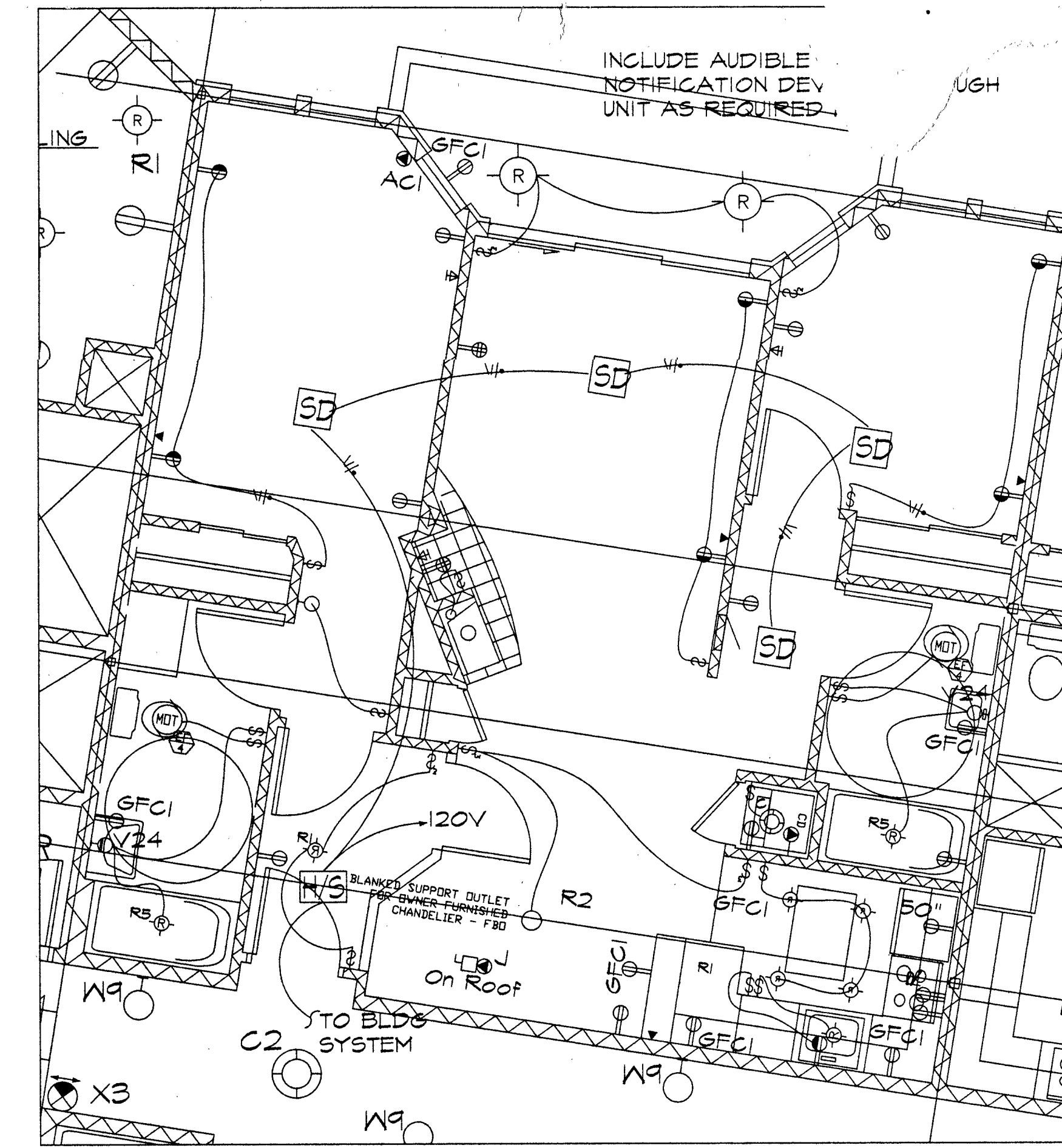
TYPICAL UNIT 1" = 4'



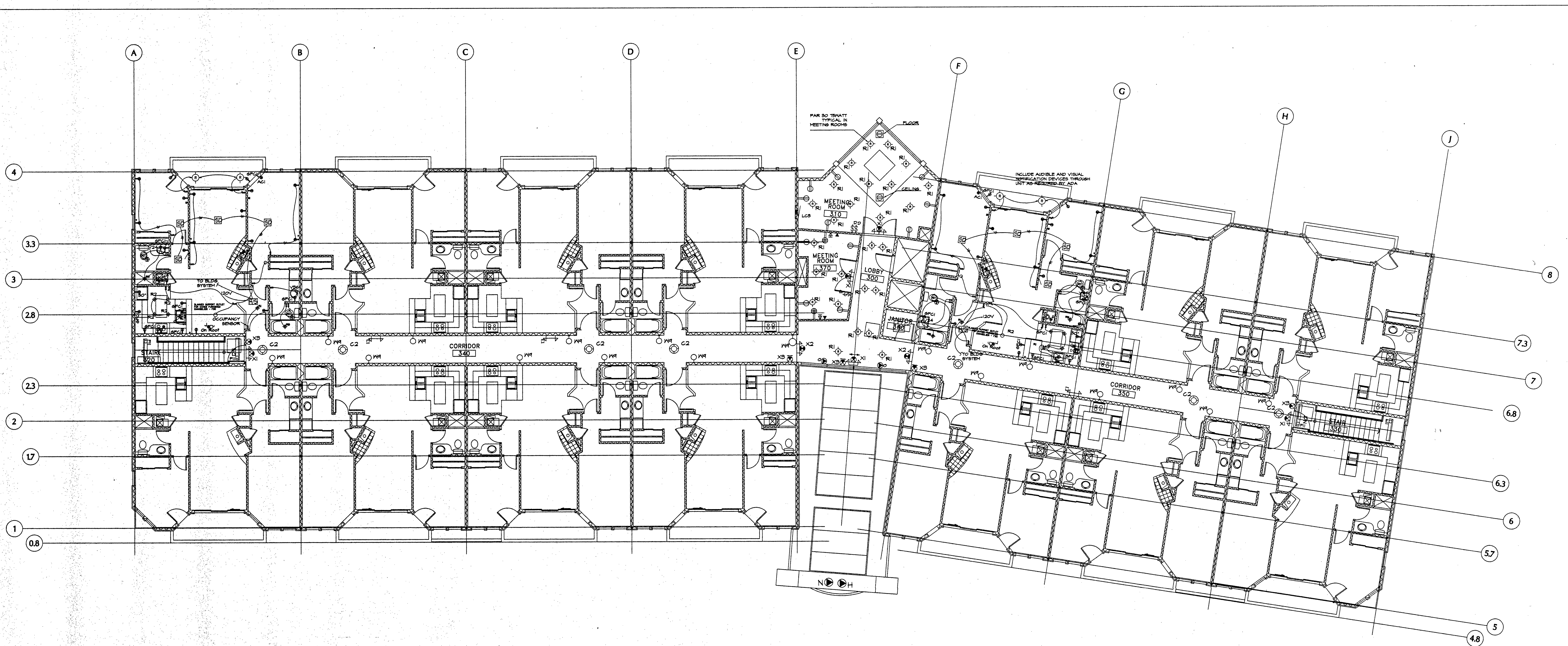
MEETING ROOM 1" = 3'

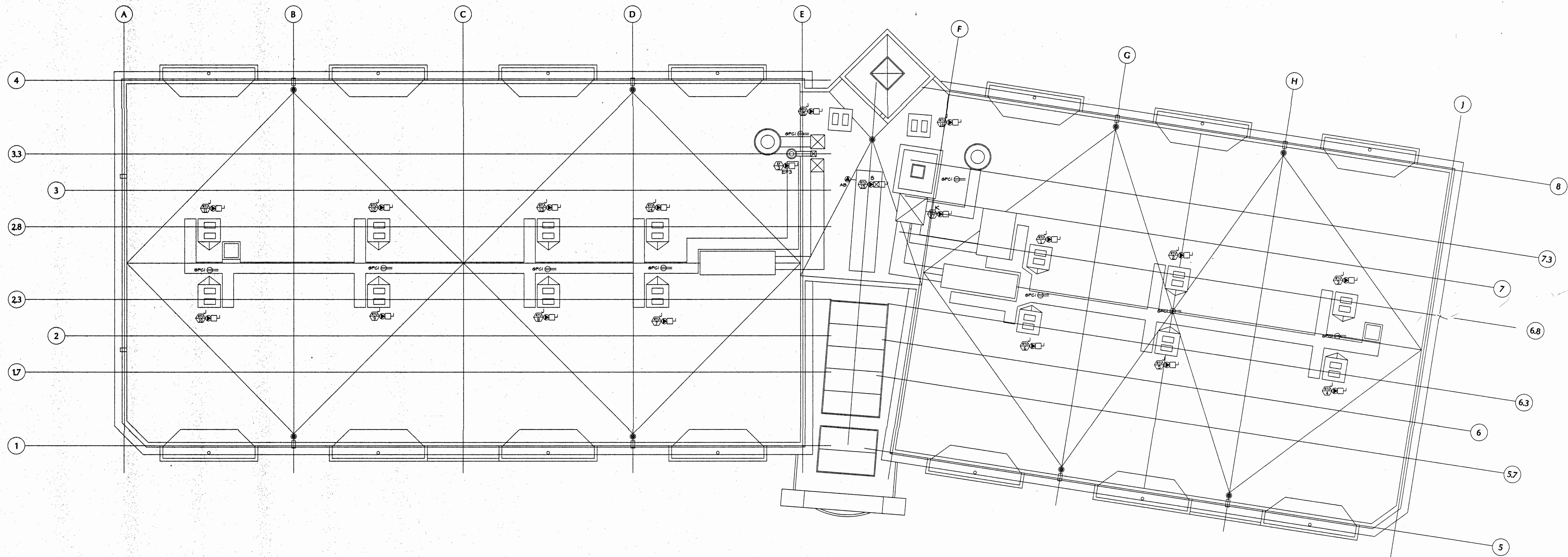


MEETING ROOM 1" = 2'



ADA UNIT 1" = 4'





MISCELLANEOUS NOTE  
 PER OWNER REQUEST, A LARGE NUMBER OF  
 JBOXES ARE TO BE LOCATED ON THE ROOF LEVEL.  
 FIELD VERIFY LOCATION/QUANTITY W/ OWNER.

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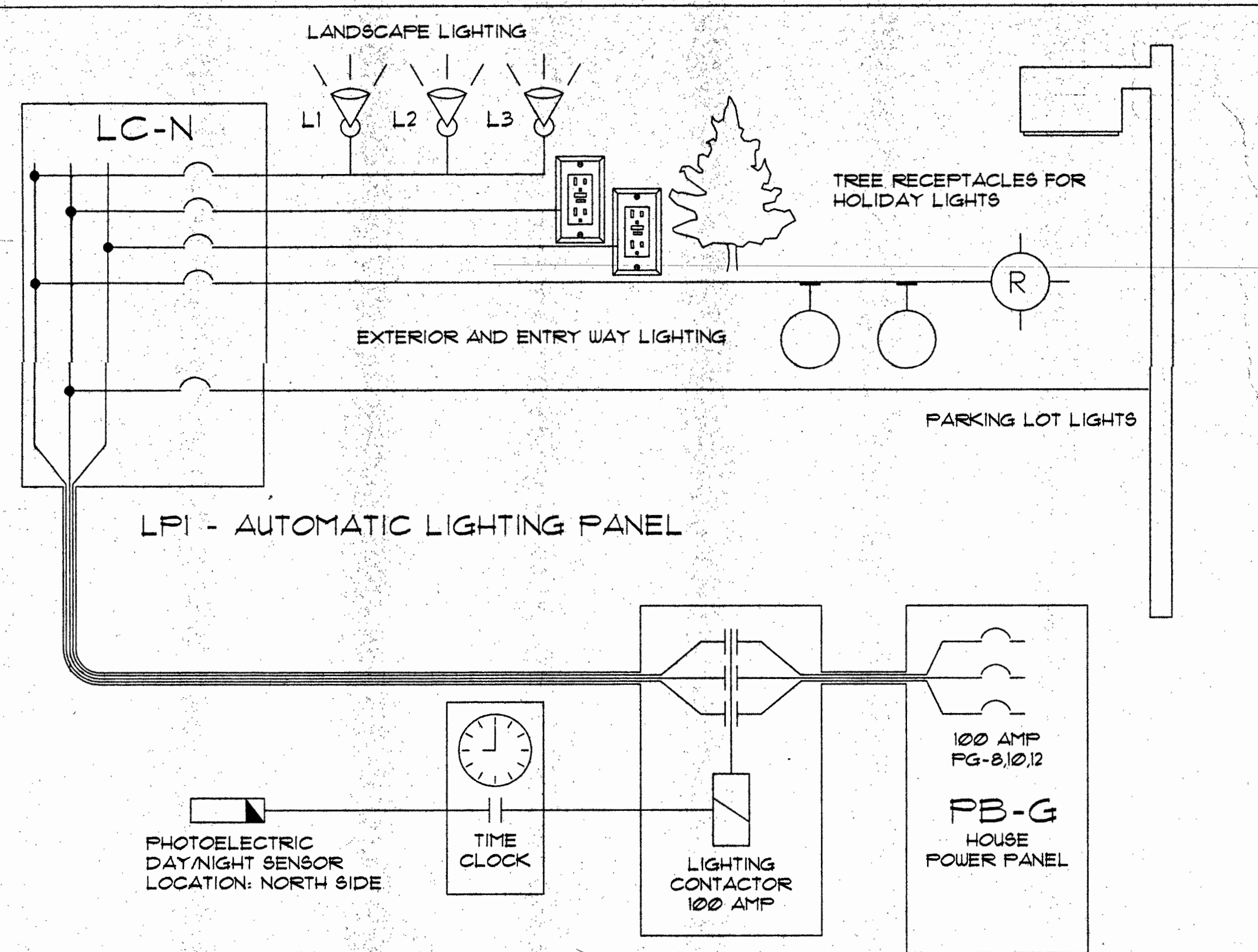
RIVERWALK AT EDWARDS - PHASE II  
 MIXED USE BUILDING  
 LOTS B&C EDWARDS, CO

Revisions:

Issue Date:  
 1-April-98 Permit  
 16-SEP-98 Construction  
 12/9/98 OWNER CHANGES

Sheet Title:  
**Roof  
 Electrical  
 Plan**





EXTERIOR LIGHTING AND CONTROL DIAGRAM

NO SCALE

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CABLE TV ONE LINE DIAGRAM  
NO SCALE

TELEPHONE ONE LINE DIAGRAM  
NO SCALE

NOTES:

1. Service conduit at the CATV backboard shall terminate in the lower left hand corner. Terminate service conduit and seal between conduit and cable.
2. All PVC conduit bends and elbows shall be 48" radius minimum.
3. Maintain 36" clearance in front of CATV backboard.
4. Fire stop all penetrations through fire rated wall and floor assemblies to maintain assembly ratings.
5. Provide owner access to premise cable. Rout each outlet's cable past the entry closet access hatch within each unit before returning to CATV backboard. Do not break or splice cable.
6. Confirm CATV installation requirements with local provider.

NOTES:

1. Service conduit at the TELEPHONE backboard shall terminate in the lower left hand corner. Terminate service conduit and seal between conduit and cable.
2. All PVC conduit bends and elbows shall be 48" radius minimum.
3. Maintain 36" clearance in front of telephone backboard.
4. Fire stop all penetrations through fire rated wall and floor assemblies to maintain assembly ratings.
5. All telephone outlets to have 6-pair category 3 cable home run to telephone junction box.

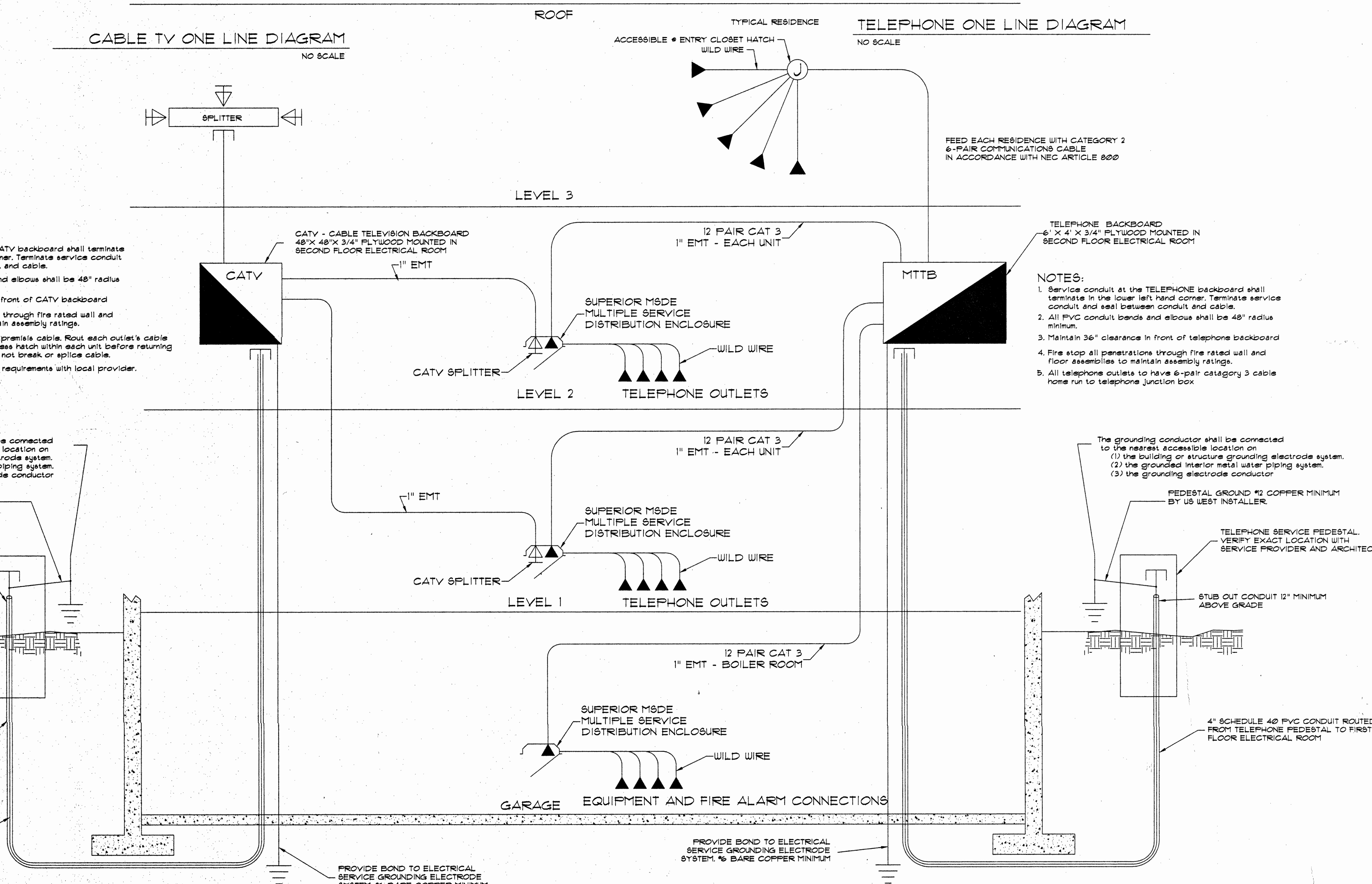
The grounding conductor shall be connected to the nearest accessible location on:  
(1) the building or structure grounding electrode system.  
(2) the grounded interior metal water piping system.  
(3) the grounding electrode conductor

CATV GROUND #2 COPPER MINIMUM BY TCI INSTALLER  
CATV SERVICE PEDESTAL VERIFY EXACT LOCATION WITH SERVICE PROVIDER AND ARCHITECT

STUB OUT CONDUIT 1/2" MINIMUM ABOVE GRADE

2" PVC SCHEDULE 40 CONDUIT ROUTED FROM CATV PEDESTAL TO FIRST FLOOR ELECTRICAL ROOM INSTALL MEASURING TAPE PULL LINE IN CONDUIT AND CAP ENDS  
SCTE APPROVED FLOODED SERIES 6 CABLE 62% BRAID COVERAGE MINIMUM NON-COPPER BRAID TYPE CABLE ONLY. CABLE WILL BE PULLED THROUGH CONDUIT BY A TCI INSTALLER AT THE TIME OF SERVICE INSTALLATION

PROVIDE BOND TO ELECTRICAL SERVICE GROUNDING ELECTRODE SYSTEM, #6 BARE COPPER MINIMUM



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EDWARDS - PHASE II  
BUILDING  
WARDS, CO

RIV

Revisions:

Issue Date:  
1-April-98 Permit  
16-SEP-98 Construction  
12/9/98 OWNER CHANGES

Sheet Title:  
**Riser Diagrams**