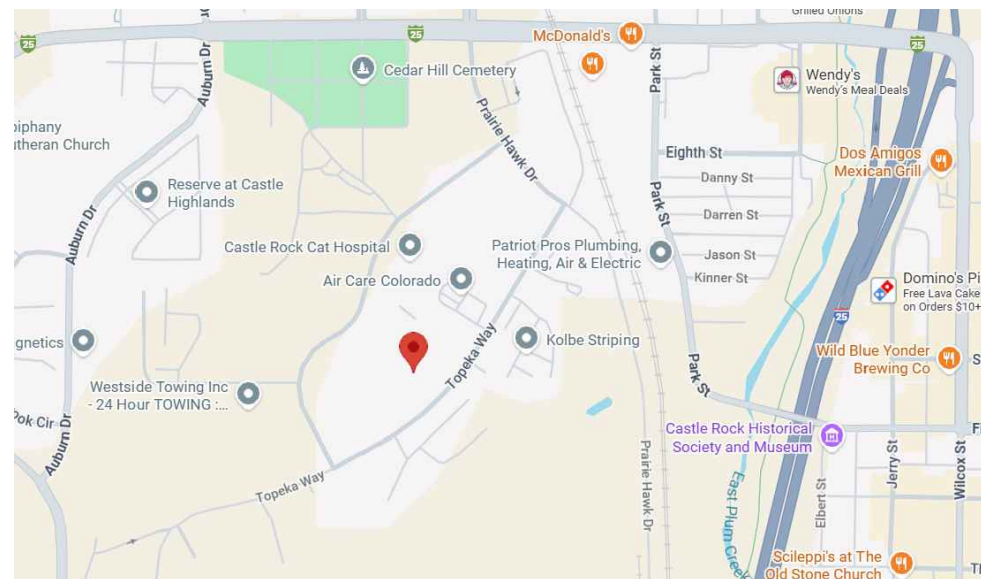
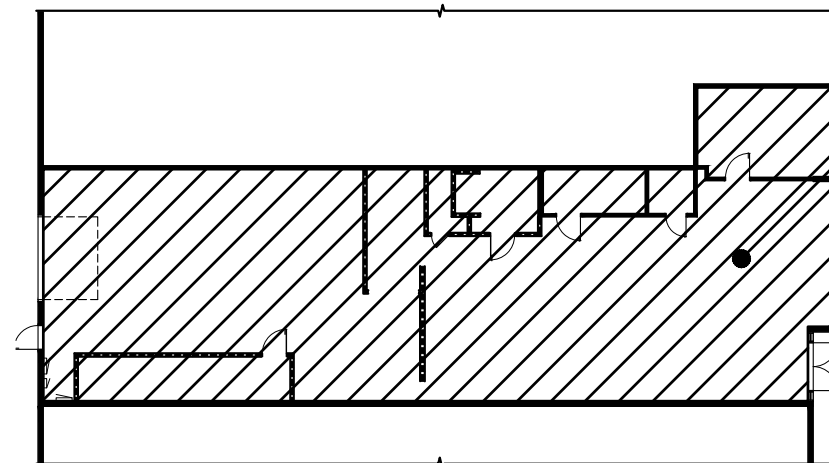


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651 TOPEKA WAY, SUITE 400
CASTLE ROCK, CO 80109

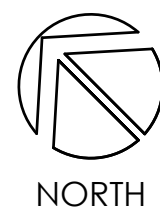


VICINITY MAP



PROJECT LOCATION

KEY PLAN
(NTS)



SYMBOLS

ARCHITECTURAL

DIMENSION TO CENTERLINE

DIMENSION TO FACE OF PARTITION (TO FACE OF GYP. BD. AT BASE OF PARTITION AND/OR MILLWORK PANELS U.N.O.)

OFFICE ROOM NAME
0000 ROOM NUMBER

KEYNOTE TAG

FINISH TAG

DOOR SYMBOL/RE: DOOR SCHEDULE

DOOR TYPE MARK
 HARDWARE SET MARK

ELEVATION MARKER

ELEVATION KEY

ELEVATION NO.-TYP.
SHEET NO.- IF NOT NOTED, ELEVATION LOCATED ON SAME SHT.-TYP.

SECTION KEY

SECTION NO.-TYP.
SHEET NO.- IF NOT NOTED, SECTION LOCATED ON SAME SHT.-TYP.

DETAIL KEY/ENLARGED PLAN KEY

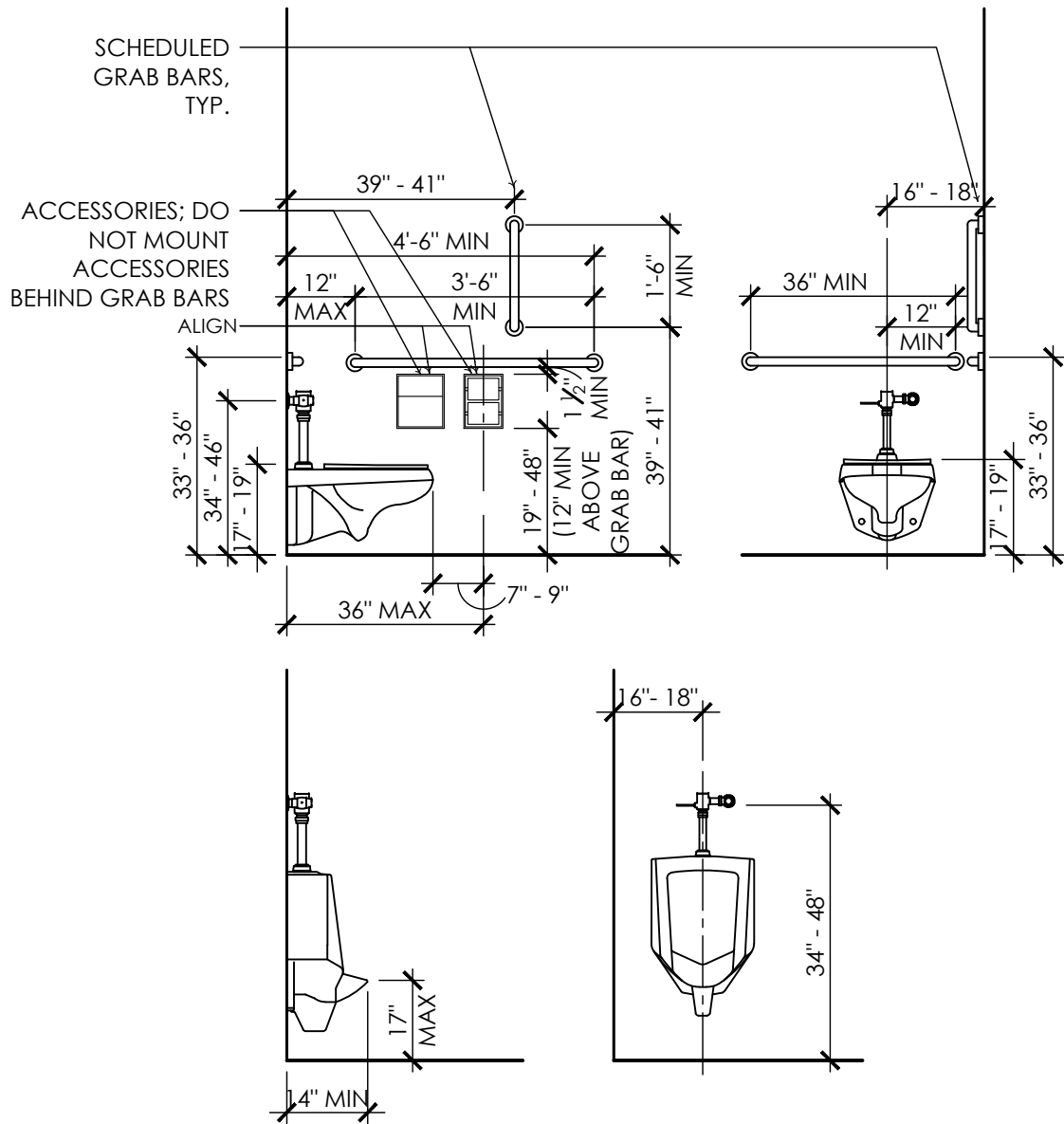
SHEET NO.
DETAIL/ENLARGED PLAN NO.

ADDENDUM (BEFORE CONSTRUCTION CONTRACT IS SIGNED)

REVISION (AFTER CONSTRUCTION CONTRACT IS SIGNED)

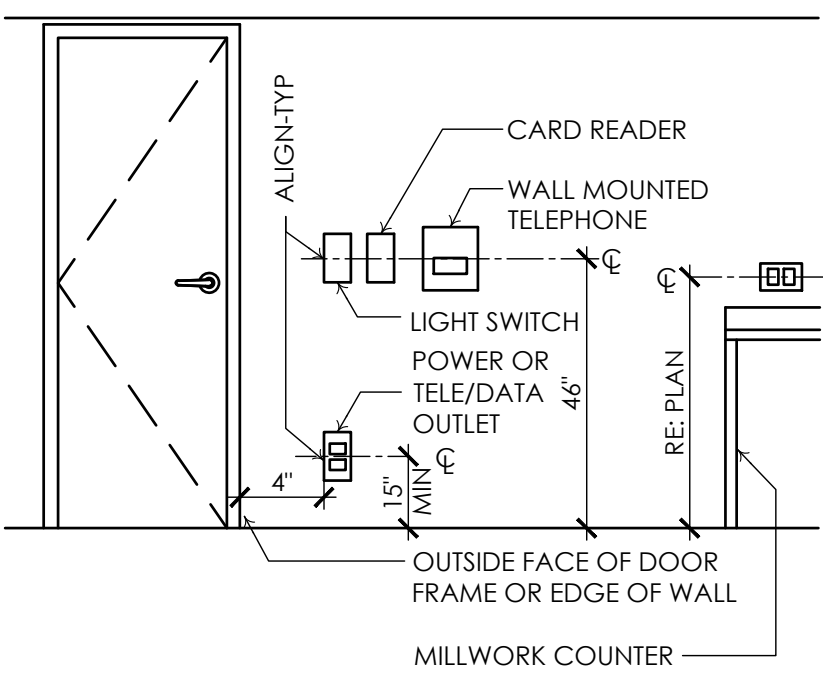
TYPICAL DETAILS

TYPICAL ADA RESTROOM FIXTURE AND ACCESSORY MOUNTING HEIGHTS



TYPICAL DEVICE MOUNTING HEIGHT

*MATCH TENANT STANDARD HEIGHTS AS REQUIRED



PROJECT TEAM

INTERIOR DESIGNER
ZALES ARCHITECTURE + DESIGN
Sarah Zales, Architect
PHONE: 720.394.1772
EMAIL: sarahzales@gmail.com

OWNER
ABIGAIL DEW
ABBY DEW FOR YOU
651 TOPEKA DR. #400
CASTLE ROCK, CO 80109
720.333.1177
abbydew@abbydewforyou.com

MECHANICAL

NOTE: SEE MECHANICAL ENGINEERING SHEETS

PLUMBING

NOTE: SEE PLUMBING/FIRE PROTECTION ENGINEERING SHEETS

ELECTRICAL

NOTE: SEE ELECTRICAL ENGINEERING SHEETS

FIRE PROTECTION (DEFERRED SUBMITTAL)

NOTE: ALL REQUIRED WORK NOT COVERED BY
ENGINEERING/FIRE PROTECTION SHEETS SHALL BE
DESIGN-BUILD BY CONTRACTOR.

DRAWING INDEX

ARCHITECTURAL

- A.1 COVER SHEET
SYMBOLS, ABBREVIATIONS, DRAWING INDEX
A.2 GENERAL NOTES
A.3 EGRESS PLAN
A.4 DEMOLITION AND PARTITION PLANS
A.5 UL DETAILS

BUILDING CODE INFORMATION

1.0 BUILDING CODE DATA

1.1 APPLICABLE CODES SUMMARY

Building	2018	IBC
Mechanical	2018	IMC
Plumbing	2018	IPC
Electrical	2023	NEC
Fire	2018	IFC
Energy	2018	IECC
Existing Buildings	2018	IEBC
Accessibility	2009	ICC A117.1

1.2 BUILDING CODE SUMMARY

Construction Type	II-B
Original Construction	1985
Tenant Occupancy	I-4
Mixed Occupancy	YES
Automatic Fire Sprinklers	NO*
Emergency Voice Comm.	NO
Total Stories	1
Area of Work (Usable)	3,055 SF
Gross Tenant Area	3,200 SF
Total Building Area	24,100 GSF

* Per IBC Section 903.2.6. Exception 2: an automatic sprinkler system is not required where Group I-4 day care facilities at all the level of exit discharge, and where every room where care is provided has not fewer than one exterior exit door.

** Per IFC, fire alarm system in building must be updated in tenant area

1.3 FIRE RATING and EXITING REQUIREMENTS

Corridor Rating	N/A
Occupancy Separation	IBC Table 508.4 requires a 2-hour fire separation between I-4 / B / F-1 adjacent tenants
Door Hardware	ADA compliant
Number of Exits Required	IBC 1006.2.2.4 requires a minimum of 2 exits required for Group I-4 Occupancy
Max. Travel Distance	150' for I-4 Occupancy
Door Swing Direction	In direction of egress

2.0 PROJECT NARRATIVE

An existing tenant area is being renovated for a new adult day care (I-4) facility. The scope of work includes expanding one restroom to accommodate an ADA compliant shower, updating grab bars, replacing main entry doors, adding cabinets and appliances for a break room, adding a storage room, and updating the demising walls for a 2-hour fire barrier

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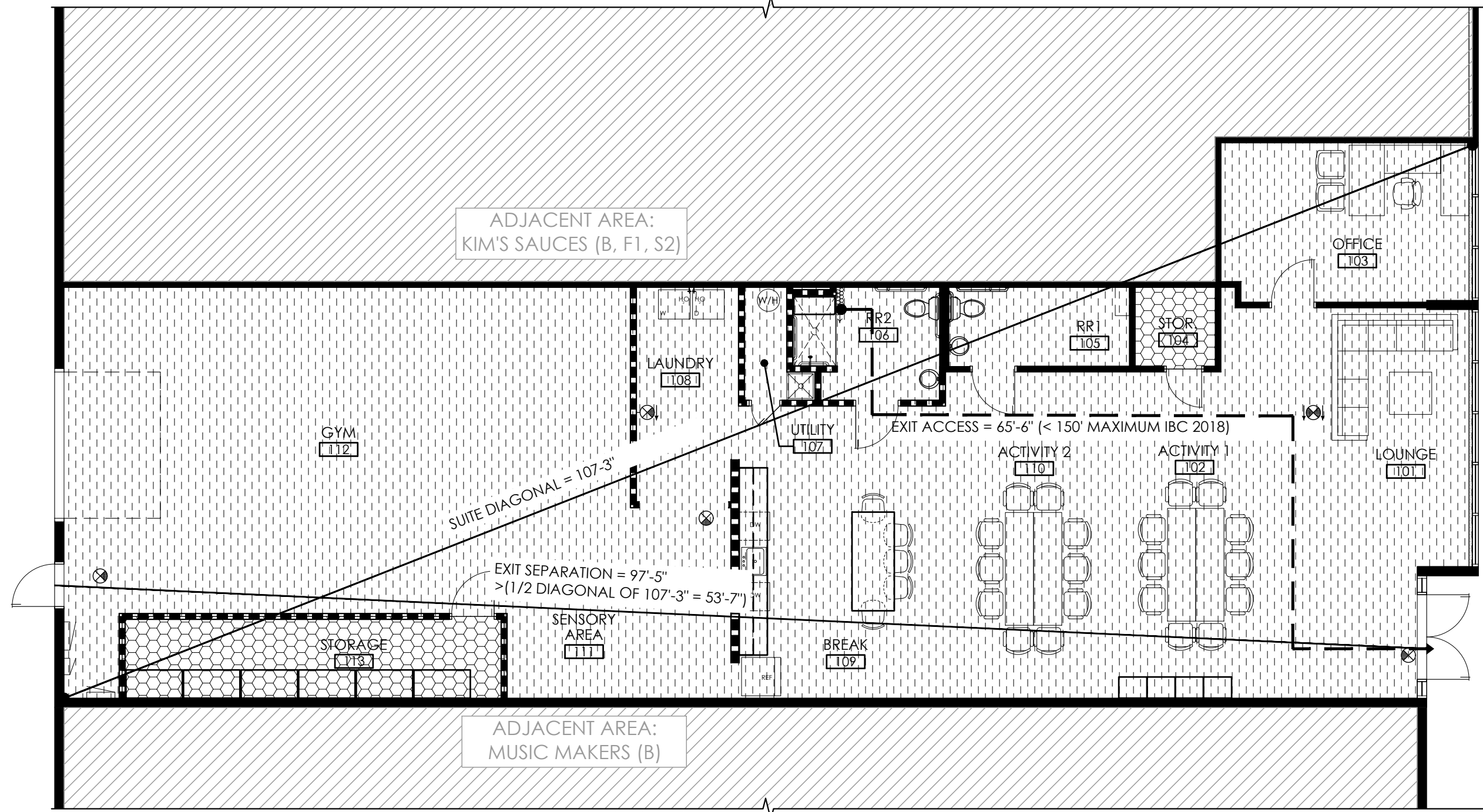
Sarah Zales, AIA

ISSUE DATE
JANUARY 22, 2024 FOR PERMIT AND CONSTRUCTION

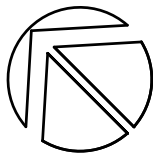
GENERAL INFORMATION

PROJECT MANAGER SARAH ZALES
BUILDING 651 TOPEKA WAY, SUITE 400
CASTLE ROCK, CO 80109
PROJECT 2501.00
ABBY DEW FOR YOU
FIRST FLOOR
DESCRIPTION COVER SHEET
SHEET NUMBER

A.1



EGRESS PLAN
1/8" = 1'-0"



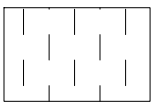
3.0 OCCUPANT LOAD CALCULATIONS

Design Occupant Load based on function of space per IBC Table 1004.5	Area, SF	Occupant Load Factor (OLF)	Occupant Load	Number of Exits Req'd
Institutional				
Outpatient Areas	2863	100	28.63	2
Storage Areas				
Combined Storage Areas	192	300	0.64	1
Suite 400 Total	3,055		29	2

4.0 PLUMBING FIXTURE COUNT (Using Occupant load from Table 3.0 above)

Building Fixture Counts	Occupant Load	Water Closets		Lavatories	
		Male	Female	Male	Female
Institutional Adult Day Care (1 per 15)	28.6	14.3	14.3	14.3	14.3
Required Count		0.95	0.95	0.14	0.14
Storage Area	0.6	0.3	0.3	0.3	0.3
Required Count		0.00	0.00	0.00	0.00
Total Required		0.96	0.96	0.14	0.14
Total Required - Round Up		1	1	1	1
Total Provided		1	1	1	1

EGRESS PLAN LEGEND



Outpatient Activity Areas,
100 S.F. per Occupant



Storage Areas, 300 S.F. per
Occupant

PARTITION SCHEDULE

Note: All interior metal stud framing heights, spacing
and gauge to conform to ASTM C754 parameters
as referenced in the CGC Gypsum Construction
Handbook

- Base building core and shell
construction / existing wood frame
partition to remain.
- New Building Standard interior tenant
partition.
 - 4" wood frame with 5/8" gyp. bd.
both sides.



ARCHITECT

ENGINEER

ABBY DEW FOR YOU

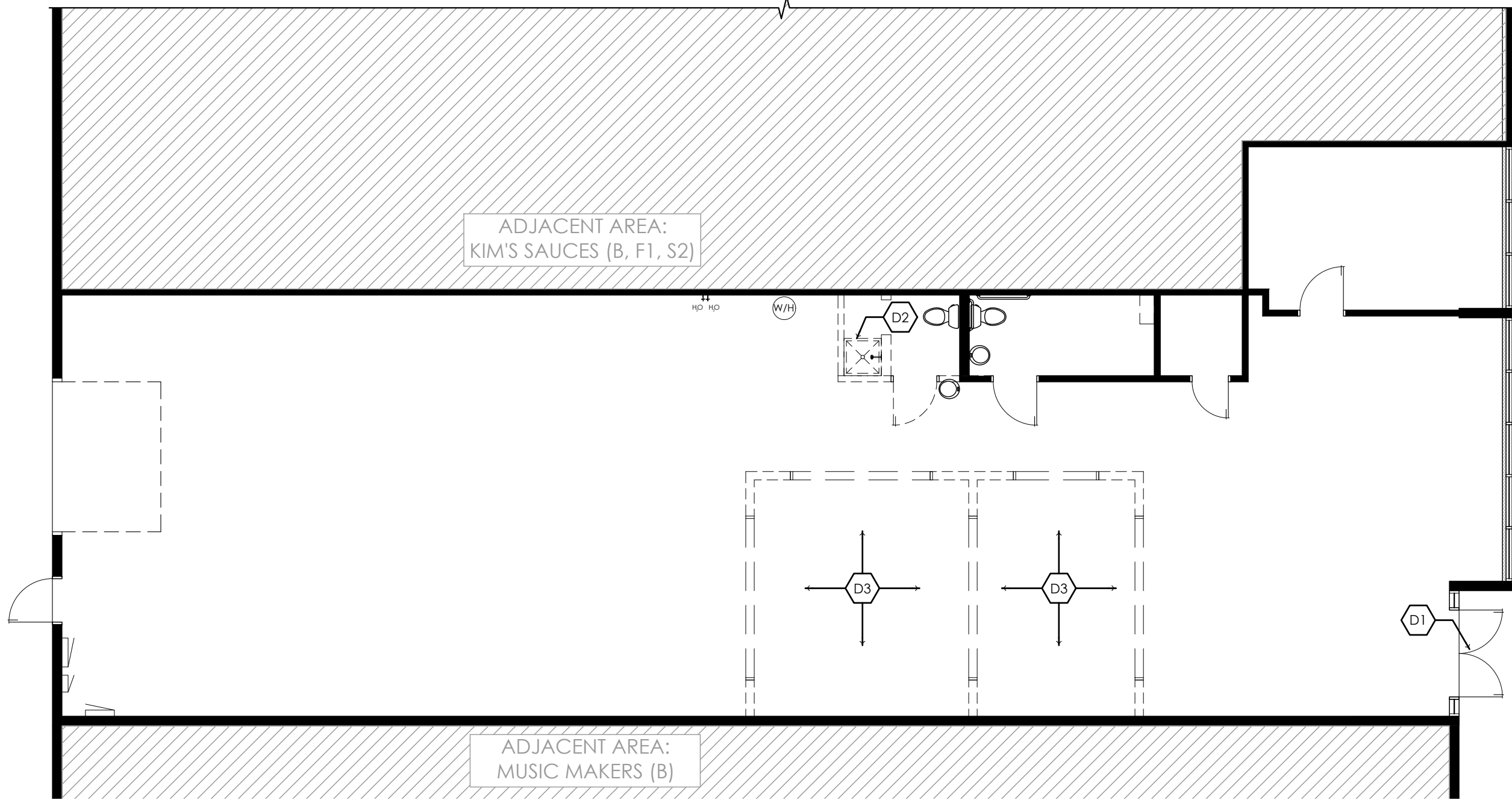
651 TOPEKA WAY, SUITE 400
CASTLE ROCK, CO 80109



ISSUE DATE: JANUARY 22, 2024 FOR PERMIT AND CONSTRUCTION

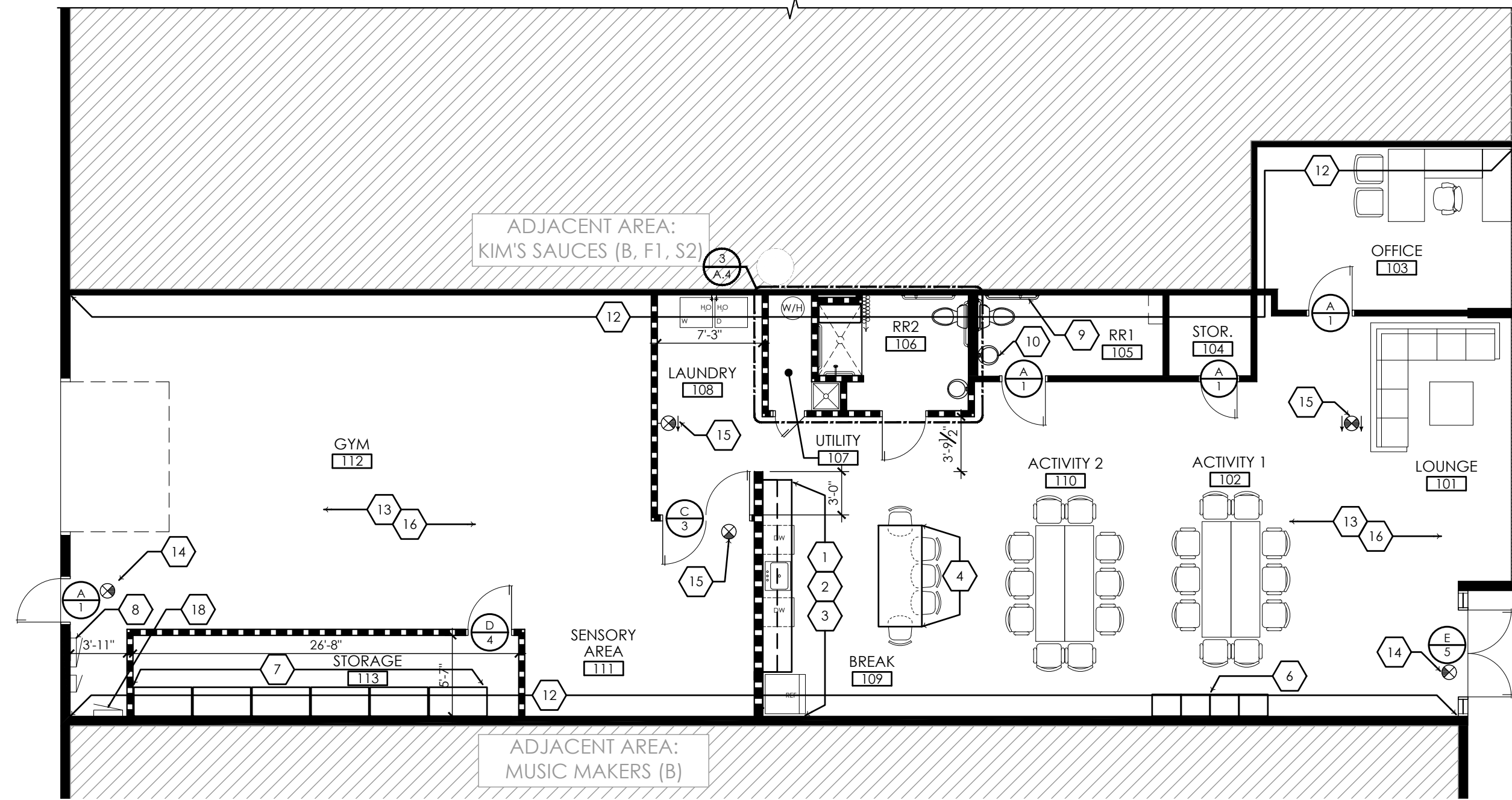
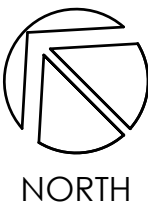
GENERAL INFORMATION

PROJECT MANAGER: SARAH ZALES
BUILDING: 651 TOPEKA WAY, SUITE 400
CASTLE ROCK, CO 80109
PROJECT: 2501.00
ABBY DEW FOR YOU
FIRST FLOOR
DESCRIPTION: EGRESS PLAN
SHEET NUMBER: A.3



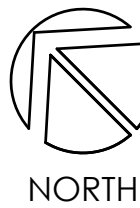
DEMOLITION PLAN

1/8" = 1'-0"



PARTITION PLAN

1/8" = 1'-0"



DEMOLITION PLAN GENERAL NOTES

All accessible abandoned conduit and cable shall be removed from the project area.

Contractor to remove existing flooring and base and patch floor as required to install new flooring in areas of new construction.

Contractor is to salvage all demolished doors, frames, hardware, glazing, lights, etc. if required by Building Owner.

Contractor is responsible for protecting all finishes to remain from damage due to construction and improvements.

All materials that are not reused or returned to the building owner for stock are to be donated or recycled. Contractor to provide separate dumpsters as required for recycling materials.

DEMOLITION PLAN KEYNOTES

D1 Remove existing storefront doors, threshold, and hardware.

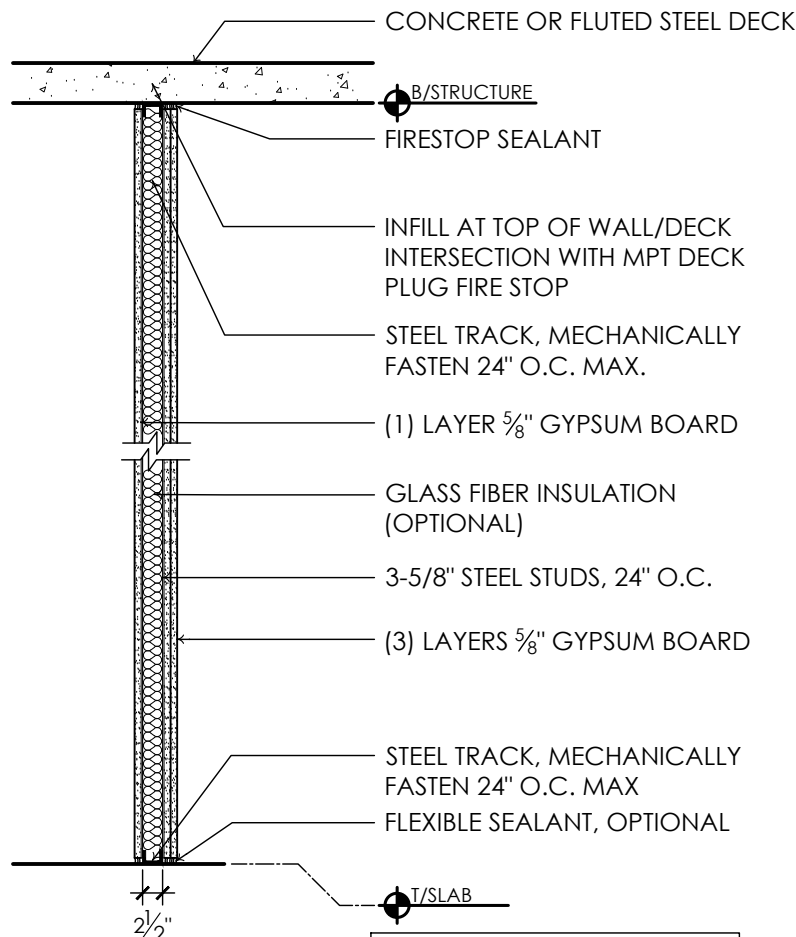
D2 Remove shower pan and plumbing. Rework plumbing for new shower.

D3 Remove all existing wood-framed walls, (not permitted in Type II construction).

PARTITION SCHEDULE

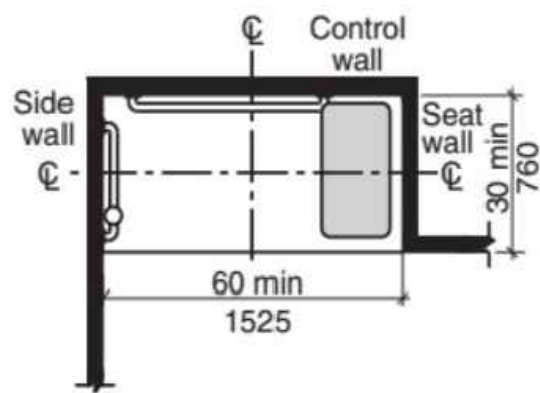
Note: All interior metal stud framing heights, spacing and gauge to conform to ASTM C754 parameters as referenced in the CGC Gypsum Construction Handbook

Base building core and shell construction / existing partition to remain.
Existing walls to be removed.



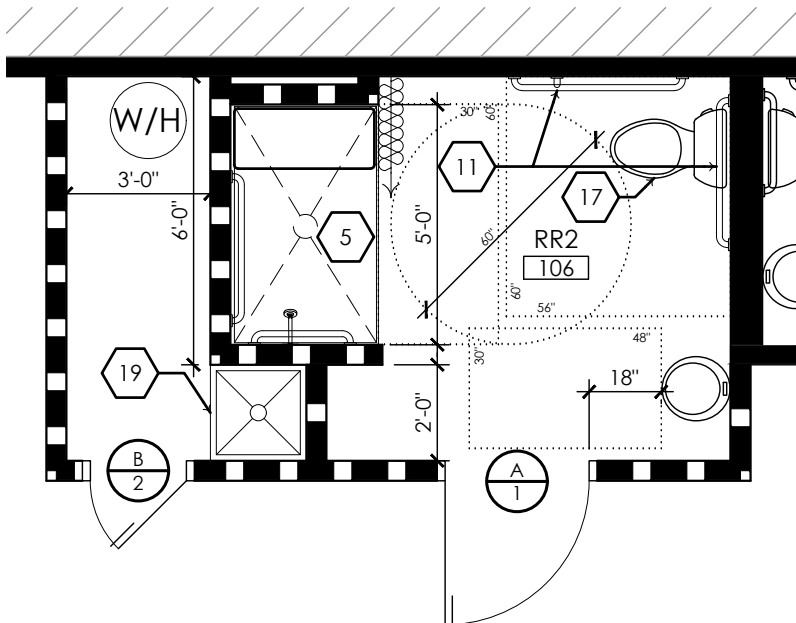
2-Hour Fire Barrier (UL V449)

N.T.S.



ROLL IN SHOWER DETAIL

SCALE: NTS



ENLARGED PARTITION PLAN

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

PARTITION PLAN GENERAL NOTES

Purpose:

The purpose of this plan is to generally describe the proposed use, layout and tenant improvements required for tenant occupancy.

Unless noted otherwise, all new work identified in this plan shall be tenant / building standard materials and methods of construction. The Contractor shall be responsible for coordinating with the building owner to familiarize himself with the approved tenant/building/suite standards and the limits of base building improvements and the scope of work required for tenant improvements, if any, beyond those provided for by this Partition Plan.

Provide and install Building Standard fire extinguishers, emergency lights, and exit signage. Assume all compliance pertaining to fire suppression system, electrical and mechanical systems as required by the authority having jurisdiction.

All materials are assumed to be new unless otherwise noted.

Contractor is to inspect and correct all areas where floor is in more than 1/4" variance of level or as approved by Tenant and Landlord.

Qualified contractors shall possess the means to order specified products in time to meet the schedule. Architect will not accept substitutes for products not ordered in a timely manner. Contractor to confirm lead times at time of bid.

Tenant Improvement Exclusions:

Except as otherwise noted or specifically approved by the building owner, the following work is to be provided separately by the tenant and is NOT included in this Partition Plan or to be included in the contractor's tenant improvement construction budget:

Telephone equipment, installation and cabling.

Computer equipment, installation and cabling.

Moveable furniture, fixtures, accessories and equipment.

Architectural and engineering consulting fees and expenses.

Contractor to allow for a 10% tenant-held contingency for project.

DIMENSION PLAN GENERAL NOTES

Contact the Architect for dimensions not supplied. Do not scale drawings.

All dimensions are to finished face of drywall, unless noted otherwise.

General contractor, and subcontractors to confirm all dimensions in field.

Contractor to provide level 4 finished surface on all existing drywall perimeter and core walls.

Contractor to provide level 5 finish at all drywall ceilings and all wall locations that receive dry erase paint or wallcovering. Contractor to provide water resistant drywall at all damp locations.

All new partitions adjoining exterior perimeter walls, core walls and columns to have slip joint connection. Ref Detail 1, this sheet.

PARTITION PLAN KEYNOTES

1 New solid surface countertop and 4" backsplash on 34"H ADA compliant plastic laminate base cabinets with (1) drawer and interior adjustable shelves with full overlay doors, soft close hinges and matte black bar pulls.

2 New plastic laminate upper cabinets with full overlay doors and interior adjustable shelves, soft close hinges and matte black bar pulls.

3 New Breakroom package:
Sink: ADA compliant Elkay Crosstown 31-1/2 x 8-1/2 Inch Single Bowl Undermount Sink (stainless steel)

Faucet: ADA compliant Kohler Simplice with pullout spray (matte black)

Disposal: InSinkErator Badger 5 1/2 HP Continuous Feed Garbage Disposal

Dishwashers: (2) new ADA compliant dishwashers (by tenant)

Refrigerator: Stainless steel french door refrigerator with water line for ice maker (by owner)

4 New millwork break island: : solid surface countertop on plastic laminate base cabinets 2'-10" h and 12" overhang for seating on one side.

PARTITION PLAN KEYNOTES

5 New ADA compliant roll in shower with mosaic tile over recessed waterproof shower pan. Sawcut concrete as required for flush shower entry, and slope to drain. Provide new metal shower curtain rod.

6 New p-lam cubbies by tenant.

7 Storage shelving by tenant.

8 Provide signage indicating "Keep 36" clear space in front of electrical panels"

9 Add 18" vertical grab bar for ADA compliance. Provide wood blocking concealed in wall for solid attachment. Re: mounting heights on Cover Sheet.

10 Install new smooth pipe cover over exposed plumbing pipes per ADA requirements.

11 New horizontal and vertical grab bars for ADA compliance. Provide wood blocking concealed in wall for solid attachments. Re: mounting heights on Cover Sheet.

12 Existing demising walls consist of one layer of 5/8" drywall on each side of 3-5/8" metal studs. Add two additional layers of gypsum board to tenant side to achieve a 2-hour fire barrier. Extend 1-hour fire barrier to underside of corrugated metal decking. Fill gaps at top of wall / deck intersection with MPT Deck Plug Fire Stop by Industrial Insulation Group, LLC. Seal any small gaps with approved fire caulking. No through penetrations. RE: Detail 1 on this Sheet.

12 ALTERNATE Provide sprinkler system in Tenant Area.

13 All existing ceiling and light fixtures to remain throughout.

14 Existing exit signs to remain.

15 New exit sign to match existing

16 Update fire alarm systems as required for tenant requirements.

17 Modify toilet location as needed to achieve 17" - 19" from wall to centerline of toilet. RE: Cover Sheet for details.

18 Remove and reinstall electrical panel to be surface- mounted on new fire-rated wall.

19 New 24"x24" mop sink and associated plumbing.

DOOR/DOOR FRAME SCHEDULE

All interior doors to be building standard solid core wood door to match existing height, material and finish as existing. Frames to be 2" painted hollow metal to match existing.

A Existing door and frame to remain.

B New 2'-6" wide building standard door.

C New 3'-0" wide pair of doors

D New 3'-0" wide building standard door.

E New tempered glass insulated storefront metal doors to match existing, in existing storefront framing system.

HARDWARE SCHEDULE

All hardware is to be Building Standard brushed aluminum heavy duty hinges, door stops and lever and lock sets to match existing and as required for A.D.A. compliance.

1 Existing hardware to remain.

2 New passage function lever set.

3 New panic bar on egress side of door (doors swing in opposite direction for egress from either side). On non-egress side, provide passage lever set hardware. Provide automatic door closers and manual kick-down door holders.

4 New storage function lock and lever set

5 New tubular metal pulls on exterior with key lock to match existing. Provide panic bar from interior. Include heavy-duty surface mounted closer, weatherstripping and new ADA-compliant threshold.

PARTITION SCHEDULE

Note: All interior metal stud framing heights, spacing and gauge to conform to ASTM C754 parameters as referenced in the CGC Gypsum Construction Handbook

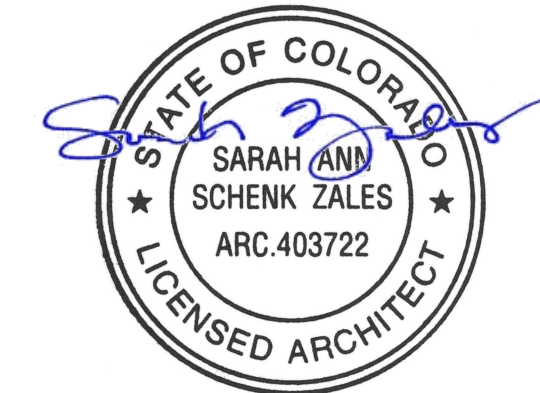
Base building core and shell construction / existing wood frame partition to remain.
New Building Standard interior tenant partition.
4" wood frame with 5/8" gyp. bd. both sides.

ARCHITECT

ENGINEER

ABBY DEW FOR YOU

651 TOPEKA WAY, SUITE 400
CASTLE ROCK, CO 80109



ISSUE DATE: JANUARY 22, 2024 FOR PERMIT AND CONSTRUCTION

GENERAL INFORMATION

PROJECT MANAGER: SARAH ZALES
BUILDING: 651 TOPEKA WAY, SUITE 400, CASTLE ROCK, CO 80109
PROJECT: 2501.00, ABBY DEW FOR YOU, FIRST FLOOR
DESCRIPTION: DEMOLITION PLAN
SHEET NUMBER: A.4

PLOT DATE: Jan 22, 2024 - 10:15am

FILE NAME: C:\Users\Nathon\AppData\Local\Temp\AcPublish_41673\Abby Dew.dwg

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

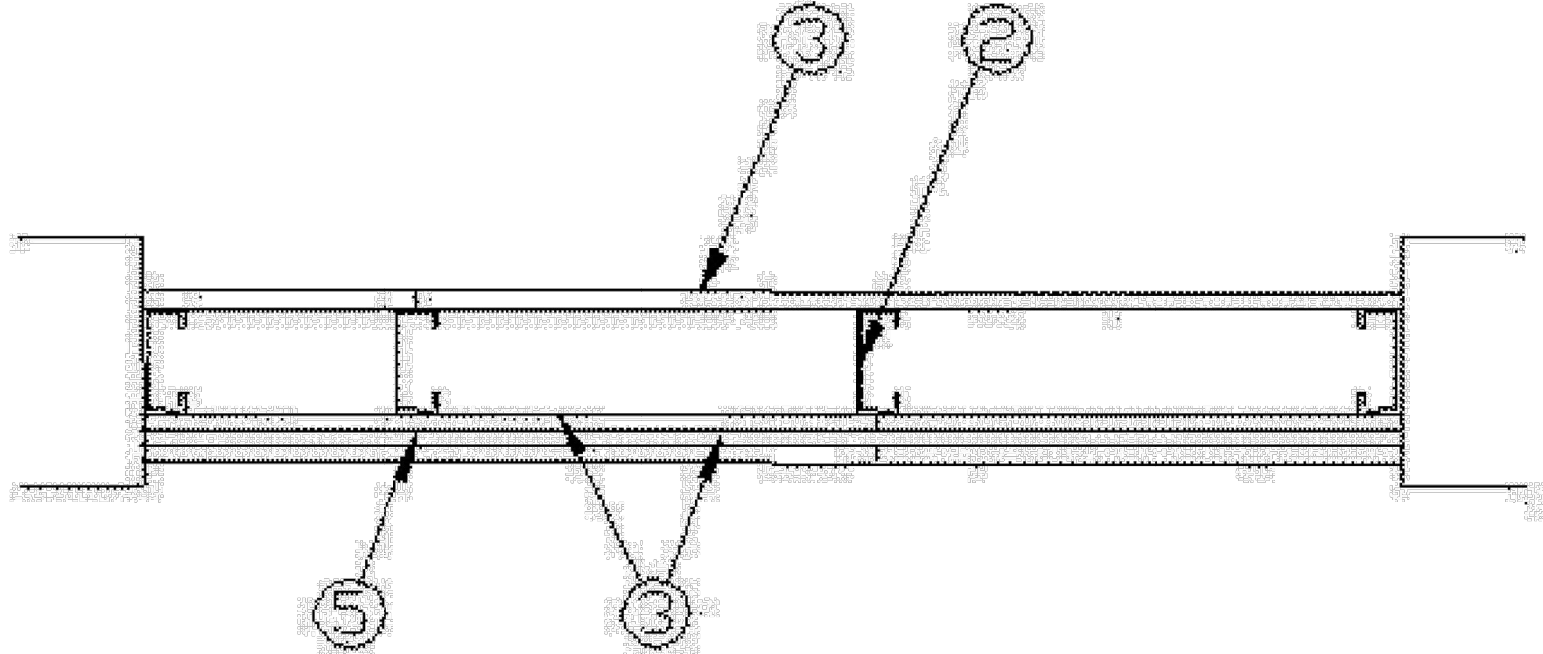
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **V449**

March 2, 2022

Non-Bearing Wall Rating - 2 hr.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Floor and Ceiling Runners** — (Not Shown) — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* — Floor and Ceiling Runner** — Not Shown — In lieu of Item 1 — For use with Item 2A, proprietary channel shaped runners, min 3-1/2 in. wide with 1-1/4 in. long legs fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

1B. **Framing Members* — Floor and Ceiling Runners** — (Not Shown) — As an alternate to Item 1 - For use with Item 2B, channel shaped, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners 24 in. OC. max.

CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK

RAM SALES L L C — Ram ProTRAK

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

1C. **Framing Members* — Floor and Ceiling Runner** — Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, min 3-1/2 in. wide with 1-1/4 in. long legs fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

1D. **Framing Members* — Floor and Ceiling Runners** — (Not Shown) — As an alternate to Item 1 - For use with Item 2D, channel shaped, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners 24 in. OC. max.

TELLING INDUSTRIES L L C — TRUE-TRACK™

1E. **Framing Members* — Floor and Ceiling Runners** — (Not Shown) — As an alternate to Item 1 - For use with Item 2F, channel shaped, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners 24 in. OC. max

RESCUE METAL FRAMING, L L C — AlphaTRAK

2. **Steel Studs** — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, 3-1/2 in. min width, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. **Framing Members* — Steel Studs** — Not Shown — In lieu of Item 2 — For use with Item 1A, proprietary channel shaped steel studs, 1-1/4 in. deep by min 3-1/2 in. min width fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 to 3/4 in. less in length than assembly height.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

IMPERIAL MANUFACTURING GROUP INC — Viper20™

2B. **Framing Members* — Steel Studs** — As an alternate to Item 2 — For use with Item 1B, channel shaped studs, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2C. **Framing Members* — Steel Studs** — Not Shown — In lieu of Item 2 — For use with Item 1C, proprietary channel shaped steel studs, 1-1/4 in. deep by min 3-1/2 in. min width fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 to 3/4 in. less in length than assembly height.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

2D. **Framing Members* — Steel Studs** — As an alternate to Item 2 — For use with Item 1D, channel shaped studs, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

TELLING INDUSTRIES L L C — TRUE-STUD™

2E. **Framing Members* — Steel Studs** — As an alternate to Item 2 — For use with Item 1A (3-5/8 in. wide track), channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, 1-1/4 in. wide by 3-5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

2F. **Framing Members* — Steel Studs** — As an alternate to Item 2 — For use with Item 1E, channel shaped studs, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

RESCUE METAL FRAMING, L L C — AlphaSTUD

3. **Gypsum Board*** — 5/8 in. thick, 4 ft. wide with beveled, square or tapered edges. Applied vertically with joints centered over studs and staggered between layers.

NATIONAL GYPSUM CO — 5/8 in. thick Types FSK, FSL, FSW, FSW-3, FSW-5, FSW-6, FSW-8, FSMR-C, FSW-C, FSK-C, FSLX, SBWB

3A. **Gypsum Board*** — (As an alternate to 5/8 in. Type FSW in Item 3) — Nom. 5/16 in. thick gypsum panels applied vertically. Two layers of 5/16 in. for every single layer of 5/8 in. gypsum board described in Item 4. Horizontal joints on the same side need not be staggered. Inner layer of each double 5/16 in. layer attached with fasteners, as described in item 4, spaced 24 in. OC. Outer layer of each double 5/16 in. layer attached per Item 4.

NATIONAL GYPSUM CO — Type FSW

4. **Fasteners** — (Not Shown) — For base layer, 1-1/8 in. Type S screws used to attach panels to studs, spaced 8 in. OC. around perimeter and 12 in. OC. in field. Second layer, 1-5/8 in. long Type S screws spaced 12 in. OC. around perimeter and 12 in. OC. in field. Second layer screws staggered 6 in. OC. from base layer. Face layer, 2-1/4 in. Type S screws spaced 8 in. OC. around perimeter and 12 in. OC. in field. Face layer perimeter screws staggered 1 in. OC. from second layer and staggered 6 in. OC. in field.

5. **Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer panels.



ARCHITECT

ENGINEER

ABBY DEW FOR YOU

651 TOPEKA WAY, SUITE 400
CASTLE ROCK, CO 80109



ISSUE DATE
JANUARY 22, 2024 FOR PERMIT AND CONSTRUCTION

PROJECT MANAGER
SARAH ZALES

BUILDING
651 TOPEKA WAY, SUITE 400
CASTLE ROCK, CO 80109

PROJECT
2501.00
ABBY DEW FOR YOU
FIRST FLOOR

DESCRIPTION
UL DETAILS

SHEET NUMBER

A.5