RSN: 1368403
Permit #: 2019-1623163-TF

1. GENERAL CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH CONSTRUCTION DOCUMENTS AND SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID.

2. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES WHICH MAY AFFECT THE WORK OF THIS PROJECT. GENERAL CONTRACTOR TO ESTABLISH SIMILAR SYSTEM BETWEEN ALL SUBCONTRACTORS AND THEMSELVES, AND AGAIN PROVIDE NOTIFICATION BACK TO THE ARCHITECT.

3. GENERAL CONTRACTOR SHALL PERFORM ALL WORK WHICH MAY BE REASONABLY INFERABLE FROM THE CONSTRUCTION DRAWINGS AS NECESSARY TO ACHIEVE THE INTENDED RESULTS AS INDICATED ON THE DRAWINGS. IF THE CONTRACTOR WISHES TO MAKE SUBSTITUTIONS THE GC WILL TAKE ON ALL ARCHITECTURAL AND ENGINEERING FEES TO EVALUATE, DESING INTO THE DOCUMENTS AND RESUBMITTAL TO THE JURISDICTION. SUBSTITUTIONS ARE ONLY ACCEPTED FROM THE GENERAL CONTRACTOR.

4. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DETAILS WHICH MAY NOT CONFORM TO SUCH CODES.

5. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.

6. IN EVENT OF CONFLICTING OR UNCLEAR INFORMATION, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WITH THE AFFECTED WORK. RFIS WILL ONLY BE ACCEPTED FROM GENERAL CONTRACTOR. ONE QUESTION PER RFI NUMBER, NO EXCEPTIONS.

7. OWNER OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND PAYING ALL ASSOCIATED FEES, TAXES AND LICENSES.

8. GENERAL CONTRACTOR SHALL PROVIDE ALL CUSTOMARY GENERAL CONDITIONS ASSOCIATED WITH PROJECTS OF THIS TYPE AND SCOPE, INCLUDING BUT NOT LIMITED TO: TRASH DUMPSTER, HAULING, FINAL CONSTRUCTION CLEANING, CONSTRUCTION SITE SECURITY, SITE FIRE EXTINGUISHERS AS REQUIRED BY CODE, PORTABLE TOILETS, ETC.

9. GC SHALL PROVIDE SCREENING AND TENTING TO ALLEVIATE TRANSMISSION OF DUST INTO SURROUNDING SPACES. GC TO PROTECT RETURN AIR VENTALATION AS REQURIED TO NOT HARM EXISTING HVAC UNITS. DISARM OR TENT ANY FIRE PROTECTION DEVICES IN THE IMMEDIATE CONSTRUCTION AREA

10. GENERAL CONTRACTOR, SUBCONTRACTORS AND MATERIAL PERSONS SHALL GUARANTEE THAT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, AND SHALL REPLACE ALL DEFECTIVE WORK AND ANY OTHER WORK DAMAGED BY THE DEFECTIVE WORK WITHOUT COST, FOR ANY AND ALL ITEMS WHICH BECOME DEFECTIVE DURING THE WARRANTY PERIOD.

11. CLEANING: GC RESPONSIBLE FOR PROPOER DISPOSAL OF ALL CONSTRUCTION DEBRIS ACCORDING TO CODE AND REGULATIONS. AT THE CONCLUSION OF THE CONSTRUCTION PROCESS THE GC SHALL LEAVE THE CONSTRUCTION AREA AND ACCESS POINTS AND PATHS CLEAN AND FREE OF CONSTRUCTION DUST AND DEBRIS.

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A101	Floor Plan - Existing	04/09/19
A110	Floor Plan - New	04/09/19
A102	Reflected Ceiling Plan - Existing	04/09/19
A111	Reflected Ceiling Plan - New	04/09/19
A002	Unnamed	05/07/19

This plan is reviewed to **IBC** but the existing building is NOT converted to **IBC**. The construction type listed is **UBC.** Occupancy group is **IBC.**

CODE STUDY

PROJECT DESCRIPTION
ALTERATION OF EXISTING TENANT SUITE
WORK INCLUDES REMOVAL AND REPLACEMENT OF EXISTING MRI UNIT
ALTERATION TO EXISTING TENANT SUITE FOR NEW WORK

CITY OF AURORA ADOPTED CODES:
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2017 NATIONAL ELECTRICAL CODE (NEC)

BUILDING DESCRIPTION
YEAR BUILDING WAS CONSTRUCTED - UNKNOWN
NUMBER OF STORIES - 2
TYPE OF CONSTRUCTION - II-B
FIRE SUPPRESSION - FULLY SPRINKLED

BUILDING OCCUPANCY CLASSIFICATION
THE EXISTING BUILDING
GROUP B (OFFICE)

TENANT OCCUPANCY CLASSIFICATION
TENANT OCCUPANCY - GROUP B: OUTPATIENT CLINIC

CONSTRUCTION TYPE
TYPE II-B (IBC TABLE 503) UBC TYPE II-N SPK

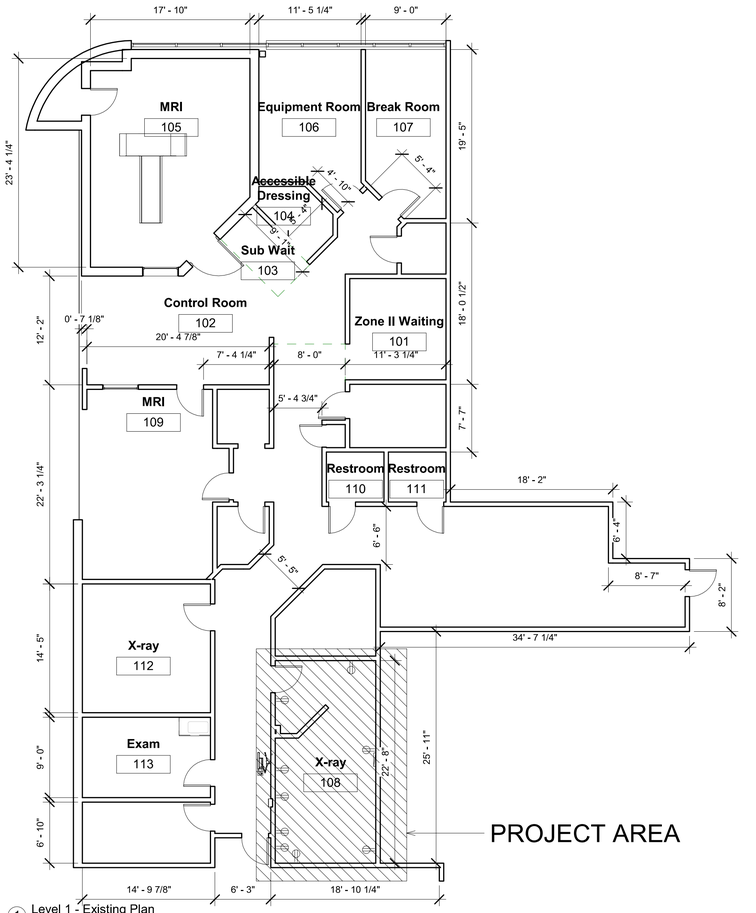
FIRE PROTECTION SYSTEMS
FULLY SPRINKLED BUILDING
NOT AN AMBULATORY CARE FACILITY
EXISTING LOCAL SYSTEM

MEANS OF EGRESS:
CHAPTER 10
NO CHANGE TO EXISTING EGRESS ROUTE OR COMMON PATH OF TRAVEL
3,700 SF TENANT SPACE (GROUP B) / 100 = 37 PEOPLE
OCCUPANT LOAD < 49; ONE EXIT REQUIRED (TABLE 1015.1)
MAXIMUM COMMON PATH OF EGRESS TRAVEL: 100' (SPRINKLED - IBC TABLE 1014.3; OCCUPANT LOAD > 30
MAXIMUM TRAVEL DISTANCE: 300' AT B (FULLY SPRINKLED - TABLE 1016.2)
OCCUPANT LOAD < 50 THEREFORE EXIT DOOR DO NOT HAVE TO SWING IN THE DIRECTION OF TRAVEL (IBC 1008.1.2)

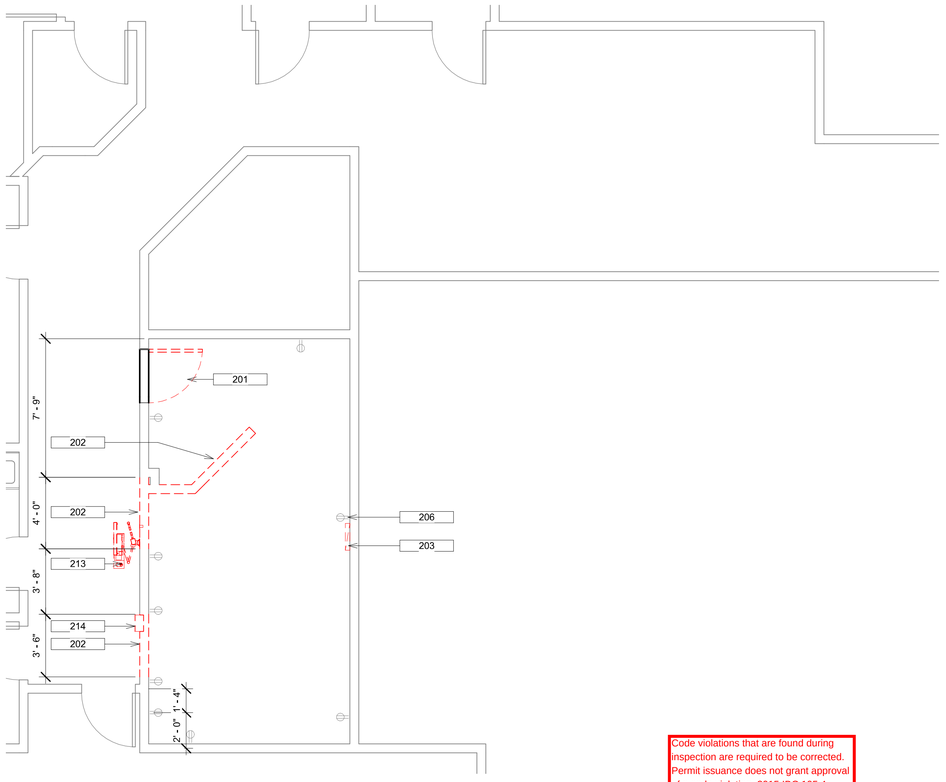
TABLE 1015.1 SPACES WITH ONE EXIT
THE TENANT SPACE IS CONSIDERED A SPACE WITH ONE EXIT
MAX. O.L. IS 37, THEREFORE ONE EXIT IS ALLOWED. COMMON PATH OF TRAVEL IS < 100' (FULLY SPRINKLED BUILDING)

TABLE 1018.1 CORRIDOR FIRE RESISTANT RATING
0 HR WITH SPRINKLER SYSTEM

CODE STUDY
1/4" = 1'-0"



1 Level 1 - Existing Plan
1/8" = 1'-0"



2 Level 1 - Demolition Plan
1/4" = 1'-0"

CONSTRUCTION NOTES	
Key Value	Keynote Text
201	DEMOLITION EXISTING DOOR AND METAL DOOR FRAME
202	DEMOLISH EXISTING WALL. PREPARE WALL FOR NEW DOOR FRAME AND DOOR. COLLECT LEAD LINING FOR ENVIRONMENTAL DISPOSAL
203	DEMOLISH EXISTING ABANDON ELECTRICAL RACEWAY
206	DEMOLISH EXISTING 20A OUTLET TO PANEL. PROVIDE BLANK CIRCUIT IN PANEL
213	REMOVE AND RELOCATE EXISTING COMPUTER STATION AND ASSOCIATED POWER AND DATA
214	REMOVE AND RELOCATE EXISTING FIRE EXTINGUISHER CABINET

Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation. 2015 IBC 105.4.

Structural plan review is limited to a general survey for code compliance. No review is implied nor was undertaken to verify structural adequacy.

CHANGES TO FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM REQUIRE A SEPARATE PERMIT

PROVIDE A FULL-SIZE SET OF THESE DOCUMENTS PRINTED IN COLOR FOR REVIEW BY INSPECTOR

City of Aurora Building Division
Project: *Invision Sally Jobe*
Address: *1400 S POTOMAC ST Unit 180*
Occupancy Group: *IBC B*
Construction Type: *UBC TYPE II-N SPK*
RSN: *1368403*
Permit: *2019-1623163 -TF*

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. MUNOZ
Date: May 16, 2019
2015 INTERNATIONAL CODES & 2017 NEC

STATE OF COLORADO
ALBERTO A. CASTILLO JR.
REGISTERED
ARC #00625
7 May 19
LICENSED ARCHITECT

Alberto A Castillo Jr.

Digitally signed by Alberto A Castillo Jr
DN: CN=AAC, E=aac@ne-architecture.com, O=Castillo Architects, OU=Alberto A Castillo Jr
Date: 2019.05.07 19:53:57-06'00'

Invision Sally Jobe
1400 S Potomac
Suite 180
Aurora, CO 80012

APPROVED
SIGNATURE OFFICE

COORDINATION

Castillo Architects
981 Southpark Dr.
Littleton, Colorado
[303] 698.1717

Designer	Project Manager
AAC	AAC
Drafter	Date
BS/PM	20180118

REVISION	BY/DATE

SHEET TITLE
Floor Plan - Existing

SHEET
A101

PROJECT TITLE
INVSION SALLY JOBE

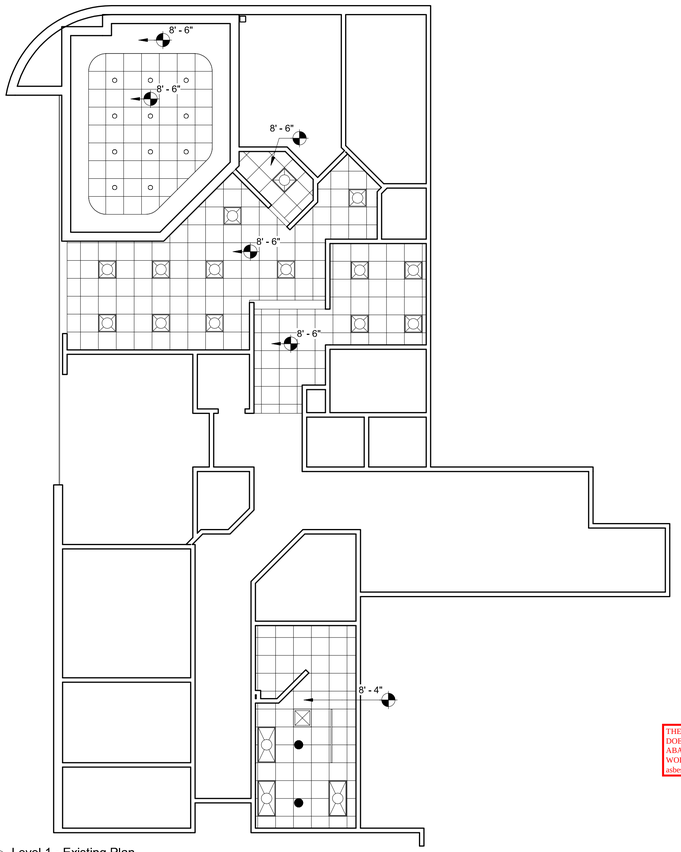
PROJECT NUMBER
Project Number

DRAWING NUMBER
2018- A101.dwg

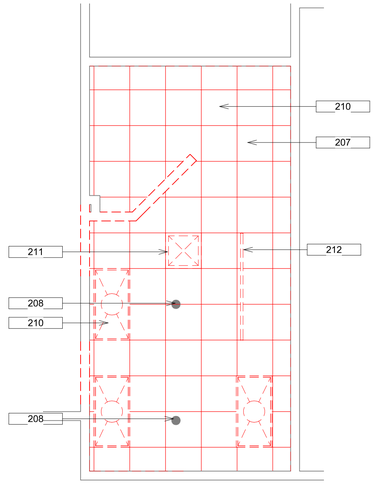
FACILITY NUMBER
1

SEQUENCE NUMBER

RSN: 1368403
Permit #: 2019-1623163-TF



1 Level 1 - Existing Plan
1/8" = 1'-0"



2 Level 1 - Enlarged Plan - Demolition
1/4" = 1'-0"

CONSTRUCTION NOTES	
Key Value	Keynote Text
207	REMOVE EXISTING TILES. (GRID TO REMAIN IN PLACE). REPAIR EXISTING GRID TIES AS REQUIRED TO PROVIDE LEVEL CEILING. CLEAN AND REPAIR ANY COMPONENTS AS REQUIRED TO ACCEPT NEW CEILING TILES
208	EXISTING FIRE SPRINKLER HEADS TO REMAIN
210	RELOCATE EXISTING LIGHT FIXTURES FOR NEW ROOM CONFIGURATION.
211	REMOVE EXISTING SUPPLY AIR REGISTER AND RECONFIGURE SUPPLY AIR FOR ROOM CONFIGURATION
212	REMOVE EXISTING RETURN AIR REGISTER

THE CITY OF AURORA PLAN REVIEW DOES NOT INCLUDE ASBESTOS ABATEMENT. FOR ASBESTOS RELATED WORK, PLEASE CONTACT asbestos@state.co.u .

This sheet of drawings has not been reviewed for code compliance.

STATE OF COLORADO
ALBERTO A. CASTILLO
REGISTERED
ARC.400635
7 May 19
LICENSED ARCHITECT

Invision Sally Jobe
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APPROVED
SIGNATURE | OFFICE

COORDINATION

Castillo Architects
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[303] 698.1717

Designer	Project Manager
AAC	AAC
Drafter	Date
BS/PM	20180118

REVISION	BY/DATE

SHEET TITLE
Reflected Ceiling Plan - Existing

SHEET
A102

PROJECT TITLE
INVSION SALLY JOBE

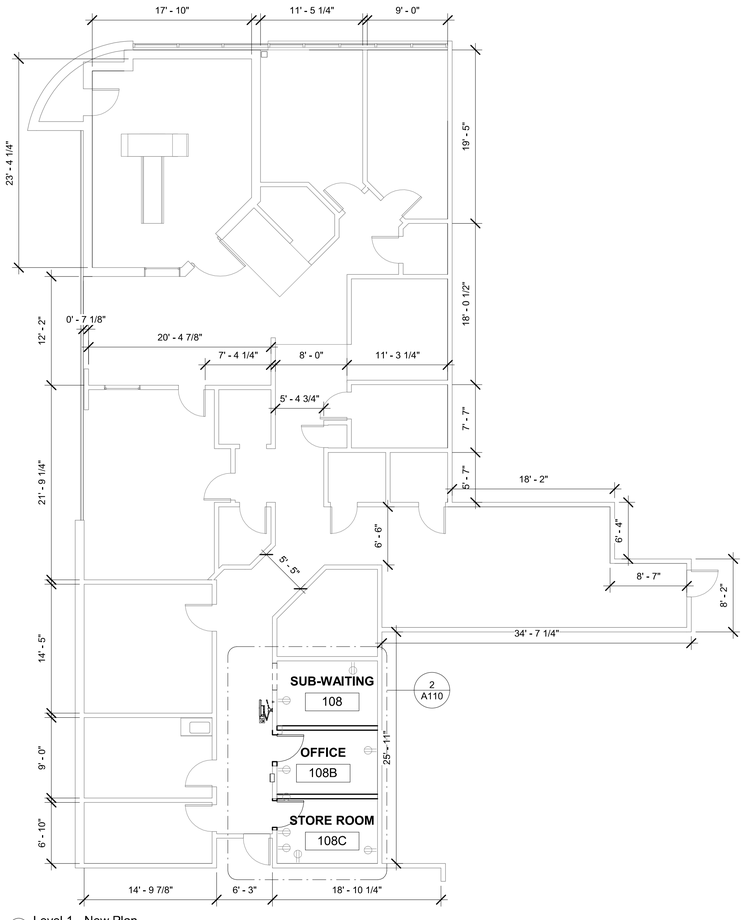
PROJECT NUMBER
Project Number

SEQUENCE NUMBER

DRAWING NUMBER
2018- A102.dwg

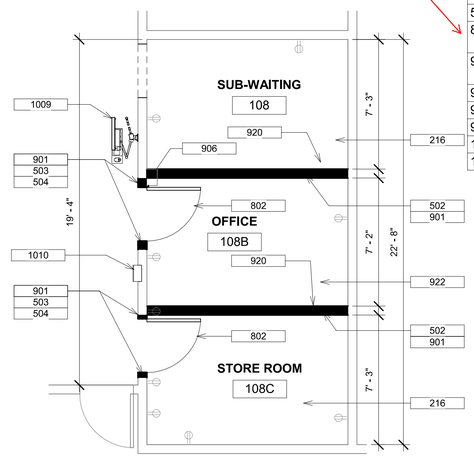
FACILITY NUMBER
1

RSN: 1368403
Permit #: 2019-1623163-TF



1 Level 1 - New Plan
1/8" = 1'-0"

Provide lever or other approved hardware on all new and relocated doors.
2009 ICC/ANSI 117.1 309.4



2 Level 1 - Enlarged Plan - Xray
1/4" = 1'-0"

CONSTRUCTION NOTES

Key Value	Keynote Text
216	EXISTING FLOORING TO REMAIN. CLEAN FLOOR AS REQUIRED FOR AS NEW APPEARANCE.
502	20GA 3-13/16" RUNNER CHANNEL WITH 20 GA 3-5/8" VERTICAL METAL STUDS. TRACK TO BE ANCHORED TO FLOOR . STUDS TO BE TO THE BOTTOM CEILING GRID. WALL KICKERS AS REQUIRED ABOVE CEILING TO THE BOTTOM OF DECK
503	PROVIDE METAL STUD BOX BEAM HEADER ABOVE ALL OPENINGS WITH DOUBLE KING STUDS AT JAMB. USE SAME SIZE STUDS AS APPLICABLE WALL
504	PROVIDE 20GA METAL STUD JAMB FOR NEW DOOR OPENING
802	3070 SOLID BIRCH WOOD DOOR. CLEAR FINISH. OFFICE LOCKSET TO MATCH EXISTING OFFICE STANDARD. DOOR HARDWARE TO MATCH EXISTING OFFICE STANDARD
901	5/8" TYPE X GYPSUM. ALL JOINTS TO BE TAPPED AND BEDDED . LEVEL 4 FINISH. SHERWIN WILLIAMS, EGGSHELL, 6140 MODERATE WHITE
906	REPAIR AROUND EXISTING GYPSUM BOARD COLUMN WRAP.
920	PROVIDE NEW ROPPE RUBBER BASE. 6" ON NEW WALLS BOTH SIDE. COLOR TO MATCH EXISTING
922	NEW CPT FLOOR: TO MATCH EXISTING CARPET
1009	RELOCATED COMPUTER STATION AND ASSOCIATED POWER AND DATA
1010	RELOCATED FIRE EXTINGUISHER

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. MUNOZ
Date: May 16, 2019
2015 INTERNATIONAL CODES & 2017 NEC

SEQUENCE NUMBER

STATE OF COLORADO
ALBERTO A. CASTILLO III
ARC.400625
7 May 19
LICENSED ARCHITECT

Invision Sally Jobe
1400 S Potomac
Suite 180
Aurora, CO 80012

APPROVED
SIGNATURE | OFFICE

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Littleton, Colorado
[303] 698.1717

Designer	Project Manager
AAC	AAC
Drafter	Date
BS/PM	20180118

REVISION	BY/DATE

SHEET TITLE
Floor Plan - New

SHEET
A110

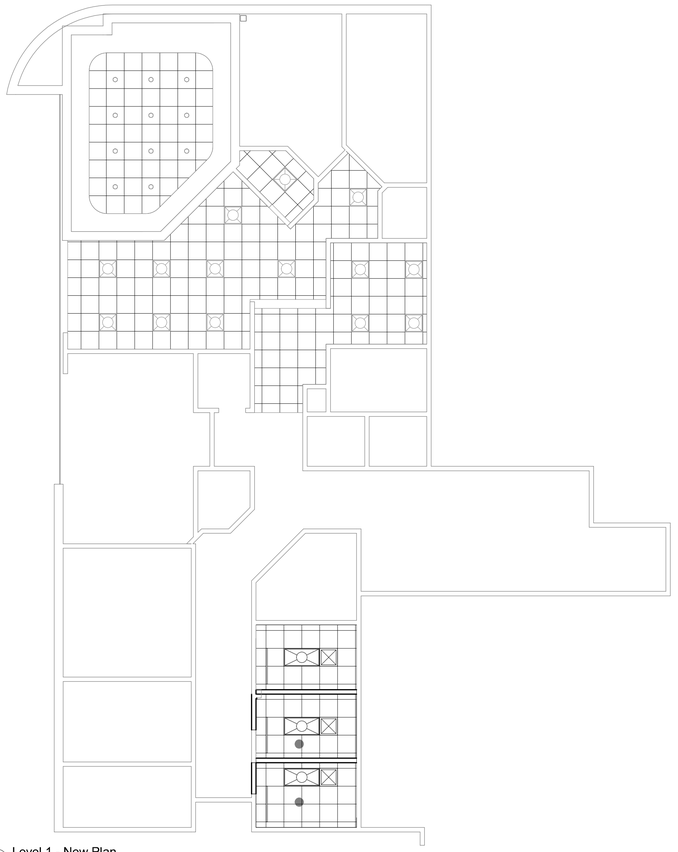
PROJECT TITLE
INVSION SALLY JOBE

PROJECT NUMBER
Project Number

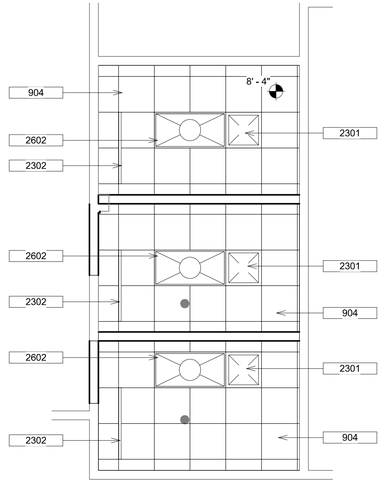
DRAWING NUMBER
2018- A110.dwg

FACILITY NUMBER
1

RSN: 1368403
Permit #: 2019-1623163-TF



1 Level 1 - New Plan
1/8" = 1'-0"



2 Level 1 - Enlarged Plan - New
1/4" = 1'-0"

CONSTRUCTION NOTES	
Key Value	Keynote Text
904	2X4 USG FROST CLIMA PLUS SECOND LOOK. PROFILE: EXISTING GRID (MATCH AS DIRECTED)
2301	RELOCATED EXISTING SUPPLY AIR REGISTER
2302	RELOCATED EXISTING RETURN AIR REGISTER
2602	RELOCATED EXISTING LIGHT FIXTURE

STATE OF COLORADO
ALBERTO A. CASTILLO III
ARCHITECT
ARC.400625
7 May 19
LICENSED ARCHITECT

Invision Sally Jobe
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Designer	Project Manager
AAC	AAC
Drafter	Date
BS/PM	20180118

REVISION | BY/DATE

SHEET TITLE
Reflected Ceiling Plan - New

SHEET
A111

PROJECT TITLE
INVSION SALLY JOBE

PROJECT NUMBER
Project Number

DRAWING NUMBER
2018- A111.dwg

FACILITY NUMBER
1

SEQUENCE NUMBER

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. MUNOZ
Date: May 16, 2019
2015 INTERNATIONAL CODES & 2017 NEC