CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

ABBRE□IATIONS

&	And	I.D.	Inside Diameter (Dim.)
∠	Angle	INSUL.	Insulation
@	At	INT.	Interior
℄	Centerline		
~	Diameter or Round	Jan.	Janitor
#	Pound or Number	JT.	Joint
(E)	Existing	KIT.	Kitchen
		K.O.	Knock Out
ACOUS.	Acoustical	LAB.	Laboratory
ACT.	Acoustical Tile	LAM.	Laminate
AD.	Area Drain	LAV.	Lavatory
ADJ.	Adjustable	LKR.	Locker
AFF.	Above Finish Floor	LT.	Light
AGGR.	Aggregate		
AL.	Aluminum	MAX.	Maximum
APPROX.	Approximate	M.C.	Medicine
ARCH.	Architectural	MECH.	Mechanical
ASB.	Asbestos	MEMB.	Membrane
ASPH.	Asphalt	MET.	Metal
		MFR.	Manufacturer
BD.	Board	MH.	Manhole
BITUM.	Bituminous	MIN.	Minimum
BLDG.	Building	MIR.	Mirror
BLK.	Block	MISC.	Miscellaneous
BLKG.	Blocking	M.O.	Masonry Opening
BM.	Beam	MTD.	Mounted
B.O.C.	Bottom of Concrete	MUL.	Mullion
B.O.M.	Bottom of Mullion		
B.O.P.	Bottom of Panel	N.	North
B.O.R.	Bottom of Reveal	N.I.C.	Not In Contract
BOT.	Bottom	NO.	Number
B/S.	Building Standard	NOM.	Nominal
		N.T.S.	Not To Scale
CAB.	Cabinet	O.A.	Overall
C.B.	Catch Basin	OBS.	Obscure
CEM.	Cement	O.C.	On Center
CER.	Ceramic	O.D.	Outside Diameter (Dim.)
CFCI.	CONT. Furnished/CONT. Installed	OFCI.	Owner Furnished/CONT. Installed
CFOI.	CONT. Furnished/Oner Installed	OFOI.	Owner Furnished/Owner Installed
C.I.	Cast Iron	OFF.	Office
C.G.	Corner Guard	OPNG.	Opening
CLG.	Ceiling	OPP.	Opposite
CLKG.	Caulking		
CLO.	Closet	PRCST.	Pre-cast
CLR.	Clear	PL.	Plate
C.O.	Cased Opening	P.LAM.	Plastic Laminate
COL.	Column	PLAS.	Plaster
C.O.M.	Center of Mullion	PLYWD.	Plywood
CONC.	Concrete	PR.	Pair
CONN.	Connection	PT.	Point
CONST.	Construction	P.T.D	Paper Towel Dispenser
CONT.	Continuous	P.T.D/R	Combination Paper Towel
CONTR.	Contractor	PTN.	Partition
C.O.R.	Center of Reveal	P.T.R.	Paper Towel Receptacle
CORR.	Corridor	P.J.	Panel Joint
CPT.	Carpet		
CTSK.	Countersunk	Q.T.	Quarry Tile
CNTR.	Counter		
CTR.	Center	R.	Riser
C.W.	Cold Water	RAD.	Radius
		R.D.	Roof Drain
D.	Deep	REF.	Reference
DBL.	Double	REFR.	Refrigerator
DEPT.	Department	REGTR.	Register
D.F.	Drinking Fountain	REINF.	Reinforced
DET.	Detail	REQ.	Required
DIA.	Diameter	RESIL.	Resilient
DIAG.	Diagonal	RM.	Room
DIFF.	Diffuser	R.O.	Rough Opening
DIM.	Dimension	RWD.	Redwood
DISP.	Dispenser	R.W.L.	Rain Water Leader
DN.	Down		
D.O.	Door Opening	S.	South
DR.	Door	S.C.	Solid Core
DWR.	Drawer	S.C.D.	Seat Cover Dispenser
DS.	Downspout	SCHED.	Schedule
D.S.P.	Dry Standpipe	S.D.	Soap Dispenser
DWG	Drawing	SECT.	Section
		SH.	Shelf
E.	East	SHR.	Shower
EA.	Each	SHT.	Sheet
E.J.	Expansion Joint	SIM.	Similar
EL.	Elevation	S.N.D.	Sanitary Napkin Disp.
ELEC.	Electrical	S.N.R.	Sanitary Napkin Recept.
ELEV.	Elevator	SPEC.	Specification
EMER.	Emergency	SQ.	Square
ENCL.	Enclosure	S.ST.	Stainless Steel
E.P.	Electrical Panelboard	S.SK.	Service Sink
EQ.	Equal	STA.	Station
EQPT.	Equipment	STD.	Standard
E.W.C.	Electric Water Cooler	STL.	Steel
EXST.	Existing	STOR.	Storage
EXPO.	Exposed	STRL.	Structural
EXP.	Expansion	SUSP.	Suspended
EXT.	Exterior	SYS.	Symmetrical
F.A.	Fire Alarm	TRD.	Tread
F.B.	Flat Bar	T.B.	Towel Bar
F.D.	Floor Drain	T.C.	Top of Curb
FDN.	Foundation	TEL.	Telephone
F.E.	Fire Extinguisher	TER.	Terrazzo
F.E.C.	Fire Extinguisher Cab	T. & G.	Tongue and Groove
F.H.C.	Fire Hose Cabinet	THK.	Thick
FIN.	Finish	T.O.C.	Top of Concrete
FL.	Floor	T.O.P.	Top of Panel
FLASH.	Flashing	T.O.R.	Top of Reveal
FLUOR.	Fluorescent	T.O.RC.	Top of Deep Recess
F.O.C.	Face of Concrete	T.O.M.	Top of Mullion
F.O.F.	Face of Finish	T.O.W.	Top of Wall
F.O.M.	Face of Mullion	T.P.	Top of Pavement
F.O.S.	Face of Stud	T.P.D.	Toilet Paper Dispenser
FPRF.	Fireproof	T.V.	Television
F.S.	Full Size	T.W.	Top of Wall
FT.	Foot or Feet	TYP.	Typical
FTG.	Footing		
FURR.	Furring	UNF.	Unfinished
FUT.	Future	U.O.N.	Unless Otherwise Noted
		UR.	Urinal
GA.	Gauge		
GALV.	Galvanized	VERT.	Vertical
G.B.	Grab Bar	VEST.	Vestibule
GL.	Glass		
GND.	Ground	W.	West
GR.	Grade	W/	With
GYP.	Gypsum	W.C.	Water Closet
		WD.	Wood
H.B.	Hose Bibb	W/O	Without
H.C.	Hollow Core	WP	Waterproof
HDWD.	Hardwood	WSCT.	Wainscot
HDWE.	Hardware	WT.	Weight
H.M.	Hollow Metal		
HORIZ.	Horizontal		
HR.	Hour		
HGT.	Height		

GENERAL PROJECT NOTES

GENERAL NOTES:

1. THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.
2. THE TERM "ARCHITECT" OR "DESIGNER" AS USED IN THESE DOCUMENTS REFERS TO WARE MALCOMB.
3. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OF PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE DESIGN ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. DURING DEMOLITION AND/OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
7. CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") AND SHALL PROVIDE SAID DOCUMENTATION TO THE ARCHITECT UPON COMPLETION OF CONSTRUCTION – NO EXCEPTION ALLOWED.
8. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH.
9. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OTHER DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
10. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
11. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, U.O.N.
12. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
13. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
14. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER / TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
15. PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLANS – SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE THE WRITTEN APPROVAL FROM THE ARCHITECT.
16. UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT ONE (1) SET OF SHOP DRAWINGS. SHOP DRAWINGS SHOULD INCLUDE DETAILED, FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS, AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL ITEMS SHOULD BE CLEARLY INDICATED. BEGIN FABRICATION OF SHOP ITEMS AFTER RECEIVING ARCHITECT'S OR DESIGNER'S APPROVAL OF SHOP DRAWINGS.
17. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, AND BROUGHT TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATIONS AT THE TIME OF THE SUBMISSION, NOR SHALL IT RELIEVE HIM (GENERAL CONTRACTOR) FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
19. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE STATE LABOR DEPARTMENT IN COMPLIANCE WITH CURRENT LABOR CODES.
20. PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN STATE AND LOCAL CODES AND PER CONTRACT DOCUMENTS AS NEEDED.
21. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.
22. CONTRACTOR SHALL VERIFY ALL BUILDING STANDARDS WITH BUILDING LANDLORD PRIOR TO BEGINNING ANY WORK. HOWEVER, THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACTOR DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.

DRAWING NOTES:

1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N.
3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE TERM "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.
6. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.
7. COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.
8. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK IN THE SAME BUILDING.

INTERIOR / E□TERIOR NOTES:

1. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
2. CONTRACTOR, ALONG WITH MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS IN WALL & CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.
4. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFURBISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.
5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE TO STATE & LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.
6. WHEN USED, ALL NOISE BARRIER BATTS (SOUND INSULATION) AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS.
7. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS-FREE.
8. OUR FIELD VERIFICATION IS BASED ON THOSE BUILDING ELEMENTS WHICH ARE IMMEDIATELY AND READILY VISIBLE WITHOUT THE USE OF DEMOLITION OR REMOVAL OF ANY PERMANENT ELEMENTS.

JOB SITE NOTES:

1. WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE – EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.
2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.
5. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.
6. IF TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH ARE REQUIRED, OBTAIN ISSUANCE OF A BUILDING OR GRADING PERMIT.
7. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE & COUNTY REQUIREMENTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS.
9. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE DONE SO IN ACCORDANCE WITH STATE & LOCAL CODES.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.

DR. BARKER

1444 S. POTOMAC ST, SUITE 170
AURORA, CO 80012

□F□r T□□□□□l□ □r□□□□ □□□P□r□ □□O□□□□

PROJECT DATA

BUILDING DEPARTMENT: CITY OF AURORA

BUILDING CODES:
2015 INTERNATIONAL BUILDING CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL MECHANICAL CODES
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ~~2003~~ ICC/ANSI A117.1, ACCESSIBILITY AND USABLE BUILDING AND FACILITIES

OCCUPANCY CLASSIFICATION: PER IBC CHAPTER 3 (SECTION 302) – B

FIRE PARTITION: PER IBC CHAPTER 7 – 1-HOUR

TYPE OF CONSTRUCTION: PER IBC CHAPTER 6 (SECTION 602) – II-B

SPRINKLERED: YES

NUMBER OF STORIES: 3

PROJECT SCOPE: THE SCOPE OF THIS PROJECT IS A SECOND GENERATION TENANT IMPROVEMENT TO INCLUDE NEW MILLWORK, FINISH UPGRADES, AND SECONDARY ENTRANCE.

TENANT OCCUPANCY:

OFFICE (B)	1,814 S.F.
TOTAL	1,814 S.F.

City of Aurora Building Division
Project: *Tenant Finish*
Address: *1444 S POTOMAC ST Unit 170*
Occupancy Group: *IBC B*
Construction Type: *IBC TYPE II-B SPK*
RSN: *1108364*
Permit: *16-1096631*

DEFERRED SUBMITTAL:

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER. CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.

SHEET INDE□

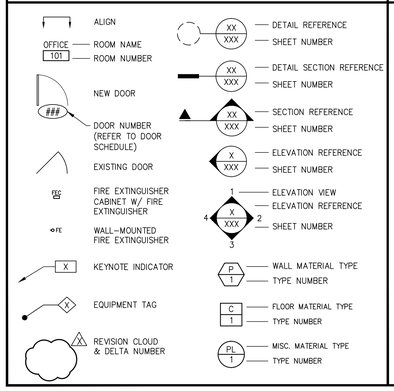
ARCHITECTURAL (8 SHEETS)

A0.1	TITLE SHEET
A0.2	GENERAL NOTES
A0.3	ACCESSIBILITY NOTES & DETAILS
A1.1	OCCUPANCY & EXIT PLAN
AD.1	DEMOLITION PARTITION & CEILING PLANS
A2.1	PARTITION & POWER PLANS
A3.1	REFLECTED CEILING & FINISH PLANS
A4.1	WALL, CEILING, & MISC. DETAILS

ELECTRICAL (2 SHEETS)

E0.0	ELECTRICAL ONE LINE, NOTES, AND SCHEDULES
E1.0	POWER PLAN AND LIGHTING PLAN

SYMBOLS LEGEND



PROPERTY MANAGER

C.B. RICHARD ELLIS

8390 E. CRESCENT PARKWAY, SUITE 300
GREENWOOD VILLAGE, CO 80111

LILA WALKER
PH: (720) 528-6392
EMAIL: LILA.WALKER@CBRE.COM

ARCHITECT

WARE MALCOMB

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DENVER, CO 80202

EMILY ZABEL
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EMAIL: EZABEL@WAREMALCOMB.COM

CONSULTANTS

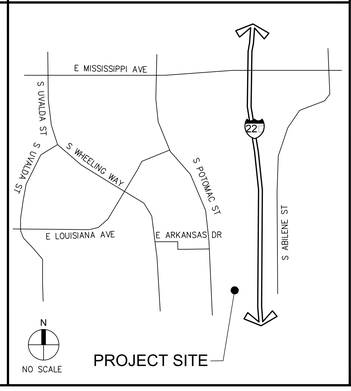
ELECTRICAL ENGINEER
FRONT RANGE ELECTRICAL ENGINEERING
3333 S. WADSWORTH BLVD, SUITE D210
LAKEWOOD, CO 80227

CARL FRETWELL
PH: (303) 985-0548

MECHANICAL/PLUMBING ENGINEER
MOEN ENGINEERING CONSULTANTS, INC.
2828 SPEER BLVD, SUITE 210
DENVER, CO 80211

BRYAN MOEN
PH: (303) 907-4285

□ICINITY MAP



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick B.*
Date: *May 05, 2016*
2015 INTERNATIONAL CODES & 2014 NEC

RSN: *1108364*
Permit #: *16-1096631*

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p 720.488.3626

STATE OF COLORADO
MATTHEW JONATHAN CRAIKEN
306199
LICENSED ARCHITECT
APR 19 2016

DR. BARKER
1444 S. POTOMAC ST, SUITE 170
AURORA, CO 80012

TITLE SHEET

DATE	REMARKS
4/19/16	ISSUE FOR CONSTRUCTION

PA / PM:	E. ZABEL
DRAWN BY:	C.U.
JOB NO.:	DEN15-6204-00

SHEET
A0.1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

T:\Jobs15\CB Richard Ellis – AuroraSouth Potomac\DEN15-6204-00_Dr_Barker\Architectural\Cad\CD\6204_A01.dwg

Tue, 19 Apr 2016

DEMOLITION NOTES

1. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE COMPLETENESS OF THE EXISTING INFORMATION RECORDED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE IN THE COURSE OF THE DEMOLITION WORK.
2. VERIFY LOCATIONS OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE BACK TO NEAREST JUNCTION BOX OR PANEL, AS REQUIRED, AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA. REFER TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.
3. EXISTING ELECTRICAL AND TELEPHONE OUTLETS LOCATED ON DEMOLISHED WALLS ARE TO BE REMOVED INCLUDING CONDUIT AND WIRING BACK TO JUNCTION BOX. LOCATIONS ARE TO BE PATCHED AND REPAIRED TO BE FLUSH WITH ADJACENT WALL SURFACE.
4. WHERE PLUMBING FIXTURES ARE BEING REMOVED OR WHERE EXPOSED PLUMBING PIPES OCCUR, CAP LINES BEHIND FINISHED SURFACES. PATCH AND REPAIR AS REQUIRED.
5. ALL EXISTING CONSTRUCTION WHERE INDICATED INCLUDING ELECTRICAL, TELEPHONE, PLUMBING AND MECHANICAL DEVICES NOT OTHERWISE INDICATED ON THESE CONSTRUCTION DRAWINGS SHALL BE REMOVED IN A CAREFUL MANNER SO AS NOT TO DAMAGE ADJOINING CONSTRUCTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF HIS WORK.
7. ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING CONSTRUCTION. PROVIDE REROUTING OF UTILITIES SERVING ADJACENT AREAS THAT ARE TO MAINTAIN UNINTERRUPTED SERVICE. ANY TEMPORARY SUSPENSION OF SERVICE SHALL BE COORDINATED AND APPROVED BY THE FACILITY MANAGER, NOT LESS THAN 24-HOURS IN ADVANCE.
8. THE CONTRACTOR WILL VERIFY AND CONFORM TO ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
9. THE DEMOLITION PLAN KEYNOTES ARE DIAGRAMMATIC AND GENERAL IN NATURE. THE INTENT IS TO ILLUSTRATE THE COMPLETE DEMOLITION OF THE SPACES INDICATED UNLESS NOTED OTHERWISE. FIELD VERIFICATION OF EXISTING CONDITIONS AND SPECIFIC QUANTITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
10. REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF RUBBISH SHALL BE DONE IN A LEGAL MANNER.
11. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO THE START OF DEMOLITION. REMOVE, PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
12. IN ORDER TO INSTALL SOME OF THE NEW WORK (INCLUDING, BUT NOT LIMITED TO MECHANICAL, PLUMBING OR ELECTRICAL) IT WILL BE NECESSARY FOR THE CONTRACTOR AND HIS SUBCONTRACTORS TO REMOVE AND REPLACE (OR REFINISH) EXISTING WALLS, FLOORS, OR CEILING IN THE AREAS OF THE BUILDING NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCLUDE ALL RELATED COSTS IN HIS BASE BID, WHETHER SHOWN ON THESE PLANS OR NOT.
13. PROTECT ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE AND AS INDICATED TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE ARCHITECT PRIOR TO INSTALLATION.
14. NO STRUCTURAL ELEMENTS ARE INCLUDED IN THIS SCOPE OF WORK.
15. PROVIDE DUST BARRIERS AROUND OPENINGS, TO AND FROM THE CONSTRUCTION AREA. PROVIDE ALL MEANS NECESSARY TO INHIBIT DUST FROM ENTERING OTHER PORTIONS OF THE FACILITY. SUBMIT BARRIER LOCATIONS TO THE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.
16. PROVIDE ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF THE STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.
17. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED IN ACCORDANCE WITH CODE REQUIREMENTS. RELOCATE EXISTING AND/OR PROVIDE SMOKE PROTECTORS AND LIFE SAFETY EQUIPMENT FOR ADEQUATE COVERAGE.
18. PROVIDE TEMPORARY NON-COMBUSTIBLE CONSTRUCTION BARRIERS WHERE REQUIRED BY CODE AND THE GOVERNING FIRE AUTHORITY. MINIMUM REQUIREMENTS:
    - A. FULL HEIGHT WALL FROM FLOOR TO CEILING.
    - B. STUDS AT 24" O.C., WITH 5/8" TYPE 'X' GYPSUM BOARD.
    - C. NON-COMBUSTIBLE ACCESS DOOR WITH (3) HINGES AND SPRING CLOSER.
19. SURVEY EXISTING FLOORS AND CLEARLY MARK ON FLOOR SURFACE THE LOCATIONS OF ALL BEAMS AND JOISTS. MARK ALL CORE DRILL PENETRATIONS AND RECEIVE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO DRILLING CONCRETE.
20. CUT RIGID MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL.
21. ALL CORE DRILLING OR OTHER NOISY WORK SHALL BE SCHEDULED 48-HOURS IN ADVANCE WITH THE OWNER.
22. APPLY CEMENT BASE FLOOR PATCH AS REQUIRED TO FILL DINGS, NAIL HOLES, CHIPS AND CRACKS.
23. AT FLOOR AREAS SCHEDULED TO RECEIVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR COVERING AND PREPARE SUBSTRATE FOR NEW FLOOR COVERING PER SPECIFICATIONS AND MANUFACTURER'S REQUIREMENTS.
24. AT ABANDONED PENETRATIONS OF FIRE RATED WALLS, CEILING OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED MATERIAL TO FULL THICKNESS OF THE PENETRATED ELEMENT. ALL PATCHING OF EXISTING WORK TO REMAIN SHALL MATCH FINISH PER SCHEDULE OR WHERE UNSCHEDULED TO MATCH EXISTING FINISHES TO REMAIN, AND SHALL MEET OR EXCEED FIRE RATING INDICATED ON FLOOR PLAN AND AS REQUIRED BY THE FIRE/LIFE SAFETY INSPECTOR.
25. COORDINATE EXISTING SPRINKLER LINE AND HEAD LOCATION WITH NEW PLAN. SUBMIT SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW WITH THE CITY FIRE DEPARTMENT.
26. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING DEMOLITION PHASE. PROTECT ALL OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
27. DO NOT PERFORM ANY WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED OR MOISTURE RESISTANT ELEMENTS WITHOUT PRIOR APPROVAL FROM THE OWNER.
28. ARCHITECT ASSUMES NO RESPONSIBILITY RELATING TO ANY TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED ON THE PROJECT.
29. IF THE EXISTING BUILDING CONSTRUCTION IS CLASSIFIED SUCH THAT FIREPROOFING INSULATION IS PRESENT, THEN THE CONTRACTOR, PRIOR TO STARTING ANY WORK, SHALL VERIFY THE CURRENT FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT(S). IF THE EXISTING FIREPROOFING INSULATION IS DAMAGED/AFFECTED DURING THE COURSE OF THE WORK, AS DEFINED BY THIS PROJECT SCOPE, THEN THE CONTRACTOR SHALL PATCH/REPAIR THE FIREPROOFING INSULATION TO A CONDITION THAT SHALL MATCH OR EXCEED THE ORIGINAL FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT(S).
30. CONTRACTOR TO RELOCATE AND REUSE EXISTING DOORS AND HARDWARE WHERE POSSIBLE.
31. EXISTING DOORS TO REMAIN U.O.N.

FINISH NOTES

1. NO FINISH SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY ARCHITECT.
2. CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN PLANS. FINISH ITEMS CLEARLY SHOWN IN PLANS, BUT OMITTED FROM SCHEDULES OR LEGENDS MUST STILL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY OMITTED FINISHED WITH ARCHITECT PRIOR TO ORDERING PRODUCTS.
3. INSTALL MATERIALS ACCORDING TO MANUFACTURER'S SUGGESTED INSTALLATION AND PREPARATION/MAINTENANCE SPECIFICATIONS OR BETTER, UNLESS OTHERWISE APPROVED OR NOTED.
4. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL BE IN CONFORMANCE WITH STATE & LOCAL CODES.
5. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
6. SUBMIT THE FOLLOWING SAMPLES FOR ARCHITECT'S APPROVAL:
    - A. THREE (3) 12" X 12" SAMPLES FOR ALL PAINT AND STAIN BRUSHOUTS, VINYL AND FABRIC FINISHES AND COLORS APPLIED TO A SUBSTRATE WHICH IS REPRESENTATIVE OF THE SURFACE TO BE FINISHED. SUBMIT PAINT SAMPLES FROM THE PAINT LOT OR LOTS INTENDED FOR APPLICATION.
    - B. ONE (1) 24" X 24" MOCK-UP WITH SAMPLE SEAM (CENTERED) OF ALL FABRIC AND VINYL FINISHES AND COLOR.
    - C. THREE (3) 12" X 12" SAMPLES OF ALL FLOOR COVERING.
    - D. SUBMIT ACTUAL CUTTINGS OF EACH PRODUCT FOR COLOR/QUALITY CONTROL.
6. WHERE MATERIALS ARE NOT RETURNABLE, SUBMIT SAMPLES TO ARCHITECT BEFORE PLACING FULL ORDERS.
7. SUBMIT SEAMING PLAN FOR ALL FLOOR FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO ORDER.
8. NOTIFY ARCHITECT IMMEDIATELY OF ITEMS WITH LONG LEAD TIMES.
9. ALL PAINT FINISH OF METAL PARTS OF DOORS, HANDRAILS, PERIMETER ENCLOSURES, ETC., SHALL BE SEMI-GLOSS, U.O.N.
10. WHERE PAINT COLORS CHANGE, CORNERS ARE TO BE CUT-IN FREE OF OVERLAPPING.
11. PRIOR TO THE INSTALLATION OF WALL COVERINGS, SURFACES SHALL BE PROPERLY PREPARED WITH SEALER PER MANUFACTURER'S RECOMMENDATIONS.
12. CONTRACTOR TO VERIFY CONDITION AND LEVEL OF FLOOR SO AS TO RECEIVE NEW FINISHES WITHOUT BOWING AT FLOOR OR WALL BASE. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR PREPARATION.
13. ALL CARPETING SHALL BE INSTALLED WITH GLUE DOWN METHOD, U.O.N.
14. WHERE FLOOR-MOUNTED OUTLETS ARE REQUIRED ON CARPETED AREA, CUT CARPET IN AN "X" OVER FLOOR HOLE AND INSTALL CARPET OVER TOP. DO NOT TRIM CARPET.
15. ALL V.C.T. TO BE INSTALLED WITH FULL TILE FROM VINYL THRESHOLD STRIP AND FULL TILE FROM WALL ADJACENT TO DOOR SWING, U.O.N.
16. PROVIDE AND INSTALL SPECIFIED BASE FOR ALL AREAS TO RECEIVE FLOORING.
17. CONTRACTOR SHALL PROVIDE PRE-FORMED RUBBER BASE CORNERS. DO NOT CUT OR BEND STRAIGHT BASE TO MAKE CORNERS.
18. MILLWORK LOWER CABINETS ARE NOT TO RECEIVE WALL BASE UNLESS INDICATED ON FINISH PLANS.
19. FLOOR FINISHES TO CONTINUE UNDERNEATH "OPEN FLOOR" AREAS OF MILLWORK, INCLUDING SINK AREA AND AT ALL UNDER-COUNTER EQUIPMENT AREAS WHICH ARE OPEN TO THE FLOOR.
20. FLOORS SHALL BE SLOPED TO FLOOR DRAINS. COORDINATE WITH PLUMBING AND STRUCTURAL DRAWINGS. IN RATED FLOOR CONDITIONS, CONFIRM REMAINING FLOOR THICKNESS STILL CONFORMS TO MINIMUM RATING REQUIREMENT.
21. CONTRACTOR TO RUN CALCIUM CHLORIDE TEST ON ALL EXISTING OR NEW CONCRETE SLABS PRIOR TO INSTALLING ANY FLOORING AND COMPARE RESULTS WITH FLOORING MANUFACTURE'S RECOMMENDED MAXIMUM CONTENT FOR WARRANTIES AND ADHESIVE PRODUCTS.
22. PRIOR TO NEW FLOORING INSTALLATION REMOVE EXISTING FLOOR FINISHES. PATCH AND REPAIR SUB-FLOOR AS REQUIRED. PREPARE FLOORS AND TRANSITIONS AS REQUIRED FOR SMOOTH AND LEVEL FINISH PER APPLICABLE BUILDING CODES.
23. ALL FLOORING TRANSITIONS AMONG ALL THE DIFFERING FLOORING MATERIAL SPECIFICATION TYPES ARE TO BE A FLUSH TRANSITION.
24. FEATHER SUB-FLOOR UP FOR A) TILE FLOORING TO CARPET AND B) VINYL FLOORING TO CARPET, FOR FLUSH INSTALLATION.
25. INSTALL METAL TRANSITION STRIPS WHERE TILE MEETS ALL OTHER FLOORING TYPES. PROVIDE LOW PROFILE TRANSITION STRIP WHERE ALL OTHER DIFFERENT FLOOR TYPES MEET, VERIFY COLOR.
26. CONTRACTOR TO HEAT/CHEMICAL SEAM VINYL FLOORING AS PER MANUFACTURER'S SPECIFICATIONS AND SEAL ALL VINYL FLOORS PER MANUFACTURER'S MAINTENANCE SPECIFICATIONS.
27. FLOOR COVERING INSTALLER TO FOLLOW MANUFACTURER'S SPECIFIED CARPET INSTALLATION INSTRUCTIONS. USING ADHESIVES AND INSTALLATION METHODS REQUIRED INSTRUCTIONS TO MAINTAIN PRODUCT'S WARRANTY. CONTACT CARPET SALES REPRESENTATIVE WITH QUESTIONS PRIOR TO PROCEEDING.
28. FLOOR COVERING INSTALLER TO FOLLOW MANUFACTURER'S SPECIFIED CONTOURED RUBBER BASE INSTALLATION INSTRUCTIONS USING ADHESIVES AND INSTALLATION METHODS REQUIRED TO MAINTAIN PRODUCT'S WARRANTY.
29. FLOOR COVERING INSTALLER REQUIRED TO PROVIDE MINIMAL SEAMS/JOINTS AT ALL LOCATIONS FOR FLOOR AND WALL BASE MATERIAL INSTALLATION. PROVIDE LOW VOC, BUT HEAVY DUTY ADHESIVES TO ENDURE HEAVY FOOT TRAFFIC, CARTS AND TO MAINTAIN PRODUCT'S WARRANTY.
30. PRIOR TO PAINTING, WALLS MUST BE PATCHED AND REPAIRED, CLEAN AND DRY AND PROPERLY MEMBERED AND ALIGNED SO, AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIRS. ALL SCREW AND NAIL HEADS MUST BE SET AND SPACKLED. ALL JOINTS MUST BE TAPED AND COVERED WITH JOINT COMPOUND. JOINTS THAT ARE FILLED TO BE SANDED SMOOTH AND DUST REMOVED PRIOR TO RECEIVING NEW PAINT FINISH APPLICATION.
31. PRIOR TO PAINTING OVER WALL COVERING, SECURELY GLUE DOWN ANY LIFTING OR BUCKLING AND HIDE ALL SEAMING OR BUMPS.
32. WALLS TO HAVE AT LEAST ONE COAT OF COLORED PRIMER AND TWO COATS OF SPECIFIED PAINT FINISH TYPE. PAINT TO BE A LOW VOC UNLESS U.O.N. HIGH TRAFFIC/WEAR ABILITY WITH GOOD SCRUB AND CLEANING ABILITY. VERIFY ALL WITH TENANT OR OWNER PRIOR TO PURCHASING PAINT.
33. PAINT ALL SPEAKER COVERS AND HVAC GRILLS IN GYPSUM BOARD WALLS AND CEILINGS TO MATCH ADJACENT PAINT COLOR AS SPECIFIED.
34. PRIOR TO INSTALLING WALL TILES AND WALL BASE TILE, WALLS MUST BE PATCHED AND REPAIRED, CLEAN AND DRY AND BE PROPERLY MEMBERED AND ALIGNED, SO, AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIRS. ALL SCREW AND NAIL HEADS MUST BE SET AND SPACKLED. ALL JOINTS MUST BE TAPED AND COVERED WITH JOINT COMPOUND. JOINTS THAT ARE FILLED ARE TO BE SANDED SMOOTH AND BUMP FREE WITH DUST REMOVED PRIOR TO RECEIVING MORTAR BED/BOND COAT AND WALL TILES.
35. ALL WALL TILES ARE TO HAVE A MORTAR BED/BOND COAT THICKNESS TO ACCOMMODATE THE VARYING THICKNESSES OF ALL MATERIAL TYPES OF TILE SPECIFIED FOR WALL INSTALLATION WITH A FLUSH FRONT FACE.
36. ALL TRANSLUCENT GLASS TILE SPECIFIED ARE TO RECEIVE UNIFORM COVERAGE BY BACK BUTTERING TILES AND TROWEL RIDGES FLATTENED PRIOR TO SETTING TRANSLUCENT GLASS TILES.
37. FLOORS OF TOILETS, BATHING AND SHOWER ROOMS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTION OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE AS SPECIFIED IN FINISH PLANS OR RESTROOM ELEVATIONS. BASE SHALL EXTEND UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.
38. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR.

CEILING NOTES

1. SEE ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFICATIONS OF NEW BUILDING STANDARD LIGHT FIXTURES, SWITCHES, EXIT SIGNS, ETC.
2. ALL REPLACEMENT FLUORESCENT LAMPS TO MATCH BUILDING STANDARD – SAME COLOR AND MANUFACTURER.
3. FIELD VERIFY EXISTING CEILING GRID LOCATION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES ON PLANS.
4. WHERE DISCREPANCIES IN LOCATION OF LIGHT FIXTURES, AIR DIFFUSERS, GRILLES, ETC. OCCUR ON THE ELECTRICAL ENGINEERING PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATIONS.
5. FIELD VERIFY ALL CLEARANCES OF DUCTS, PIPES, SPRINKLERS, ETC., AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF LIGHTS, ETC.
6. PLACEMENT OF LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS MAY CAUSE INTERFERENCE MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
7. CONDUITS ABOVE CEILING MUST BE A MINIMUM OF 12" ABOVE THE CEILING GRID.
8. NO COMBUSTIBLE MATERIALS SHALL BE USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT, AND POT METAL CONNECTORS.
9. ALL JUNCTION BOXES AND MECHANICAL EQUIPMENT REQUIRING ACCESS FOR SERVICE SHALL BE LOCATED OVER ACOUSTICAL CEILINGS. NO ACCESS HATCHES SHALL BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL BY ARCHITECT. (NO EXCEPTION)
10. ALL SPRINKLER HEADS AT HARD-LID CEILINGS ARE TO BE FULLY RECESSED AND CONCEALED. HEADS ARE TO BE CENTERED BETWEEN LIGHTS IN A UNIFORM ARCHITECTURAL PATTERN. G.C. TO PROVIDE A SUBMITTAL WITH SPRINKLER HEAD LOCATIONS FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
11. ALL GYPSUM BOARD CEILINGS ARE TO BE INSTALLED WITH LINEAR DIFFUSERS. G.C. TO PROVIDE A SUBMITTAL WITH ALL LINEAR DIFFUSER LOCATIONS PRIOR TO INSTALLATION.
12. LOCATE RECESSED DOWN LIGHTS, WALL WASHERS, SMOKE DETECTORS, EXIT SIGNS, SPEAKERS, FIRE SPRINKLERS, ETC. IN CENTER OF 24"x24" CEILING TILES OR IN CENTER OF 24"x24" PORTION OF 24"x48" CEILING TILES, UNLESS OTHERWISE NOTED.
13. PROVIDE SWITCHES AND LIGHT SENSORS FOR OPEN AREAS AND PRIVATE OFFICES. ACTUAL LOCATION OF ALL SWITCHES TO BE DETERMINED BY ELECTRICAL ENGINEER.
14. WHERE EXIT SIGNS ARE REQUIRED PER STATE & LOCAL CODES, THEY SHALL BE ILLUMINATED PER SAID CODES AND THE NEC. LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT.
15. PROVIDE BACK-UP POWER FOR EXIT SIGNS PER STATE & LOCAL CODES.
16. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
17. EMERGENCY LIGHTING SHALL BE (2) SEPARATE SOURCES OF POWER AND SHALL COMPLY WITH THE NEC.
18. PROVIDE FIRE DAMPERS AT ALL SUPPLY AND RETURN AIR OUTLETS, INLETS OR DUCTS PENETRATING FIRE RATED ASSEMBLIES, ENCLOSURES, WALLS, FLOORS OR SURFACES, AND AS REQUIRED BY THE FIRE DEPARTMENT.
19. CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING, STROBE LIGHTS, AUDIO-VISUAL ALARMS AND OCCUPANCY SENSORS TO MEET ALL APPLICABLE CODES.
20. CONTRACTOR SHALL PROVIDE LAMPS WITH TYPE IC RATED HOUSING WHERE FIXTURES COME IN DIRECT CONTACT WITH INSULATION.
21. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUETS.

MILLWORK NOTES

1. CONTRACTOR MUST NOTIFY ARCHITECT / DESIGNER OF ANY DISCREPANCY IN PLANS. FINISH ITEMS CLEARLY SHOWN IN PLANS, BUT OMITTED FROM SCHEDULES OR LEGENDS MUST STILL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY OMITTED FINISHES WITH ARCHITECT OR DESIGNER PRIOR TO ORDERING PRODUCTS.
2. SHOP DRAWINGS MUST BE PROVIDED FOR APPROVAL PRIOR TO FABRICATION TO THE ARCHITECT. CABINETMAKER SHALL USE ON SITE FIELD FRAMING DIMENSIONS FOR ALL SHOP DRAWINGS AND FABRICATIONS. ANY SUBSTITUTIONS TO THE FOLLOWING SPECIFICATIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION.
3. CABINET MAKER TO COORDINATE & VERIFY WITH CONTRACTOR FINAL LOCATION FOR CANTILEVERED COUNTERS FOR IN-WALL SUPPORT BRACKETS, PRIOR TO GYPSUM BOARD FINISHING OF WALLS. ALL FINAL INSTALLATION HEIGHTS FOR IN-WALL SUPPORT BRACKETS MUST MEET ALL APPLICABLE ACCESSIBILITY CODES AND STANDARDS WITH COUNTER TOP MATERIAL THICKNESS INCLUDED.
4. MATERIAL COLORS NOT LISTED SHALL BE REQUESTED FROM ARCHITECT/INTERIOR DESIGNER ON SHOP DRAWING SUBMITTALS OR BY LETTER.
5. ALL UPPERS TO BE LAMINATED TO MATCH BASE CABINETS. BOTH UPPERS & LOWER CABINETS IN WET AREAS TO HAVE MATCHING PVC EDGE, ALL OTHERS TO HAVE PLASTIC LAMINATE EDGE BANDING U.O.N.
6. ALL CABINETS AND DOORS SHALL BE CONSTRUCTED FROM 3/4" THICK MATERIAL, UNLESS APPROVED PRIOR TO EACH JOB.
7. ALL BASE CABINET ARE NOT TO RECEIVE WALL BASE UNLESS INDICATED ON FINISH PLANS OR ELEVATIONS.
8. ALL INTERIORS OF CLOSED CABINETS TO BE WHITE MELAMINE/POLYESTER OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED.
9. ALL OPEN CABINETS OR SHELVES TO HAVE PLASTIC LAMINATE TO MATCH EXTERIORS.
10. NO 3/4" THICK SHELF SHALL SPAN LONGER THAN 32" WITHOUT SUPPORT.
11. ALL SHELVING TO BE ADJUSTABLE UNLESS OTHERWISE SPECIFIED.
12. ALL FILE PEDESTALS ARE TO BE CONFIGURED FOR "FRONT TO BACK" FILING AND BE ABLE TO ACCEPT METAL HANGERS TO ACCEPT PENDAFLEX TYPE FILE FOLDERS, UNLESS NOTED AS LATERAL.
13. ALL COUNTER TOPS TO BE 24" DEEP, UNLESS OTHERWISE SPECIFIED. WHERE NO BACKSPLASH IS SPECIFIED, COUNTER TOPS TO BE SCRIBED TIGHTLY TO BACK & SIDE WALLS.
14. ALL BACKSPLASHES TO BE SCRIBED TO WALLS, AND MUST BE FLUSH TO EDGE OF BASE, UNLESS OTHERWISE SPECIFIED. ALL COUNTER TRANSITION SEAMS MUST BE CAULKED SEALED, VERIFY EITHER MATCHING COLOR CAULK OR CLEAR SILICONE.
15. PROVIDE SIDE SPLASHES AT LOCATIONS ADJACENT TO WALLS OR WINDOWS, ESPECIALLY FOR SINKS U.O.N.
16. FACES OF PIGEONHOLES TO MATCH WORK SURFACE LAMINATE. COLOR OF EDGE BANDING ON ALL DOORS TO MATCH FACE MATERIAL.
17. SEE SPECIFICATIONS/PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
18. COUNTERTOPS SHALL HAVE A NOSING OF COUNTERTOP MATERIAL AT LEAST 3" DEEP, WHEREBY THE COUNTER MATERIAL EXTENDS INTO THE INSIDE OF THE CABINET, I.E. OVER THE DOOR (WHEN PRESENT).
19. END PANELS AND FRONT EDGES OF EDGE PANELS WHICH ARE PROUD OF THE INTERIOR CABINET SHALL BE FACED TO MATCH DOOR FRONTS.
20. ALL HINGED DOORS TO HAVE CLEAR SILENCERS TOP AND BOTTOM ON DOOR (NOT CABINET).
21. ALL DRAWERS GLIDES SHALL HAVE SILENCERS BUILT INTO THE GLIDE AND NOT INSTALLED ON THE DRAWER OR DRAWER FRONT.
22. ALL DRAWER GLIDES SHALL BE FULL EXTENSION.
23. ALL HINGES SHALL OPEN ±105°, EXCEPT WHERE CABINETS ARE ADJACENT TO THE WALLS. PROVIDE HINGES WHICH LIMIT THE DOOR SWING TO KEEP THE DOOR PULL FROM DAMAGING THE WALL.

PARTITION PLAN NOTES

1. CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.
2. CONTRACTOR TO VERIFY DIMENSIONS FOR ALL PLUMBING PARTITION.
3. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE, U.O.N.
4. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.
5. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 0'-4" OF ADJACENT PERPENDICULAR PARTITION.
6. CONTRACTOR SHALL USE 3-5/8" METAL STUDS MINIMUM AT ALL PLUMBING WALLS. CONTRACTOR TO VERIFY ACTUAL DEPTH REQUIRED, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
7. USE WATER RESISTANT GYPSUM BOARD/FIBER BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
8. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
9. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.
10. ALL PLUMBING CLEAN-OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
11. ALL MILLWORK SHALL CONFORM TO STATE & LOCAL WOODWORKING STANDARDS.
12. FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONDITIONS PRIOR TO FABRICATION.
13. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT AND TENANT APPROVAL PRIOR TO MANUFACTURE OF ANY CABINET WORK, MILLWORK AND ANY OTHER SPECIAL ITEMS REQUIRING CUSTOM SHOP FABRICATED WORK.
14. CONTRACTOR TO VERIFY FINAL LOCATION FOR CANTILEVERED COUNTERS AND IN-WALL SUPPORT BRACKETS PRIOR TO GYPSUM BOARD FINISHING OF WALLS. ALL FINAL INSTALLATION HEIGHTS FOR IN-WALL SUPPORT BRACKETS MUST MEET ALL ACCESSIBILITY CODES REQUIREMENTS WITH COUNTERTOP MATERIAL THICKNESS INCLUDED.
15. PROVIDE AND INSTALL ALL NECESSARY WALL BACKING, STIFFENERS, BRACING, BACK-UP PLATES AND/ OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
16. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY, FITTINGS & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLAN. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
17. EXACT LOCATION OF FIRE EXTINGUISHER CABINETS TO BE CONFIRMED WITH ARCHITECT BEFORE INSTALLATION. PROVIDE ADDITIONAL FIRE EXTINGUISHERS & CABINETS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTORS.
18. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT PRIOR TO INSTALLATION.
19. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.
20. PREPARE ALL FLOOR SURFACES AS REQUIRED TO RECEIVE FINISHES AS NOTED ON FINISH PLAN, ENLARGED FINISH PLANS & FINISH LEGEND.
21. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES, WALLS, AND CEILINGS SHALL BE TAPED, SANDED SMOOTH TO A "LEVEL 4" FINISH, SO AS TO RECEIVE PAINT OR WALL COVERING MATERIAL.
22. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE, U.O.N.
23. PATCH AND FILL VARIOUS OPENINGS AT EXISTING GYPSUM BOARD PARTITIONS AND SOFFITS FOLLOWING REMOVAL OR INSTALLATION OF ANY SURFACE MOUNTED OR RECESSED FURNISHINGS, RECEPTACLES, UTILITY PIPING, SHELF STANDARDS & ALL OTHER SIMILAR ELEMENTS INDICATED TO BE REMOVED DURING THE DEMOLITION PHASE OR INSTALLED DURING THE CONSTRUCTION PHASE: TAPE AND SEAL ALL SEAMS WITH JOINT COMPOUND: APPLY NEW FINISH TO MATCH EXISTING FINISH AT ADJACENT GYPSUM BOARD SURFACES AND FEATHER NEW FINISH WITH EXISTING FINISH TO PROVIDE CONSISTENT & CONTINUOUS FINISH.

POWER & SIGNAL NOTES

1. COORDINATE TELEPHONE/DATA INSTALLATION WITH APPROPRIATE SUB-CONTRACTOR.
2. ALL EXISTING ELECTRICAL DEVICES ARE TO REMAIN, UNLESS NOTED OTHERWISE.
3. ALL OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON THE POWER & SIGNAL PLAN. DIMENSION ALL OUTLETS FROM THE CENTERLINE OF THE OUTLET BOX. NON-DIMENSIONED OUTLETS ARE TO LOCATED AT THE NEAREST WALL STUD.
4. WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE), THEY ARE TO BE SPACED NO MORE THAN 2" APART.
5. ALL ELECTRICAL OUTLETS OF 30 AMPERES OR LESS SHALL BE MOUNTED BETWEEN +15" TO BOTTOM RECEPTACLE AND +48" TO TOP OF RECEPTACLE FROM FINISH FLOOR. SEE NOTE 6, BELOW, FOR GENERAL MOUNTING HEIGHT
6. ALL NEW WALL MOUNTED 15, 20, AND 30 AMP OUTLETS/RECEPTACLES TO BE CENTERED AT +18" A.F.F., U.O.N.
7. ALL TELEPHONE AND DATA CABLE TO BE TEFLON COATED PLENUM RATED CABLE, SUPPORTED INDEPENDENTLY FROM SUSPENDED CEILING SYSTEM. CABLING TO BE SUPPLIED BY TENANT; ALL PULLS AND TERMINATIONS BY GENERAL CONTRACTOR.
8. LOCATIONS OF FURNITURE POWER FEEDS SHALL ACCOMMODATE CIRCUITS AND WIRE PER ELECTRICAL DRAWINGS. TENANT SHALL BE RESPONSIBLE FOR PROVIDING FURNITURE POWER FEED, GENERAL CONTRACTOR SHALL INSTALL THE POWER FEED.
9. WHERE DEDICATED ELECTRICAL OUTLETS ARE NOTED WITHIN THE FURNITURE PANEL SYSTEM, THE PANEL SYSTEM SHALL ACCOMMODATE THIS REQUIREMENT.
10. FLOOR OUTLETS ARE ACCEPTABLE NEXT TO SLIDING PANELS/WALLS AND OTHER SPECIAL CONVENIENT LOCATIONS.
11. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.
12. CUT-OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.N.O. ALL RECEPTACLES WHERE MILLWORK OCCURS SHALL BE LOCATED PER ELEVATIONS OF THE MILLWORK ITEM IN QUESTION.
13. ALL WALL COVER PLATES SHALL BE WHITE, UNLESS BUILDING STANDARD IS DIFFERENT, MATCH BUILDING STANDARD.
14. ALL SEPARATE CIRCUIT RECEPTACLES TO BE ORANGE COLOR WITH BUILDING STANDARD COLOR COVER PLATE.
15. POWER/SIGNAL AND REFLECTED CEILING PLANS ARE FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHOULD BE VERIFIED.
16. TENANT TO PROVIDE AND INSTALL THE TELEPHONE AND DATA COMMUNICATION CABLING. CONTRACTOR TO COORDINATE SCHEDULING AND OTHER REQUIREMENTS WITH TENANT.
17. ALL/ANY CORE DRILL LOCATIONS SHALL BE VERIFIED WITH DESIGNER PRIOR TO DRILLING. ALL UNUSED CORE DRILLS SHALL BE PLUGGED AND CAPPED AS REQUIRED TO MAINTAIN FLOOR FIRE RATING.
18. ALL TELEPHONE AND COMPUTER WIRES SHALL BE PULLED BY TENANT CONTRACTOR U.O.N. ELECTRICAL CONTRACTOR SHALL PROVIDE PULL WIRES AND BOXES AT EACH LOCATION.
19. CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL THERMOSTAT LOCATIONS.

FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY FIRE DEPARTMENT IS REQUIRED – SCHEDULE 72 HOURS IN ADVANCE.
2. THE PROJECT ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.
3. AN UNOBSTRUCTED ALL-WEATHER FIRE APPARATUS ACCESS ROAD SHALL BE IN PLACE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
4. FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH LOCAL FIRE AUTHORITY.
6. FIRE SPRINKLER SYSTEM(S) SHALL MEET STATE & LOCAL FIRE CODES AND BE PROVIDED TO PROTECT ENTIRE BUILDING INCLUDING PROJECTIONS OVER 4'-0" AND SPRAY BOOTH.
7. FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, INCLUDING EXTERIOR SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER STATE & LOCAL FIRE CODES.
8. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS (100) OR MORE.
9. ELECTRICAL SUBCONTRACTORS TO INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL AND TELEPHONE WARNING AS REQUIRED BY FIRE DEPARTMENT.
10. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
11. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS, SHALL BE SUBMITTED BY INSTALLING CONTRACTOR. SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
12. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY & EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO ORDERING.
13. AT LEAST ONE (1) FIRE EXTINGUISHER WITH A MINIMUM RATING OF: 2-A-10B:C (FOR OFFICE), OR 10-A-80B:C (FOR WAREHOUSE), SHALL BE PROVIDED WITHIN 75'-0" MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
14. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH STATE & LOCAL FIRE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
15. BUILDING(S) NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12'-0" IN HEIGHT, AND 6'-0" FOR GROUP "A" PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITIES). HIGH-PILED STOCK SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO MATERIALS BEING STORED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH-PILED STORAGE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
16. A LETTER OF INTENDED USE MAY BE REQUIRED BY THE FIRE INSPECTOR.
17. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
18. EXIT SIGNS AND ILLUMINATION SHALL CONFORM TO ALL APPLICABLE BUILDING AND FIRE CODES.
19. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
20. PROVIDE OR MODIFY AS NEEDED SPRINKLER ALARM AND SMOKE DETECTION SYSTEM PER APPLICABLE CODES INCLUDING IF NECESSARY FOR HORNS, STROBE LIGHTS, CONTROL PANEL CONNECTIONS, SMOKE DETECTORS, AUDIO VISUAL ALARMS. SUBMIT SHOP DRAWINGS TO THE FIRE MARSHAL FOR APPROVAL.

DOOR NOTES

1. VERIFY THAT ALL DOORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY.
2. FIELD MEASURE, AS REQUIRED, ALL DOORS PRIOR TO FABRICATION.
3. PROVIDE A SIGN ON OR NEAR THE MAIN EXIT DOOR READING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
4. VERIFY THAT EXISTING DOORS COMPLY WITH ACCESSIBILITY REQUIREMENTS.
5. RATED DOORS SHALL COMPLY WITH REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS AND SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATINGS.
6. ALL HARDWARE TO BE LEVER-TYPE PER GOVERNING CODES & ACCESSIBILITY STANDARDS.
7. DOOR HANDLES, PULLS OR KNOBS SHALL BE INSTALLED AT 40" ABOVE FINISH FLOOR. ALL OTHER OPERABLE PARTS OF DOOR HARDWARE (SUCH AS DEADBOLTS, KEYHOLES... ETC.) ARE TO BE CENTERED BETWEEN 34" AND 44" ABOVE FINISH FLOOR. IF EXISTING BUILDING STANDARD EXISTS, MATCH BUILDING STANDARD AND CONFIRM COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS.
8. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
9. PROVIDE WEATHER SEALS ON ALL EXTERIOR DOORS PER ANSI STANDARDS.
10. CONTRACTOR IS RESPONSIBLE TO COORDINATE & VERIFY ALL DOOR FRAME THROAT THICKNESS' FOR EACH LOCATION.
11. ALL DOOR FRAMES TO BE FACTORY FINISHED.
12. ALL DOOR STOPS TO HAVE 2x6 BACKING IN THE WALL BEHIND.
13. MAXIMUM UNDERCUT OF ALL DOORS NOT IN A RATED CORRIDOR SHALL NOT EXCEED 1/2" ABOVE FINISH FLOOR SURFACE.
14. CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH TO "AS NEW" CONDITION.
15. ALL DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
16. ALL DOORS WITH ELECTRONIC SECURITY DOOR LOCKS MUST BE OPENABLE FOR EXITING PURPOSES UNDER ALL CONDITIONS. INCLUDING A POWER OUTAGE.
17. IF BUILDING STANDARDS ARE INCONSISTENT FOR DOORS, RELITES, HARDWARE, DOOR AND RELITE FRAMES OR OTHER STANDARD DETAILS, THEN CONTRACTOR MUST VERIFY WITH DESIGNER AND OWNER PRIOR TO CONSTRUCTION.

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Erick B.
Date: May 23, 2016
2015 INTERNATIONAL CODES & 2014 NEC

RSN: 1108364
Permit #: 16-1096631

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AURORA, CO 80012

GENERAL NOTES

DATE	REMARKS	DATE	REMARKS
4/19/16	ISSUE FOR CONSTRUCTION		

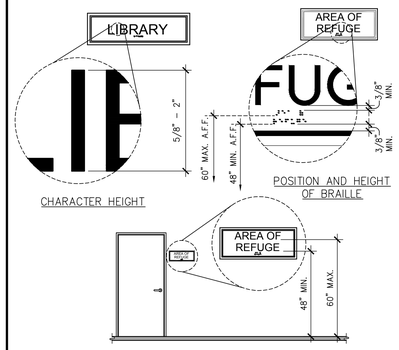
PA / PM:	E. ZABEL
DRAWN BY:	C.U.
JOB NO.:	DEN15–6204–00

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Tue, 19 Apr 2016

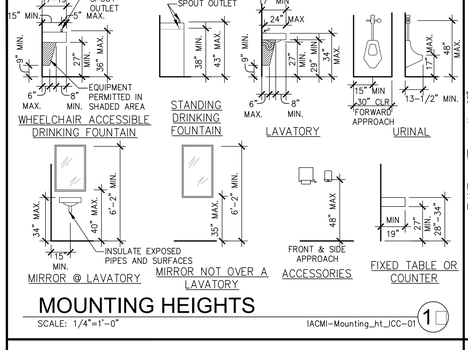
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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



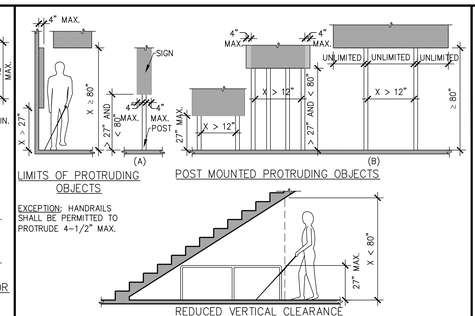
SIGNS

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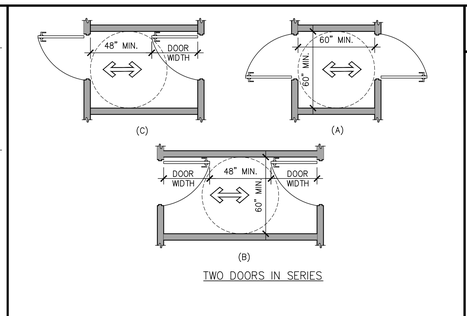
MOUNTING HEIGHTS

SCALE: 1/4"=1'–0" IACMI–Mounting_ht_ICC–01 1



PROTRUDING OBJECTS

SCALE: 1/4"=1'–0" IACMI–Protruding_objects_ICC–01 11



DOORS, DOORWAYS & GATES

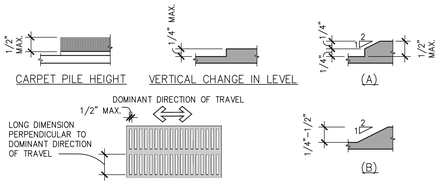
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ACCESSIBILITY NOTES

1. ALL ITEMS ARE FOR REFERENCE ONLY, ANY ITEM NOT SHOW SHALL BE REFERENCED IN THE 2012 INTERNATIONAL BUILDING CODE AND ICC–A117.1–2009.
2. ANY DISCREPANCIES CONTAINED HEREIN DO NOT RELIEVE THE CONTRACTOR OR OWNER FROM COMPLYING WITH CURRENT STATE AND FEDERAL ACCESSIBILITY STANDARDS.
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CURRENT STATE AND FEDERAL ACCESSIBILITY STANDARDS.
4. REFER TO 2012 INTERNATIONAL BUILDING CODE, CHAPTER 11 AND ICC–A117.1–2009 FOR CURRENT AND UP TO DATE INFORMATION.

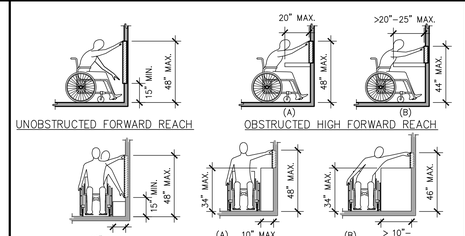
This plan was reviewed for adopted codes and **NOT** for compliance with **ADA** or **FHA** accessibility requirements. Contact 800-949-4232 (**ADA**) and 303-894-7822 x 325 (**FHA**) for federal accessibility requirements that apply to your project.

NOTES:
1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
2. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTURE, PILE HEIGHT SHALL COMPLY WITH CARPET PILE HEIGHT FIGURE BELOW. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE SHALL COMPLY WITH CHANGE IN LEVEL FIGURES BELOW.



FLOOR OR GROUND SURFACES & CHANGES IN LE□EL

SCALE: N.T.S. IACMI–Floor_surface_level_ICC–01

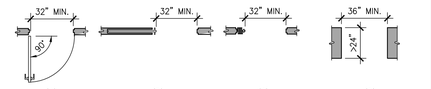


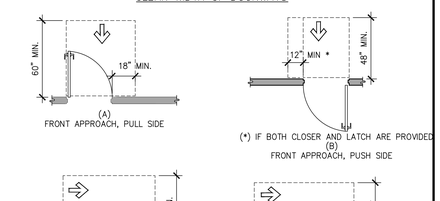
MAXIMUM REACH DEPTH	0.5" (13 mm)	2" (51 mm)	5" (125 mm)	6" (150 mm)	9" (230 mm)	11" (280 mm)
MAXIMUM REACH HEIGHT	48" (1220 mm)	49" (1170 mm)	44" (1065 mm)	40" (1015 mm)	36" (915 mm)	34" (865 mm)

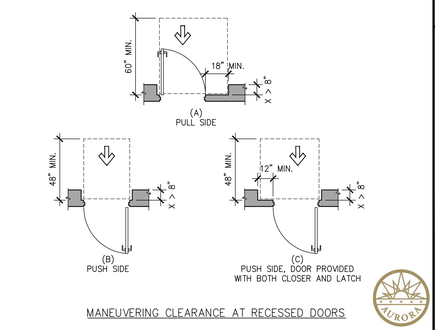
REACH RANGES

SCALE: 1/4"=1'–0" IACMI–Reach_range_ICC–01 12

NOTES:
1. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH [FLOOR OR GROUND SURFACES & CHANGES IN LEVEL] DETAIL AND SHALL HAVE A SLOPE NOT STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED AT DOOR LANDINGS.
2. THRESHOLDS, IF PROVIDED AT DOORWAYS SHALL BE 1/2" HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH [FLOOR OR GROUND SURFACES & CHANGES IN LEVEL] DETAIL.
3. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OR THE WRIST.
4. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS (22.5 N) MAX.
5. OPERABLE PARTS OF DOOR HARDWARE SHALL BE 34" MIN. AND 48" MAX. ABOVE THE FINISH FLOOR OR GROUND.
6. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
7. DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90° THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12° FROM THE LATCH IS 5 SECONDS MIN.
8. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70° THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.
9. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS:
   9.1. INTERIOR HINGED DOORS AND GATES: 5 LBS (22.5 N) MAX.
   9.2. SLIDING OR FOLDING DOORS: 5 LBS (22.5 N) MAX.
   9.3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS (66.7 N).
   9.4. EXTERIOR HINGED DOORS: 5 LBS (22.5 N) MAX.
10. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACE SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
11. WHERE AUTOMATIC AND POWER–ASSISTED DOORS AND GATES WITHOUT STANDBY POWER ARE PART OF A MEANS OF EGRESS THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32" MIN. WHEN OPERATED IN EMERGENCY MODE.

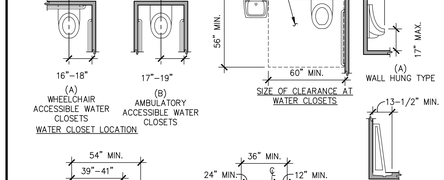


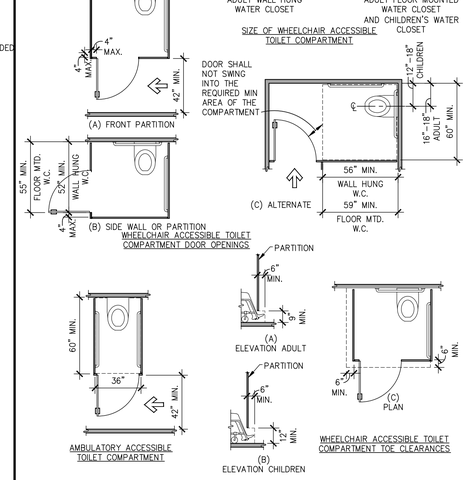




DOORS, DOORWAYS & GATES

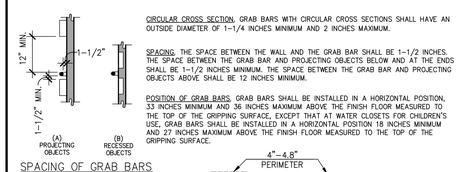
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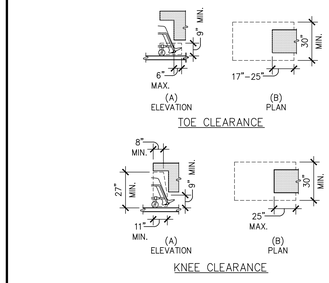
WATER CLOSETS AND TOILET COMPARTMENTS & URINALS

SCALE: 1/4"=1'–0" IACPE–Water_closet_urinal_ICC–01 4



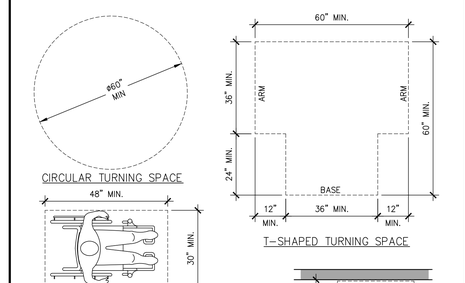
GRAB BARS

SCALE: N.T.S. IACMI–Grab_bars_ICC–01



KNEE AND TOE CLEARANCE

SCALE: 1/4"=1'–0" IACMI–Knee_toe_clear_ICC–01 18



DOORS, DOORWAYS & GATES

SCALE: 1/4"=1'–0" IACDR–2_ICC–01 1

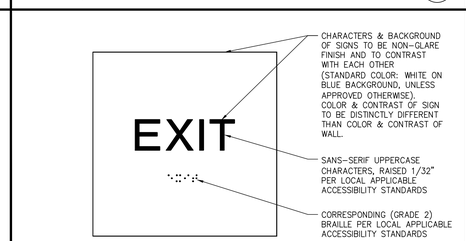
ICC/ANSI A117.1-2009
606.4 FAUCETS. Faucets shall comply with Section 309. Hand-Operated metering faucets shall remain open for 10 seconds minimum.
606.6 EXPOSED PIPES AND SURFACES. Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
606.2 CLEAR FLOOR SPACE. A clear floor space complying with Section 305.3 positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearance.
606.3 HEIGHT. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

CLEAR WIDTH

SCALE: 1/4"=1'–0" IACMI–Clear_width_ICC–01 1

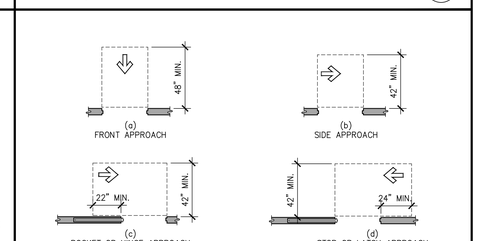
CLEAR FLOOR OR GROUND SPACE

SCALE: 1/2"=1'–0" IACMI–Floor_space_ICC–01 14



TACTILE "E□IT" SIGN

SCALE: 3"= 1'–0" IACSI–Exit–ALL 20



DOORS, DOORWAYS & GATES

SCALE: 1/4"=1'–0" IACDR–2_ICC–01 1

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick B.*
Date: *May 23, 2016*
2015 INTERNATIONAL CODES & 2014 NEC

RSN: *1108364*
Permit #: *16-1096631*

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MATTHEW NATHAN CHAIKEN 306199 LICENSED ARCHITECT
APR 19 2016

DR. BARKER
1444 S. POTOMAC ST, SUITE 170
AURORA, CO 80012

ACCESSIBILITY NOTES & DETAILS

DATE	ISSUE FOR CONSTRUCTION	REMARKS
4/19/16		

PA / PM:	E. ZABEL
DRAWN BY:	C.U.
JOB NO.:	DEN15–6204–00

SHEET
A0.3

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T: \Jobs15\CB Richard Ellis – Aurora\South Potomac\DEN15–6204–00_Dr_Barker\Architectural\Cad\CD\6204_A03\6204_A03.dwg

Tues, 19 Apr 2016

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SEE SHEET A0.2 FOR GENERAL NOTES

PLAN SPECIFIC NOTES

1. EXISTING NON-RATED STAIR TO REMAIN.
2. EXISTING ELEVATOR TO REMAIN.
3. EXISTING TENANT SEPARATION WALL TO REMAIN.
4. NEW TENANT SEPARATION WALL.
5. EXISTING FULLY ACCESSIBLE RESTROOM FACILITY.
6. WALL-MOUNTED TACTILE "EXIT" SIGN AT LOCATIONS INDICATED. SEE 20/A0.3

MAXIMUM TRAVEL DISTANCE TO EXITS: (1016.2 SPRINKLERED BUILDING)

B/BUSINESS **300** FEET MAX.

LEGENDS

INDICATES AREA NOT IN CONTRACT (N.I.C.)

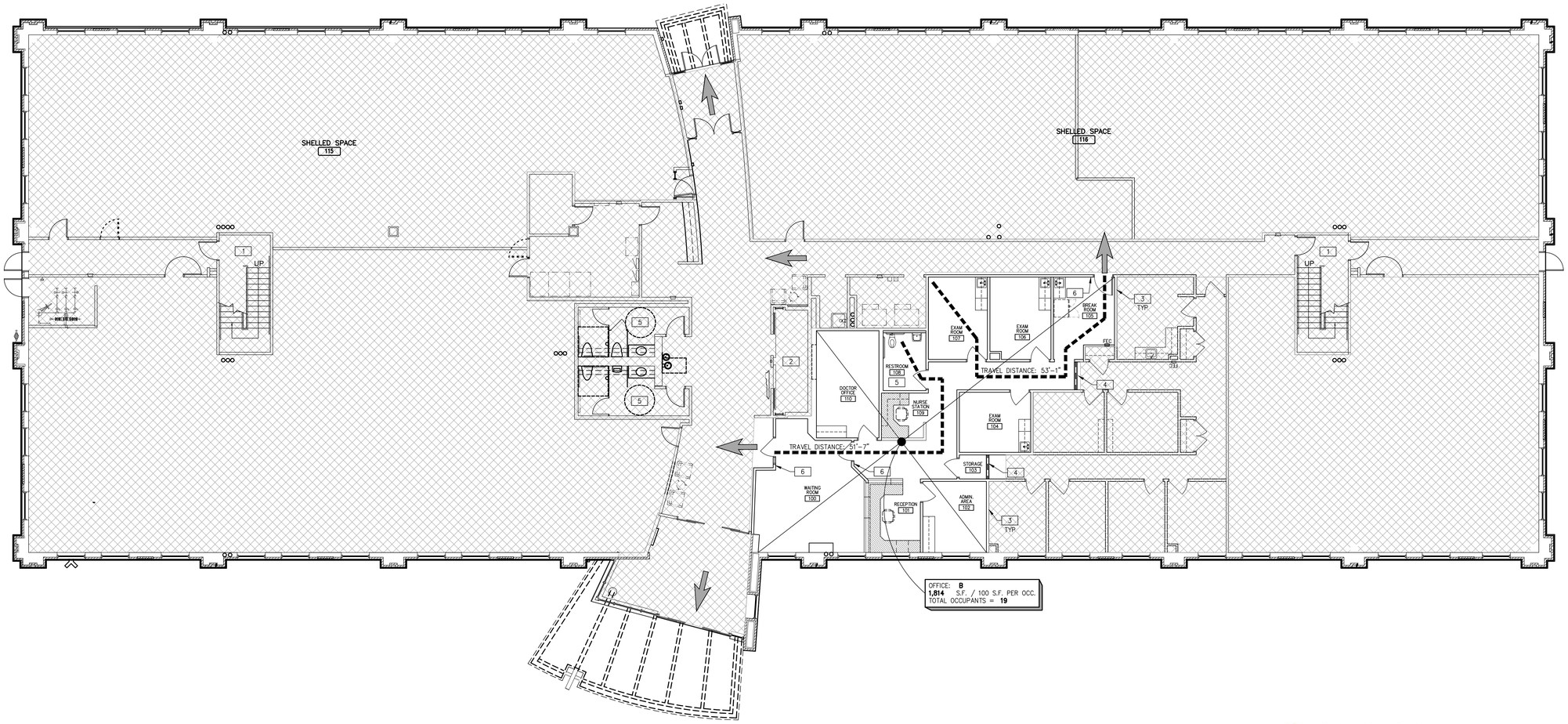
OCCUPANCY & EXIT LEGEND

EXIT

UNOBSTRUCTED PATH OF TRAVEL

NOTE: EXIT SIGNS SHALL BE SELF-LUMINOUS TYPE OR ELECTRICALLY ILLUMINATED & ENERGIZED FROM SEPARATE CIRCUITS, ONE OF WHICH SHALL BE FROM STORAGE BATTERIES OR AN ON-SITE GENERATOR.

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick B.*
Date: *May 23, 2016*
2015 INTERNATIONAL CODES & 2014 NEC

RSN: *1108364*
Permit #: *16-1096631*

1/8"=1'-0"
0 4' 8' 16' 32'

OCCUPANCY AND EGRESS PLAN

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

1 N

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APR 19 2016

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1444 S. POTOMAC ST, SUITE 170

AURORA, CO 80012

OCCUPANCY AND EXIT PLAN

DATE	REMARKS
4/19/16	ISSUE FOR CONSTRUCTION

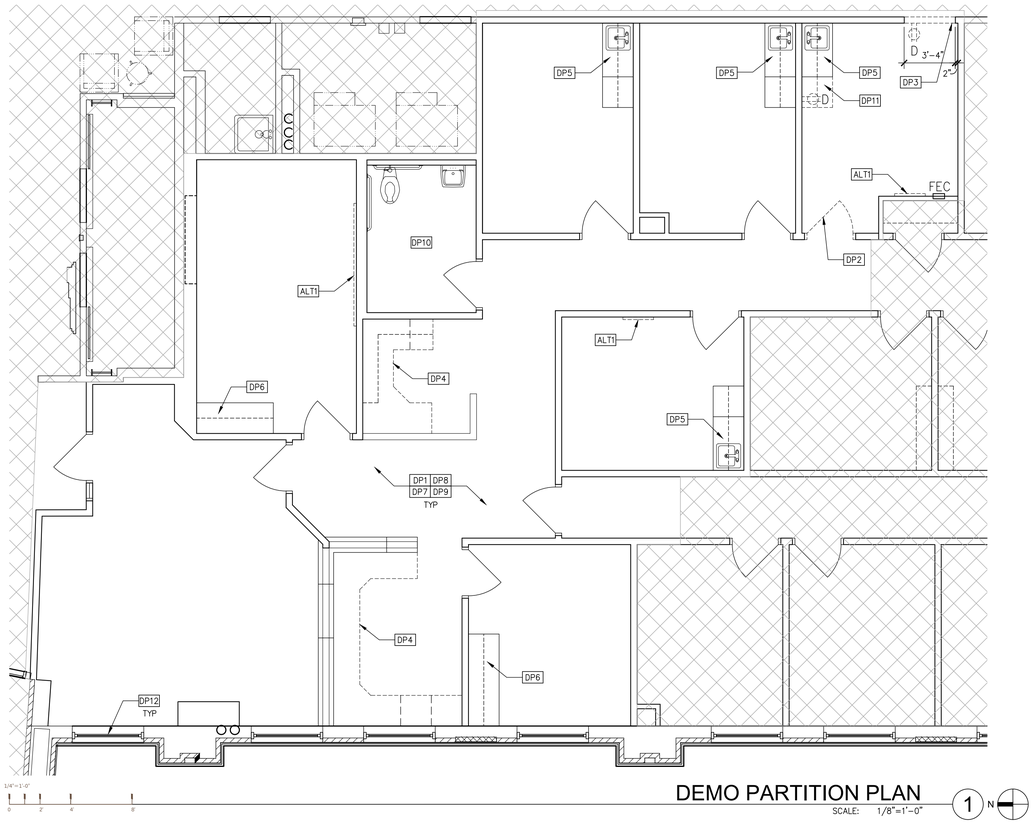
PA / PM:	E. ZABEL
DRAWN BY:	C.U.
JOB NO.:	DEN15-6204-00

SHEET
A1.1

Tue, 19 Apr 2016

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DEMO PARTITION PLAN

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

1

N



DEMO REFLECTED CEILING PLAN

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

2

SEE SHEET A0.2 FOR GENERAL NOTES

DEMO PLAN NOTES

DP1 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED. TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.

DP2 REMOVE DOOR & FRAME ASSEMBLY. RETURN TO BUILDING STOCK. FINISH WALL AS NEEDED FOR NEW OPENING.

DP3 CUT-IN SECTION OF WALL AS REQUIRED FOR NEW 3'-0" DOOR.

DP4 REMOVE EXISTING COUNTERTOP. PREP FOR NEW PLASTIC LAMINATE COUNTERTOP. CLEAN TO "LIKE-NEW" CONDITION.

DP5 EXISTING MILLWORK AND SINK TO REMAIN. CLEAN TO "LIKE-NEW" CONDITION.

DP6 EXISTING MILLWORK TO REMAIN. CLEAN TO "LIKE-NEW" CONDITION.

DP7 REMOVE POWER/SIGNAL OUTLETS AS SHOWN.

DP8 PREP ALL EXISTING PAINTED WALLS FOR NEW PAINT FINISH.

DP9 REMOVE ALL FLOOR AND BASE FINISHES THROUGHOUT, U.O.N. PREP FOR NEW FLOOR AND BASE FINISHES PER FINISH PLAN.

DP10 EXISTING FINISHES TO REMAIN IN THIS ROOM, U.O.N.

DP11 REMOVE EXISTING COUNTERTOP & SUPPORT, AND SECTION OF UPPERS. PATCH & REPAIR WALL AND ADJACENT MILLWORK AS NEEDED TO "LIKE-NEW" CONDITION.

DP12 EXISTING EXTERIOR WINDOW BLINDS TO REMAIN, UNLESS DAMAGED BEYOND REPAIR. CLEAN EXISTING BLINDS AS REQUIRED FOR "LIKE NEW" CONDITION. REPLACE ANY DAMAGED OR MISSING BLINDS TO MATCH EXISTING.

DEMO CEILING PLAN NOTES

DC1 EXISTING CEILING GRID, TILES, & LIGHT FIXTURES TO REMAIN THROUGHOUT, U.O.N. PATCH & REPAIR GRID AS REQUIRED AND REPLACE DAMAGED TILES AS NEEDED. CLEAN FIXTURES AS REQUIRED FOR "LIKE-NEW" CONDITION AND RE-LAMP AS REQUIRED.

DC2 REMOVE EXISTING CEILING GRID & TILES IN THIS AREA TO ACCOMMODATE NEW WALL LAYOUT.

DC3 REMOVE EXISTING LIGHT FIXTURE TO ACCOMMODATE NEW WALL LAYOUT. RETURN TO BUILDING STOCK.

ALTERNATES

ALT1 REMOVE EXISTING LIGHT BOXES WHERE NOTED. PATCH & REPAIR WALLS AS NEEDED.

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick B.*
Date: *May 23, 2016*
2015 INTERNATIONAL CODES & 2014 NEC

LEGENDS

INDICATES AREA NOT IN CONTRACT (N.I.C.)

WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

CEILING LEGEND

EXISTING 2'x4' SUSPENDED CEILING GRID & TILES TO REMAIN

EXISTING SUSPENDED CEILING GRID & TILES TO BE REMOVED

EXISTING GYPSUM BOARD CEILING TO REMAIN

EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE TO BE REMOVED – SAVE FOR RELOCATION

EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE TO REMAIN

EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE TO REMAIN

EXISTING WALL-MOUNTED 2' WRAP-AROUND FLUORESCENT LIGHT FIXTURE TO REMAIN.

EXISTING RECESSED DOWNLIGHT TO REMAIN

EXISTING WALL-WASHING LIGHT FIXTURE TO REMAIN

EXISTING PENDANT LIGHT FIXTURE TO REMAIN

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APR 19 2016

DR. BARKER

1444 S. POTOMAC ST, SUITE 170

AURORA, CO 80012

DEMOLITION PARTITION & CEILING PLANS

DATE	REMARKS
4/19/16	ISSUE FOR CONSTRUCTION

PA / PM:	E. ZABEL
DRAWN BY:	C.U.
JOB NO.:	DEN15-6204-00

SHEET

AD.1

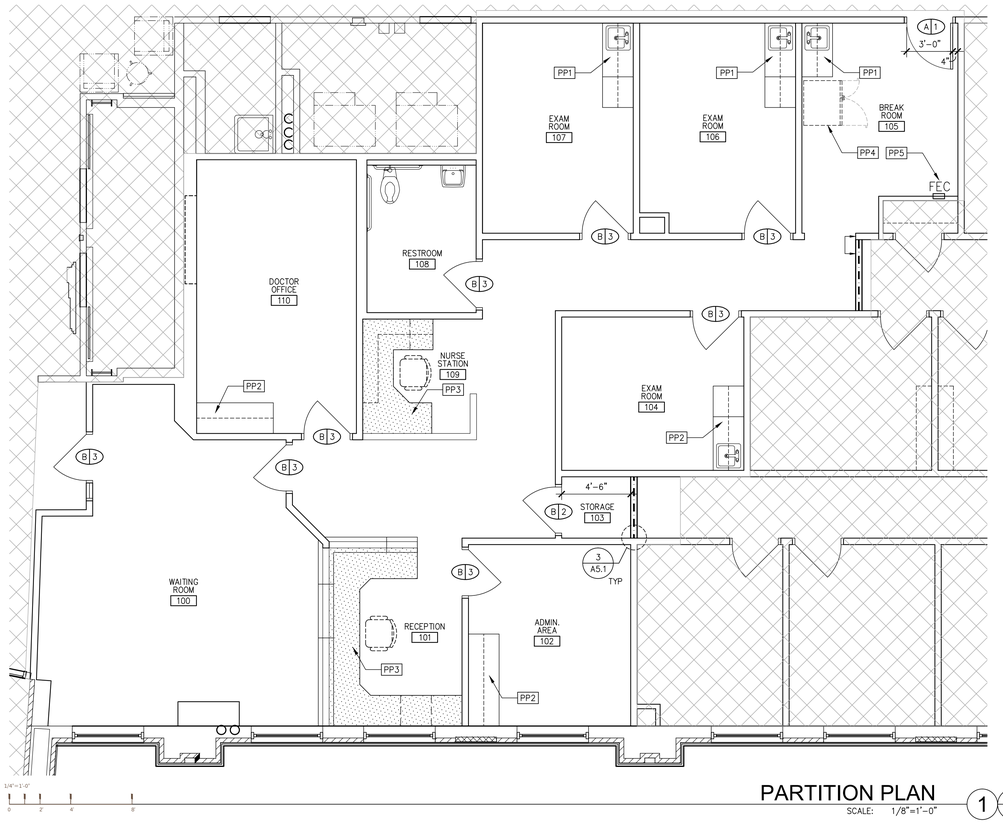
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Permit #: *16-1096631*

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Tue, 19 Apr 2016

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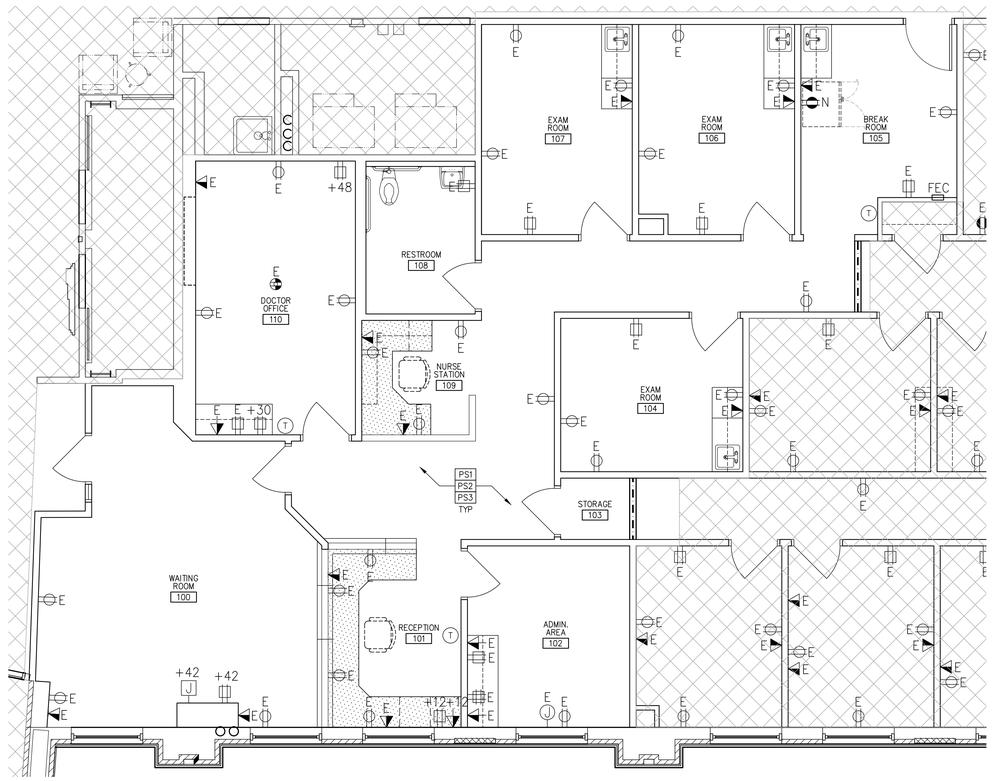


PARTITION PLAN

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

1

N



POWER AND SIGNAL PLAN

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

2

SEE SHEET A0.2 FOR GENERAL NOTES

PARTITION NOTES

- PP1 EXISTING MILLWORK AND SINK TO REMAIN. PATCH & REPAIR AS REQUIRED FOR "LIKE NEW" CONDITION.
- PP2 EXISTING MILLWORK TO REMAIN. PATCH & REPAIR AS REQUIRED FOR "LIKE-NEW" CONDITION.
- PP3 NEW WORK COUNTER, PROVIDE GROMMETS AS NEEDED.
- PP4 NEW REFRIGERATOR TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE FOR ICE MAKER.
- PP5 NEW WALL MOUNTED FIRE EXTINGUISHER.

DOOR SCHEDULE

DOOR & FRAME:

(X) SUITE STANDARD DOORS ARE AND SHALL MATCH BUILDING STANDARD.

A PROVIDE AND INSTALL NEW DOOR AND FRAME ASSEMBLY TO MATCH SUITE STANDARD LISTED ABOVE.

B EXISTING DOOR AND FRAME ASSEMBLY TO REMAIN.

HARDWARE:

(X) DOOR HARDWARE SHALL BE AN ACCESSIBLE LEVER STYLE. HARDWARE TO MATCH BUILDING STANDARD.

1 PROVIDE AND INSTALL NEW OFFICE/ENTRANCE FUNCTION LOCK SET HARDWARE SET AND WALL MOUNTED DOOR STOP TO MATCH SPECIFICATION LISTED ABOVE.

2 PROVIDE AND INSTALL NEW STOREROOM FUNCTION LOCK SET HARDWARE SET AND WALL MOUNTED DOOR STOP TO MATCH SPECIFICATIONS LISTED ABOVE.

3 EXISTING DOOR HARDWARE TO REMAIN.

POWER & SIGNAL NOTES

- PS1 ALL FURNITURE TO BE PROVIDED AND INSTALLED BY TENANT. VERIFY EXACT LOCATIONS WITH FURNITURE DEALER PRIOR TO INSTALLATION OF RELATED POWER & SIGNAL CONNECTIONS.
- PS2 VERIFY POWER REQUIREMENTS FOR USER PROVIDE EQUIPMENT PRIOR TO INSTALLATION OF RELATED POWER & SIGNAL CONNECTIONS.
- PS3 EXISTING ELECTRICAL OUTLETS TO REMAIN AS NOTED. SEE ENGINEERING DRAWINGS FOR DETAILS.

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick B.*
Date: *May 23, 2016*
2015 INTERNATIONAL CODES & 2014 NEC

LEGENDS

INDICATES AREA NOT IN CONTRACT (N.I.C.)

WALL LEGEND

EXISTING CONSTRUCTION

2D / A4.1 FULL HEIGHT NON-RATED PARTITION TO STRUCTURE

NOTE: SEE METAL WALL STUD TABLE ON SHEET A4.1 TO SELECT APPROPRIATE WALL STUD SIZE FOR WALL HEIGHT.

POWER & SIGNAL LEGEND

EXISTING OUTLETS TO REMAIN U.N.O.

- E 110v. DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N. "C" DESIGNATES RECESSED TYPE SOCKET.
- EN NEW DEDICATED 110v./20 AMP DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- E 110v. DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- E 110v. FOURPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- E COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- E COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED 6" ABOVE COUNTER OR SPLASH. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- E COMBINATION 110v. DUPLEX RECEPTACLE/DATA OUTLET, MOUNTED FLUSH IN FLOOR BOX WITH FITTINGS FITTINGS. PROVIDE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE
- JE JUNCTION BOX, WALL-MOUNTED. SEE ELECTRICAL DRAWINGS.
- JE JUNCTION BOX, WALL-MOUNTED 6" ABOVE COUNTER OR SPLASH. SEE ELECTRICAL DRAWINGS.

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APR 19 2016

DR. BARKER

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AURORA, CO 80012

PARTITION & POWER PLANS

DATE	REMARKS
4/19/16	ISSUE FOR CONSTRUCTION

PA / PM:	E. ZABEL
DRAWN BY:	C.U.
JOB NO.:	DEN15-6204-00

SHEET

A2.1

RSN: *1108364*
Permit #: *16-1096631*

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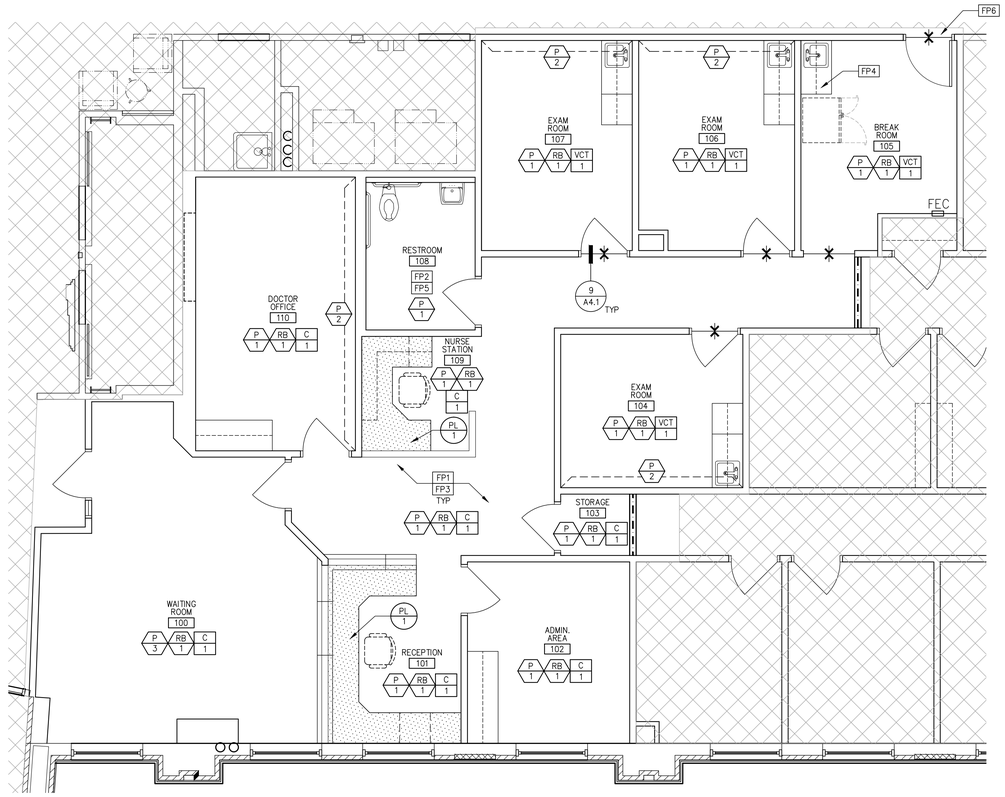
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Tue, 19 Apr 2016

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REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"



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

SEE SHEET A0.2 FOR GENERAL NOTES

REFLECTED CEILING NOTES

- RC1 THE CEILING/LIGHTING IS EXISTING TO REMAIN THROUGHOUT, U.O.N..
- RC2 TYPICAL INSTALLATION OF LIGHT SWITCHES AND T-STATS THROUGHOUT, U.O.N., SEE 8/A4.1
- RC3 PROVIDE 3 S.F. OPENING AT TOP OF WALL TO ALLOW FOR RETURN AIR FLOW.
- RC4 NO MODIFICATIONS TO THE CURRENT HVAC SYSTEM WILL BE MADE. BOTH SUITES WILL BE ZONED APPROPRIATELY BASED ON THE NEW SEPARATION. NO ADDITIONAL, RELOCATION, OR DELETION OF ANY DIFFUSERS WILL BE NECESSARY.

FINISH NOTES

- FP1 ROOMS TO RECEIVE PAINT (P-1), RUBBER BASE (RB-1) AND CARPET (C-1), U.O.N.
- FP2 NEW PAINT IN THIS ROOM TO BE SEMI-GLOSS.
- FP3 NEW AND EXISTING GYPSUM BOARD SOFFIT/CEILING TO RECEIVE PAINT CEILING WHITE.
- FP4 NEW COUNTERTOPS TO BE PLASTIC LAMINATE (PL-1).
- FP5 EXISTING FINISHES TO REMAIN IN THIS ROOM, U.O.N. CLEAN TO "LIKE NEW" CONDITION.
- FP6 PATCH & REPAIR EXISTING CORRIDOR FINISHES, G.C. TO CHECK WITH BUILDING MANAGEMENT FOR EXTRA STOCK PRIOR TO ORDER.

LEGENDS

INDICATES AREA NOT IN CONTRACT (N.I.C.)

CEILING LEGEND

- EXISTING 2'x4' SUSPENDED CEILING GRID & TILES TO REMAIN
- EXISTING GYPSUM BOARD CEILING TO REMAIN
- E EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE TO REMAIN
- E EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE TO REMAIN
- N NEW 2'x2' FLUORESCENT LIGHT FIXTURE W/ PARABOLIC LENS & ELECTRIC BALLAST.
- EXISTING WALL-MOUNTED 2' WRAP-AROUND FLUORESCENT LIGHT FIXTURE TO REMAIN.
- E EXISTING RECESSED DOWNLIGHT TO REMAIN
- E EXISTING WALL-WASHING LIGHT FIXTURE TO REMAIN
- E EXISTING PENDANT LIGHT FIXTURE TO REMAIN

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

SYMBOLS LEGEND

- INDICATES LINE OF FLOOR TRANSITION
- X/X INDICATES LOCATION OF NON-TYPICAL WALL FINISH

FINISH LEGEND

WALL FINISHES

P-1: ITEM: PAINT - TYPICAL THROUGHOUT, U.O.N.; MFR: T.B.D.; COLOR/NO: T.B.D.; FINISH: EGGSHELL, SEMI-GLOOS IN RESTROOM.

P-2: ITEM: PAINT - ACCENT; MFR: T.B.D.; COLOR/NO: T.B.D.; FINISH: T.B.D.

P-3: ITEM: PAINT - ACCENT; MFR: T.B.D.; COLOR/NO: T.B.D.; FINISH: EGGSHELL, SEMI-GLOSS ON SOFFIT.

P-4: ITEM: PAINT - CEILING; MFR: T.B.D.; COLOR/NO: T.B.D.; FINISH: SEMI-GLOSS

RB-1: ITEM: RUBBER BASE; MFR: T.B.D.; COLOR/NO: T.B.D.; SIZE: T.B.D.; STYLE: STRAIGHT @ CARPET / COVED @ RESILIENT FLOORING

FLOOR FINISHES

C-1: ITEM: CARPET - TYPICAL THROUGHOUT, U.O.N.; MFR: T.B.D.; STYLE: T.B.D.; COLOR/NO: T.B.D.; INSTALLATION: GLUE-DOWN

VCT-1: ITEM: VINYL COMPOSITION TILE - FIELD TILE; MFR: T.B.D.; COLOR/NO: T.B.D.; SIZE: T.B.D.

MISCELLANEOUS FINISHES

PL-1: ITEM: PLASTIC LAMINATE - HORIZONTAL SURFACES; MFR: T.B.D.; COLOR/NO: T.B.D.

FOR ADDITIONAL INFORMATION AND REQUIREMENTS CONCRETE SEALING SEE www.waremalcomb.com/ws/03381-001.pdf

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick B.*
Date: *May 05, 2016*
2015 INTERNATIONAL CODES & 2014 NEC

RSN: *1108364*
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STATE OF COLORADO
MATTHEW NATHAN CRAIKEN
306199
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APR 29 2016

DR. BARKER
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AURORA, CO 80012

REFLECTED CEILING & FINISH PLANS

	DATE	REMARKS
1	4/19/16	ISSUE FOR CONSTRUCTION
	4/29/16	CITY COMMENTS

PA / PM:	E. ZABEL
DRAWN BY:	C.U.
JOB NO.:	DEN15-6204-00

SHEET
A3.1

Fri, 29 Apr 2016

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MEMBER DEPTH:
(EXAMPLE: 6" = 00 X 1/100 INCHES) ALL MEMBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "I" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

STYLE:
(EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:

S = STUD OR JOIST, T = TRACK, U = CHANNEL, F = FURRING

FLANGE WIDTH:
(EXAMPLE: 1 5/8" = 1.625" = 1.2 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

MATERIAL THICKNESS:
(EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL =1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

.00 (S) 1.2 .54

INTERIOR NON-STRUCTURAL NON-COMPOSITE:

USE FOR FURRING PURPOSES ONLY. U.O.N.

S STUD MEMBER	SPACING IN. O.C.	PSF L/240
250S137-33	12"	13'-10"
250S137-33	16"	12'-2"
250S137-33	24"	11'-0"
250S137-43	12"	15'-0"
250S137-43	16"	13'-8"
250S137-43	24"	11'-11"
250S137-54 (50 KSI)	12"	16'-1"
250S137-54 (50 KSI)	16"	14'-7"
250S137-54 (50 KSI)	24"	12'-9"
362S137-33	12"	18'-5"
362S137-33	16"	16'-9"
362S137-33	24"	14'-7"
362S137-43	12"	20'-0"
362S137-43	16"	18'-2"
362S137-43	24"	15'-11"
362S137-54 (50 KSI)	12"	21'-5"
362S137-54 (50 KSI)	16"	19'-6"
362S137-54 (50 KSI)	24"	17'-0"
362S137-68 (50 KSI)	12"	22'-11"
362S137-68 (50 KSI)	16"	20'-10"
362S137-68 (50 KSI)	24"	18'-2"
362S137-97 (50 KSI)	12"	25'-3"
362S137-97 (50 KSI)	16"	22'-11"
362S137-97 (50 KSI)	24"	20'-0"
400S137-33	12"	19'-11"
400S137-33	16"	18'-1"
400S137-33	24"	15'-9"
400S137-43	12"	21'-8"
400S137-43	16"	19'-8"
400S137-43	24"	17'-2"

S STUD MEMBER	SPACING IN. O.C.	PSF L/240
400S137-54 (50 KSI)	12"	23'-2"
400S137-54 (50 KSI)	16"	21'-1"
400S137-54 (50 KSI)	24"	18'-5"
400S137-68 (50 KSI)	12"	24'-9"
400S137-68 (50 KSI)	16"	22'-6"
400S137-68 (50 KSI)	24"	19'-8"
400S137-97 (50 KSI)	12"	27'-3"
400S137-97 (50 KSI)	16"	24'-9"
400S137-97 (50 KSI)	24"	21'-8"
600S137-33	12"	27'-3"
600S137-33	16"	24'-9"
600S137-33	24"	21'-8"
600S137-43	12"	29'-10"
600S137-43	16"	27'-2"
600S137-43	24"	23'-8"
600S137-54 (50 KSI)	12"	32'-0"
600S137-54 (50 KSI)	16"	29'-1"
600S137-54 (50 KSI)	24"	25'-5"
600S137-68 (50 KSI)	12"	34'-4"
600S137-68 (50 KSI)	16"	31'-2"
600S137-68 (50 KSI)	24"	27'-3"
600S137-97 (50 KSI)	12"	38'-0"
600S137-97 (50 KSI)	16"	34'-6"
600S137-97 (50 KSI)	24"	30'-2"
800S137-43	12"	37'-6"
800S137-43	16"	34'-1"
800S137-43	24"	29'-9"
800S137-54 (50 KSI)	12"	40'-4"
800S137-54 (50 KSI)	16"	36'-8"
800S137-54 (50 KSI)	24"	32'-0"
800S137-68 (50 KSI)	12"	43'-6"
800S137-68 (50 KSI)	16"	39'-6"
800S137-68 (50 KSI)	24"	34'-6"

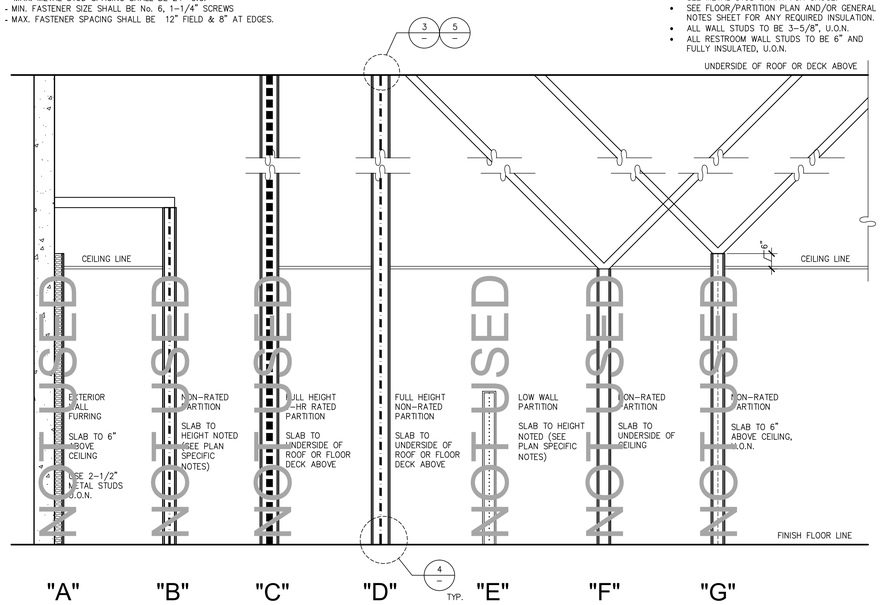
NOTE: ALL STUD INFORMATION IS BASED ON: CEMCO ICC ES ESR-3016

LIMITING WALL HEIGHT TABLE-L/240 (12)

SCALE: NONE — IWAMT-Height_table-L_240-CEMCO

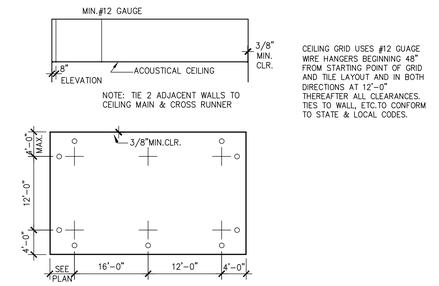
INTERIOR GYP. BD. WALLS SHALL CONFORM TO ICC REPORT ESR-1338:
- MAX. METAL STUD SPACING SHALL BE 24" O.C.
- MIN. FASTENER SIZE SHALL BE No. 6, 1-1/4" SCREWS
- MAX. FASTENER SPACING SHALL BE 12" FIELD & 8" AT EDGES.

NOTES FOR ALL WALLS:
- SEE METAL STUD CHART FOR GAUGE.
- SEE FLOOR/PARTITION PLAN AND/OR GENERAL NOTES SHEET FOR ANY REQUIRED INSULATION.
- ALL WALL STUDS TO BE 3-5/8", U.O.N.
- ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.



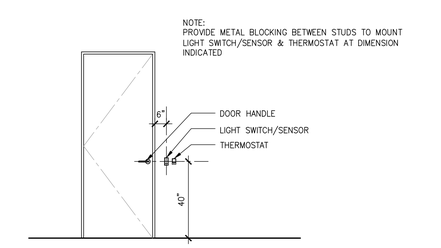
WALL TYPE SCHEDULE

SCALE: 1/2"=1'-0" — IWAMT-Wall_type_schedule-01 (2)



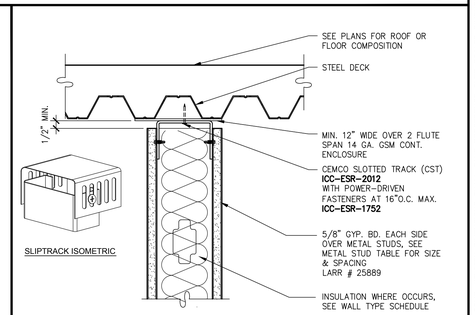
SUSPENDED CEILING GRID (13)

SCALE: N.T.S. — ICEAC-Susp_grid-01



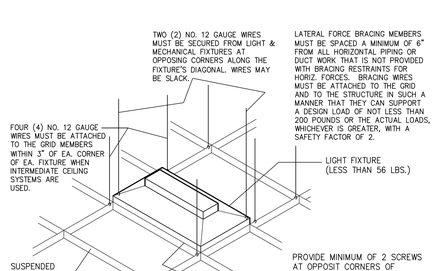
LT. SWITCH / T-STAT INSTALLATION (8)

SCALE: 3/8"=1'-0" — IMMI-Light_switch_T_stat-02



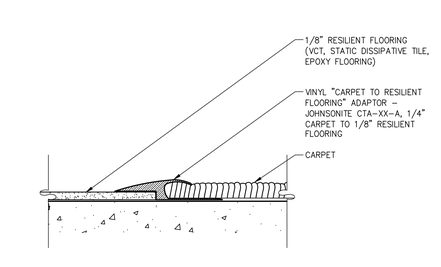
FULL HEIGHT NON-RATED WALL

SCALE: 3"= 1'-0" — IWAMT-Fht_hd_md_pli-01 (3)



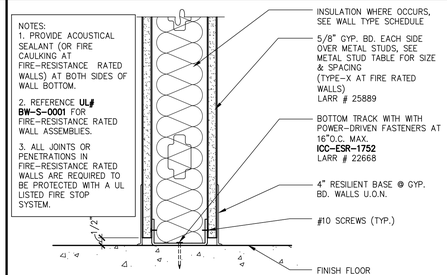
LIGHT FIXTURE SUSPENDED CLNG (14)

SCALE: N.T.S. — ICEAC-Susp_light_intermediate-01



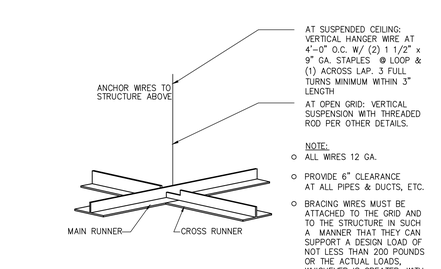
CARPET TO RESILIENT FLOORING

SCALE: FULL — IFLTR-Carpet_resilient_floor_01



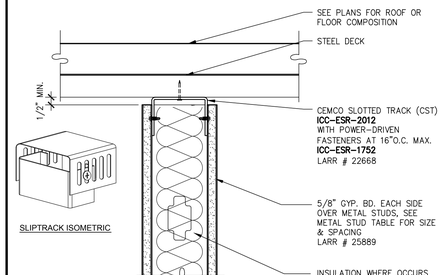
WALL BASE

SCALE: 3"=1'-0" — IWAMT-Base_typ-01 (4)



SUSPENDED ACOUSTICAL CEILING (10)

SCALE: N.T.S. — ICEAC-Acoustical_susp-02



FULL HEIGHT NON-RATED WALL

SCALE: 3"= 1'-0" — IWAMT-Fht_hd_md_per-01

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick B.*
Date: *May 05, 2016*
2015 INTERNATIONAL CODES & 2014 NEC

RSN: *1108364*
Permit #: *16-1096631*

WARE MALCOMB
Leading Design for Commercial Real Estate
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graphics
civil engineering
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NATHAN CRAIKEN 306199 LICENSED ARCHITECT
APR 19 2016

DR. BARKER
1444 S. POTOMAC ST, SUITE 170
AURORA, CO 80012

WALL, CEILING, & MISC. DETAILS

DATE	REMARKS
4/19/16	ISSUE FOR CONSTRUCTION

PA / PM:	E. ZABEL
DRAWN BY:	C.U.
JOB NO.:	DEN15-6204-00

SHEET
A4.1

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T:\Jobs\15\CB Richard Ellis – AuroraSouth Potomac\DEN15-6204-00_Dr_Barker\Architectural\Cad\CD\6204_A41\6204_A41.dwg

Tue, 19 Apr 2016

GENERAL PROJECT NOTES

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE, OPERATIONAL AND PROPERLY FUNCTIONING ELECTRICAL SYSTEM
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY U.L., ETL, CSA OR ANOTHER RECOGNIZED TESTING LAB. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW, UNLESS SPECIFICALLY INDICATED AS EXISTING TO BE REUSED.
4. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES SHOP DRAWINGS REQUIRED BY THESE AGENCIES FOR APPROVAL. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK. THIS CONTRACTOR SHALL SECURE AND PAY ALL FEES AND PERMITS PERTAINING TO THIS CONTRACT, SHALL BE RESPONSIBLE FOR WORKER'S IDENTIFICATION AND BADGING, SAFETY, AND LIABILITY INSURANCE. PROVIDE BARRICADES, WARNING SIGNS, AND TRASH REMOVAL FOR THE SAFETY OF THE WORKERS UNDER THIS CONTRACTOR'S EMPLOY.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL PREPARE THE DOCUMENTS, INCLUDING DRAWINGS, REQUIRED TO OBTAIN APPROVAL OF THE EQUIPMENT AND LOCATIONS OF THE DEVICES THAT COMPRISE THE BUILDING FIRE ALARM LIFE SAFETY SYSTEM. THE DRAWINGS AND CUT SHEETS SHALL BE PROVIDED TO A PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL. THE APPROVED DRAWINGS WILL BE STAMPED, SIGNED AND RETURNED TO E.C. TO SUBMIT TO THE BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE BUILDING STANDARDS, LOCAL JURISDICTIONAL CODES AND REQUIREMENTS, AND LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT. SUBMISSION OF PROPOSAL IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE. NO EXTRA CHARGE WILL BE ALLOWED FOR CHANGES AS A RESULT FROM FAILURE TO EXAMINE THE JOB SITE.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND WIRING FOR THE PERFORMANCE OF ALL TRADES, FOR THE ENTIRE PERIOD OF CONSTRUCTION AND SHALL REMOVE ALL TEMPORARY WIRING AT THE COMPLETION OF CONSTRUCTION.
9. THE EXISTING POWER, SIGNAL AND COMMUNICATION SYSTEMS ARE TO REMAIN IN SERVICE TO PROVIDE FOR THE OWNER'S FUNCTION. SHOULD IT BECOME NECESSARY TO SHUT-DOWN ANY SYSTEM OR PORTION OF A SYSTEM, APPROVAL IN WRITING MUST BE OBTAINED FROM THE OWNER AND SHALL ONLY APPLY FOR THE PERIOD AND TIME AGREED UPON. THE BID IS TO INCLUDE THE COST OF ANY TEMPORARY WIRING AND PREMIUM TIME REQUIRED FOR THE SHUTDOWN.
10. ALL MATERIALS AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
11. ALL CUTTING, DRILLING AND PATCHING OF MASONRY, STEEL OR IRON WORK BELONGING TO THE BUILDING MUST BE DONE BY THIS CONTRACTOR IN ORDER THAT HIS WORK MAY BE PROPERLY INSTALLED, BUT UNDER NO CONDITIONS MAY STRUCTURAL WORK BE CUT, EXCEPT AT THE DIRECTION OF THE ARCHITECT-DESIGNER OR THEIR REPRESENTATIVE.
12. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL FIXTURES AND ELECTRICAL DEVICES. MOUNTING HEIGHTS SHALL CONFORM TO ADA/ICC/ANSI STANDARDS.
13. ALL WORK REQUIRED FOR THE INSTALLATION AS SHOWN ON DRAWINGS INCLUDING LABOR, EQUIPMENT AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE BUILDING STANDARDS.
14. PROVIDE COMPLETE METAL RACEWAY SYSTEMS AND ENCLOSURES FOR ALL WIRING THROUGHOUT THE EXTENT OF THE REQUIRED SYSTEM.
15. ALL TELE/ DATA BOXES SHALL BE PROVIDED WITH A 1/2" CONDUIT AND BUSHING WITH PULL STRING RUN 6" ABOVE FINISHED CEILING OR CEILING GRID. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED FOR ALL WALL OUTLETS & TELEPHONE WIRING RUNNING BELOW RAISED FLOOR OR ABOVE HARD CEILINGS.
16. ALL RECEPTACLES NOTED AS ISOLATED GROUND (IG) OR DEDICATED OR CIRCUITED AS DEDICATED SHALL BE PROVIDED WITH A DEDICATED GROUND AND NEUTRAL.
17. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE INDICATED. CONDUITS LARGER THAN 2" DIAMETER OR CONDUITS OF ANY SIZE ROUTED OUTDOORS SHALL BE INTERMEDIATE METAL CONDUIT (IMC).
18. FLEXIBLE CONDUIT CONNECTIONS TO RECESSED LIGHTING FIXTURES SHALL BE MADE WITH FLEXIBLE STEEL CONDUIT, 3/8 INCH MINIMUM.
19. FINAL CONNECTIONS TO MOTORS SHALL BE MADE WITH LIQUID TIGHT FLEXIBLE STEEL CONDUIT, 1/2 INCH MINIMUM.
20. WIRE NO. 8 AND SMALLER INSTALLED IN DRY LOCATIONS SHALL BE TYPE THWN OR THHN THERMOPLASTIC 600V INSULATED COPPER CONDUCTORS. NO WIRE SMALLER THAN NO.12 SHALL BE USED FOR LIGHTING OR POWER WIRING. WIRE NO. 8 AND LARGER SHALL BE STRANDED. ALL CONDUCTORS INSTALLED IN EXTERIOR OR WET LOCATIONS SHALL BE TYPE THWN 600V INSULATED COPPER CONDUCTORS.
21. ALL NEW CIRCUIT BREAKERS FOR NEW OR EXISTING PANELBOARDS SHALL MATCH EXISTING OR NEW BUILDING STANDARD PANELBOARD MANUFACTURER AND BREAKER TYPE. THE CONTRACTOR SHALL PROVIDE NEW ACCURATE AND DETAILED TYPE WRITTEN PANEL DIRECTORIES PER NEC 408.4 FOR ALL NEW OR MODIFIED PANELS. NUMBERED CIRCUITS ARE FOR CONVENIENCE OF DESIGN ONLY. E.C. TO FIELD VERIFY ACTUAL CIRCUIT NUMBERS USED AND CORRECTLY INDICATE ON "AS-BUILT" DRAWINGS. THE E.C. SHALL REMOVE ALL ABANDONED CIRCUITS.
22. PROVIDE #10 FOR BRANCH CIRCUITS OVER 75' AT 120V AND OVER 150' AT 277V. E.C. TO FIELD VERIFY BRANCH CIRCUIT LENGTHS AND SIZE CONDUCTORS FOR VOLTAGE DROP.
23. EACH SWITCH, LIGHT, RECEPTACLE AND ALL OTHER DEVICES SHALL BE PROVIDED AND INSTALLED WITH A GALVANIZED OR SHERARDIZED PRESSED STEEL JUNCTION BOX OF NOT LESS THAN NO. 14 U.S. GAUGE STEEL. CONDUITS SHALL BE FASTENED WITH LOCKNUTS AND BUSHINGS AND ALL UNUSED KNOCKOUTS MUST BE LEFT SEALED. THERE MUST BE SUFFICIENT ROOM FOR WIRES AND BUSHINGS AND DEEP BOXES SHALL BE INSTALLED WHERE REQUIRED. BOXES SHALL BE SECURELY AND ADEQUATELY SUPPORTED.
24. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED TO ENCLOSE RECEPTACLES.
25. IN SUSPENDED CEILINGS SUPPORT CONDUIT AND JUNCTION BOXES DIRECT FROM THE STRUCTURAL SLAB, DECK, OR FRAMING PROVIDED FOR THAT PURPOSE. LIGHTING BRANCH CIRCUIT CONDUITS SHALL NOT BE CLIPPED TO THE CEILING SUPPORT WIRES OR SPLINE UNLESS THE CEILING SYSTEM HAS BEEN SPECIFICALLY DESIGNED FOR THAT PURPOSE.
26. PROVIDE LOCAL DISCONNECT SWITCHES FOR ALL MOTORS (PLENUM APPROVED WHERE REQUIRED).
27. THE E.C. SHALL INCLUDE IN HIS COST THE REMOVAL OF ALL EXISTING ELECTRICAL DEVICES, CONDUITS, FIXTURES AND EQUIPMENT THAT IS NOT TO BE REUSED DISCARD ALL EQUIPMENT AS REQUIRED. E.C. SHALL BE RESPONSIBLE FOR DISCONNECTING PRIMARY SERVICE AND TEMPORARY POWER.
28. PROVIDE WARRANTY GUARANTEED FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE. REPLACE ALL DEFECTIVE WORKMANSHIP, EQUIPMENT AND MATERIALS WITHOUT ADDITIONAL CHARGES.
29. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS/HER OWN PROPERTY ON THE JOB SITE. THE OWNER OR TENANT ASSUMES NO RESPONSIBILITY FOR PROTECTION OF THIS CONTRACTOR'S PROPERTY AGAINST FIRE, THEFT, OR ENVIRONMENTAL CONDITIONS.
30. WHERE CONDUIT, CABLES, DUCTWORK OR PIPING PASSES THROUGH FIRE RATED FLOORS, WALLS, OR PARTITIONS, THE SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS U.L. LISTED (EQUAL TO DOW CORNING) AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THE SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN ORDER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL, FLOOR, OR PARTITION. INSTALLATION SHALL BE A THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM AND UL . THE FIRE RATING SHALL MATCH THE RATING OF THE BARRIER BEING PENETRATED.
31. SUBMIT SIX (6) SETS OF SHOP DRAWINGS, CONTROL DIAGRAMS, AND EQUIPMENT CUTS TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING RELATED WORK. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER'S NAMES, CATALOG NUMBERS, CUTS, DIAGRAMS AND OTHER SUCH DESCRIPTIVE DATA AS MAY BE REQUIRED TO IDENTIFY AND REVIEW THE EQUIPMENT. SUBMITTALS SHALL BE IN LOGICAL GROUPS, PARTIAL SUBMITTALS WILL NOT BE REVIEWED.
32. UPON COMPLETION OF CONSTRUCTION, SUPPLY THE ENGINEER WITH ONE COMPLETE SET OF FULL SIZE AS-BUILT DRAWINGS. PROVIDE THE OWNER WITH THREE (3) SETS OF OPERATION AND MAINTENANCE MANUALS FOR EACH TYPE OF EQUIPMENT INSTALLED.
33. THIS CONTRACTOR SHALL ASSUME ALL ADDED EXPENSES TO ALL TRADES ASSOCIATED WITH THE INSTALLATION OF SUBMITTED AND APPROVED ALTERNATE EQUIPMENT.
34. THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE FIRE ROOM WITH ALL OTHER DISCIPLINES, ESPECIALLY THE FIRE ALARM AND FIRE PROTECTION DESIGN-BUILD CONTRACTORS PRIOR TO ANY WORK.
35. IF ANY CHANGES ARE MADE TO ACCOMMODATE FIELD CONDITIONS NOTIFY THE ENGINEER IMMEDIATELY OF WHAT THE CHANGES WERE, THE REASON FOR THE CHANGES, AND THE COST IMPACTS.
36. LOCATE ALL ELECTRICAL SWITCHBOARDS, PANELBOARDS AND ELECTRICAL DISTRIBUTION EQUIPMENT IN DEDICATED SPACES AND PROTECTED FROM DAMAGE WITH ADEQUATE WORKING CLEARANCE ACCORDANCE WITH NEC 110 REQUIREMENTS. PROVIDE PROTECTION FROM ANY FOREIGN SYSTEM INSTALLED ABOVE THE DEDICATED EQUIPMENT SPACE PER NEC 110.26(E).
37. ELECTRICAL ROOM DOORS SHALL BE EQUIPPED WITH PANIC BARS, PRESSURE PLATES, OR OTHER DEVICES THAT ARE NORMALLY LATCHED BUT OPEN UNDER SIMPLE PRESSURE IN ACCORDANCE WITH NEC 110.26(C)(3)
38. FOR ANY PATIENT CARE AREAS, AS DETERMINED BY THE GOVERNING BODY OF THE FACILITY OR AUTHORITY HAVING JURISDICTION, THE E.C. SHALL PROVIDE HEALTHCARE FACILITY CABLE (HCF) TYPE MC OR AC WIRING METHODS AS REQUIRED IN ORDER TO COMPLY WITH NEC 517.13 (A) AND (B) AND NEC 517.80 FOR LOW VOLTAGE SYSTEMS. IN ADDITION PROVIDE TAMPER-RESISTANT COVERS FOR RECEPTACLES IN PEDIATRIC LOCATIONS PER NEC 517.8

FIRE ALARM SYSTEM NOTES

FIRE ALARM SYSTEM IS TO BE DESIGN/BUILD BY THE CONTRACTOR.

CODE COMPLIANCE STATEMENT

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2014 NATIONAL ELECTRIC CODE (NEC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

ELECTRICAL LEGEND

NOTE: NOT ALL ITEMS APPEAR ON DRAWINGS. SYMBOLS MAY DIFFER FROM EXISTING AND DEMO WORK OR DEVICES REFERENCED OR SYMBOLS USED FROM DRAWINGS BY OTHERS.

POWER AND LIGHTING
- GROUNDED SWITCHED DUPLEX RECEPTACLE
- GROUNDED SPLIT-WIRED RECEPTACLE
- GROUNDED DUPLEX RECEPTACLE
- GROUNDED QUADRAPLEX RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE
- FLOOR/CEILING MOUNTED RECEPTACLE
- JUNCTION BOX
- WALL MOUNTED JUNCTION BOX
- DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- THERMAL OVERLOAD SWITCH
- ELECTRICAL PANEL BOARD
- TRANSFORMER
- X-## CIRCUIT '##' HOMERUN TO PANEL 'X' (ARROWS NOT USED IF CIRCUIT NUMBERS APPEAR NEXT TO DEVICES)
- PORCELAIN LAMP HOLDER
- RECESSED FLUORESCENT LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT FIXTURE
- CEILING FIXTURE
- WALLWASHER or ADJUSTABLE DOWNLIGHT
- SINGLE POLE SWITCH, OR #-POLE
- DIMMER SWITCH
- EXIT SIGN - SHADED INDICATES FACE
- EMERGENCY FIXTURE - SHADED
- BATTERY PACK EMERGENCY LIGHT or COMBO EXIT - SEE SCHEDULE

LOW VOLTAGE SYSTEMS
- TELEPHONE TERMINAL BOARD
- FLOOR/CEILING MOUNTED DATA OUTLET
- FLOOR/CEILING MOUNTED TELEPHONE OUTLET
- DATA OUTLET
- TELEPHONE/DATA OUTLET PROJECT STANDARD
- TELEPHONE OUTLET
- CATV/MONITOR A/V OUTLET
- SPEAKER
- FACP FIRE ALARM PANEL
- FAA FIRE ALARM REMOTE ANNUNICATOR PANEL
- S-SMOKE, T-HEAT DETECTOR
- DUCT FIRE DETECTOR

ABBREVIATIONS
- EWC ELECTRIC WATER COOLER
- EF EXHAUST FAN
- GFI GROUND FAULT INTERRUPTING
- AFI ARC FAULT INTERRUPTING
- CCT CIRCUIT
- E.C. ELECTRICAL CONTRACTOR
- AG ABOVE COUNTER GFI - VERIFY HEIGHT
- AC ABOVE COUNTER - VERIFY HEIGHT
- WP WEATHER PROOF
- TTB TELEPHONE TERMINAL BOARD
- AFF ABOVE FINISH FLOOR
- AHJ AUTHORITY HAVING JURISDICTION
- (E) EXISTING TO REMAIN
- (EX) EXISTING TO BE REMOVED
- (ER) EXISTING TO BE RELOCATED
- (R) (RL) RELOCATE/RELOCATED LOCATION

REFERENCE SYMBOLS
- # KEYED NOTE
- # EQUIPMENT - SEE SCHEDULE
- #/W FEEDER - SEE SCHEDULE
- XFMR XX kVA TRANSFORMER WITH GROUNDING AND OVERCURRENT DEVICES SEE TRANSFORMER SCHEDULE

REMODEL WORK TYPICAL SYMBOLS, LINEWEIGHTS, LINETYPES AND ABBREVIATIONS
- (EX) DEMOLITION, TO BE REMOVED
- (ER) EXISTING TO BE REMOVED FOR RELOCATION AND REUSE
- (E) EXISTING TO REMAIN
- (RL) RELOCATED LOCATION
- (N) NEW WORK

PROJECT SPECIFIC SYMBOLS
- ABOVE COUNTER OUTLET

Feeder Schedule

3000/W	8[W-500kcmil, 400kcmil, 3-1/2"C]
2000/W	6[W-400kcmil, 250kcmil, 3"C]
1600/W	5[W-400kcmil, 4/0G, 3"C]
1200/W	4[W-350kcmil, 3/0G, 3"C]
1000/W	3[W-400kcmil, 2/0G, 3"C]
800/W	3[W-300kcmil, 1/0G, 3"C]
750/W	3[W-250kcmil, 1/0G, 3"C]
600/W	2[W-350kcmil, #1G, 3"C]
500/W	2[W-250kcmil, #2G, 3"C]
400/W	2[W-3/0, #3G, 2"C]
350/W	2[W-2/0, #3G, 2"C]
300/W	W-350kcmil, #4G, 3"C
250/W	W-250kcmil, #4G, 3"C
225/W	W-4/0, #4G, 2"C
200/W	W-3/0, #6G, 2"C
175/W	W-2/0, #6G, 2"C
150/W	W-1/0, #6G, 2"C
125/W	W#1, #6G, 1-1/2"C
110/W	W#2, #6G, 1-1/4"C
100/W	W#1, #6G, 1-1/2"C
90/W	W#2, #8G, 1-1/4"C
80/W	W#3, #8G, 1-1/4"C
70/W	W#4, #8G, 1-1/4"C
60/W	W#4, #8G, 1-1/4"C
50/W	W#6, #10G, 1"C
40/W	W#8, #10G, 1" C
30/W	W#10, #10G, 3/4"C
20/W	W#12, #12G, 3/4"C

This table indicates minimum conductor size for feeders of the ampacity indicated where #/W indicates the #-Ampacity and W-numbers of wire, #S/W indicates no ground. All conductors shall be Copper unless noted as Aluminum 'Al'

*Conductor Ampacities shall be based on table 310.15(B)(16) 60 degree column up to 100 Amps and 75 degree column above 100 Amps unless otherwise permitted by NEC. Ampacity rating shall be selected in accordance NEC 110.14 (C).

The master electrician shall be responsible for ensuring that no feeders or branch circuits are installed in a manner or sized in such a way as to violate the NEC.

Service Ground Table		Equipment Ground Table	
150G	#6	20EG	#12
200G	#4	60EG	#10
300G	#2	100EG	#8
500G	1/0	200-1200A per Above	
800G	2/0	1600EG	4/0
>800G	3/0	2000EG	250kcmil

Service Ground Conductors sized Per NEC Table 250.66 Equipment Ground Conductors sized Per NEC Table 250.122 All conductors shall be Copper unless noted as Aluminum 'Al'

The service ground chart indicates the minimum Service Ground Conductor based on #G where # is the ampacity from the chart above, and the equipment ground chart indicates the minimum equipment grounding conductor size #EG where # is the rating/ setting of the overcurrent device protecting the conductors and equipment.

Where discrepancies occur between the Feeder Schedule Schedule and the Grounding Tables, the larger conductor shall be used unless otherwise permitted by the NEC.

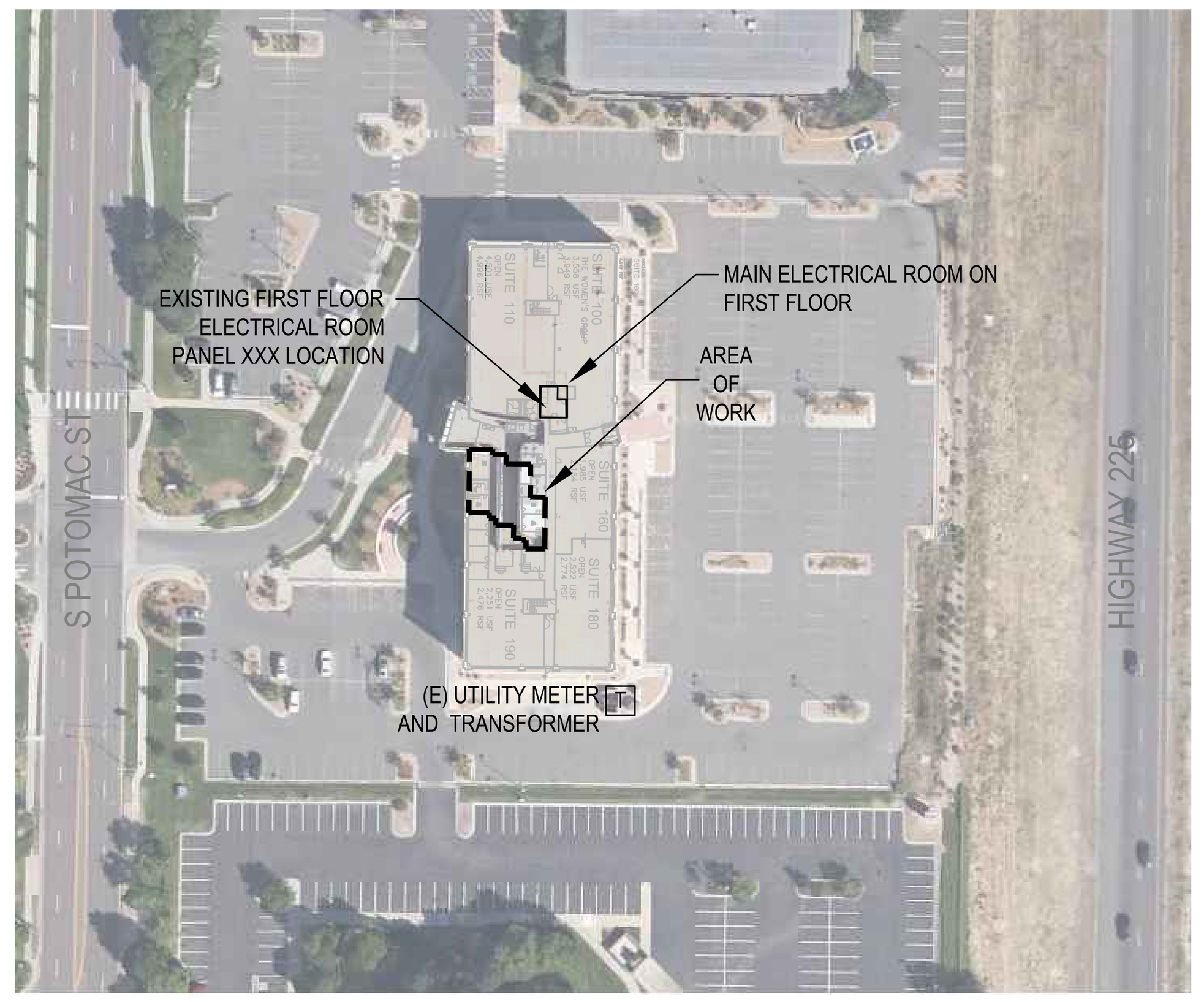
The installation shall meet all NEC 250 grounding and bonding requirements including 250.4 Path for Fault Current. Provide complete raceway systems metallically joined, connected, and fittings as required for electrical continuity per NEC 300.10

Transformer Schedule

Primary OCP 480V, 3Ø	Size kVA	Ground Cu	Secondary OCP 208V, 3Ø
20A	15	#8	50A
50A	30	#6	100A
70A	45	#6	150A
125A	75	#2	250A
175A	112.5	#2	400A
225A	150	1/0	500A
350A	225	2/0	800A

Primary shall be 3-Wire and Secondary shall be 4-Wire unless noted otherwise. All transformers 45kVA and smaller shall be suspended and all transformers larger than 45kVA shall be floor mounted unless noted otherwise. Primary and Secondary Feeders shall be sized based on the Overcurrent Protection Device Ampere Rating.

The installation shall meet all NEC 250 grounding and bonding requirements. Provide Equipment Ground on Primary Feeder and Seperately Derived Grounded System at the Transformer Secondary in accordance with NEC 250.30(A). Provide Grounding Electrode connection to Structural Metal or Metal Water Pipe in accordance with 250.30(A)(4) and sized in accordance with NEC Table 250.66



Project North

2 / E0.0 PROXIMITY PLAN

SCALE: NTS

GENERAL NOTES:

1. PLAN SHOWN FOR REFERENCE ONLY. E.C. SHALL FIELD VERIFY EXISTING CONDITIONS.

COMcheck Software Version 4.0.2.0
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Dr. Barker
Project Type: New Construction

Construction Site:
1444 S. Potomac St
Suite 170
Aurora, CO 80012

Owner/Agent:

Designer/Contractor:
Dawn Keller, P.M.
Front Range Electrical Engineering
3333 S. Wadsworth Blvd.
Suite D210
Lakewood, CO 80227
303-985-0548
Dawn@FREEngineer.com

Additional Efficiency Package

High efficiency HVAC. Systems that do not meet the performance requirement will be identified in the mechanical requirements checklist report.

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Health Care (Health Care-Clinic)	1950	0 .90	1755
		Total Allowed Watts =	1755

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Health Care (Health Care-Clinic)				
A3: A: 2'x4' Troffer: 48" T8 32W: Electronic:	2	16	55	880
A3 copy 1: A: 2'x4' Troffer: 48" T8 32W: Electronic:	2	8	55	Exempt
Exemption:Lighting for Medical/Age Related Issues				
A2x2: A1: 2'X2' Troffer: 24" T8 17W: Electronic:	2	1	28	28
SH CFL 26: D: 6" Downlight: Triple 4-pin 26W: Electronic:	1	11	26	286
V: V: Vanity Light: 24" T8 17W: Electronic:	2	1	28	28
Incandescent 1: P: Pendant: Incandescent 50W:	1	3	50	150
			Total Proposed Watts =	1372

Interior Lighting PASSES: Design 22% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COM*check* Version 4.0.2.0 and to comply with the mandatory requirements listed in the Inspection Checklist.

Dawn Keller, P.M. — Name - Title | [signature] — Signature | 04-12-16 — Date

LUMINAIRE SCHEDULE

April 12, 2016

Label	Light Fixture Description	Specification	Lamping	Voltage	Mounting	Comment
Interior Lighting						
A1	2'x2' Recessed Troffer Acrylic Lens, 2-Lamp	Cooper Metalux or Equal, Match Existing 2GR8-217-A-UNV-EB81	(2) 17W T8 3500K/82CRI	120/277	Suspended	

NOTES: Apply to all fixtures where applicable
1. EMERGENCY FIXTURES - All Fixtures Indicated as Emergency shall be provided with a 90-Minute Battery Pack and all Fluorescent Fixtures indicated as Emergency shall be provided with a 1300 Lumen, 90-Minute Battery Pack.
2. VERIFY VOLTAGES - The E.C. shall verify voltages on drawings prior to ordering or any work, the engineer shall be notified of any discrepancies in the voltage of the circuiting on the drawings and the luminaire schedule prior to any purchase or work.
3. VERIFY LAMPING - The E.C. shall verify lamping with the manufacturer prior to ordering and notify the engineer of any lamping discrepancies.
4. PROVIDE A COMPLETE INSTALLATION - The E.C. shall provide all labor and material to provide a complete and functional system per the design intent as dictated by the switching type and location (including dimmer switches and compatible ballasts or transformers), ceiling type and location, circuiting, voltages, and lamping types.
5. BALLAST DISCONNECT - All electric discharge luminaires shall comply with NEC 410.130 and shall have a means of disconnect for the ballast.
6. DUAL LEVEL SWITCHING - For fixtures with more than one switch designation shown on plans provide fixtures with additional ballasts for dual level light control by separate switching of inboard and outboard lamps as required to conform to IECC Requirements.
7. OWNER APPROVAL - Approve all light fixture types with tenant/owner before ordering any materials or any work.

PANEL SCHEDULE: H1A

April 15, 2016

BUS RATING: 400 Amperes 3Ø, 4-WIRE — VOLTAGE L-L: 208
MAIN C.B.: or M.L.O: 400A — VOLTAGE L-G: 120
MOUNTING: Surface — S.C.RMS RATING (AIC): 22,000
COMMENTS: Existing Panelboard

NO.	AMPS	POLE	LOAD (VA)	NEC Demand	LOAD DESCRIPTION	Phase	LOAD DESCRIPTION	NEC Demand	LOAD (VA)	POLE	AMPS	NO.
	175	3			Panel L1A1 Main							
	175	3			Panel L1A1 Main							
	175	3			Panel L1A1 Main							
1	20	1	675	1.25	Suite 100 Lighting	A	Bussed Space					2
3	20	1	500	1.00	Existing Load	B	Corr Shell Ltg	1.25	675	1	20	4
5	20	1	765	1.25	Suite 100 Lighting	C	Exit Sconce	1.25	645	1	20	6
7	20	1	500	1.00	VAV-1	A	Parking Lighting	1.25	755	1	20	8
9	20	1	500	1.00	VAV-2	B	Parking Lighting	1.25	765	1	20	10
11	20	1	500	1.00	VAV-3, VAV-5	C	Parking Lighting	1.25	744	1	20	12
13	20	1	500	1.00	VAV-4	A	Spare			1	20	14
15	20	1	645	1.25	Ltg Ste 160,180,190	B	Corr Shell Ltg	1.25	788	1	20	16
17	20	1	635	1.25	Ltg Ste 160,180,190	C	Lighting Ste 170	1.25	795	1	20	18
19	30	1	500	1.00	Existing Load	A	Lighting Ste 171	1.25	741	1	30	20
21	30	1	500	1.00	Suite 100 FTU	B	Lighting Ste 172	1.25	714	1	20	22
23	20	1	500	1.00	Suite 100 FTU	C	Existing Load	1.00	500	1	20	24
25	20	1	500	1.00	Suite 100 FTU	A	Existing Load	1.00	500	1	20	26
27	40	3	1920	1.00	Booster Pumps	B	Existing Load	1.00	500	1	20	28
29	40	3	1920	1.00	Booster Pumps	C	Existing Load	1.00	500	1	20	30
31	40	3	1920	1.00	Booster Pumps	A	Existing Load	1.00	500	1	20	32
33	40	3	1920	1.00	FTU#3	B	FTU#6	1.00	1920	3	40	34
35	40	3	1920	1.00	FTU#3	C	FTU#6	1.00	1920	3	40	36
37	40	3	1920	1.00	FTU#3	A	FTU#6	1.00	1920	3	40	38
39	40	3	1920	1.00	FTU#1	B	FTU#4	1.00	1920	3	40	40
41	40	3	1920	1.00	FTU#1	C	FTU#4	1.00	1920	3	40	42
43	40	3	1920	1.00	FTU#1	A	FTU#4	1.00	1920	3	40	44
45	40	3	1920	1.00	FTU#2	B	FTU#7	1.00	1920	3	40	46
47	40	3	1920	1.00	FTU#2	C	FTU#7	1.00	1920	3	40	48
49	40	3	1920	1.00	FTU#2	A	FTU#7	1.00	1920	3	40	50
51	40	3	1920	1.00	FTU#5	B	FPB#1	1.00	2400	3	50	52
53	40	3	1920	1.00	FTU#5	C	FPB#1	1.00	2400	3	50	54
55	40	3	1920	1.00	FTU#5	A	FPB#1	1.00	2400	3	50	56

CONNECTED LOAD: PHASE A (VA): 22,931; PHASE B (VA): 23,347; PHASE C (VA): 23,344; TOTAL LOAD (VA): 69,622

CALCULATED DEMAND LOAD: PHASE A (VA): 23,474; PHASE B (VA): 24,244; PHASE C (VA): 24,240; CALCULATED DEMAND LOAD (VA): 71,958 — 199.74 A

NOTES:
1. No new work - shown for reference only

PANEL SCHEDULE: L1A3

April 12, 2016

BUS RATING: 225 Amperes 3Ø, 4-WIRE — VOLTAGE L-L: 208
MAIN C.B.: or M.L.O: 225A — VOLTAGE L-G: 120
MOUNTING: Surface — S.C.RMS RATING (AIC): 10,000
COMMENTS: Existing Panelboard

NO.	AMPS	POLE	LOAD (VA)	NEC Demand	LOAD DESCRIPTION	Phase	LOAD DESCRIPTION	NEC Demand	LOAD (VA)	POLE	AMPS	NO.
1	20	1	675	1.25	Down Ltg	A	Ded Rec Server	1.00	360	1	20	2
3	20	1	742	1.25	Procedure Ltg	B	Copier	1.00	1000	1	20	4
5	20	1	500	1.00	Ded Rec Ultrasound	C	NE Off. Rec	1.00	540	1	20	6
7	20	1	500	1.00	Ded Rec Lab	A	NE Off. Rec	1.00	360	1	20	8
9	20	1	500	1.00	Ded Rec Lab	B	NE Off. Rec	1.00	540	1	20	10
11	20	1	500	1.00	Counter Recp Lab	C	SE Off Rec	1.00	360	1	20	12
13	20	1	1200	1.00	Microwave	A	SE Off Rec	1.00	540	1	20	14
15	20	1	180	1.00	Break Rm Counter Rec	B	SE Off Rec	1.00	360	1	20	16
17	20	1	750	1.00	Refrig	C	Ded Rec Procedure	1.00	500	1	20	18
19	20	1	650	1.00	Dish Wash	A	Reception Rec	1.00	540	1	20	20
21	20	1	500	1.00	FTU#103	B	Reception Rec	1.00	720	1	20	22
23	20	1	360	1.00	Recep Data Rm	C	Rec Ultrasound	1.00	500	1	20	24
25	20	1	360	1.00	Recep Data Rm	A	Rec Check Out	1.00	360	1	20	26
27					Bussed Space	B	Rec Exam/Bath	1.00	360	1	20	28
29					Bussed Space	C	FTU#102	1.00	500	1	20	30
31					Bussed Space	A	Rec Exam	1.00	540	1	20	32
33					Bussed Space	B	Rec Exam	1.00	720	1	20	34
35					Bussed Space	C	Rec Exam	1.00	360	1	20	36
37					Bussed Space	A	Rec Exam	1.00	540	1	20	38
39					Bussed Space	B	Existing Load	1.00	500	1	20	40
41					Bussed Space	C	Existing Load	1.00	500	1	20	42

CONNECTED LOAD: PHASE A (VA): 6,625; PHASE B (VA): 6,122; PHASE C (VA): 5,370; TOTAL LOAD (VA): 18,117

CALCULATED DEMAND LOAD: PHASE A (VA): 6,794; PHASE B (VA): 6,308; PHASE C (VA): 5,370; CALCULATED DEMAND LOAD (VA): 18,471 — 51.27 A

NOTES:
1. No new work - shown for reference only

Service equipment shall be permanently and legibly marked to show the available fault current and date. 2014 NEC 110.24(A)(B).

Legibly identify each breaker or switch for it's use or purpose on the circuit directory in the panel/switchboard per 2014 NEC 408.4.

PANEL SCHEDULE: L1A1

April 7, 2016

BUS RATING: 400 Amperes 3Ø, 4-WIRE — VOLTAGE L-L: 208
MAIN C.B.: 400A/3P or M.L.O: — VOLTAGE L-G: 120
MOUNTING: Surface — S.C.RMS RATING (AIC): 22,000
COMMENTS: Existing Panelboard

NO.	AMPS	POLE	LOAD (VA)	NEC Demand	LOAD DESCRIPTION	Phase	LOAD DESCRIPTION	NEC Demand	LOAD (VA)	POLE	AMPS	NO.
1	20	1	540	1.00	East Door	A	CUH2	1.00	960	3	20	2
3	20	1	360	1.00	Irrigation	B	CUH2	1.00	960	3	20	4
5	20	1	540	1.00	East Vestibule	C	CUH2	1.00	960	3	20	6
7	20	1	360	1.00	West Door	A	Bas Cabinet	1.00	500	1	20	8
9	20	1	540	1.00	West Vestibule	B	FACP	1.00	500	1	20	10
11	20	1	500	1.00	EF-3	C	Elevator Lobby	1.00	360	1	20	12
13	20	1	360	1.00	IT Room	A	Existing Load	1.00	500	1	20	14
15	20	1	180	1.00	Mail Room/Security	B	E Canopy Heat Trace	1.00	540	1	20	16
17	20	1	540	1.00	Bathroom/Cooler	C	FS Dampers	1.00	360	1	20	18
19	20	1	720	1.00	West Door	A	Panel L1A2	1.00		3	100	20
21	20	1	540	1.00	East Shell	B	Panel L1A2	1.00		3	100	22
23	20	1	500	1.00	Existing Load	C	Panel L1A2	1.00		3	100	24
25	100	3		1.00	L1A3	A	Existing Load	1.00	500	1	20	26
27	100	3		1.00	L1A3	B	Elevator Pit	1.00	360	1	20	28
29	100	3		1.00	L1A3	C	Elevator Pit	1.00	180	1	20	30
31	20	2	832	1.00	UH-1	A	Mech Rm Ltg and Rec	1.00	540	1	20	32
33	20	2	832	1.00	UH-1	B	South CUH3	1.00	832	2	20	34
35	40	3	1920	1.00	CUH-1	C	South CUH3	1.00	832	2	20	36
37	40	3	1920	1.00	CUH-1	A	North CUH4	1.00	832	2	20	38
39	40	3	1920	1.00	CUH-1	B	North CUH4	1.00	832	2	20	40
41	20	1	500	1.00	Existing Load	C	Cab	1.00	500	1	20	42

CONNECTED LOAD: PHASE A (VA): 8,564; PHASE B (VA): 8,396; PHASE C (VA): 7,692; TOTAL LOAD (VA): 24,652

CALCULATED DEMAND LOAD: PHASE A (VA): 8,564; PHASE B (VA): 8,396; PHASE C (VA): 7,692; CALCULATED DEMAND LOAD (VA): 24,652 — 68.43 A

NOTES:
1. No new work - shown for reference only

PANEL SCHEDULE: L1A2

April 7, 2016

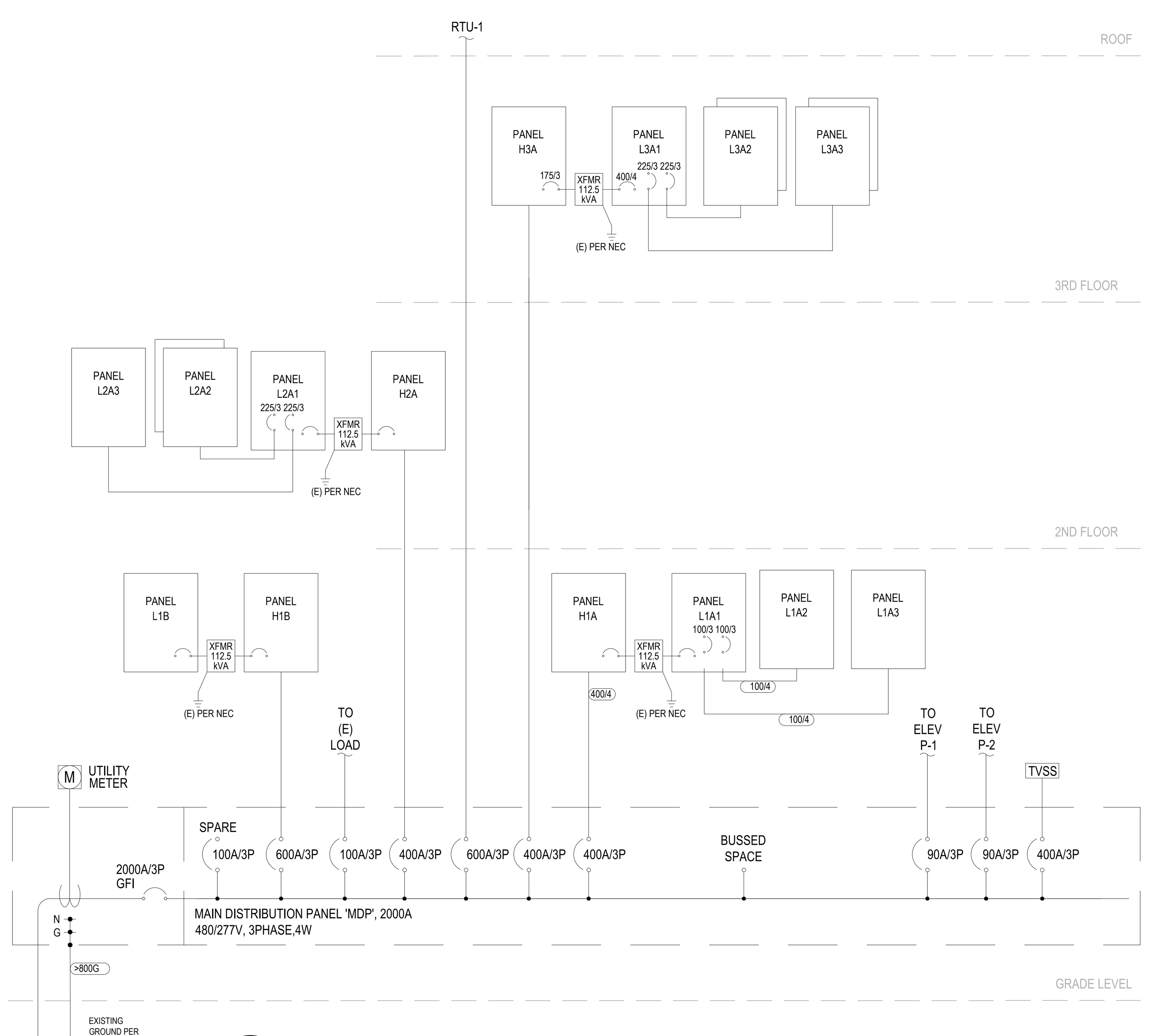
BUS RATING: 225 Amperes 3Ø, 4-WIRE — VOLTAGE L-L: 208
MAIN C.B.: or M.L.O: 225A — VOLTAGE L-G: 120
MOUNTING: Surface — S.C.RMS RATING (AIC): 22,000
COMMENTS: Existing Panelboard

NO.	AMPS	POLE	LOAD (VA)	NEC Demand	LOAD DESCRIPTION	Phase	LOAD DESCRIPTION	NEC Demand	LOAD (VA)	POLE	AMPS	NO.
1	20	1	754	1.25	Rec Down Lts	A	Break Coffee	1.00	1200	1	20	2
3	20	1	769	1.25	Conf Rm Lts	B	Break Microwave	1.00	1200	1	20	4
5	20	1	540	1.00	Rec Conference	C	Rec IT Cabinet	1.00	180	1	20	6
7	20	1	360	1.00	Conference Room	A	Timeclock, Crash Cart	1.00	500	1	20	8
9	20	1	500	1.00	NP	B	Existing Load	1.00	500	1	20	10
11	20	1	1000	1.00	File Copier	C	View Box, Exam	1.00	360	1	20	12
13	20	1	500	1.00	File	A	View box, Dr Exam	1.00	540	1	20	14
15	20	1	180	1.00	Recept	B	Temp Pwer	1.00	500	1	20	16
17	20	1	540	1.00	South Dr. Office	C	Temp Pwer	1.00	500	1	20	18
19	20	1	360	1.00	South Office	A	Time Clock for Health1	1.00	500	1	20	20
21	20	1	540	1.00	South Office	B	Existing Load	1.00	500	1	20	22
23	20	1	360	1.00	Control Exam, Hall	C	Existing Load	1.00	500	1	20	24
25	20	1	180	1.00	Central Exam	A	Existing Load	1.00	500	1	20	26
27	20	1	540	1.00	Central Exam	B	Existing Load	1.00	500	1	20	28
29	20	1	360	1.00	North Exam	C	Existing Load	1.00	500	1	20	30
31	20	1	540	1.00	North Exam	A	Existing Load	1.00	960	3	20	32
33	20	1	720	1.00	North Exam	B	Existing Load	1.00	960	3	20	34
35	20	1	750	1.00	Break Refrig	C	Existing Load	1.00	960	3	20	36
37	20	1	1200	1.00	Coffee	A	Existing Load	1.00	500	1	20	38
39	20	1	1176	1.00	Disposal	B	Existing Load	1.00	2080	2	50	40
41	20	1	500	1.00	Existing Load	C	Existing Load	1.00	2080	2	50	42

CONNECTED LOAD: PHASE A (VA): 8,594; PHASE B (VA): 10,665; PHASE C (VA): 9,130; TOTAL LOAD (VA): 28,389

CALCULATED DEMAND LOAD: PHASE A (VA): 8,783; PHASE B (VA): 10,857; PHASE C (VA): 9,130; CALCULATED DEMAND LOAD (VA): 28,770 — 79.86 A

NOTES:
1. No new work - shown for reference only



1 / E0.0 EXISTING ONE LINE DIAGRAM

SCALE: NTS

ONE LINE DIAGRAM GENERAL NOTES:

1. E.C. TO FIELD VERIFY EXISTING CONDITIONS
2. ALL EQUIPMENT IS EXISTING - NO NEW WORK.
3. ALL EXTERIOR EQUIPMENT TO BE WEATHERPROOF
4. FIELD VERIFY INSTALLATION REQUIREMENTS WITH UTILITY PRIOR TO ANY ROUGH-IN.
5. THE E.C. SHALL PROVIDE LABELING OF ALL DISCONNECTING MEANS IN ACCORDANCE WITH NEC 110.22:
   - 5.a. PROVIDE LABEL ON EACH DISCONNECTING MEANS PER NEC 110.22(A)
   - 5.b. SERVICE EQUIPMENT SHALL BE LABELED WITH THE MAXIMUM AVAILABLE FAULT CURRENT AND DATE PER NEC 110.24(A).
   - 5.c. WHERE ANY SERIES RATED COMBINATION SYSTEMS ARE UTILIZED, PROVIDE LABEL ON EQUIPMENT CLOSURE INDICATING THE SERIES RATED SYSTEM COMPONENTS INCLUDING FUSE AND BREAKER TYPES AND RATINGS IN ACCORDANCE WITH NEC 110.22(B) AND 110.22(C): CAUTION -- SERIES COMBINATION SYSTEM RATED ____ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Erick B.
Date: May 05, 2016
2015 INTERNATIONAL CODES & 2014 NEC

RSN: 1108364
Permit #: 16-1096631

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

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34235
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DR. BARKER
1444 S. POTOMAC ST, SUITE 170
AURORA, CO 80012

ELECTRICAL ONE LINE, NOTES AND SCHEDULES

DATE	REMARKS
4/12/2016	REVIEW
4/19/2016	CONSTRUCTION

PA / PM:	CLF
DRAWN BY:	DMK
JOB NO.:	DEN15-6204-00 16-073

SHEET
E0.0

CAUTION: IF THIS SHEET IS NOT 30 x42 IT IS A REDUCED PRINT

Provide emergency illumination equipment that complies with 2014 NEC 700.12 (F) or 2014 NEC 700.

In indoor locations in other than dwellings and associated accessory structures, fluorescent luminaires that utilize double ended lamps and contain ballast(s) that can be serviced in place shall have a disconnecting means either internal or external to each luminaire. 410.130 (G)(1) 2014 NEC

Framing Members of suspended ceiling systems used to support luminaires shall be securely fastened to each other and shall be securely attached to the building structure at appropriate intervals. Luminaires shall be securely fastened to the ceiling framing member by mechanical means such as bolts, screws, or rivets. Listed clips identified for use with the type of ceiling framing member(s) and luminaire(s) shall also be permitted. 410.36 (B) 2014 NEC

LIGHTING PLAN GENERAL NOTES:

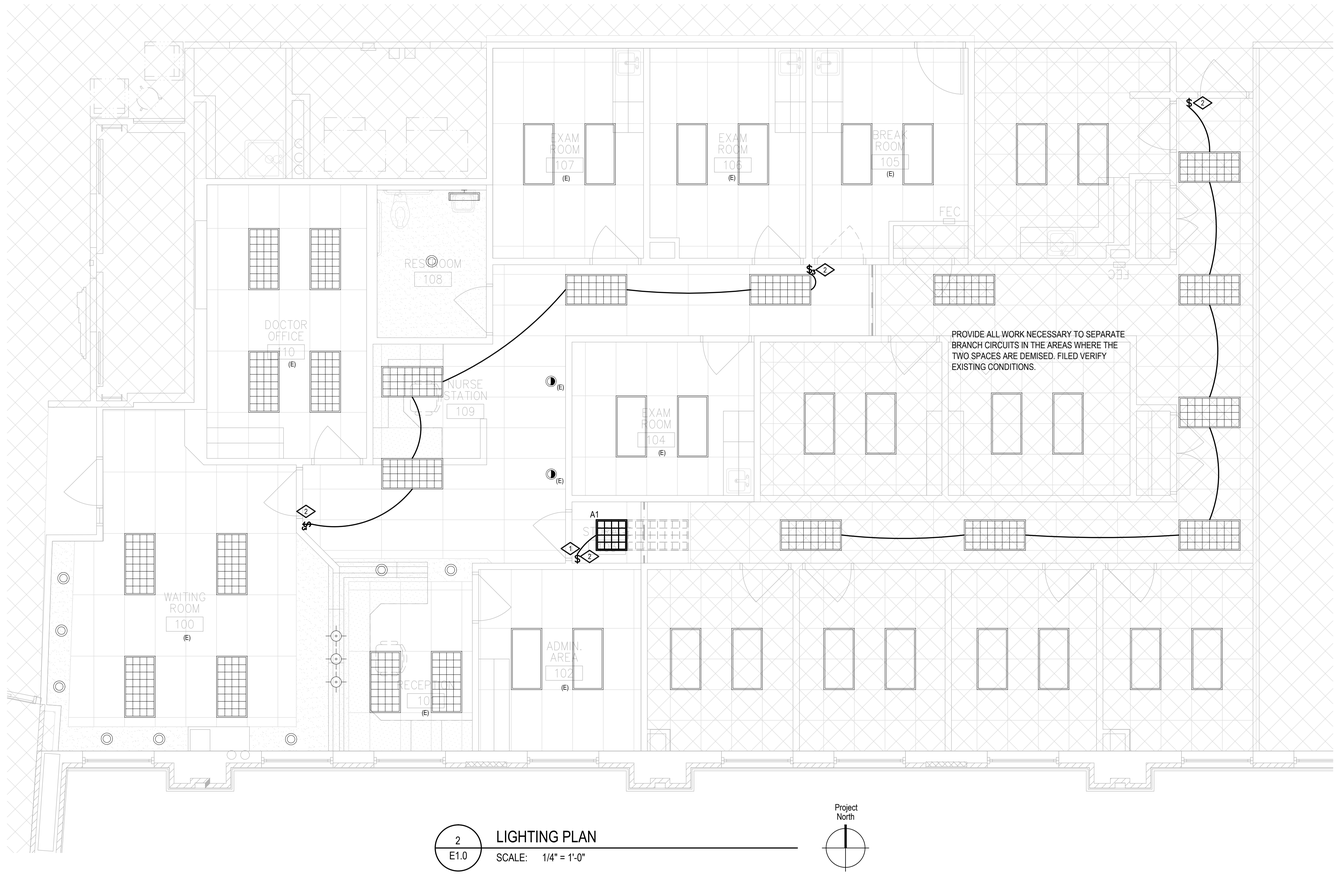
1. CONNECT EGRESS LIGHTING FIXTURES AND EXIT SIGNS TO AREA LIGHTING CIRCUIT AHEAD OF ANY SWITCH PER NEC 700-12(F) INCLUDING ANY NIGHT LIGHTS. FIXTURES SHOWN SHADED OR LABELED ARE EMERGENCY EGRESS (EM) WITH BATTERY PACK, NIGHT LIGHT (NL) OR BOTH (EM/NL).
2. 2x4 LIGHT FIXTURES ARE TYPE 'A' AND DOWNLIGHTS ARE TYPE 'D' UNLESS NOTED.
3. EXIT SIGNS TYPE 'X' AND/OR 'XEM' AND EGRESS LIGHTS TYPE 'EM' SHALL BE NEW WITH EMERGENCY BATTERY PACK, MATCH EXISTING BUILDING STANDARD FIXTURES.
4. CLEAN, RE-LAMP, REFURBISH AND REPAIR EXISTING LIGHT FIXTURES TO BE RE-USED AS REQUIRED FOR AN AS-NEW APPEARANCE AND PERFORMANCE.
5. HEALTHCARE CABLE - PROVIDE APPROVED HEALTHCARE FACILITY HCF CABLE OR EQUAL INSULATED GROUND AND METAL RACEWAY WIRING SYSTEM FOR ALL PATIENT CARE AREAS IN ACCORDANCE WITH NEC 517 AND BUILDING STANDARD WIRING REQUIREMENTS.
6. BUILDING STANDARDS - PROVIDE ALL WORK IN ACCORDANCE WITH THE BUILDING STANDARDS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, EGRESS LIGHTING, EXIT SIGNS, FIRE ALARM DEVICES, SWITCHES, RECEPTACLES, HOSPITAL GRADE RECEPTACLES, COVERPLATES, RACEWAYS AND BRANCH CIRCUIT WIRING. FIELD VERIFY REQUIREMENTS WITH BUILDING OWNER.
7. PROVIDE NEUTRAL AND GROUND CONDUCTORS THROUGHOUT ALL LIGHTING BRANCH CIRCUITS INCLUDING ALL SWITCH OR LIGHTING CONTROL DEVICE LOCATIONS IN ACCORDANCE WITH NEC.
8. EXISTING EXIT SIGNS AND EMERGENCY LIGHTING TO REMAIN. PROVIDE NEW AS REQUIRED PER CODE.

◇S LIGHTING PLAN KEYED NOTES:

1. WALLSWITCH OCCUPANCY SENSOR - PROVIDE DUAL TECHNOLOGY GREENGATE ONW-D-1001-MV-N-* OR EQUAL.
2. PROVIDE NEW SWITCHING OF EXISTING, NEW, OR RELOCATED FIXTURES FOR CONTROL OF ROOM LIGHTING AS REQUIRED FOR NEW PARTITION LAYOUT. FIELD VERIFY EXISTING CONDITIONS. MAINTAIN EXISTING CIRCUIT CONNECTIONS IF POSSIBLE OR PROVIDE NEW AS REQUIRED.

Locate receptacles a minimum of 15" AFF and locate light switches, pull boxes, thermostats, etc. a maximum of 44" AFF.
2009 ICC/ANSI 117.1 308

Refer to 517.18(A) 2014 NEC for General Care Area requirements



2 / E1.0 LIGHTING PLAN
SCALE: 1/4" = 1'-0"

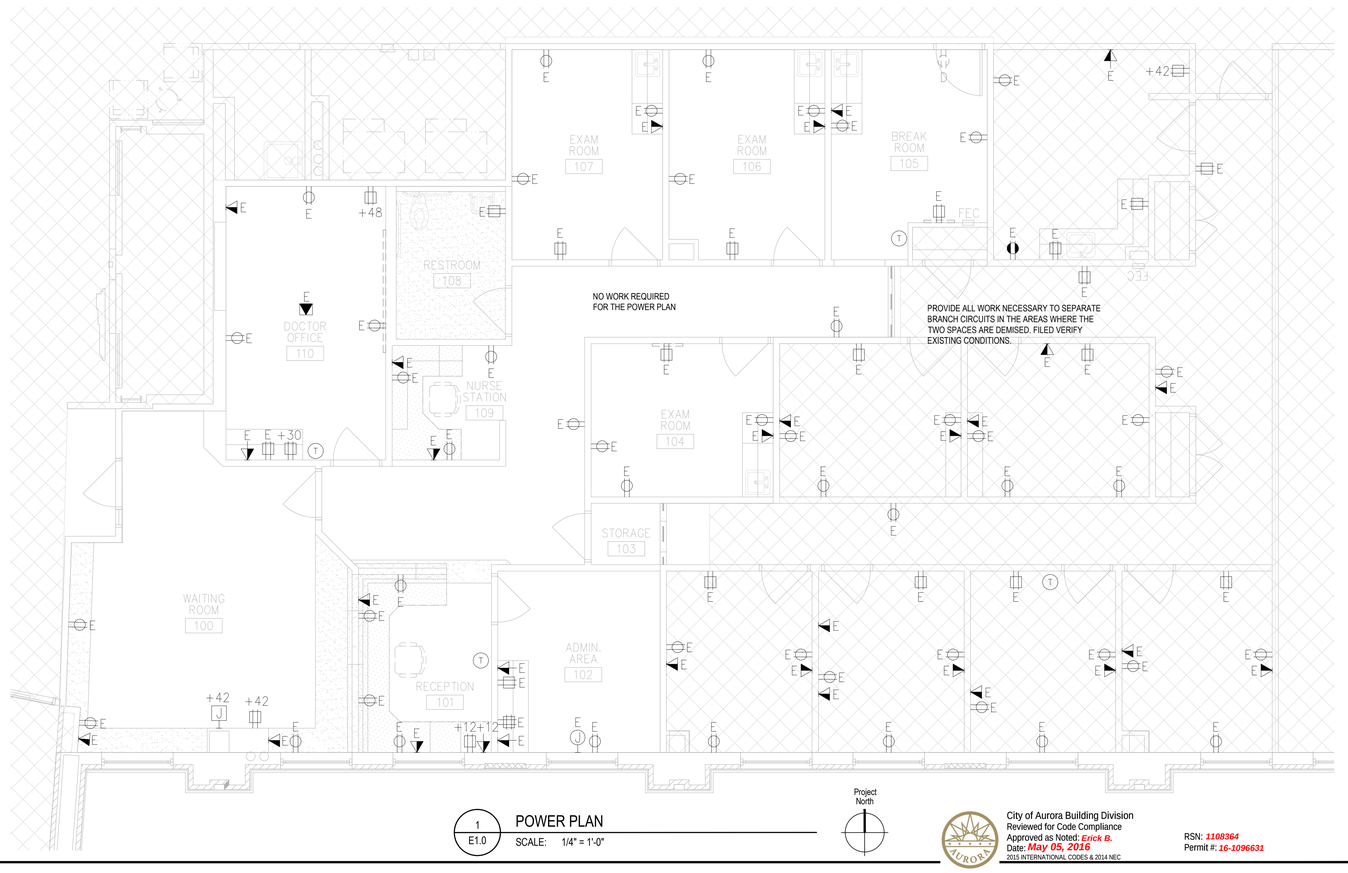
POWER PLAN GENERAL NOTES:

1. PROVIDE OUTLET WITHIN 25' OF EQUIPMENT IN ACCORDANCE WITH NEC 210-63. PROVIDE WEATHERPROOF GFI OUTLET ON ROOFTOPS WITHIN 25' OF ROOFTOP EQUIPMENT.
2. FIELD VERIFY FINAL LOCATION OF ALL EQUIPMENT WITH PROVIDER PRIOR TO ROUGH-IN.
3. ALL RECEPTACLES IN BATHROOMS, KITCHENS, ROOFTOPS, OUTDOORS, AND WITHIN 6FT. OF A SINK SHALL BE GFCI (OR SERVED BY A GFI CIRCUIT BREAKER) PER NEC 210.8(B). THE E.C. SHALL PROVIDE GFCI OUTLETS (OR CIRCUIT BREAKERS) IN ALL LOCATIONS REQUIRED BY THE NEC.
4. ALL TELE/DATA LOCATIONS SHALL INCLUDE 4" SQUARE J-BOX AND 3/4" CONDUIT TO CEILING SPACE. ALL TELEPHONE/DATA CABLE IS TO BE PLENUM RATED WIRE OR SHALL BE INSTALLED IN CONDUIT ABOVE CEILING OR IN WALLS.
5. PROVIDE ALL DEMOLITION WORK AS REQUIRED TO ACCOMMODATE THE NEW WORK AS INDICATED ON THE ELECTRICAL PLANS. FIELD VERIFY EXISTING CONDITIONS. PROVIDE ANY ADDITIONAL WORK NECESSARY AS REQUIRED TO PRESERVE EXISTING DEVICES AND BRANCH CIRCUIT COMPONENTS TO REMAIN. REFER TO THE ARCHITECTURAL PLANS FOR DEMOLITION SCOPE OF WORK AND VISIT THE SITE PRIOR TO BID TO DETERMINE THE ELECTRICAL SCOPE OF WORK REQUIRED.
5. FIRE ALARM DEVICES - PROVIDE NEW DEVICES WHERE REQUIRED AND PROVIDE ALL WORK REQUIRED TO RELOCATE EXISTING DEVICES TO BE RE-USED. COORDINATE REQUIREMENTS WITH BUILDING OWNER FOR ANY SYSTEM DISRUPTION, REMOVAL, SALVAGE AND RE-USE OF EXISTING DEVICES. WORK SHOWN IS FOR GENERAL INFORMATION ONLY - FIRE ALARM WORK SHALL BE DESIGN-BUILD - PROVIDE ALL WORK REQUIRED FOR A COMPLETE INSTALLATION.
6. HEALTHCARE CABLE - PROVIDE APPROVED HEALTHCARE FACILITY HCF CABLE OR EQUAL INSULATED GROUND AND METAL RACEWAY WIRING SYSTEM FOR ALL PATIENT CARE AREAS IN ACCORDANCE WITH NEC 517 AND BUILDING STANDARD WIRING REQUIREMENTS.
7. HOSPITAL GRADE RECEPTACLES - ALL OUTLETS SHALL BE HOSPITAL GRADE TO MATCH THE BUILDING STANDARDS UNLESS OTHERWISE ACCEPTED IN WRITING BY THE BUILDING OWNER AND TENANT.
8. BUILDING STANDARDS - PROVIDE ALL WORK IN ACCORDANCE WITH THE BUILDING STANDARDS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, EGRESS LIGHTING, EXIT SIGNS, FIRE ALARM DEVICES, SWITCHES, RECEPTACLES, HOSPITAL GRADE RECEPTACLES, COVERPLATES, RACEWAYS AND BRANCH CIRCUIT WIRING. FIELD VERIFY REQUIREMENTS WITH BUILDING OWNER.

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

Failure to follow approved plans may result in an hourly fee to review the field changes for code compliance.

Field Inspection consultation is available upon request. Call 303-739-7420 to request a consultation



1 / E1.0 POWER PLAN
SCALE: 1/4" = 1'-0"

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick B.*
Date: ***May 05, 2016***
2015 INTERNATIONAL CODES & 2014 NEC

RSN: *1108364*
Permit #: *16-1096631*

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AURORA, CO 80012

POWER PLAN AND LIGHTING PLAN

DATE	REMARKS
4/15/2016	REVIEW
4/19/2016	CONSTRUCTION

PA / PM:	CLF
DRAWN BY:	DMK
JOB NO.:	DEN15-6204-00 16-073

SHEET
E1.0

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