project start date: 1 Mar 2021
.dwg save date: 6/21/2021 11:54:11 AM
.pln save date: 6/21/2021 11:54:11 AM
.plt create date: 6/22/2021 11:39:45 AM
by Jessica Hodorowski layout tab: A0.0

1444 South Potomac • Speculative Suite 235

RSN: 1555662
PERMIT# 2021-2004903 -LT

Speculative Suite 235

Abbreviations

Ø	diameter
℄	centerline
A	ampere
A/C	air conditioning
A/V	audio/ visual
ADA	Americans with Disabilities Act
AFF	above finished floor
alt.	alternate
amp.	ampere
approx	approximately
C.	conduit
CKT.	circuit
clg.	ceiling
clr.	clear
const.	construction
d.	depth/ deep
dia.	diameter
dim.	dimension
DN	down
DW	dishwasher
E	existing *(device or fixture to remain)*
Elev.	elevator
eq.	equal
EWC	electric water cooler
EWH	electric water heater
F.D.	floor drain
F.E.	fire extinguisher
F/A	fire alarm
FEC	fire extinguisher cabinet
FHC	fire hose connection
fin.	finish or finished
ga.	gauge
gyp.	gypsum board
hd.	height/ high
H.C.	hollow core
H.M.	hollow metal
HVAC	heating, ventilating, air conditioning
I.F.	inside face
I.T.	information technology
Jan.	janitor(s') janitorial
J-Box	junction box
l.	length/ long
mfd.	manufactured
mil	millimeter
min.	minimum or minute *(per context)*
mm	millimeter
mw	microwave
N	new *(device or fixture)*
NIC	not in contract
nom.	nominal
NTS	not to scale
o.c.	on center
O.H.	opposite hand
Occ.	occupants
oz.	ounces
P.Lam.	plastic laminate
R	relocated *(device or fixture)*
R.O.	rough opening
Re:	refer to:
reqd.	required
R/A	return air
RM.	room
RSF	Rentable Square Feet
S.C.	solid core
S.M.	surface mounted
S.Stl.	stainless steel
S/A	supply air
SDT	static dissipative tile
SF	square feet
sim.	similar
sq.yd.	square yard
std.	standard
T.O.	throughout
TBD	to be determined
th.	thickness/ thick
typ.	typical
U.L.	Underwriters Laboratory
UNO	unless noted otherwise
USF	Usable Square Feet
V.	volt
VCT	vinyl composition tile
VIF	verify in field
w.	width/ wide
W.S.	work station
w/	with
WC	wallcovering
WF	water fountain

Reference Symbols

- 1 — Keyed Note
- ℄ — Center Line
- # / A1.0 — Detail Reference; Detail Number Sheet Reference
- # / A1.0 — Section Reference; Section Number Sheet Reference
- # / A1.0 — Elevation Reference; Elevation Number Sheet Reference
- 001 — Door Reference Tag, refer to Door Schedule
- PL1 — Plastic Laminate Reference, Refer to Finish Treatment Schedule
- P1 — Wall Treatment Reference, Refer to Finish Treatment Schedule
- C1 / RB1 — Floor Treatments Reference, Refer to Finish Treatment Schedule

General Notes

1. **GENERAL STANDARDS**: All work defined herein shall be constructed in accordance with the approved drawings and specifications and shall be in compliance with all applicable codes, ordinances, and regulations. Work performed in the shop or on-site shall be performed by mechanics, craftsmen and workers skilled and experienced in the fabrication and installation of the work involved. The work shall be performed in accordance with the best established practices of the industry standard for the trade involved.

2. **FEES AND PERMITS**: The General Contractor shall obtain all licenses and permits required by the jurisdiction and/or its agencies, not withstanding licenses and permits that may be required of respective subcontractors. The cost of said licenses and permits shall be incurred by that contractor responsible for the procurement of same.

3. **DRAWINGS AND SPECIFICATIONS**: The General Contractor shall maintain a complete and current set of project documents, drawings and specifications on the job site at all times and shall include all approved shop drawings and submittals. The General Contractor shall be responsible for distribution of adequate copies of all drawings and specifications to all applicable trades. Upon completion of the work, the General Contractor shall submit one complete set of red-lined drawings to TPS indicating any and all changes, omissions, or modifications made.

4. **ENGINEERED DRAWINGS**: Refer to structural, mechanical, electrical and plumbing drawings (when provided) for detailed design of the structural, mechanical, electrical, and plumbing systems. Portions of this work may be shown on the architectural drawings for reference to, and in coordination with, other work.
   - 4.1. When indicated on the drawings, the General Contractor shall provide engineering drawings on a design/build basis for mechanical systems, electrical systems and plumbing. Provide one copy of all drawings to TPS for review prior to construction.
   - 4.2. The General Contractor is responsible for required permits and approvals necessary for the work as described above. Precedence: The architectural drawings shall precede the engineered drawings (if provided) relative to device and fixture locations.

5. **OMISSIONS AND DISCREPANCIES**: The General Contractor shall field verify all conditions and dimensions shown on the drawings, and shall notify TPS of any discrepancies, omissions or conflicts prior to commencing with construction.

6. **MATERIALS**: Unless otherwise specified, all materials shall be new, unused, and in compliance with the specifications set forth in these documents. All materials used throughout the project shall be of the same brand name and quality for consistency. All materials must meet the ASTM and ANSI standards and be in compliance with all applicable codes, ordinances and regulations. Unless authorized in writing by the owner or its representative, no existing fixture, device or component shall be removed from adjacent areas or buildings to facilitate this project.

7. **MATERIAL INVENTORY**: Upon award of the construction contract, and when building materials are stocked and made available for the project, coordinate with the Building Representative for purchase of materials. All materials shall be bid as if new. Do not assume use of materials from building stock.

8. **SUBMITTALS/DEVIATIONS**: No substitutions, variations and deviations from these documents shall be permitted without prior approval of TPS, the Building and/or Tenant's Representative. Application for any substitutions and/or variations shall be submitted to TPS by the General Contractor for approval. Application shall be made in writing accompanied with product specifications and/or samples. Five complete sets of submittals are required.

9. **SHOP DRAWINGS**: When requested on the drawings, the General Contractor shall prepare, review, approve and submit shop drawings to TPS. The General Contractor shall check and coordinate all product data and samples and verify all materials, field measurements and related field construction criteria contained in such submittal conforms to the requirements of the work, and the contract documents. Five complete sets of submittals are required.

10. **SUBCONTRACTORS**: The General Contractor shall coordinate and review the work of all subcontractors, trades and suppliers, and to make known all requirements of the contract documents and to assure that all parties are fully aware of the requirements, regardless of whether the requirements occur in the contract documents, which might affect the work of that party. Subcontractors shall conform to the following:
    - 10.1. Subcontractors shall coordinate all installations, schedules, locations, decisions, sizes, and resolve all conflicts and interferences of their trade with other trades.
    - 10.2. Subcontractors shall be responsible for coordinating routes of water, sprinkler, mechanical and electrical services.
    - 10.3. Light fixtures/ fittings, diffusers/ ducts, sprinkler heads, etc, as depicted on the drawings, both above and below the ceiling, which conflict with any existing services shall be reported immediately when it becomes apparent that a conflict will prevail. All costs incurred by the General Contractor or other subcontractors for failure to report conflicts immediately shall be borne by the contractor.

11. **TENANT VENDORS**: The General Contractor shall be responsible for coordinating with the Tenant and the Tenant's vendors for scheduling and providing access to the space for the Tenant's movable partition systems, communications/ data processing systems, security systems, and audio/ video systems.

12. **INSPECTIONS**: the General Contractor shall permit and facilitate inspection, by the owner and the architect or their representatives, during the course of construction.

13. **TENANT RESPONSIBILITIES**: Unless specified otherwise in the contract documents, the following items are not a part of these drawings and if so desired shall be provided by the Tenant.
    - 13.1. Furnishings, files and accessories
    - 13.2. Portable or movable office partitions
    - 13.3. Racks, bins, prefabricated shelving systems
    - 13.4. Coffee makers, microwaves, refrigerators, vending machines
    - 13.5. Copy/fax equipment and computer equipment
    - 13.6. Security systems, sound systems, intercom systems
    - 13.7. Telephone equipment including wiring/cabling
    - 13.8. Clocks, time clocks
    - 13.9. Connection of all equipment, furnishings and panels
    - 13.10. Moving or relocation of Tenant's furnishings, fixtures, and equipment
    - 13.11. Schedule and coordination of Tenant vendors

14. **PROTECTION**: The General Contractor shall protect the work, adjacent space/property, common areas, public utilities, and the public, and shall be responsible for any damage or injury due to neglect. Protection shall include but not be limited to the following:
    - 14.1. Draw window coverings and wrap or bag with plastic for dust protection.
    - 14.2. Provide plywood or masonite floor protection with tape sealed joints completely along routes used for delivery and removal of materials.
    - 14.3. Provide and/or use protective pads at designated freight elevator cab walls and around openings.
    - 14.4. When necessary, x-ray the floor slab to confirm locations of objects embedded in the concrete prior to making any penetrations in the slab.

15. **DAMAGES**: Should the General Contractor or any associated subcontractor cause damage to any adjacent fixture or structure while completing or cleaning current construction, that contractor or subcontractor shall be responsible for repair or replacement of said damaged fixture or structure.

16. **INSURANCE**: The General Contractor shall purchase and maintain certifications of insurance with respect to workers compensation, public liability and property damage for the limits as required by law. The certificates shall name the client and Tenant Planning Services, Inc. as additional insured. The General Contractor and subcontractors performing work on-site shall conform to the Landlord's insurance requirements.

17. **GUARANTEE/WARRANTY**: The General Contractor shall enforce a specific and unconditional warranty on all materials, workmanship, equipment, fixtures and sub-assemblies subject to normal use and maintenance for a period not to exceed one (1) year from date of substantial completion. Said warranty shall not be exclusive of implied or specific warranties enforced by manufacturers and/or suppliers of aforementioned materials, equipment, fixtures and/or sub-assemblies.

18. **SECURITY**: The General Contractor shall be responsible for securing and controlling access to the job site during construction and for disconnecting power and lighting when not in use.

19. **INTERRUPTION OF SERVICES**: All work requiring dangerous, toxic, or noisy operations and installations which might affect the operation of the existing tenants shall be performed during non-business hours. Coordinate with Building Management.

20. **HAZARDOUS MATERIALS**: TPS has no knowledge of, and shall not be held liable for, any asbestos or other hazardous materials on the project site. Prior to commencing with the work on-site, it shall be the responsibility of the General Contractor to inspect and make a good faith effort to identify the presence of asbestos, toxic or other hazardous materials. Should hazardous materials be discovered at any time before or during construction, stop the work immediately and report to the Building Management for further instructions before proceeding.

21. **BUILDING RULES AND REGULATIONS**: The General Contractor shall be responsible for consulting with the Building Representative for rules and regulations governing the building and pertaining to deliveries, removal of materials and debris, use of building facilities, noise restrictions, protection of existing conditions, hours of operation, building access, etc.

22. **CLEANING**: The General Contractor shall clean the job site and adjoining areas during construction and upon completion. Cleaning includes, but is not limited to, vacuuming carpets; wet mopping floor tile and other resilient flooring; cleaning all glass, including interior side of exterior glazing; dusting and wiping clean all lint and soiled areas on doors, millwork, window coverings, baseboard, etc,; removing all construction debris, scraps, materials and equipment; and water seal all marble, granite and ceramic tile and grout.

23. **FIRE RESISTIVE STANDARDS**: Conform to the following:
    - 23.1. Materials and assemblies required to be fire resistive shall bear a label affixed to the product indicating fire resistive rating and testing agency with approved test certification number
    - 23.2. All blocking and nailer strips used in connection with fire resistive partitions shall be fire retardant wood as defined by the Building Code.
    - 23.3. All concealed wood shall be treated with an approved fire retardant.
    - 23.4. Fire ratings of existing materials and/or systems which may become damaged or modified due to the work shall be maintained with a fire rating equal to or greater than the existing rating.
    - 23.5. All pipe and conduit penetrations in fire rated partitions and floors/ceilings shall be sealed in accordance with a U.L. listed "fire stop" compatible with the material and fire rating required.
    - 23.6. Flame-spread: minimum ratings for flame spread shall be as follows:
      - 23.6.1. Enclosed vertical exit ways: Class I (0-25 F.S.I.)
      - 23.6.2. Other exit ways: Class II (26-75 F.S.I.)
      - 23.6.3. Rooms or areas: Class III (76-200 F.S.I.)

24. **ARCHITECTURAL WOODWORK**: Provide architectural woodwork as specified on the drawings. The "quality standards" of the architectural woodwork institute shall apply and hereby made a part of this document. All prefabricated work shall be economy grade. All other work shall be custom grade as defined by the quality standards of the AWI, unless noted otherwise.

25. **SURFACE PREPARATION**: Inspect existing conditions of all floor and wall surfaces for voids, holes, cracks, and other damages and make repairs. Grind and/or fill imperfections, fill holes, cracks, and other damages prior to installation. **The General Contractor shall provide budget for floor prep as required. The General Contractor shall provide RH moisture testing for any concrete locations less than one year old and for all slab on grade (regardless of age) locations.**

26. **CLEARANCES**: The General Contractor shall verify ceiling height and clearances above ceiling to the underside of structure above for installation of ductwork and diffusers; conduits and junction boxes; fire sprinkler pipes and heads; and light fixtures. All work shall be coordinated by all trades to avoid interference with methods of installation. Notify TPS of conflicts immediately and prior to commencing with construction.

27. **FIRE SPRINKLER SYSTEM**: In buildings equipped with fire sprinkler systems, furnish all labor, materials, fixtures, trim, equipment and services necessary for the installation of a complete and properly functioning fire sprinkler system. All work shall conform to the following:
    - 27.1. Relocate and/or add fire sprinkler heads as required for new conditions as shown on the drawings.
    - 27.2. Rework and/or add to existing pipes, fittings, hangers and support as necessary for new sprinkler head locations.
    - 27.3. Design standards, materials and workmanship shall be compatible with existing conditions.
    - 27.4. Install new sprinkler head locations in the center of the ceiling board or section and symmetrical throughout rooms and open areas.

28. **FIRE EXTINGUISHERS**: Provide portable, wall mounted fire extinguishers every 75' of exit travel distance throughout limit of construction or as required by the local fire department or life safety department. Portable fire extinguishers shall comply with NFPA 10.

29. **PLUMBING SYSTEM**: Furnish all labor, materials, fixtures, trim, equipment and services necessary for the installation of a complete and properly functioning plumbing system. All work shall conform to the following:
    - 29.1. Refer to drawings for specific information pertaining to materials, fixtures, etc. scheduled as new and not contained herein.
    - 29.2. Re-use existing plumbing piping and/or fixtures and components where possible. Inspect and confirm existing conditions are within specifications.
    - 29.3. New materials shall be compatible with existing conditions, where possible.
    - 29.4. Provide fixtures with all anchors, supports, traps and trim, for a complete installation.
    - 29.5. Provide stop valves on all hot and cold water connections to fixtureSF
    - 29.6. Caulk around all fixtures with silicone based caulking compound.
    - 29.7. Install all fixtures level and square with surrounding enclosures.
    - 29.8. Install escutcheons for all pipes exposed to view passing through walls, floors and ceilings.
    - 29.9. Provide templates or cut-outs of fixtures to the millwork subcontractor for cutting of openings.
    - 29.10. All materials and workmanship shall be in compliance with state and local codes and ordinances, and the Americans with Disabilities Act (ADA).

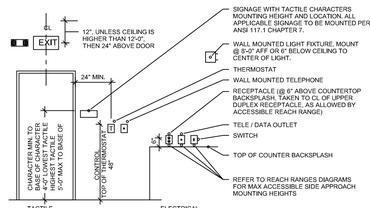
30. **HVAC SYSTEM**: Furnish all labor, materials, fixtures, trim, equipment and services necessary for the installation of a complete and properly functioning HVAC system. All work shall conform to the following:
    - 30.1. Standards: all standards and specifications established in the base building construction documents, or as evidenced in the existing conditions of construction shall govern, unless noted otherwise. All work shall be coordinated with the building maintenance manager. Refer to base building construction documents and specifications and existing conditions of system for equipment or materials not specified on the engineered drawings or contained herein. All materials and workmanship shall be in compliance with ASHRAE and SMACNA, state and local codes and ordinances, and the Americans with Disabilities Act (ADA).
    - 30.2. Repairs and replacement: the contractor shall verify proper operation of existing ductwork for breaks and leaks. In the event that the contractor has observed system failure or defects, notify the Owner's construction manager immediately for further direction. For bid purposes, it shall be assumed that all HVAC equipment and associated ductwork and components are in proper operating condition. Repairs or replacement of materials and workmanship shall be performed as a separate portion of the work.
    - 30.3. Abandoned equipment: all abandoned HVAC equipment and components within the area of construction shall be removed and all duct connections patched, capped and/or sealed.
    - 30.4. Fire dampers shall be installed in all ducts which penetrate fire resistive partitions (one-hour rated and above). Fire dampers shall be 100% free area design.
    - 30.5. Return air plenum: allow for transfer of air above Tenant demising partitions and spaces continuously and unobstructed to the building system return air shaft. Refer to engineered drawings (if provided) and detailed drawings for wall construction and opening size. During construction, the contractor shall place temporary filters over openings to the return air shaft. Remove filters upon completion of construction. Coordinate this work with the building maintenance manager.
    - 30.6. Thermostats: locate thermostats so as not to interfere with the occupants' furnishings and systems, avoiding locations in the middle of walls, in traffic areas, in file/supply rooms, etc.
    - 30.7. Air testing, adjusting, and balancing: adjust and balance terminal units, diffusers, dampers and registers to provide design condition air flow or to the air quantities shown on the drawings (if provided). Balance work shall be performed in accordance with NEBB standards by a certified contractor. Submit a balancing report to TPS. Calibrate and adjust all thermostats.

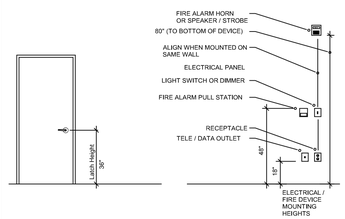
31. **FIRE/SMOKE ALARM SYSTEMS**: In buildings equipped with fire and/or smoke alarm systems, furnish all labor, materials, fixtures, trim, equipment and services necessary for the installation of a complete and properly functioning fire/smoke alarm system. All work shall conform to the following:
    - 31.1. Relocate and/or add fire alarms, smoke or heat detectors, strobe alarms, pull stations, remote indicator lights and other components of the system as required for new conditions of the space.
    - 31.2. Rework systems to be compatible with existing design standards and conditions.
    - 31.3. Locations and specifications of alarms shall comply with the Americans with Disabilities Act (ADA).

32. **ELECTRICAL SYSTEM**: Furnish all labor, materials, fixtures, trim, equipment and services necessary for the installation of a complete and properly functioning electrical system. All work shall conform to the following:
    - 32.1. Standards: all standards and specifications established in the base building construction documents, or as evidenced in the existing conditions of construction shall govern, unless noted otherwise. All work shall be coordinated with the building maintenance manager. Refer to base building construction documents and specifications and existing conditions of system for equipment or materials not specified on the engineered drawings or contained herein.
    - 32.2. All materials and workmanship shall be in compliance with the national electric code (NEC), state and local codes and ordinances, and the Americans with Disabilities Act (ADA).
    - 32.3. Repairs and replacement: the contractor shall verify proper operation of existing panels and switch-gear. In the event that the contractor has observed system failure or defects, notify the Owner's construction manager immediately for further direction. For bid purposes, it shall be assumed that all equipment and associated components are in proper operating condition. Repairs or replacement of materials and workmanship shall be performed as a separate portion of the work.
    - 32.4. Panels: provide new typed panel circuit directory for each panel affected.

Dimensional Conventions

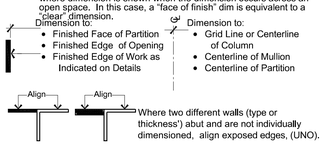
1. Except where directed to place items of the work at the "approximate location shown," do **not** scale drawings for dimensional information. All elements of the drawings **may** not be drawn to exact scale. All dimensions required are shown, or may be derived from those shown on the floor plans, detail plans, elevations, sections, details, schedules, and specifications. See notes on this sheet and symbols on the "Architectural Symbols" drawing for dimensions conventions used on this project.
2. Do not scale drawings; dimensions shall govern, details shall govern over plans and elevations. Large scale plans shall govern over small scale plans. Large scale details shall govern over small scale details. If unable to locate dimensions for any item of work, consult the Architect prior to construction.
3. All heights are dimensioned from top of existing slab unless noted "AFF". (Above Finished Floor).





NOTES:
1. ALL DIMENSIONS ARE TO TOP OF DEVICE BOX, UNLESS NOTED OTHERWISE.
2. INSTALL ALL REQUIRED SIGNAGE IN ALL REQUIRED LOCATIONS PER NCSBC 1110 & ANSI

4. Dimensions are not adjustable, unless noted (+/-), without TPS' written approval.
5. Except where specifically noted to the contrary, all dimensions shown on the architectural drawings conform to the following conventions:
   - A. Dimensions utilizing the "centerline" symbol are measured to:
     - Structural or dimensional grid lines,
     - Centerline of wall or partition assemblies, exclusive of any applied finish having thickness
     - Centerline of door, window, cased opening and window mullion.
   - B. Dimensions typically utilized are to the face of finished wall and are measured to:
     - Face of finished wall
     - Inside edge of finished door opening. Refer to "door schedule" for additional information.
     - Finish faces at the most narrow or constricted points of the section where dimension is shown when the dimension occurs across an open space. In this case, a "face of finish" dim is equivalent to a "clear" dimension.



6. Where dimensions are not provided on the floor plans to locate door openings, apply the following rules, in order, to determine the location of door openings.
   - A. Door openings may be dimensioned on drawings other than the floor plans. Refer to the sections, elevations, details, and door schedule for additional dimensional information.
   - B. Where the hinge-side of a door is shown adjacent to a wall, or walls, perpendicular to the wall in which the door opening occurs, locate the hinge-side finished edge of the door opening 4 inches from the face (exclusive of any applied finish) of the closest perpendicular wall or partition assembly.

Dimensional Key

- A = 4" (min.)
- B = Refer to Door Schedule
- C = 12" (min.) at Push Side
- D = 18" (min.) at Pull Side



Definitions

- **Approve**: where used in conjunction with TPS's or its consultant's response to submittals, requests, applications, inquiries, reports and claims by the contractor, the meaning of the term 'approved' will be held to the limitations of TPS's responsibilities and duties as specified in the general conditions and supplementary conditions. In no case will 'approved' by TPS be interpreted as an assurance to the contractor that the requirements of the contract documents have been fulfilled.
- **Furnish**: except as otherwise defined in greater detail, the term 'furnish' is used to mean to supply and deliver to the project site, ready for unloading, unpacking, assembly and installation, etc, as applicable in each instance.
- **Install**: except as otherwise defined in greater detail, the term 'install' is used to describe operations at the project site including unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finish, curing protection, cleaning and similar operations, as applicable in each instance.
- **Provide**: except as otherwise defined in greater detail, the term 'provide' means to furnish and install, complete and ready for the intended use as applicable in each instance.
- **Products**: defined as products which must be substantially cut, shaped, worked, mixed, furnished, refined otherwise fabricated, processed, installed or applied to form units of work.
- **Equipment**: defined as products with operational parts, regardless of whether motorized or manually operated, and particularly including connections (wiring, piping, etc.).
- **Typical**: 'typical' or 'typ' means identical for all similar conditions.
- **Similar**: 'similar' or 'sim' means comparable to characteristics for the condition noted. Verify dimensions and orientation on plan.
- **As required**: 'as required' means as required by regulatory requirements, by referenced standards, by existing conditions, by generally accepted construction practice, or by the contract documents.
- **Align**: 'align' means accurately locate finish faces of materials in same plane.
- **Relocate**: means to reuse a particular device, fixture, or item in a new location.
- **Remain**: to continue unchanged.
- **Reused**: to use again especially in a new way or in a new location.

Emergency Responder Radio Coverage: All New Commercial Buildings; Additions to Existing Buildings; Shall have approved radio coverage for emergency responders within the building. This building must be assessed to determine adequate in-building radio coverage at time of final frame and electrical inspection by a qualified 3rd party inspection service at the owner/developers expense. Lack of adequate in-building radio coverage may delay the issuance of a Certificate of Occupancy. Where the structure is found deficient a separate permit is required to install, repair or modify any Emergency Response Radio Coverage system. **Per 2015 IFC, Section 510.**

Separate permits are required for fire alarm and fire sprinkler systems. Please call 303-739-7420 and ask to speak to a Fire Life Safety plans examiner for additional information.

Building Proprietary Vendors

NONE

Project Alternates

NONE

Project Team

Designer/ Space Planner
Tenant Planning Services
1660 Lincoln Street
Suite 100
Denver, CO 80264
Contact: Gene Summers
Phone: 303.861.4800
Direct: 303.861.1621
Email: gene@tps.design

Building Representative
CBRE
701 E. Hampden Ave.
Englewood, CO 80113
Contact: Carl Holmes
Phone: 720.641.7581
Email: carl.holmes@cbre.com

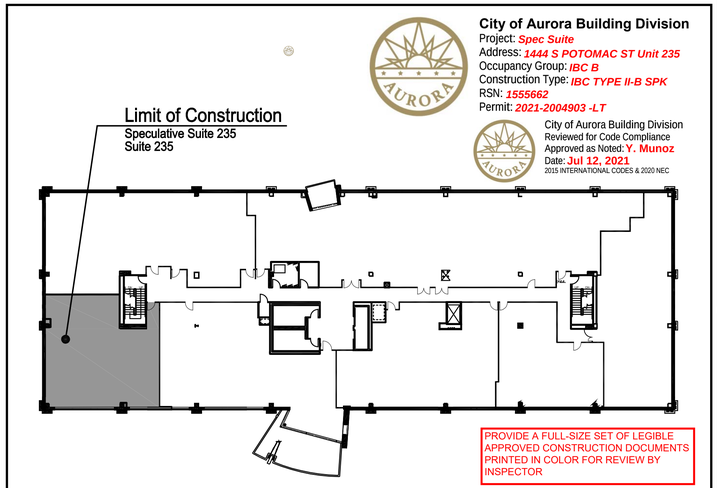
Tenant Representative
Transwestern
5251 DTC Parkway
Suite 1100
Greenwood Village, CO 80111
Contact: Anna Heiserman
Phone: 303.407.1452
Email: anna.heiserman@transwestern.com

Mechanical Engineer
Brian Seyferth & Associates
5583 S. Prince St.
Suite B
Littleton, CO 80120
Contact: Bret Martin
Phone: 303.797.7772
Email: bret@seyferth.com

Electrical Engineer
Corey Electrical Engineering
7822 S. Wheeling St.
Englewood, CO 80112
Contact: Roussab Rashid
Phone: 303.309.6943
Email: rrashid@coreyeng.com

Drawing List

A0.0	Cover Sheet
A0.1	Egress Plan
A1.0	Demolition Plan, Construction Plan, Door Schedule, Partition Details
A2.0	Reflected Ceiling Plan Power & Communications Plan
A3.0	Finish Plan, Finish Schedule, Restroom Elevations
A3.1	Millwork Elevations & Details
M1.0	Mechanical Notes and Schedules
M1.1	Mechanical Plan
P1.1	Plumbing Notes
P1.2	Plumbing Plan
E.0	General Notes and Legend
E.1	Electrical Plans
E.2	One-Line Diagram
E.3	Panel Schedules
E.4	Comcheck



PROVIDE A FULL-SIZE SET OF LEGIBLE APPROVED CONSTRUCTION DOCUMENTS PRINTED IN COLOR FOR REVIEW BY INSPECTOR

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

1 Proximity Plan
Level Two
Not to Scale

North

RSN: *1555662*
Permit #: *2021-2004903 -LT*

City of Aurora Building Division
Project: *Spec Suite*
Address: *1444 S POTOMAC ST Unit 235*
Occupancy Group: *IBC B*
Construction Type: *IBC TYPE II-B SPK*
RSN: *1555662*
Permit: *2021-2004903 -LT*

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Y. Munoz*
Date: *Jul 12, 2021*
2015 INTERNATIONAL CODES & 2020 NEC

Approvals

☒ Issued For Construction
☐ Preliminary
Not Issued for Construction

Construction Document Approval

Construction work shall not proceed until the Owner and the intended occupant have given approval to these Construction Documents. Approval by these parties shall be interpreted as approval of the drawings for content, scope of work, and all dimensions regarded by either party as being necessary to their operations, use of the space, furnishings, equipment installation, and any agreements between the Owner and the intended occupant.

Construction and/or initiation of construction authorized by the Owner from these Construction Documents, shall be interpreted by the Designer as approval in full of these Construction Documents by both the Owner and intended occupant.

☐ Approved - No Exceptions Taken
☐ Approved As Noted
☐ Approved As Noted - Resubmit
☐ Revise And Resubmit

Signature Date

TPS
TENANT PLANNING SERVICES INCORPORATED
1660 Lincoln St, Ste. 100
Denver, Colorado 80264
(303) 861-4800
fax (303) 861-1621
www.TPS.design

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED JOINT CABINET INTERIOR 400450 ARCHITECT
06.28.2021

Speculative Suite 235

Dates of Record

Project Start Date: 1 Mar 2021

Issued On	Issued For
17 June 2021	Tenant Review & Approval; and Construction

Project #	Proj Mgr	Designed by	Drafted by	Checked by
428014	GBS	JH	JH	GBS

A0.0

RSN: 1555662
PERMIT# 2021-2004903 -LT

project start date: 1 Mar 2021
.pln create date: 6/21/2021 11:54:11 AM
.dwg create date: 6/21/2021 11:54:11 AM
.dwg save date: 6/21/2021 11:54:11 AM
.plt create date: 6/22/2021 11:39:56 AM

by Jessica to P:\428_1444 South Potomac\428014_Spec Suite #235\Drawings\04- CDs\428014c.dwg
by Jessica Hodorowski layout tab: A0.1

Life Safety Legend

- (100) Room Number
- Overall Diagonal
- Exit Separation
- Common Path Of Egress

Room Schedule

200	Waiting Room	208	Office
201	Reception	209	IT/Storage
202	Office	210	-
203	Exam	211	Break Room
204	Exam	212	ADA Restroom
205	Exam	213	M.A. Area
206	Exam	214	Hallway
207	Exam		

Codes and Regulations

Building Profile

City/ County: Aurora / Arapahoe County
Fire District: City of Aurora Fire Rescue
Construction Classification: II-B
Building Height / Levels: Uknown / 4 Stories
Automatic Sprinklers Throughout

Use and Occupancy

Occupant Name: Speculative Suite 235
Occupant Use: General Business Office
Occupancy Classification: Business Group B

Tenant Area

	Total
(approx.) Useable SF:	1,955

City of AURORA

Applicable Codes

2015 IBC (International Building Code) with Amendments
2015 IEBC (International Existing Building Code)
2015 IPC (International Plumbing Code)
2015 IMC (International Mechanical Code)
2015 IFC (International Fire Code)
2015 IECC (International Energy Conservation Code)
2020 NEC (National Electric Code)
2009 ICC/ANSI A117.1 Accessibility Standard

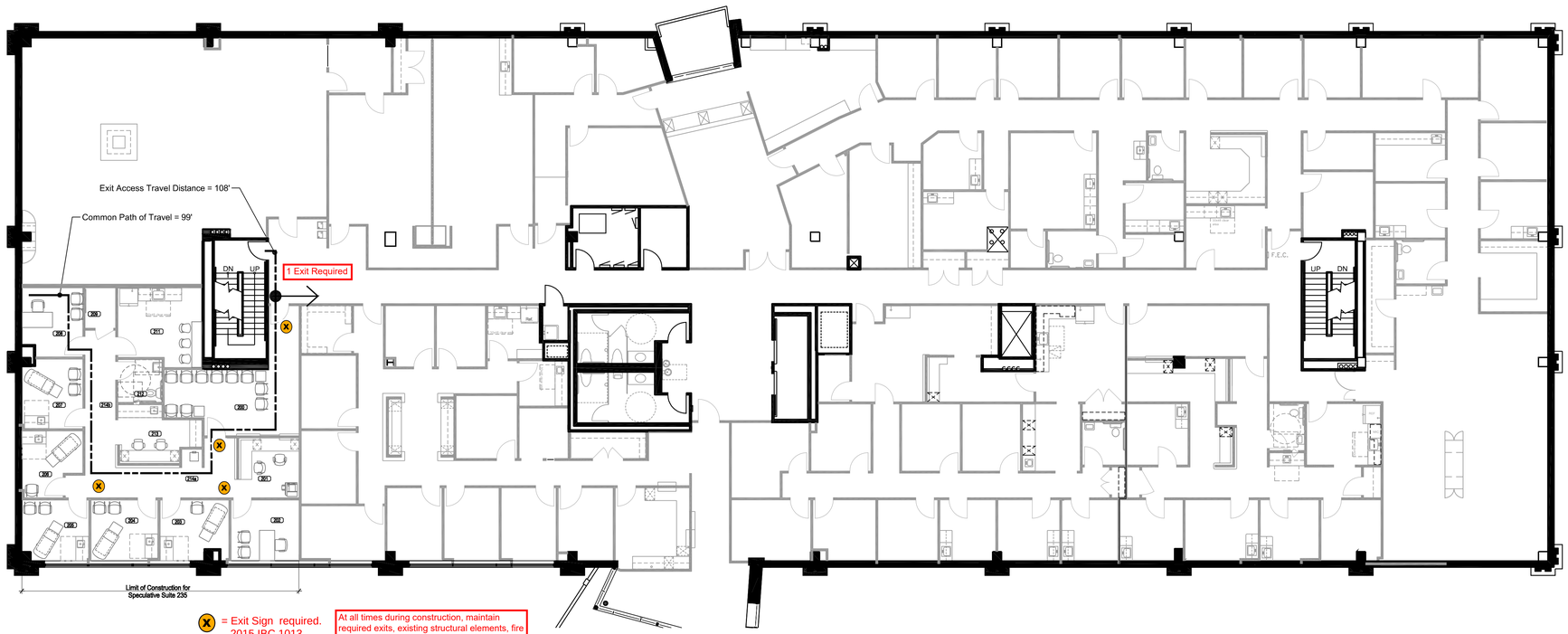
Interpretations

Occupancy Load Analysis

Room Name & Number	Function Per Table 1004.1.1	Floor Area (SF)	Floor Area (SF/Occ)	Number of Occupants
(storage areas, mechanical equip rooms)	Accessory storage	35	÷ 300 = (gross)	1
Waiting Room & Break Room	Assembly: unconcentrated	362	÷ 15 = (net)	25
Remainder of Suite	Business	1558	÷ 100 = (gross)	16
		1955		TOTAL: 42

Means of Egress

	Required	Provided
Egress Width:	min: 34"	34"
Number of Exits:	min: 1	1
Common Path of Travel:	max: 100'	99'
Exit Access Travel Distance	max: 300'	108'



1 Egress Plan
Level Two
Scale: 3/32" = 1'-0"

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: **Y. Munoz**
Date: **Jul 12, 2021**
2015 INTERNATIONAL CODES & 2020 NEC

Accessible Installation Standards (n.t.s.)

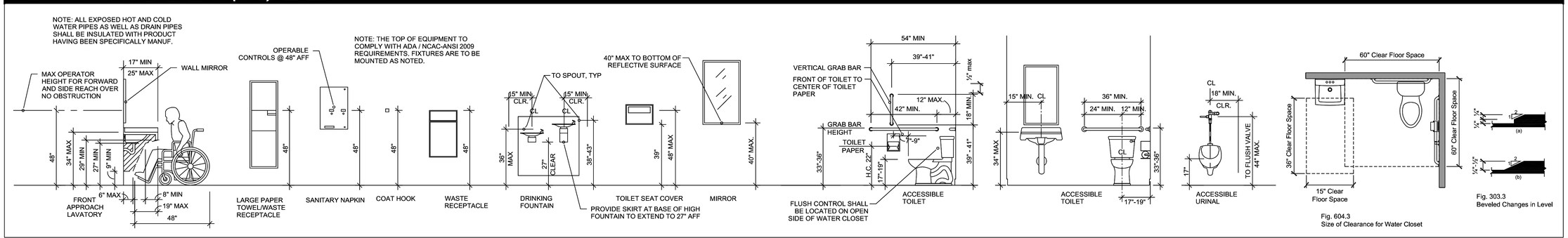


Fig. 303.3
Beveled Changes in Level

Fig. 604.3
Size of Clearance for Water Closet

TPS
TENANT PLANNING SERVICES INCORPORATED
1660 Lincoln St, Ste. 100
Denver, Colorado 80264
(303) 861-4800
fax (303) 861-1621
www.TPS.design

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED
TAMMY GABRIELSEN
400450
ARCHITECT
06.28.2021

Speculative Suite 235

Dates of Record

Project Start Date: 1 Mar 2021

Issued On	Issued For
17 June 2021	Tenant Review & Approval; and Construction

Sheet Contents: Egress Plan

Project #	Proj Mgr	Designed by	Drafted by	Checked by
428014	GBS	JH	JH	GBS

A0.1

1444 South Potomac • Speculative Suite 235

RSN: 1555662
PERMIT# 2021-2004903 -LT

project start date: 1 Mar 2021
.dwg create date: 6/21/2021 11:54:11 AM
.dwg save date: 6/21/2021 11:54:11 AM
.plt create date: 6/22/2021 11:40:10 AM
by Jessica to P:\428_1444 South Potomac\428014_Spec Suite #250\Drawings\04- CDs\428014c.dwg
by Jessica Hodorowski layout tab: A1.0

1444 South Potomac • Speculative Suite 235

Sheet A1.0 Plan Notes

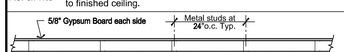
1. **Refer to General Notes** for additional requirements.
2. **GENERAL DEMOLITION**: Demolish and remove all partitions, materials, and debris as shown on the drawings or specified otherwise herein. Removal as described shall be accomplished without storing excessive quantities of any material, rubbish, dirt, debris or waste of any kind within this demised area of construction or adjacent areas.
3. **DISPOSAL**: All existing equipment, materials and fixtures not scheduled for re-use shall remain the property of the Owner. Coordinate with the Building Representative and comply with all regulations and/or requirements pertaining to removal, salvage and storage of materials demolished as scheduled.
4. **RE-USE**: Investigate condition of all materials scheduled for demolition and not re-used on this project. Document characteristics of each material or component and submit inventory statement to Building Representative. Include characteristics such as type, color, size, quantity, physical condition and make/model number, if possible.
5. **CLEAN AND REPAIR**: Verify condition of all materials scheduled for demolition and re-use where possible. Clean and/or repair materials as needed.
6. **PREPARATION**: Unless otherwise specified, remove all existing wall coverings, floor coverings and baseboard throughout and prepare existing surfaces for new finish treatments as scheduled. The Demolition Contractor shall scrape existing adhesives to a smooth condition. Refer to finish plans and/or schedules.
7. **PATCHING**: Remove all unused sleeves through the floor slab and fill/patch all penetrations.
8. **ELECTRICAL DEMOLITION**: Existing electrical and communications/ data wiring within partitions, raceways or above the ceiling and not scheduled for re-use shall be removed entirely, including hangers, supports, terminals, conduit and junctions from source to point of termination. Maintain circuit and/or transmission continuity to remaining devices, where necessary.
9. **PIPES AND CONDUITS**: All pipes and conduit in partitions scheduled for demolition shall be removed entirely when not scheduled for re-use.
10. **ABANDONED APPARATUS**: Abandoned electrical circuits, fixtures and devices discovered by the contractor and not scheduled for re-use shall be reported to the Building Representative for further direction.
11. **TELEPHONE/DATA REMOVAL**: Unless otherwise indicated on the drawings, remove all existing telephone equipment and/or components not currently in use.
12. **DOOR ASSEMBLIES**:
    - 12.1. All assemblies shown on the drawings and not referenced to the Door Schedule are existing to remain (unless noted otherwise).
    - 12.2. Inspect, make repairs to, and clean ALL existing assemblies and components to like new conditions. Re-use existing door assemblies and/or components where possible.
    - 12.3. Provide new door assemblies and/or components as specified on the drawings. Door frames shall be securely fastened in place and the entire assembly shall be installed plumb and square with maximum diagonal distortion of 1/8". Undercut doors as needed for specified floor coverings.
13. **INSULATION and ATTENUATION**: Provide insulation or sound attenuation in walls and above suspended ceiling if indicated on the drawings. Specifications shall conform to the following:
    - 13.1. Sound attenuation in walls shall be unfaced fiberglass, 16" to 24" wide to correspond with stud width.
    - 13.2. Thermal insulation in walls shall be Kraft faced fiberglass, 16" to 24" wide, with R-13 thermal value.
    - 13.3. Sound attenuation in ceilings shall be foil faced fiberglass, 24" wide, acceptable for use in return air plenums.
14. **BACKING/BLOCKING**: Provide solid wood blocking in partitions for plumbing fixtures, door stops, wall mounted equipment (including televisions), millwork, etc., and as indicated on the drawings. Plywood backing may be used for shelving. Framing material for blocking, nailers, etc. shall be Western Douglas Fir or Hemlock.
15. **PARTITIONS**: Conform to the following:
    - 15.1. Partitions shall be erected plumb and true.
    - 15.2. Drywall partitions and joints shall be taped and finished smooth and prepared for specified finish treatment. Coat vertical joints from floor to ceiling for additional substrate to the base trim.
    - 15.3. Skim coat existing partitions as needed.
    - 15.4. All exposed corners shall be fitted with metal corner bead and top of walls at underside of suspended ceilings shall be straight and true.
    - 15.5. Provide "kickers" or metal stud support from the top of the partition to the underside of structure above for long runs and at all jambs of openings for door assemblies and at any glazed opening within 36" of the strike side of swinging doors.
16. **EXISTING LIFE SAFETY SYSTEMS**: Modify (fire alarm/smoke detection) on a ***DESIGN-BUILD*** basis. Conform to these drawings and documents and as required for obtaining a building permit. Refer to General Notes.

Wall Legend

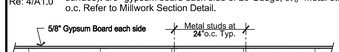
DEMO EXISTING. Partitions, door assemblies, electrical devices and/or millwork to be demolished/ removed (typ.). Return all millwork/ fixtures and/or door assemblies, not re-used in this limit of construction, to Building Management. Patch partitions and prepare to receive the scheduled finish treatments.
NOTE: At exterior curtain wall sill partitions (only), where power/ phone/ data devices are designated to be removed/ demolished, all conduit and J-boxes shall remain. *Provide building standard blank face plates. All demolition of power/ phone/ data devices at interior partitions shall include removal of all associated conduit and J-boxes and patching/ painting of partitions.*

EXISTING PARTITION to remain.

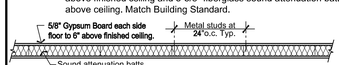
Re: 3/A1.0 **NEW STANDARD INTERIOR PARTITION**. Non-rated assembly. 25 gauge 3-5/8" metals studs at 24" o.c. with 5/8" gypsum board each side floor to finished ceiling.



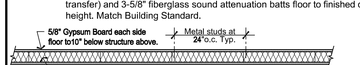
Re: 4/A1.0 **NEW PARTIAL HEIGHT PARTITION** (Shown underneath a millwork surface). 5/8" gypsum board each side of 20 Gauge, 3½" metal studs at 24" o.c. Refer to Millwork Section Detail.



Re: 5/A1.0 **NEW SOUND ATTENUATED PARTITION**. Non-rated assembly. 25 gauge, 3-5/8" metal studs at 24" o.c. with 5/8" gypsum board each side to 6" above finished ceiling and 3-5/8" fiberglass sound attenuation batts floor to 6" above ceiling. Match Building Standard.



Re: 6/A1.0 **NEW CORRIDOR PARTITION TO STRUCTURE.** Non-rated assembly. 20 gauge 3-5/8" metal studs at 24" o.c. floor to structure above with 5/8" gypsum board floor to 10" below structure above (for return air transfer) and 3-5/8" fiberglass sound attenuation batts floor to finished ceiling height. Match Building Standard.



Match existing construction. Field verify existing construction for extent of work and verify match to these partition types.

Door Schedule[1]

Mark	State[2]	DOOR Type	DOOR Leaf Size	DOOR Material	DOOR Finish	DOOR FRR[3]	FRAME Material	FRAME Finish	FRAME FRR[3]	HARDWARE Latch Func.	HARDWARE Additional Components	Remarks	Mark
001	N	Fre	3'-0" x 7'-0" x 1 3/4"	S.C.Wood/Glass	Stained	None	H.M.	Prefinished	None	2	Cl	--	001
002	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	1	Cl	--	002
003	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	1	--	--	003
004	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	1	--	--	004
005	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	1	--	--	005
006	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	1	--	--	006
007	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	1	--	--	007
008	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	1	--	--	008
009	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	1	--	--	009
010	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	2	Gr	--	010
011	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	1	--	--	011
012	N	Fl	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Aluminum	Prefinished	None	3	--	--	012

Footnotes
[1] **The General Contractor shall field verify that all door and hardware specifications match Building Standards** (unless noted otherwise) **and coordinate ANY AND ALL discrepancies directly with the TPS representative** (as indicated on the cover sheet Project Team list) ***prior* to proceeding.** This includes, but is not limited to, species, stain, finish, style, function, part/ product numbers, and design specifications as well as extent of inclusions / exclusions to component lists and the like. Opening force for all doors shall comply with IBC. Threshold: Maximum heights for thresholds shall comply with IBC. Glass: All full height glass doors and glass inserts shall comply with ANSI 404.2.9 and IBC.
[2] State:
E = Existing to remain. Assure proper working condition.
N = Provide New Door, Frame or Hardware in its entirety.
N/R = Provide New OR Relocate salvaged Door, Frame or Hardware if available. Determine available components in field.
[3] Rating: Minimum Fire-resistive Rating (per UL) required in minutes

Door, Frame, and Hardware Specifications

Wood Doors:
Wood veneer interior doors shall be 1¾" thick, 5-ply particle board core complying with CS 236, Type I, Density C, Class 1, and with AWI standard PC-5 construction, NWWDA I.S. 1.6 Type II adhesive, solid core, flush slab style.
(The General Contractor shall confirm the Building Standard specifications and match accordingly.)

Door Frames:
Entry/Exit: H.M.
Interior: Aluminum
(The General Contractor shall confirm the Building Standard specifications and match accordingly.)

Hardware:
Hardware shall meet Building Standard specifications.

Standard hardware to be included with every door in the Door Schedule shall include:
- Latchset: Lever Handle at interior and exterior (UNO), with 1" minimum throws.

- Hinges
- Dust Proof Strike Plate
- Silencers
- Wall or Door Stop

The General Contractor shall provide separate cost to label all keys (locksets). Coordinate with Tenant and Building Management on labeling numbers.

Latch Function Legend

Hardware shall meet Building Standard specifications.

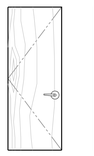
1	Passage
2	Keyed Lockset
3	Privacy

Additional Hardware Components Legend

Hardware shall meet Building Standard specifications.

Cl	Closer, Automatic Door (1 per leaf)
Gr	Grille: J&J Prefinished register door transfer grille model AL-700A. Center in door with bottom at 9" AFF.

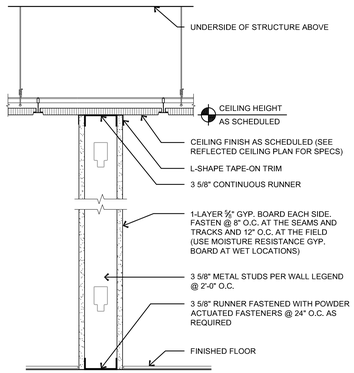
Door Types



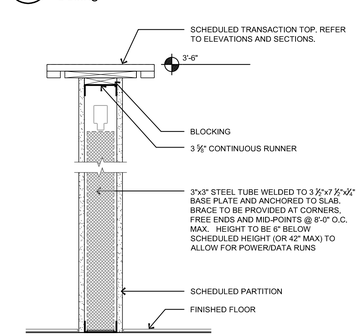
Type "Fl"
Standard Flush Swinging Door

Type "Fre"
French Swinging Door

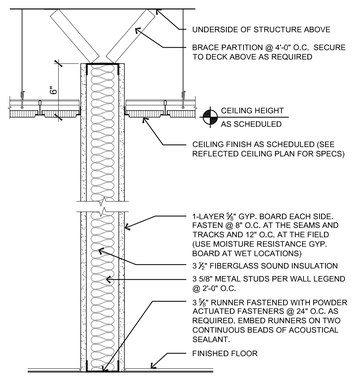
Provide lever or other approved hardware on all new and relocated doors.
2009 ICC/ANSI 117.1 309.4



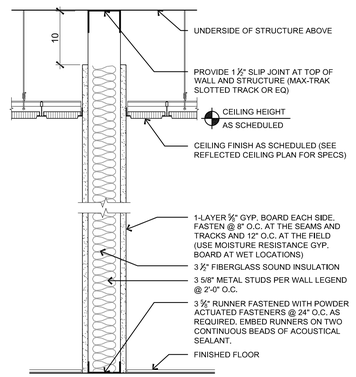
3 **Partition: Interior**
Ceiling — Scale: 1½" = 1'-0"



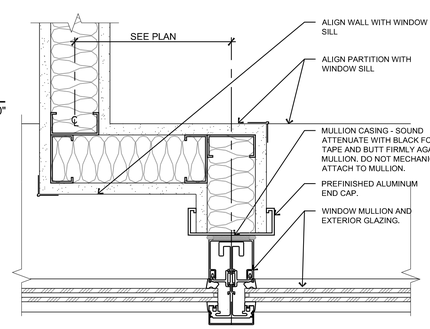
4 **Partition: Partial Height**
Transaction Top — Scale: 1½" = 1'-0"



5 **Partition: Interior**
Above Ceiling - Sound — Scale: 1½" = 1'-0"

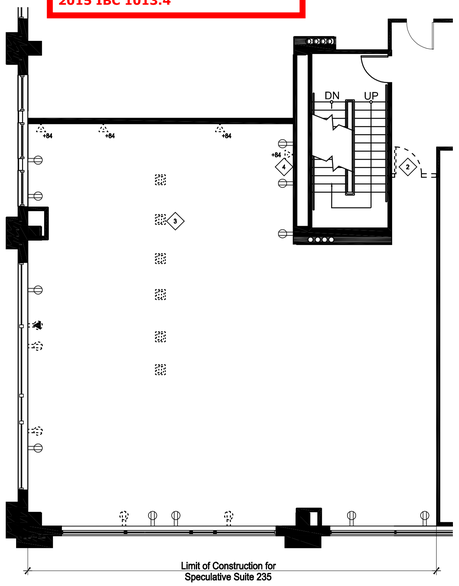


6 **Partition: Interior**
Below Deck - Sound — Scale: 1½" = 1'-0"

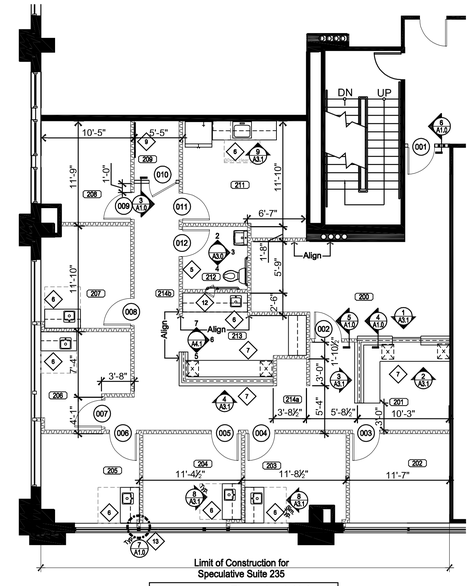


7 **Partition to Mullion**
Jog over Window Sill — Scale: 3" = 1'-0"

Provide a sign stating "EXIT" in raised, visual characters and braille adjacent to each door in an area of refuge, an exterior area for assisted rescue, an exit stairway or ramp, an exit passageway and the exit discharge.
2015 IBC 1013.4



1 **Demolition Plan**
Suite 235 — Scale: 1/8" = 1'-0" — North



2 **Construction Plan**
Suite 235 — Scale: 1/8" = 1'-0" — North

Room Schedule

200	Waiting Room	208	Office
201	Reception	209	IT/Storage
202	Office	210	-
203	Exam	211	Break Room
204	Exam	212	ADA Restroom
205	Exam	213	M.A. Area
206	Exam	214	Hallway
207	Exam		

Symbol Legend

- Duplex electrical receptacle & face plate
- Special receptacle.
- Existing J-box. Provide blank face plate
- Flush in-slab combined power/ phone/ data device

Refer to Engineering Drawings for complete specifications

Sheet Keyed Notes

1. RECYCLE all demolished/removed finishes and construction debris.
2. SALVAGE DOORS. Remove existing door shown dashed and return to Building Management.
3. DEMO FLOOR DEVICE. Remove floor mounted power/ communications device from existing core drill. Fill, patch smooth and level and provide fire-safing in core drill as required to maintain floor slab fire rating. Prepare patch to receive the scheduled floorcovering.
4. REMOVE MIRRORS where indicated. Skim coat and prepare partition for new finish treatments as indicated.
5. NEW BARRIER FREE UNISEX RESTROOM. Refer to elevations and Plumbing Drawings.
6. NEW MILLWORK AND PLUMBING. Refer to elevations, details and plumbing drawings.
7. NEW MILLWORK. Refer to elevations and details.
8. Millwork countertops in high traffic areas throughout Limit of Construction to have 2" radius corners at all exposed edges and edge banding.
9. NEW BACKBOARD. Provide 48" × 48" × 3/4" A/D plywood board for telephone equipment. Mount bottom of board at 48" AFF. Paint to match wall.
10. NEW EXTERIOR WINDOW TREATMENTS. Provide 1" horizontal aluminum window blinds with exposed headrail.
    Specification: Levolor 'Mark I' or equal.
11. NEW WINDOW SILLS throughout Limit of Construction. Match Building Standard.
12. NEW PASS-THRU SPECIMEN assembly. 12"w. × 12"h. set in cased gypsum board opening at 42" AFF.
13. TERMINATE PARTITION AT MULLION. Use Building Standard construction method. Refer to Detail.

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.

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. Munoz
Date: Jul 12, 2021
2015 INTERNATIONAL CODES & 2020 NEC

TPS
TENANT PLANNING SERVICES INCORPORATED
1660 Lincoln St, Ste. 100
Denver, Colorado 80264
(303) 861-4800
fax (303) 861-1621
www.TPS.design

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED JOINT FABRICATION 400450 ARCHITECT
06.28.2021

Speculative Suite 235

Dates of Record

Project Start Date: 1 Mar 2021

Issued On	Issued For
17 June 2021	Tenant Review & Approval; and Construction

Sheet Contents: Demolition Plan, Construction Plan, Door Schedule, Partition Details

Project #	Proj Mgr	Designed by	Drafted by	Checked by:
428014	GBS	JH	JH	GBS

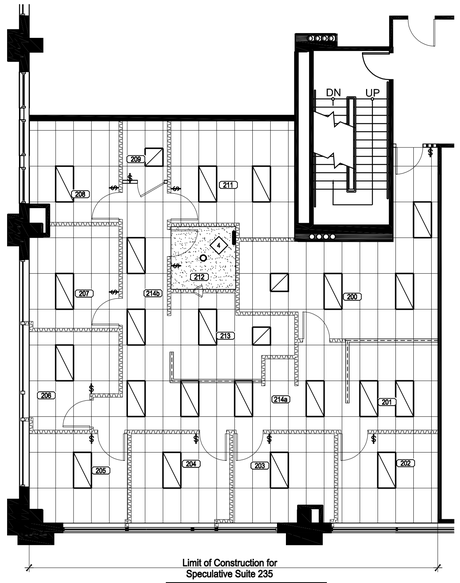
A1.0

project start date: 1 Mar 2021
.dwg create date: 6/21/2021 11:54:11 AM
.dwg save date: 6/21/2021 11:54:11 AM
.plt create date: 6/22/2021 11:40:22 AM

by Jessica to P:\428_1444 South Potomac\428014_Spec Suite #250\Drawings\04- CDs\428014c.dwg
by Jessica Hodorowski layout tab: A2.0

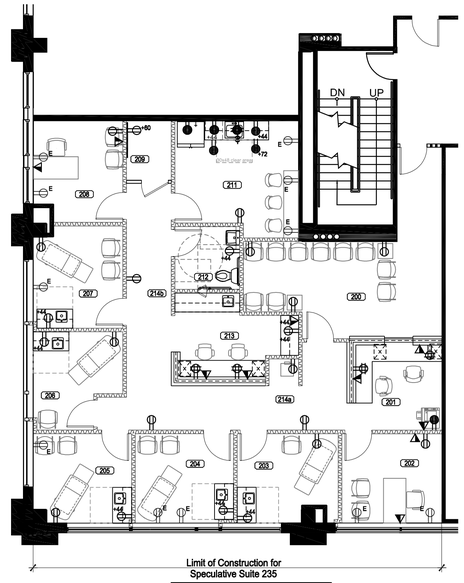
Sheet A2.0 Plan Notes

1. **Refer to General Notes** for additional requirements.
2. **The SUSPENDED CEILING SYSTEM** is existing-to-remain throughout (unless noted otherwise), and shall be refurbished as follows:
   - 2.1. Suspended grid and components shall be cleaned or touched-up where soiled or discolored. Repair and/or replace damaged members. Caulk fill all holes. Match existing conditions.
   - 2.2. Clean, touch-up and/or replace soiled, discolored and damaged ceiling tiles. Replacement ceiling board shall be per specifications or building standards.
   - 2.3. Inspect grid suspension system and adjust ceiling plane, if necessary. Provide additional support where necessary.
   - 2.4. Replacement of materials, when required, shall occur consistently and completely in individual rooms and/or spaces for uniformity of appearance and aesthetics.
   - 2.5. Installation of tiles shall be continuous over walls or individually cut-in at rooms or areas. Refer to drawings for specific requirements.
   - 2.6. All tiles shall be seated tight, level and true within the grid system.
   - 2.7. Installation of tiles shall be individually cut-in at rooms or areas. Refer to drawings for specific requirements.
   - 2.8. All tiles shall be seated tight, level and true within the grid system.
   - 2.9. The suspended ceiling system shall conform to requirements set forth by U.L.
3. **CEILING HEIGHT**: 9'-0" AFF (UNO). Refer to construction details for ceiling construction and interface with partitions.
4. **FIXTURES AND DEVICES**: Provide and/or relocate light fixtures, switches, and controls indicated on the drawings.
   - 4.1. Refer to Symbols Legend for fixture type and/or specification.
   - 4.2. Install and support fixtures from the structure in accordance with the code.
   - 4.3. Install all new light fixtures, sprinkler heads, diffusers, speakers, detectors, alarms, etc. in the center of the ceiling board or section and symmetrical throughout rooms and open areas, unless noted otherwise.
   - 4.4. The contractor shall field verify all proposed locations of light fixtures prior to commencing construction and shall notify TPS of any discrepancies and/or conflicts with existing installations.
   - 4.5. Existing fixtures scheduled to remain or be re-used shall be inspected and reworked, if necessary. Fixtures shall be cleaned, including lenses and lamps. Defective ballasts and other components shall be replaced. Match existing conditions.
   - 4.6. All light fixtures, exit signs, and switch devices shown throughout are new (unless noted otherwise).
     'E' indicates existing fixtures/device to remain
     'R' indicates relocated fixture or device
5. **EXISTING FIRE SPRINKLER HEADS** mounted in the ceiling may be shown on the drawings, and are intended for informational purposes only. Drawings shall be submitted by the General Contractor for any new work required.
6. **MODIFY EXISTING FIRE SPRINKLER SYSTEM** on a ***DESIGN-BUILD*** basis. Conform to these drawings and documents and as required for obtaining a building permit. Refer to General Notes.
7. **PROVIDE ELECTRICAL POWER AND COMMUNICATIONS OUTLETS**, receptacles and devices indicated on the drawings.
   - 7.1. Refer to symbols legend for device type and/or specification.
   - 7.2. Install in locations as shown on the drawings.
   - 7.3. All power and communications receptacles provided for general purposes shall be installed at 18" from the finished floor to the center of the device (unless noted otherwise).
   - 7.4. Unless noted otherwise, all electrical power and communications outlets, receptacles and devices are dimensioned to the centerline of the device or pair of devices.
   - 7.5. Confirm *all* box locations with Tenant prior to wiring.
   - 7.6. All rectangular outlet boxes shall be installed with the long side in the vertical position, except above counters and cabinets, or otherwise shown on the drawings.
   - 7.7. All rectangular switch and control boxes for lighting and other devices shall be installed with the long side in the vertical position, recessed flush with the wall surface and at 48" above finished floor to the center of the control unit (unless noted otherwise).
   - 7.8. Outlets shall not be installed back to back in sound insulated partition.
   - 7.9. All outlets indicated to be installed in existing partitions or furred partitions or columns shall be cut-in or recessed flush with wall surface. Furr and/or remove sheathing, if necessary.
   - 7.10. All electrical power and communications outlets, receptacles and devices shown throughout are new (unless noted otherwise).
     'E' indicates existing fixtures/device to remain
     'R' indicates relocated fixture or device
8. **NEW WIRING DEVICES** shall be specification grade; 15 amp. For general application, 20 amp. or greater for dedicated circuits and as required by circuit load. Provide smooth nylon cover plates for all outlets and devices. Color: match existing
9. **COMMUNICATION/ DATA OUTLETS** shall conform to the following:
   - 9.1. Communication/data outlets shall consist of an opening in the sheathing with a single gang plaster ring and pullwire with plastic bushing up through wall to the ceiling plenum.
   - 9.2. When inaccessible by the method described above or when indicated on the drawings, include one (1) ¾" conduit (min.) and 2" deep single gang box for outlet.
   - 9.3. Where communications/data outlets are located in low height partitions or mounted in floors, a maximum of three (3) outlets shall be fed from one (1) ¾" conduit.
   - 9.4. All communication/data cables, plates, jacks, and final connections shall be provided under a separate contract by the Tenant. All materials shall be installed in compliance with all codes and ordinances and these documents. Cables and fittings installed above the ceiling in the return air plenum shall be rated and labeled for use in plenums. Cables shall be supported from the structure, independent of other support hangers.



1 Reflected Ceiling Plan
Suite 235 — Scale: 1/8" = 1'-0"

North



2 Power & Communications Plan
Suite 235 — Scale: 1/8" = 1'-0"

North

Room Schedule

200	Waiting Room	208	Office
201	Reception	209	IT/Storage
202	Office	210	-
203	Exam	211	Break Room
204	Exam	212	ADA Restroom
205	Exam	213	M.A. Area
206	Exam	214	Hallway
207	Exam		

Sheet Keyed Notes

1. The General Contractor is responsible for splitting existing electrical system and separating service to the two separate spaces.
2. REPLACE ALL ELECTRICAL DEVICES & LIGHT SWITCHES with Building Standard color. Confirm color with Building Management prior to replacement.
3. EXISTING CEILING to remain. The suspended grid and acoustical ceiling tile system shall remain throughout (UNO). Restore existing ceiling grid to 'like new' conditions as possible. Repair, replace and/or provide new grid and/or tiles as necessary. Match existing specifications.
4. Provide NEW FRAMED GYP. BD. CEILING at 8'-0" AFF where indicated.

Symbol Legend

Ceiling Mounted Fixtures/ Devices

- Building Standard 2×4 LED light fixture
- Building Standard 2×2 LED light fixture
- Recessed LED downlight fixture
- Wall mounted vanity light
- Building Standard Exit Sign. Green letters on white face. Battery backup. Shade indicated face(s) and arrows (if any) indicate direction.

Wall Mounted Fixtures/ Devices

- Building Standard single pole switch
- Duplex electrical receptacle & face plate
- Quadplex electrical receptacle & face plate
- Duplex electrical receptacle & face plate on dedicated circuit
- Quadplex electrical receptacle & face plate on dedicated circuit
- Combination telephony/ data outlet rough-in (¾"Ø conduit) w/ double gang J-box and single gang plaster ring with pull string to above finished ceiling.
- Water supply line

"E" Existing fixture/ device to remain.
"N" New fixture/ device to be installed at this location.

Refer to Engineering Drawings for complete specifications

TENANT PLANNING SERVICES INCORPORATED
1660 Lincoln St, Ste. 100
Denver, Colorado 80264
(303) 861-4800
fax (303) 861-1621
www.TPS.design

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED JOINT CABINET(S) 400450 ARCHITECT
06.28.2021

Speculative Suite 235

Dates of Record
Project Start Date: 1 Mar 2021

Issued On	Issued For
17 June 2021	Tenant Review & Approval; and Construction

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. Munoz
Date: Jul 12, 2021
2015 INTERNATIONAL CODES & 2020 NEC

Sheet Contents: Reflected Ceiling Plan, Power & Communications Plan

Project #	Proj Mgr	Designed by	Drafted by	Checked by
428014	GBS	JH	JH	GBS

A2.0

1444 South Potomac • Speculative Suite 235

project start date: 1 Mar 2021
.dwg create date: 6/21/2021 11:54:11 AM
.dwg save date: 6/21/2021 11:54:11 AM
.plt create date: 6/22/2021 11:40:31 AM
by Jessica to P:\428_1444 South Potomac\428014_Spec Suite #250\Drawings\04- CDs\428014c.dwg
by Jessica Hodorowski layout tab: A3.0

RSN: 1555662
PERMIT# 2021-2004903 -LT

Sheet A3.0 Plan Notes

1. **Refer to General Notes** for additional requirements.
2. **REMOVE ALL EXISTING FINISH TREATMENTS** including carpet, VCT, baseboard, and wall treatment and provide new finish treatments as specified throughout lease space (unless noted otherwise).
3. **COMMON AREA FINISH TREATMENTS:** Rework and/or add new finish treatments as necessary at all common areas of the building where construction occurs. All materials and workmanship shall match existing conditions (unless noted otherwise).
4. **GENERAL FINISH TREATMENT NOTES**:
   - 4.1. Coordination: finish treatment subcontractors and installers shall coordinate with other trades for applications affecting other tradework, especially millwork, etc.
   - 4.2. Unless noted otherwise, all floor coverings, baseboard, and floor preparation shall be the responsibility of the General Contractor, including removal of existing materials.
   - 4.3. Installation: all finish treatments shall be installed or applied in strict accordance with the manufacturer's written specifications and the drawings.
   - 4.4. Protection: protect all surfaces, doors, hardware, outlet plates, etc. From spills, splatters and overspray of paint, drywall compound, adhesive and other materials.
   - 4.5. Preparation: field measure each space to receive finish treatment as a basis of supplying, cutting and seaming material. Do not scale the drawings or calculate sizes from dimensions shown.
   - 4.6. Surfaces: all surfaces shall be properly prepared prior to installation of material including but not limited to priming of walls to receive paint, sizing of walls to receive wall covering, patching/filling holes and depressions, etc.
   - 4.7. Surface texture: unless noted otherwise, all drywall finish shall be smooth.
5. **CARPET INSTALLATION**: carpet installation shall comply with the workmanship guidelines as published by the American Carpet Institute (latest edition), and in strict accordance with the manufacturer's written specifications, and shall also conform to the following:
   - 5.1. Where carpet seams occur in doorways, locate seam beneath center of door slab.
   - 5.2. Furnish and install resilient type reducer strip (saddle) where resilient floor coverings abutt carpet. See drawing for color.
   - 5.3. Coordinate installation for uniformity where dye-lot variations may occur in material.
6. **WALLCOVERING INSTALLATION**: wall covering shall be installed or applied in complete accordance with the manufacturer's written specifications and shall also conform to the following:
   - 6.1. Wrap all device cover plates with wall covering only on walls scheduled to receive wall covering (match wall finish).
   - 6.2. Furnish and install "J" metal polished aluminum edge cap (mudded in) at corners where wall coverings terminate and ends are exposed.
7. **PAINT**: paint shall be installed or applied in strict accordance with the manufacturer's written specifications and as recommended by "Master Painter's Institute (MPI) Interior and Exterior Painting Guide Specifications (latest edition) and shall also conform to the following:
   - 7.1. Surfaces scheduled for painting shall receive no less than two coats of paint (3.0 mil, min. Thickness).
   - 7.2. All materials shall be evenly applied avoiding runs, sags, flashing or splotching. All coats shall be allowed to dry throughly prior to application of succeeding coats. Where necessary, provide masking to avoid inadvertent applications.
   - 7.3. Unpainted gypsum board and drywall shall be primed prior to painting. The primer may be tinted with the paint color only as recommended by the paint manufacturer.
   - 7.4. At the completion of the job and after installation of the floor covering, touch-up paint all areas as required. Blend paint touch-up in with existing for a consistent and uniform appearance.
8. **WINDOW COVERINGS**: unless noted otherwise, window coverings shall be the responsibility of the General Contractor and shall conform to the following:
9. **FURNISH AND INSTALL NEW WINDOW COVERINGS** at exterior glazing throughout.

Architectural Casework Specifications

Construction:

- Cabinet Casework: All cabinet casework shall be 3/4" melamine covered particle board. All cabinet pieces shall be multiple doweled, using aliphatic resin glue and machine clamped under pressure for a square secure fit.
- Toeboard Assemblies: Toe-board assemblies shall be assembled loose for base and tall units for field installation. Rubber base shall be furnished and installed by others. Toe-board material to be fabricated from mill option material.
- Cabinet Top and Bottom: Cabinet top and bottom shall be 3/4" melamine covered particle board. Bottoms of upper cabinets to be melamine to match cabinets interior. Base cabinets shall have a 4 5/8" wide stretcher on top for fastening counter top. Edge banding to match cabinet ends.
- Cabinet Ends: Ends shall be 3/4" thick melamine covered particle board interior. Exterior finished ends are to be high pressure laminate. Holes for adjustable shelf clips shall be 1 1/4" on center. Front edges to be banded with PVC. Color to match plastic laminate used on door faces.
- Adjustable Shelves: Shelving shall be 3/4" thick melamine covered particle board both sides. Front edges shall be banded with matching color PVC material.
- Cabinet Back: Backs shall be 1/4" thick melamine covered particle board, one face. Backs shall be rabbeted and securely glued into sides and bottom. A 1/2" hanger cleat is securely glued and nailed through cabinet back into top of wall cabinets and into back stretcher of base cabinets.
- Cabinet Doors and Drawer Fronts: Doors and drawer fronts shall be 3/4" thick particle board laminated on both faces with high pressure laminate. All edges shall be banded with PVC material coordinating with face color. Maximum door width to be 24".
- Drawers: Sides, back and subfront shall be 5/8" melamine covered particle board. Bottom shall be 1/4" melamine covered particle board to match cabinet interiors. Drawer sides are machined with a lock joint and glued and stapled together for secure fit. Bottom to be rabbeted into sides and subfront.
- Counter Top: Cabinets shall have continuous one piece counter tops up to 12'-0" length constructed of 3/4" particle board with 1 1/2" shelf edge. Tops over 12'-0" long shall be splined and joined together with metal fasteners.
- Fillers: All fillers shall be 3/4" particle board material covered on one face with high pressure laminate to match door and drawer fronts.

Materials:

- Plastic Laminate: Shall be used on all door and drawer faces, All laminate shall meet all NEMA standards, Colors to be selected from full range of colored laminates by Wilsonart, Formica or Nevamar. Refer to Finish Schedule.
- Counter Tops: Counter tops shall be horizontal grade high pressure laminate with a suitable backing sheet on a 45 pound industrial particle board.
- Casework Interiors: Covered 45 pound industrial particle board. Color of interiors shall be white, unless noted otherwise.
- Plastic Edging: Edge banding on all casework to be PVC to match plastic laminate on door and drawer faces. Edge banding on doors and drawer fronts to be PVC material coordination

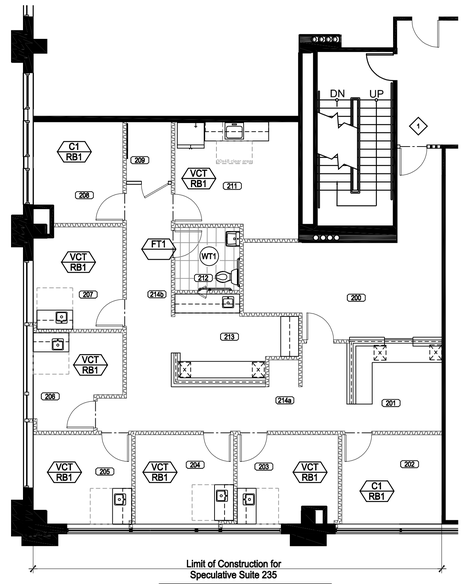
Hardware:

- Hinges: Hinges shall be concealed steel type, chrome finish, 110°, with automatic spring (heavy duty).
- Pulls: Pulls for doors and drawers shall be a metal wire pull in satin aluminum, anodized
- Drawer Slides: Drawer suspension shall be of a side-bottom mounted white epoxy type with 3/4" extension. Load rating of 100 pounds. Files drawers shall be full extension
- Door Catches: Door catches shall be European style, self-closing concealed hinge with adjustment.
- Shelf Supports: Adjustable shelf supports shall be a nylon covered 5mm diameter steel pin for predrilled holes in cabinet ends.

Finish Treatment Schedule

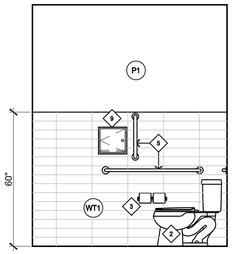
NOTE: all surfaces must be clean, dull, and dry before coatings are applied
All product is assumed to be NEW, unless noted otherwise

Material	Manufacturer	Style/ Line	Color	MARK	Remarks/Comments
Wallcovering					
Primer	Sherwin-Williams	ProMar 200	White	(Not Shown)	Primer for all new exposed gypsum board surfaces.
Interior Paint	Sherwin-Williams	ProMar 200 Eg-Shel	Eider White SW7014	P1	Provide two (2) coats (minimum) at all new surfaces. • P1: Paint all exposed gypsum board surfaces throughout Limit of Construction (UNO). • P2: Accent paint. Confirm locations with building management.
Interior Paint	Sherwin-Williams	ProMar 200 Eg-Shel	Chatura Gray SW9169	P2	
Wall Tile	Ceramic Technics	Altamaria	Pure White Glossy 4x16	WT1	4"x 16" wall tile. At all restroom walls to 60" AFF. Include Schluter Jolly strip at 60" AFF. Installed vertically, refer to elevations. Grout: TBD
Millwork					
Plastic Laminate	Formica	7735-58	Portico Marble	PL1	Countertops and Splashes, UNO
Plastic Laminate	Wilsonart	7949-18	Asian Night	PL2	Vertical Surfaces, UNO. Plastic laminate pattern shall run vertically on all surfaces, UNO. Confirm with Tenant Planning Services.
Plastic Laminate	Match Existing			PL3	Sill surfaces T.O where repair is required, UNO
Solid Surface	Corian	Honed	Modern White	SS1	At reception transaction tops. 3cm.
Floorcovering					
Carpet Tile	Shaw	Simply by Nature: Arrange Tile 5T294	94761 Shiny Pebble	C1	Include schluter strip at flooring transition.
Luxury Vinyl Tile	Patcraft	Splitwood I466V	Washed Silver 00100 20 Mill	LVT1	Include schluter strip at flooring transition.
Vinyl Composition Tile	Armstrong Standard Excelon	Imperial Texture 12×12×⅛	Pearl White 51803	VCT1	
Floor Tile	Crossville	Stile Invidia V2	Grey Fleury Matte 12x24	FT1	At Restrooms. 12" x 24" floor tile. Refer to plan for installation direction. Include Dillex strip at floor tile to wall tile transitions. Include metal transition strips at flooring transitions. Grout: TBD
Base Trim					
4" Rubber Base Trim	Tarkett		Peppercorn	RB1	Only coiled base trim approved. Straight at carpet, coved at hard surfaces.

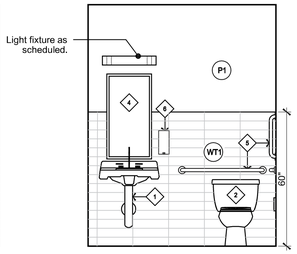


1 **Finish Treatments Plan** — Suite 235 — Scale: 1/8" = 1'-0"

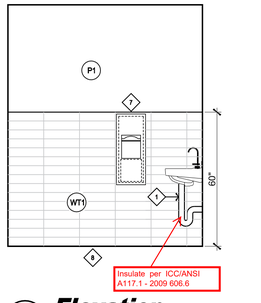
North



2 **Elevation** — ADA Restroom 212 — Scale: 3/8" = 1'-0"



3 **Elevation** — ADA Restroom 212 — Scale: 3/8" = 1'-0"



4 **Elevation** — ADA Restroom 212 — Scale: 3/8" = 1'-0"

Room Schedule

200	Waiting Room	208	Office
201	Reception	209	IT/Storage
202	Office	210	-
203	Exam	211	Break Room
204	Exam	212	ADA Restroom
205	Exam	213	M.A. Area
206	Exam	214	Hallway
207	Exam		

Sheet Keyed Notes

1. REWORK PUBLIC AREA FINISH TREATMENTS. Repair, replace and/or provide new finish treatments to match existing at this public area as necessary due to remodel work. Coordinate specifications with Building Management.

ADA Restroom Sheet Keyed Notes

1. New WALL HUNG lavatory. Provide new ADA complaint lavatory fixture and heandles. Refer to plumbing drawings.
2. NEW ADA COMPLIANT FLOOR MOUNTED WATER CLOSET. Refer to Plumbing Drawings.
3. NEW DUAL-ROLL TOILET TISSUE DISPENSER. Provide Bobrick B-7686 equal) wall mounted unit.
4. NEW MIRROR. Provide 18"w. × 36"h. Borick B-165 plate glass mirror assembly.
5. NEW 18", 36" & 42" Grab bars. Provide Bobrick B-76867 (or equal) stainless steel grab bar with concealed mounting.
6. NEW soap dispenser. Provide Borick B-2111 (or equal) Surface-Mounted Foam Soap Dispenser.
7. NEW paper towel and waste receptacle. Provide Bobrick B-36903 (or equal) recessed paper towel dispenser and waste receptacle.
8. Floor Drain
9. NEW PASS-THRU SPECIMEN assembly. 12"w. × 12"h. set in cased gypsum board opening at 42" AFF.

NOTE: All plumbing fixtures and restroom accessories shall comply with ADAAG specifications and ANSI A117.7- 2009 accessibility standards and guidelines

TPS
TENANT PLANNING SERVICES INCORPORATED
1660 Lincoln St, Ste. 100
Denver, Colorado 80264
(303) 861-4800
fax (303) 861-1621
www.TPS.design

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED JOINT CABRIELT.com 400450 ARCHITECT
06.28.2021

Speculative Suite 235

Dates of Record

Project Start Date: 1 Mar 2021

Issued On	Issued For
17 June 2021	Tenant Review & Approval; and Construction

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. Munoz
Date: Jul 12, 2021
2015 INTERNATIONAL CODES & 2020 NEC

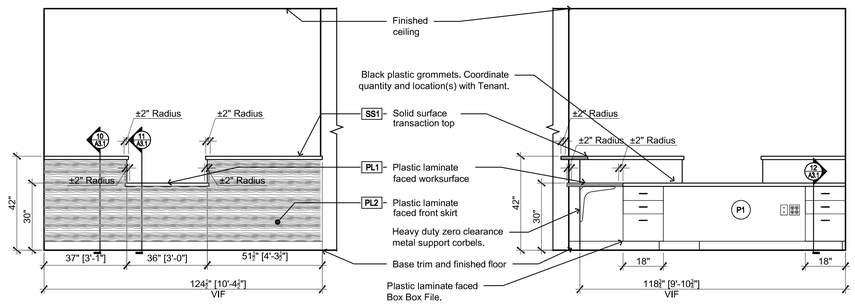
Sheet Contents: Finish Plan, Finish Schedule, Restroom Elevations

Project #	Proj Mgr	Designed by	Drafted by	Checked by
428014	GBS	JH	JH	GBS

A3.0

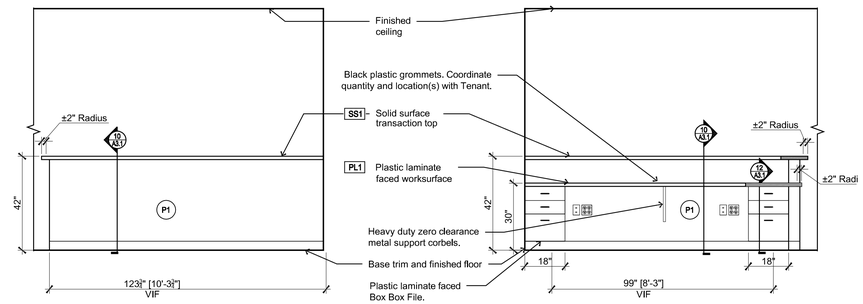
1444 South Potomac • Speculative Suite 235

project start date: 1 Mar 2021
dwg create date: 6/21/2021 11:54:11 AM
dwg save date: 6/21/2021 11:54:11 AM
plt create date: 6/22/2021 11:40:39 AM
by Jessica to P:\428_1444 South Potomac\428014_Spec Suite #2500\Drawings\04- CDs\428014c.dwg
by Jessica Hodorowski layout tab: A3.1



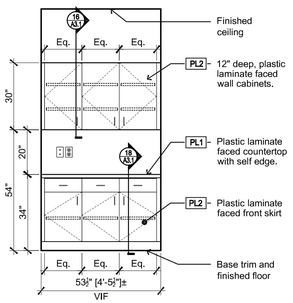
1 Elevation: Millwork
Reception 201 Scale: 3/8" = 1'-0"

3 Elevation: Millwork
Reception 201 Scale: 3/8" = 1'-0"

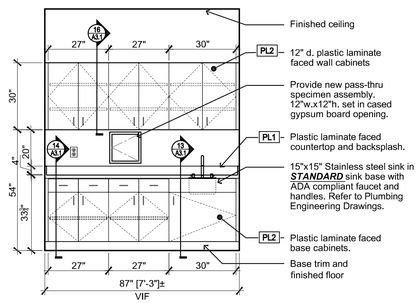


4 Elevation: Millwork
M.A. 213 Scale: 3/8" = 1'-0"

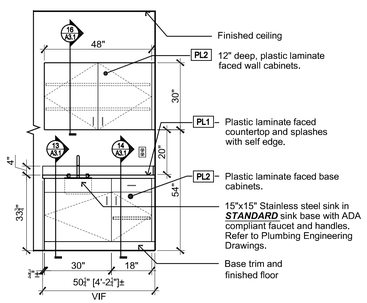
5 Elevation: Millwork
M.A. 213 Scale: 3/8" = 1'-0"



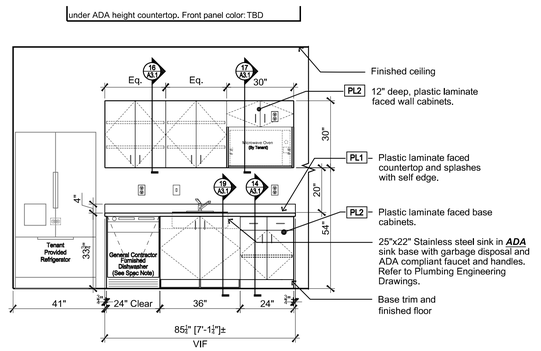
6 Elevation: Millwork
M.A. 213 Scale: 3/8" = 1'-0"



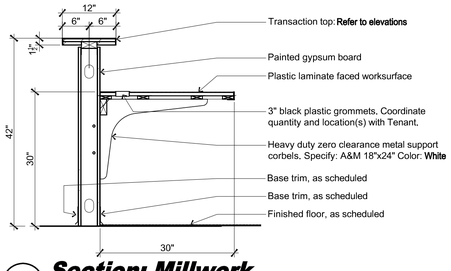
7 Elevation: Millwork
At M.A. Lab 213 Scale: 3/8" = 1'-0"



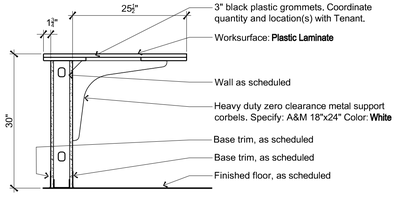
8 Elevation: Millwork
At Exam Rooms Scale: 3/8" = 1'-0"



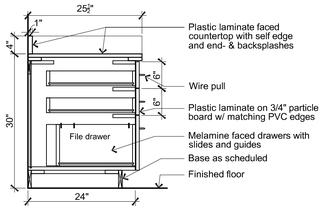
9 Elevation: Millwork
Break Room 211 Scale: 3/8" = 1'-0"



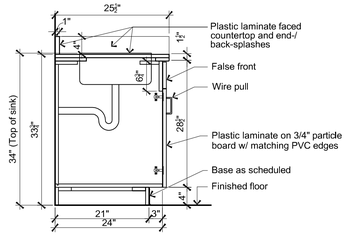
10 Section: Millwork
Desk & Transaction Top Scale: 3/4" = 1'-0"



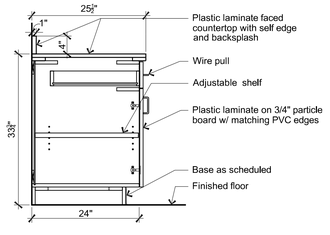
11 Section: Millwork
Work Surface Scale: 3/4" = 1'-0"



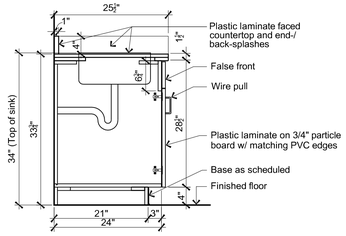
12 Section: Millwork
Box Box File Scale: 3/4" = 1'-0"



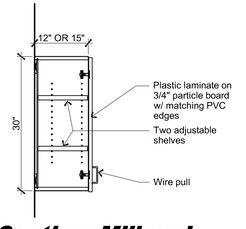
13 Section: Millwork
Sink Cabinet Scale: 3/4" = 1'-0"



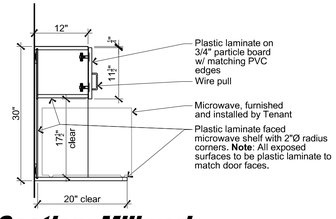
14 Section: Millwork
Base Cabinet Scale: 3/4" = 1'-0"



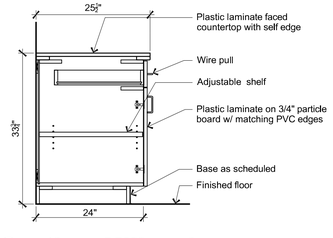
15 Section: Millwork
Sink Cabinet Scale: 3/4" = 1'-0"



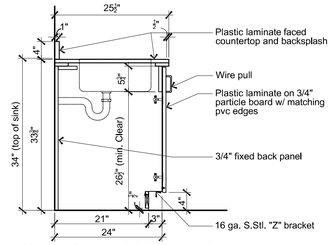
16 Section: Millwork
Wall Cabinet Scale: 3/4" = 1'-0"



17 Section: Millwork
Microwave Cabinet Scale: 3/4" = 1'-0"



18 Section: Millwork
Base Cabinet Scale: 3/4" = 1'-0"



19 Section: Millwork
ADA Sink Cabinet Scale: 3/4" = 1'-0"

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. Munoz
Date: Jul 12, 2021
2015 INTERNATIONAL CODES & 2020 NEC

TPS
TENANT PLANNING SERVICES INCORPORATED
1660 Lincoln St, Ste. 100
Denver, Colorado 80264
(303) 861-4800
fax (303) 861-1621
www.TPS.design

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED JOINT CABINET ESTIMATOR 400450 ARCHITECT
06.28.2021

Speculative Suite 235

Dates of Record
Project Start Date: 1 Mar 2021

Issued On	Issued For
17 June 2021	Tenant Review & Approval; and Construction

Sheet Contents: Finish Plan & Finish Schedule

Project #	Proj Mgr	Designed by	Drafted by	Checked by
428014	GBS	JH	JH	GBS

A3.1

1444 South Potomac • Speculative Suite 235

RSN: 1555662
PERMIT# 2021-2004903 -LT

MECHANICAL GENERAL NOTES

GENERAL

SCOPE
THE INTENT OF THE SPECIFICATION AND THE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL MECHANICAL SYSTEM. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE MECHANICAL WORK.

SITE EXAMINATION
THE MECHANICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT, DUCTWORK, AND PIPING WILL BE INSTALLED AND WILL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE MECHANICAL WORK.

STANDARDS
EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF ARI, ASME, ASTM, UL, NEMA, ANSI, SMACNA, ASHRAE, AND NFPA, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.

CODES
ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATION AND THE CODES AND THE ORDINANCES, THE HIGHEST STANDARDS SHALL APPLY. THE MECHANICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER/TENANT.

PERMITS AND FEES
THE MECHANICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTORS NECESSARY TO COMPLETE THE MECHANICAL WORK.

WARRANTY
THE MECHANICAL CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER/TENANT AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIAL AND WORKMANSHIP.

FILTERS
PROVIDE TWO (2) SETS OF PLEATED DISPOSABLE FILTERS. USE ONE SET UNTIL COMPLETION OF CONSTRUCTION. INSTALL ONE SET AT COMPLETION OF CONSTRUCTION. FILTERS TO BE FARR, OR SIMILAR.

DUCTWORK & ACCESSORIES

SHEETMETAL DUCTWORK
ALL DUCTWORK TO BE RIGID SHEETMETAL CONSTRUCTED FROM GALVANIZED SHEET STEEL IN ACCORDANCE WITH SMACNA 1" PRESSURE CLASS DUCT CONSTRUCTION STANDARDS ALL EXPOSED DUCTWORK TO BE ROUND, SPIRAL, OR RECTANGULAR LOCK-SEAM TYPE, AS SHOWN ON HVAC PLAN. ASSEMBLE AND INSTALL DUCTWORK IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICE FOR ACHIEVING AIR TIGHT (5% LEAKAGE) AND NOISELESS (NO OBJECTIONABLE NOISE) SYSTEMS, CAPABLE OF PERFORMING EACH INDICATED SERVICE. FURNISH ALL REQUIRED DAMPERS, TRANSITIONS, CONNECTIONS TO AIR TERMINALS, AND OTHER ACCESSORIES NECESSARY FOR A COMPLETE OPERATING SYSTEM. NO VARIATION OF DUCT CONFIGURATION OR SIZES WILL BE PERMITTED EXCEPT BY PERMISSION FROM THE ENGINEER.

DUCT SEALANT
SEAL ALL CONCEALED LONGITUDINAL AND TRANSVERSE JOINTS WITH A NON-HARDENING, NON-MIGRATING MASTIC OR LIQUID ELASTIC SEALANT OF A TYPE RECOMMENDED BY THE MANUFACTURER FOR SEALING JOINTS AND SEAMS IN SHEET METAL DUCTWORK. COVER ALL FIELD JOINTS, JOINTS AROUND SPIN-IN FITTINGS AND FASTENING SCREWS WITH MASTIC. DO NOT SEAL EXPOSED DUCT.

SUPPORTS
PROVIDE HOT-DIPPED GALVANIZED STEEL FASTENERS, ANCHORS, RODS, STRAPS, TRIM, AND ANGLES FOR SUPPORT OF DUCTWORK.

DAMPERS
PROVIDE OPPOSED-BLADE, MULTI-LEAF VOLUME CONTROL DAMPERS WHERE INDICATED ON DRAWINGS AND AT POINTS ON LOW PRESSURE SUPPLY, RETURN AND EXHAUST DUCTS WHERE BRANCHES ARE TAKEN FROM LARGER DUCTS. PROVIDE UL LISTED FIRE DAMPERS WHERE REQUIRED AND IN ACCORDANCE WITH NFPA AND LOCAL CODES. PROVIDE CONVENIENTLY LOCATED ACCESS DOORS OF AMPLE SIZE AND QUANTITY FOR SERVICING THE DAMPERS.

GRILLES, REGISTERS, & DIFFUSERS
GRILLES, REGISTERS AND DIFFUSERS SHALL BE MANUFACTURED BY PRICE. DIFFUSERS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS AND SCHEDULES. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS ITEMS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION IN THE TYPE OF CEILING AND WALLS USED IN THIS PROJECT.

CONTROLS AND OPERATIONS

CONTROL WIRING
THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL CONTROL WIRING NECESSARY FOR THE COMPLETE AND PROPER OPERATING TEMPERATURE CONTROL SYSTEM.

CONTROLS
MOUNT ALL CONTROLS @ 48" ABOVE FINISH FLOOR. UNLESS OTHERWISE NOTED.

TESTING, ADJUSTING, AND BALANCING

TESTING, ADJUSTING, BALANCING
MECHANICAL CONTRACTOR OR AN INDEPENDENT NEBB OR AABC CERTIFIED AIR BALANCE CONTRACTOR SHALL ACCURATELY BALANCE THE AIR SYSTEM TO PROVIDE AIR QUANTITIES INDICATED ON THE DRAWINGS AND IN THE SPECIFICATION. OPERATE AUTOMATIC CONTROLS SYSTEM AND VERIFY SET POINTS DURING BALANCING. SUBMIT TWO (2) COPIES OF THE BALANCE REPORT TO THE ENGINEER FOR APPROVAL. INCLUDE A COPY OF THE BALANCE REPORT AS APPROVED BY THE ENGINEER WITH APPLICATION FOR FINAL CONTRACT PAYMENT.

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

OUTSIDE AIR COMPLIANCE

DESCRIPTION	ROOM #	AREA SF	PEOPLE/1000SF	POPULATION	CFM/PERSON	AREA AIRFLOW RATE	Ez	REQUIRED OUTSIDE AIR CFM	SUPPLY AIR	% OUTSIDE AIR	OUTSIDE AIR PROVIDED	EXHAUST AIRFLOW RATE	EXHAUST REQUIRED	EXHAUST PROVIDED	REMARKS
WAITING ROOM	200	270	30	9	5.0	0.06	0.8	77	400	20%	80	0.00	0	0	
RECEPTION	201	95	5	1	5.0	0.06	0.8	13	65	20%	13	0.00	0	0	
OFFICE	202	112	5	1	5.0	0.06	0.8	15	360	20%	72	0.00	0	0	
EXAM	203	108	5	1	5.0	0.06	0.8	14	230	20%	46	0.00	0	0	
EXAM	204	110	5	1	5.0	0.06	0.8	15	290	20%	58	0.00	0	0	
EXAM	205	108	5	1	5.0	0.06	0.8	14	290	20%	58	0.00	0	0	
EXAM	206	97	5	1	5.0	0.06	0.8	14	300	20%	60	0.00	0	0	
EXAM	207	112	5	1	5.0	0.06	0.8	15	260	20%	52	0.00	0	0	
EXAM	208	109	5	1	5.0	0.06	0.8	14	280	20%	56	0.00	0	0	
IT/STORAGE	209	35	0	0	0.0	0.00	0.8	0	0	0%	0	0.00	0	0	
BREAK ROOM	211	172	5	1	5.0	0.06	0.8	19	100	20%	20	0.00	0	0	
ADA RESTROOM	212	49	0	0	0.0	0.00	0.8	0	0	0%	0	0.00	70	75	
MA AREA	213	106	5	1	5.0	0.06	0.8	14	70	20%	14	0.00	0	0	
HALLWAY	214	283	0	0	0.0	0.06	0.8	21	110	20%	22	0.00	0	0	
TOTALS		1766		19				245	2755		551		70	75	

TRANSFER FAN SCHEDULE

MARK	AREA SERVED	SERVICE	LOCATION	CFM	S.P. @ ALTITUDE (IN W.C.)	RPM	HP OR WATTS	PRE-FAB CURB	BACKDRAFT DAMPER	TYPE	VIB. ISOL.	MFR. & MODEL NO.	VOLTS/ PHASE	REMARKS
TF-1	WIRING CLOSET	TRANSFER	CEILING	75	0.3	935	60W	NO	GRAVITY	CENTRIFUGAL	NO	GREENHECK SP-80-VG	120/1	1, 2

1. PROVIDE REVERSE ACTING THERMOSTAT.
2. NEW.

FAN TERMINAL UNIT SCHEDULE

MARK	MFR. & MODEL NUMBER	AIR INLET SIZE	PRIMARY AIR		HEATING			FAN MOTOR			MCA	MAX FUSE	REMARKS
			MAX. CFM	MIN. CFM	VOLTAGE	KW	CFM	VOLTAGE	HP	FLA			
FTU 2-13	KRUEGER KQFP 3-10	10"Ø	740	220	-	-	-	277 V / 1-PH	1/4	3.1	3.9	6	1
FTU 2-18	KRUEGER KQFP 3-10	10"Ø	840	220	277 V / 1-PH	6 KW	840	277 V / 1-PH	1/4	1.3	28.7	30	1
FTU 2-23	KRUEGER KQFP 3-10	10"Ø	1170	280	277 V / 1-PH	6 KW	1100	277 V / 1-PH	1/4	1.3	28.7	30	1

1. EXISTING TO REMAIN.

DIFFUSER SCHEDULE

MARK	SERVICE	FACE SIZE	NECK SIZE	FIRE DAMPER	VOLUME DAMPER	MFR	MODEL	REMARKS
A	SUPPLY	-	-	-	-	-	-	EXISTING TO REMAIN OR BE RELOCATED
B	SUPPLY	24" x 24"	10"Ø	NO	NO	PRICE	SCD	
C	SUPPLY	24" x 24"	10"Ø	NO	NO	PRICE	VPD-C	
R	RETURN	-	-	-	-	-	-	EXISTING TO REMAIN OR BE RELOCATED
R1	RETURN	24" x 24"	22" x 22"	NO	NO	PRICE	PFRF	W/RAC, RETURN AIR CANOPY
E1	EXHAUST	12" x 12"	10" x 10"	NO	YES	PRICE	535	

LEGEND

- DIFFUSER, SEE SCHEDULE
- GRILLE, SEE SCHEDULE
- NEW RIGID RECTANGULAR DUCTWORK
- EXISTING RIGID RECTANGULAR DUCTWORK
- NEW RIGID ROUND DUCTWORK
- EXISTING RIGID ROUND DUCTWORK
- EXPOSED SPIRAL DUCTWORK
- DUCTWORK TO BE REMOVED
- FLEX, DUCTWORK.
- (T) THERMOSTAT TO MATCH EQUIPMENT
- (200) CFM, BALANCE WITHIN 10%
- (M 1) EQUIPMENT DESIGNATION
- SPIN-IN WITH DAMPER
- RETURN AIR ARROW
- SUPPLY AIR ARROW
- CONNECT TO EXISTING

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. Munoz
Date: Jul 12, 2021
2015 INTERNATIONAL CODES & 2020 NEC

BRIAN SEYFERTH & ASSOCIATES, INC.
PROFESSIONAL ENGINEER

5583 South Prince Street
Littleton, Colorado 80120
Phone: (303) 797-7772
Fax: (303) 797-7773

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED
LUIS RAUL ROCHA
PROFESSIONAL ENGINEER

Digitally signed by Luis R. Cocha
Date: 2021.06.24 10:32:53 -06'00'

Speculative Suite 235

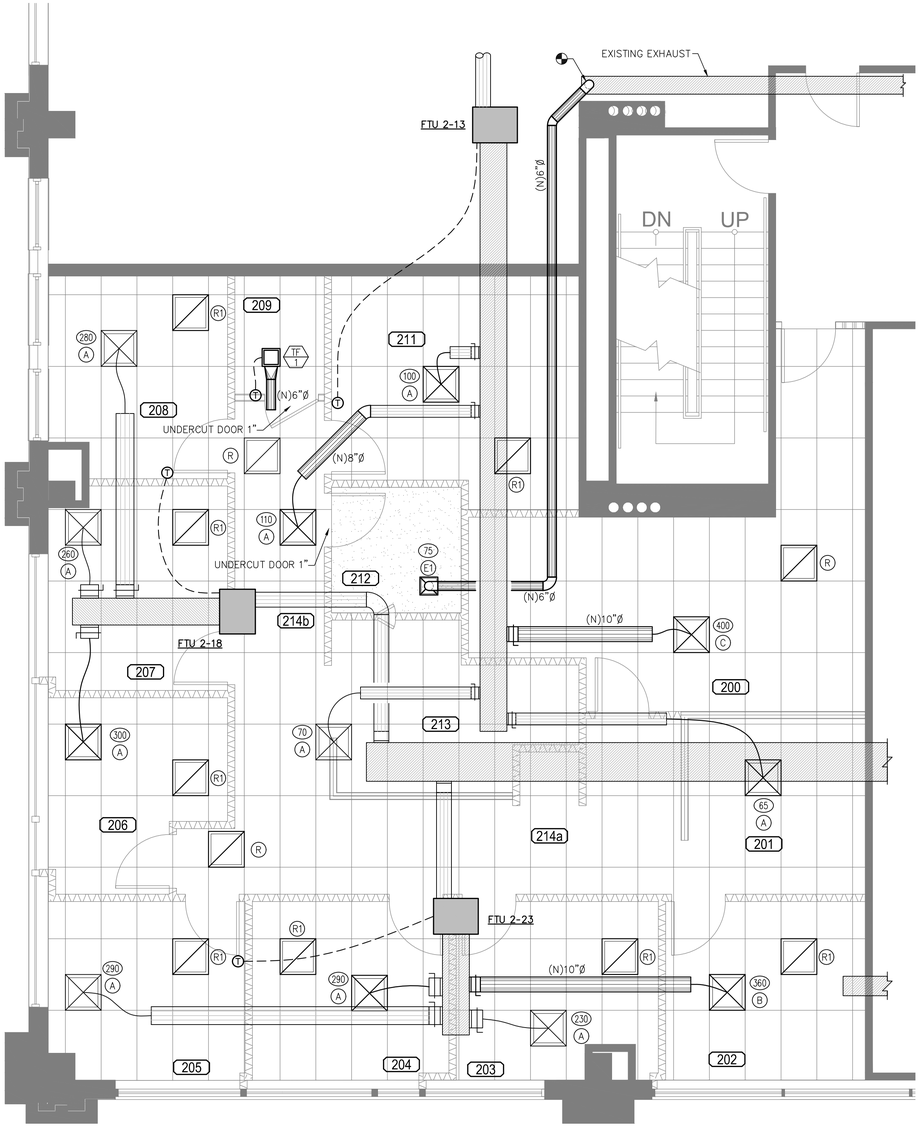
Dates of Record
Project Start Date: ##########

Issued On	Issued For
24 June 2021	Tenant's Review & Approval; and Construction

Sheet Contents: MECHANICAL NOTES AND SCHEDULES
Project Team: BM/BS
Project Number: 21299
Sheet Mark: **M1.0**

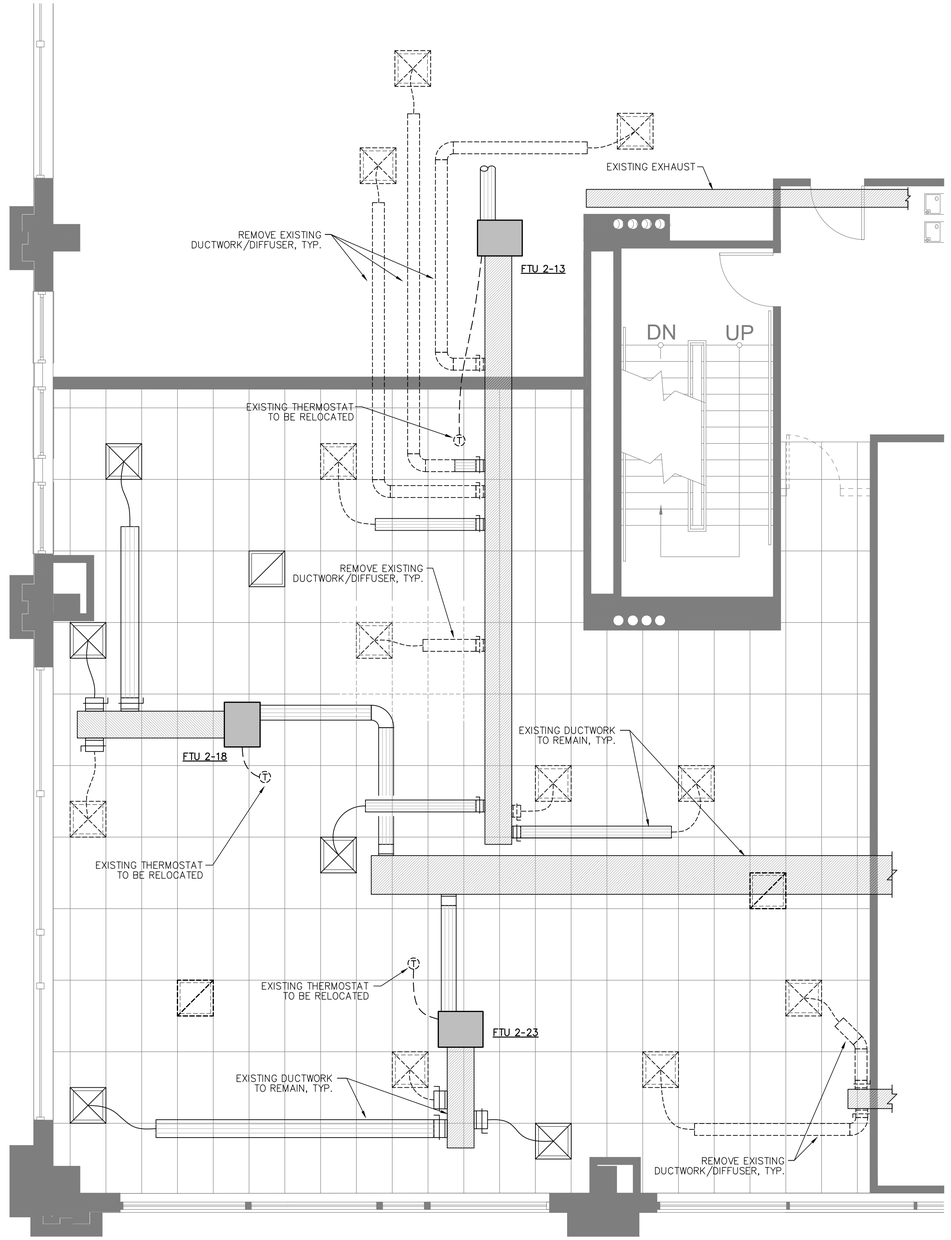
RSN: 1555662
PERMIT# 2021-2004903 -LT

Room Schedule			
200	Waiting Room	208	Office
201	Reception	209	IT/Storage
202	Office	210	-
203	Exam	211	Break Room
204	Exam	212	ADA Restroom
205	Exam	213	M.A. Area
206	Exam	214	Hallway
207	Exam		



2 / M1.1 MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL DUCTWORK AND DIFFUSERS ARE EXISTING TO REMAIN U.O.N.



1 / M1.1 MECHANICAL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

Heating system shall be capable of maintaining 68 degrees F a 3'0" above the floor.
2015 IMC 309, IRC 303.9 and IBC 1204.1

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. Munoz
Date: Jul 12, 2021
2015 INTERNATIONAL CODES & 2020 NEC

BRIAN SEYFERTH & ASSOCIATES, INC.
PROFESSIONAL ENGINEER

5583 South Prince Street
Littleton, Colorado 80120
Phone: (303) 797-7772
Fax: (303) 797-7773

1444 South Potomac

1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED
LUIS RAUL ROCHA
PROFESSIONAL ENGINEER

Digitally signed by Luis R. Cocha
Date: 2021.06.24 10:33:19 -06'00'

Speculative Suite 235

Dates of Record

Project Start Date: ##########

Issued On	Issued For
24 June 2021	Tenant's Review & Approval; and Construction

Sheet Contents	MECHANICAL PLAN
Project Team	BM/BS
Project Number	21299
Sheet Mark	**M1.1**

PLUMBING GENERAL NOTES

GENERAL

SCOPE
THE INTENT OF THE SPECIFICATION AND THE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE PLUMBING WORK.

SITE EXAMINATION
THE PLUMBING CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS WHERE FIXTURES, EQUIPMENT, AND PIPING WILL BE INSTALLED AND WILL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE PLUMBING WORK.

STANDARDS
EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF ASME, ASTM, UL, NEMA, ANSI, ASHRAE, NFPA, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.

CODES
ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE PLUMBING CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST.

PERMITS AND FEES
THE PLUMBING CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK.

WARRANTY
THE PLUMBING CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.

PIPING

SOIL, WASTE AND VENT PIPING
SOIL, WASTE AND VENT PIPING 10" AND SMALLER SHALL BE SERVICE WEIGHT, HUBLESS, CAST IRON PIPE AND FITTINGS CONFORMING WITH THE REQUIREMENTS OF CISPI STD 301, ASTM A888 OR ASTM A74, WITH NEOPRENE GASKET AND STAINLESS STEEL SHIELD AND CLAMP. PROVIDE HUB-TYPE PIPE AND FITTINGS BELOW GRADE WHERE REQUIRED BY LOCAL CODES. PIPE AND FITTINGS SHALL BE MARKED WITH THE CISPI TRADEMARK. HORIZONTAL RUNS SHALL DRAIN AT A GRADE OF 1/4 INCH PER FOOT WHERE POSSIBLE BUT IN NO CASE LESS THAN 1/8" PER FOOT. COORDINATE WITH LOCAL AUTHORITIES FOR DRAINAGE REQUIREMENTS FOR EQUIPMENT DESIGNATED WITH INDIRECT WASTE TO FLOOR DRAINS. PROVIDE PIPED DRAIN TO SANITARY IF REQUIRED BY LOCAL JURISDICTION.

DOMESTIC WATER PIPING
DOMESTIC WATER PIPING 2" AND SMALLER SHALL BE COPPER TUBE WITH WROUGHT COPPER SWEAT FITTINGS JOINED WITH LEAD FREE SOLDER. PROVIDE TYPE "L" COPPER TUBE ABOVE GRADE AND TYPE "K" BELOW GRADE. PRESS-FIT FITTINGS ARE NOT PERMITTED.

HANGERS & SUPPORTS
THE PLUMBING CONTRACTOR SHALL FURNISH ALL PIPE SUPPORTS REQUIRED FOR HIS EQUIPMENT AND MATERIAL. HANGERS AND PIPE ATTACHMENTS TO BE FACTORY FABRICATED WITH GALVANIZED COATINGS; NONMETALLIC COATED FOR HANGERS IN DIRECT CONTACT WITH COPPER TUBING.

CONNECTIONS
INSTALL UNIONS ADJACENT TO EACH VALVE AND AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS. SCREW JOINT STEEL PIPING UP TO AND INCLUDING 1-1/2". WELD PIPING USE LEAD FREE SOLDER FOR SOLDERING DOMESTIC WATER COPPER PIPE.

CLEANOUTS
PROVIDE J.R. SMITH OR EQUIVALENT FLOOR AND WALL CLEANOUTS AS INDICATED ON THE DRAWINGS OR WHERE REQUIRED IN ALL SOIL, WASTE, AND DRAIN LINES. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS SHALL BE SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY SHALL BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.

INSTALLATION
INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, AND ROOF SLABS. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL. UNDERGROUND WATER AND SEWER LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SPACING AS REQUIRED BY CODE, EXCAVATED TO THE PROPER DEPTH AND GRADED TO PRODUCE THE REQUIRED FALL.

TESTING
ALL PIPES SHALL BE TESTED BY AN APPROVED METHOD BEFORE THEY ARE BACKFILLED OR CONCEALED.

VALVES

GENERAL
PLUMBING CONTRACTOR TO PROVIDE VALVES WHERE INDICATED ON PLANS AND AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH FIXTURE AND ITEM OF EQUIPMENT. PROVIDE BRAIDED STAINLESS STEEL HOSE (UNLESS OTHERWISE NOTED) BETWEEN VALVE AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.

VALVES
PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER.

INSULATION

WATER PIPING
PROVIDE THERMAL INSULATION ON ALL HOT & COLD WATER PIPING. USE SELF-SEALING CLOSED CELL FOAM OR JACKETED FIBERGLASS INSULATION WITH MANUFACTURER APPROVED ADHESIVES, SEALERS, AND COATINGS. ALL MATERIALS USED SHALL NOT EXCEED 25 FOR FLAME SPREAD, 50 FOR FUEL CONTRIBUTED, OR 50 FOR SMOKE DEVELOPED.

SAFETY COVERS
INSTALL NO-SCALD SAFETY COVERS WITH INSULATED FOAM LINER AND TAMPER PROOF STRAP AT ALL EXPOSED HOT WATER & WASTE PIPING.

MISC PLUMBING FIXTURES

WATER HEATER
PROVIDE AN A.O. SMITH OR EQUIVALENT, GLASS-LINED, ENERGY EFFICIENT, WATER HEATER, WITH CAPACITY AS INDICATED IN THE PLANS. PROVIDE INSTALLATION COMPLETE WITH FITTINGS AS SHOWN IN THE DRAWINGS. PROVIDE HEAT TRAPS ON BOTH SUPPLY AND DISCHARGE TO WATER HEATER.

OWNER FURNISHED CONTRACTOR INSTALLED
PLUMBING FIXTURES/EQUIPMENT (E.G., ICE MAKER, ETC.)

THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EQUIPMENT INCLUDING REQUIRED MATERIAL SUCH AS PIPING, VALVES, FILTERS, TRAPS, CHECKS VALVES, VACUUM BREAKERS, AND FLEXIBLE AND RIGID TUBING.

ALL FLEXIBLE SUPPLY LINES TO BE BRAIDED STAINLESS STEEL WITH METAL COUPLINGS.

RSN: 1555662
PERMIT# 2021-2004903 -LT

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	CW	HW	TW	W	REMARKS
P100	WATER CLOSET	TOTO	CST454CEFG	1/2"			3"	COLOR WHITE, W OPEN SEAT, 17" FLOOD RIM W/ FLUIDMASTER PRO45B FILL VALVE
P103	LAVATORY	KOHLER	K-2005				1 1/4"	COLOR WHITE
P104	LAVATORY FAUCET	DELTA	501-DST	1/2"		1/2"		
P105	BREAK ROOM SINK	ELKAY	LRAD2521				2"	PROVIDE IN-SINK-ERATOR DISPOSER BADGER V, 1/2 HP
P106	SINK FAUCET	DELTA	400LF-HDF	1/2"	1/2"			
P114	BELOW SINK TEMPERING VALVE	WATTS	LFUSG-B	1/2"	1/2"	1/2"		
P122	FLOOR DRAIN	JR SMITH	2005Y0205(A) NB				2"	W/ QUAD CLOSE TRAP SEAL -JR SMITH 2692-02
P129	WATER ROUGH-IN BOX	IPS WATERTITE	AB9700HA	3/8"				W/ WATER HAMMER ARRESTOR. PROVIDE ASSE 1022 BACKFLOW PREVENTER
P144	EXAM ROOM SINK	ELKAY	BLR15				2"	
P145	FAUCET	DELTA	27C4944	1/2"	1/2"			

MINIMUM HYDRONIC & DOMESTIC HOT WATER PIPE INSULATION THICKNESS (IN INCHES)

FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU - IN./(H - FT² - °F)[B]	MEAN RATING TEMPERATURE, °F	LESS THAN 1	1 TO < 1-1/2	1-1/2 TO < 4	4 TO < 8	≥ 8
201 -250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0

PROVIDE INSULATION FOR PIPING THAT SERVES HEATING OR COOLING SYSTEMS. MIN. R-VALUE PER 2015 IECC, TABLE C403.2.10

PIPE HANGER SPACING REQUIREMENTS

MATERIAL	SIZE	MAX HORIZONTAL SPACING	MAX VERTICAL SPACING
ABS	ALL	4'	10'
CAST IRON < 10'	ALL	5'	15'
CAST IRON - 10'	ALL	10'	15'
COPPER	< 1-1/2	6'	10'
COPPER	≥ 1-1/2	10'	10'
PEX	ALL	32"	10'
PVC	ALL	4'	10'

PIPE SIZE EQUIVALENTS

DESIGN SIZE	NOMINAL COPPER TUBE	NOMINAL PEX	NOMINAL BLACK IRON	CSST EHD
½"	½"	½"	½"	18
¾"	¾"	1"	¾"	23
1"	1"	1¼"	1"	31
1¼"	1¼"	1½"	1¼"	37
1½"	1½"	2"	1½"	47
2"	2"	-	2"	60

PLUMBING SYMBOLS LEGEND

- WASTE PIPING
- VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- G — GAS PIPING
- BALL VALVE
- HOSE BIBB
- WCO — WALL CLEANOUT
- FLOOR CLEANOUT
- FLOOR DRAIN
- CONNECT TO EXISTING

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

BRIAN SEYFERTH & ASSOCIATES, INC.
PROFESSIONAL ENGINEER

5583 South Prince Street
Littleton, Colorado 80120
Phone: (303) 797-7772
Fax: (303) 797-7773

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED
LUIS RAUL COCHA
PROFESSIONAL ENGINEER

Digitally signed by Luis R. Cocha
Date: 2021.06.24 10:33:37 -06'00'

Speculative Suite 235

Dates of Record
Project Start Date: ##########

Issued On	Issued For
24 June 2021	Tenant's Review & Approval; and Construction

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. Munoz
Date: Jul 12, 2021
2015 INTERNATIONAL CODES & 2020 NEC

Sheet Contents	PLUMBING NOTES
Project Team	BM/BS
Project Number	21299
Sheet Mark	P1.1

RSN: 1555662
PERMIT# 2021-2004903 -LT

Room Schedule			
200	Waiting Room	208	Office
201	Reception	209	IT/Storage
202	Office	210	-
203	Exam	211	Break Room
204	Exam	212	ADA Restroom
205	Exam	213	M.A. Area
206	Exam	214	Hallway
207	Exam		

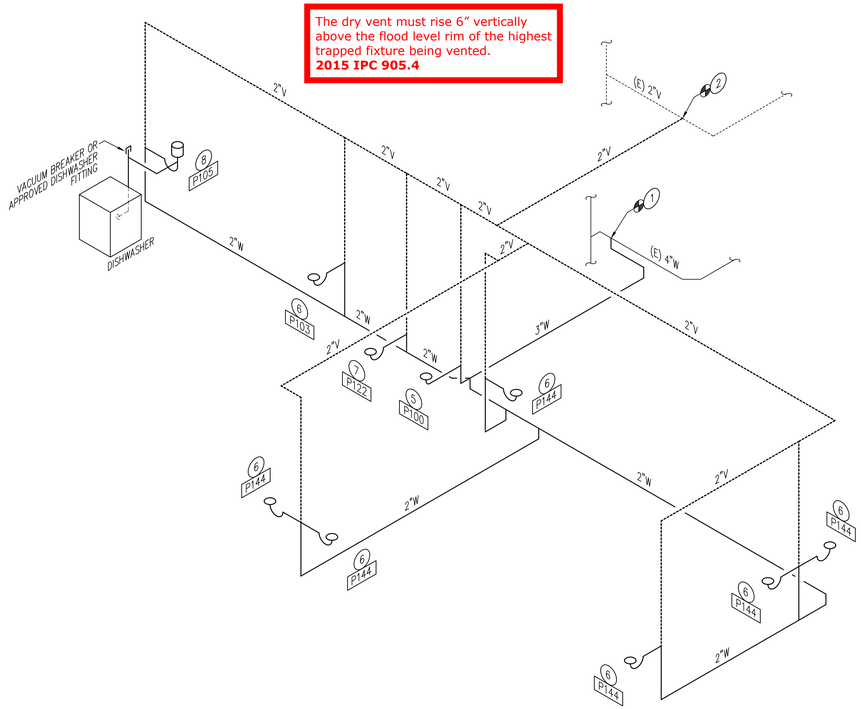
BRIAN SEYFERTH & ASSOCIATES, INC.
PROFESSIONAL ENGINEER

5583 South Prince Street
Littleton, Colorado 80120
Phone: (303) 797-7772
Fax: (303) 797-7773

PLUMBING PLAN NOTES

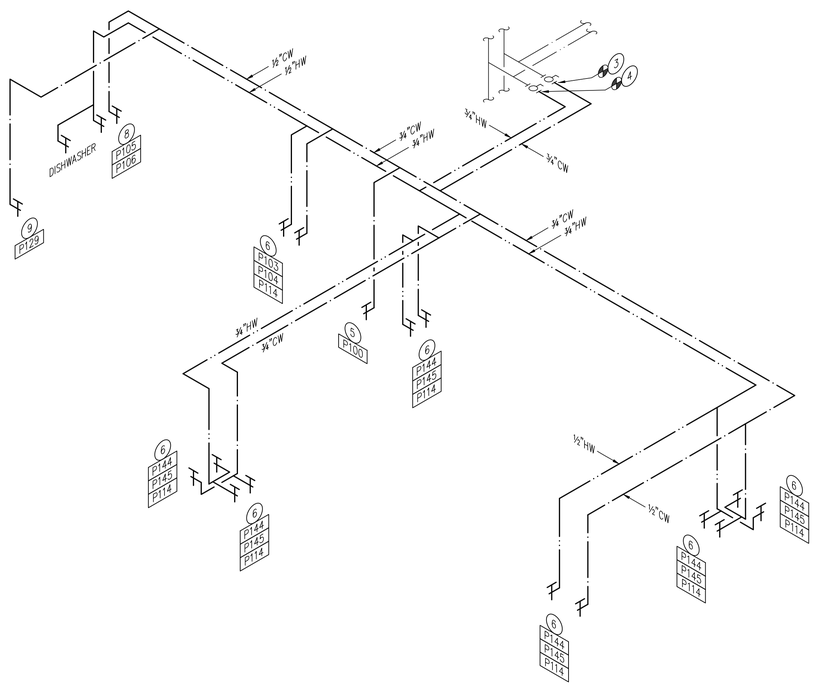
1. CONNECT TO (E) 4"W STUB.
2. CONNECT TO (E) 2"V.
3. CONNECT TO (E) 1"CW STUB.
4. CONNECT TO (E) 1"HW STUB.
5. 3"W, 2"V, ¾" CW TO TOILET.
6. 2"W, 2"V, ¾" CW AND HW TO SINK. PROVIDE BELOW COUNTER TEMPERING VALVE.
7. 2"W AND 2"V TO FLOOR DRAIN.
8. 2"W, 2"V, ¾" CW AND HW TO SINK. EXTEND ¾" HW TO DISHWASHER.
9. ¾" CW TO WATER ROUGH-IN BOX.

The dry vent must rise 6" vertically above the flood level rim of the highest trapped fixture being vented. **2015 IPC 905.4**



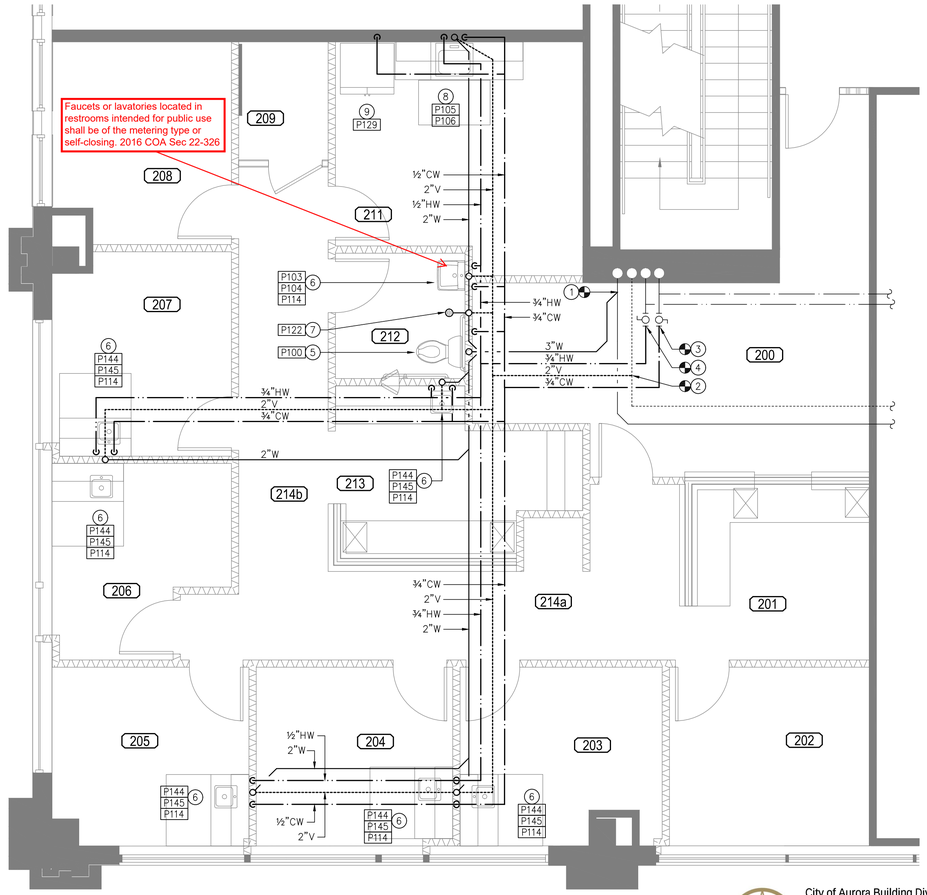
3 P1.2 WASTE PIPING ISOMETRIC
SCALE: NTS

Provide drains no smaller than allowed by **2015 IPC 709.1 and 710.1(1)**



2 P1.2 PLUMBING ISOMETRIC
SCALE: NTS

Faucets or lavatories located in restrooms intended for public use shall be of the metering type or self-closing. 2016 COA Sec 22-326



1 P1.2 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Y. Munoz
Date: Jul 12, 2021
2015 INTERNATIONAL CODES & 2020 NEC

1444 South Potomac

1444 South Potomac Street
Aurora CO 80112
Suite 235

Digitally signed by Luis R. Cocha
Date: 2021.06.24 10:33:58 -06'00'

Speculative Suite 235

Dates of Record

Project Start Date: ##########

Issued On	Issued For
24 June 2021	Tenant's Review & Approval; and Construction

Sheet Contents	PLUMBING PLAN
Project Team	BM/BS
Project Number	21299
Sheet Mark	**P1.2**

RSN: 1555662
PERMIT SET - 2021-06-25 LT

ELECTRICAL GENERAL NOTES - APPLICABLE TO ALL ELECTRICAL SHEETS

1. PRIOR TO SUBMITTING BIDS THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING ELECTRICAL EQUIPMENT CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF THE WORK. FIELD VERIFY QUANTITIES OF EXISTING LIGHT FIXTURES, ELECTRICAL DEVICES, COMMUNICATION DEVICES, FIRE ALARM DEVICES, AND ELECTRICAL EQUIPMENT. NOTIFY THE ARCHITECT AND ENGINEER OF ANY EXISTING CONDITIONS WHICH MODIFY THE SCOPE OF WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS. SUBMISSION OF A BID PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR MOBILIZATION, LABOR, EQUIPMENT, AND/OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.

2. THE ELECTRICAL CONTRACTOR SHALL EXAMINE THE DRAWINGS OF ALL TRADES WHOSE WORK RELATES TO OR IS DEPENDENT ON ELECTRICAL WORK TO BECOME FULLY INFORMED OF THE EXTENT AND CHARACTER OF THEIR SPECIFIED WORK AND BE ABLE TO COORDINATE IT WHILE AVOIDING POSSIBLE INTERFERENCE WITH THE ELECTRICAL WORK.

3. IT IS THE INTENTION OF THESE SPECIFICATIONS AND DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL COMPLETE AND READY FOR USE." "REPLACE" SHALL MEAN TO PUT NEW IN PLACE OF EXISTING. THE ARCHITECTURAL GENERAL AND SPECIAL CONDITIONS FOR THE WORK OF THIS PROJECT AND BASE BUILDING SPECIFICATIONS SHALL BE PART OF THE ELECTRICAL SPECIFICATIONS. THE ELECTRICAL CONTRACTOR SHALL EXAMINE THE GENERAL AND SPECIAL CONDITIONS BEFORE SUBMITTING A BID.

4. ALONGSIDE SUBMISSION OF THE BID, THE ELECTRICAL CONTRACTOR SHALL GIVE WRITTEN NOTICE TO THE ARCHITECT/ENGINEER OF ANY NECESSARY ITEMS OR WORK THAT HAVE BEEN OMITTED FROM THE DRAWINGS OR SPECIFICATIONS. IN THE ABSENCE OF SUCH WRITTEN NOTICE IT IS MUTUALLY AGREED THAT THE ELECTRICAL CONTRACTOR HAS INCLUDED THE COST OF ALL REQUIRED ITEMS IN HIS BID, AND THAT THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR THE APPROVED SATISFACTORY FUNCTIONING OF THE ENTIRE SYSTEM WITHOUT EXTRA COMPENSATION.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE AND SATISFACTORY ELECTRICAL INSTALLATION IN ACCORDANCE WITH THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS. HE SHALL PROVIDE, WITHOUT EXTRA CHARGE, ALL INCIDENTAL ITEMS REQUIRED, AS A PART OF THIS ELECTRICAL INSTALLATION. THE INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT AND ALL SEVERAL COMPONENT PARTS WILL FUNCTION TOGETHER AS A WORKABLE SYSTEM AND SHALL BE LEFT WITH ALL PARTS ADJUSTED AND IN WORKING ORDER.

6. ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LOCAL FEES, PERMITS, AND SERVICES OF INSPECTION AUTHORITIES REQUIRED BY ELECTRICAL WORK FOR THIS ELECTRICAL CONSTRUCTION. FILE ALL NECESSARY PLANS, PREPARE ALL DOCUMENTS, AND OBTAIN ALL NECESSARY APPROVALS REQUIRED BY LOCAL GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL REMAIN EXPOSED TO VIEW UNTIL APPROVED BY THE INSPECTION AUTHORITY.

7. ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE WITH OWNER REPRESENTATIVES. ALL ELECTRICAL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING CODE, LOCAL BUILDING AND FIRE DEPARTMENT REQUIREMENTS. PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF OWNER REPRESENTATIVE.

8. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY CHANGES REQUIRED BY THE BUILDING MANAGEMENT AND TENANT REPRESENTATIVES.

9. BEFORE STARTING WORK, ELECTRICAL CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ARCHITECT/ENGINEER FIVE (5) SETS OF SHOP DRAWINGS, BROCHURES, INSTALLATION INSTRUCTIONS, AND DESCRIPTIVE EQUIPMENT DATA RELATED TO SPECIFIED EQUIPMENT, WIRING DEVICES, AND ACCESSORIES FOR APPROVAL. ELECTRONIC SUBMITTALS (PDF OR SIMILAR) ARE ACCEPTABLE WITH PRIOR APPROVAL FROM THE ARCHITECT. THE CONTRACTOR SHALL IDENTIFY ANY "LONG LEAD TIME" ITEMS WHICH MAY IMPACT THE OVERALL PROJECT SCHEDULE. ALL BIDS SHALL INCLUDE COSTS ASSOCIATED WITH THE PURCHASE AND DELIVERY OF EQUIPMENT TO MEET THE PROJECT SCHEDULE. NO EQUIPMENT SHALL BE ORDERED, PURCHASED, OR INSTALLED PRIOR TO THE APPROVAL OF SHOP DRAWINGS, BROCHURES, INSTALLATION INSTRUCTIONS, AND SCHEDULES. APPROVAL BY THE ARCHITECT/ENGINEER IS INTENDED TO ESTABLISH CONFORMANCE WITH THE PROJECT DESIGN CONCEPT AND THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

10. THE NAMING OF THE MANUFACTURER OR BRAND WITH CATALOG NUMBER OR OTHER PRODUCT IDENTIFICATION WITHOUT THE WORDS "OR EQUAL" IN THE SPECIFICATIONS OR NOTES SHALL INDICATE THAT IT IS THE ONLY PRODUCT APPROVED FOR PURCHASE. IF THE WORDS "OR EQUAL" ARE USED THEY SHALL BE INTERPRETED AS ESTABLISHING A QUALITY OR PERFORMANCE STANDARD FOR THE MATERIAL OR PRODUCT TO BE PURCHASED. THIS SHALL INDICATE THAT THE ELECTRICAL CONTRACTOR IS NOT RESTRICTED TO THE USE OF THE NAMED AND IDENTIFIED PRODUCT IF A SUBSTITUTE APPROVED BY THE ARCHITECT/ENGINEER IS AVAILABLE. HOWEVER, WHERE A SUBSTITUTION IS REQUESTED, IT WILL BE PERMITTED ONLY WITH THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER. NO SUBSTITUTE MATERIAL OR PRODUCT SHALL BE ORDERED, FABRICATED, SHIPPED OR PROCESSED IN ANY MATTER PRIOR TO THE APPROVAL OF THE ARCHITECT/ENGINEER. THE ELECTRICAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ADDITIONAL EXPENSES AS REQUIRED MAKING CHANGES FROM THE ORIGINAL MATERIAL OR PRODUCT SPECIFIED.

11. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF ELECTRICAL WORK. LOCATIONS ARE APPROXIMATE AND SHALL BE SUBJECT TO MINOR MODIFICATIONS AS DIRECTED BY THE GENERAL CONTRACTOR AND OWNER REPRESENTATIVES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT FITTING OF ALL MATERIALS, EQUIPMENT, ETC., IN THE BUILDING AND TENANT SPACE. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB.

12. DRAWINGS SHALL NOT BE SCALED FOR ROUGH-IN MEASUREMENTS OR USED AS SHOP DRAWINGS, WHERE DIMENSIONS ARE SHOWN ON PLANS OR DETAILS, THESE DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE ELECTRICAL CONTRACTOR AGAINST EXISTING FIELD CONDITIONS, INSTALLATION REQUIREMENTS OF OTHER TRADES, AND THE MANUFACTURER'S SUBMITTALS FOR EQUIPMENT TO BE INSTALLED. SHOULD ANY CONFLICTS ARISE WHICH CANNOT BE EASILY RESOLVED IN THE FIELD WITHOUT CHANGING THE DESIGN INTENT, THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

13. WHILE ALL WORK IS IN PROGRESS, EXCEPT FOR SHORT DESIGNATED INTERVALS DURING WHICH CONNECTIONS ARE TO BE MADE, CONTINUITY OF SERVICE TO ALL EXISTING SYSTEMS SERVING OCCUPIED SPACES SHALL BE MAINTAINED. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH OWNER AT ALL TIMES FOR ALL NEW-TO-EXISTING CONNECTIONS, SYSTEM SHUTDOWNS, AND RESTART-UP.

14. ANY WORK WHICH WILL AFFECT THE BUILDING OCCUPANTS, INCLUDING, BUT NOT LIMITED TO WORK WHICH GENERATES EXCESSIVE NOISE, DUST, SMOKE, OR INCONVENIENCE TO BUILDING OCCUPANTS, SHALL BE PERFORMED AFTER BUSINESS HOURS. UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE BUILDING MANAGER OR OWNER.

15. ELECTRICAL ITEMS AFFECTED BY REMODEL WORK ARE SHOWN ON DRAWINGS ALONG WITH EXISTING ELECTRICAL INSTALLATION SHOWN WITH LIGHT LINE WEIGHT. EXISTING ELECTRICAL INSTALLATION SHOWN IS NOT NECESSARILY ALL-INCLUSIVE. RETAIN CIRCUIT CONTINUITY FOR EXISTING ELECTRICAL EQUIPMENT, FIXTURES, AND DEVICES THAT ARE TO REMAIN. SUCH EQUIPMENT SHALL BE RECONNECTED TO EXISTING CIRCUITS OR CONNECTED TO NEW CIRCUIT(S) AS INDICATED ON DRAWINGS. ENSURE ALL ELECTRICAL DEVICES IN WORK AREA ARE FULLY FUNCTIONAL. FOR DEVICES OR JUNCTION BOXES LOCATED IN WALLS, THAT MUST REMAIN IN PLACE FOR CIRCUIT CONTINUITY, PROVIDE BLANK COVER PLATES TO MATCH WALL PLATES STYLE IN THE AREA OF WORK. FOR ALL OTHER UNUSED JUNCTION BOXES, REMOVE WIRING AND PROVIDE BLANK COVER PLATE, OR COORDINATE WITH GENERAL CONTRACTOR FOR PATCHING OF WALL TO MATCH ADJACENT SURFACE AS DIRECTED BY ARCHITECT. WHERE EXISTING DEVICES CONFLICT WITH NEW WALL CONSTRUCTION, RELOCATE EXISTING DEVICE AND REWORK CIRCUITRY AS REQUIRED TO MAINTAIN CIRCUIT CONTINUITY. DEVICES MAY ONLY BE REMOVED WITH PRIOR APPROVAL FROM THE DESIGN TEAM AND BUILDING MANAGEMENT. COORDINATE FINAL DIRECTIONS WITH ARCHITECT PRIOR TO DEMOLITION.

16. REPORT ANY EXISTING DAMAGED EQUIPMENT OR SYSTEMS TO THE OWNER PRIOR TO BEGINNING THE PROJECT.

17. BEFORE ANY EQUIPMENT IS INSTALLED, DETERMINE THAT SAID EQUIPMENT WILL PROPERLY FIT WITHIN THE SPACE ALLOCATED. INSTALL ALL EQUIPMENT AND MATERIALS IN SUCH A MANNER AS TO PROVIDE REQUIRED ACCESS FOR SERVICING AND MAINTENANCE. ALLOW AMPLE SPACE FOR REMOVAL OF ALL PARTS THAT REQUIRE REPLACEMENT OR SERVICING.

18. MINIMUM WORKING CLEARANCES PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE SHALL BE PROVIDED AROUND AND IN FRONT OF ALL ELECTRICAL EQUIPMENT.

19. ALL CIRCUIT BREAKER LUGS SHALL BE RATED FOR A MINIMUM OF 75 DEGREES CELSIUS.

20. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, UNDAMAGED, BEAR THE UL LABEL WHERE APPLICABLE, AND BE AS SPECIFIED FOR USE IN EACH SPECIFIC LOCATION. ANY INCIDENTAL ACCESSORIES NECESSARY TO COMPLETE THE WORK IN ALL RESPECTS AND MAKE IT READY FOR OPERATION, EVEN IF NOT SPECIFICALLY SPECIFIED, SHALL BE FURNISHED, DELIVERED, AND INSTALLED BY THE ELECTRICAL CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE CLIENT.

21. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF A SYSTEM OR EQUIPMENT, SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S ESTIMATE, AS IF SPECIFIED HEREIN OR SHOWN.

22. ALL NEW, RELOCATED AND EXISTING MATERIALS, IN CEILING PLENUMS NOT ENCLOSED IN CONDUIT SHALL HAVE CLASS, FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS AS REQUIRED FOR USE IN OPEN PLENUM. REMOVE AND REPLACE ALL EXISTING MATERIALS IF IN WORK AREA NOT COMPLIANCE.

23. COORDINATE THE INSTALLATION OF ELECTRICAL MATERIALS AND EQUIPMENT ABOVE AND BELOW CEILINGS WITH SUSPENSION SYSTEM, MECHANICAL EQUIPMENT, AND OTHER BUILDING COMPONENTS. ALL COMPONENTS SHALL BE LOCATED AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE CEILING CAVITY SPACE CAREFULLY WITH ALL TRADES.

24. NEUTRALS, RACEWAYS, AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. PROVIDE HARD WIRE GROUND CONNECTIONS TO ALL DEVICES AND SEPARATE, CONTINUOUS, INSULATED GROUND WIRE IN EACH CIRCUIT (#12 CU MINIMUM "GREEN" TRACER GROUND). COORDINATE EQUIPMENT GROUNDING CONDUCTOR WIRE SIZE WITH MANUFACTURER REQUIREMENTS.

25. CONDUIT JOINTS SHALL BE CUT SQUARE, THREADED, REAMED SMOOTH, AND DRAWN UP TIGHT. BENDS OR OFFSETS SHALL BE MADE WITH AN APPROVED BENDER OR HICKEY, OR HUB-TYPE CONDUIT FITTINGS. THE NUMBER OF BENDS PER RUN SHALL CONFORM TO THOSE STATED IN CURRENT NEC.

26. WHERE POSSIBLE ALL WIRING SHALL BE RUN CONCEALED. ALL HOME RUNS SHALL BE EMT. CONCEALED CONDUIT SYSTEMS SHALL BE RUN IN A DIRECT LINE WITH LONG SWEEP BENDS AND AND OFFSETS. EXPOSED CONDUIT RUNS SHALL BE PARALLEL TO AND AT RIGHT ANGLES TO BUILDING LINES, USING CONDUIT FITTINGS FOR ALL TURNS AND OFFSETS. ALL EMPTY CONDUITS SHALL BE SUPPLIED WITH PULL WIRES AND BUSHINGS.

27. "MC" AND "AC" TYPE CABLE WITH INTERNAL GROUND WIRES SHALL BE PERMITTED FOR BRANCH CIRCUIT WIRING WHERE APPROVED IN WRITING BY BUILDING MANAGEMENT AND THE LOCAL AHJ ONLY AND INSTALLED PER NATIONAL ELECTRICAL CODE AND LOCAL BUILDING DEPARTMENT REQUIREMENTS. USE LISTED AND APPROVED TYPE COUPLINGS AND CONNECTORS. PROVIDE CONDUIT SUPPORTS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AS A MINIMUM.

28. ALL ROOF PENETRATIONS SHALL BE SEALED WATER TIGHT, PROVIDE FLASHING AND COUNTER FLASHING AS REQUIRED. COORDINATE ROOFING WORK WITH THE GENERAL CONTRACTOR.

29. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL JUNCTION AND PULL BOXES TO PROVIDE ACCESS POINTS FOR PULLING AND FEEDING CONDUCTORS INTO A RACEWAY SYSTEM. JUNCTION AND PULL BOXES AND THEIR COVERS SHALL BE FORMED FROM SHEET STEEL AND SHALL BE FINISHED IN GRAY ENAMEL PAINT. BOXES SHALL BE IN INDUSTRY STANDARD SIZES. OUTLET BOXES WITH THE CORRECT FITTING FOR THE APPLICATION SHALL BE LOCATED AT EACH CONDUCTOR SPLICE POINT, AT EACH OUTLET, SWITCH POINT, OR JUNCTION POINT, AND AT EACH PULL POINT FOR THE CONNECTION OF CONDUIT AND OTHER RACEWAYS. OUTLET BOXES FOR CONCEALED WIRING SHALL BE MADE FROM GALVANIZED OR CADMIUM-PLATED SHEET STEEL, AND THEY SHALL HAVE A DEPTH OF AT LEAST 1.5 INCHES, WHETHER SINGLE OR GANGED. THE BOXES SHALL BE LARGE ENOUGH SIZE TO ACCOMMODATE THE NUMBER OF WIRING DEVICES AND CONDUCTORS AS SPECIFIED IN THE FILL SCHEDULE OF THE CURRENT NEC. SECURE BOXES WITH MOUNTING BRACKET, BRACES, HANGER OR BOX MOUNTING SUPPORT.

30. ALL NEW SWITCHES, POWER OUTLETS, TELEPHONE OUTLETS, FIRE ALARM DEVICES, AND COMMUNICATIONS OUTLETS SHALL MEET THE REQUIREMENTS FOR AMERICANS WITH DISABILITIES (A.D.A) MOUNTING HEIGHTS AND ORIENTATIONS, TYPICAL UNLESS OTHERWISE NOTED. RECEPTACLES SHALL BE A MINIMUM OF 15" A.F.F. AND SWITCHES A MAXIMUM OF 48" A.F.F. TO CENTERLINE, TYPICAL UNLESS OTHERWISE NOTED.

31. ALL WALL MOUNTED OUTLETS SHALL BE OFFSET SO THEY ARE NOT BACK TO BACK, FOR SOUND TRANSMISSION PURPOSES. A HORIZONTAL DISTANCE OF AT LEAST 6 INCHES SHALL SEPARATE OUTLET BOXES ON OPPOSITE SIDES OF WALLS AND PARTITIONS. ALL ELECTRICAL AND COMMUNICATIONS OUTLETS ON WALLS AS CLOSE TOGETHER AS POSSIBLE.

32. WIRING DEVICES SHALL BE SPECIFICATION GRADE. MINIMUM DEVICE RATING SHALL BE 20 AMPS FOR ALL WIRING DEVICES UNLESS SPECIFICALLY NOTED OTHERWISE. DEVICES WITH DEDICATED CIRCUITS SHALL BE RATED AS REQUIRED BY CIRCUIT LOAD. ISOLATED GROUND RECEPTACLES SHALL BE ORANGE. MATCH COLOR AND TYPE TO EXISTING BUILDING STANDARD. PROVIDE MATCHING NYLON COVER PLATES FOR ALL OUTLETS. ELECTRICAL CONTRACTOR SHALL VERIFY ALL OUTLETS WITH ARCHITECTURAL PLANS AND TENANT BEFORE ORDERING AND PURCHASING OF MATERIALS.

33. FIRE RESISTIVE WALLS AND PARTITIONS MAY HAVE OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES IN AREA, PROVIDED THE AGGREGATE AREA OF SUCH OPENINGS IS NOT MORE WITH THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL. A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES SHALL SEPARATE OUTLET BOXES ON OPPOSITE SIDES OF FIRE RESISTIVE WALLS AND PARTITIONS.

34. ALL JUNCTION BOX COVERS SHALL BE INDELIBLY LABELED WITH PANEL DESIGNATION AND BRANCH CIRCUIT NUMBER OF EACH WIRE WITHIN THE JUNCTION BOX. PANELS/DISCONNECTS/TRANSFORMERS AND SIMILAR MUST BE LABELED WITH THEIR SOURCE AND WITH CALCULATED AIC VALUE/DATE.

35. ALL WIRING SHALL BE COPPER, TYPE THHN OR THWN INSULATION, UNLESS SPECIFICALLY NOTED OTHERWISE. MINIMUM SIZE SHALL BE #12 AWG. CONDUCTORS SHALL BE FACTORY COLOR-CODED WITH WIRE COLOR CODING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AND USING STANDARD CONDUCTOR COLOR CODES:

120/208 VOLTS:		277/480 VOLTS:	
A:	BLACK	A:	BROWN
B:	RED	B:	ORANGE
C:	BLUE	C:	YELLOW
NEU:	WHITE	NEU:	GRAY
GND:	GREEN	GND:	GREEN

ISO. G: GREEN W/YELLOW STRIPE

36. RECEPTACLES FOR COMPUTERS, COPIERS, AND PRINTERS, WHICH ARE SEMI-DEDICATED, DEDICATED, OR ISOLATED, SHALL HAVE A SEPARATE NEUTRAL AND DEDICATED GROUND CONDUCTOR RUN FROM THE BRANCH CIRCUIT PANEL BOARD.

37. ALL JOINTS OR SPLICES FOR 10 AWG. CONDUCTORS OR SMALLER SHALL BE MADE WITH UL-APPROVED WIRE NUTS, OR COMPRESSION-TYPE CONNECTORS.

38. ALL JOINTS OR SPLICES FOR CONDUCTORS 8 AWG AND LARGER SHALL BE MADE WITH A MECHANICAL COMPRESSION OR BOLTED CONNECTOR. AFTER THE CONDUCTORS HAVE BEEN MADE MECHANICALLY AND ELECTRICALLY SECURE, THE ENTIRE JOINT OR SPLICE SHALL BE COVERED WITH 3M SCOTCH BRAND NO. 33 TAPE OR APPROVED EQUAL TO MAKE THE INSULATION VALUE AT THE JOINT OR SPLICE EQUAL TO THE VALUE OF THE CONDUCTOR INSULATION. ALL CONNECTORS SHALL BE UL APPROVED.

39. ALL NEW MULTI-WIRE BRANCH CIRCUITS SHALL INCLUDE SEPARATE NEUTRAL CONDUCTORS OR BREAKER TIES AS REQUIRED BY CURRENT NEC SECTION 210.4 (B).

40. VOLTAGE DROP: THE ELECTRICAL CONTRACTOR SHALL ENSURE THAT VOLTAGE DROP FOR FEEDERS TO DISTRIBUTION EQUIPMENT DOES NOT EXCEED 2% AND VOLTAGE DROP IN BRANCH CIRCUITING DOES NOT EXCEED 3% FOR OVERALL VOLTAGE DROP OF 5% (MAXIMUM). FEEDERS LISTED ON SCHEDULES AND THE ELECTRICAL ONE-LINE DIAGRAM ARE A BASE FEEDER/BRANCH CIRCUIT SIZE AND SHALL BE ADJUSTED AS NEEDED BASED ON ACTUAL LENGTHS OF CONDUCTORS.

41. ELECTRICAL CONTRACTOR SHALL UP SIZE SHARED NEUTRAL CONDUCTOR WITHIN FURNITURE SYSTEMS TO A #10 AWG CU CONDUCTOR. ELECTRICAL CONTRACTOR TO CONSIDER THE NEUTRAL CONDUCTOR AS A CURRENT CARRYING CONDUCTOR WHEN FEEDING ELECTRONIC LOADS.

42. ALL LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENTLY FROM STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF LIGHT FIXTURES AND ELECTRICAL DEVICES.

43. FOR ALUMINUM CONDUCTOR TERMINATIONS, ALUMINUM BI-METALLIC PIN CONNECTORS ARE REQUIRED UNLESS COMPACT CONDUCTORS ARE USED. THESE CONNECTORS SHALL BE UL LISTED PER UL 486B AND RATED FOR USE UP TO 600V AND TEMPERATURE UP TO 90°C. CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER'S SPECIFIED CRIMPING TOOLS AND DIES.

44. INSTALLATION IN AREAS OF DRYWALL CEILING SHALL BE COORDINATED SUCH THAT ACCESS PANELS ARE NOT REQUIRED. ELEMENTS REQUIRING ACCESS SHALL BE LOCATED IN THE AREAS OF ACCESSIBLE CEILING OR IN THE LOCATIONS COORDINATED WITH ARCHITECT. ACCESS PANELS REQUIRED WITHIN DRYWALL CEILINGS SHALL BE INSTALLED SYMMETRICALLY WITH OTHER PANELS OR DEVICES AND SHALL BE MINIMUM SIZE REQUIRED. "MUD-IN" TYPE, AND FIRE RATED, IF REQUIRED. ACCESS PANELS IN FIRE-RATED WALLS AND CEILINGS SHALL HAVE PROPER UL LABEL AND FIRE RATING LISTING.

45. WALL AND CEILING ROUGH-IN INSTALLATIONS FOR LOW-VOLTAGE CONTROL WIRING OF ANY TYPE SUCH AS DATA/TELECOMMUNICATIONS WIRING, FIRE ALARM WIRING, HVAC CONTROL WIRING, SECURITY SYSTEMS WIRING, IT CABLING, OPTICAL FIBER CABLING, ETC., SHALL BE COMPLETE AND READY FOR INSPECTION AT THE TIME ELECTRICAL ROUGH-IN INSPECTIONS ARE REQUESTED. ALL SHARP EDGES, CONDUIT ENDS AND METAL STUDS, ETC. FOR LOW-VOLTAGE CABLING SHALL BE PROTECTED BY INSULATED BUSHINGS OR GROMMETS AND SECURELY FASTENED IN THE OPENINGS FOR THE WALL ROUGHT-IN INSPECTIONS. WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER (GROUPED CABLES ROUTED WITH SQUARE CORNERS AND PARALLEL TO BUILDING LINES.) CABLES SHALL BE INSTALLED PER NEC REQUIRED SEPARATIONS AND SUPPORTED FROM THE BUILDING STRUCTURE. CABLE TIES USED IN DUCTS, PLENUMS, AND OTHER AIR-HANDLING SPACES ARE REQUIRED TO HAVE A TESTING LABORATORY LISTING NUMBER AND LABEL ON EACH UNOPENED PACKAGE AS BEING APPROVED FOR USE IN THESE LOCATIONS.

46. COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF ALL ELECTRICAL DEVICES LOCATED WITHIN, ABOVE, OR NEAR MILLWORK WITH ARCHITECTURAL DRAWINGS, APPROVED "SHOP DRAWINGS", AND MILLWORK CONTRACTOR. MAINTAIN CONSISTENT MOUNTING PRACTICES FOR A UNIFORM APPEARANCE. VERIFY ALL OUTLET REQUIREMENTS PRIOR TO ROUGH IN.

47. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF LIGHTING FIXTURES IN MECHANICAL ROOMS/SPACES WITH MECHANICAL DUCT WORK INSTALLER PRIOR TO ROUGH IN. LOCATE BELOW DUCT WORK (8'-0" A.F.F. MIN.) CENTERED IN ROOM AS MUCH AS POSSIBLE.

48. ELECTRICAL CONTRACTOR SHALL COMPLY WITH NEC AND LOCAL CODES FOR CONDUIT FILL REQUIREMENTS DEPENDING ON WIRE SIZES, QUANTITY, AND CORRECTION FACTORS. COORDINATE WITH LOCAL AUTHORITY HAVING JURISDICTION IF UPGRADE OF THE EXISTING ELECTRICAL INSTALLATION IS REQUIRED. THIS UPGRADE WILL INCLUDE REPLACEMENT OF ALL CONDUCTORS AND WIRING AFFECTED BY SCOPE OF THIS PROJECT TO ACCOMMODATE CURRENT CODE CONDUIT FILL AND CORRECTION REQUIREMENTS. INCLUDE COST ASSOCIATED WITH THIS UPGRADE IN THE BID.

49. ELECTRICAL CABINETS AND ENCLOSURES LOCATED IN PUBLIC AREAS SHALL BE LOCKABLE TYPE.

50. PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT SPECIFIC WRITTEN PERMISSION FROM STRUCTURAL ENGINEER AND ARCHITECT. SUBMIT REQUESTS FOR PENETRATIONS TO ARCHITECT FOR REVIEW AND DISPOSITION. PRIOR TO CORE, DRILLING THROUGH FLOORS, VERIFY CLEARANCE OF BEAMS, DUCTWORK, ETC IN CEILING SPACE BELOW, AND X-RAY FOR CONDUIT AND/OR REBAR IN SLAB. COORDINATE WITH BUILDING MANAGEMENT/OWNER TO INFORM TENANT BELOW FOR SCHEDULING OF CORE DRILLING AND TO ADVICE CONCERNING PROTECTION FOR ANY SENSITIVE EQUIPMENT PRIOR TO COMMENCEMENT OF WORK. ALL X-RAYS AND CORE DRILLS MUST BE SCHEDULED FOR AFTER HOURS UNLESS BUILDING MANAGEMENT/OWNER AUTHORIZES OTHERWISE.

51. RACEWAYS SHALL BE PROVIDED WITH EXPANSION FITTINGS WHERE NECESSARY TO COMPENSATE FOR THERMAL EXPANSION AND CONTRACTION, AND TO ALLOW FOR MINOR MOVEMENT OF BUILDING STRUCTURE. PROVIDE BONDING EXPANSION FITTINGS FOR METAL RACEWAYS SHALL BE MADE ELECTRICALLY CONTINUOUS BY EQUIPMENT BONDING JUMPERS OR OTHER MEANS.

52. PROVIDE TYPEWRITTEN, UPDATED PANELBOARD DOOR DIRECTORIES FOR ALL AFFECTED PANELS PER NEC 408.4, REFLECTING ACCURATE BRANCH CIRCUIT DESTINATIONS. CLEARLY MARK JUNCTION BOXES IN CEILING SPACE WITH PANEL DESIGNATIONS AND CIRCUIT NUMBERS. PROVIDE NEW ENGRAVED PLASTIC LABELS TO REPLACE ANY DAMAGED MISLABELED, TEMPORARY OR OTHERWISE ILLEGIBLE EXISTING IDENTIFICATION LABELS FOR DISTRIBUTION EQUIPMENT AFFECTED BY THIS CONTRACT. ATTACH THESE LABELS PERMANENTLY TO EQUIPMENT WITH RIVETS OR SCREWS. ALL PANEL SCHEDULES SHALL INDICATE THE NAME OF THE UPSTREAM PANEL OR SWITCHBOARD PROVIDING POWER.

53. CLEAN EXPOSED PANEL BOARD SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AS REQUIRED AND PROVIDE CLOSURE PLATES FOR VACANT SPACES. ALL NEW PANELS PROVIDED UNDER THIS CONTRACT SHALL BE DOOR-IN-DOOR CONSTRUCTION TYPE, WITH BOLT-ON CIRCUIT BREAKERS AND COPPER BUSSING, UNLESS SPECIFICALLY NOTED OTHERWISE.

54. PROVIDE FIRE STOPPING MATERIAL AND SYSTEMS AS LISTED IN THE UL FIRE RESISTANCE DIRECTORY EQUAL TO THE FIRE RESISTANCE RATING OF THE RESPECTIVE WALL OR FLOOR ASSEMBLY FOR ALL PENETRATIONS OF CONDUIT, SLEEVES, WIRING, CABLES AND OTHER ELECTRICAL ITEMS THROUGH FIRE-RATED CORRIDOR WALLS, FIRE RESISTIVE WALLS, FIRE RESISTIVE SHAFTS, AND FLOOR PENETRATIONS.

55. VERIFY ALL SPECIFIC KITCHEN AND BREAK ROOM EQUIPMENT REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH IN. COORDINATION SHALL INCLUDE MOUNTING HEIGHTS, CONNECTION TYPE AND POWER REQUIREMENTS. ALL CONNECTIONS FOR KITCHEN EQUIPMENT SHALL BE IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S AND SUPPLIER'S RECOMMENDATIONS. PROVIDE CORD AND PLUG FOR DISHWASHERS AND GARBAGE DISPOSER PER NEC 422.16(B)(1) AND (2).

56. SECURITY: ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND REQUIREMENTS FOR J-BOX ROUGH-INS, CONDUIT RUNS WITH PULL WIRE AND POWER REQUIREMENTS FOR SECURITY SYSTEM WITH SECURITY SYSTEM CONTRACTOR PRIOR TO ROUGH-IN. THE SECURITY SYSTEM CONTRACTOR SHALL ALSO COORDINATE WORK WITH FIRE ALARM CONTRACTOR FOR COORDINATION OF THE INTERCONNECTION OF THE SECURITY SYSTEM WITH FIRE ALARM SYSTEM AS REQUIRED PER LOCAL CODES AND FIRE DEPARTMENT REGULATIONS.

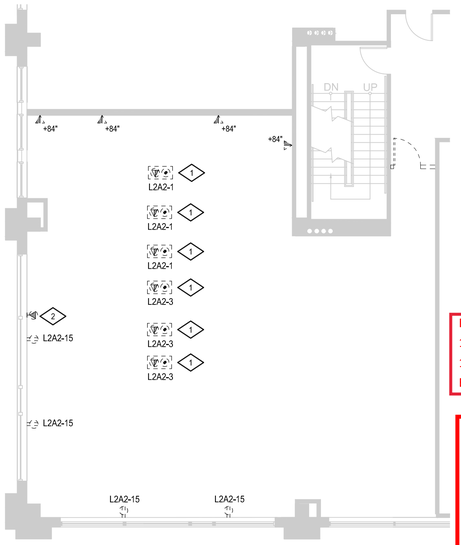
57. AUDIO-VISUAL EQUIPMENT: ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND REQUIREMENTS FOR J-BOX ROUGH-INS, CONDUIT RUNS WITH PULL WIRE, REQUIRED PENETRATIONS, AND POWER REQUIREMENTS FOR AUDIO-VIDEO EQUIPMENT WITH AUDIO-VIDEO CONTRACTOR PRIOR TO ROUGH-IN.

58. COORDINATE CONTROL OF LUMINAIRES IN BUILDING COMMON CORRIDOR AREAS WITH BUILDING MANAGEMENT.

59. EXISTING LIGHT FIXTURES TO BE RELOCATED: LUMINAIRES SCHEDULED TO BE RELOCATED ARE CONSIDERED AS NEW INSTALLATION AND SHALL BE EITHER RETROFITTED WITH AN INDIVIDUAL DISCONNECTING MEANS WHICH SIMULTANEOUSLY DISCONNECTS ALL BALLAST CONDUCTORS FROM THE SOURCE OF SUPPLY OR RETROFITTED WITH NEW BALLASTS AND LAMP POSTS COMPLYING WITH THE REQUIREMENTS SET IN NEC 410.130 (G). THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THEIR BID A SEPARATE LINE ITEM COST FOR EACH LUMINAIRE RETROFIT. FIELD VERIFY QUANTITY UPON AWARD OF BID AND ADJUST PRICE ACCORDINGLY.

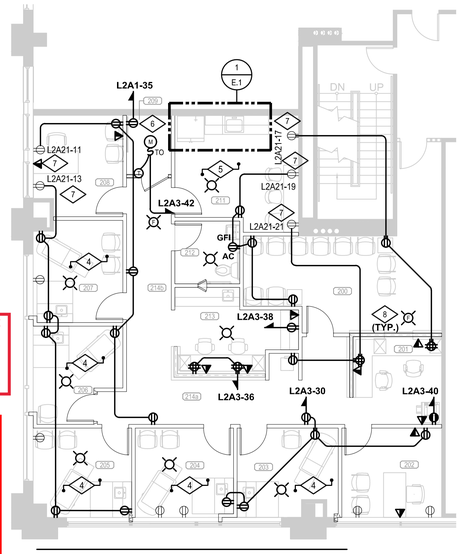
60. UNLESS OTHER

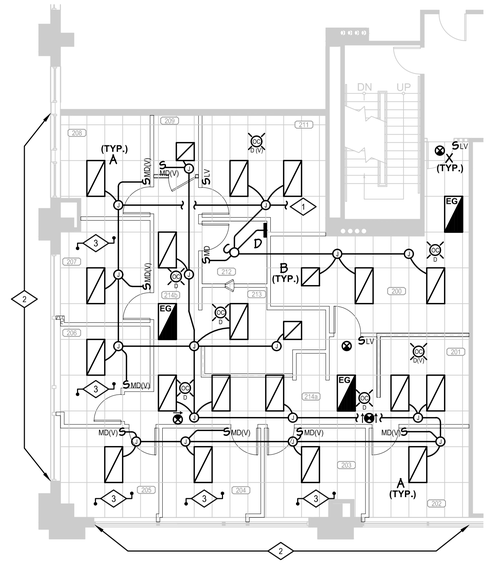
Wiring in air handling space must comply with 2020 NEC 300.22. Firestop penetrations per 2020 NEC 300.21. Secure and support equipment per 2020 NEC 300.11.



Install electrical connections per 2020 NEC 110.14, Identify disconnects per 2020 NEC 110.22 and provide working space around Electrical equipment per 2020 NEC 110.26

SEPARATE FIRE ALARM PERMIT REQUIRED: Due to the proposed work the general contractor is required to obtain the services of a fire alarm contractor to determine if a separate alarm permit is required. If it is determined that the spacing of the fire alarm devices is not in compliance, then a separate fire alarm permit is required. Approval of the documents is required prior to system installation or any request for inspection. A certificate of occupancy or final approval cannot be issued by the Building Division without this fire protection system. **2015 IFC, Section 105.7.6.**





DEMOLITION PLAN

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

GENERAL NOTES:

A. REMOVED ITEMS SHOWN AS DASHED AND LIGHT. - - - -
B. E.C. TO REMOVE ALL ABANDONED CONDUIT/CABLING/WIRING FROM SPACE INCLUDING ABOVE THE CEILING BACK TO SOURCE. ANY CIRCUITS MADE SPARE TO BE TURNED OFF AND LABELED AS SUCH WITH NEW TYPED PANEL SCHEDULES.
C. ALL EXISTING LIGHTING FIXTURES TO BE REMOVED. RETURN LIGHTING FIXTURES NOT REUSED TO PROPERTY MANAGEMENT STOCK.
D. PROTECT CIRCUITS AFFECTED BY DEMOLITION THAT HAVE DEVICES REMAINING AFTER DEMOLITION.
E. PROTECT ANY DEMOLISHED FIRE ALARM DEVICES AND EXIT SIGNS FOR RELOCATION. RETURN ANY UNUSED DEVICES TO BUILDING MANAGEMENT.

DETAIL NOTES

8

1. PATCH FLOOR AFTER REMOVAL OF POKE-THRU TO MAINTAIN FIRE RATING.
2. CIRCUIT COULD NOT BE TRACED AT THE TIME OF SURVEY.

POWER PLAN

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

GENERAL NOTES:

A. NEW AND RELOCATED ITEMS SHOWN AS BOLD ——— EXISTING ITEMS SHOWN AS LIGHT ———
B. PROVIDE TAMPER PROOF RECEPTACLE COVERS IN WAITING ROOM AND CORRIDORS AND OFFICES PER NEC 406.12.

DETAIL NOTES

8

1. PROVIDE ABOVE COUNTER DEADFRONT GFI DEVICE AHEAD OF KITCHEN OUTLET TO PROVIDE AN ACCESSIBLE GFI PROTECTION FOR KITCHEN DEVICE. PROVIDE ADHESIVE LABEL TO COVER INDICATING DEVICE SERVED, P&S MODEL 2085 OR EQUAL.
2. PROVIDE HALF SWITCHED GFI QUADRUPLEX OUTLET, SWITCHED HALF FOR DISPOSAL, UNSWITCHED FOR DISHWASHER. PROVIDE GROMMETS AND CORD AND CAPS AS NECESSARY.
3. E.C. TO PROVIDE ADHESIVE LABEL WITH CIRCUIT NUMBER ON RECEPTACLES. COORDINATE STYLE OF LABEL WITH PROPERTY MANAGEMENT PRIOR TO INSTALLING. SEE TYPICAL DEVICE LABELING DETAIL.
4. PROVIDE/ENSURE HOSPITAL-GRADE RECEPTACLES FOR ALL DEVICES IN THIS ROOM. ALL BRANCH CIRCUITS IN THIS AREA SHALL BE RUN ENTIRELY IN EMT CONDUIT IN ORDER TO UTILIZE CONDUIT AS REDUNDANT GROUND (PER NEC 517.13) OR PROVIDE GREEN HOSPITAL-GRADE AC/MC CABLE FOR REDUNDANT GROUND. PROVIDE GFCI DEVICES THROUGHOUT. PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT.
5. PROVIDE GCFI PROTECTION PER NEC 210.8 IN THIS AREA WITHIN 6' OF THE SINK.
6. TRANSFER FAN CONNECTED TO M.C. SUPPLIED LINE VOLTAGE THERMOSTAT. THERMOSTAT WIRED/INSTALLED BY E.C. CONNECT FAN THROUGH THERMAL SWITCH USING 2-#12 CU AND #12 GND IN 3/4"C.
7. CONNECT TO EXISTING LOCAL 120V CIRCUIT. E.C TO VERIFY NO MORE THAN (6) RECEPTACLES ON A SINGLE 20A CIRCUIT.
8. NEW/RELOCATED FIRE ALARM DEVICE, SEE FIRE ALARM GENERAL NOTES.
9. E.C. TO PROVIDE ADHESIVE LABEL WITH CIRCUIT NUMBER ON RECEPTACLES. COORDINATE STYLE OF LABEL WITH PROPERTY MANAGEMENT PRIOR TO INSTALLING. SEE TYPICAL DEVICE LABELING DETAIL.

Room Schedule

200	Waiting Room	208	Office
201	Reception	209	IT/Storage
202	Office	210	-
203	Exam	211	Break Room
204	Exam	212	ADA Restroom
205	Exam	213	M.A. Area
206	Exam	214	Hallway
207	Exam		

LIGHTING PLAN

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

GENERAL NOTES:

A. NEW AND RELOCATED ITEMS SHOWN AS BOLD ——— EXISTING ITEMS SHOWN AS LIGHT ———
B. LOWER CASE LETTERING INDICATED ON SWITCHES AND FIXTURES IF SHOWN, WHICH SWITCHES CONTROL WHICH FIXTURES.

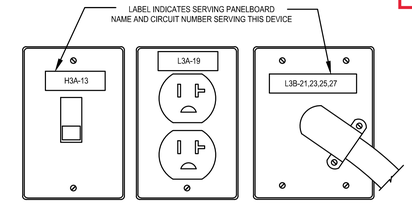
DETAIL NOTES

8

1. CONNECT TO LOCAL LIGHTING CIRCUIT. E.C. TO VERIFY NO MORE THAN 70% LOAD ON A SINGLE 277V LIGHTING CIRCUIT.
2. DAYLIGHT DIMMING NOT APPLIED. FIXTURES IN DAYLIGHT ZONE ARE LESS THAN 150W TOTAL PER SPACE.
3. PROVIDE/ENSURE HOSPITAL-GRADE DEVICES FOR ALL DEVICES IN THIS ROOM. ALL BRANCH CIRCUITS IN THIS AREA SHALL BE RUN ENTIRELY IN EMT CONDUIT IN ORDER TO UTILIZE CONDUIT AS REDUNDANT GROUND (PER NEC 517.13) OR PROVIDE GREEN HOSPITAL-GRADE AC/MC CABLE FOR REDUNDANT GROUND. PROVIDE GFCI DEVICES THROUGHOUT. PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT.

Suspended Ceiling Systems and the Luminaires They support shall meet the requirements of 410.36(B) 2020 NEC

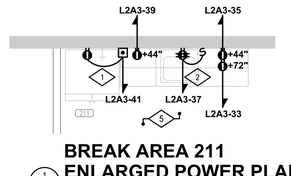
Provide Emergency Illumination Equipment That complies with 2020 NEC 700.12(F) or NEC 700.



TYPICAL DEVICE LABELING DETAIL

9

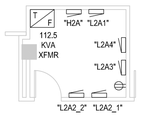
SCALE: NONE



BREAK AREA 211 ENLARGED POWER PLAN

1 / E.1

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



EXISTING ELECTRICAL ROOM

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

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Bobby McKinzie
Date: Jul 09, 2021
2015 INTERNATIONAL CODES & 2020 NEC

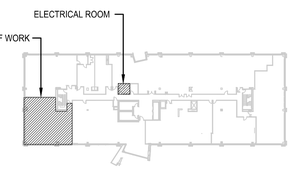
2015 IECC CONTROL MATRIX														
SPACE TYPE	MAN. ON	MAN. OFF	MAN. DIM	OVRD. SW. (TC)	TC ON	TC OFF	OCC. SENS. ON	OCC. SENS. OFF	12PM-6AM DIM 30% DOWN	DAY-LTG. DIM	90-MIN BATT./ GENRTR.	EXT. PHOTO -CELL	REMARKS:
PRIVATE OFFICE/EXAM ROOM	X	X	*	**	**	**		X					
OPEN OFFICE AREA	X	X	*	**	**	**	X	X					DUAL LEVEL CONTROL THIS AREA. ONLY 50% TO BE AUTO ON.
DAYLIGHT ZONES	X	X	*	**	**	**		X		X			SEPARATE SWITCH FROM OTHER ZONES
WALK IN COOLER/FREEZER	X	X	*	**	**	**	X	X					
TRAINING/CLASS/CONFERENCE/BREAK/COPY/WORK/LAB/LOCKER	X	X	*	**	**	**		X					
STORAGE/CLOSETS/DATA	X	X	*	**	**	**		X					
HALLWAYS/LOBBIES	X	X	*	**	**	**	X	X					
ENTRY VESTIBULES/STAIRWELLS													NIGHTLIGHT BASED ON SAFETY/SECURITY EXCEPTION
RESTROOMS	X	X	*	**	**	**	X	X					
ELECTRICAL/MECHANICAL ROOMS	X	X	*	**	**	**	X	X					PROVIDE OVERRIDE SWITCH FOR SENSOR CONTROL
COMMERCIAL KITCHEN	X	X	*	**	**	**	X	X					
PHARMACY/GYM/LIBRARY	X	X	*	**	**	**	X	X					DUAL LEVEL CONTROL THIS AREA. ONLY 50% TO BE AUTO ON.
WAREHOUSE - AISLES	X	X	*	**	**	**	X	X					EACH AISLE INDEPENDENT
WAREHOUSE - OPEN AREA	X	X	*	**	**	**	X	X					DUAL LEVEL CONTROL THIS AREA. ONLY 50% TO BE AUTO ON.
RETAIL/RESTAURANT SEATING	X	X	*	**	**	**							DUAL LEVEL CONTROL MINIMUM, UNLESS DIMMED
SPECIFIC APPLICATION CONTROL	X	X	*										MANUAL ONLY PER IECC
FACTORY/INDUSTRIAL	X	X	*	**	**	**	X	X					DUAL LEVEL CONTROL THIS AREA. ONLY 50% TO BE AUTO ON.
EXTERIOR SITE LIGHTING					X	X			X			X	
EXTERIOR FAÇADE/WALLPACKS					X	X						X	
LOADING DOCK					X	X						X	
EXTERIOR EG WALLPACKS					X	X					X	X	UL924/SWITCHED LEADS
INTERIOR EG NON-NL				**	**	**	X***	X***			X		UL924/SWITCHED LEADS. SENSOR IN PARALLEL WITH TC
INTERIOR EG NL (EXIT SIGNS / FIXTURES DESIGNATED NL)											X		NIGHTLIGHT BASED ON SAFETY/SECURITY EXCEPTION

NOTE: E.C. TO PROVIDE SHOP DRAWINGS AND SUBMITTALS THROUGH THE APPROPRIATE LIGHTING CONTROLS MANUFACTURER REPRESENTATIVE TO MEET THE ABOVE CONTROL INTENT.
SEE OCCUPANCY/VACANCY/DAYLIGHT SENSOR SCHEDULE ON COVERSHEET FOR MORE DETAILS. PROVIDE ADDITIONAL POWER PACKS WHERE CONTROLLING MULTIPLE/ADDITIONAL VOLTAGES.
*** MANUAL DIMMING WHERE REQUIRED BY PLANS.**
**** OVERRIDE SWITCH AND TIME CLOCK CONTROL WHERE/IF NOTED ON PLANS.**
***** PROVIDE SECOND OCCUPANCY POWER PACK WHERE CONTROLLED IN ROOMS WITH VACANCY SENSORS.**

LIGHTING FIXTURE SCHEDULE

ID	TYPE	SIZE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NUMBER	MOUNTING	DIMMING	LUMENS (LM)	TEMP (K)	CRI	VOLTS (V)	WATTS (W)	NOTES	#
A	LED	2' X 4'	RECESSED TROFFER	LITHONIA	2FLS4	2FSL4-40LEZ1-LP835	RECESSED	10% (0-10V)	4000	3500	80+	277	31.7		
B	LED	2' X 2'	RECESSED TROFFER	LITHONIA	2FLS2	2FSL2-33L-GZ10-LP835	RECESSED	10% (0-10V)	3300	3500	80+	277	27.1		
C	LED	d = 5"	DOWNLIGHT	SYLVANIA	65474	LEDRT56/R3C/600UD/9SC8	RECESSED	10% (0-10V)	900	3500	80+	277	12		
D	LED	[TBD]	VANITY LIGHT	MODERN FORM POLAR	POLAR	WS-32**	WALL MOUNT	10% (0-10V)	4037 (MAX)	3000	90	277	75 (MAX)		
X	LED	-	EXIT SIGN; GREEN WITH WHITE	LITHONIA LIGHTING	UNIVERSAL MOUNT EXIT SIGN	LITHONIA EDG-W-#-GW-EL	UNIVERSAL	-	-	-	-	277	-		[EX]

PROVIDE ALL PARTS AND PIECES AS NEEDED FOR COMPLETE INSTALLATION. COORDINATE FINAL LOCATIONS, MOUNTING HEIGHTS, AND FIXTURE OPTIONS WITH ARCHITECT AND/OR TENANT.
FIXTURES ON SCHEDULE MAY BE SHOWN FOR REFERENCE ONLY. VERIFY FIXTURE QUANTITIES WITH DRAWINGS PRIOR TO ORDERING.
* COORDINATE OPTION WITH ARCHITECT/TENANT.
EG PROVIDE EG FIXTURES WITH 90-MIN UL924 SWITCHABLE BATTERY BACKUP AND TEST SWITCH AND CIRCUIT TO LOCAL LIGHTING CIRCUIT AHEAD OF MANUAL CONTROL, BUT NOT SENSORS. CONNECT SWITCH LEADS SO POWER FAILURE OVERRIDES SENSOR CONTROL.
[EX] PROVIDE EXIT SIGNS WITH 90-MIN BATTERY BACKUP AND CONNECT TO LOCAL LIGHTING CIRCUIT AHEAD OF CONTROL.



KEY PLAN

COREY
Electrical Engineering, Inc.
Commercial and Transportation Design
7622 S. Wheeling Ct. Suite B, Englewood, CO 80112 I P (303) 696-1257 I
projects@coreyeng.com
NEC®: 2020
IECC: 2015

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED
CRAIG T. TINNER
45462
PROFESSIONAL ENGINEER
6/25/2021

Speculative Suite 235

Dates of Record

Project Start Date: 18 Jun 2021

Issued On:	Issued For:
06.24.2021	Tenant's Review & Approval; and Construction

Sheet Contents	ELECTRICAL PLANS
Project Team	RC,AW
Project Number	21098
Sheet Mark	**E.1**

3 ϕ FAULT CALCULATION

POINT #1, AT THE UTILITY TRANSFORMER;

Isc = 22,600 A

POINT #2, AT THE MAIN SWITCHGEAR;

f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor
f = 1.73 x 125 x 22600 A / 480 x 85560
f = 0.12

M = 1 / 1+f = 1 / 1+ 0.12 = 0.89

Isc = M x Isc (source) = 0.89 x 22600 A = **20,197 A**

POINT #3, AT PANEL "H2A";

f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor
f = 1.73 x 15 x 20197 A / 480 x 27846
f = 0.04

M = 1 / 1+f = 1 / 1+ 0.04 = 0.96

Isc = M x Isc (source) = 0.96 x 20197 A = **19,435 A**

POINT #4, AT THE 112.5 KVA TRANSFORMER;

f = 1.73 x Length x Isc (source) / L-L Volts x Wire Factor
f = 1.73 x 5 x 20197 A / 480 x 11423
f = 0.03

M = 1 / 1+f = 1 / 1+ 0.03 = 0.97

Isc = M x Isc (source) = 0.97 x 20197 A = **19,573 A**

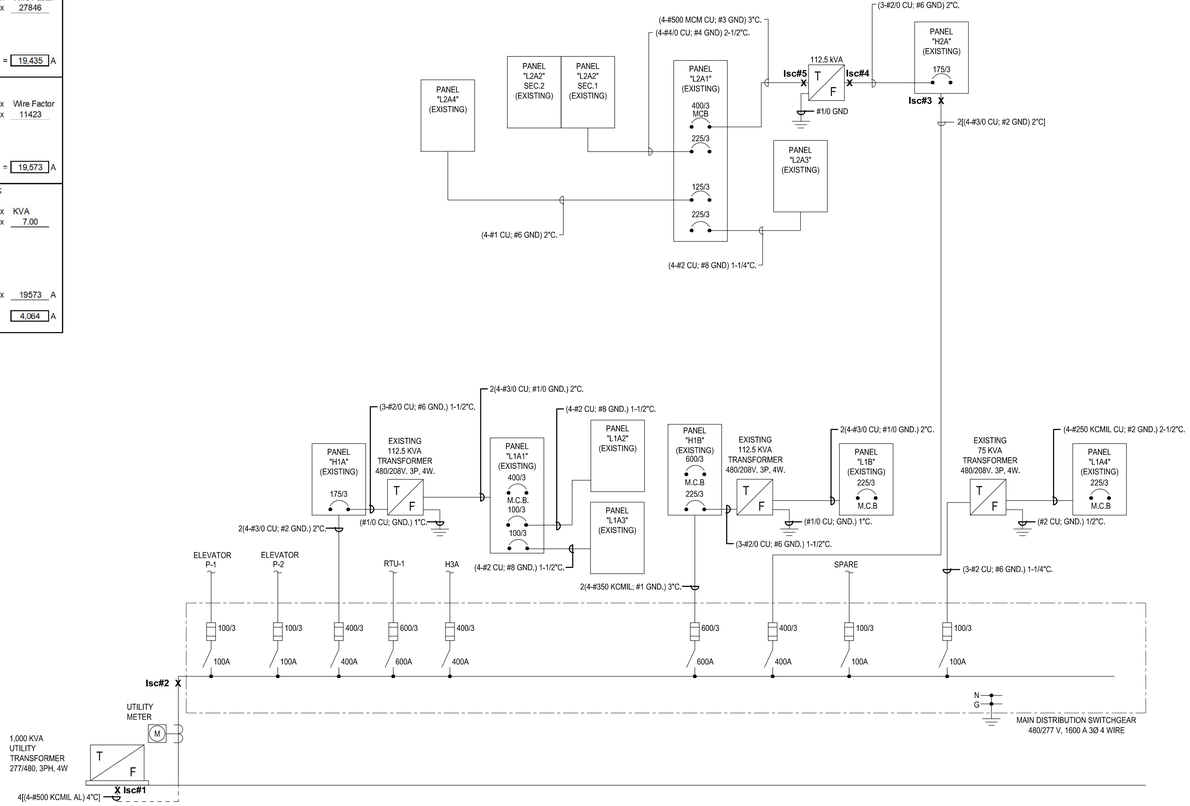
POINT #5, THROUGH THE 112.5 KVATRANSFORMER;

f = [Ip x Vp x 73 x %Z / 100,000 x KVA
f = [19573 A x 480 V x 1.73 x 7.00
/ 100000 x 112.5 KVA
f = 10.11

M = 1 / 1+f = 1 / 1+ 10.11 = 0.09

Is = (Vp / Vs) x M x Ip = A
Is = (480 V / 208 V) x 0.09 x 19573 A

Is = **4,064 A**



PARTIAL ONE-LINE DIAGRAM

SCALE: NONE NO NEW WORK

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Bobby McKinzie*
Date: ***Jul 09, 2021***
2015 INTERNATIONAL CODES & 2020 NEC

Service Equipment shall be permanently
And legibly marked to show the available
Fault current and date. 2020 NEC 110.24(A)(B)

Install electrical connections per 2020 NEC
110.14, Identify disconnects per 2020 NEC
110.22 and provide working space around
Electrical equipment per 2020 NEC 110.26

COREY
Electrical Engineering, Inc.
Commercial and Transportation Design
7622 S. Wheeling Ct. Suite B, Englewood, CO 80112 I P (303) 696-1257 I
projects@coreyeng.com
NEC®: 2020
IECC: 2015

1444 South Potomac

1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED
CHRISTOPHER TURNER
45462
PROFESSIONAL ENGINEER
6/25/2021

Speculative Suite 235

Dates of Record
Project Start Date: 18 Jun 2021

Issued On:	Issued For:
06.24.2021	Tenant's Review & Approval; and Construction

Sheet Contents	ONE-LINE DIAGRAM
Project Team	RC,AW
Project Number	21098
Sheet Mark	**E.2**

SUPPLIED FROM: FEEDTHRU L2A21

PANEL "L2A22" (EXISTING) — VOLTAGE 120 / 208 V 3 Φ 4 W
FLUSH — M.C.B. — MLO X — I.G. BAR — MANF. GE
SURFACE X — BUS 225 A CU — A.I.C. 10 K — C.B. BOLT ON

TYPE	DESCRIPTION	BKR	CIR	LOAD (VOLT AMPS) / PHASE A		B		C		CIR	BKR	DESCRIPTION	TYPE
G	230 MRI	20	43	1000	540					44	20	219 221 223	R
R	STE 220 202 DED	20	45			180	180			46	/	224 AC OUTLETS	K
R	STE 220 202 DED	20	47					180	1650	48	3P	BREAK RM DISHWASHER	K
K	STE 220 218 REF	20	49	750	180					50	20	20 AC GFI	K
K	STE 220 218 COFFEE	20	51			1000	180			52	/	200 AC GFI	K
K	STE 220 218 MW	20	53					1000	540	54	3P	LAB 44	R
K	STE 220 218 BREAK REC	20	55	1000	540					56	20	WORK 45	R
K	STE 220 218 DISH/DISP	20	57			1650	540			58	20	STORAGE 48	R
R	STE 220 201 IT DED	20	59					180	540	60	20	STORAGE 48	R
R	74 RM 77	20	61	540	540					62	20	EXISTING LOAD	R
R	RM 74 75 78	20	63			540	1000			64	20	STE 220 218 BREAK REC	K
R	STE 220 208 209 REC	20	65					1080	1200	66	20	STE 215 209 204 208 205 REC, VF	RM
R	STE 220 206 207 REC	20	67	1080	1080					68	20	STE 220 213 214 REC	R
R	200 RM 201 204 209	20	69			540	1080			70	20	STE 220 203 204 205 REC	R
R	200 RM 204 208 209	20	71					540	540	72	20	STE 220 209 213 214 CAM REC	R
R	RM 53	20	73	540	1080					74	20	STE 220 211 212 218 REC	R
R	RM 53 58	20	75			540	540			76	20	200 OUTLETS	R
R	STE 215 209,211,213 REC	20	77					1080	540	78	20	200 OUTLETS	R
R	TELE DATA	20	79	180	540					80	20	200 OUTLETS	R
R	OFFICE 219 221	20	81			540	540			82	/	EXAM 33 34	R
R	OUTLETS 239	20	83					540	540	84	3P	EXISTING LOAD	R
				9590		9050		10150					

LOAD TYPE	CONNECTED KVA A	B	C	TOTAL ALL PHASES	FACTOR	DEMAND KVA A	B	C	TOTAL ALL PHASES
LIGHTING / EV CHARGERS	0.0	0.0	0.0	0.0	125%	0.0	0.0	0.0	0
RECEPTACLE (10KVA OR LESS)	3.3	3.3	3.3	10.0	100%	3.3	3.3	3.3	10
RECEPTACLE (OVER 10KVA)	3.3	1.7	4.1	9.1	50%	1.7	0.9	2.0	5
HVAC/MOTOR	0.0	0.0	0.0	0.0	100%	0.0	0.0	0.0	0
MOTOR (LARGEST)	0.0	0.0	0.1	0.1	125%	0.0	0.0	0.2	0
KITCHEN EQUIPMENT	1.9	4.0	2.7	8.6	65%	1.3	2.6	1.7	6
MISCELLANEOUS	1.0	0.0	0.0	1.0	100%	1.0	0.0	0.0	1
TOTAL KVA	9.6	9.1	10.2	28.8	TOTAL KVA	7.2	6.8	7.2	21
WITH GROUND BUS					TOTAL AMPS	60.4	56.6	60.2	59

LEGEND: L = LTG / EV R = RECEPTACLE M = HVAC / MOTOR K = KITCHEN G = MISCELLANEOUS
MAX PERCENT DIFFERENCE BETWEEN PHASES (A,B,C): 11%

PANEL SHOWN FOR REFERENCE ONLY.

SUPPLIED FROM: 112.5KVA XFMR

PANEL "L2A1" (EXISTING) — VOLTAGE 120 / 208 V 3 Φ 4 W
FLUSH — M.C.B. 400 A — MLO — I.G. BAR — MANF.
SURFACE X — BUS 400 A CU — A.I.C. 10 K — C.B. BOLT ON

TYPE	DESCRIPTION	BKR	CIR	LOAD (VOLT AMPS) / PHASE A		B		C		CIR	BKR	DESCRIPTION	TYPE
RMKG	PANEL L2A2	225	1	19050	13450					2	225	PANEL L2A3	LKG
RKG	-	/	3			18390	12950			4	/	-	LKG
RMK	-	3P	5					19390	12740	6	3P	-	RMKG
	SPARE	225	7	0	0					8	225	SPARE	
	-	/	9			0	0			10	/	-	
	-	3P	11					0	0	12	3P	-	
RKG	PANEL L2A4	125	13	12630	0					14	225	SPARE	
RKG	-	/	15			9260	0			16	/	-	
RMK	-	3P	17					8770	0	18	3P	-	
R	REC OFFICE	20	19	720	0					20	20	SPARE	
K	DISPOSAL 114	20	21			1650	180			22	20	IT REC	R
K	KITCHEN 114	20	23					180	180	24	20	ELEC REC	R
R	CONF REC 113	20	25	540	180					26	20	FACP	R
R	GYM EASY WALL	20	27			540	0			28	20	SPARE	
R	GYM NORTH	20	29					540	150	30	20	EF4	M
G	XRAY EQUIP	20	31	1000	540					32	20	BODY MASTER	R
L	ELEV LOBBY LTG	20	33			1000	540			34	20	BODY MASTER	R
1 G	SERVER- 209	20	35					800	540	36	20	TV REC	R
	SPARE	20	37	0	180					38	20	DAMPERS	R
	SPARE	20	39			0	500			40	20	FTU2-14	M
M	FTU2-6	20	41					1000	500	42	20	FTU2-14	M
	SPARE	20	43	0	0					44	20	SPARE	
	SPARE	20	45			0	0			46	-	SPACE	
	SPARE	20	47					0	0	48	-	SPACE	
				48290		45010		44790					

LOAD TYPE	CONNECTED KVA A	B	C	TOTAL ALL PHASES	FACTOR	DEMAND KVA A	B	C	TOTAL ALL PHASES
LIGHTING / EV CHARGERS	0.2	1.2	0.0	1.3	125%	0.2	1.4	0.0	2
RECEPTACLE (10KVA OR LESS)	3.3	3.3	3.3	10.0	100%	3.3	3.3	3.3	10
RECEPTACLE (OVER 10KVA)	18.8	13.6	20.1	52.5	50%	9.4	6.8	10.0	26
HVAC/MOTOR	0.0	0.0	2.0	2.0	100%	0.0	0.0	2.0	2
MOTOR (LARGEST)	1.0	0.5	1.0	2.5	125%	1.3	0.6	1.3	3
KITCHEN EQUIPMENT	7.1	10.5	8.6	26.2	65%	4.6	6.8	5.6	17
MISCELLANEOUS	17.9	15.9	9.8	43.6	100%	17.9	15.9	9.8	44
TOTAL KVA	48.3	45.0	44.8	138.1	TOTAL KVA	36.7	34.9	32.0	104
WITH GROUND BUS					TOTAL AMPS	305.8	291.2	266.7	288

LEGEND: L = LTG / EV R = RECEPTACLE M = HVAC / MOTOR K = KITCHEN G = MISCELLANEOUS
MAX PERCENT DIFFERENCE BETWEEN PHASES (A,B,C): 7%

1 CIRCUIT REVISED THIS CONTRACT.

Every circuit and circuit modification shall be legibly Identified as to it's clear, evident and specific purpose or use. The identification shall include an approved degree of detail that allows each circuit to be distinguished from all others. 2020 NEC 408.4

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Bobby McKinzie*
Date: *Jul 09, 2021*
2015 INTERNATIONAL CODES & 2020 NEC

SUPPLIED FROM: 225A/3P BREAKER FROM PANEL L2A1

PANEL "L2A21" (EXISTING) — VOLTAGE 120 / 208 V 3 Φ 4 W
FLUSH — M.C.B. — MLO X — I.G. BAR — MANF. GE
SURFACE X — BUS 225 A CU — FEED THRU L2A22 — A.I.C. 10 K — C.B. BOLT ON

	TYPE	DESCRIPTION	BKR	CIR	LOAD (VOLT AMPS) / PHASE A		B		C		CIR	BKR	DESCRIPTION	TYPE	
	R	FLOOR RECEPTS	20	1	540	540					2	20	REC 09	R	
	R	FLOOR RECEPTS	20	3			540	540			4	20	REC 09	R	
	R	BODY MASTER	20	5					540	540	6	20	OFFICE 14 REC 09	R	
	R	BODY MASTER	20	7	540	540					8	20	OFFICE 14 16	R	
	G	COPIER	20	9			1000	540			10	20	OFFICE 18 21	R	
1	R	RECEPTS- NORTH OFFICES	20	11					900	540	12	20	EXAM 26 29	R	
1	R	RECEPTS- NORTH OFFICES	20	13	1080	540					14	20	CORR REC	R	
	R	NORTHWEST RECEPTS	20	15			1260	500			16	20	UC REF NURSE 28	K	
1	R	RM 200, 201, 211 RECEPTS	20	17					720	540	18	20	REC RM 42 44	R	
1	R	RM 200, 211, 212 RECEPTS	20	19	900	540					20	20	EXAM 15	R	
1	R	RM 201, 214, 211 RECEPTS	20	21			720	540			22	20	PROCEDURE	R	
	R	TRAINING	20	23					540	500	24	20	UC REF PROC 19	K	
	R	TRAINING	20	25	540	1080					26	20	STE 220 217 FURN	R	
	R	RM 108, 92	20	27			540	1000			28	20	COPIER	G	
	R	RM 8, 82 85 88 116 117	20	29					540	1260	30	20	STE 220 202 200 211 REC	R	
	R	RM 85 86 87 92	20	31	540	540					32	20	LAB 23	R	
	R	WORK RM 104	20	33			540	540			34	20	LAB 23 UCREF	R	
	M	FTU 2-20, 24	20	35					1000	540	36	20	NURSE 28	R	
	M	FTU 2- 19,13	20	37	1000	540					38	20	EXAM 33 TEST 52	R	
	R	EXISTING LOAD	20	39			540	540			40	20	EXAM 33 34	R	
	R	REC TREAT 98	20	41					540	540	42	20	EXAM 29 31	R	
					L2A21	9460		9340		9240					
					L2A22	9590		9050		10150					
					TOTAL	19050		18390		19390					

LOAD TYPE	CONNECTED KVA A	B	C	TOTAL ALL PHASES	FACTOR	DEMAND KVA A	B	C	TOTAL ALL PHASES
LIGHTING / EV CHARGERS	0.0	0.0	0.0	0.0	125%	0.0	0.0	0.0	0
RECEPTACLE (10KVA OR LESS)	3.3	3.3	3.3	10.0	100%	3.3	3.3	3.3	10
RECEPTACLE (OVER 10KVA)	11.8	8.6	11.8	32.1	50%	5.9	4.3	5.9	16
HVAC/MOTOR	0.0	0.0	0.1	0.1	100%	0.0	0.0	0.1	0
MOTOR (LARGEST)	1.0	0.0	1.0	2.0	125%	1.3	0.0	1.3	3
KITCHEN EQUIPMENT	1.9	4.5	3.2	9.6	65%	1.3	2.9	2.0	6
MISCELLANEOUS	1.0	2.0	0.0	3.0	100%	1.0	2.0	0.0	3
TOTAL KVA	19.1	18.4	19.4	56.8	TOTAL KVA	12.7	12.5	12.6	38
WITH GROUND BUS					TOTAL AMPS	106.1	104.5	105.4	105

LEGEND: L = LTG / EV R = RECEPTACLE M = HVAC / MOTOR K = KITCHEN G = MISCELLANEOUS
MAX PERCENT DIFFERENCE BETWEEN PHASES (A,B,C): 5%

1 CIRCUIT REVISED THIS CONTRACT.

SUPPLIED FROM: L2A1

PANEL "L2A3" (EXISTING) — VOLTAGE 120 / 208 V 3 Φ 4 W
FLUSH — M.C.B. — MLO X — I.G. BAR — MANF.
SURFACE X — BUS 225 A CU — A.I.C. 10 K — C.B. BOLT ON

	TYPE	DESCRIPTION	BKR	CIR	LOAD (VOLT AMPS) / PHASE A		B		C		CIR	BKR	DESCRIPTION	TYPE	
	G	TREADMILL	20	1	1000	1000					2	20	TREADMILL	G	
	G	-	2P	3			1000	1000			4	2P	-	G	
	G	TREADMILL	20	5					1000	1000	6	20	TREADMILL	G	
	G	-	2P	7	1000	1000					8	2P	-	G	
	G	TREADMILL	20	9			1000	1000			10	20	TREADMILL	G	
	G	-	2P	11					1000	1000	12	2P	-	G	
	G	TREADMILL	20	13	1000	1000					14	20	TREADMILL	G	
	G	-	2P	15			1000	1000			16	2P	-	G	
	G	TREADMILL	20	17					1000	1000	18	20	TREADMILL	G	
	G	-	2P	19	1000	1000					20	2P	-	G	
	G	TREADMILL	20	21			1000	1000			22	20	TREADMILL	G	
	G	-	2P	23					1000	1000	24	2P	-	G	
	G	TREADMILL	20	25	1000	1000					26	20	TREADMILL	G	
	G	-	2P	27			1000	1000			28	2P	-	G	
	G	TREADMILL	20	29					1000	900	30	20	RM 202, 302, 204, 214a REC	R	1
	G	-	2P	31	1000	150					32	20	PENDANT LIGHTING	L	
1	K	MICROWAVE- 211	20	33			1000	150			34	20	PENDANT LIGHTING	L	
1	K	MICROWAVE- 211	20	35					1000	720	36	20	RM 213 RECEPTS	R	1
1	K	DISHWASHER/DISPOSAL- 211	20	37	1500	800					38	20	PRINTER- RM 213	G	1
1	K	COFFEE- 211	20	39			1000	800			40	20	COPIER- 201	G	1
1	K	REFRIG -211	20	41					1000	120	42	20	TRANSFER FAN- 209	M	1
						13450		12950		12740					

LOAD TYPE	CONNECTED KVA A	B	C	TOTAL ALL PHASES	FACTOR	DEMAND KVA A	B	C	TOTAL ALL PHASES
LIGHTING / EV CHARGERS	0.2	0.2	0.0	0.3	125%	0.2	0.2	0.0	0
RECEPTACLE (10KVA OR LESS)	0.0	0.0	1.6	1.6	100%	0.0	0.0	1.6	2
RECEPTACLE (OVER 10KVA)	0.0	0.0	0.0	0.0	50%	0.0	0.0	0.0	0
HVAC/MOTOR	0.0	0.0	0.0	0.0	100%	0.0	0.0	0.0	0
MOTOR (LARGEST)	0.0	0.0	0.1	0.1	125%	0.0	0.0	0.2	0
KITCHEN EQUIPMENT	1.5	2.0	2.0	5.5	70%	1.1	1.4	1.4	4
MISCELLANEOUS	11.8	10.8	9.0	31.6	100%	11.8	10.8	9.0	32
TOTAL KVA	13.5	13.0	12.7	39.1	TOTAL KVA	13.0	12.4	12.2	38
WITH GROUND BUS					TOTAL AMPS	108.6	103.2	101.4	104

LEGEND: L = LTG / EV R = RECEPTACLE M = HVAC / MOTOR K = KITCHEN G = MISCELLANEOUS
MAX PERCENT DIFFERENCE BETWEEN PHASES (A,B,C): 5%

1 CIRCUIT REVISED THIS CONTRACT, LOAD ADDED TO PREVIOUSLY SPARE BREAKER.

COREY
Electrical Engineering, Inc.
Commercial and Transportation Design
7622 S. Wheeling Ct. Suite B, Englewood, CO 80112 | P (303) 696-1257 | F (303) 696-1267
projects@coreyeng.com
NEC: 2020
IECC: 2015

1444 South Potomac Street
1444 South Potomac Street
Aurora CO 80112
Suite 235

Speculative Suite 235

COLORADO LICENSED
45462
PROFESSIONAL ENGINEER
6/25/2021

Dates of Record
Project Start Date: 18 Jun 2021

Issued On:	Issued For:
06.24.2021	Tenant's Review & Approval; and Construction

Sheet Contents: PANEL SCHEDULES
Project Team: RC,AW
Project Number: 21098
Sheet Mark: **E.3**

COMcheck Software Version 4.1.5.1

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: SECULATIVE SUITE 250
Project Type: Alteration

Construction Site:
1444 SOUTH POTOMAC ST
AURORA, CO 80112

Owner/Agent:

Designer/Contractor:
ROBERT CLARK
COREY ELECTRICAL ENGINEERING INC.
7822 S. WHEELING CT.
SUITE B
ENGLEWOOD, CO 80112
(303) 696-1257

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Health Care-Clinic	1935	0.90	1742
		Total Allowed Watts =	1742

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)
Health Care-Clinic (1935 sq.ft.)				
LED 1: A: 2X4 Troffer: LED Linear 33W:	1	21	32	666
LED 2: B: 2X2 Troffer: LED Other Fixture Unit 28W:	1	3	27	81
LED 3: C: Downlight: LED A Lamp 12W:	1	1	12	12
			Total Proposed Watts =	759

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Robert Clark, Project Engineer — Name - Title
Signature
06/18/21 — Date

COMcheck Software Version 4.1.5.1

Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

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

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15][1]	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1 [EL18][1]	Occupancy sensors installed in required spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1, C405.2.2.3 [EL23][2]	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.2.1 [EL22][2]	Automatic controls to shut off all building lighting installed in all buildings.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.3 [EL16][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20][1]	Primary sidelighted areas are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21][1]	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL4][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL8][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

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

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][1]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C408.2.5.1 [FI16][2]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

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

COREY
Electrical Engineering, Inc.
Commercial and Transportation Design
7822 S. Wheeling Ct. Suite B, Englewood, CO 80112 | P (303) 696-1257 | F
projects@coreyeng.com
NEC®: 2020
IECC: 2015

1444 South Potomac
1444 South Potomac Street
Aurora CO 80112
Suite 235

COLORADO LICENSED
CRAIG TURNER
45462
PROFESSIONAL ENGINEER
6/25/2021

Speculative Suite 235

Dates of Record
Project Start Date: 18 Jun 2021

Issued On:	Issued For:
06.24.2021	Tenant's Review & Approval; and Construction

Sheet Contents: COMCHECK
Project Team: RC,AW
Project Number: 21098
Sheet Mark: **E.4**