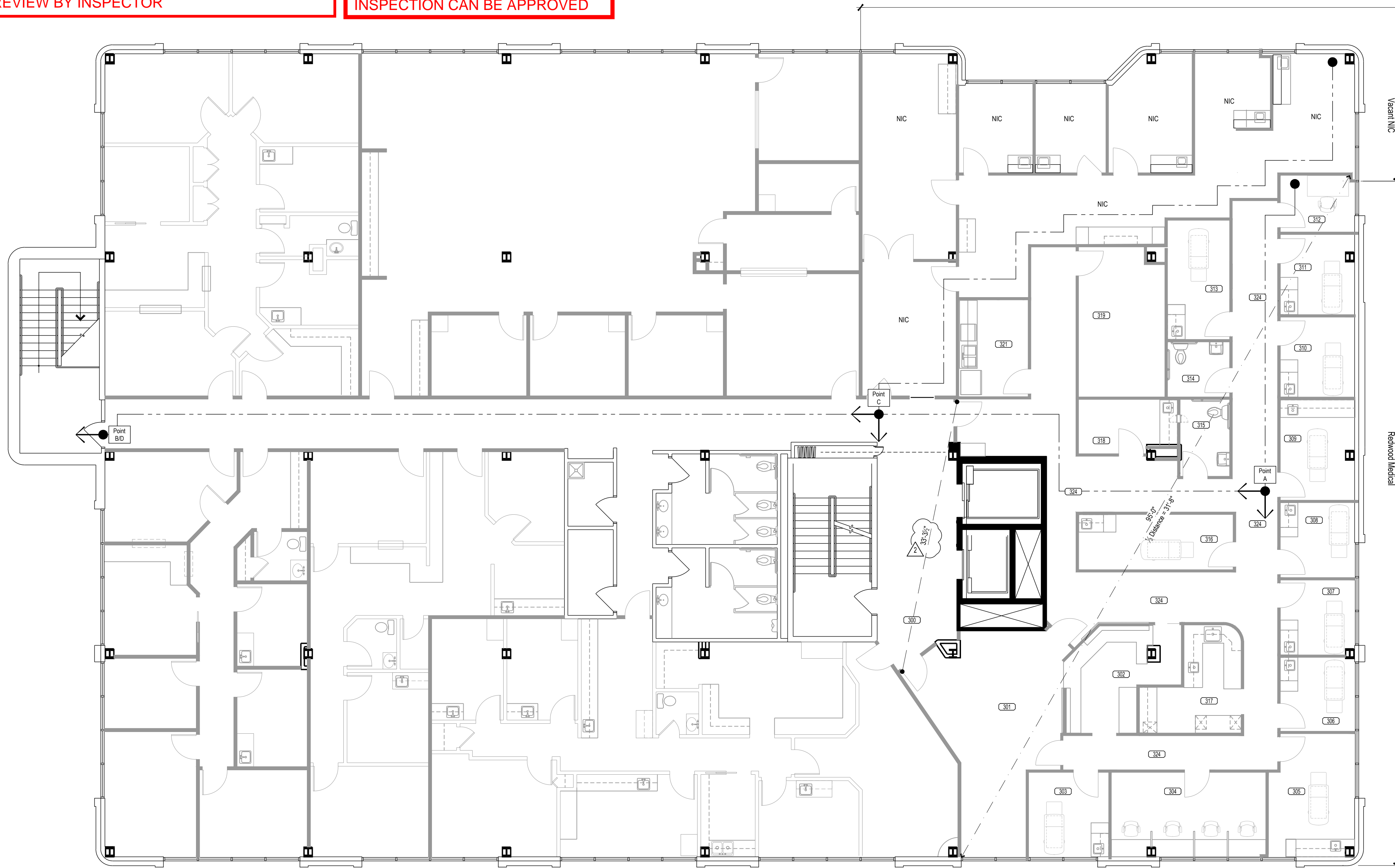


project start date: 06 Dec 2023
drawing create date: 09/20/2024 11:02:45 AM
drawing issue date: 09/20/2024 11:02:45 AM
drawing issue date: 09/20/2024 11:02:45 AM
by: John B. P. H. 05/11/2023 11:02:45 AM
by: John B. P. H. 05/11/2023 11:02:45 AM
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PROVIDE A FULL-SIZE SET OF LEGIBLE APPROVED CONSTRUCTION DOCUMENTS PRINTED IN COLOR FOR REVIEW BY INSPECTOR

PLAN CHANGES WILL REQUIRE AN APPROVED REVISION BEFORE INSPECTION CAN BE APPROVED



Life Safety Legend	
	Room Number
	Overall Diagonal
	Exit Separation
	Exit Stair / Door
	Common Path Of Egress
	Fire Extinguisher *
* Final location to be coordinated with Fire Marshall prior to installing	
Room Schedule	
300	Public Corridor
301	Waiting
302	Reception
303	Exam
304	Provider Office
305	Procedure
306	Exam
307	Exam
308	Exam
309	Procedure
310	Exam
311	Exam
312	Office
313	Procedure
314	ADA Restroom
315	ADA Restroom
316	Exam
317	Lab
318	Lab
319	Consult
320	--
321	Break

Codes and Regulations	
Building Profile	
City/County:	Aurora / Arapahoe County
Fire District:	City of Aurora Fire Rescue
Construction Classification:	II-B
Building Height / Levels:	Unknown / 4 Stories
Automatic Sprinklers Throughout	
Use and Occupancy	
Occupant Name:	Redwood Medical
Occupant Use:	General Business Office
Occupancy Classification:	Business Group B
Tenant Area	
Total	Existing Expansion
(approx.) Useable SF:	3,472
Applicable Codes	
2021 IBC	(International Building Code)
2021 IEBC	(International Existing Building Code)
2021 IPC	(International Plumbing Code)
2021 IMC	(International Mechanical Code)
2021 IFC	(International Fire Code)
2021 EEC	(International Energy Conservation Code)
2020 NEC	(National Electric Code)
2017 ICC/ANSI A117.1	Accessibility Standard

Interpretations	
Occupancy Load Analysis	
Function Per Table 1004.5	Reference Only
Business	21
Waiting 301	23
Break Room 323	5
TOTAL: 49	

Means of Egress	
Egress	Reference Only
Number of Exits	Required: 2
Common Path of Egress Travel	max: 100'
Exit Access Travel Distance	max: 300'
Required Exit Stair Width	41'-9"
Provided Exit Stair Width	88'
Required Egress Component	7.35"
Provided Egress Component	64"
Factor	20
Factor	15

Minimum Plumbing Fixtures	
Occupancy Type	Occupants each sex
Business (B)	21
Assembly (A-3)	23
Storage (S-1)	0
Total Required Fixtures	(M) 22.0 (F) 22.0
Total Provided Fixtures	(M) 3 (F) 3
Additional Unisex	2

1 Egress Plan

Level Three

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



REVISION FOR:

RSN: 1809706

PERMIT: 24-2442307-LT

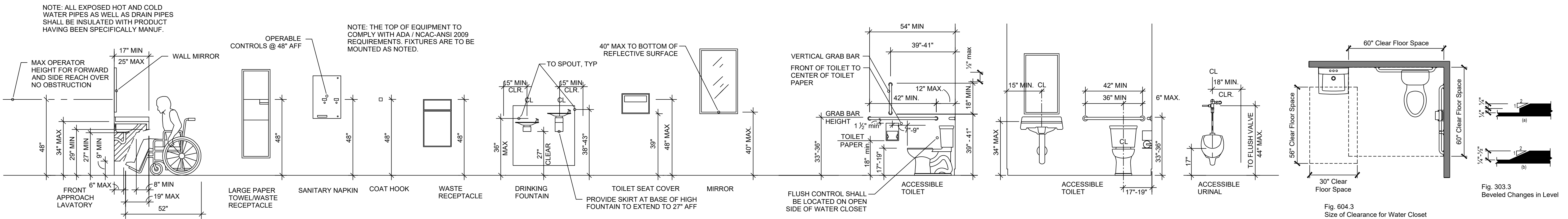
Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

ONLY HIGHLIGHTED OR CLOUDED REVISIONS ARE APPROVED ON THIS REVIEW. ALL PREVIOUS COMMENTS APPLY.



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: **Matt A.**
Date: **Sep 13, 2024**
2021 INTERNATIONAL CODES & 2023 NEC

Accessible Installation Standards (n.t.s.)



TPS

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1411 South Potomac

1411 South Potomac

Aurora Co

Suite 300



Redwood Medical

Dates of Record

Project Start Date: 06 Dec 2023

Issued On: 10 May 2024
Issued For: Tenant Review & Approval, and Construction

05 Sep 2024
(Revised) Tenant Review & Approval, Pricing and Construction

Sheet Contents		Egress Plan	
Project #	426023	Prep By	GSS
Designed by	AE	Checked by	JC
Drawn by	GSS	Reviewed by	GSS

A0.1

1	CONTRACTOR shall remove and dispose of all existing floorcoverings in this area and scrape floors smooth from old adhesive and floor patch.
2	REMOVE EXISTING items shown dashed and/or shaded. Partitions, doors and/or glazing assemblies, electrical devices, and/or millwork to be demolished/removed (typ.). Return all doors and doors glazing assemblies, not re-used in this Limit of Construction, to Building Management. Cap and seal all unused plumbing (where applicable). Patch/repair partitions as necessary.
3	CUT OUT/OPEN IN EXISTING PARTITION as required for installation of interior door and frame assembly.
4	CHAIR RAIL TO REMAIN in existing locations, patch and paint as necessary for like new conditions.
5	REMOVE glass panels from transom top to ceiling
6	REMOVE ALL LIGHTING fixtures throughout Limit of Construction (UNO).
7	EXISTING PARTIAL HEIGHT PARTITION to remain. REMOVE EXISTING FLOOR TOP
8	RELOCATE ENTRY DOOR TO EXISTING LOCATION. REMOVE EXISTING door and transom. Replace with new door and transom which cannot be salvaged. Field verify existing conditions to extent of work.
9	REMOVE INTERIOR DOOR. REMOVE EXISTING door assembly and reuse in new construction. Match original construction method and materials. Replace any components which cannot be salvaged. Field verify existing conditions for extent of work.
10	REMOVE PASS-THRU SPECIMEN assembly. Remove existing specimen assembly and reuse in new construction. Match original construction method and materials. Replace any components which cannot be salvaged. Field verify existing conditions for extent of work.
11	REMOVE STAINLESS STEEL SINK. REMOVE EXISTING plumbing fixture in location for re-install. Match original construction method and materials. Replace any components which cannot be salvaged. Field verify existing conditions for extent of work.
12	EXISTING MILLWORK & PLUMBING fixtures to remain. Clean and/or repair to like new conditions as possible. The General Contractor shall field verify all existing plumbing fixtures (sink, water heater, etc.) and ensure proper working condition. Provide field verification only as necessary.
13	REMOVE TRANSPARATION TOP TO WORKSURFACE at existing Reception Area. Cabinet Bases to remain.
14	EXISTING CEILING to remain. The suspended grid and acoustical ceiling the system shall remain throughout (UNO). Restore existing ceiling grid to like new conditions as possible. Repair and/or provide new ceiling tiles and/or tiles as necessary. Match existing specifications.

DEMO EXISTING. Partitions, door assemblies, electrical devices and/or work to be demolished/reconstructed (typ.). Verify with Building Management if fixtures and/or door assemblies shall be return to building's attic stock. Patch partitions and prepare to receive the scheduled finish treatments.

NOTE: At exterior curtain wall, all 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.

EXISTING PARTIAL HEIGHT PARTITION TO REMAIN.

EXISTING PARTITIONS TO BE REMOVED. Refer to Construction Plan





Ceiling Mounted Fixtures/ Devices	
	Existing 2x4 Parabolic light fixture
	Existing 2x2 Parabolic light fixture
	Recessed LED downlight fixture
<p>NOTE: all fixtures shown half shaded shall have night light egress function.</p> <p> Building Standard Exit Sign. Green letters on white face. Battery backings. Shaded indicated (face) and (X) if any indicate direction.</p>	
Wall Mounted Fixtures/ Devices	
	Building Standard single pole switch Special function switches: "D" = dimmable switch and ballast "T" = Three-way operation [lower case letters indicate circling when necessary for clarification]
	Existing wall sconce light fixture
	Duplex electrical receptacle & face plate
	Quadplex electrical receptacle & face plate
	Single gang, J-box w/ data outlet & face plate
	Existing junction box with blank face plate
	Combination telephony data outlet rough-in (1/2"Ø conduit) w/ double gang J-box and single gang plaster ring with pull string to above finished ceiling.
	Water supply line
	Relocated fixture/ device to be installed in this location.
<p><i>Refer to Engineering Drawings for complete specifications</i></p>	

1 Demolition Plan
Suite 300
Scale: 1/8" = 1'-0"

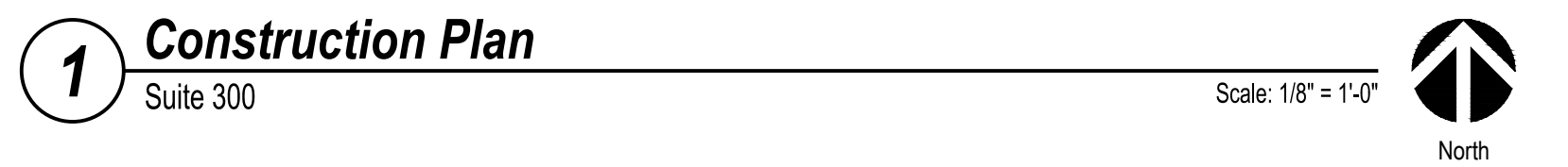
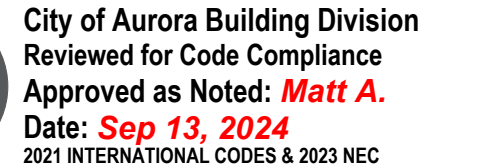
2 Demolition Ceiling Plan Suite 300 Scale: 1/8" = 1'-0"

2 of 3

Sheet Keyed Notes

	REWORK PARTITION: Existing partition to be reworked to 42" high and new stained wood transom added at 8" wide. Refer to Legend & details. Field verify existing conditions for extent.
	RELOCATED PASS-THRU SPECIMEN ASSEMBLY: Provide existing pass-thru specimen assembly for reuse in new location. Match original construction method and materials. Replace any components which cannot be salvaged. Field verify existing conditions for extent of work.
	NEW MILLWORK AND PLUMBING: Refer to elevations, details and plumbing drawings.
	NEW MILLWORK: Refer to elevations and details.
	EXISTING MILLWORK & PLUMBING: fixtures to remain. Clean and/or repair to like new conditions as possible. The General Contractor shall field verify all existing plumbing fixtures (sink, toilet, tub) and ensure proper working condition. Provide new fixtures if/only as necessary.
	NEW NEW DRAINAGE

ONLY HIGHLIGHTED OR CLOUDED REVISIONS
ARE APPROVED ON THIS REVIEW.
ALL PREVIOUS COMMENTS APPLY.



2. Refer to General Notes for additional requirements.

2. DOOR ASSEMBLIES:

1. All assemblies shown on the drawings and not referenced to the Door Schedule are existing to remain (unless noted otherwise).
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.
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.

3. INSULATION & ATTENUATION:

Provide insulation or sound attenuation in walls and above suspended ceiling in accordance on the drawings. Specifications shall conform to the following:

1. Sound attenuation in walls shall be unfaced fiberglass, 16" to 24" wide to correspond with stud width.
2. Thermal insulation in walls shall be Kraft faced fiberglass, 16" to 24" wide, with R-13 thermal value.
3. Sound attenuation in ceilings shall be foil faced fiberglass, 24" wide, acceptable for use in return air plenums.

4. 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.

5. PARTITIONS:

Conform to the following:

1. Partitions shall be erected plumb and true.
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.
3. Skim coat existing partitions as needed.
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.
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.

6. 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.

EXISTING PARTITION TO REMAIN to remain.

Re: W1

NEW PARTIAL HEIGHT PARTITION (Shown underneath a millwork surface). 5/8" gypsum board each side, 20 Ga. 3/8" metal studs at 24" o.c. Refer to Millwork Section Detail.

5/8" Gypsum Board each side

Metal studs at 24" o.c. Typ.

EXISTING PARTITION TO BE REWORKED as a Sound Attenuated Partition (See below)

Re: W2

NEW DEMISING PARTITION, 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.

5/8" Gypsum Board each side floor to 10" below structure above.

Metal studs at 24" o.c. Typ.

Sound attenuation batts from floor to 10" below structure

Re: W3

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 0" below structure above and 3-5/8" fiberglass sound attenuation batts floor to deck above. Match Building Standard.

5/8" Gypsum Board each side floor to 0" below structure above.

Metal studs at 24" o.c. Typ.

Sound attenuation batts from floor to structure above

Re: W4

NEW PARTIAL HEIGHT PARTITION, 5/8" gypsum board each side of 20 Gauge, 3/8" metal studs at 24" o.c. with wood top at 42" AFF and 1/2" painted reveal.

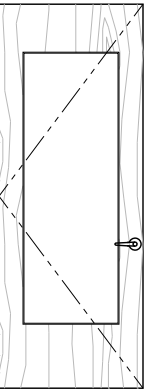
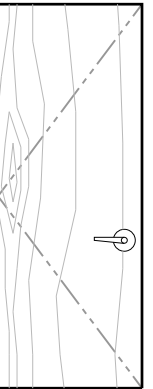
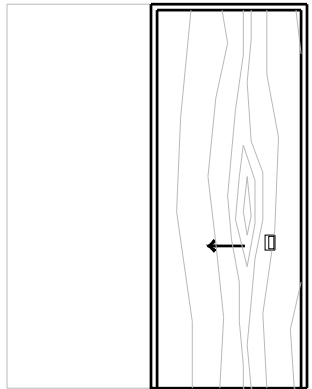
5/8" Gypsum Board each side

Metal studs at 24" o.c. Typ.

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

Mark	State ²	DOOR				FRAME				HARDWARE				Mark
		Type	Leaf Size	Material	Finish	FRR ³	Material	Finish	FRR ³	Latch Func.	Additional Components	Remarks		
001	N	Fre	3'-0" x 7'-0" x 1 3/4"	Glass Insert	Stained	None	Hm	Painted	None	2	Cl	--	001	
002	N	FI	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Hm	Painted	None	2	Cl	--	002	
003	N/R	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	--	003	
004	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	004	
005	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	005	
006	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	3	--	ETR	006	
007	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	3	--	Provide Cypher Lock	007	
008	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	008	
009	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	009	
010	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	010	
011	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	011	
012	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	012	
013	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	013	
014	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	014	
015	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	015	
016	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	016	
017	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	2	--	ETR	017	
018	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	018	
019	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	019	
020	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	020	
021	E	FI	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	021	
022	E	Pk	3'-0" x 7'-0" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	ETR	022	

Formnotes	State: E = Existing to remain. Assure proper working condition. N = Provide New Door, Frame or Hardware in its entirety. NR = Provide New OR Relocate salvaged Door, Frame or Hardware if available. Determine available components in field.
	Rating: Minimum Fire-resistive Rating (per UL) required in minutes
	Code:
	Force: 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 A94.2.9 and IBC.

Door, Frame, and Hardware Specifications	Latch Function Legend	Additional Hardware Components Legend
<p>Wood Doors:</p> <p>Wood veneer interior doors shall be 1 1/2" thick, 5-ply particle board core complying with CS 236, Type I, Density C, Class 1, and with AWI standard PC-5 construction, NWWDA IS. 1.6 Type II adhesive, solid core, flush slab style.</p> <p>(The General Contractor shall confirm the Building Standard specifications and match accordingly.)</p> <p>Door Frames:</p> <p>Entry/Exit: Building Standard Interior: Building Standard (The General Contractor shall confirm the Building Standard specifications and match accordingly.)</p> <p>Hardware:</p> <p>Hardware shall meet Building Standard specifications, with Building Standard finish.</p> <p>Standard hardware to be included with every door in the Door Schedule shall include:</p> <ul style="list-style-type: none"> - Latchset: Lever Handle at interior and exterior (UNO), with 1" minimum throws. - Hinges - Dust Proof Strike Plate - Silencers - Wall or Door Stop <p>The General Contractor shall provide separate costs to label all keys (locksets). Coordinate with Tenant and Building Management on labeling numbers.</p>	<p>1 Passage</p> <p>2 Keyed Lockset</p> <p>3 Privacy</p> <p>Door Types</p> <div style="text-align: center;">  <p>Type "Fr" French Swinging Door</p> </div> <div style="text-align: center;">  <p>Type "Fl" Standard Flush Swinging Door</p> </div> <div style="text-align: center;">  <p>Type "Pk" Pocket Door Assembly</p> </div>	<p>Cl Closer, Automatic Door (1 per leaf)</p>