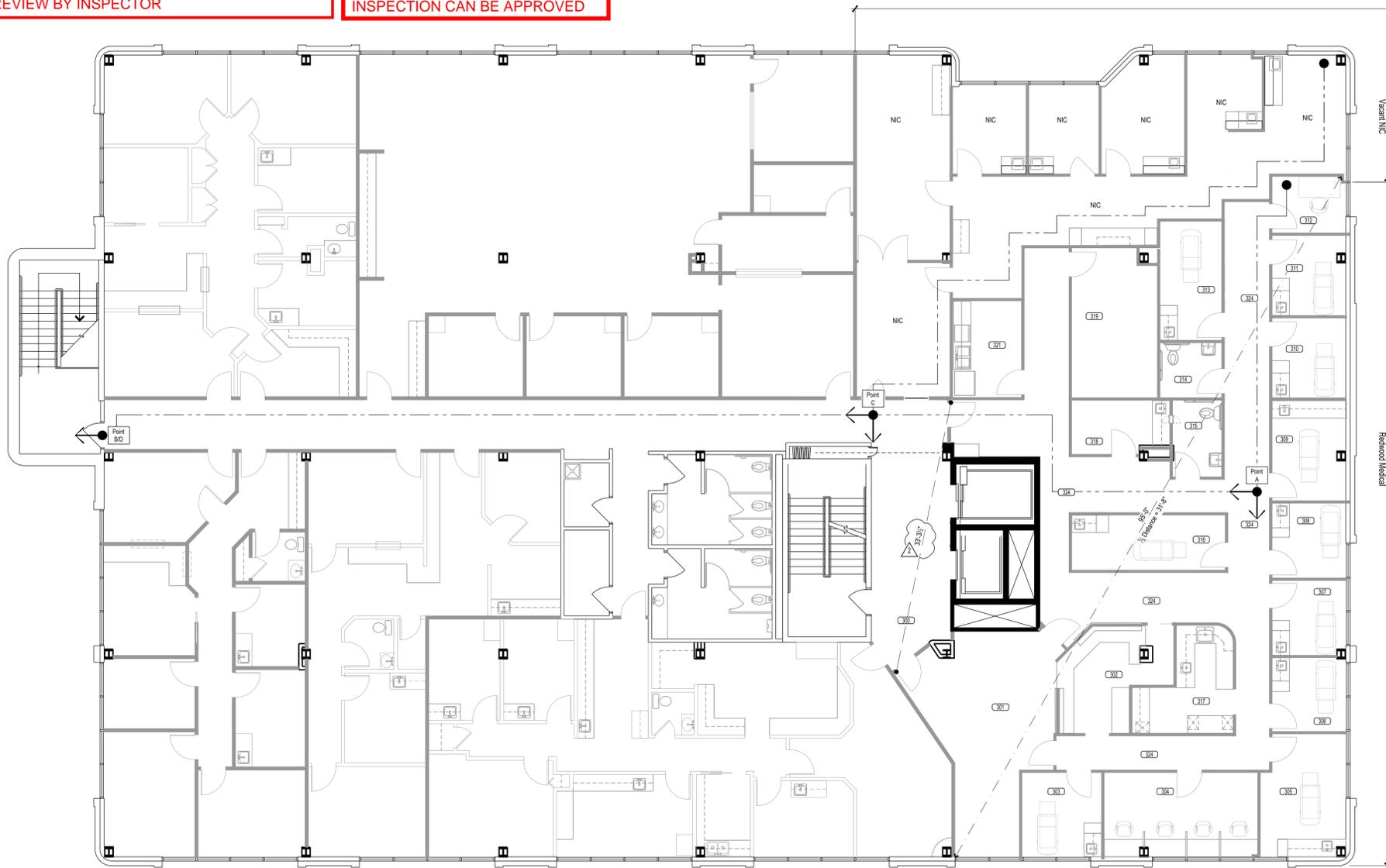


project start date 06 Dec 2023  
 dwg create date 09/20/24 11:02:45 AM  
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 plot date 09/20/24 11:02:45 AM  
 by John B. DeLoe, 1411 South Potomac, Aurora, CO 80014  
 for Redwood Medical, 1411 South Potomac, Aurora, CO 80014

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	312	Office
301	Waiting	313	Procedure
302	Reception	314	ADA Restroom
303	Exam	315	ADA Restroom
304	Provider Office	316	Exam
305	Procedure	317	Lab
306	Exam	318	Lab
307	Exam	319	Consult
308	Exam	320	-
309	Procedure	321	Break
310	Exam		
311	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: Unknown / 4 Stories  
 Automatic Sprinklers Throughout

**Use and Occupancy**

Occupant Name: Redwood Medical  
 Occupancy Use: General Business Office  
 Occupancy Classification: Business Group B

**Tenant Area**

Total	Existing	Expansion
3,472		

(approx.) Useable SF:

City of AURORA

**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 IECC (International Energy Conservation Code)  
 2020 NEC (National Electric Code)  
 2017 ICC/ANSI A117.1 Accessibility Standard

**Interpretations**

**Occupancy Load Analysis**

Rooms	Function Per Table 1004.5	Floor Area (USF)	Floor Area (USF/Occ)	Number of Occupants	Reference
Waiting 301	Business	3065	+150 gross	21	
Break Room 323	Assembly (A-3)	72	+15 net	5	
<b>TOTAL: 49</b>					

**Means of Egress**

Egress	Total Occupant Load	Required Exit Stair Width	Provided Exit Stair Width	Required Egress Component	Provided Egress Component
Egress 49	49	9'8"	8'	7.35* Factor 15	6'

Number of Exits Required: 2 Provided: 2

Common Path of Egress Travel max: 100' 41'-9" Point A 98'-6" Point C

Exit Access Travel Distance max: 300' 194'-2" Point B 194'-10" Point D

**Minimum Plumbing Fixtures**

Occupancy Type	Total Occupants	Occupants each sex	Water Closets	Lavatories	Drinking Fountains	Service Sinks
Business (B)	21	Male	10.5	0.42	0.26	21
		Female	10.5	0.42	0.26	
Assembly (A-3)	23	Male	11.5	0.09	0.06	.05
		Female	11.5	0.18	0.06	
Storage (S-1)	0	Male	0.0	0.01	0.01	
		Female	0.0	0.01	0.01	

Total Required Fixtures	(M) 22.0	(F) 22.0	(M) 0.52	(F) 0.61	(M) 0.34	(F) 0.33	2	1
Total Provided Fixtures			(M) 3	(F) 3	(M) 1	(F) 2	2	1
Additional Unisex			2	1				

Notes: 1. PER IFC 410 WHERE DRINKING FOUNTAINS ARE REQUIRED, WATER COOLERS OR BOTTLED WATER DISPENSER SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 5% OF THE REQUIRED DRINKING FOUNTAINS. 2. SUBSTITUTION FOR WATER CLOSETS, LAVATORIES OR TOILET ROOM URINALS SHALL NOT BE PERMITTED FOR MORE THAN 5% PERCENT OF THE REQUIRED WATER CLOSETS, 6% IN ASSEMBLY AND EDUCATION OCCUPANCIES.

**1 Egress Plan**  
 Level Three  
 Scale: 1/8" = 1'-0"  
 North

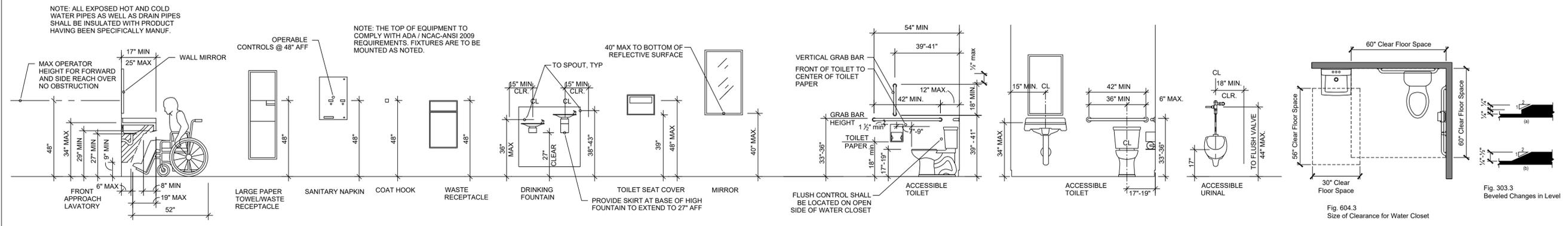
**REVISION FOR:**  
**RSN: 1809706**  
**PERMIT: 24-2442307-LT**

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.



**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: 09/20/24  
 10 May 2024 Tenant Review & Approval, and Construction  
 05 Sep 2024 Tenant Review & Approval, (Revised) Pricing and Construction

Sheet Contents

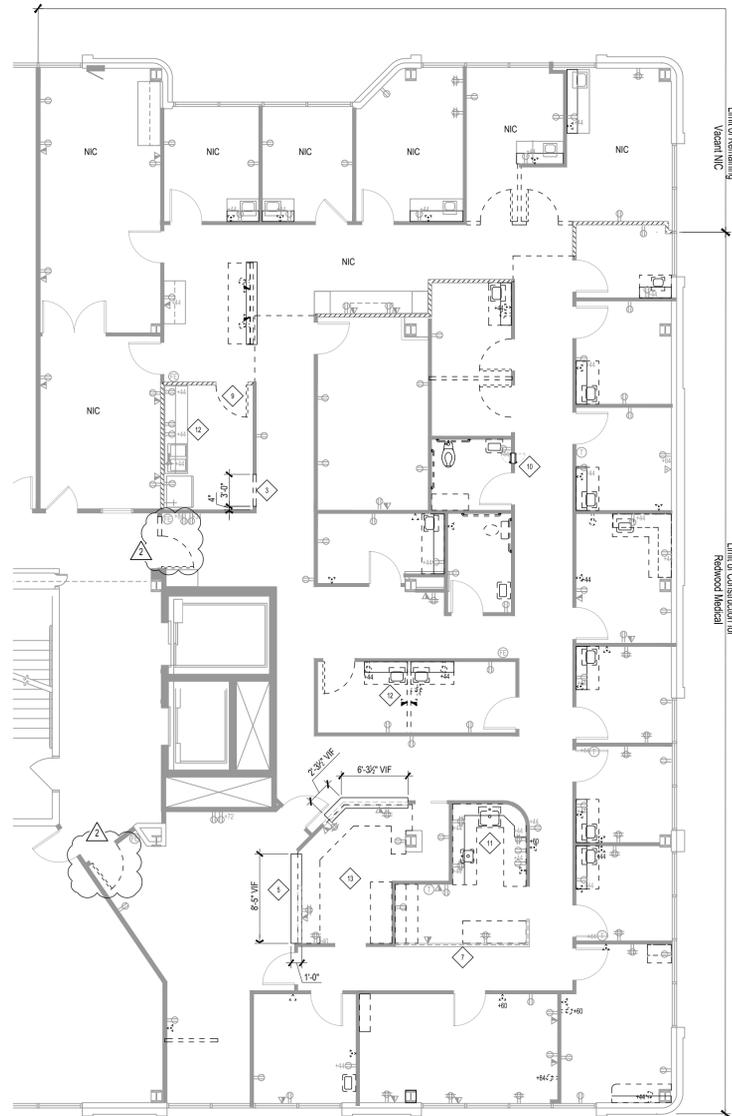
Project #	Proj Mgr	Designed by	Drawn by	Checked by
426023	GBS	AE	JC	GBS

1411 South Potomac • Redwood Medical

Project start date: 06 Dec 2023  
 Draw create date: 09/20/2024 11:02:45 AM  
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 Draw date: 09/20/2024 11:02:45 AM  
 By: jehm to: P-1426, 1411 South Potomac-426923, Redwood Medical-426923, Drawing-1411-034-426923.dwg  
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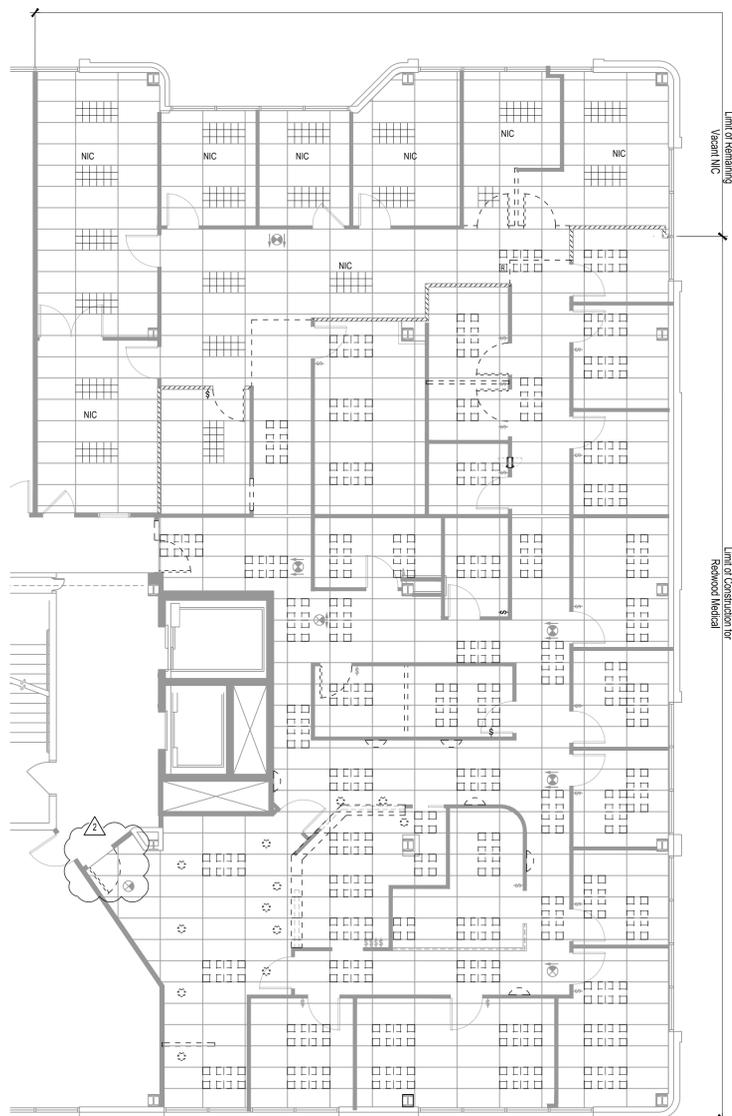
**Demolition Plan Notes**

- Refer to General Notes** for additional requirements.
- 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.
- FINISH TREATMENTS** scheduled to be removed are as follows: carpet, resilient flooring, base trim, wall treatments, UNO
- 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.
- 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.
- CLEAN AND REPAIR:** Verify condition of all materials scheduled for demolition and re-use where possible. Clean and/or repair materials as needed.
- 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.
- PATCHING:** Remove all unused sleeves through the floor slab and fill/patch all penetrations.
- 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.
- PIPES AND CONDUITS:** All pipes and conduit in partitions scheduled for demolition shall be removed entirely when not scheduled for re-use.
- 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.
- TELEPHONE/DATA REMOVAL:** Unless otherwise indicated on the drawings, remove all existing telephone equipment and/or components not currently in use.



**1 Demolition Plan**  
Suite 300

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



**2 Demolition Ceiling Plan**  
Suite 300

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



**Sheet Keyed Notes**

- 1 CONTRACTOR shall remove and dispose of all existing floorcoverings in this area and scrape floors smooth from old adhesives and floor patch.
- 2 DEMO EXISTING items shown dashed and/or shaded. Partitions, door and/or glazing assemblies, electrical devices, and/or millwork to be demolished/ removed (typ.). Return all millwork fixtures and door 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 OPENING IN EXISTING PARTITION as required for installation of new 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 transaction top to ceiling
- 6 REMOVE ALL LIGHTING fixtures throughout Limit of Construction (UNO).
- 7 EXISTING PARTIAL HEIGHT PARTITION to remain. REMOVE EXISTING TILED TOP.
- 8 RELOCATE INTERIOR DOOR: Remove existing door assembly as shown. Match original construction method and materials. Replace any components which cannot be salvaged. Field verify existing conditions for extent of work.
- 9 RELOCATE 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 RELOCATE PASS-THRU SPECIMEN assembly. Remove existing pass-thru 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 RELOCATE Stainless Steel Sink. Remove existing plumbing fixture at 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 new fixture(s) only as necessary.
- 13 REMOVE TRANSACTION TOP & WORKSURFACE at existing Reception Area. Cabinet Bases to remain.
- 14 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.

**Demolition Legend**

- 1 DEMO EXISTING. Partitions, door assemblies, electrical devices and/or millwork to be demolished/ removed (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.
- 2 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.
- 3 EXISTING PARTITION TO REMAIN.
- 4 EXISTING PARTIAL HEIGHT PARTITION to remain.
- 5 EXISTING PARTITIONS TO BE REWORKED. Refer to Construction Plan

**Symbol Legend**

- Ceiling Mounted Fixtures/ Devices**
  - Existing 2x4 Parabolic light fixture
  - Existing 2x2 Parabolic light fixture
  - Recessed LED downlight fixture
- NOTE: All fixtures shown half shaded shall have night light egress function.
- 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
  - Special function switches:
    - "2" = dimmable switch and ballast
    - "3" = Three-way operation
    - [lower case letters] indicate circuiting when necessary for clarification
  - Existing wall sconce light fixture
  - Duplex electrical receptacle & face plate
  - Quadruplex 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 (VVO conduit) w/ double gang J-box and single gang plaster ring with pull string to above finished ceiling.
  - Water supply line
  - "R" Relocated fixture/ device to be installed in this location.
- Refer to Engineering Drawings for complete specifications

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

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**Redwood Medical**

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22 May 2024	Tenant Review & Approval; (Revised) Pricing and Construction
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Sheet Contents	Demolition Plan
Project # 426023	Project # 426023
Proj Mgr GBS	Designed by AE
	Drawn by JC
	Checked by GBS

1411 South Potomac • Redwood Medical

