

City of Aurora  
Building Codes Division  
15151 E Alameda Pkwy  
Aurora, CO 80012  
(303) 739-7420



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# Notice

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Section 106.**



# Building Permit Application

Permit Center - 15151 E Alameda Pkwy ♦ Ste 2400 ♦ Aurora, CO 80012 ♦ (303) 739-7420

Email [buildingplans@auroragov.org](mailto:buildingplans@auroragov.org)

Project Address: 1411 S. Potomac St. Unit # 400 Zip code: \_\_\_\_\_  
Project Name: Colorado Orthopedic Consultants  
Contractor Company Name: TBD Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_

## Architect and/or Engineer Contact information for correction items:

Architect or Engineer Name: Maureen Schihr Email: maureenschihl@keeneydesign.com  
Phone #: 303.871.1970 Fax #: 303.871.1969  
Owner: (Required for Certificate of Occupancy) only: CBRE  
Owner address: 1421 S. Potomac #250  
Email: \_\_\_\_\_

Valuation / FDA \$ 165,000

Materials cost \$ \_\_\_\_\_

FDA = Fee Determination Assessment. (Also known as the value of project. The Fee Determination Assessment, FDA has no relationship to the construction costs for the building which can vary greatly. Rather, the Assessment is used only to determine the appropriate level of fees to fund our code compliance activities.

## Describe the work you will be doing:

Tenant Improvement Build-out Colorado  
Orthopedic Consultant

I declare under penalty that this application has been examined by me; and that the statements made herein are made in good faith pursuant to City of Aurora tax and licensing regulations; and to the best of my knowledge and belief are true, correct and complete.

Print Name: Maureen Schihr Signature: Maureen Schihr Date: 8.25.11

BOARD OF APPEALS - Contractor's Appeals and Standards Board. Applicants have the right to have the board hear appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of the building code. Any application for appeal to the board shall be based on a claim that the true intent of the code or the rules legally adopted there under have been incorrectly interpreted, the provisions of the building code do not fully apply or an equally good or better form of construction is proposed.

**Sprinkler & Alarm permits are separate submittals, and the value is NOT included on main permit.**

### ◆◆◆ THIS SPACE FOR OFFICE USE ONLY ◆◆◆

Change of occupancy/use: ☐ Yes ☐ No

FDA: \_\_\_\_\_

#### Reviews

- ☒ Structural
- ☒ Mechanical
- ☒ Plumbing
- ☒ Electrical
- ☐ Fire Life Safety
- ☒ Bldg Life Safety

#### Inspections

- ☒ Structural
- ☒ Mechanical
- ☒ Plumbing
- ☒ Electrical
- ☒ Life Safety
- ☐ Gate/Haz.

Pre-approval(s): \_\_\_\_\_

Zoning: ☒ LR No exterior work

Water: ☒ 2.90

Exterior changes? ☐ Yes ☒ No

Homeowner Verified ☐ Yes

Permit Type TF

Mid roof /Avg. bldg height \_\_\_\_\_

Parent Permit RSN N/A

Plans Examiner JMP

Sub Type TF

RSN: 619637

Intake Date: 8/25/11 PE Initial JMP

Balance Due: \$ \_\_\_\_\_

Plans Picked up by \_\_\_\_\_

Company Name \_\_\_\_\_

Phone # \_\_\_\_\_

See reverse side for Fence/sign/Public Improvements application



## CODE REVIEW ANALYSIS

For  
1411 S. Potomac St.  
Aurora, CO  
09-29-11

A. Code Used: 2009 edition of International Building Code (IBC)

B. General Building Classifications:

Construction Type	-	IIA
Occupancy Group	-	B
Automatic Fire Sprinklers	-	Throughout
Mixed Occupancy	-	No

C. Building Size:

Allowables noted are per Table 503 and Sections 504.2 of the 2009 IBC for Group B buildings equipped with automatic sprinkler system.

### 1. Building Areas by Floor –

<u>Floor</u>	<u>Actual Area</u>	<u>Allowable Area</u>
First	13,175 sq. ft.	65,000 sq. ft.
Second	13,401 sq. ft.	65,000 sq. ft.
Third	13,661 sq. ft.	65,000 sq. ft.
Fourth	13,743 sq. ft.	65,000 sq. ft.

Therefore all floors are within Code Allowable.

### 2. Building Height –

	<u>Actual</u>	<u>Allowable</u>
Stories	4	6

RSN: **619637**  
Permit #: **2011558118**



September 28, 2011

John Eckert  
Plan Examiner II  
City of Aurora  
Building Division  
15151 E. Alameda Pkwy., 2<sup>nd</sup> Floor  
Aurora, CO 80012

Subject: 1411 S. Potomac Street  
Aurora, CO

Dear Mr. Eckert:

Enclosed is a Code Review Analysis for the referenced building. The code analysis illustrates this building currently complies with requirements proscribed by the Universal Building Code (UBC). With your approval, we request this document be included as part of the record for this building.

Furthermore, with your approval, we request that "Tenant Finish/Remodel" projects for this building be reviewed with regard to this building being in compliance with the 2009 International Building Code (IBC). More specifically, that the allowance for non-rated multi-tenant corridors and openings for Group B occupancies within buildings equipped with an automatic fire sprinkler system, like this building, be permitted.

If you require any additional information or documentations, please contact me.

Thank you,

Maureen Schihl

Senior Designer

cc: CB Richard Ellis – Frank Fischer  
Keeney Design, Inc. – Ron Keeney

RSN: **619637**  
Permit #: **2011558118**



D. Building Elements:

Per Table 601 of the 2009 IBC for Group B buildings equipped with automatic sprinkler system.

<u>Description</u>	<u>Fire-Resistive Rating</u>
Exterior Bearing Wall	No rating required w/ fire sprinklers
Interior Bearing Wall	No rating required w/ fire sprinklers
Exterior Non- Bearing Wall	1-hour rated
Structural Frame	No rating required w/ fire sprinklers
Permanent Partitions	No rating required w/ fire sprinklers
Shaft Enclosures	2-hour rated
Floors & Floor/Ceilings	No rating required w/ fire sprinklers
Roofs & Roof/Ceilings	No rating required w/ fire sprinklers

E. Building Egress:

Values noted were derived/calculated in accordance with Table 1004.1.1, Section 1005.1, and Section 1015 of the 2009 IBC for Group B building equipped with automatic sprinkler systems.

1. Exits, Exit Widths, and Occupant Loads by Floor –

<u>Floor</u>	<u>Occupant Load</u>	<u>Exits</u>		<u>Min. Door Width (Inches)</u>		<u>Min Stair Width (Inches)</u>	
		<u>Req'd</u>	<u>Actual</u>	<u>Req'd</u>	<u>Actual</u>	<u>Req'd</u>	<u>Actual</u>
First	132	2	2	31	36	41	108
Second	135	2	2	30	36	40	108
Third	137	2	2	30	36	40	108
Fourth	138	2	2	30	36	40	108

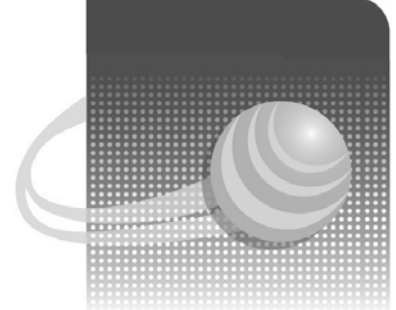
2. Corridor Widths by Floor –

<u>Floor</u>	<u>Required Widths (inches)</u>	<u>Width Provided (inches)</u>
First	44	72
Second	44	72
Third	44	72
Fourth	44	72

3. Other Requirements –

Exit Enclosures	-	2-hour rated (existing)
Maximum Travel Distance	-	Actual is less than 200 ft. – 300 ft. allowable
Maximum Dead End	-	50 ft. allowable

RSN: **619637**  
Permit #: **2011558118**



REVISIONS:

DESCRIPTION: BY: DATE:

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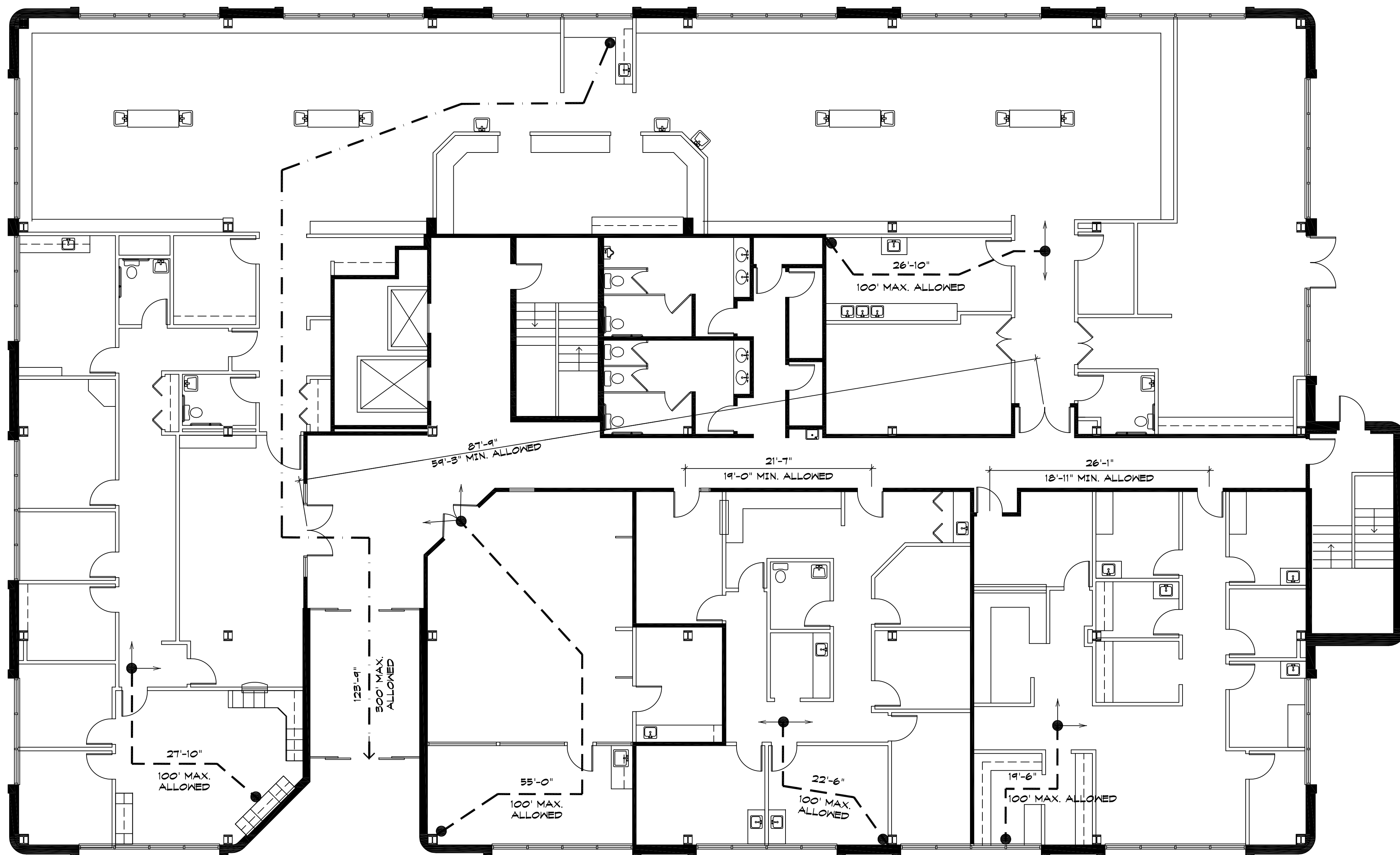
10/25/11

DRAWN BY: CHECKED BY:

MS BLS

Floor Plan

SUITE 100 = 7,647 NET USABLE SQ. FT.



SUITE 190 =  
1,111 NET USABLE SQ. FT.

SUITE 170 =  
1,480 NET USABLE SQ. FT.

SUITE 140 =  
1,622 NET USABLE SQ. FT.

--- DENOTES "COMMON PATH OF EGRESS TRAVEL"

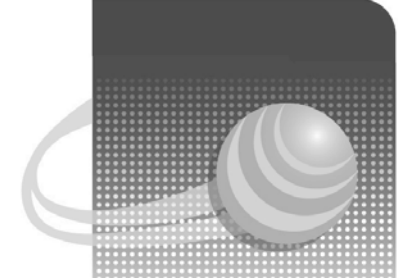
--- DENOTES "EXIT ACCESS TRAVEL DISTANCE"



First Floor Plan

1/8" = 1'-0"

RSN: 619637  
Permit #: 2011558118



PROJECT:

**Common Path  
of Egress Travel**  
Second Floor

1411 S. Potomac St.  
Aurora, CO

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Floor Plan

2

SUITE 200 = 3,404 NET USABLE SQ. FT.

SUITE 210 = 2,331 NET USABLE SQ. FT.

SUITE 230 =  
330 NET USABLE SQ. FT.

SUITE 290 =  
1,514 NET USABLE SQ. FT.

SUITE 250 = 4,537 NET USABLE SQ. FT.

--- DENOTES "COMMON PATH OF EGRESS TRAVEL"

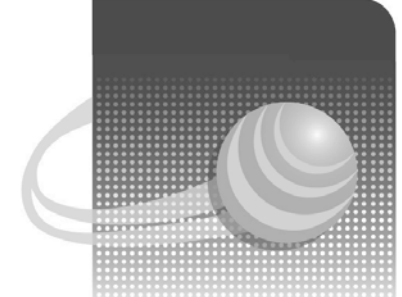
- - - DENOTES "EXIT ACCESS TRAVEL DISTANCE"



**Second Floor Plan**

1/8" = 1'-0"

RSN: 619637  
Permit #: 2011558118



PROJECT:

**Common Path  
of Egress Travel**  
Third Floor

1411 S. Potomac St.  
Aurora, CO

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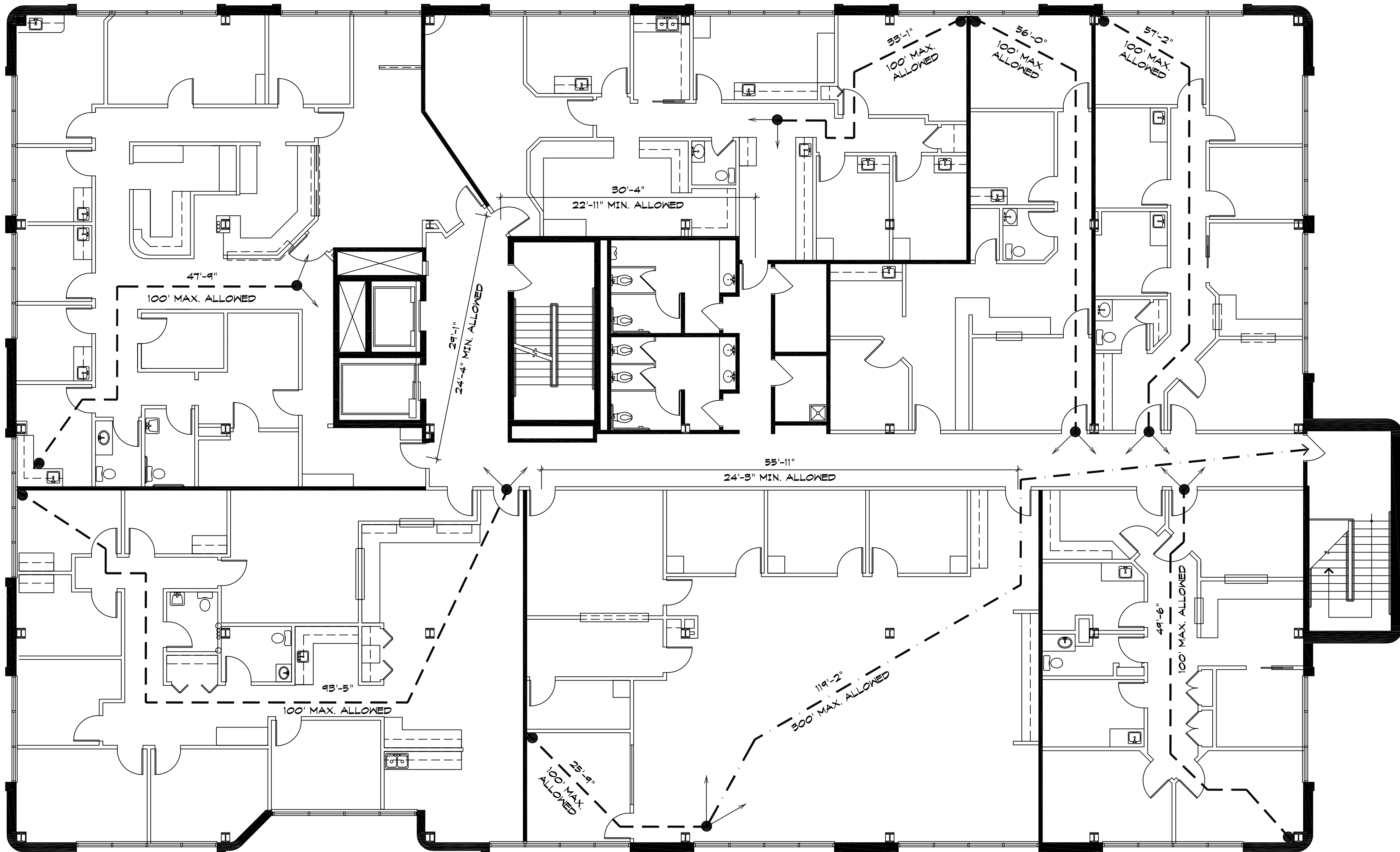
Floor Plan

SUITE 300 = 2,475 NET USABLE SQ. FT.

SUITE 310 = 1,650 NET USABLE SQ. FT.

SUITE 320 =  
1,017 NET  
USABLE SQ. FT.

SUITE 330 =  
1,192 NET USABLE SQ. FT.



SUITE 360 = 2,386 NET USABLE SQ. FT.

SUITE 350 = 2,493 NET USABLE SQ. FT.

SUITE 340 =  
1,269 NET USABLE SQ. FT.

--- DENOTES "COMMON PATH OF EGRESS TRAVEL"

- . - . - DENOTES "EXIT ACCESS TRAVEL DISTANCE"

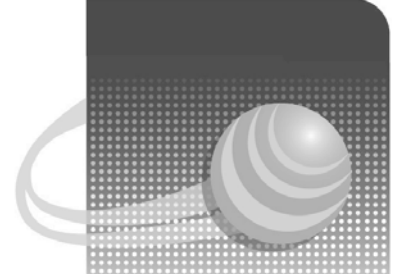


Third Floor Plan

1/8" = 1'-0"

RSN: 619637  
Permit #: 2011558118





PROJECT:

**Common Path  
of Egress Travel**  
Fourth Floor

1411 S. Potomac St.  
Aurora, CO

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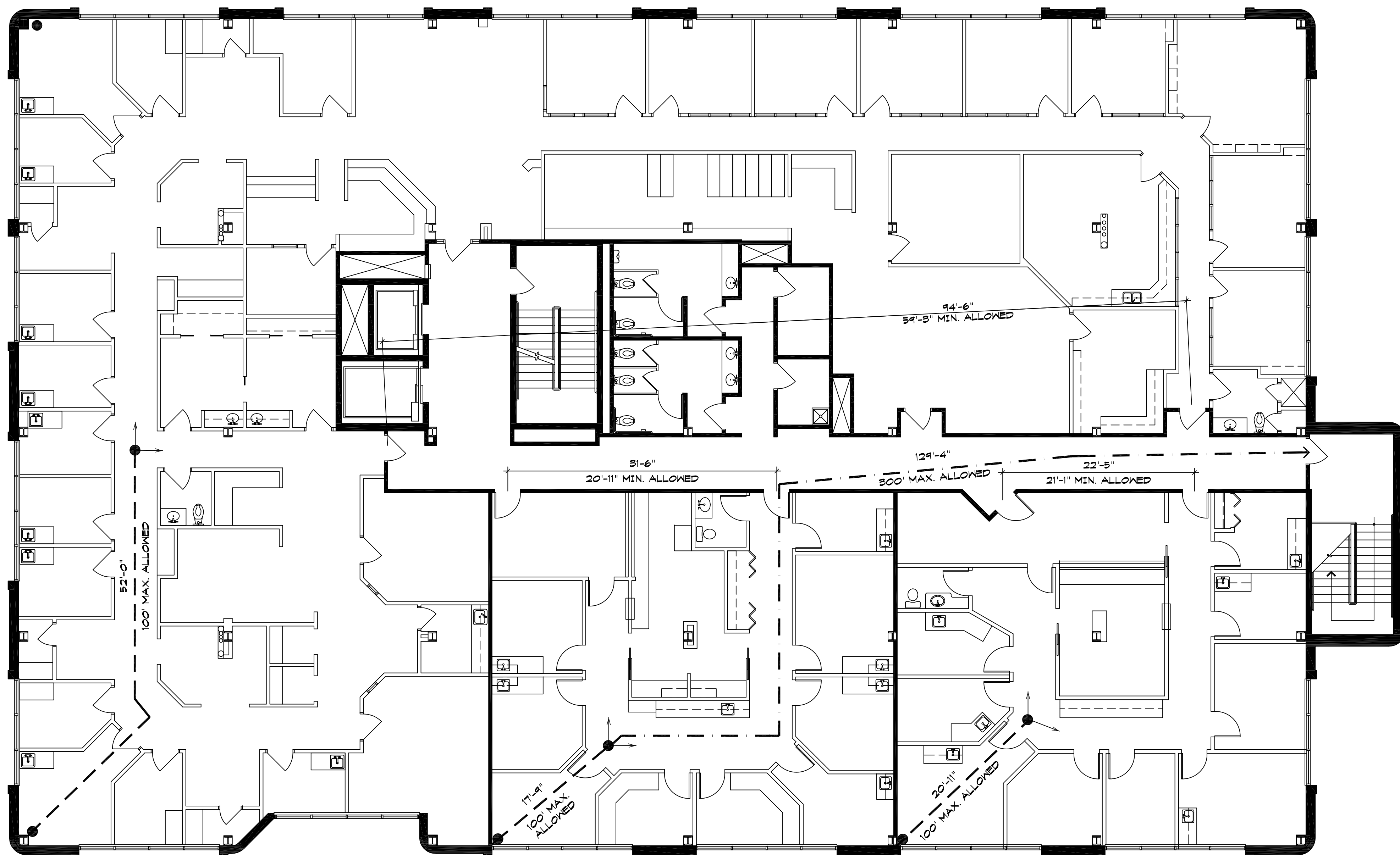
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BLS

Floor Plan

4

SUITE 400 = 2,562 NET USABLE SQ. FT.



SUITE 450 = 1,956 NET USABLE SQ. FT.

SUITE 440 = 1,987 NET USABLE SQ. FT.

--- DENOTES "COMMON PATH OF EGRESS TRAVEL"

--- DENOTES "EXIT ACCESS TRAVEL DISTANCE"



**Fourth Floor Plan**

1/8" = 1'-0"

RSN: 619637  
Permit #: 2011558118

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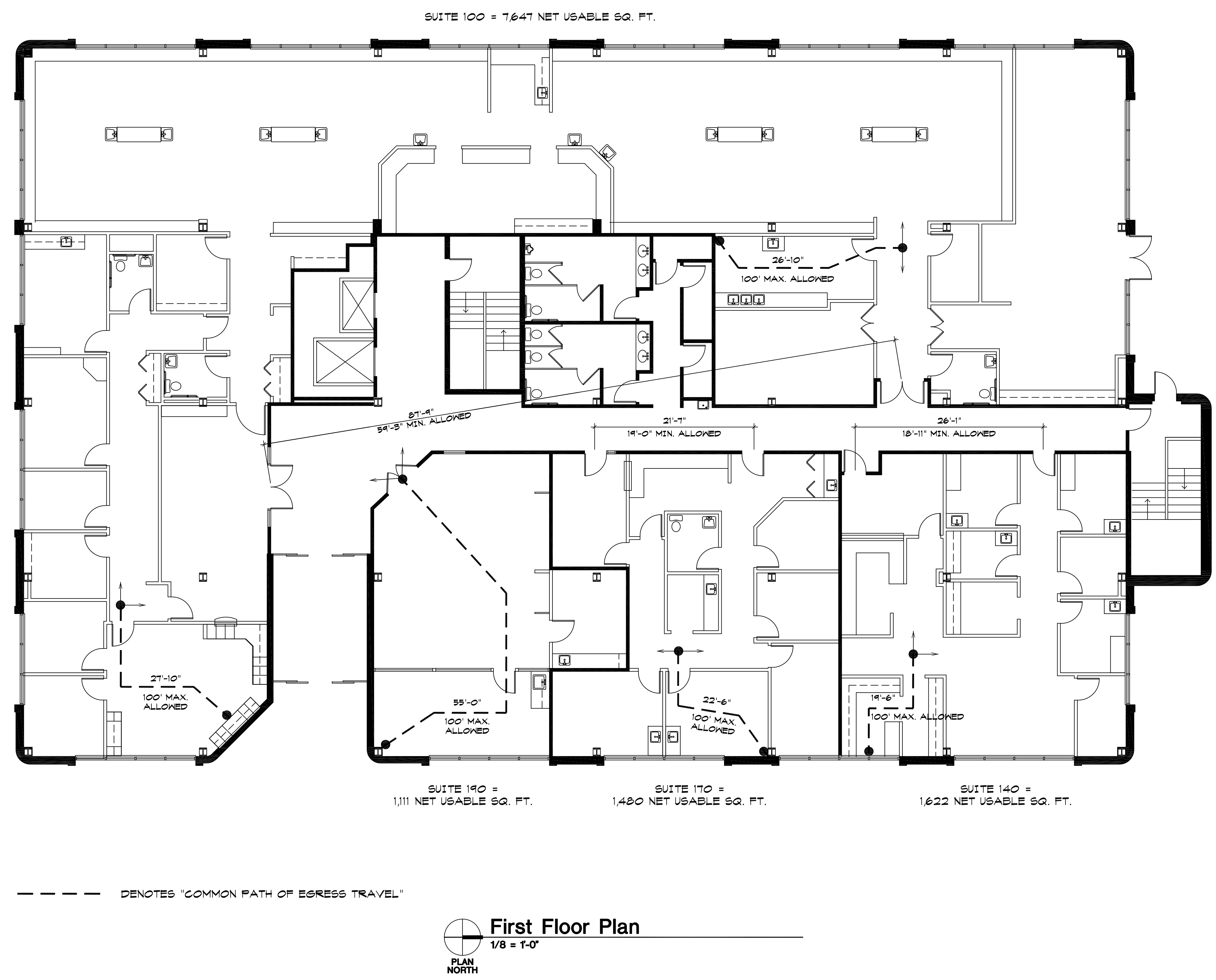
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Floor Plan



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Floor Plan

SUITE 200 = 3,404 NET USABLE SQ. FT.

SUITE 210 = 2,331 NET USABLE SQ. FT.

SUITE 230 =  
330 NET USABLE SQ. FT.

SUITE 250 = 4,557 NET USABLE SQ. FT.

SUITE 290 =  
1,514 NET USABLE SQ. FT.

--- DENOTES "COMMON PATH OF EGRESS TRAVEL"



Second Floor Plan

1/8" = 1'-0"

RSN: 619637  
Permit #: 2011558118



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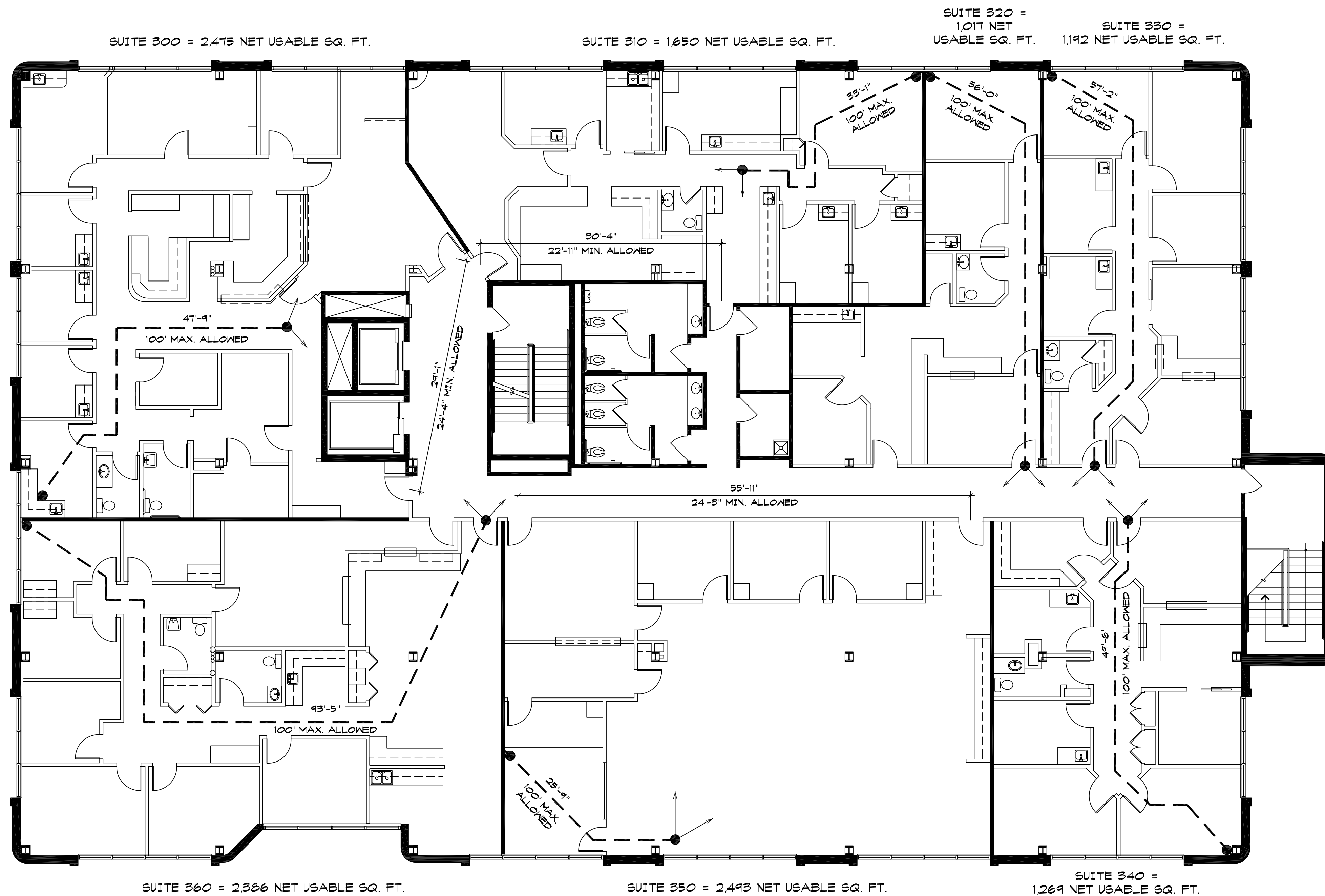
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Floor Plan



Third Floor Plan  
1/8" = 1'-0"

PLAN  
NORTH

RSN: 619637  
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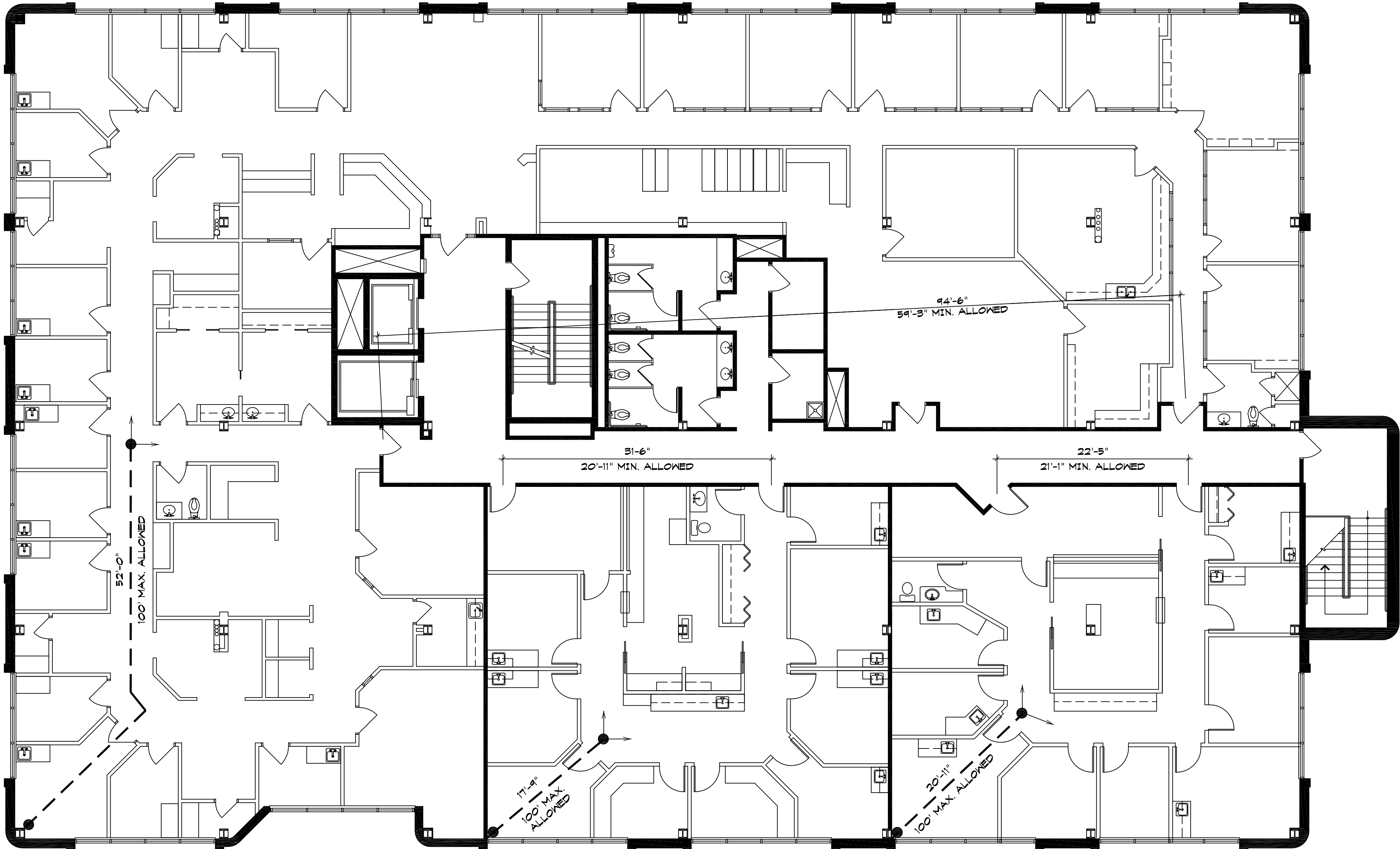
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Floor Plan

4

SUITE 400 = 8,562 NET USABLE SQ. FT.



SUITE 450 = 1,956 NET USABLE SQ. FT.

SUITE 440 = 1,927 NET USABLE SQ. FT.

--- DENOTES "COMMON PATH OF EGRESS TRAVEL"



Fourth Floor Plan

1/8" = 1'-0"

RSN: 619637  
Permit #: 2011558118



Floor Plan Legend

- Existing structure, wall or partition to remain
- Existing wall or partition to be removed
- New interior partition (building standard – floor to ceiling) – see Detail A/TA-1
- New corridor rated partition (floor to structural deck) – see Detail B/TA-1
- New partition to deck – see Detail C/TA-1
- New sound attenuating interior partition (floor to ceiling) – see Detail D/TA-1
- New partial height partition – see Detail E/TA-1
- New or existing glass partition as indicated

Door Schedule

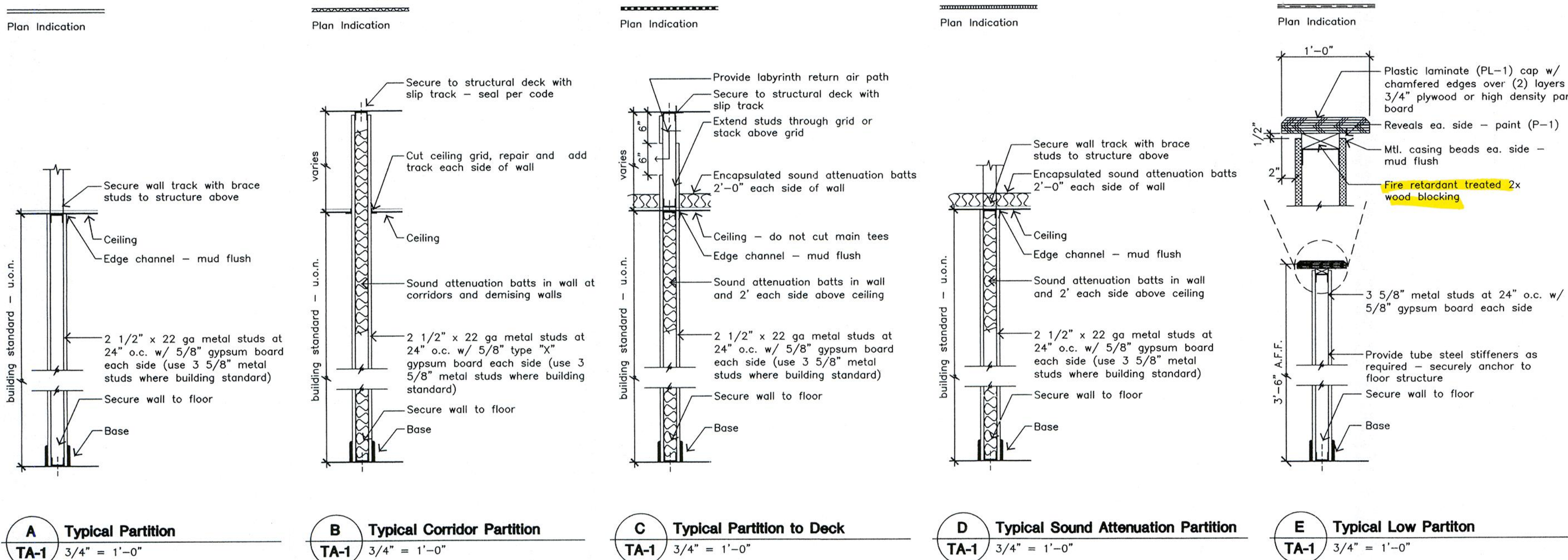
1	New building standard suite entry door and frame (3'-0" wide – u.o.n.) – no rating required
2	New building standard pair of suite entry doors and frame (3'-0" wide leaves – u.o.n.) – no rating required
3	New rated building standard interior door and frame (3'-0" wide – u.o.n.) _____ rated and labeled
4	New building standard pair of interior doors and frame (3'-0" wide leaves – u.o.n.)
5	New building standard interior door and frame (3'-0" wide – u.o.n.)
6	New building standard wood bi-fold/bi-pass door (_____ wide/_____ leaves _____ wide each)
7	New building standard wood bi-fold/bi-pass door (_____ wide/_____ leaves _____ wide each)

Hardware Schedule

A	Lockset, hinges, frame silencers, stop
B	Lockset, hinges, closer, frame silencers, stop
C	Lockset, hinges, closer, smoke/draft seals, stop, and additional hardware as required for rated opening indicated
D	Passage latchset, hinges, frame silencers, stop
E	Passage latchset, hinges, closer, frame silencers, stop
F	Passage latchset, hinges, closer, smoke/draft seals, stop, and additional hardware as required for rated opening indicated
G	_____ on active leaf, automatic flush bolts on inactive leaf, hinges, closers, smoke/draft seals, astragal, coordinator, stops, and additional hardware as required for rated opening indicated
H	Standard bi-fold/bi-pass hardware package with 'U' pulls

NOTE:	1	Hardware style, finish, and mounting heights shall be building standard – u.o.n. Lever hardware required per ANSI A117.1. See Floor Plan notes.
	2	At doors with closers, hinges shall have ball bearings. Adjust correct force and delay per ANSI A117.1.
	3	Bi-pass doors shall have 1" overlap (minimum).
	4	Egress path doors shall be operable from within in a single action not requiring the use of key, special knowledge, or effort.

Wall Types



Reflected Ceiling Legend

- Recessed fluorescent troffer
- Shading indicates unswitched night-light circuit
- Recessed direct/indirect fixture
- Fluorescent strip fixture
- Recessed compact fluorescent downlight fixture
- Recessed compact fluorescent wall wash fixture
- Surface-mounted compact fluorescent fixture – PC indicates pulchchain
- Wall-mounted compact fluorescent fixture
- Track lighting
- Illuminated exit sign fixture – shading indicates illuminated face
- Switch – 3 indicates 3-way, D indicates dimmer
- Fan – TF indicates Transfer Fan, EF indicates Exhaust Fan

Electrical Legend

- Duplex wall outlet
- Duplex wall outlet 6" above countertop u.o.n.
- Duplex wall outlet on semi-dedicated circuit
- Fourplex wall outlet
- 220 V. wall outlet
- Duplex floor outlet (4 indicates fourplex) – flush mount u.o.n.
- Telephone outlet
- Wall telephone outlet – height per ADA
- Telephone floor outlet – flush mount u.o.n.
- CRT/Data outlet
- Combined Telephone/Data outlet
- Double Combo Telephone/Data outlet: 4 square box with 3/4" diameter conduit and single gang plaster ring
- CRT/Data floor outlet – flush mount u.o.n.
- Cable/satellite TV outlet
- Junction box
- Plugmold – 1 outlet/12" u.o.n.
- Telephone backboard with semi-dedicated outlet – verify plywood size with Tenant's telephone vendor
- Power Pole

NOTE:	E	Indicates existing to remain
	R	Indicates relocated existing (or raised per ADA)
	X	Indicates existing to be removed
	N	Indicates new
	B	Indicates existing outlet to receive blank cover plate
	P	Indicates outlet on panel system (by others)
	(blank)	Indicates Contractor shall verify new/existing status and quantity required

General Legend

- Flag Note
- Finish Mark
- Revision Number
- Section Drawing where shown
- Elevation Drawing where shown
- Detail Drawing where shown
- Column Grid
- Door and frame number
- Hardware group letter

Abbreviations

AC	Above Counter
ADA	Americans with Disabilities Act
A.F.F.	Above Finished Floor
Anod.	Anodized
Bldg.	Building
Cip.	Ceiling
Cir.	Clear
Cont.	Continuous
D	Deep, Dedicated
Dr.	Door
Dwg.	Drawing
Ea.	Each
EW	Electric Water Cooler
Elev.	Elevation or Elevator
EP	End Panel
Eq.	Equal
Exist.	Existing
FEC	Fire Extinguisher Cabinet
Fin.	Finish
Fir.	Floor
Ft.	Foot
G	Grommet
GC	General Contractor
GFI	Ground Fault Interruptor
Gyp. Bd.	Gypsum Board
H.C.	Hollow Core
HDCP	Handicapped, Handicap
H/HT.	High/Height
H.M.	Hollow Metal
HVAC	Heating, Ventilation & Air Cond.
IP	Intermediate Panel
Max.	Maximum
MDF	Medium Density Fiberboard
Mr.	Manufacturer
Min.	Minimum
Mtl.	Metal
NL	Not in Contract
N.L.	Night Light
N.T.S.	Not to Scale
O.C.	On Center
Opp.	Opposite
P. Lam.	Plastic Laminate
Plywd.	Plywood
Req.	Required, Requirement
S.C.	Solid Core
Sim.	Similar
Sq.	Square
Std.	Standard
Stl.	Steel
SS	Stainless Steel
Typ.	Typical
U.O.N.	Unless Otherwise Noted
V.	Volt
V.I.F.	Verify in Field
V.C.T.	Vinyl Composition Tile
W	Wide/Width
W	With
WC	Wallcovering
Wd.	Wood
Yd.	Yard

Separate Life Safety construction documents are required for new Fire Alarm Systems or alterations to existing systems. Documents shall include device locations, one-line diagrams, battery calculations, and product cut sheets. Approval of documents is required prior to request for inspection.

Separate Life Safety construction documents are required for new Automatic Fire Sprinkler Systems or alterations to existing systems. Documents shall include device locations, one-line diagrams, battery calculations, and product cut sheets. Approval of documents is required prior to request for inspection.

Code Data

Jurisdiction	AURORA
Occupancy	B
Construction Type	II A
Number of Stories	4
Fire Sprinklers	THROUGHOUT
Floor Area	5,230 USABLE Sq. Ft. = 53 OCCUPANTS (1/100 SF)

Finishes

NOTE: FINISHES/MATERIALS ARE SUBJECT TO VERIFICATION. THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES/MATERIALS TO THE TENANT FOR APPROVAL PRIOR TO ORDERING. KEENEY DESIGN ASSUMES NO RESPONSIBILITY FOR FINISH SELECTIONS OR MATERIALS ORDERED.

Mk.	Mfr.	Material	Pattern/Color	Remarks
C-1	CAMBRIDGE	CARPET	SAVES SET AWAY/ LONG WEEKEND	U.O.N.
RB-1	ROPPE	RUBBER BASE	198 IVORY	U.O.N.
RT-1	AZROCK	RESILIENT TILE	V890	WHERE NOTED
P-1	SHERWIN WILLIAMS	PAINT	SW7536 BITTERSWEET STEM	U.O.N.
P-2	SHERWIN WILLIAMS	PAINT	SW7598 SIERRA REDWOOD	@ NOTES 46A & 46B ONLY
PL-1	WILSONART	PLASTIC LAMINATE	4843-38 ANTIQUE ROCA	COUNTERTOPS
PL-2	WILSONART	PLASTIC LAMINATE	7925-38 MONTEREY MAPLE	CABINETS

COORDINATE AND VERIFY FINISHES WITH TENANT

Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation 2009 IBC 105.4

Finish Notes

See General Notes for additional requirements.

- Contractor shall be responsible for field inspection of the surfaces to receive paint or other finish treatment and for ensuring that such surfaces are acceptable for finish application prior to initiating actual finish work. No paint or finish shall be applied on any surface which is unfinished, improperly prepared, or otherwise not fully acceptable for the finish application. All roughness or other irregularities that may appear after priming shall be thoroughly filled and sanded out or otherwise corrected to provide a smooth, even surface for painting and finishing. Finished application and wall appearance shall be free of surface and color irregularities.
- All drywall finish shall be smooth u.o.n.
- Drywall paint, unless otherwise noted, shall be acrylic latex, low-sheen eggshell finish (not flat) not susceptible to burnishing under normal office and commercial wear.
- All paint finish of metal parts of frames, doors, perimeter enclosures, etc. and all painted millwork shall be semi-gloss enamel u.o.n. Door frames, not prefinished, shall be painted to match color of adjacent painted walls unless building standards indicate otherwise u.o.n. Where adjacent walls have wallcovering or liquid vinyl, door frames shall be painted as specified. All doors shall be same finish both sides u.o.n. All v/c ceiling devices and registers shall be prefinished to match ceiling u.o.n. – touch up as required.
- Paint shall be roller-applied to non-metallic surfaces, using short-nap (1/2" or less), lint-free roller covers and shall cover fully, not less than three coats (sealer/primer, two finish coats) as recommended by the paint manufacturer and "The Modern Guide to Painting Specifications", latest edition.
- Flame spread ratings for interior finishes shall be Class I in vertical walls (including elevator cabs), Class II or better in other walls, and Class II or better in rooms or other areas.
- All surfaces shall be properly prepared prior to installing wallcovering.
- Wallcovering contractor shall coordinate all wallcovering application that affects other trades including millwork, etc. Wrap all electrical device plates with wallcovering to match wall.
- Contractor shall provide and install metal edge trim: Macomber-Duncan, 1/8" cap metal or equal where wallcovering is terminated on outside corners u.o.n. Mud flange flush prior to installing wallcovering.
- All window coverings shall extend from ceiling to top of sill/connector u.o.n. All pulls for transverse tracks shall be on right side u.o.n.
- Carpet installation shall comply with the workmanship guidelines as published by the Carpet and Rug Institute, latest edition, and shall be in strict accordance with the manufacturer's recommendations, providing an attractive, wrinkle-free appearance. Carpet seams shall be butt matched with the pile nap running in the same direction.
- Flooring contractor shall provide and install resilient edge strip where carpet and resilient flooring meet u.o.n.
- Flash-patch/floor stone all areas where floor is not level or true prior to flooring installation.
- Provide and install \_\_\_\_\_ high \_\_\_\_\_ STRAIGHT \_\_\_\_\_ base at all carpeted areas u.o.n. Provide and install \_\_\_\_\_ high cove base at all resilient floor areas u.o.n. Provide and install \_\_\_\_\_ high matching tile cove base at all tile floor areas u.o.n.
- Floor covering and base in closets shall be the same as that of the space into which the closet opens u.o.n.

Index

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E-3	ONE-LINE DIAGRAM

Change Building Co From UBC to IBC  
II A 3011

General Notes

- All work shall be performed in strict conformance with all laws, the ADA, all codes, ordinances, rules, and regulation of all governing authorities having jurisdiction.
- These plans are based upon the Architect's best interpretations of the Americans with Disabilities Act ("ADA"). The ADA is subject to interpretation by the courts. Therefore, the Architect, Keeney Design, Inc., and its agents, assume no liability or responsibility for interpretations or application of the ADA to this project nor for work undertaken to correct actual or understood deficiencies.
- These plans are based upon the existing conditions readily observable at the time of issue. Therefore, the Architect, Keeney Design Inc., and its consultants, assume no liability or responsibility for design and/or construction costs resulting from conditions or circumstances hidden from immediate observation.
- The Contractor for the project shall be responsible for obtaining all required permits.
- Before commencement of the work, the general Contractor and his subcontractors shall field verify all existing conditions and dimensions with the contract documents. Any deviations, discrepancies, and/or conflicts shall be reported to Keeney Design prior to proceeding with construction. Any questions or clarifications regarding "building standard" construction or materials shall be directed to Keeney Design prior to proceeding with construction. Should the Contractor proceed without contacting Keeney Design, the Contractor may, at no cost to the Owner, Tenant, Keeney Design, or the like, be required to repair, replace and correct any and all defects and problems arising due to his proceeding without contact, clarification and/or recommendation.
- Do not scale drawings: dimensions govern, large scale details govern over small scale.  
A. New gypsum board partitions are dimensioned from face of stud to face of stud unless otherwise noted on plans (i.e., "finish" or "clear").  
B. Existing partitions are dimensioned to finished surface.  
C. Masonry units are dimensioned to rough wall surface.  
D. Window walls are dimensioned from centerline of mullion to centerline of mullion. Glass sizes shown on drawings are nominal. Actual sizes may be smaller.
- The presence of a Keeney Design representative on the job site does not imply concurrence with or approval of the work.
- The Contractor shall halt the work when notified of a proposed change or if unsatisfactory results are anticipated. Proceed only after receiving additional information and instructions from Keeney Design.
- The Contractor shall perform high quality professional work. Materials shall be joined uniformly and accurately so they meet with neat, straight lines, free of blemishes or overlap. Install exposed materials appropriately level, plumb, and at accurate right angles, or flush with adjoining materials as appropriate. Work of each trade shall meet or exceed all national standards published by or for that trade.
- The Contractor shall coordinate all work performed by the Owner, Tenant, and their Agents. When information is inadequate, request further instructions before proceeding.

DRAWINGS/SUBMITTALS

- The Contractor shall submit all proposed substitutions to Keeney Design before they may be used. If the Contractor, the Owner, or the Owner's representative substitutes a material, revise a construction detail, method of attachment or in any way alter the work so that it does not conform with these documents without Keeney Design's approval; such action will relieve Keeney Design of any responsibility or liability as a result of said substitution.
- The Contractor shall submit one (1) reproducible and two (2) blueprints of all shop drawings and three (3) copies of all samples, cut sheets, and specs for Keeney Design review.  
A. Contractor shall submit to Keeney Design shop drawings or cut sheets of all custom millwork, hardware, signage, and other trades as requested and samples of all wallcoverings, paint, plastic laminates and millwork finishes.  
B. Keeney Design will review submissions with reasonable promptness so as to minimize delay. Review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Any action taken does not release the Contractor or fabricator from compliance with plans and specifications as to function, dimensions, quality and quantity. Review of an individual item shall not indicate a review of an assembly in which the item functions. Submissions that contain excessive errors or that are incomplete will be returned unchecked and any delay thereby will be the responsibility of the Contractor.  
C. The Contractor shall make any revisions as noted by Keeney Design and shall submit and resubmit the required number of corrected copies until no exceptions are taken.  
D. No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed and released by Keeney Design. All such portions of the work shall be in accordance with shop drawings and samples reviewed by same.

MILLWORK

- All custom cabinet work is to be furnished, shop finished, delivered and installed by the millwork contractor in accordance with the current edition of Architectural Woodwork Quality Standards, Guide Specifications and Quality Certification Program, published by the Architectural Woodwork Institute (AWI). No rotary cut veneers will be acceptable unless specifically noted.

FINISHES

- The Contractor shall be responsible for advising Keeney Design of any questions regarding the finish selections, systems, method of application, or scope of work prior to proceeding with the work in question.

MECHANICAL/PLUMBING

- The mechanical contractor shall field verify existing conditions and shall familiarize himself with all work and dimensions. The Contractor shall notify Keeney Design of any conditions or discrepancies adversely affecting the design and installation prior to proceeding with the work (including conflicts with mechanical ducts, sprinkler trunk lines, plumbing lines, and structure).
- The Contractor shall not place ceiling registers or diffusers within 12" of partitions or where wall cabinets, shelving, files, or overfile units are indicated on the drawings.
- All plumbing fixtures (built-in and freestanding) shall be supplied and installed by plumbing contractor u.o.n. Plumbing contractor to supply all necessary information for cut outs to be performed by millwork contractor.
- Thermostats shall be mounted with top of coverplate at 54" A.F.F. and in vertical alignment with any nearby light switches u.o.n. See engineering drawings for location.

ELECTRICAL

- The electrical contractor shall field verify existing conditions and shall familiarize himself with all work and dimensions. The Contractor shall notify Keeney Design of any conditions or discrepancies adversely affecting the design and lighting installation prior to proceeding with the work (including conflicts with mechanical ducts, sprinkler trunk lines, plumbing lines, and structure).
- Keeney Design's drawings for lighting, power and telephone are for location and quantities only. See engineering drawings for technical information. Notify Keeney Design of any discrepancies between engineering drawings and Keeney Design drawings prior to proceeding with the work.
- For location of all devices, the architectural drawings supersede the engineering drawings. Floor outlet locations are particularly critical; verify locations with Tenant prior to installation.
- All dimensions are to center line of outlet groups or single outlet. Where two or more devices are indicated, each device in a group is to be located immediately adjacent to the next device.
- Plan locations for electrical devices may vary up to 6" (six inches) to avoid conflicts with stud location u.o.n. Add box supports where necessary.
- All outlets shall be mounted to match building standard height and orientation but at least 15" A.F.F. to bottom u.o.n. All outlets above countertop (AC) shall be mounted horizontally with bottom of coverplate at 6" above countertop u.o.n. All light switches shall be mounted at 48" A.F.F. to top of switch u.o.n.

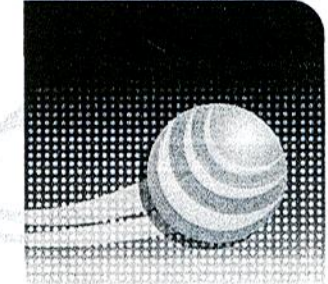
CLEANING/PROTECTION

- The Contractor shall take absolute care to protect new and existing materials, millwork, built-in and finishes and shall repair or replace damaged items at the Architect's option.
- The Contractor and his subcontractors shall turn the project over to the Owner or his representative:  
A. Free from all construction debris, scraps, material, and equipment.  
B. All glass free from all manufacturer's labels, etc. and cleaned on both sides.  
C. All millwork, doors and built-in wiped down and free of dirt and dust.  
D. All wallcovering material free of dirt, dust, and other foreign matter.  
E. All bases wiped down.  
F. All carpets vacuumed.  
G. All resilient floors cleaned of labeling and wet mopped with mild detergent solution per manufacturer's recommendations, and all bases wiped down.

ASBESTOS

- As there may be asbestos or other hazardous materials present in any existing building, especially older buildings, it shall be the Contractor's responsibility to verify its presence and coordinate with the governing authorities having jurisdiction. Comply with said authorities' requirements for safe and legal containment/disposition.

KEENEY  
DESIGN



WE DESIGN  
SPACE

575 Logan Street  
Denver, CO 80203  
303-871-1970

PROJECT:  
Colorado  
Orthopedic  
Consultants  
Remodel  
Suite 400

1411 S. Potomac  
Aurora, CO



8.24.11

REVISIONS:

DESCRIPTION: BY: DATE:

CITY OF AURORA  
BUILDING DIVISION  
APPROVED AS NOTED  
DATE OCT 2, 2011

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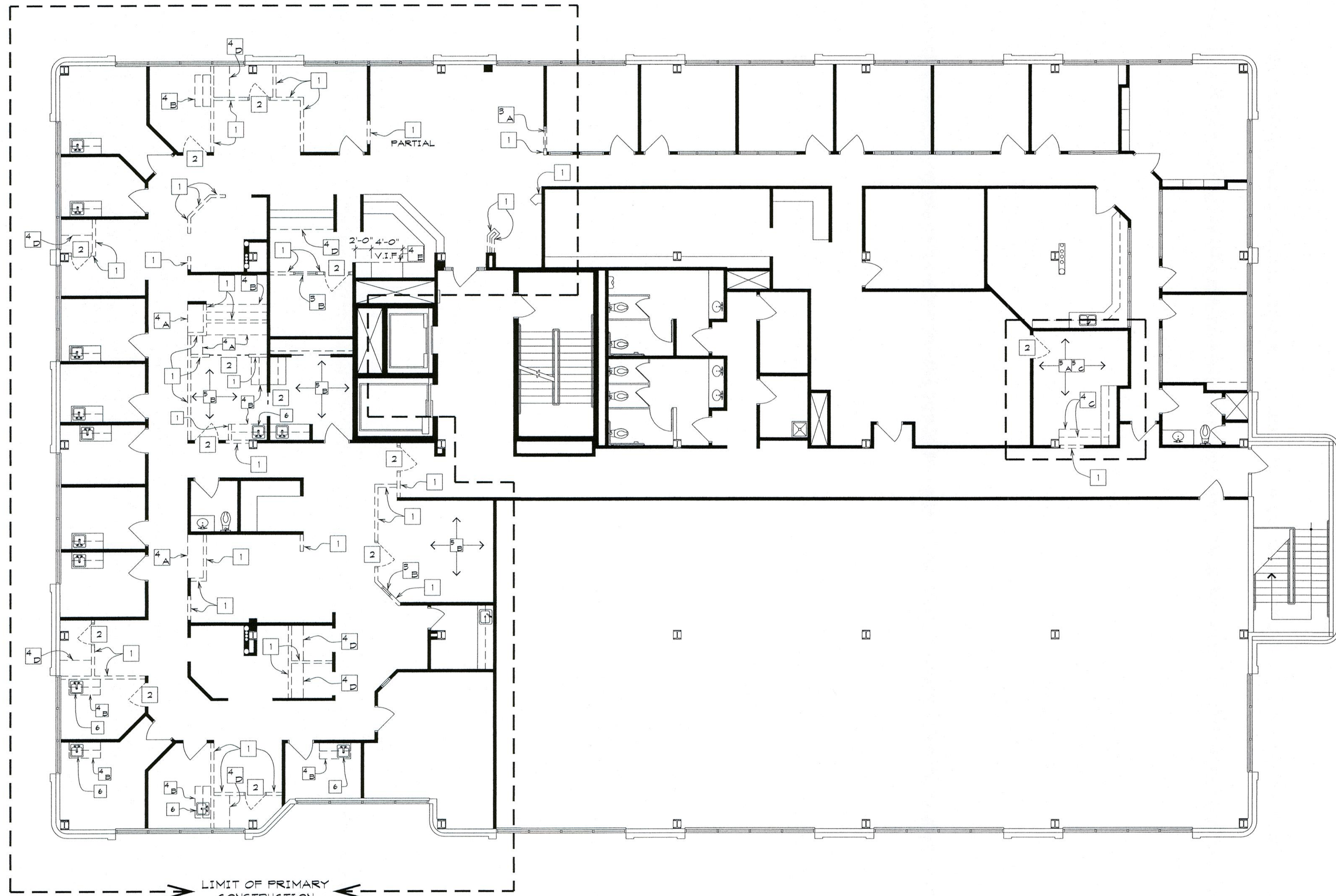
ISSUE DATE:  
08/19/11

DRAWN BY: MS  
CHECKED BY: BS

Cover  
Sheet

TA-1





Notes

WARNING: All subcontractors and suppliers are responsible for information and notes on ALL drawing sheets and MUST work from FULL sets (see Index on sheet TA-1).

Since the numbering of notes is grouped by type of work, some numbers may be skipped on any given project or drawing sheet.

Contractor shall coordinate with the Property Manager to schedule all construction, any work in other suites, and any interruption of plumbing, HVAC, power or telephone service to any tenants.

Use building standard construction throughout, including carpet, wall base, paint, doors and hardware, ceiling, lighting, etc.; unless otherwise noted (u.o.n.).

Since this suite is currently occupied, THIS WORK WILL BE DONE IN PHASES OR AFTER HOURS. Coordinate all work through the Property Manager.

DEMOLITION (ones)

This plan is a general guide ONLY — coordinate with Floor Plan/TA-3 and Millwork/Finish Plan/TA-4 for exact extent of demolition — protect all work to remain.

1. Remove existing partition. Patch and repair adjacent walls, window sills, convectors (etc.), ceiling, and floor as required. Within Limit of Primary Construction, Contractor shall remove ALL existing partitions not SPECIFICALLY indicated to remain, whether shown or not — Contractor shall field verify.
2. Remove existing door, frame, and hardware (may be reused where appropriate and in good condition — verify with Property Manager) — store any extras per Property Manager's instructions.
- 3A. Relocate existing fixed glass and frame per note 23/TA-3.
- 3B. Remove existing fixed glass and frame (may be reused where appropriate and in good condition — verify with Property Manager) — store any extras per Property Manager's instructions.
- 4A. Remove existing shelves and associated hardware — salvage per Property Manager's instructions.
- 4B. Remove existing base and wall cabinets with countertop — salvage for possible re-use per note 32/TA-4 — store any extras per Property Manager's instructions.
- 4C. Remove this portion of the existing base and wall cabinets with countertop — salvage per Property Manager's instructions. Provide end panels and edging to finish new edges/ends of existing cabinets and countertop to remain — match existing cabinet/counter finishes.
- 4D. Remove existing countertop and supports — salvage per Property Manager's instructions.
- 4E. Sawcut and remove this portion of existing countertop — provide new end panels (EP) to support new edges of existing countertop to remain — match existing countertop finish.
- 5A. Remove all existing carpet within Limit of Primary Construction u.o.n.
- 5B. Remove existing resilient tile flooring within this room/area.
- 5C. Remove all existing resilient base within Limit of Primary Construction u.o.n.
- 5D. Remove/skimcoat over all existing wallcovering within Limit of Primary Construction u.o.n.
6. Remove existing sink — salvage for possible re-use per note 83/TA-3 — store any extras per Property Manager's instructions. Cap and remove existing plumbing lines — relocate waste and vent as required. See engineering drawings. Coordinate with Property Manager PRIOR to access to suite(s) on floor below.
7. Remove all unused and all non-terrain coated low-voltage cabling from above ceiling — coordinate with Tenant's cabling vendor.
8. Terminate wiring of outlets on partitions being removed per code.
9. Existing ceiling to remain u.o.n. — see Reflected Ceiling Plan/TA-5.

Provide a tactile sign saying "EXIT" at each egress stairway, exit passageway or exit discharge per 2009 IBC 1011.3 and 2003 ANSI A117.1

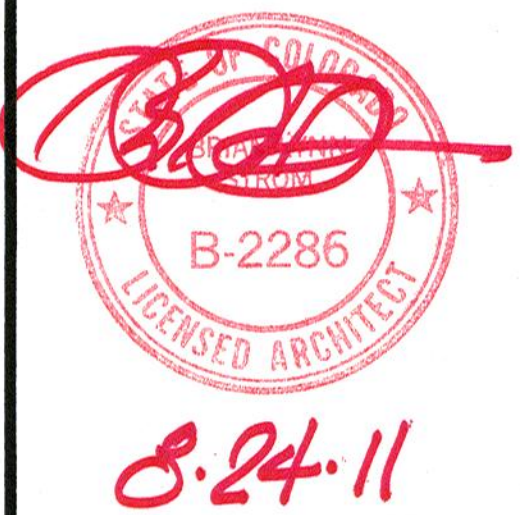
Demolition Plan 1/8" = 1'-0"



575 Logan Street  
Denver, CO 80203  
303-871-1970

PROJECT:  
**Colorado  
Orthopedic  
Consultants  
Remodel  
Suite 400**

1411 S. Potomac  
Aurora, CO



REVISIONS:

DESCRIPTION:	BY:	DATE:

11-558118

CITY OF AURORA  
BUILDING DIVISION  
APPROVED AS NOTED  
DATE OCT 2 2011

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**MS BS**

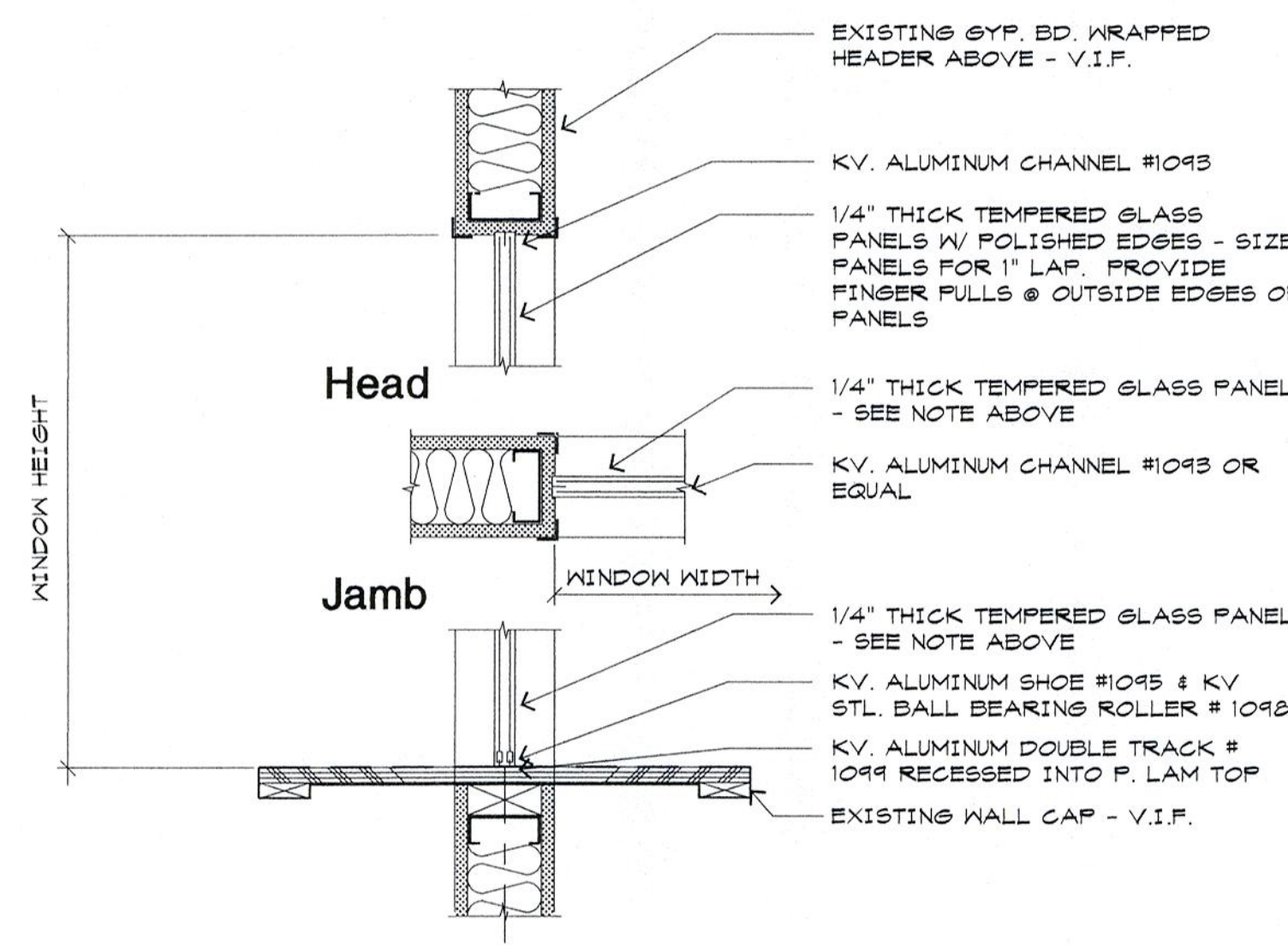
Demolition  
Plan  
**TA-2**





**Floor Plan**  
1/8" = 1'-0"  
PLAN NORTH

Contractor shall mark up a set of prints to reflect the as-built condition of the project upon completion and shall provide these to the Property Manager. This includes all architectural items (partitions, doors, millwork, etc.), all mechanical items (HVAC, plumbing, fire protection, etc.), and all electrical items (power, lighting, panel schedules, etc.).



**Sliding Glass Details**  
1/2" = 1'-0"

## Notes

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Contractor shall coordinate with the Property Manager to schedule all construction, any work in other suites, and any interruption of plumbing, HVAC, power or telephone service to any tenants.

Use building standard construction throughout; including carpet, wall base, paint, doors and hardware, ceiling, lighting, etc.; unless otherwise noted (u.o.n.).

Since this suite is currently occupied, THIS WORK WILL BE DONE IN PHASES OR AFTER HOURS. Coordinate all work through the Property Manager.

- PARTITIONS (tens)**
- Align finishes.
  - The widths of all NEW corridors, passages, aisles, etc. shown on this plan shall comply with the minimum widths required by ANSI A117.1.
  - Provide adequate fire retardant treated wood blocking as required for secure support of countertops, shelving, cabinets, etc. - see Furnishings and Specialties notes below and Millwork/Finish Plan/TA-4 for specific items, weights, mounting heights, etc. at each location.
  - Extend/modify existing partition to full height CORRIDOR partition to structure (if not already) - see section B/TA-1.
  - Extend/modify existing partition to full height sound-insulated partition to structure (if not already) - see section C/TA-1.
  - Partial height partition at millwork - see detail E/TA-1.
  - Provide additional metal stud framing and 5/8" gypsum board as required to wrap new end of existing partition - use corner beads at each edge and mud flush - tape and finish.

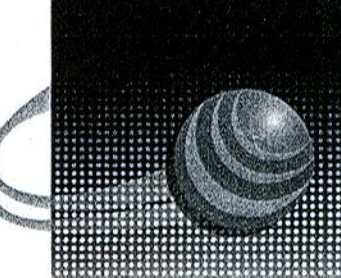
- DOORS/GLAZING (twenties)**
- New doors shall have the following clearances (u.o.n.) to comply with accessibility requirements: 18" minimum clear adjacent to the strike jamb - pull side, as required by ANSI A117.1.
  - Equip all NEW doors with lever type hardware (u.o.n.) as required by ANSI A117.1. Doors with closers shall have the closers adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch, measured to the leading edge of the door, as required by ANSI A117.1.
  - Existing straight/fixed glass to remain - protect during construction.
  - Relocate existing fixed glass and frame into NEW framed opening at this location - see note 34/TA-2 - match existing sill height A.F.F.
  - New 30" wide x 1/4" thick sliding tempered glass panel in aluminum channel frame atop existing wall cap - field locate to inside of existing recessed downlights in header above - see detail 1/TA-3.
  - New 1/4" thick tempered glass side panels in aluminum channel frame to infill existing opening between existing wall cap and gypsum board header above - field locate to inside of existing recessed downlights in header above - field size files and bull joint.

- FURNISHINGS (sixties)**
- Full-size refrigerator by Tenant (N.I.C.).
  - Under-counter ice-machine by Tenant (N.I.C.) - see note 81 below.
  - Countertop water cooler by Tenant (N.I.C.) - see note 81 below.
  - Copier by Tenant (N.I.C.) - see note 93 below.
- SPECIALTIES (seventies)**
- All new signage shall comply with requirements of ANSI A117.1.
  - Provide, locate and install fire-extinguishers in accordance with fire department regulations.

- MECHANICAL (eighties)**
- Mechanical loads are to be based on standard occupant load and on other loads and equipment as noted (information provided by the Tenant) - any additional HVAC will be at the Tenant's expense. See Reflected Ceiling Plan/TA-5 and engineering drawings for additional requirements and information.
  - Provide copper water line for ice-machine and water cooler (ice-machine and water cooler by Tenant - N.I.C.) - see engineering drawings.
  - Plumbing fixture shown is existing to remain - protect during construction.
  - Re-use (1) existing single-compartment stainless steel sink (in good condition) at this location - see note 6/TA-2. Provide new lever faucets and hot and cold supply, waste, and vent plumbing as required. Clean/repair/refurbish to good appearance and good working condition. See engineering drawings. X-ray floor PRIOR to core drill - firestop per code. Coordinate with Property Manager PRIOR to access to suite(s) on floor below.
  - Provide 14"x18"x7" deep (minimum) single-compartment stainless steel sink with lever faucets, 1/2 horsepower garbage disposal, and hot and cold supply, waste, and vent plumbing as required. Locate hot water heater above ceiling. See engineering drawings. X-ray floor PRIOR to core drill - firestop per code. Coordinate with Property Manager PRIOR to access to suite(s) on floor below.

- ELECTRICAL (nineties)**
- Electrical outlets shown and other electrical requirements indicated are based on information provided by the Tenant - any additional electrical will be at the Tenant's expense. Mount all new outlets at 15" A.F.F. minimum u.o.n.; mount all new switches at 48" A.F.F. maximum u.o.n.; as required by ANSI A117.1 - see also Building Standards. All existing outlets not indicated to remain shall be removed and wiring terminated per code - patch and finish walls to match adjacent surfaces. See Reflected Ceiling Plan/TA-5 and engineering drawings for additional requirements and information.
  - Update electrical panel legend(s) to reflect new and altered circuiting as a result of this project - legend(s) shall be typed.
  - Remove any existing floor outlets not indicated to remain and terminate wiring per code - fire stop and fill holes per code prior to installing floor covering.
  - Circuit computers and other sensitive electronic equipment separately from copiers and other heavy or intermittent loads. See engineering drawings.
  - All telephone, data, and CRT cabling, terminations, faceplates, and faceplate labeling by Tenant's vendor (N.I.C.). See note 106/TA-5 and engineering drawings.
  - Existing telephone/patch board to remain - Contractor shall coordinate and verify with Tenant - protect during construction.
  - Provide electrical connection for water heater (if required), ice machine, microwave, and switched electrical connection for garbage disposal - see note 84 above and engineering drawings.

**KEENEY  
DESIGN**



**WE DESIGN  
SPACE**

575 Logan Street  
Denver, CO 80203  
303-871-1970

PROJECT:  
**Colorado  
Orthopedic  
Consultants  
Remodel**  
Suite 400

1411 S. Potomac  
Aurora, CO



08.24.11

## REVISIONS:

DESCRIPTION:	BY:	DATE:

11-558118

CITY OF AURORA  
BUILDING DIVISION  
APPROVED AS NOTED  
DATE OCT 2 2011

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CHECKED BY: BS

Floor Plan

**TA-3**



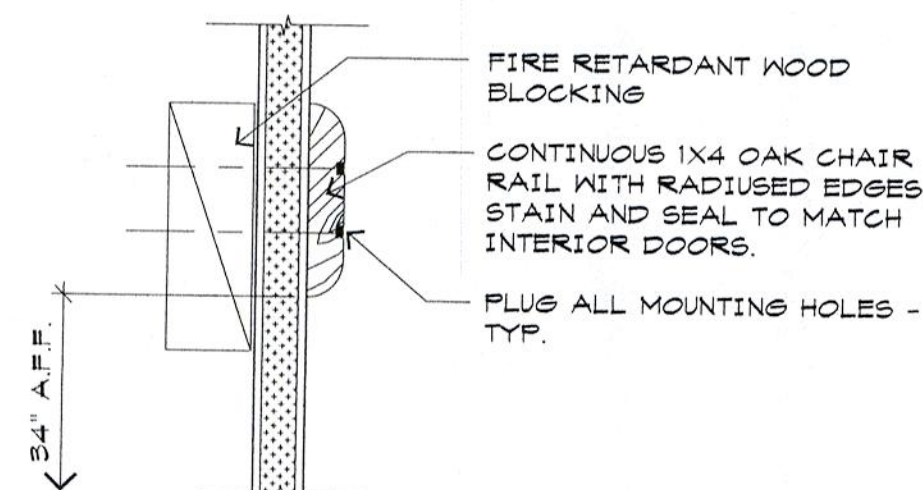


## Millwork/Finish Plan

1/8" = 1'-0"

Contractor shall mark up a set of prints to reflect the as-built condition of the project upon completion and shall provide these to the Property Manager. This includes all architectural items (partitions, doors, millwork, etc.), all mechanical items (HVAC, plumbing, fire protection, etc.), and all electrical items (power, lighting, panel schedules, etc.).

39 40 41 44 45 47 48 50 51



1  
TA-4

## Chair Rail Detail

3" = 1'-0"

## Notes

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Contractor shall coordinate with the Property Manager to schedule all construction, any work in other suites, and any interruption of plumbing, HVAC, power or telephone service to any tenants.

Use building standard construction throughout; including carpet, wall base, paint, doors and hardware, ceiling, lighting, etc.; unless otherwise noted (u.o.n.).

Since this suite is currently occupied, THIS WORK WILL BE DONE IN PHASES OR AFTER HOURS. Coordinate all work through the Property Manager.

MILLWORK (thirties)

See note 39 below for millwork specifications.

30. Existing shelves to remain - protect during construction. Clean/repair/refurbish to good appearance and good working condition.

31. Existing countertop and cabinets to remain - protect during construction. Clean/repair/refurbish to good appearance and good working condition.

32. Re-use (1) set of existing base and wall cabinets with countertop and sink cutout (in good condition) at this location - see note 45/TA-2. Securely anchor to studs or fire-retardant treated blocking - match existing elevations A.F.F. Clean/repair/refurbish to good appearance and good working condition.

33. (5) 14" deep 3/4" thick "Melamine" adjustable shelves with finished edges on commercial-duty standards and brackets - surface mount 72" standards at 24" o.c. (maximum) at 12" A.F.F. to bottom - securely anchor to studs or to fire-retardant treated blocking.

34. New 24" deep x length shown plastic laminate (PL-1) countertop at 36" A.F.F. - cleargrip using 3" deep front skirt with plastic laminate (PL-1) wrap - provide adequate ledgers for support - securely anchor to studs or fire-retardant treated blocking - paint ledgers to match wall. Provide (1) 3" diameter grommet(s)(G) located as shown on plans.

35. New plastic laminate (PL-2) bookcase wall unit - securely anchor to studs or fire-retardant treated blocking - see note 39 below and elevation noted.

36. New millwork with plastic laminate (PL-2) cabinets and plastic laminate (PL-1) countertop - securely anchor to studs or to fire-treated blocking. Scribe to wall, provide fillers as required and provide finished panels at all exposed ends. Provide 3" diameter grommets (G) where shown on plan. See note 39 below and elevation noted.

37. New clear oak chair rail on this wall to extent shown - stain and seal to match interior doors. See detail 1/TA-4.

38. New plastic laminate (PL-1) wall cap on partial height partition. See detail E/TA-1.

39. Millwork Specifications are as follows:  
All millwork: AWI "Premium" standards u.o.n.  
Casework: Flush overlay construction.

Wall cabinets to be 13" deep with two adjustable shelves behind doors, u.o.n.  
Base cabinets to be 24" deep with box drawer(s) above doors with one 18" deep adjustable shelf behind u.o.n.

Surfaces: For plastic laminate products all exposed surfaces, all semi-exposed surfaces, and all balancing faces of laminated panels shall be plastic laminate. All other interior surfaces shall be "Melamine" or approved equal cabinet liner. Minimum veneer and overlay thickness:  
Tops and self edge: 0.050" thick minimum  
Vertical surfaces: 0.020" thick minimum  
Horizontal surfaces: 0.050" thick minimum  
Cabinet liner: 0.020" thick minimum - color: white for laminate cabinets

Hinges: MELPA DS-Klip System, 130c opening, concealed/self-closing  
Drawer glides: ACCURIDE model 4034 (file), 3005 (box), 2006 (pencil)

Locks: TIMBERLINE SUPPLY "System 150" (pedestals)

"CD-184" camlock (individual locks)

Pulls: 4" wire pulls - all drawers & doors, finish: silver

Grommets: DOUG MOCKETT model EDP, color: black

FINISHES (forties and fifties)

All work involving Polomys, Zolotone, lacquers, stains, strippers, or other odorous products, shall be done after hours u.o.n. - coordinate with Property Manager.

Note: Finishes and materials are subject to verification. Contractor shall submit samples of all finishes/materials to the Tenant for approval PRIOR to ordering.

40. Patch/repair/floorstone floor to SMOOTH LEVEL surface before installing new flooring. VERY IMPORTANT: Floorstone or otherwise adjust substrate elevation as required to eliminate ANY change in finish elevation between adjacent materials. Fire stop and fill all abraded holes in floor slab per code.

41. New carpet (C-1) throughout suite u.o.n.

42. Existing flooring in this room to remain - protect during construction - clean. Replace (to match existing) any missing or damaged tiles as required.

43. New resilient tile (RT-1) flooring in this room/area. Provide transition strips at all changes in flooring material and elevation.

44. New rubber base (RB-1) throughout suite u.o.n. Remove any residual base adhesive and prepare wall as required for smooth finish prior to installing new base.

45. Patch and prepare walls as required to a smooth surface and paint (P-1) throughout suite u.o.n.

46A. Patch and prepare this wall to a smooth surface and paint (P-2) to extent shown.

46B. Paint (P-2) below chair rail only on this wall to extent shown.

47. Prepare and paint door frames and interior glazing frames with semi-gloss enamel to match (P-1) WITHIN suite - corridor side of entry door and sidelight frames shall match building standard.

48. Prepare and paint existing fire hose cabinet with semi-gloss enamel to match building standard.

49. Prepare and finish opposite side of demising wall to match adjacent including paint and base.

50. Repair and refinish reused doors where scratched or blemished as required to good appearance. Stain and seal new doors to match existing.

51. Existing building standard window coverings at all building exterior windows to remain - protect during construction - repair (or replace) as required to good working condition and appearance.

52. Patch/repair/extend common corridor finishes: carpet, base, wall finish, etc. as required into new corridor extension - match and align with existing adjacent.

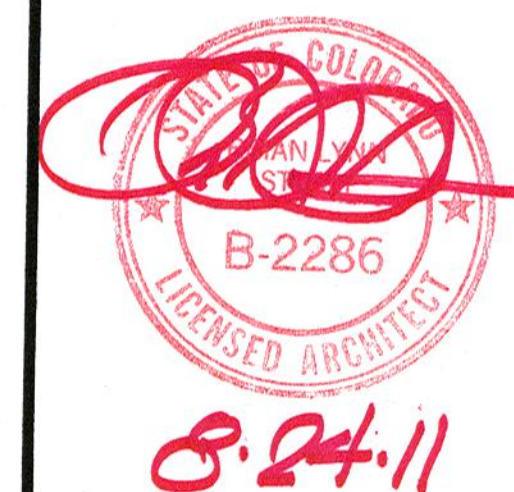


575 Logan Street  
Denver, CO 80203  
303-871-1970

PROJECT:

Colorado  
Orthopedic  
Consultants  
Remodel  
Suite 400

1411 S. Potomac  
Aurora, CO



## REVISIONS:

DESCRIPTION: BY: DATE:

11-558118

CITY OF AURORA

BUILDING DIVISION

APPROVED AS NOTED

DATE OCT 2 2011

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PROJECT NO.:

141.10

ISSUE DATE:

08/19/11

DRAWN BY:

MS

CHECKED BY:

BS

Millwork/Finish  
Plan

TA-4





## Notes

WARNING: All subcontractors and suppliers are responsible for information and notes on ALL drawing sheets and MUST work from FULL sets (see Index on sheet TA-1).

Since the numbering of notes is grouped by type of work, some numbers may be skipped on any given project or drawing sheet.

Contractor shall coordinate with the Property Manager to schedule all construction, any work in other suites, and any interruption of plumbing, HVAC, power or telephone service to any tenants.

Use building standard construction throughout; including carpet, wall base, paint, doors and hardware, ceiling, lighting, etc.; unless otherwise noted (u.o.n.).

Since this suite is currently occupied, THIS WORK WILL BE DONE IN PHASES OR AFTER HOURS. Coordinate all work through the Property Manager.

CEILING (hundreds)

100. Existing ceiling to remain u.o.n. Patch and repair or replace ceiling grid and lay-in panels as required to match adjacent where walls have been removed or relocated or where mismatched, missing, damaged, or discolored or where sprinkler heads have been added or relocated - see sprinkler notes for scope.

101A. Remove existing gypsum board ceiling and headers complete with framing within shaded area. Infill with new ceiling grid and lay-in panels to match and align with existing adjacent ceiling to remain.

101B. Corridor ceiling: Remove existing ceiling grid and lay-in panels within shaded area. Extend grid, lay-in panels, and lighting pattern from existing corridor into new extension - match and align with existing adjacent common area ceiling to remain.

102. Relocate existing and/or add new building standard fluorescent light fixtures as shown - adjust layout if required to avoid cutting main grid tees. All NEW fixtures shall match building standard u.o.n. - store any extras per Property Manager's instructions. Clean all fixtures. See engineering drawings.

103. Switch lights in portion of existing suite to remain vacant separately from portion being remodeled - see engineering drawings.

104. Relocate existing and/or add new building standard illuminated exit sign fixtures as indicated - see engineering drawings.

105. All electrical power cabling and conduit above ceiling shall be INDEPENDENTLY supported from structure.

106. All exposed low voltage wiring above ceiling shall be plenum rated (Teflon coated) and INDEPENDENTLY supported from structure.

107. Provide/relocate smoke detectors and horns/strobes per code, local amendments, and fire department - see engineering drawings.

108. Contractor shall verify and add/relocate sprinkler heads and piping as required to match lighting and per NFPA code section 13 and fire department. Submit sprinkler shop drawings for separate permit as required by jurisdiction. Center heads in scored half of ceiling panels, typical.

109. Contractor shall balance HVAC supply diffusers AND shall submit balance report to Property Manager. Provide fire dampers at all rated partitions or enclosures. Clean all supply diffusers and return air grilles throughout suite. See engineering drawings.

After hours inspection to verify required gross illumination may be required during field inspection. 2009 IBC 1006



## Reflected Ceiling Plan

1/8" = 1'-0"

Contractor shall mark up a set of prints to reflect the as-built condition of the project upon completion and shall provide these to the Property Manager. This includes all architectural items (partitions, doors, millwork, etc.), all mechanical items (HVAC, plumbing, fire protection, etc.), and all electrical items (power, lighting, panel schedules, etc.).

100 102 104 105 106 107 108 109

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575 Logan Street  
Denver, CO 80203  
303-871-1970

PROJECT:

Colorado  
Orthopedic  
Consultants  
Remodel  
Suite 400

1411 S. Potomac  
Aurora, CO



## REVISIONS:

DESCRIPTION: BY: DATE:

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08/19/11

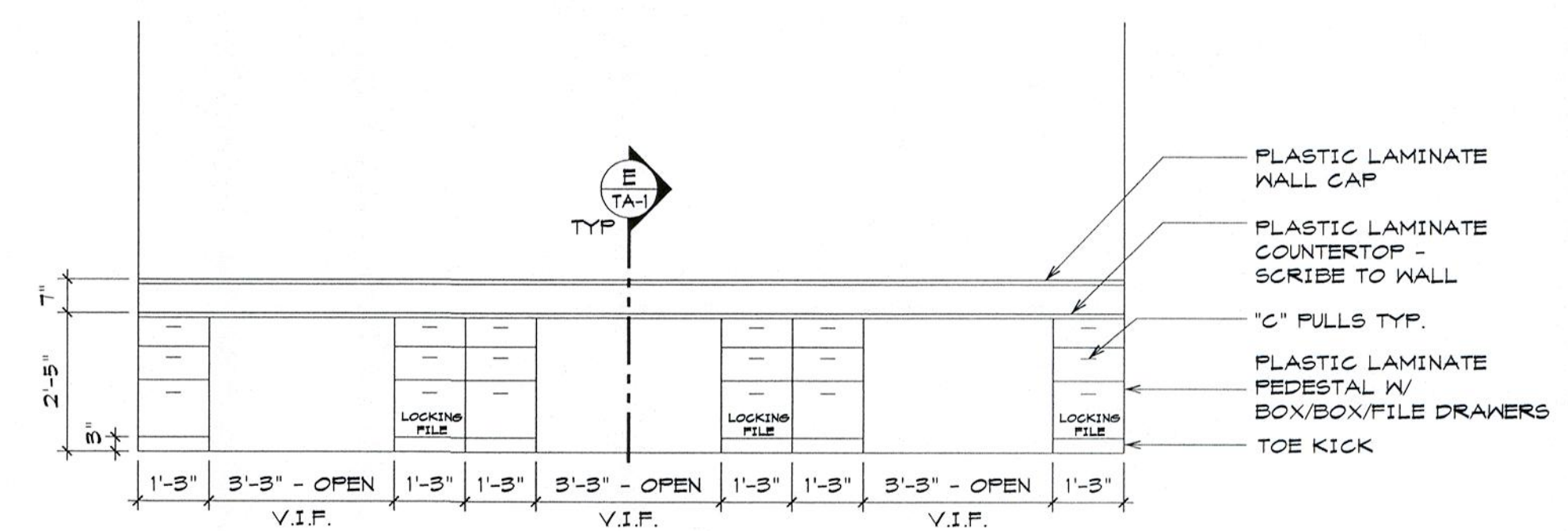
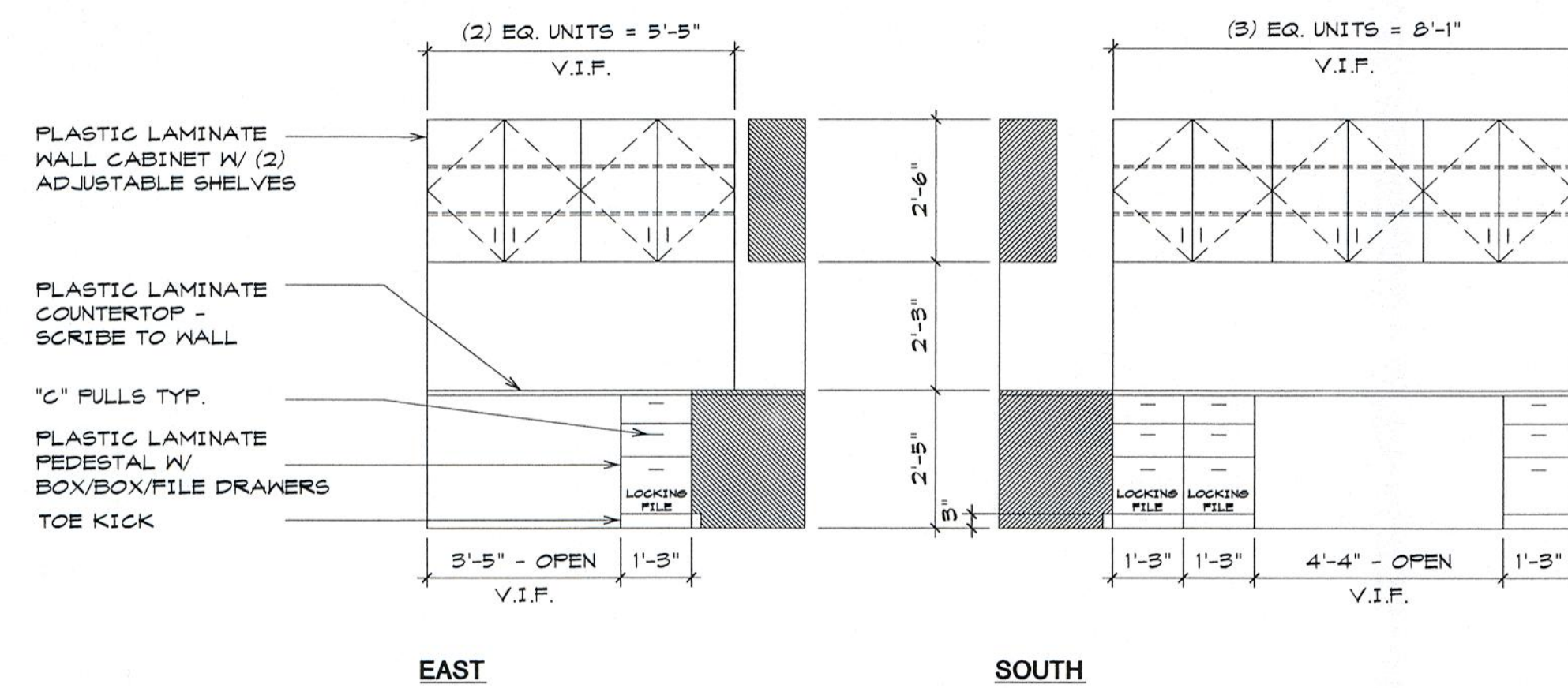
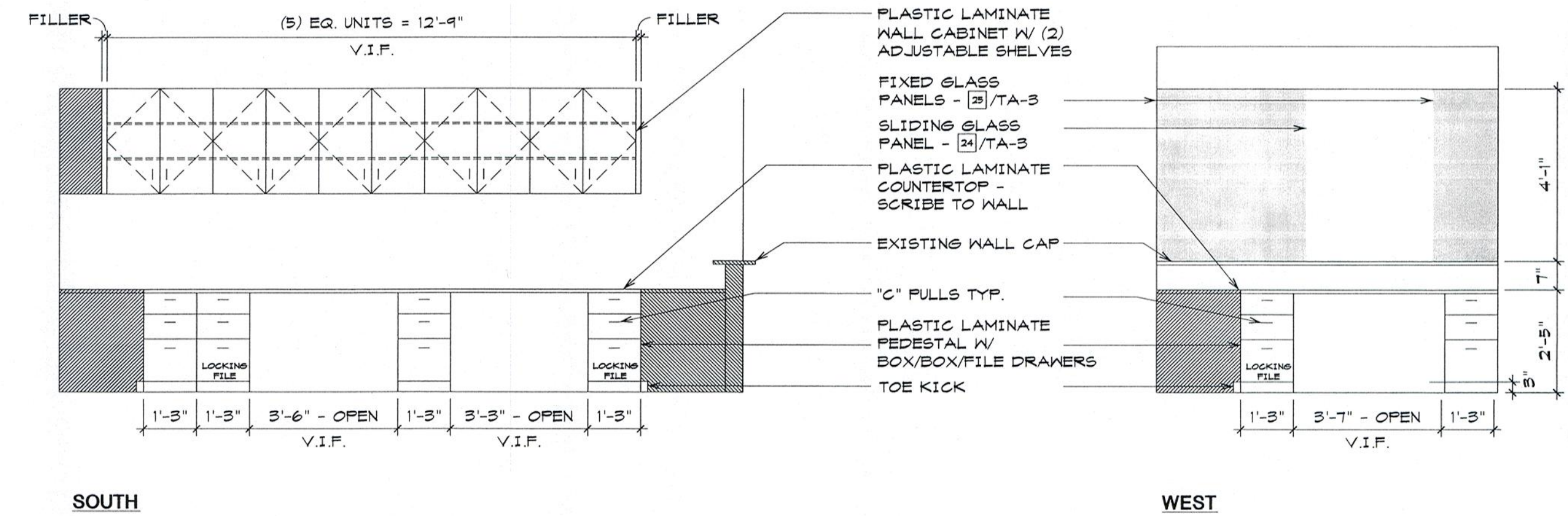
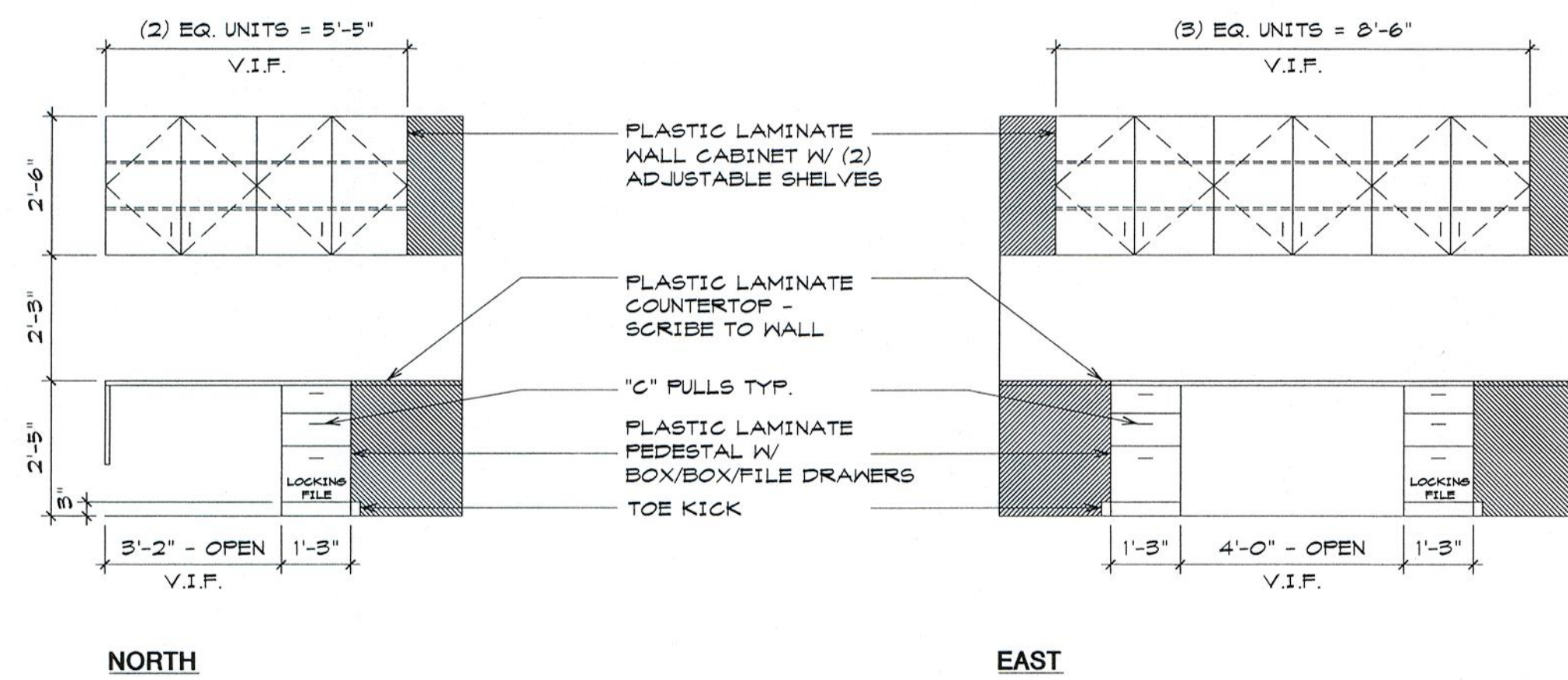
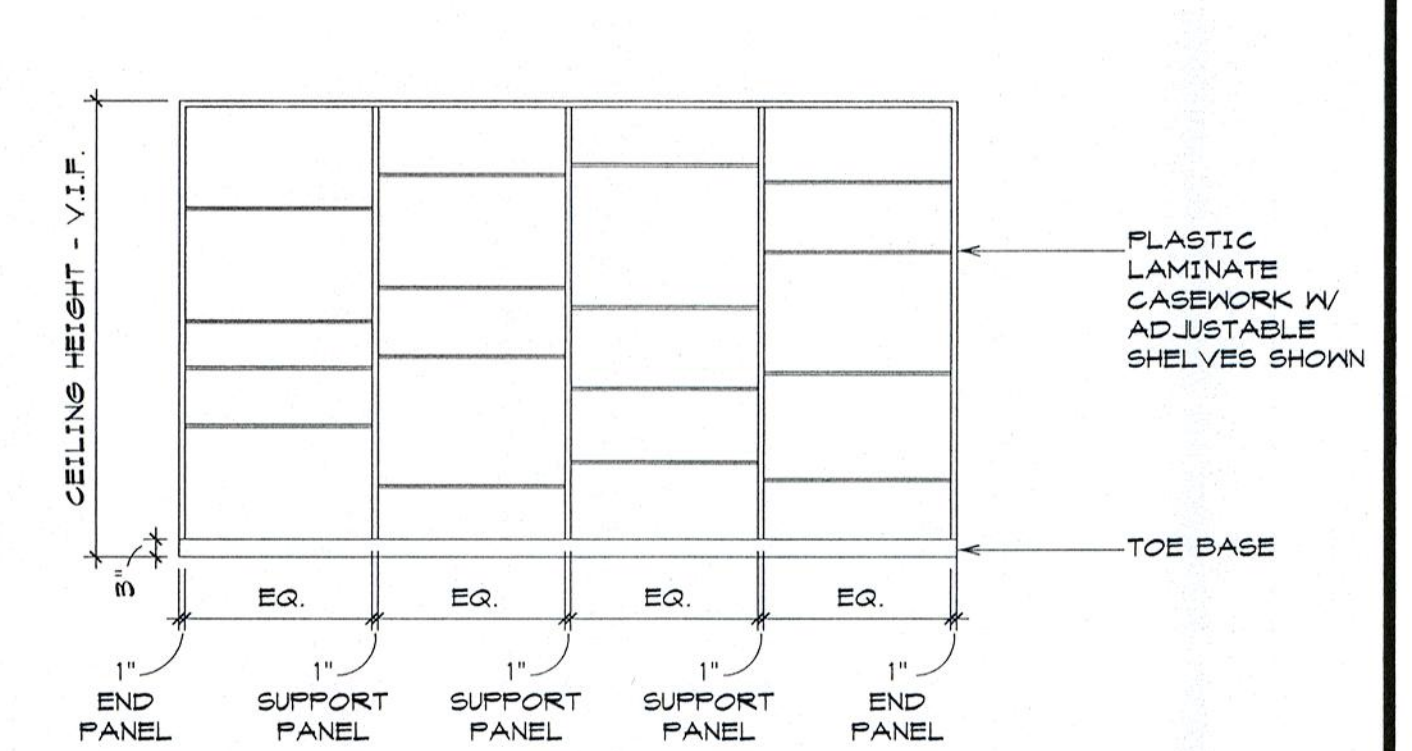
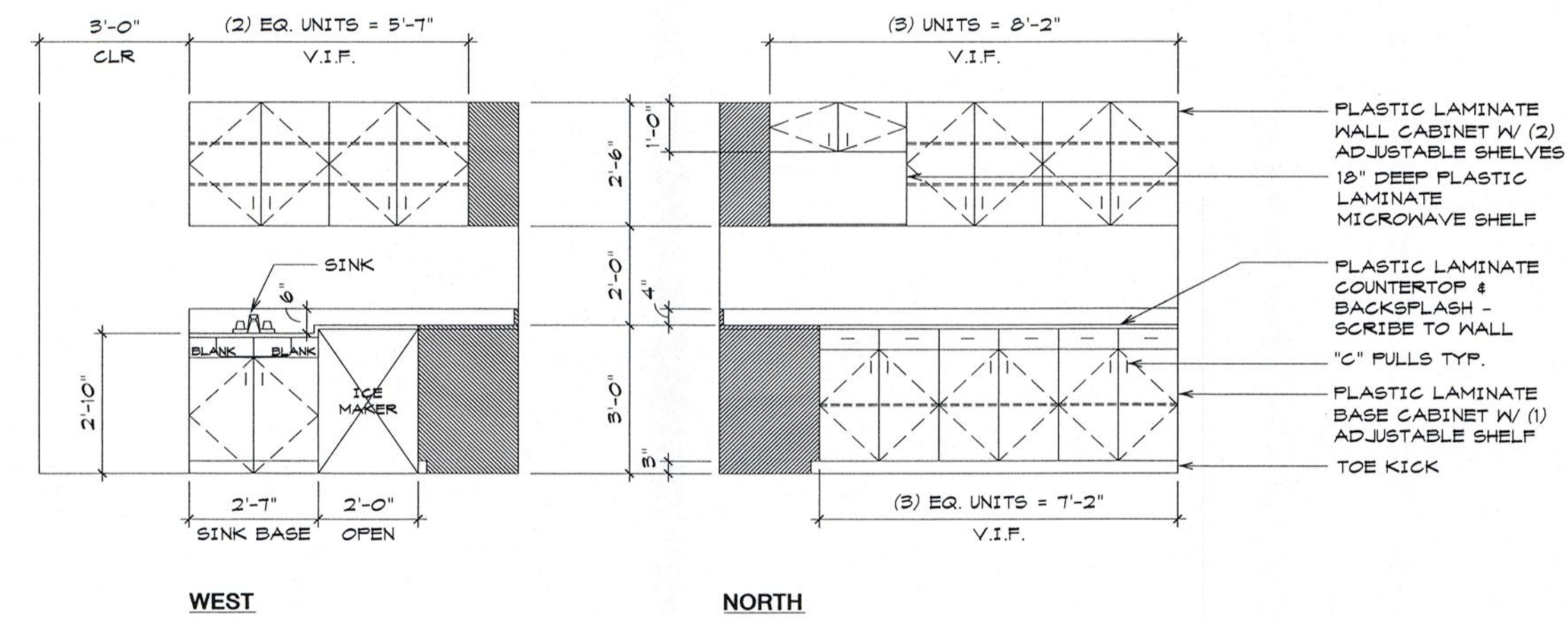
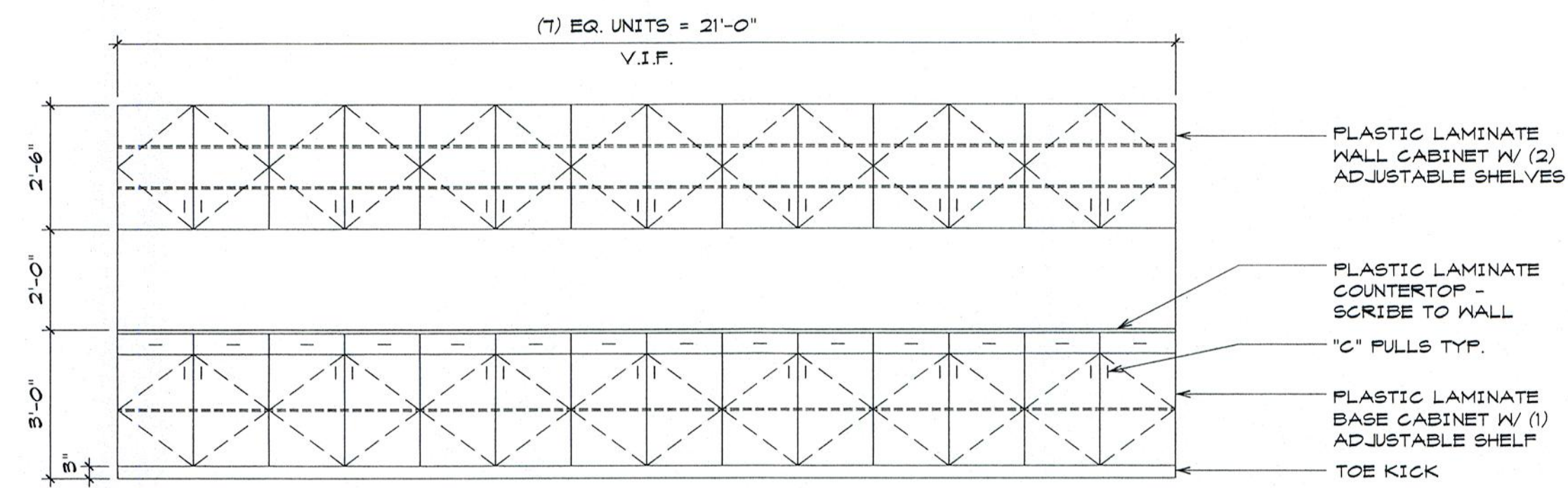
DRAWN BY: CHECKED BY:

MS BS

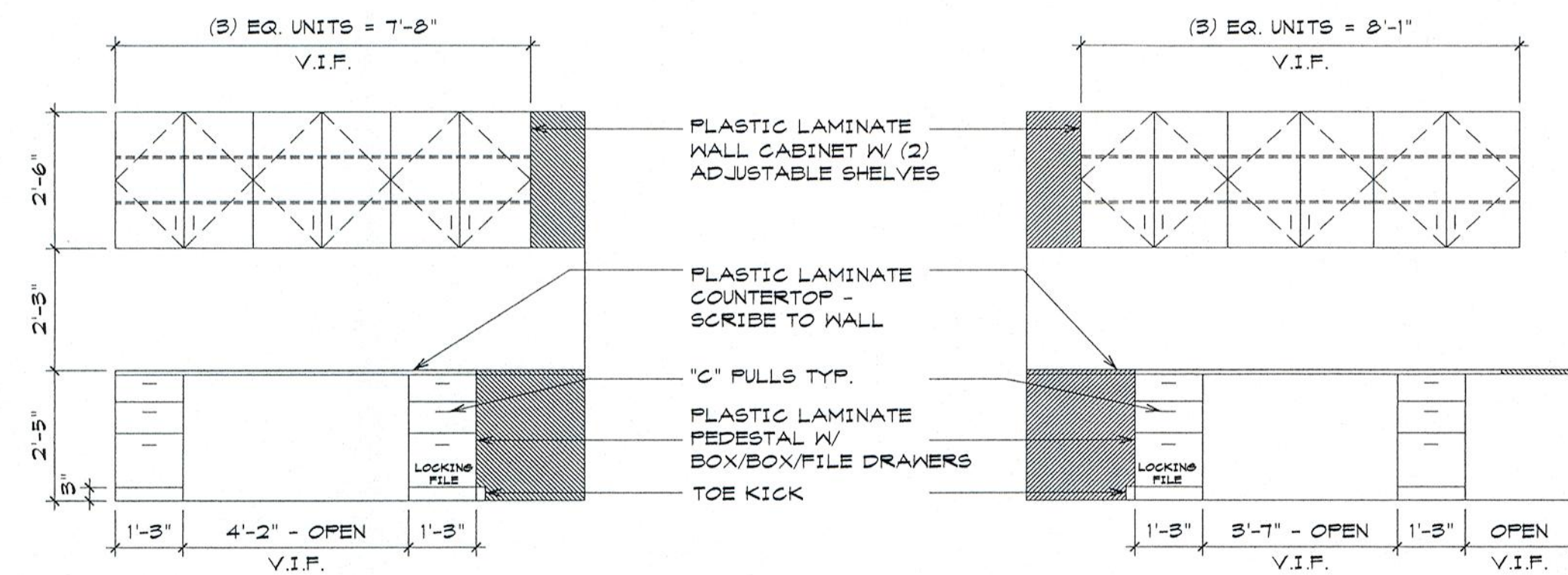
Reflected  
Ceiling Plan

TA-5









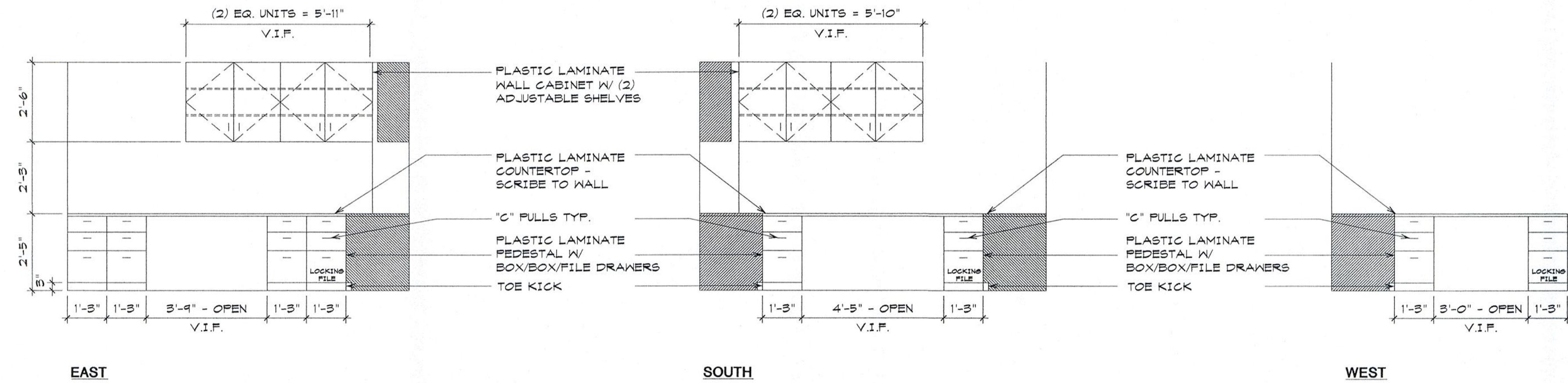
WEST

NORTH

EAST

SOUTH

**A**  
**TA-7** Workstation Elevation  
3/8" = 1'-0"

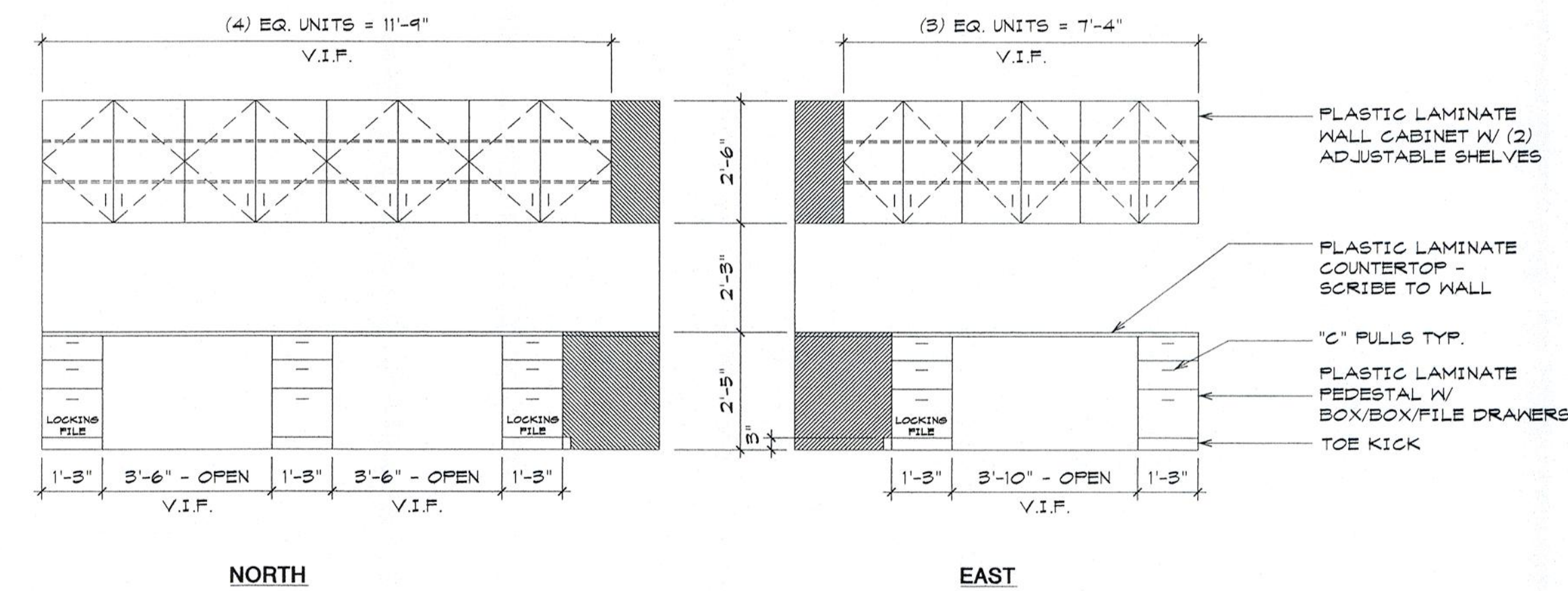


EAST

SOUTH

WEST

**B**  
**TA-7** Workstation Elevation  
3/8" = 1'-0"



NORTH

EAST

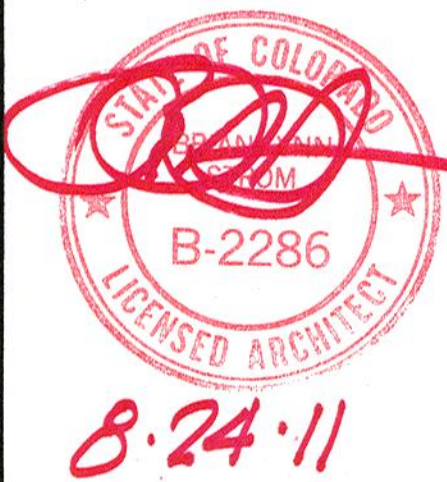
**C**  
**TA-7** Workstation Elevation  
3/8" = 1'-0"



575 Logan Street  
Denver, CO 80203  
303-871-1970

PROJECT:  
**Colorado  
Orthopedic  
Consultants  
Remodel**  
Suite 400

1411 S. Potomac  
Aurora, CO



REVISIONS:

DESCRIPTION:	BY:	DATE:

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141.10

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08/19/11

DRAWN BY: MS CHECKED BY: BS

Elevations  
**TA-7**



MECHANICAL NOTES

- I. GENERAL
- A. All work shall be in accordance with SMACNA standards and specifications, and local authority having jurisdiction.
- B. These drawings are diagrammatic in nature and not intended to show all transitions, offsets, etc. Contractor shall field verify existing conditions and provide all necessary fittings to complete the intent of the drawings. Any discrepancies between drawings and field conditions shall be reported to Engineer for resolution.
- C. Duct sizes are inside clear dimension.
- D. Relocate sprinkler heads per NFPA regulations. Contractor is required to provide Engineer stamped design drawings if required by local authority. Contractor shall inspect existing sprinkler heads and determine if spare parts are available. If not, contractor shall price new heads to replace existing heads which need additional parts or upgrade. No payment shall be provided to the contractor to provide new sprinkler heads unless such costs are included in the base bid.
- E. Contractor shall review these documents carefully. Contractor shall contact Sam Knopp at SLK Consulting Group (SLK) (303-974-5598) for resolution of any discrepancies, omissions, or clarifications, before bid date. In the event that an interpretation of bid documents is necessary after the bid date, the decision of SLK shall be final and binding.
- F. All removed equipment shall remain the property of the building manager and shall be stored per their direction.
- G. The Contractor shall be responsible for the costs of all change orders which the Owner and Engineer have not approved in writing prior to the execution of the associated work.

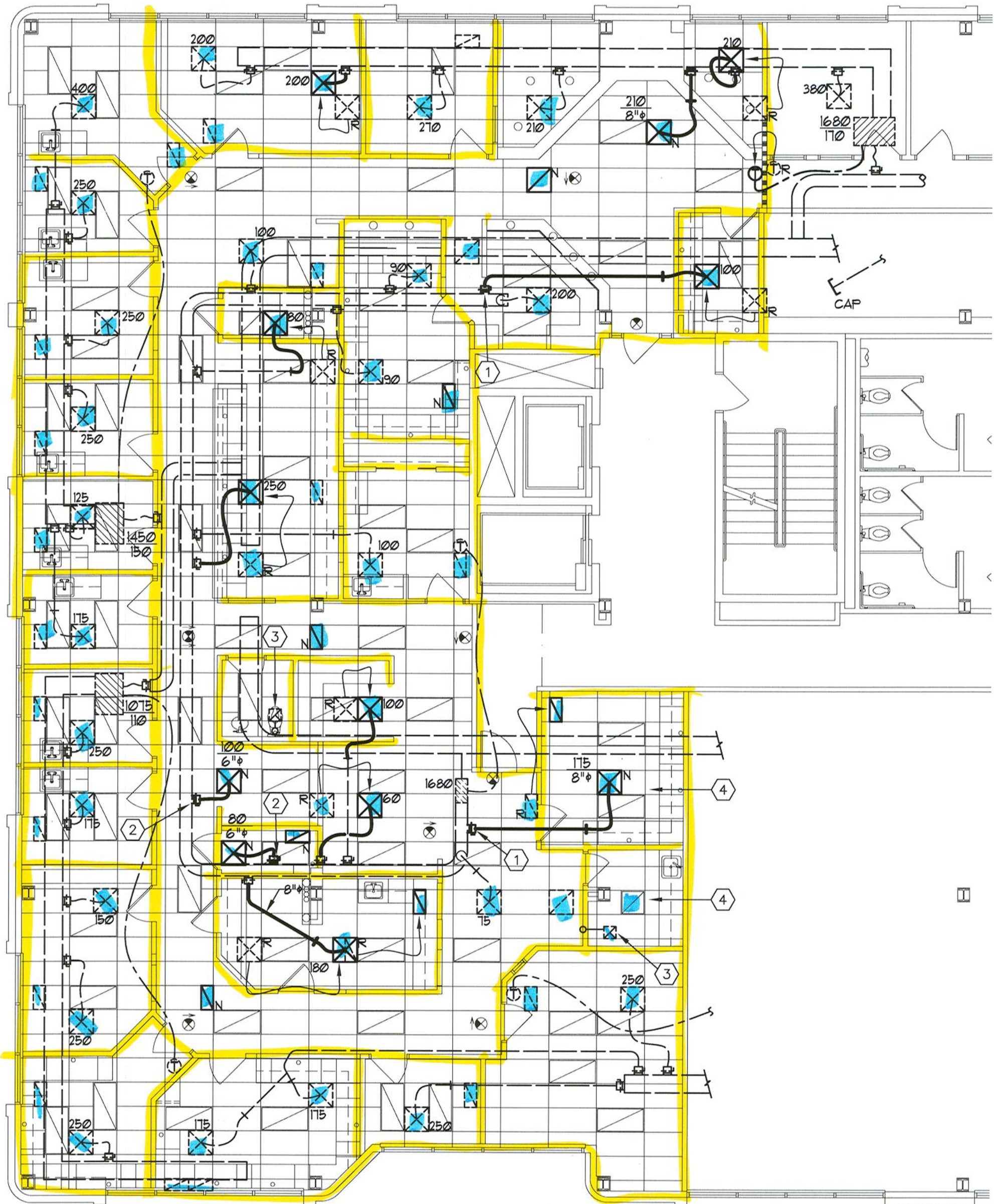
- II. EQUIPMENT
- A. Thermostat Control wiring shall be plenum rated.
- B. New Diffusers:
1. Designation: CFM  
NECK SIZE
2. Titus PAS or equivalent, 24x24 face, border type 3.
3. Color: #26 white.
- C. New Return Grilles: Titus PAR or equivalent, 24x24 or 24x12 face as indicated, Color: #26 white.
- D. New Rigid Round Ductwork: Galvanized steel snap lock duct.
- E. Rigid Round Ductwork Insulation: Flex Master Thermo Sleeve type TS1, R-5 minimum.
- F. Flexible Ductwork: Flex Master 8" or equivalent, 8'-0" maximum length, R-5 minimum.

- III. EXECUTION
- A. Balancing:
1. Contractor shall adjust and balance variable air volume units and diffusers to the air quantities shown on the drawing. Balancing work shall be performed by a NEBB, TABB, or AABC certified contractor.
2. VAV box designation indicates maximum CFM. Adjust minimum to 10% of maximum.
3. Air quantities for fan powered boxes are indicated as follows:  
Maximum Primary Air CFM  
Minimum Primary Air CFM  
Adjust fan airflow to match maximum primary airflow as closely as possible.
4. Where low pressure air handling systems cross into an adjacent tenant area, contractor shall balance all diffusers associated with the system. Diffusers not shown or shown with no CFM shall maintain existing CFM.
5. Existing diffuser designation indicates CFM only.
- B. Contractor shall coordinate work with other trades and notify SLK if any conflicts occur.
- C. Thermostat locations and heights to be coordinated with building occupant, verified by the Engineer. It shall be the general contractor's responsibility to ensure that all existing thermostats remain intact during demolition. Heating thermostats must remain operational at all times. If required for better protection, thermostats may be temporarily mounted in the ceiling plenum during demolition.
- D. Provide bell-mouth fittings with volume dampers at all new diffuser takeoffs.
- E. All takeoffs, runouts, and flex ductwork to diffusers shall be the same size as diffuser inlet unless otherwise noted.
- F. Mechanical Contractor to check operation and condition of all existing mechanical equipment within the confines of this space and prepare a written list of any deficiencies in equipment operation or condition. List shall be submitted to property manager prior to completion of project.
- G. Thermostat control lines shall be supported at intervals not to exceed 4'-0".
- H. Provide external insulation on all new rigid round duct.

KEY NOTES

- ① PROVIDE NEW 8" Ø BRANCH TAP ONTO EXISTING SUPPLY DUCT.
- ② PROVIDE NEW 6" Ø BRANCH TAP ONTO EXISTING SUPPLY DUCT.
- ③ EXISTING EXHAUST FAN TO REMAIN.
- ④ EXISTING HVAC IN THIS ROOM TO REMAIN.

MECHANICAL LEGEND	
---	EXISTING DUCTWORK OR EQUIPMENT TO REMAIN (DASHED LINE)
////	EXISTING DUCTWORK OR EQUIPMENT TO BE REMOVED
---	NEW DUCTWORK OR EQUIPMENT (SOLID LINE)
	EXISTING SUPPLY DIFFUSER TO REMAIN
	EXISTING SUPPLY DIFFUSER TO BE RELOCATED
	NEW LOCATION OF EXISTING SUPPLY DIFFUSER
	NEW SUPPLY DIFFUSER
	EXISTING RETURN GRILLE TO REMAIN
	EXISTING RETURN GRILLE TO BE RELOCATED
	NEW LOCATION OF EXISTING RETURN GRILLE
	NEW RETURN GRILLE
	EXHAUST FAN
	VAV BOX
	FAN POWERED BOX
	FLEXIBLE DUCTWORK
	THERMOSTAT
	EXISTING
	NEW
	RELOCATE
	THERMOSTATIC CONTROL WIRING OR TUBING

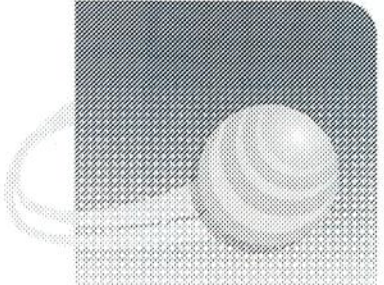


MECHANICAL PLAN  
1/8"=1'-0"

SLK Consulting Group  
735 S. Braun Street  
Lakewood, Colorado 80228

Phone: 303-974-5598 Fax: 303-974-5599 samknopp@comcast.net

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DESIGN



WE DESIGN  
SPACE

575 Logan Street  
Denver, CO 80203  
303-871-1970

PROJECT:  
Colorado  
Orthopedic  
Consultants  
Suite 400

1411 S. Potomac  
Aurora, CO



REVISIONS:  
DESCRIPTION: BY: DATE:

11-558118  
CITY OF AURORA  
BUILDING DIVISION  
APPROVED AS NOTED  
DATE AUG 26 2011

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PROJECT NO.:  
11-157  
ISSUE DATE:  
8/23/11  
DRAWN BY: TFT CHECKED BY: SLK

Mechanical  
Plan  
M-1



Building:  
System Tag/Name:  
Operating Condition Description:  
Units (select from pull-down list)

1411 S. Potomac  
Colorado Orthopedic  
IP

Inputs for System

Floor area served by system  
System population (including diversity)  
Design primary supply fan airflow rate  
Average outdoor airflow rate per unit area for the system  
Average outdoor airflow rate per person for the system

Name  
As  
Ps  
Vpsd  
Ras  
Rps

Units  
sf  
P  
cfm  
cfm/sf  
cfm/p

System

3,915  
57  
6,605  
0.06  
5.0

Inputs for Potentially Critical Zones

Zone Name  
Zone Tag  
Space type  
Floor Area of zone  
Design population of zone  
Design discharge airflow to zone (total primary plus local recirculated)  
Induction Terminal Unit, Dual Fan Dual Duct or Transfer Fan?  
Local recirc. air fraction representative of ave system return air

Zone title turns purple italic for critical zone(s)  
  
Select from pull-down list  
(default value listed; may be overridden)  
Select from pull-down list or leave blank if N/A

Inputs for Operating Condition Analyzed

Percent of total design airflow rate at conditioned analyzed  
Air distribution type at conditioned analyzed  
Zone air distribution effectiveness at conditioned analyzed  
Primary air fraction of supply air at conditioned analyzed

Ds  
Pz  
Ez  
Ep

%  
Select from pull-down list

Results

System Ventilation Efficiency  
Outdoor air intake airflow rate required at condition analyzed  
Outdoor air intake rate per unit floor area  
Outdoor air intake rate per person served by system (including diversity)  
Outdoor air intake rate as a % of design primary supply air  
Uncorrected outdoor air intake airflow rate

Ev  
Vot  
Vot/As  
Vot/Ps  
Vot/Vpsd  
Vou

cfm  
cfm/sf  
cfm/p  
%  
cfm

0.74  
716  
0.18  
12.6  
11%  
534

575 Logan Street  
Denver, CO 80203  
303-871-1970

PROJECT:  
**Colorado  
Orthopedic  
Consultants**  
Suite 400

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REVISIONS:

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BY:

DATE:

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PROJECT NO.:  
11-157  
  
ISSUE DATE:  
8/23/11  
  
DRAWN BY: TFT  
CHECKED BY: SLK

Outside Air  
Calculations  
**M-2**

Potentially Critical Zones																			
EXAM	STAFF	WORK	EXAM	EXAM	EXAM	WAITING	WORK	EXAM	CONFERENCE	STAFF	STAFF	BREAK	OFFICE	WORK	WORK	STAFF	STORAGE	WORK	
412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	
Office space	Office space	Office space	Office space	Office space	Office space	Reception areas	Office space	Office space	Conference/meeting	Office space	Office space	Office space	Office space	Office space	Office space	Office space	Storage rooms	Office space	
90	210	115	85	85	90	55	35	90	160	135	180	160	70	300	65	155	230	55	
2	1.05	2	2	2	2	1.65	2	2	8	0.675	0.9	0.8	0.35	2	0.325	0.775	0	1	
250	250	100	125	175	250	100	80	175	400	250	350	180	250	250	150	175	135	100	
None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	
0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
CSCRH	CS	CS	CSCRH	CSCRH	CSCRH	CS	CS	CSCRH	CSCRH	CSCRH	CSCRH	CS	CSCRH	CSCRH	CS	CS	CS	CS	
0.80	1.00	1.00	0.80	0.80	0.80	1.00	1.00	0.80	0.80	0.80	0.80	1.00	0.80	0.80	1.00	1.00	1.00	1.00	

OUTSIDE AIR CALCULATIONS

The HVAC system serves multiple occupancy types. Minimum outside air requirements have been determined based on Table 403.3 and Section 403.3.2.3 of the 2009 International Mechanical Code, as represented by the indicated chart developed by ASHRAE for this purpose. Minimum outside air will be balanced to 1% outside air at the central AHU.

SLK Consulting Group

735 S. Braun Street

Lakewood, Colorado 80228

Phone: 303-974-5598 Fax: 303-974-5599 samknopp@comcast.net

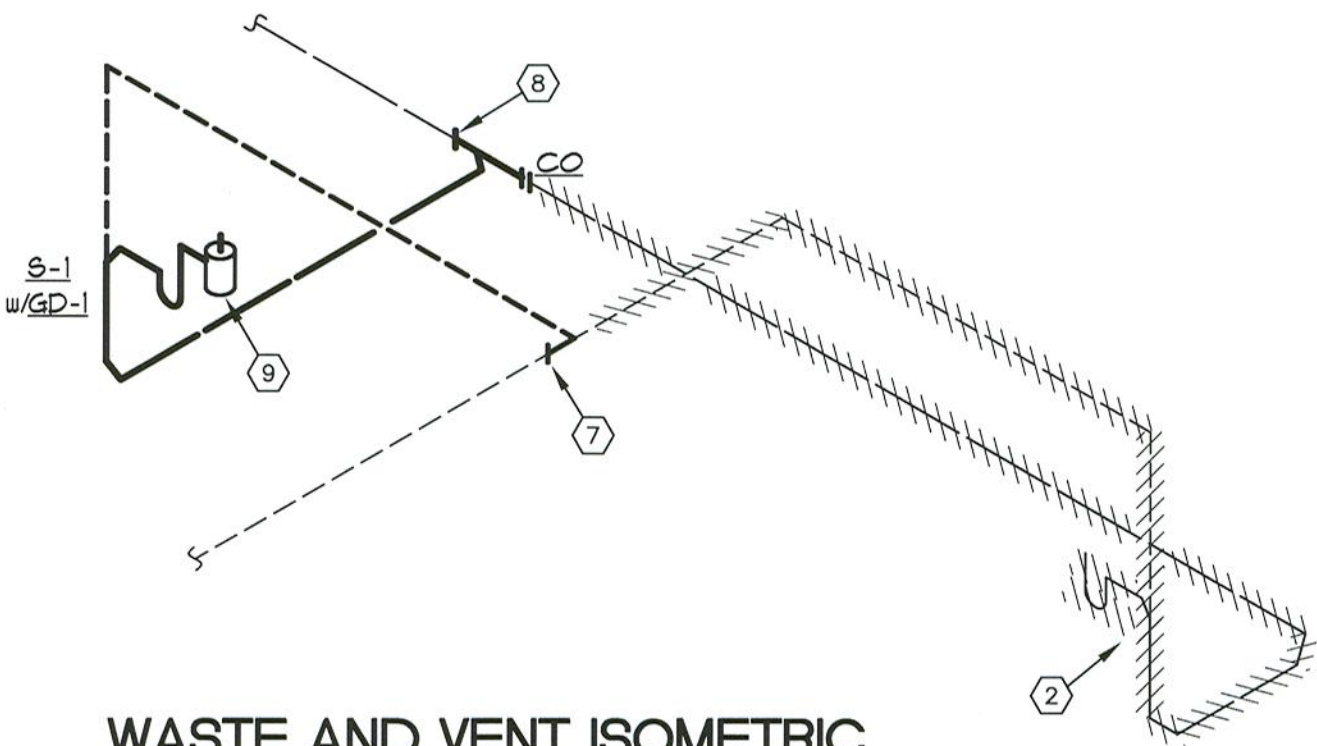
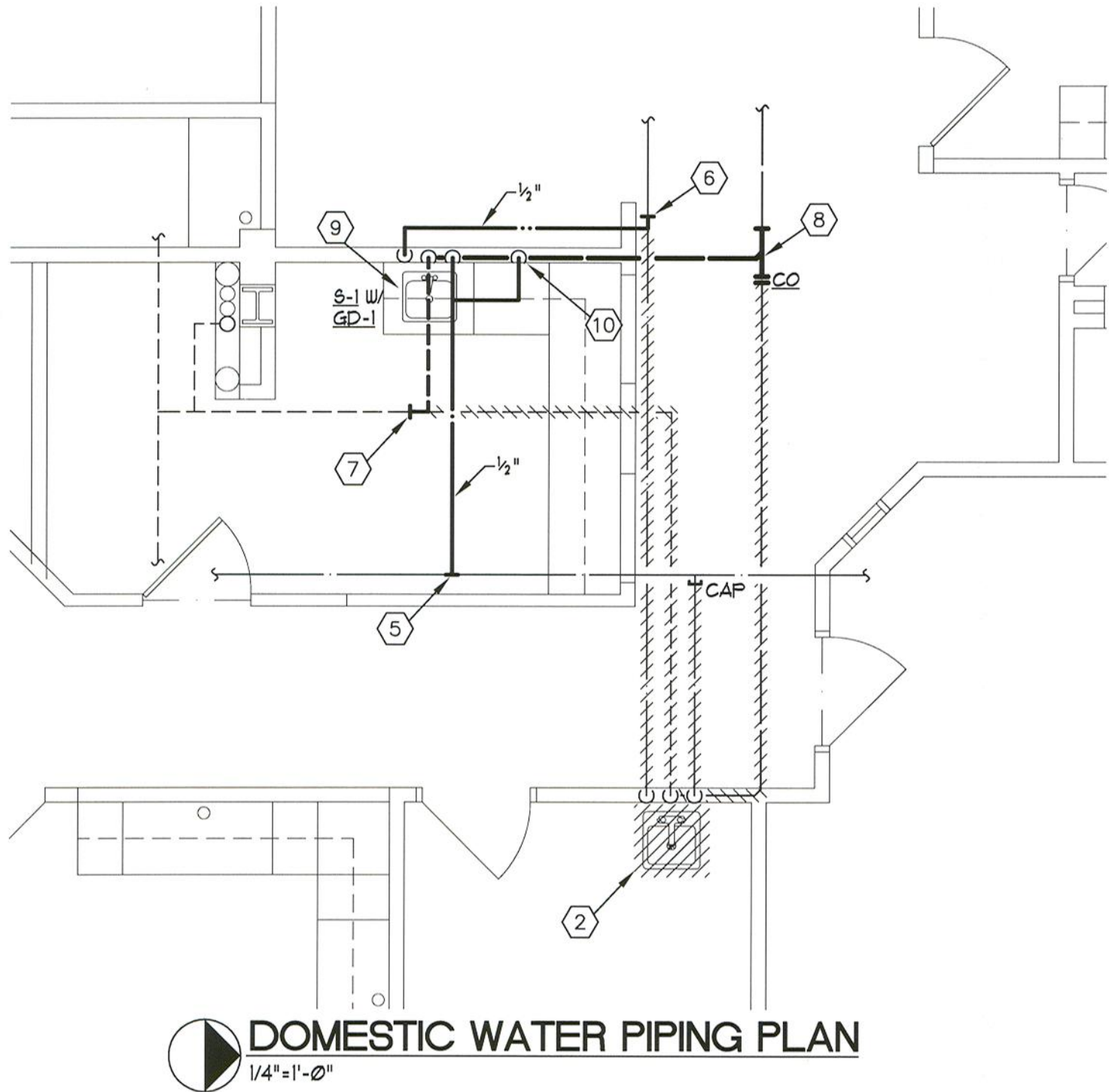


PLUMBING NOTES

- I. GENERAL
- A. These drawings are diagrammatic in nature and not intended to show all transitions, offsets, etc. Contractor shall field verify existing conditions and provide all necessary fittings to complete the intent of the drawings. Any discrepancies between drawings and field conditions shall be reported to design engineer for resolution.
- B. These drawings indicate existing conditions based on the best available information. Some hidden conditions may not be depicted exactly as built. Contractor shall field verify all existing conditions and modify the design as required, or contact SLK Consulting Group for resolution of any discrepancies. No additional fee will be paid for changes required due to the contractor's lack of knowledge of the actual existing conditions.
- C. Contractor shall coordinate work with other trades and notify engineer if any conflicts occur.
- D. Contractor shall review these documents carefully. Contractor shall contact Sam Knopp at SLK Consulting Group (SLK) (303-974-5599) for resolution of any discrepancies, omissions, or clarifications, before bid date. In the event that an interpretation of bid documents is necessary after the bid date, the decision of SLK shall be final and binding.
- E. The Contractor shall be responsible for the costs of all change orders which the Owner and Engineer have not approved in writing prior to the execution of the associated work.
- II. PRODUCTS
- A. Interior Soil and Waste Piping: Service weight cast iron soil pipe and no hub fittings, or DWV copper pipe and fittings with 95% tin, 5% antimony solder joints.
- B. Domestic Water Lines and Indirect Drain Lines: Type "L" hard drawn copper tubing with wrought copper fittings. Solder shall be 95% tin/5% antimony.
- C. Vent Piping: Service weight cast iron with stainless steel no hub connectors, or DWV copper pipe and fittings with 95% tin/5% antimony solder joints.
- D. Provide water hammer arrestors (Sioux Chief Mini-Restor or equal) at all branch lines to fixtures with automatic valves, including ice makers, dishwashers, clothes washers, and coffee makers.
- III. EXECUTION
- A. All plumbing work shall comply with local codes and ordinances.
- B. Pitch waste lines not less than 1/8" per foot for 2" and smaller piping, and 1/8" per foot for 3" and larger piping.
- C. Insulate all new hot water piping with 1" preformed fiberglass pipe insulation with a "K" factor of 0.23 maximum at 15°F mean temperature. Insulation jacket shall be factory applied Kraft paper with vapor barrier and self sealing lap.
- D. Run all piping on warm side of building insulation. Pipe insulation is not considered freeze protection.
- E. Provide dielectric unions at connections between dissimilar metals, i.e., iron valves and copper tubing.
- F. Provide pipe hangers of the same material as the piping system or use coated hangers.
- G. Set floor drains so that top will be slightly lower than surrounding floor.
- H. Provide ball valves and unions on all lines to equipment for isolation and removal.
- I. Plumbing contractor shall check operation and condition of all existing plumbing equipment within confines of this space, and prepare a written list of deficiencies in equipment operation or condition. List shall be submitted to general contractor within 2 weeks of contract award date.
- J. Where removal or relocation of existing fixtures occurs, contractor shall remove all waste and vent branch lines not required for new, or remaining fixture locations.
- K. Where piping has been removed from floor penetrations, contractor shall patch concrete floor to match existing conditions.

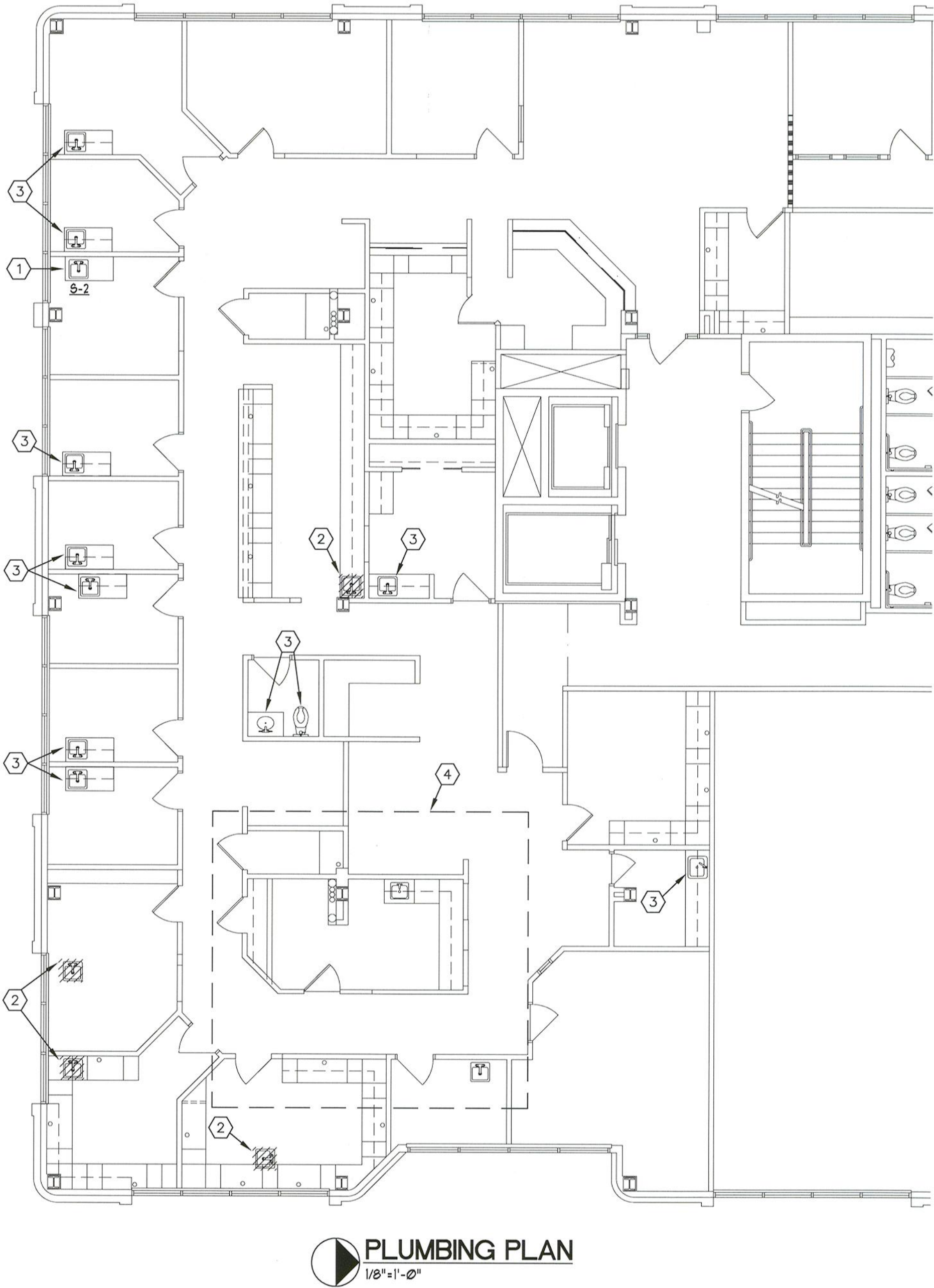
KEY NOTES

- 1 PROVIDE RELOCATED SINK S-2 IN NEW COUNTERTOP. CONNECT TO EXISTING PIPING IN WALL SERVING SINK IN ADJACENT ROOM.
- 2 EXISTING SINK TO BE REMOVED. CAP ALL DOMESTIC WATER, WASTE AND VENT PIPING ABOVE CEILING OR BELOW FLOOR AS APPROPRIATE. SELECT BEST SINK FROM THIS GROUP AND REUSE AT S-2 LOCATION.
- 3 EXISTING FIXTURE TO REMAIN.
- 4 SEE 1/4" SCALE PLAN FOR WORK IN THIS AREA.
- 5 CONNECT NEW 1/2" CW LINE TO EXISTING 3/4" LINE ABOVE 4TH FLOOR CEILING.
- 6 CONNECT NEW 1/2" HW LINE TO EXISTING 1/2" LINE ABOVE 4TH FLOOR CEILING.
- 7 CONNECT NEW 1 1/2" VENT LINE TO EXISTING 2" LINE ABOVE 4TH FLOOR CEILING.
- 8 CONNECT NEW 2" WASTE LINE TO EXISTING 2" LINE ABOVE 3RD FLOOR CEILING.
- 9 PROVIDE NEW SINK, S-1, WITH GARBAGE DISPOSAL, GD-1. PROVIDE PIPING CONNECTIONS PER EQUIPMENT SCHEDULE AND WASTE/VENT ISOMETRIC.
- 10 PROVIDE 1/2" CW LINE TO NEW WALL BOX WITH SHUTOFF VALVE. PROVIDE CONNECTION TO NEW ICE MAKER.



WASTE AND VENT ISOMETRIC  
NO SCALE

PLUMBING EQUIPMENT SCHEDULE					
SYMBOL	DESCRIPTION	CONNECTION SIZES			
		CW	HW	W	V
FD-1	FLOOR DRAIN: JOSAM #30002-5A, SATIN NIKALLOY ROUND SUPER-FLOW STRAINER			2"	1 1/2"
FS-1	FLOOR SINK: JOSAM #49303, CAST IRON BODY WITH NIKALLOY TOP AND 1/2" GRATE			3"	2"
GD-1	IN-SINK-ERATOR GARBAGE DISPOSAL, MODEL BADGER 5, 120V/ 1/3HP/60HZ, 1/2 HP.				
S-1	SINK: ELKAY #GECR-2521 STAINLESS STEEL SINGLE COMPARTMENT SINK WITH DELTA #3519-UFHDF FAUCET.	1/2"	1/2"	2"	1 1/2"
S-2	SINK: EXISTING SINK TO BE RELOCATED AND REUSED AT THIS LOCATION.	1/2"	1/2"	1 1/2"	1 1/2"

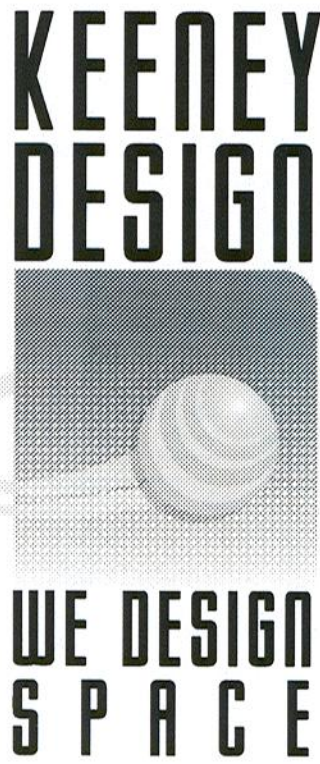


PLUMBING PLAN  
1/8"=1'-0"

PLUMBING LEGEND	
	DOMESTIC COLD WATER (CW)
	DOMESTIC HOT WATER (HW)
	WASTE LINE (W)
	VENT LINE (V)
	BALL VALVE
NOTE: NEW PIPING SHOWN HEAVIER THAN EXISTING	

SLK Consulting Group  
735 S. Braun Street  
Lakewood, Colorado 80228

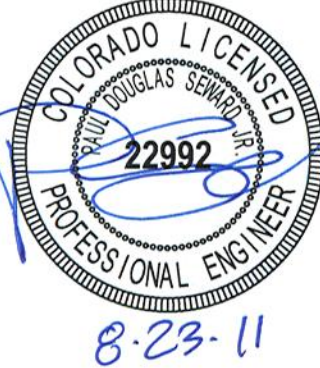
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PROJECT:  
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Orthopedic  
Consultants**  
Suite 400

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Aurora, CO



REVISIONS:

DESCRIPTION:	BY:	DATE:

11-558118  
CITY OF AURORA  
BUILDING DIVISION  
APPROVED AS NOTED  
DATE AUG 26 2011

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PROJECT NO.:  
11-157

ISSUE DATE:  
8/23/11

DRAWN BY: TFT  
CHECKED BY: SLK

Plumbing  
Plan  
**P-1**



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, ELECTRICAL CONNECTIONS, ELECTRICAL PANELS, 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 AGREEMENT THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR MODIFICATIONS, LABOR, MATERIALS AND/OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.
2. ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE WITH OWNER REPRESENTATIVES. ALL ELECTRICAL WORK PERFORMED UNDER THIS PANEL BOARD 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.
3. ELECTRICAL CONTRACTOR SHALL MAINTAIN ON THE JOB AN UP TO DATE SET OF WORKING DRAWINGS, MARKED UP TO SHOW ELECTRICAL SYSTEMS AS INSTALLED. PROVIDE TENANT REPRESENTATIVE WITH ONE SET OF REPRODUCEABLES WITH "AS BUILT" PROJECT RECORD INFORMATION CLEARLY INDICATED. PROVIDE ONE SET OF REPRODUCEABLES TO ALL LOCAL REPRESENTS, PERMITS, AND SERVICES OF INSPECTION AUTHORITIES REQUIRED BY ELECTRICAL WORK FOR THIS ELECTRICAL CONSTRUCTION.
4. REFER TO ARCHITECTURAL AND MECHANICAL EQUIPMENT DRAWINGS FOR EXACT LOCATIONS OF ELECTRICAL DEVICES AND LIGHT FIXTURES. DO NOT SCALE FROM THE ELECTRICAL PLANS, ADDITIONAL ELECTRICAL REQUIREMENTS ON ARCHITECTURAL PLANS, KITCHEN EQUIPMENT PLANS, AND MECHANICAL PLANS SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BID.
5. 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. ELECTRICAL CONTRACTOR SHALL CUT, CHANNEL, CHASE, AND/OR DRILL FLOORS, WALLS, ANCHORAGE, ETC., OR WORK. PROVIDE X-RAY OF FLOOR PRIOR TO CORE DRILLS. ELECTRICAL CONTRACTOR SHALL CONTRIBUTE PRODUCT LIABILITY INFORMATION ON SITE FOR FIELD INSPECTION REGARDING FIRE RATING OF FLOOR BOXES AND POKE THRU DEVICES.
6. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY CHANGES REQUIRED BY THE BUILDING MANAGEMENT AND TENANT REPRESENTATIVES.
7. DEMOLITION OR ABANDONING ANY ELECTRICAL AND COMMUNICATIONS CONDUIT, WIRING, CABLEING, OR OTHER MEANS TO REMOVE IN ITS ENTIRETY. REMOVE UNUSED CONDUITS FROM CEILING SPACES IN AREAS OF WORK. ABANDONED OUTLET JUNCTION BOXES ARE TO BE REMOVED AND COVERED WITH NEW GYPSUM BOARD. ABANDONED POKE THRU OUTLETS SHALL HAVE COVER PLATES AND BE FILLED WITH FIRE RATED FOAM SEALANT TO MAINTAIN FIRE RATING OF FLOOR. RETURN ELECTRICAL CONTRACTOR TO THE JOB AND LIGHT FIXTURES TO BUILDING MANAGEMENT FOR STORAGE AND/OR REMOVAL FROM SITE AS DIRECTED BY OWNERS.
8. ELECTRICAL CONTRACTOR SHALL REUSE EXISTING BRANCH CIRCUIT CONDUIT AND WIRING WHERE POSSIBLE. REUSE EXISTING PREFABRICATED LIGHTING TRIGGERS AND WIRING WHEN POSSIBLE. RE-ROUTE AND EXTEND AS NECESSARY FOR THIS TENANT FINISH CONSTRUCTION. PROVIDE ADDITIONAL NEW CONDUIT, WIRING, COMPONENTS, AND CONNECTIONS AS REQUIRED FOR COMPLETE AND OPERATIONAL SYSTEMS.
9. PROVIDE COMPLETE AND ACCURATE TYPE PANEL BOARD CIRCUIT DIRECTORIES AT THE COMPLETION OF WORK PER NEC 408.4. CLEAN EXPOSED PANEL BOARD SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AS REQUIRED AND PROVIDE CLOSING PLATES FOR VACANT SPACES. ALL NEW PANELS SHALL BE DOOR-IN-DOOR CONSTRUCTION TYPE.
10. WIRING DEVICES SHALL BE SPECIFICATION GRADE; 20 AMP FOR GENERAL APPLICATION, 20 AMP OR GREATER FOR DEDICATED CIRCUITS AND AS REQUIRED BY CIRCUIT LOAD. ISOLATED GROUND RECEPTABLES 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.
11. ALL WALL MOUNTED OUTLETS SHALL BE OFFSET SO THEY ARE NOT BACK TO BACK, FOR HORIZONTAL MOUNTING PURPOSES. PROVIDE MINIMUM DISTANCE OF AT LEAST 6 INCH SPALL SEPARATE OUTLET BOXES ON OPPOSITE SIDES OF WALLS AND PARTITIONS. MOUNT ELECTRICAL AND COMMUNICATIONS OUTLETS ON WALLS AS CLOSE TOGETHER AS POSSIBLE.

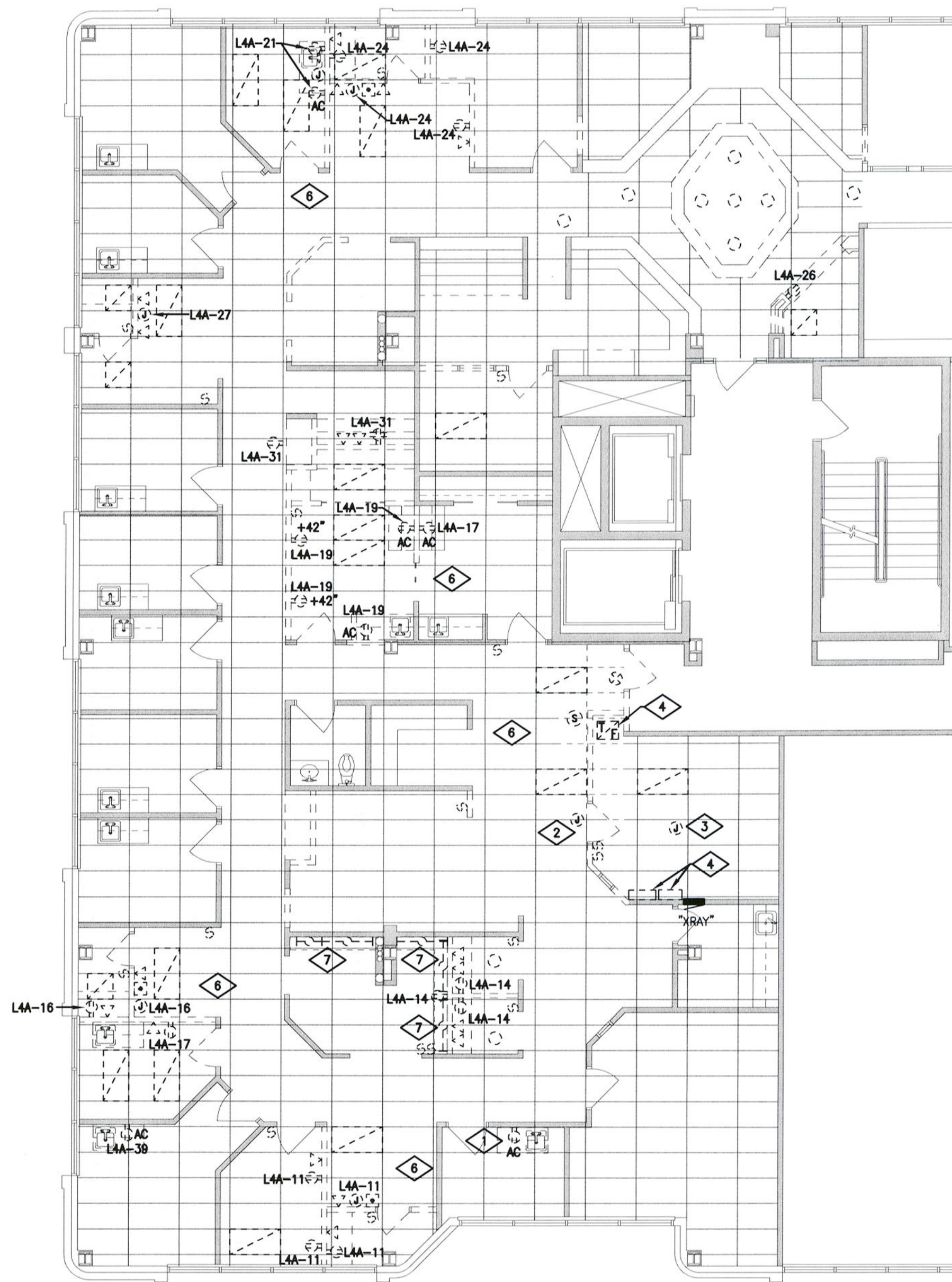
	HOMERUN, SOLID 120/208 V, OPEN 277/480 V
	CIRCUIT; RUN CONCEALED IN WALL OR CEILING
	CIRCUIT; RUN CONCEALED IN FLOOR OR GRADE
	CONDUIT RISER; TURNED UP, TURNED DOWN
	JUNCTION BOX; CEILING MOUNTED
	JUNCTION BOX; WALL MOUNTED
	JUNCTION BOX; WITH COVER PLATE
	PULLBOX
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE ON DEDICATED CIRCUIT
	SPECIAL RECEPTACLE - AS NOTED ON PLANS
	TELEPHONE OUTLET, SINGLE GANG BOX, 3/4" CONDUIT STUB TO ACCESSIBLE CEILING.
	DATA OUTLET, SINGLE GANG BOX, 3/4" CONDUIT STUB TO ACCESSIBLE CEILING.
	TELEPHONE/ DATA OUTLET, DOUBLE GANG BOX, 3/4" CONDUIT STUB TO ACCESSIBLE CEILING.
	TELEVISION CABLE OUTLET
	COMBINATION POWER/COMMUNICATIONS FLOOR BOX
	PLUGMOLD
	DUPLEX FLOOR RECEPTACLE
	COMBINATION TELEPHONE/DATA FLOOR OUTLET
	TELEPHONE FLOOR OUTLET
	CRT OR DATA FLOOR OUTLET
	PANELBOARD
	SWITCHBOARD
	DISCONNECT SWITCH, NON-FUSED
	DISCONNECT SWITCH, FUSED
	TRANSFORMER
	MOTOR STARTER
	COMBINATION MOTOR STARTER & DISC. SW.
	MOTOR
	COMBINATION LIGHT EXHAUST FAN
	TIME CLOCK
	METER
	DISCONNECT SWITCH & FUSE (DIAGRAMMATIC)
	CURRENT TRANSFORMER; CT'S (DIAGRAMMATIC)
	CIRCUIT BREAKER (DIAGRAMMATIC)
	WATER HEATER
	MOTION SENSOR
	OCCUPANCY SENSOR

12. 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 WALL OPENINGS IS NOT MORE 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.
13. ALL WIRING SHALL BE COPPER, TYPE THHN OR THWN INSULATION. MINIMUM SIZE SHALL BE #12 AWG. PROVIDE WIRE COLOR CODING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AND USING STANDARD CONDUCTOR COLOR CODES:  

120/208 VOLTAGE:	277/480 VOLTAGE:
A: BLACK	A: BROWN
B: RED	B: ORANGE
C: BLUE	C: YELLOW
N: WHITE	N: GRAY
G: GREEN	G: GREEN

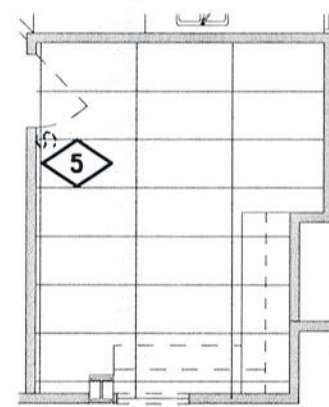
ISO G: GREEN W/ YELLOW STRIPES
14. ALL WIRING SHALL BE RUN CONCEALED. ALL HOMERUNS SHALL BE ENT. ELECTRICAL CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM ENGINEER FOR USE OF "MC" AND "AC" TYPE CABLEING IN "HOME RUN" APPLICATIONS. "MC" AND "AC" TYPE CABLE WITH INTERNAL GROUND WIRES SHALL BE PERMITTED FOR BRANCH CIRCUIT WIRING WHERE APPROVED BY BUILDING MANAGER AND THE ELECTRICAL 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. ALL EMPTY CONDUITS SHALL BE SUPPLIED WITH FULL WIRES AND BUSHINGS.
15. 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 SCHEDULE 80 AND ELECTRICAL HARD WIRE GROUND CONNECTIONS TO ALL DEVICES AND SEPARATE INSULATED GROUND WIRE CONTINUOUS IN EACH CIRCUIT (#12 CU MINIMUM "GREEN" TRACER GROUND).
16. ALL JUNCTION BOX COVERS SHALL BE INDUBLY LABELED WITH PANEL DESIGNATION AND BRANCH CIRCUIT NUMBER OF EACH WIRE WITHIN THE JUNCTION BOX.
17. NEUTRALS, RACEWAYS, AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE ELECTRICAL HARD WIRE GROUND CONNECTIONS TO ALL DEVICES AND SEPARATE INSULATED GROUND WIRE CONTINUOUS IN EACH CIRCUIT (#12 CU MINIMUM "GREEN" TRACER GROUND).
18. ELECTRICAL CONTRACTOR SHALL USE 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.
19. 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.
20. ALL LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENTLY FROM STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF LIGHT FIXTURES AND ELECTRICAL DEVICES.
21. 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. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS AND REQUIREMENTS WITH MECHANICAL PLANS, MECHANICAL CONTRACTORS TO ALL DUCT AND MECHANICAL EQUIPMENT SUPPLIED. INCLUDE ALL REQUIRED OUTLETS, HEAVY DUTY DISCONNECT SWITCHES, FUSES, CONTROLS, CONTROL WIRING, AND ALL CONNECTIONS IN THE ELECTRICAL BID.
22. 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 222.16(B)(1) AND (2).
23. VERIFY ALL SPECIFIC COMPUTER AND COMMUNICATIONS EQUIPMENT REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH IN. COORDINATION SHALL INCLUDE MOUNTING HEIGHTS, CONNECTION TYPE AND POWER REQUIREMENTS. ALL CONNECTIONS FOR COMPUTER AND COMMUNICATIONS EQUIPMENT SHALL BE IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S AND SUPPLIER'S RECOMMENDATIONS.

10. ALL NEW MULTI-WIRE BRANCH CIRCUITS SHALL INCLUDE SEPARATE NEUTRAL CONDUCTORS OR GROUND BREAKERS AS REQUIRED BY 2008 NEC SECTION 210.4 (B).
25. 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.
26. COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF ALL ELECTRICAL DEVICES LOCATED WITHIN, ABOVE, OR NEAR MILLWORK WITH ARCHITECTURAL DRAWINGS, APPROVED "SHOP DRAWINGS", AND MOUNTING INSTRUCTIONS. MAINTAIN CONSISTENT MOUNTING PRACTICES FOR A UNIFORM APPEARANCE. VERIFY ALL OUTLET REQUIREMENTS PRIOR TO ROUGH IN.
27. PROVIDE 4" SQUARE (DOUBLE GANG) JUNCTION BOX WITH SINGLE GANG PLASTER RING FOR ALL NEW CONDUIT (DOUBLE GANG) DATA OUTS. STUD 3/4" CIRC CONDUIT UP TO 6' ABOVE ACCESSIBLE CEILING WITH PULL WIRE IN CONDUIT AND PLASTIC BUSHINGS ON CONDUIT ENDS. TENANT COMMUNICATIONS SYSTEM VENDOR UNDER SEPARATE CONTRACT SHALL PROVIDE ALL COMMUNICATION DEVICES AND WIRING. COORDINATE EXACT REQUIREMENTS AND OUTLET LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO ROUGH IN.
28. ELECTRICAL CONTRACTOR SHALL FULLY FIELD COORDINATE COMMUNICATIONS SYSTEM INSTALLATION (DEVICES AND CABLEING) WITH TENANT REPRESENTATIVE PRIOR TO ROUGH IN AND PURCHASING OF MATERIALS.
29. FIRE ALARM DEVICES INDICATED ON PLANS ARE APPROXIMATE AND SHOWN FOR ROUGH IN PRICING ONLY. THE ELECTRICAL CONTRACTOR SHALL INCLUDE 10% CONTINGENCY FOR REQUIRED FIRE ALARM DEVICES. ALL FIRE ALARM SYSTEM MODIFICATIONS AND WIRING TO BE PERFORMED BY TENANT AND/OR BUILDING MANAGEMENT APPROVED FIRE ALARM CONTRACTOR. CONNECT DEVICES TO FIRE ALARM ZONES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE FIRE ALARM BOOSTER PANELS IF REQUIRED FOR NEW FIRE ALARM DEVICES. AFTER THE INSTALLATION IS COMPLETE, PROPERTY MANAGEMENT'S FIRE ALARM SYSTEM REPRESENTATIVE SHALL TEST THE ENTIRE FIRE ALARM SYSTEM FOR SYSTEM INTEGRITY AND OPERATION.
30. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FULLY ENGINEERED FIRE ALARM SHOP DRAWINGS FOR REVIEW BY THE LOCAL BUILDING AND FIRE DEPARTMENT. THE FIRE ALARM SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED.
31. ALL FLOOR AND WALL PENETRATIONS WHERE ELECTRICAL DEVICES AND RACEWAY HAVE BEEN REMOVED MUST BE REPAIRED AND SEALED TO MAINTAIN THE REQUIRED FIRE RATING. ALL LUMINAIRES PENETRATING A ONE HOUR FIRE RESISTIVE ENCLOSURE SHALL BE PROPERLY TIED TO THE FIRE RATED WALL OR CEILING SHALL BE FIRE STOPPED WITH A U.L LISTED FIRE STOPPING COMPOUND SEALANT.
32. MINIMUM WORKING CLEARANCES PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE SHALL BE PROVIDED AROUND AND IN FRONT OF ALL ELECTRICAL EQUIPMENT.
33. ALL CIRCUIT BREAKER LVSS SHALL BE RATED FOR A MINIMUM OF 75 DEGREES CELSIUS.
34. MAINTAIN LIGHTING CIRCUIT AND SWITCHING CIRCUIT CONTINUITY IN ADJACENT VACANT AND NON-VACANT SUITES TO PROJECT.
35. MAINTAIN RECEPTACLE CIRCUIT CONTINUITY THROUGH WALLS WHICH ARE TO BE DEMOLISHED AND THROUGH RECEPTACLES WHICH ARE TO BE REMOVED.
36. COORDINATE CONTROL OF LUMINAIRES IN BUILDING COMMON CORRIDOR AREAS WITH BUILDING MANAGEMENT.
37. EXISTING LIGHT FIXTURES TO BE RELOCATED: LUMINAIRES SCHEDULED TO BE RELOCATED ARE CONSIDERED AS NEW INSTALLATION AND SHALL BE EITHER RETROFITTED WITH AN IN-HOURLY 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 THE BID A SEPARATE LINE ITEM FOR THE LUMINAIRE RETROFIT. FIELD VERIFY QUANTITY UNDER AWARD OF BID AND ADJUST PRICE ACCORDINGLY.



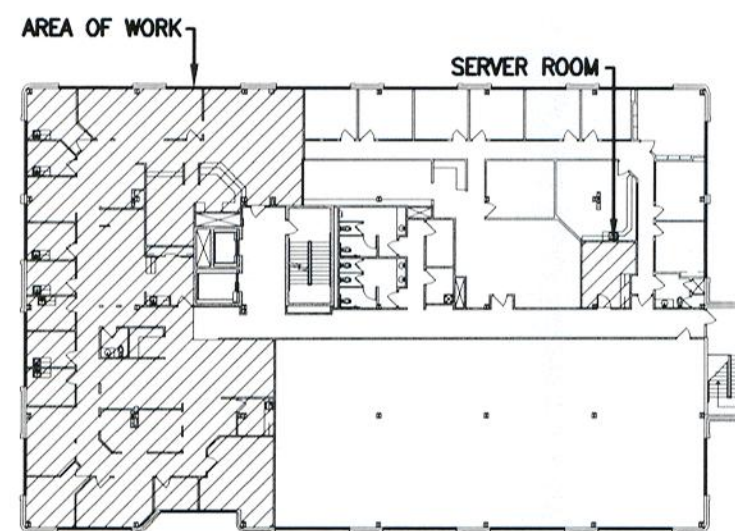
SCALE: 1/8"=1'-0"

GENERAL NOTES:  
A. REMOVED ITEMS SHOWN AS DASHED AND LIGHT - - - -




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

- 1 RECEPTACLE COULD NOT BE TRACED. REMOVE DEVICE, OUTLET BOX AND WIRING BACK TO NEAREST JUNCTION OR TERMINATION.
- 2 REMOVE AND SALVAGE "X-RAY IN USE" SIGN AND RELATED SWITCHING. RETURN TO TENANT FOR STORAGE OR DISPOSAL.
- 3 COORDINATE WITH TENANT REPRESENTATIVE FOR THE REMOVAL AND SALVAGE OF ALL EQUIPMENT RELATED TO THE X-RAY MACHINE IN THIS ROOM.
- 4 COORDINATE WITH BUILDING ENGINEER FOR REMOVAL AND SALVAGE OF TRANSFORMER AND CIRCUIT BREAKER EQUIPMENT.
- 5 REMOVE SWITCH FROM SERVER ROOM DOWN HALLWAY. PROTECT SWITCH LEG FOR RECONNECTION IN A NEW LOCATION.
- 6 REMOVE AND SALVAGE ALL LIGHTING IN THIS SUITE FOR RECONNECTION IN THIS AREA.
- 7 EXISTING COVE LIGHTING TO BE REMOVED.



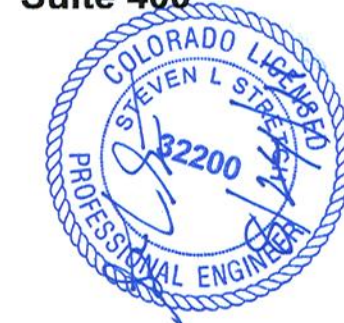
**KEY PLAN**  
NOT TO SCALE

NOT TO SCALE



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**REVISIONS:**

DESCRIPTION: BY: DATE

11-558118

CITY OF AURORA  
BUILDING DIVISION  
APPROVED AS NOTED  
DATE AUG 26 2011

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PROJECT NO.:  
11236

ISSUE DATE:

08/31/2011

DRAWN BY: TE  
CHECKED BY: SLS

## Electrical Demolition Plan

# E-1



