

Aurora Dialysis Center Upgrades  
at  
1411 South Potomac Street, Suite 100  
Aurora, Colorado 80012  
for



2000 16th Street, Level 12  
Denver, Colorado 80202

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS MAY APPLY TO THIS SET OF DRAWINGS.

ACT	ADJUSTABLE
ADJ	ADJUSTABLE
ALUM	ALUMINUM
APPROX	APPROXIMATE
BD	BOARD
BS	BASIN
CLG	CORNER GUARD
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
DISP	DISPENSER
DN	DOWN
EDF	ELECTRIC DRINKING FOUNTAIN
EV	EXPANSION JOINT
ELEV. EL	ELEVATION
EQ	EQUAL
EQUIP. EQ	EQUIPMENT
EXIST. EX	EXISTING
FAC	FACTORY
FEC	FIRE EXTINGUISHER CABINET
FLOOR	FLOORESCENT
FRP	FIBERGLASS REINFORCED PANEL
FURN	FURNISHED
GYP	GYPSONUM
HW	HARDWARE
HR	HOLLOW METAL
HT	HEIGHT
INCAN	INCANDESCENT
INSUL	INSULATION
KS	KNEE SPACE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL. MET	METAL
NC	NURSE CALL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OFI	OWNER FURNISHED
PART BD	PARTICLE BOARD
PL. PLAS LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PT. P	PAIN
R	RISK
RCP	REFLECTED CEILING PLAIN
REFL	REFLECTED
RO	ROUGH OPENING
S	SINGLE
SAC	SUSPENDED ACOUSTICAL CEILING
SC	SOLID CORE
STRUCT	STRUCTURAL
STL	STEEL
SUSP	SUSPENDED
SV	SHEET VINYL
T	TREAD
TEMP	TEMPERED
TL	TILE
TYP	TYPICAL
UND	UNLESS NOTED OTHERWISE
VCT	VINYL TILE
VERT	VERTICAL
VF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
WC	WALL COVERING
WD	WOOD
WPP	WALL PROTECTION PANEL

JOB SPECIFIC NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY IN WRITING BEFORE WORK BEGINS.
2. CAREFULLY EXAMINE THE CONSTRUCTION SITE TO DETERMINE THE EXTENT OF THE WORK AND THE EXISTING CONDITIONS. NO EXTRA PAYMENTS WILL BE ALLOWED FOR CLAIMS FOR ADDITIONAL WORK THAT COULD HAVE BEEN DETERMINED BY SUCH INSPECTION.
3. CHECK AND VERIFY DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY, CONFIRMING THAT EXISTING CONDITIONS ARE AS DOCUMENTED BEFORE BEGINNING CONSTRUCTION. IF ANY QUESTIONS OR CONCERNS ARISE, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT BEFORE PROCEEDING.
4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN FOLLOWING THE BEST AND ESTABLISHED PRACTICES OF THE TRADES INVOLVED USING PUBLISHED TRADE ASSOCIATION STANDARDS AND GUIDELINES.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE TRADES AND FOR THE PROPER SCHEDULING OF WORK AND TRADES ON THE JOB.
6. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS.
7. ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. SAFETY PRECAUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. GOVERNING CODES AND ORDINANCES SHALL APPLY.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN PROJECT, FREE FROM TRASH AND DEBRIS. FLOORS SHALL BE KEPT CLEAN AND SWEEPED. ADJACENT WORK SHALL BE PROTECTED FROM ONGOING WORK, DAMAGE, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT AND FINISHES SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY. EXISTING WORK SHALL BE KEPT PROTECTED FROM NEW CONSTRUCTION. ANY DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND/OR APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. OWNER SUPPLIED EQUIPMENT SHALL BE INSTALLED BY CONTRACTOR. CONTRACTOR SHALL VERIFY ALL TOUGH DIMENSIONS OF ALL EQUIPMENT BEFORE FABRICATION OF ANY ADJACENT WORK.
11. PROVIDE BLOCKING BEHIND ALL WALL MOUNTED DOOR STOPS, RESTROOM ACCESSORIES, MILLWORK, ETC., TO PROVIDE PROPER AND STRONG ATTACHMENT.
12. SUBMIT SHOP DRAWINGS ON ALL SPECIFIED ITEMS FOR ARCHITECT'S APPROVAL BEFORE FABRICATION.
13. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AS REQUIRED BY LOCAL CODES.
14. ALL DOORS SHALL CONFORM TO THE IBC CHAPTER 10.
15. ALL WORK SHALL CONFORM TO THE CURRENT IBC AS APPROVED BY THE STATE AND ALL LOCAL CODES AND ORDINANCES.
16. EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE DURING NORMAL BUSINESS HOURS.
17. ALL INTERIOR FINISHES SHALL COMPLY WITH IBC TABLE 803.4 FOR ALL FLAME SPREAD CLASSIFICATIONS.
18. ANY UTILITIES IN THE WAY OF NEW CONSTRUCTION SHALL BE REMOVED, RELOCATED OR REPLACED AS DIRECTED. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
19. CONTRACTOR TO HAUL OFF AND LEGALLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.
20. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARD SET FORTH BY CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.
21. PATCH AND FILL ALL PENETRATIONS AND/OR OPENINGS THROUGH WALLS AND ROOFS.
22. PROVIDE SUPPORT FOR ALL PIPES, CONDUITS, DUCTWORK, ETC. IN ACCORDANCE WITH CURRENT CODES. ELECTRICAL CONDUIT SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC.
23. NEW PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE PACKED SOLID WITH APPROVED MATERIALS AND METHODS MEETING THE STATE AND ALL LOCAL CODES AND ORDINANCES.
24. EXTEND FINISHES BEHIND CABINETS AND SHELVES.
25. CLEAN AND PATCH HOLES IN SURFACES TO RECEIVE NEW FLOOR COVERING, BASE, CEILING TILE OR PAINT FINISH.
26. PROVIDE SURFACE TREATMENT OR PREPARATION AS NEEDED ON WALLS, SUCH AS PAINTED WALLS, PRIOR TO RECEIVING NEW FINISH.
27. THE GENERAL CONTRACTOR SHALL PAY FOR ALL BUILDING FEES AND SECURE ALL NECESSARY PERMITS FOR PROPER COMPLETION OF THE WORK.
28. IF ASBESTOS OR OTHER HAZARDOUS MATERIAL IS DISCOVERED DURING CONSTRUCTION, NOTIFY THE OWNER IMMEDIATELY FOR ACTION, HANDLING AND DISPOSAL OF MATERIAL. NO FURTHER WORK SHALL BE DONE IN THE IMMEDIATE AREA IN QUESTION. HAZARDOUS MATERIALS, IF ENCOUNTERED, WILL BE HANDLED BY THE OWNER UNDER A SEPARATE CONTRACT. ALL HAZARDOUS MATERIALS AND MATERIAL FINISHES LABELED WITH HAZARDOUS MATERIALS WILL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL GOVERNING AGENCY STATUTES WHICH APPLY TO THE TYPE OF HAZARDOUS MATERIAL.
29. CONTRACTOR IS RESPONSIBLE FOR AUTOMATIC FIRE SPRINKLER DESIGN, IN ACCORDANCE WITH NFPA-13 AND ALL LOCAL CITY AND STATE CODES AND ORDINANCES. CONTRACTOR TO PROVIDE ARCHITECT WITH SHOP DRAWINGS SUBMITTED TO STATE FIRE MARSHALL FOR APPROVAL AND WITH ONE SET OF FIRE MARSHALL APPROVED DRAWINGS. FIRE SPRINKLER DESIGN MUST BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DESIGNS AND CONSTRUCTION. LEAVE A SET OF STAMPED AND APPROVED DRAWINGS (INCLUDING FIRE MARSHALL) WITH OWNER.

SYMBOL LEGEND

	PARTITION WALL. 5/8" GYP. BOARD, BOTH SIDES OVER 3/5" 22 GAUGE METAL STUDS AT 24" O.C. WALL TO 4" ABOVE SUSPENDED ACOUSTICAL CEILING OR AS DETAILED OR NOTED.
	INTERIOR SOUND WALL. 5/8" GYP. BD. (BOTH SIDES) OVER 3/5" 22 GAUGE METAL STUDS @ 24" O.C. WITH 3 1/2" SOUND BATT INSULATION. ASSEMBLY TO 4" ABOVE CEILING UNLESS NOTED OTHERWISE ON PLAN.
	NEW LOW PARTITION. 5/8" GYP. BOARD, BOTH SIDES OVER 3/5" 22 GAUGE METAL STUDS AT 24" O.C. SEE FLOOR PLAN FOR HEIGHT AND DETAILS. PROVIDE 2" X 2" STEEL TUBE BRACE ANCHORED TO FLOOR AND METAL STUDS AT 48" O.C. AND AT CORNERS AND ENDS. SEE DETAILS 3/A-5, 4/A-5 AND 5/A-5 FOR CAP.
	INTERIOR ELEVATION REFERENCE, SEE FLOOR PLAN AND INTERIOR ELEVATIONS
	DETAIL REFERENCE
	NEW DOOR, SEE DOOR SCHEDULE

PROJECT DATA

OWNER	DAVITA 2000 16TH STREET, LEVEL 12 DENVER, COLORADO 80202
ARCHITECT	SEARER, ROBBINS & STEPHENS 1730 EAST NORTHERN AVENUE, SUITE 124 PHOENIX, ARIZONA 85020 (602) 277-1187

CODE DATA

TITLE OF PROJECT	AURORA DIALYSIS CENTER UPGRADES
PROJECT ADDRESS	1411 SOUTH POTOMAC STREET, SUITE 100, AURORA, COLORADO 80012
GOVERNING CODES AND AGENCIES	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL FIRE CODE 2017 NATIONAL ELECTRICAL CODE AMERICANS WITH DISABILITIES ACT (ADA)
BUILDING DATA	
OCCUPANCY	GROUP B
FIRE SPRINKLERED	YES
FIRE ALARM	YES
AREA OF SUITE	8,227 S.F.

COORDINATION NOTES

1. REFER TO JOB SPECIFIC NOTES ON SHEET A-100.
2. MECHANICAL, PLUMBING AND ELECTRICAL SUBCONTRACTORS ARE REQUIRED TO COORDINATE WITH EACH OTHER AND TO REFER TO ALL SHEETS IN THE SET FOR CONSTRUCTION CONDITIONS, NOT JUST THE DRAWINGS PERTAINING TO THEIR DISCIPLINE.
3. FINAL LOCATION OF ALL SURFACE FEATURES ARE TO BE VERIFIED WITH ARCHITECTURAL DRAWINGS AND/OR ARCHITECT PRIOR TO INSTALLATION.

NOTE:

CONTRACTOR SHALL FLOAT NEW CONCRETE, AS REQUIRED, FOR SMOOTH FINISHES OF FLOOR SURFACES AND AT ALL FLOOR TRANSITIONS.

NOTE:

PATCH SAND AND PREPARE ALL WALLS AS REQUIRED FOR NEW PAINT FINISH.

NOTE:

PATCH AND PREPARE ALL FLOORS AS REQUIRED FOR NEW FLOOR FINISH.

NOTE:

PATCH AND PREPARE ALL DOORS AS REQUIRED FOR NEW STAIN FINISH TO MATCH EXISTING.

NOTE:

CONTRACTOR SHALL PROVIDE AND INSTALL MECHO ROLLER SHADES ON ALL INTERIOR AND EXTERIOR WINDOWS.

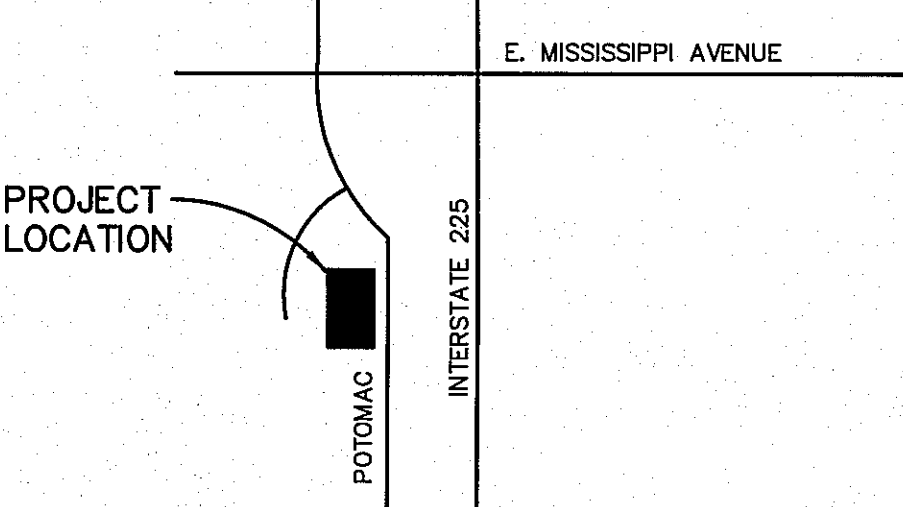
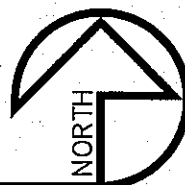
NOTE:

PROVIDE NEW ACID AND R.O. LOOP AS REQUIRED.



SITE PLAN

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.



SHEET INDEX

SHEET NO.	DESCRIPTION
1	A-100 TITLE SHEET
2	A-1000 DEMOLITION PLAN
3	A-101 FLOOR PLAN
4	A-401 INTERIOR ELEVATIONS
5	A-403 CABINET DETAILS
6	A-404 CABINET DETAILS

PERMIT# 2018-1517543-CT

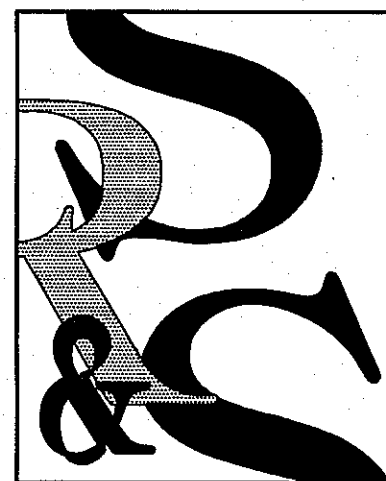
RSN 1316610

THIS PERMIT IS FOR DEMOLITION ONLY

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



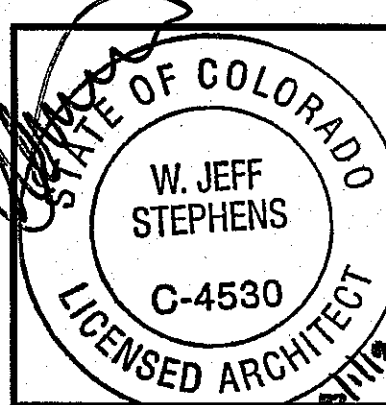
City of Aurora Building Division  
Reviewed for Code Compliance  
Approved as Noted: Y. Munoz  
Date: Aug 31, 2018  
2015 INTERNATIONAL CODES & 2017 NEC



SEARER, ROBBINS & STEPHENS, INC.

DRAWN DBR  
CHECKED DBR  
JOB NO. 1820  
DATE AUG. 1, 2018

REVISIONS

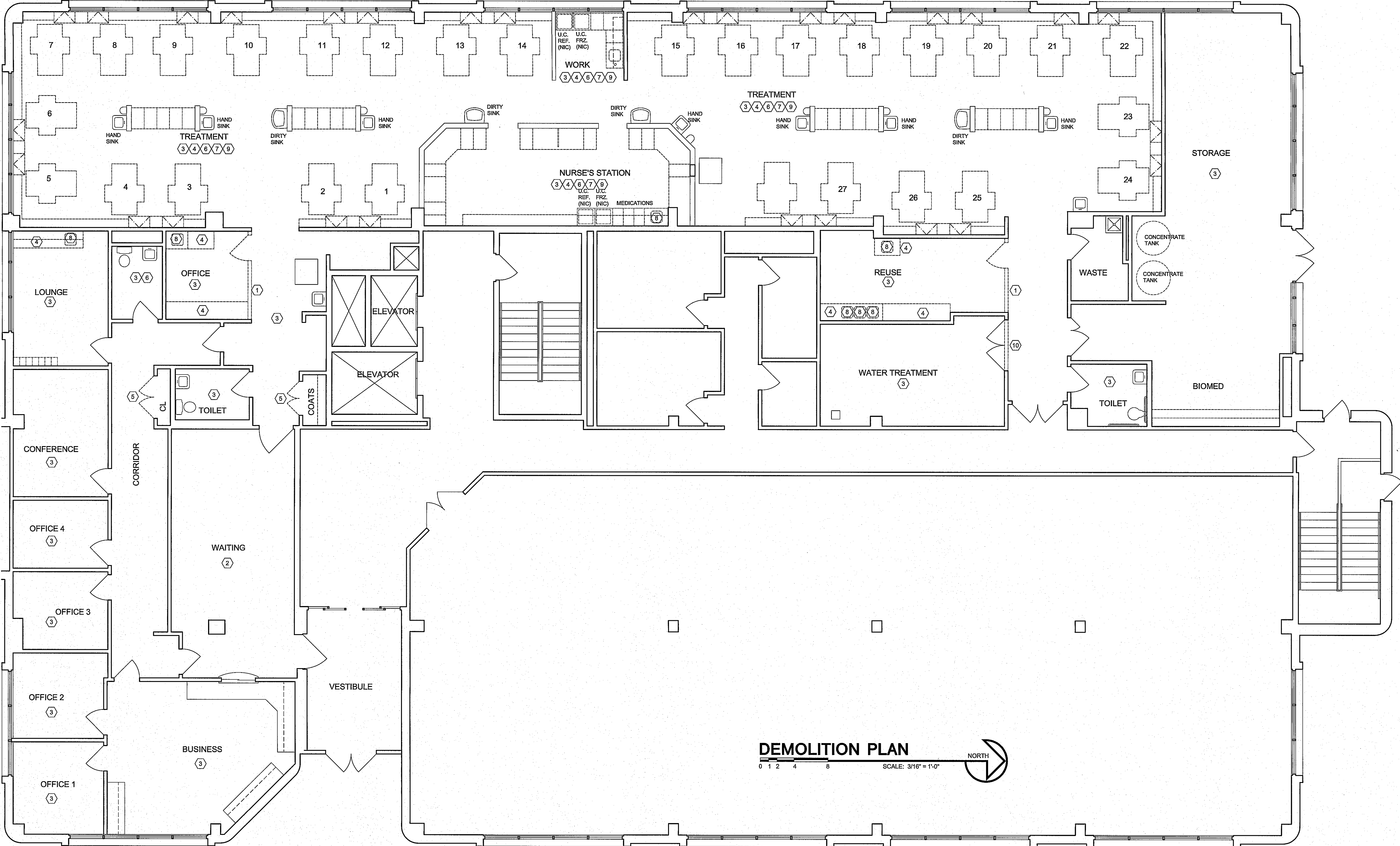


Davita  
Aurora Dialysis Center Upgrades  
at  
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Aurora, Colorado 80012

SHEET NO.

A-100





DEMOLITION NOTES (GENERAL)

- THE CONTRACTOR FOR THIS WORK SHALL BE RESPONSIBLE FOR THE SAFE PROSECUTION OF THE WORK OF THIS SECTION AND SHALL COMPLY WITH THE REQUIREMENTS OF GOVERNING BUILDING CODES, AND ALL OTHER GOVERNING CODES, LATEST EDITIONS. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY.
- PROVIDE AND INSTALL ALL SHORING, BRACING AND/OR BARRICADES REQUIRED TO PROTECT THE PUBLIC AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT STRUCTURES TO REMAIN.
- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES IN AFFECTED AREAS, AND WITH UTILITY COMPANIES AS NECESSARY.
- ALL OPERATIONS SHALL BE PLANNED TO CAUSE THE MINIMUM AMOUNT OF INTERFERENCE WITH NORMAL ROUTINE AND FUNCTIONING OF EXISTING FACILITIES. ALL WORK SHALL BE PLANNED AND PROVIDED SO THAT THE AREAS OF OPERATION ARE SECURED AGAINST ANY UNAUTHORIZED ENTRY AT ANY TIME. ALSO ALL AREAS OF THE PROJECT SHALL BE SECURED AGAINST HARMFUL ACTIONS OF THE ELEMENTS DURING THE ENTIRE COURSE OF THE JOB. EGRESS AND ACCESS AS REQUIRED BY APPLICABLE BUILDING CODES AND OFFICIALS, FROM AND THROUGH EXISTING FACILITIES, SHALL BE MAINTAINED CONTINUOUSLY.
- PRIOR TO THE START OF ANY DEMOLITION WORK, NOTIFY THE ARCHITECT AND SUBMIT A PROPOSED DEMOLITION SCHEDULE FOR REVIEW AND APPROVAL. CEILINGS, WALLS AND/OR FLOORS DAMAGED BY DEMOLITION WORK SHALL BE RESTORED TO THEIR ORIGINAL CONDITION USING THE SAME MATERIALS AS EXISTING. IN EACH ROOM OR AREA, THE CEILING SHALL BE REPAIRED AND REFINISHED TO MATCH THE REMAINING WALLS. FLOOR SHALL BE RESURFACED WITH SAME MATERIAL AS EXISTING TO THE EXTENT DIRECTED BY THE ARCHITECT DEPENDENT OF THE AMOUNT OF DAMAGE, AND SHALL MATCH EXISTING. ALL ITEMS OTHER THAN WALLS, FLOORS AND/OR CEILINGS IN AFFECTED AREAS SHALL BE PROTECTED FROM DAMAGE, BUT IF DAMAGED, SHALL BE RESTORED TO NEW CONDITION OR REPLACED.
- CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT DISTURBANCES DUE TO EXCESS NOISE, DUST AND LIGHT. DEMOLITION AND CONSTRUCTION NOISE SHALL BE KEPT TO A REASONABLE MINIMUM, AND ACOUSTIC AND DUST BARRICADES SHALL BE PROVIDED IN AREAS ADJACENT TO FUNCTIONING AREAS, AND IN OTHER AREAS AS DIRECTED BY THE ARCHITECT.

- COVER AND PROTECT EQUIPMENT AND FIXTURES TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN AREAS FROM WHICH SUCH ITEMS HAVE BEEN REMOVED.
- LOCATE, IDENTIFY, SHUT OFF AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.
- ALL SALVAGED ITEMS ARE TO BE CAREFULLY REMOVED, CLEANED AND PROTECTED FROM DAMAGE DURING DEMOLITION OPERATION. LABEL AND IDENTIFY EACH ITEM AS IT IS REMOVED FROM EACH ROOM TO INSURE PROPER REINSTALLATION AND AVOID CONFLICTS.
- UPON COMPLETION OF CONSTRUCTION WORK, REMOVE TOOLS, EQUIPMENT, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS FROM BUILDING SITE. REMOVE PROTECTION AND LEAVE AREA CLEAN. TRANSPORT AND LEGALLY DISPOSE OF ALL MATERIALS OFF-SITE.
- BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO EXISTING CONDITION PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
- WHERE EXISTING WALLS ARE TO BE REMOVED, FILL ANY DEPRESSION IN FLOOR UNDER WALL OR CEILING AND PROVIDE LEVELING SO THAT A SMOOTH LEVEL FLOOR, WALL OR CEILING READY FOR NEW FINISH WILL RESULT ON EACH SIDE OF WALL. THE CONTRACTOR FOR THIS WORK SHALL BE RESPONSIBLE FOR THE SAFE PROSECUTION OF THE WORK OF THIS SECTION AND SHALL COMPLY WITH THE REQUIREMENTS OF GOVERNING BUILDING CODES AND ALL OTHER GOVERNING CODES, LATEST EDITIONS. THIS CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS NECESSARY.

DEMOLITION NOTES (KEYED)

- EXISTING CONSTRUCTION TO BE REMOVED IS INDICATED ON THE DRAWINGS. ALL DEMOLITION IS NOT SHOWN. REMOVE ALL ITEMS NECESSARY FOR NEW CONSTRUCTION. IF THE CONTRACTOR IS UNCERTAIN OF ANY REMOVAL, THE ARCHITECT SHALL BE CONTACTED. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- EXISTING PARTITION TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION.
  - EXISTING CHAIR RAIL TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION.
  - EXISTING FLOORING AND BASE TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION.
  - EXISTING MILLWORK TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION.
  - EXISTING DOOR AND FRAME TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION.
  - EXISTING FRP TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION.
  - EXISTING CORNER GUARDS TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION.
  - EXISTING PLUMBING FIXTURE TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION. CAP WATER AND SEWER AT WALL WHERE REQUIRED.
  - EXISTING LOW WALL CAP TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION.
  - EXISTING CONCRETE CURB TO BE REMOVED, AS REQUIRED, FOR NEW CONSTRUCTION.

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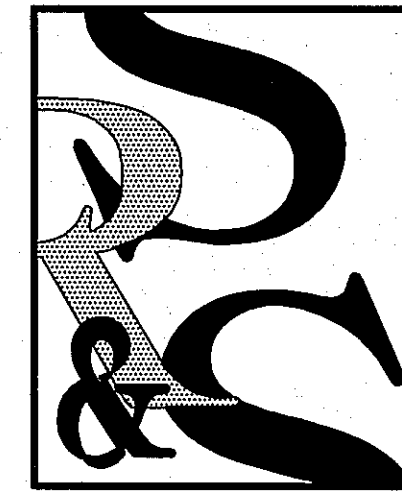
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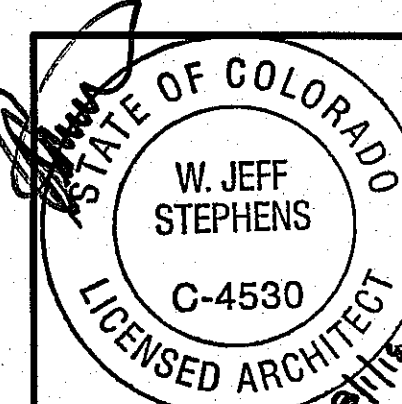
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ARCHITECTURE  
1730 EAST NORTHERN AVENUE, SUITE 124, PHOENIX, ARIZONA 85020 (602) 277-1187 FAX (602) 277-8879  
INTERIORS  
PLANNING

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REVISIONS



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SHEET NO.  
A-100D

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