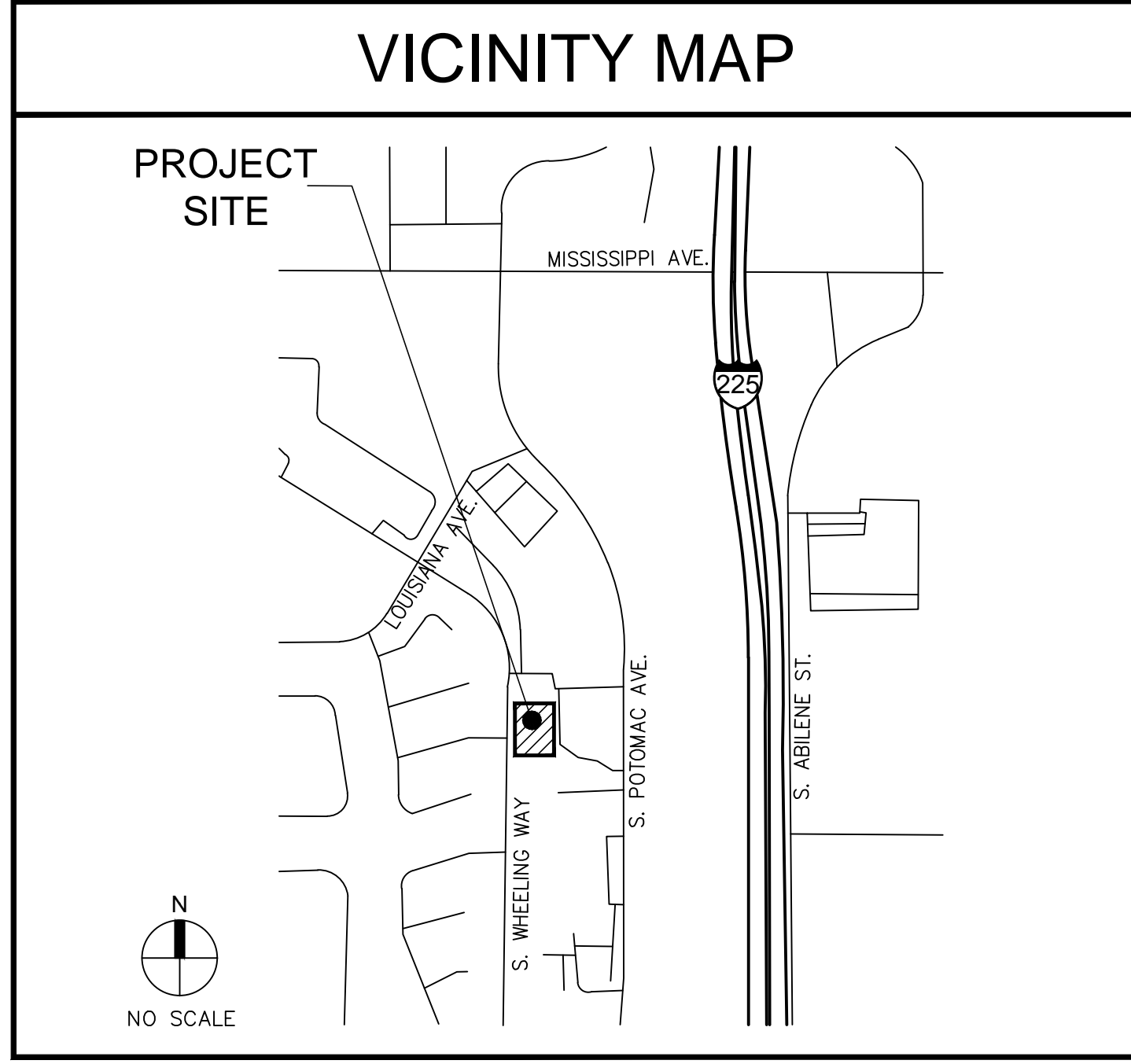


ABBREVIATIONS

& Z @ ~ (E)	And Angle At Centerline Diameter or Round Pound or Number Existing	F.A. F.B. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S.H. FRPF. F.S. FT. FTG. FUR. FUT.	Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Mueffion F.O.S.H. Fireproof Full Size Foot or Feet Footing Furring Future	PRCST. PL. P.L.A.M. PLAS. PLYWD. PR. PT. P.T.D P.T.N. P.T.R. P.J.	Pre-cast Plate Plastic Laminate Plaster Plywood Pol. Point Paper Towel Dispenser Combination Paper Towel Partition Paper Towel Receptacle Panel Joint	Q.T. R. RAD. R.D. REF. REFR. REG. REINFOR. REIN. RESIL. RM. R.O. RWD. R.W.L.	Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader	S. S.A.F. S.C. S.C.D. SCH. SCHED. SECT. SECT. SH. SHR. SHR. SH.T. SMT. S.N.D. S.N.R. SPEC. SQ. S.S. STA. STD. STL. STOR. STRSL. SUSP. SYS. T. T.B. T.C. TEL. T & G. THK. T.O.C. T.O.P. T.O.R. T.O.R.C. T.O.M. T.O.W. T.P. T.P.D. T.V. T.W. TYP. UNF. U.O.N. UR. URINAL VERT. VEST. W. W/ W.C. WOOD W/O WPM WRB WSCOT. WT.	South Self Adhered Flashing Solid Core Seat Cover Dispenser Schedule Schedule Section Section Shelf Shower Shower Sheet Similar Sanitary Napkin Disp. Sanitary Napkin Recept. Specification Square Stainless Steel Service Sink Station Standard Steel Storage Structural Suspended Symmetrical Tread Towel Bar Top of Curb Telephone Terrazzo Tongue and Groove Top of Concrete Top of Panel Top of Reveal Top of Deep Recess Top of Mullion Top of Wall Top of Pavement Toilet Paper Dispenser Top of Wall Typical Unfinished Unless Otherwise Noted Urinal Vertical Vestibule West With Water Closet Wood Without Waterproofing Membrane Weather/Water Resistive Barrier Wainscot Weight
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SYMBOLS									
ALIGN	ROOM NAME	ROOM NUMBER	DOOR NUMBER	EXISTING DOOR	DETAIL REFERENCE	SHEET NUMBER	DETAIL SECTION REFERENCE	DETAIL SECTION REFERENCE	EXTERIOR ELEVATION REFERENCE
OFFICE	0000	101	XXX	XX	XX	XX	XX	XX	XX
WALL MATERIAL TYPE	FLOOR MATERIAL TYPE	MISC. MATERIAL TYPE	KEYNOTE INDICATOR	FINISH INDICATOR	REVISION	FIRE EXTINGUISHER CABINET	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER	
P 1	1	PL 1	XXX	XXX					



GENERAL PROJECT NOTES									
GENERAL NOTES:					JOB SITE NOTES:				
1. ALL WORK SHALL BE PERFORMED SO AS TO COMPLY WITH ALL LEGAL, INDUSTRY AND PROJECT-SPECIFIC REQUIREMENTS AND STANDARDS INCLUDING WITHOUT LIMITATION OF THE FOLLOWING:					1. WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE - EXTREMELY NOISY CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.				
A. ALL APPLICABLE BUILDING CODES					2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.				
B. THE PROJECT MANUAL AND ASSOCIATED SPECIFICATIONS					3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.				
C. THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS					4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING. THE PATH OF TRAVEL TO THE JOB SITE, PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS.				
E. ALL APPLICABLE LANDLORD BUILDING STANDARDS					5. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.				
2. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES OR IN DOCUMENTS PROVIDED BY OTHER MEMBERS OF THE PROJECT DESIGN TEAM. UNLESS EXPRESSLY PROVIDED OTHERWISE, THE INTENT IS TO INCLUDE ALL LABOR, MATERIALS, PRODUCTS AND SERVICES NECESSARY OR APPROPRIATE FOR THE COMPLETED PROJECT AS CALLED FOR OR REASONABLY IMPLIED FROM THE PLANS AND SPECIFICATIONS PROVIDED BY THE PROJECT'S DESIGN TEAM. IN CASE OF CONFLICTS OR OMISSIONS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE TO APPLY THE MORE STRINGENT OR COSTLY STANDARD.					6. IF TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH ARE REQUIRED, OBTAIN ISSUANCE OF A BUILDING OR GRADING PERMIT.				
3. IN INTERPRETING THESE PLANS, THE FOLLOWING GENERAL RULES APPLY:					7. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE & COUNTY REQUIREMENTS.				
A. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS					8. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS.				
B. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS					9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.				
C. WORK NOT PARTICULARLY SHOWN OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE SHOWN AND SPECIFIED					10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.				
D. WORK SHOWN AS "NIC" IS FOR REFERENCE ONLY AND THE RESPONSIBILITY OF THE CONTRACTOR ONLY TO THE EXTENT THAT THIS WORK MAY REQUIRE SOME REASONABLE PROTECTION OR COORDINATION EFFORTS.					DRAWING NOTES:				
4. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO REPRESENT ONLY THE FINISHED CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES INCLUDING ANY AND ALL SAFETY PRECAUTIONS AND PROGRAMS, AND SHALL INDEMNIFY TO THE FULLEST EXTENT ALLOWED BY LAW THE OWNER AND THE PROJECT DESIGN TEAM FROM AND AGAINST ANY AND ALL RELATED CLAIMS AND LIABILITY.					1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.				
5. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR INFORMATION (RFIs), ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER, AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES.					2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N.				
6. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE, AND IN ANY EVENT ALL CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY DO NOT VERIFY AND FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION.					3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.				
7. PLANS ARE TO BE CONSIDERED DIAGRAMMATIC IN NATURE AND INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DETECT SPECIFIC LOCATIONS.					4. THE TERM "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.				
8. CONTRACTOR RFI'S ARE INTENDED TO OBTAIN INFORMATION NOT AVAILABLE FROM THE PLANS AND SPECIFICATIONS. RFI'S WILL NOT BE ANSWERED THAT CAN BE ANSWERED BY A REVIEW OF THESE DOCUMENTS, THAT REQUEST DIMENSIONS THAT CAN BE OBTAINED FROM THE PLANS BY MATHEMATICAL CALCULATION THAT ARE IN EFFECT A SUBSTITUTION SUBMITTAL, OR THAT SEEK DIRECTION CONCERNING CONSTRUCTION MEANS AND METHODS OR SAFETY PRECAUTIONS. WHERE APPROPRIATE, RFI'S SHOULD BE SPECIFIC AS TO WHICH PORTION OF THE PLANS AND SPECIFICATIONS NEEDS CLARIFICATION, AND WHAT INFORMATION IS REQUIRED.					5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.				
9. NO DEVIATIONS OR OMISSIONS FROM THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS PROVIDED BY THE PROJECT'S DESIGN TEAM ARE ALLOWED WITHOUT THE EXPRESSED AUTHORIZATION OF AN APPROPRIATE OWNER REPRESENTATIVE, AND THE RESPONSIBLE CONTRACTOR WILL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE PROJECT DESIGN TEAM FROM AND AGAINST THE CONSEQUENCES OF ANY UNAUTHORIZED DEVIATIONS OR OMISSIONS. SUBSTITUTION SUBMITTALS WILL BE CONSIDERED ONLY IF THE PROPOSED SUBSTITUTION IMPROVES THE QUALITY OF THE PROJECT TO THE OWNER; AND IN NO EVENT WILL THE OWNER BE REQUIRED TO AUTHORIZE A SUBSTITUTION THAT IS NOT EQUAL IN QUALITY TO WHAT IS SPECIFIED.					6. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.				
10. DESIGN/BUILD CONTRACTOR SUBMITTALS WILL BE REVIEWED BY THE PROJECT DESIGN TEAM, IF AT ALL, ONLY FOR CONFORMANCE WITH THE AESTHETIC ASPECTS AND MAJOR SPACE LIMITATIONS OF THE PROJECT; AND EACH DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:					7. COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.				
A. PREPARING ALL THE ENGINEERING AND OTHER DRAWINGS AND SPECIFICATIONS FOR THE COMPONENTS OF ITS DESIGN/BUILD UNDERTAKING.					8. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK IN THE SAME BUILDING.				
B. COMPLYING WITH THE PROJECT'S REQUIREMENTS AND SPACE LIMITATIONS.					INTERIOR / EXTERIOR NOTES:				
C. COORDINATION AND INTERFACING WITH OTHER TRADES AND CONSULTANTS.					1. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.				
D. OBTAINING ANY REQUIRED OR APPROPRIATE APPROVALS FROM AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.					2. CONTRACTOR, ALONG WITH MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS IN WALL & CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.				
E. HAVING THEIR DESIGN CONSULTANTS SERVE AS THE PROFESSIONAL OF RECORD FOR THE PORTIONS OF WORK WHICH THEY DESIGN.					3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.				
11. AT THE CONCLUSION OF THE CONSTRUCTION, EACH PRIME CONTRACTOR SHALL PROVIDE SUCH WRITTEN CERTIFICATION THAT THE CONSTRUCTION HAS BEEN PERFORMED IN COMPLIANCE WITH THE PROJECT'S APPROVED PLANS AND SPECIFICATIONS AS THE BUILDING OFFICIAL WITH JURISDICTION OVER THE PROJECT MAY REQUIRE, OR AS THE OWNER MAY REASONABLY REQUEST.					4. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFURBISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.				
12. VERSIONS OF THESE PLANS PROVIDED IN ANY ELECTRONIC FORM ARE SUBJECT TO THE SAME PROVISION AS THE OTHER INSTRUMENTS OF SERVICE PREPARED BY OR ON BEHALF OF THE PROJECT DESIGN TEAM, INCLUDING WITHOUT LIMITATION THEIR COMMON LAW, STATUTORY OR OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. A RECIPIENT IS GRANTED AT MOST A TRANSFERABLE NONEXCLUSIVE LICENSE TO REUSE THE PLANS SOLELY FOR PROJECT PURPOSES; AND NO RECIPIENT IS AUTHORIZED TO USE OR TO ALLOW THE USE OF ALL OR ANY PORTION OF THESE PLANS FOR ANY OTHER PURPOSE, AND ANY OTHER USE FOR ANY OTHER PURPOSE COULD CONSTITUTE ACTIONABLE PLAGIARISM. ANY ELECTRONIC DOCUMENTS WILL BE PROVIDED IN THE RESPONSIBLE DESIGN PROFESSIONAL'S STANDARD FORMATS AND CONVENTIONS AND WITH NO GUARANTEE OF THE ABSENCE OF VIRUSES OR OTHER HARMFUL MATERIAL, OR OF COMPATIBILITY WITH ANY RECIPIENT'S SOFTWARE OR HARDWARE SO THAT ANY USE WITH OR CONVERSION TO THE OTHER FORMS OR CONVENTIONS, OR THE USE WITH ANY PARTICULAR SOFTWARE OR HARDWARE, IS AT THE RECIPIENT'S SOLE RISK.					5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE TO STATE & LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.				

OWNER / DEVELOPER

CBRE
CB RICHARD ELLIS

8390 E. CRESCENT PARKWAY, SUITE 300
GREENWOOD VILLAGE, CO 80111

LILA WALKER
PH: (720) 528-6392
EMAIL: LILA.WALKER@CBRE.COM

ARCHITECT

WARE MALCOMB

1600 CHAMPA ST. SUITE 350
DENVER, CO 80202

ANNIE GONZALES
PH: (720) 488-2626
EMAIL: AGONZALES@WAREMALCOMB.COM

OWNER'S CONSULTANTS

ELECTRICAL ENGINEER
D. KELLER ELECTRICAL DESIGN
7498 WEST LAYTON PLACE
LITTLETON, CO 80123

DAWN KELLER
PH: (303) 918-9475
DAMON@KELLERENG.COM

MECHANICAL & PLUMBING ENGINEER
MEC, INC.
2828 N. SPEER BLVD, SUITE 210
DENVER, CO 80211

BRYAN MOEN
PH: (303) 332-2572
EMAIL: BMOEN@MECENGR.COM

DEFERRED SUBMITTALS:

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER. CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.

SEPARATE FIRE SPRINKLER PERMIT REQUIRED:
Due to the proposed work the general contractor is required to obtain the services of a fire sprinkler contractor to determine if a separate sprinkler permit is required. If it is determined that the spacing of the fire sprinkler heads is not in compliance, then a separate fire sprinkler permit is required. Approval of the documents is required prior to system installation or any request for inspection. A certificate of occupancy or final approval cannot be issued by the Building Division without this fire protection system. **2015 IFC, Section 105.7.1.**

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

Emergency Responder Radio Coverage: All New Commercial Buildings, Additions to Existing Buildings, Shall have approved radio coverage for emergency responders within the building. This building must be assessed to determine adequate in-building radio coverage at time of final frame and electrical inspection by a qualified 3rd party inspection service at the owner/developers expense. Lack of adequate in-building radio coverage may delay the issuance of a Certificate of Occupancy. Where the structure is found deficient a separate permit is required to install, repair or modify any Emergency Response Radio Coverage system. **Per 2015 IFC, Section 910.**

CORNERSTONE FAMILY PRACTICE

1411 SOUTH POTOMAC STREET, SUITE 360 AURORA, COLORADO 80012

(For Tenant Improvement Permit Only)

PROJECT DATA

BUILDING DEPARTMENT: CITY OF AURORA, COLORADO

BUILDING CODES: 2015 INTERNATIONAL BUILDING CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL MECHANICAL CODES
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE

OCCUPANCY CLASSIFICATION: PER IBC CHAPTER 3 (SECTION 302) - B

TYPE OF CONSTRUCTION: PER IBC CHAPTER 6 (SECTION 602) - II-B

SPRINKLERED: YES

NUMBER OF STORIES: 04

PROJECT SCOPE: THE SCOPE OF THIS PROJECT IS A SECOND GENERATION TENANT IMPROVEMENT INCLUDING PARTITIONS, FINISHES, MILLWORK, PLUMBING, ELECTRICAL AND MECHANICAL WORK.

TENANT OCCUPANCY: OFFICE (B) 3,015 S.F.

City of Aurora Building Division
Project: **Cornerstone Family Practice**
Address: **1411 S. POTOMAC ST UNIT 360**
Occupancy Group: **B**
Construction Type: **II-B-SPK**
RSN: **1212616**
Permit: **2017 1305821**

SHEET INDEX									
ARCHITECTURAL (15 SHEETS)									
A0.1	TITLE SHEET								
A0.2	GENERAL NOTES								
A0.3	ACCESSIBILITY NOTES & DETAILS								
A1.1	THIRD FLOOR - OCCUPANCY & EGRESS PLAN								
A0.1	DEMOLITION FLOOR PLAN								
A0.2	DEMOLITION CEILING PLAN								
A2.1	FLOOR PLAN								
A3.1	POWER & SIGNAL PLAN								
A4.1	REFLECTED CEILING PLAN								
A5.1	FINISH PLAN								
A6.1	ENLARGED RESTROOM PLANS, RR ELEVATIONS & MILLWORK ELEVATIONS								
A6.2	MILLWORK ELEVATIONS & DETAILS								
A7.1	DOOR SCHEDULE & DETAILS								
A8.1	WALL DETAILS								
A8.2	CEILING & MISCELLANEOUS DETAILS								
ELECTRICAL (2 SHEETS)									
E0.0	ELECTRICAL ONE LINE, NOTES AND SCHEDULES								
E1.0	POWER AND LIGHTING PLAN								
MECHANICAL (3 SHEETS)									
M0.0	MECHANICAL SCHEDULES, LEGENDS, INDEX, SPECIFICATIONS AND NOTES								
M1.0	MECHANICAL DEMO FLOOR PLAN								
M2.0	MECHANICAL FLOOR PLAN								
PLUMBING (3 SHEETS)									
P0.0	PLUMBING SCHEDULES, LEGENDS, INDEX, SPECIFICATIONS AND NOTES								
P1.0	PLUMBING DEMO FLOOR PLAN								
P2.0	PLUMBING FLOOR PLAN								

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

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: **John Eckert**
Date: **Jun 08, 2017**
2015 INTERNATIONAL CODES & 2014 NEC

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interior design
graphics
civil engineering

1600 Champa St.
Suite 350
Aurora, Colorado 80012
P 720.488.2626

CORNERSTONE FAMILY PRACTICE
1411 S. POTOMAC ST., SUITE 360
AURORA, COLORADO

TITLE SHEET

DATE	REMARKS	DATE	REMARKS
5/25/2017 <td>ISSUE FOR PERMIT<td></td><td></td></td>	ISSUE FOR PERMIT <td></td> <td></td>		

PA / PM: A. GONZALES
DRAWN BY: C.A.T.
JOB NO.: DEN16-6203-00

SHEET
A0.1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

DEMOLITION NOTES

1. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA AND VERIFIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE COMPLETENESS OF THE EXISTING INFORMATION RECORDED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE IN THE COURSE OF THE DEMOLITION WORK.

2. VERIFY LOCATIONS OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE BACK TO NEAREST JUNCTION BOX OR PANEL, AS REQUIRED, AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA. REFER TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.

3. EXISTING ELECTRICAL AND TELEPHONE OUTLETS LOCATED ON DEMOLISHED WALLS ARE TO BE REMOVED INCLUDING CONDUIT AND WIRING BACK TO JUNCTION BOX. LOCATIONS ARE TO BE PATCHED AND REPAIRED TO BE FLUSH WITH ADJACENT WALL SURFACE.

4. WHERE PLUMBING FIXTURES ARE BEING REMOVED OR WHERE EXPOSED PLUMBING PIPES OCCUR, CAP LINES BEHIND FINISHED SURFACES. PATCH AND REPAIR AS REQUIRED.

5. ALL EXISTING CONSTRUCTION WHERE INDICATED INCLUDING ELECTRICAL, TELEPHONE, PLUMBING AND MECHANICAL DEVICES NOT OTHERWISE INDICATED ON THESE CONSTRUCTION DRAWINGS SHALL BE REMOVED IN A CAREFUL MANNER SO AS NOT TO DAMAGE ADJOINING CONSTRUCTION.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF HIS WORK.

7. ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING CONSTRUCTION, PROVIDE ROUTING OF UTILITIES SERVING ADJACENT AREAS THAT ARE TO MAINTAIN UNINTERRUPTED SERVICE. ANY TEMPORARY SUSPENSION OF SERVICE SHALL BE COORDINATED AND APPROVED BY THE FACILITY MANAGER, NOT LESS THAN 24-HOURS IN ADVANCE.

8. THE CONTRACTOR WILL VERIFY AND CONFORM TO ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.

9. THE DEMOLITION PLAN KEYNOTES ARE DIAGRAMMATIC AND GENERAL IN NATURE. THE INTENT IS TO ILLUSTRATE THE COMPLETE DEMOLITION OF THE SPACES INDICATED UNLESS NOTED OTHERWISE. FIELD VERIFICATION OF EXISTING CONDITIONS AND SPECIFIC QUANTITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

10. REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF RUBBISH SHALL BE DONE IN A LEGAL MANNER.

11. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO THE START OF DEMOLITION. REMOVE, PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.

12. IN ORDER TO INSTALL SOME OF THE NEW WORK (INCLUDING, BUT NOT LIMITED TO MECHANICAL, PLUMBING OR ELECTRICAL), IT WILL BE NECESSARY FOR THE CONTRACTOR AND HIS SUBCONTRACTORS TO REMOVE AND REPLACE (OR REFINISH) EXISTING WALLS, FLOORS, OR CEILING IN THE AREAS OF THE BUILDING NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCLUDE ALL RELATED COSTS IN HIS BASE BID, WHETHER SHOWN ON THESE PLANS OR NOT.

13. PROTECT ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE AND AS INDICATED TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE ARCHITECT PRIOR TO INSTALLATION.

14. NO STRUCTURAL ELEMENTS ARE INCLUDED IN THIS SCOPE OF WORK.

15. PROVIDE DUST BARRIERS AROUND OPENINGS, TO AND FROM THE CONSTRUCTION AREA. PROVIDE ALL MEANS NECESSARY TO ENTER AND EXIT FROM OTHER PORTIONS OF THE FACILITY. SUBMIT BARRIER LOCATIONS TO THE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.

16. PROVIDE ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF THE STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.

17. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED IN ACCORDANCE WITH CODE REQUIREMENTS. RELOCATE EXISTING AND/OR PROVIDE NEW SMOKE PROTECTORS AND LIFE SAFETY EQUIPMENT FOR ADEQUATE COVERAGE.

18. PROVIDE TEMPORARY NON-COMBUSTIBLE CONSTRUCTION BARRIERS WHERE REQUIRED BY CODE AND THE GOVERNING FIRE AUTHORITY. MINIMUM REQUIREMENTS:

A. FULL HEIGHT WALL FROM FLOOR TO CEILING.

B. STUDS AT 24" O.C., WITH 5/8" TYPE "X" GYPSUM BOARD.

C. NON-COMBUSTIBLE ACCESS DOOR WITH (3) HINGES AND SPRING CLOSER.

19. SURVEY EXISTING FLOORS AND CLEARLY MARK ON FLOOR SURFACE THE LOCATIONS OF ALL BEAMS AND JOISTS. MARK ALL CORE DRILL PENETRATIONS AND RECEIVE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO DRILLING CONCRETE.

20. CUT RIGID MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL.

21. ALL CORE DRILLING OR OTHER NOISY WORK SHALL BE SCHEDULED 48-HOURS IN ADVANCE WITH THE OWNER.

22. APPLY CEMENT BASE FLOOR PATCH AS REQUIRED TO FILL DINGS, NAIL HOLES, CHIPS AND CRACKS.

23. AT FLOOR AREAS SCHEDULED TO RECEIVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR COVERING AND PREPARE SUBSTRATE FOR NEW FLOOR COVERING PER SPECIFICATIONS AND MANUFACTURER'S REQUIREMENTS.

24. AT ABANDONED PENETRATIONS OF FIRE RATED WALLS, CEILING OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED MATERIAL TO FULL THICKNESS OF THE PENETRATED ELEMENT. ALL PATCHING OF EXISTING WORK TO REMAIN SHALL MATCH FINISH PER SCHEDULE OR WHERE UNSCHEDULED TO MATCH EXISTING FINISHES TO REMAIN, AND SHALL MEET OR EXCEED FIRE RATING INDICATED ON FLOOR PLAN AND AS REQUIRED BY THE FIRE/LIFE SAFETY INSPECTOR.

25. COORDINATE EXISTING SPRINKLER LINE AND HEAD LOCATION WITH NEW PLAN. SUBMIT SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW WITH THE CITY FIRE DEPARTMENT.

26. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING DEMOLITION PHASE. PROTECT ALL OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.

27. DO NOT PERFORM ANY WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED OR MOISTURE RESISTANT ELEMENTS WITHOUT PRIOR APPROVAL FROM THE OWNER.

28. ARCHITECT ASSUMES NO RESPONSIBILITY RELATING TO ANY TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE, OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED ON THE PROJECT.

29. IF THE EXISTING BUILDING CONSTRUCTION IS CLASSIFIED SUCH THAT FIREPROOFING INSULATION IS PRESENT, THEN THE CONTRACTOR, PRIOR TO STARTING ANY WORK, SHALL VERIFY THE CURRENT FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT(S). IF THE EXISTING FIREPROOFING INSULATION IS DAMAGED/AFFECTED DURING THE COURSE OF THE WORK, AS DEFINED BY THIS PROJECT SCOPE, THEN THE CONTRACTOR SHALL PATCH/REPAIR THE FIREPROOFING INSULATION TO A CONDITION THAT SHALL MATCH OR EXCEED THE ORIGINAL FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT(S).

30. CONTRACTOR TO RELOCATE AND REUSE EXISTING DOORS AND HARDWARE WHERE POSSIBLE.

31. EXISTING DOORS TO REMAIN U.O.N.

FINISH NOTES

1. NO FINISH SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY ARCHITECT.

2. CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN PLANS. FINISH ITEMS CLEARLY SHOWN IN PLANS, BUT OMITTED FROM SCHEDULES OR LEGENDS MUST STILL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY OMITTED FINISHED WITH ARCHITECT PRIOR TO ORDERING PRODUCTS.

3. INSTALL MATERIALS ACCORDING TO MANUFACTURER'S SUGGESTED INSTALLATION AND PREPARATION/MAINTENANCE SPECIFICATIONS OR BETTER, UNLESS OTHERWISE APPROVED OR NOTED.

4. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL BE IN CONFORMANCE WITH STATE & LOCAL CODES.

5. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.

6. SUBMIT THE FOLLOWING SAMPLES FOR ARCHITECT'S APPROVAL:

A. THREE (3) 12" X 12" SAMPLES FOR ALL PAINT AND STAIN BRUSHOUTS, VINYL AND FABRIC FINISHES AND COLORS APPLIED TO A SUBSTRATE WHICH IS REPRESENTATIVE OF THE SURFACE TO BE FINISHED. SUBMIT PAINT SAMPLES FROM THE PAINT LOT OR LOTS INTENDED FOR APPLICATION.

B. ONE (1) 24" X 24" MOCK-UP WITH SAMPLE SEAM (CENTERED) OF ALL FABRIC AND VINYL FINISHES AND COLOR.

C. THREE (3) 12" X 12" SAMPLES OF ALL FLOOR COVERING.

7. D. SUBMIT ACTUAL CUTTINGS OF EACH PRODUCT FOR COLOR/QUALITY CONTROL.

8. WHERE MATERIALS ARE NOT RETURNABLE, SUBMIT SAMPLES TO ARCHITECT BEFORE PLACING FULL ORDERS.

7. SUBMIT SEAMING PLAN FOR ALL FLOOR FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO ORDER.

8. NOTIFY ARCHITECT IMMEDIATELY OF ITEMS WITH LONG LEAD TIMES.

9. ALL PAINT FINISH OF METAL PARTS OF DOORS, HANDRAILS, PERIMETER ENCLOSURES, ETC., SHALL BE SEMI-GLOSS, U.O.N.

10. WHERE PAINT COLORS CHANGE, CORNERS ARE TO BE CUT-IN FREE OF OVERLAPPING.

11. PRIOR TO THE INSTALLATION OF WALL COVERINGS, SURFACES SHALL BE PROPERLY PREPARED WITH SEALER PER MANUFACTURER'S RECOMMENDATIONS.

12. CONTRACTOR TO VERIFY CONDITION AND LEVEL OF FLOOR SO AS TO RECEIVE NEW FINISHES WITHOUT BOWING AT FLOOR OR WALL BASE. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR PREPARATION.

13. ALL CARPETING SHALL BE INSTALLED WITH GLUE DOWN METHOD, U.O.N.

14. WHERE FLOOR-TO-WALL OUTLETS ARE REQUIRED ON CARPETED AREA, CUT CARPET IN AN "X" OVER FLOOR HOLE AND INSTALL CARPET OVER TOP. DO NOT TRIM CARPET.

15. ALL V.C.T. IS TO BE INSTALLED WITH FULL TILE FROM VINYL THRESHOLD STRIP AND FULL TILE FROM WALL ADJACENT TO DOOR SWING, U.O.N.

16. PROVIDE AND INSTALL SPECIFIED BASE FOR ALL AREAS TO RECEIVE FLOORING.

17. CONTRACTOR SHALL PROVIDE PRE-FORMED RUBBER BASE CORNERS. DO NOT CUT OR BEND STRAIGHT BASE TO MAKE CORNERS.

18. MILLWORK LOWER CABINETS ARE NOT TO RECEIVE WALL BASE UNLESS INDICATED ON FINISH PLANS.

19. FLOOR FINISHES TO CONTINUE UNDERNEATH "OPEN FLOOR" AREAS OF MILLWORK, INCLUDING SINK AREA AND AT ALL UNDER-COUNTER EQUIPMENT AREAS WHICH ARE OPEN TO THE FLOOR.

20. FLOORS SHALL BE SLOPED TO FLOOR DRAINS. COORDINATE WITH PLUMBING AND STRUCTURAL DRAWINGS. IN RATED FLOOR CONDO, CONSIDER REMAINING FLOOR THICKNESS STILL CONFORMS TO MINIMUM RATING REQUIREMENT.

21. CONTRACTOR TO RUN CALCIUM CHLORIDE TEST ON ALL EXISTING OR NEW CONCRETE SLABS PRIOR TO INSTALLING ANY FLOORING AND COMPARE RESULTS WITH FLOORING MANUFACTURE'S RECOMMENDED MAXIMUM CONTENT FOR WARRANTIES AND ADHESIVE PRODUCTS.

22. PRIOR TO NEW FLOORING INSTALLATION REMOVE EXISTING FLOOR FINISHES. PATCH AND REPAIR SUB-FLOOR AS REQUIRED. PREPARE FLOORS AND TRANSITIONS AS REQUIRED FOR SMOOTH AND LEVEL FINISH PER APPLICABLE BUILDING CODES.

23. ALL FLOORING TRANSITIONS AMONG ALL THE DIFFERING FLOORING MATERIAL SPECIFICATION TYPES ARE TO BE A FLUSH TRANSITION.

24. FEATHER SUB-FLOOR UP FOR A) TILE FLOORING TO CARPET AND B) VINYL FLOORING TO CARPET, FOR FLUSH INSTALLATION.

25. INSTALL METAL TRANSITION STRIPS WHERE TILE MEETS ALL OTHER FLOORING TYPES. PROVIDE LOW PROFILE TRANSITION STRIP WHERE ALL OTHER DIFFERENT FLOOR TYPES MEET. VERIFY COLOR.

26. CONTRACTOR TO HEAT/CHEMICAL SEAM VINYL FLOORING AS PER MANUFACTURER'S SPECIFICATIONS AND SEAL ALL VINYL FLOORS PER MANUFACTURER'S MAINTENANCE SPECIFICATIONS.

27. FLOOR COVERING INSTALLER TO FOLLOW MANUFACTURER'S SPECIFIED CARPET INSTALLATION INSTRUCTIONS. USING ADHESIVES AND INSTALLATION METHODS REQUIRED INSTRUCTIONS TO MAINTAIN PRODUCT'S WARRANTY. CONTACT CARPET DESIGNER ON SHOP DRAWING SUBMITTALS OR BY LETTER.

28. FLOOR COVERING INSTALLER TO FOLLOW MANUFACTURER'S SPECIFIED CONTOURED RUBBER BASE INSTALLATION INSTRUCTIONS USING ADHESIVES AND INSTALLATION METHODS REQUIRED TO MAINTAIN PRODUCT'S WARRANTY.

29. FLOOR COVERING INSTALLER REQUIRED TO PROVIDE MINIMAL SEAMS/JOINTS AT ALL LOCATIONS FOR FLOOR AND WALL BASE MATERIAL INSTALLATION. PROVIDE LOW VOC, BUT HEAVY DUTY ADHESIVES TO ENDURE HEAVY FOOT TRAFFIC, CARTS AND TO MAINTAIN PRODUCT'S WARRANTY.

30. PRIOR TO PAINTING, WALLS MUST BE PATCHED AND REPAIRED, CLEAN AND DRY AND PROPERLY MEMBERED AND ALLOWED SO, AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIRS. ALL SCREW AND NAIL HEADS MUST BE SET AND SPACKLED. ALL JOINTS MUST BE TAPED AND COVERED WITH JOINT COMPOUND. JOINTS THAT ARE FILLED TO BE SANDED SMOOTH AND DUST REMOVED PRIOR TO RECEIVING NEW PAINT FINISH APPLICATION.

31. PRIOR TO PAINTING OVER WALL COVERING, SECURELY GLUE DOWN ANY LIFTING OR BUCKLING AND HIDE ALL SEAMING OR BUMPS.

32. WALLS TO HAVE AT LEAST ONE COAT OF COLORED PRIMER AND TWO COATS OF SPECIFIED PAINT FINISH TYPE. PAINT TO BE A LOW VOC UNLESS U.O.N. HIGH TRAFFIC/WEAR ABILITY WITH GOOD SCOUR AND CLEANING ABILITY. VERIFY ALL WITH TENANT OR OWNER PRIOR TO PURCHASING PAINT.

33. PAINT ALL SPEAKER COVERS AND HVAC GRILLS IN GYPSUM BOARD WALLS AND CEILINGS TO MATCH ADJACENT PAINT COLOR AS SPECIFIED.

34. PRIOR TO INSTALLING WALL TILES AND WALL BASE TILE, WALLS MUST BE PATCHED AND REPAIRED, CLEAN AND DRY AND BE PROPERLY MEMBERED AND ALLOWED, SO, AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIRS. ALL SCREW AND NAIL HEADS MUST BE SET AND SPACKLED. ALL JOINTS MUST BE TAPED AND COVERED WITH JOINT COMPOUND. JOINTS THAT ARE FILLED ARE TO BE SANDED SMOOTH AND BUMP FREE WITH JUST REMOVED PRIOR TO RECEIVING MORTAR BED/BOND COAT AND WALL TILES.

35. ALL WALL TILES ARE TO HAVE A MORTAR BED/BOND COAT THICKNESS TO ACCOMMODATE THE VARYING THICKNESSES OF ALL MATERIAL TYPES OF TILE SPECIFIED FOR WALL INSTALLATION WITH A FLUSH FRONT FACE.

36. ALL TRANSLUCENT GLASS TILE SPECIFIED ARE TO RECEIVE UNIFORM COVERAGE BY BACK BUTTERING TILES AND TROWEL RIDGES FLATTENED PRIOR TO SETTING TRANSLUCENT GLASS TILES.

37. FLOORS OF TOILETS, BATHING AND SHOWER ROOMS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTION OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE AS SPECIFIED IN FINISH PLANS OR RESTROOM ELEVATIONS. BASE SHALL EXTEND UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.

38. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR.

39. CONTROL JOINTS AT GYPSUM BOARD ASSEMBLIES: THE MAXIMUM RECOMMENDED CONTROL JOINT SPACING FOR WALLS AND CEILINGS WITHOUT PERIMETER RELIEF IS 30 LINEAR FEET OR 900 SQUARE FEET OF SURFACE AREA, WITH PERIMETER RELIEF IS 50 LINEAR FEET OR 2,500 SQUARE FEET OF SURFACE AREA. EXTERIOR JOINT SPACING IS RECOMMENDED AT 30 LINEAR FEET OR 900 SQUARE FEET OF SURFACE AREA.

40. CONSTRUCTION JOINTS (EXPANSION JOINTS) AT GYPSUM BOARD ASSEMBLIES: CONSTRUCTION JOINTS ARE REQUIRED AT CONTINUOUS GYPSUM BOARD SURFACES WITH DISSIMILAR WALL STRUCTURE.

CEILING NOTES

1. SEE ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFICATIONS OF NEW BUILDING STANDARD LIGHT FIXTURES, SWITCHES, EXIT SIGNS, ETC.

2. ALL REPLACEMENT FLUORESCENT LAMPS TO MATCH BUILDING STANDARD – SAME COLOR AND MANUFACTURER.

3. FIELD VERIFY EXISTING CEILING GRID LOCATION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES ON PLANS.

4. WHERE DISCREPANCIES IN LOCATION OF LIGHT FIXTURES, AIR DIFFUSERS, GRILLES, ETC. OCCUR ON THE ELECTRICAL ENGINEERING PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATIONS.

5. FIELD VERIFY ALL CLEARANCES OF DUCTS, PIPES, SPRINKLERS, ETC., AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF LIGHTS, ETC.

6. PLACEMENT OF LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS MAY CAUSE INTERFERENCE MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

7. CONDUITS ABOVE CEILING MUST BE A MINIMUM OF 12" ABOVE THE CEILING GRID. FLOORS SHALL GOVERN.

8. NO COMBUSTIBLE MATERIALS SHALL BE USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT, AND POT METAL CONNECTORS.

9. ALL JUNCTION BOXES AND MECHANICAL EQUIPMENT REQUIRING ACCESS FOR SERVICE SHALL BE LOCATED OVER ACoustICAL CEILINGS. NO ACCESS HATCHES SHALL BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL BY ARCHITECT. (NO EXCEPTION)

10. ALL SPRINKLER HEADS AT HARD-UP CEILINGS ARE TO BE FULLY RECESSED AND CONCEALED. HEADS ARE TO BE CENTERED BETWEEN LIGHTS IN A UNIFORM ARCHITECTURAL PATTERN. G.C. TO PROVIDE A SUBMITTAL WITH SPRINKLER HEAD LOCATIONS FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.

11. ALL GYPSUM BOARD CEILINGS ARE TO BE INSTALLED WITH LINEAR DIFFUSERS. G.C. TO PROVIDE A SUBMITTAL WITH ALL LINEAR DIFFUSER LOCATIONS PRIOR TO INSTALLATION.

12. LOCATE RECESSED DOWN LIGHTS, WALL WASHERS, SMOKE DETECTORS, EXIT SIGNS, SPEAKERS, FIRE SPRINKLERS, ETC. IN CENTER OF 24"x24" CEILING TILES OR IN CENTER OF 24"x24" PORTION OF 24"x48" CEILING TILES, UNLESS OTHERWISE NOTED.

13. PROVIDE SWITCHES AND LIGHT SENSORS FOR OPEN AREAS AND PRIVATE OFFICES. ACTUAL LOCATION OF ALL SWITCHES TO BE DETERMINED BY ELECTRICAL ENGINEER.

14. WHERE EXIT SIGNS ARE REQUIRED PER STATE & LOCAL CODES, THEY SHALL BE ILLUMINATED PER SAID CODES AND THE NEC. LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT.

15. PROVIDE BACK-UP POWER FOR EXIT SIGNS PER STATE & LOCAL CODES.

16. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

17. EMERGENCY LIGHTING SHALL BE (2) SEPARATE SOURCES OF POWER AND SHALL COMPLY WITH THE NEC.

18. PROVIDE FIRE DAMPERS AT ALL SUPPLY AND RETURN AIR OUTLETS, INLETS OR DUCTS PENETRATING FIRE RATED WALLS, ENCLOSURES, WALLS, FLOORS OR SURFACES, AND AS REQUIRED BY THE FIRE DEPARTMENT.

19. CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING, STROBE LIGHTS, AUDIO-VISUAL ALARMS AND OCCUPANCY SENSORS TO MEET ALL APPLICABLE CODES.

20. CONTRACTOR SHALL PROVIDE LAMPS WITH TYPE IC RATED HOUSING WHERE FIXTURES COME IN DIRECT CONTACT WITH INSULATION.

21. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.

MILLWORK NOTES

1. CONTRACTOR MUST NOTIFY ARCHITECT / DESIGNER OF ANY DISCREPANCY IN PLANS. FINISH ITEMS CLEARLY SHOWN IN PLANS, BUT OMITTED FROM SCHEDULES OR LEGENDS MUST STILL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY OMITTED FINISHES WITH ARCHITECT OR DESIGNER PRIOR TO ORDERING PRODUCTS.

2. SHOP DRAWINGS MUST BE PROVIDED FOR APPROVAL PRIOR TO FABRICATION TO THE ARCHITECT. CABINETMAKER SHALL USE ON SITE FIELD FRAMING DIMENSIONS FOR ALL SHOP DRAWINGS AND FABRICATIONS. ANY SUBSTITUTIONS TO THE FOLLOWING SPECIFICATIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION.

3. CABINET MAKER TO COORDINATE & VERIFY WITH CONTRACTOR FINAL LOCATION FOR CANTILEVERED COUNTERS FOR IN-WALL SUPPORT BRACKETS. PRIOR TO GYPSUM BOARD FINISHING OF WALLS, ALL FINAL INSTALLATION HEIGHTS FOR IN-WALL SUPPORT BRACKETS MUST MEET ALL APPLICABLE ACCESSIBILITY CODES AND STANDARDS WITH COUNTER TOP MATERIAL THICKNESS INCLUDED.

4. MATERIAL COLORS NOT LISTED SHALL BE REQUESTED FROM ARCHITECT/INTERIOR DESIGNER ON SHOP DRAWING SUBMITTALS OR BY LETTER.

5. ALL UPPERS TO BE LAMINATED TO MATCH BASE CABINETS. BOTH UPPERS & LOWER CABINETS IN WET AREAS TO HAVE MATCHING PVC EDGE, ALL OTHERS TO HAVE PLASTIC LAMINATE EDGE BANDING U.O.N.

6. ALL CABINETS AND DOORS SHALL BE CONSTRUCTED FROM 3/4" THICK MATERIAL, UNLESS APPROVED PRIOR TO EACH JOB.

7. ALL BASE CABINET ARE NOT TO RECEIVE WALL BASE UNLESS INDICATED ON FINISH PLANS OR ELEVATIONS.

8. ALL INTERIORS OF CLOSED CABINETS TO BE WHITE MELAMINE/POLYESTER OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED.

9. ALL OPEN CABINETS OR SHELVES TO HAVE PLASTIC LAMINATE TO MATCH EXTERIORS.

10. NO 3/4" THICK SHELF SHALL SPAN LONGER THAN 32" WITHOUT SUPPORT.

11. ALL SHELVING TO BE ADJUSTABLE UNLESS OTHERWISE SPECIFIED.

12. ALL FILE PEDESTALS ARE TO BE CONFIGURED FOR "FRONT TO BACK" FLING AND BE ABLE TO ACCEPT METAL HANGERS TO ACCEPT PENDAFLEX TYPE FILE FOLDERS, UNLESS NOTED AS LATERAL.

13. ALL COUNTER TOPS TO BE 24" DEEP, UNLESS OTHERWISE SPECIFIED. WHERE NO BACKSPLASH IS SPECIFIED, COUNTER TOPS TO BE SCROBED TIGHTLY TO BACK & SIDE WALLS.

14. ALL BACKSPLASHES TO BE SCROBED TO WALLS, AND MUST BE FLUSH TO EDGE OF BASE. UNLESS OTHERWISE SPECIFIED, ALL COUNTER TRANSITION SEAMS MUST BE CALKED SEALED. VERIFY EITHER MATCHING COLOR CALK OR CLEAR SILICONE.

15. PROVIDE SIDE SPLASHES AT LOCATIONS ADJACENT TO WALLS OR WINDOWS, ESPECIALLY FOR SINKS U.O.N.

16. FACES OF PIGEONHOLES TO MATCH WORK SURFACE LAMINATE. COLOR OF EDGE BANDING ON ALL DOORS TO MATCH FACE MATERIAL.

17. SEE SPECIFICATIONS/PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

18. COUNTERTOPS SHALL HAVE A NOSING OF COUNTERTOP MATERIAL AT LEAST 3" DEEP, WHEREBY THE COUNTER MATERIAL EXTENDS INTO THE INSIDE OF THE CABINET, I.E. OVER THE DOOR (WHEN PRESENT).

19. END PANELS AND FRONT EDGES OF EDGE PANELS WHICH ARE PROUD OF THE INTERIOR CABINET SHALL BE FACED TO MATCH DOOR FRONTS.

20. ALL HINGED DOORS TO HAVE CLEAR SILENCERS TOP AND BOTTOM ON DOOR (NOT CABINET).

21. ALL DRAWERS GLIDES SHALL HAVE SILENCERS BUILT INTO THE GUIDE AND NOT INSTALLED ON THE DRAWER OR DRAWER FRONT.

22. ALL DRAWER GLIDES SHALL BE FULL EXTENSION.

23. ALL HINGES SHALL OPEN +105°, EXCEPT WHERE CABINETS ARE ADJACENT TO THE WALLS. PROVIDE HINGES WHICH LIMIT THE DOOR SWING TO KEEP THE DOOR PULL FROM DAMAGING THE WALL.

PARTITION PLAN NOTES

1. CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.

2. CONTRACTOR TO VERIFY DIMENSIONS FOR ALL PLUMBING PARTITION.

3. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE, U.O.N.

4. ALL CONDUIT PIPING IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.

5. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 0'-4" OF ADJACENT PERPENDICULAR PARTITION.

6. CONTRACTOR SHALL USE 3-5/8" METAL STUDS MINIMUM AT ALL PLUMBING WALLS. CONTRACTOR TO VERIFY DEPTH OF PARTITION DEPTH REQUIRED, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

7. USE WATER RESISTANT GYPSUM BOARD/FIBER BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

8. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.

9. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.

10. ALL PLUMBING CLEAN-OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

11. ALL MILLWORK SHALL CONFORM TO STATE & LOCAL WOODWORKING STANDARDS.

12. FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONDITIONS PRIOR TO FABRICATION.

13. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT AND TENANT APPROVAL. PRIOR TO MANUFACTURING OF ANY CABINET WORK, MILLWORK AND ANY OTHER SPECIAL ITEMS REQUIRING CUSTOM SHOP FABRICATED WORK.

14. CONTRACTOR TO VERIFY FINAL LOCATION FOR CANTILEVERED COUNTERS AND IN-WALL SUPPORT BRACKETS PRIOR TO GYPSUM BOARD FINISHING OF WALLS. ALL FINAL INSTALLATION HEIGHTS FOR IN-WALL SUPPORT BRACKETS MUST MEET ALL ACCESSIBILITY CODES REQUIREMENTS WITH COUNTERTOP MATERIAL THICKNESS INCLUDED.

15. PROVIDE AND INSTALL ALL NECESSARY WALL BACKING, STIFFENERS, BRACING, BACK-UP PLATES AND / OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG OUT SHEETS FOR ARCHITECT'S APPROVAL.

16. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY, FITTINGS & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLANS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG OUT SHEETS FOR ARCHITECT'S APPROVAL.

17. EXACT LOCATION OF FIRE EXTINGUISHER CABINETS TO BE CONFIRMED WITH ARCHITECT BEFORE INSTALLATION. PROVIDE ADDITIONAL FIRE EXTINGUISHERS & CABINETS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTORS.

18. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT PRIOR TO INSTALLATION.

19. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.

20. PREPARE ALL FLOOR SURFACES AS REQUIRED TO RECEIVE FINISHES AS NOTED ON FINISH PLAN, ENLARGED FINISH PLANS & FINISH LEGEND.

21. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES, WALLS, AND CEILINGS SHALL BE TAPED, SANDED SMOOTH TO A "LEVEL 4" FINISH, SO AS TO RECEIVE PAINT OR WALL COVERING MATERIAL.

22. PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE, U.O.N.

23. PATCH AND FILL VARIOUS OPENINGS AT EXISTING GYPSUM BOARD PARTITIONS AND SOFFITS FOLLOWING REMOVAL OR INSTALLATION OF ANY SURFACE MOUNTED OR RECESSED FURNISHINGS, RECEPTACLES, UTILITY PIPING, SHELF STANDARDS & ALL OTHER SIMILAR ELEMENTS INDICATED TO BE REMOVED DURING THE DEMOLITION PHASE OR INSTALLED DURING THE CONSTRUCTION PHASE. TAPE AND SEAL ALL SEAMS WITH JOINT COMPOUND. APPLY NEW FINISH TO MATCH EXISTING FINISH AT ADJACENT GYPSUM BOARD SURFACES AND FEATHER NEW FINISH WITH EXISTING FINISH TO PROVIDE CONSISTENT & CONTINUOUS FINISH.

POWER & SIGNAL NOTES

1. COORDINATE TELEPHONE/DATA INSTALLATION WITH APPROPRIATE SUB-CONTRACTOR.

2. ALL EXISTING ELECTRICAL DEVICES ARE TO REMAIN, UNLESS NOTED OTHERWISE.

3. ALL OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON THE POWER & SIGNAL PLAN. DIMENSION ALL OUTLETS FROM THE CENTERLINE OF THE OUTLET BOX. NON-DIMENSIONED OUTLETS ARE TO LOCATED AT THE NEAREST WALL STUD.

4. WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE), THEY ARE TO BE SPACED NO MORE THAN 2" APART.

5. ALL ELECTRICAL OUTLETS OF 30 AMPERES OR LESS SHALL BE MOUNTED BETWEEN +15" TO BOTTOM RECEPTACLE AND +48" TO TOP OF RECEPTACLE FROM FINISH FLOOR. SEE NOTE 6, BELOW, FOR GENERAL MOUNTING HEIGHT

6. ALL NEW WALL MOUNTED 15, 20, AND 30 AMP OUTLETS/RECEPTACLES TO BE CENTERED AT +18" A.F.F., U.O.N.

7. ALL TELEPHONE AND DATA CABLE TO BE TEFLON COATED PLENUM RATED CABLE, SUPPORTED INDEPENDENTLY FROM SUSPENDED CEILING SYSTEM. CABLEING TO BE SUPPLIED BY TENANT; ALL PULLS AND TERMINATIONS BY GENERAL CONTRACTOR.

8. LOCATIONS OF FURNITURE POWER FEEDS SHALL ACCOMMODATE CIRCUITS AND WIRE PER ELECTRICAL DRAWINGS. TENANT SHALL BE RESPONSIBLE FOR PROVIDING FURNITURE POWER FEED, GENERAL CONTRACTOR SHALL INSTALL THE POWER FEED.

9. WHERE DEDICATED ELECTRICAL OUTLETS ARE NOTED WITHIN THE FURNITURE PANEL SYSTEM, THE PANEL SYSTEM SHALL ACCOMMODATE THIS REQUIREMENT.

10. FLOOR OUTLETS ARE ACCEPTABLE NEXT TO SLODDING PANELS/WALLS AND OTHER SPECIAL CONVENIENT LOCATIONS.

11. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.

12. CUT-OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.O.N. WHERE RECEPTACLES WHERE MISC WORK OCCURS SHALL BE LOCATED PER ELEVATIONS OF THE MILLWORK ITEM IN QUESTION.

13. ALL WALL COVER PLATES SHALL BE WHITE, UNLESS BUILDING STANDARD IS DIFFERENT, MATCH BUILDING STANDARD.

14. ALL SEPARATE CIRCUIT RECEPTACLES TO BE ORANGE COLOR WITH BUILDING STANDARD COLOR COVER PLATE.

15. POWER/SIGNAL AND REFLECTED CEILING PLANS ARE FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHOULD BE VERIFIED.

16. TENANT TO PROVIDE AND INSTALL THE TELEPHONE AND DATA COMMUNICATION CABLEING. CONTRACTOR TO COORDINATE SCHEDULING AND OTHER REQUIREMENTS WITH TENANT.

17. ALL/ANY CORE DRILL LOCATIONS SHALL BE VERIFIED WITH DESIGNER PRIOR TO DRILLING. ALL UNUSED CORE DRILLS SHALL BE PLUGGED AND CAPPED AS REQUIRED TO MAINTAIN FLOOR FIRE RATING.

18. ALL TELEPHONE AND COMPUTER WIRES SHALL BE PULLED BY TENANT CONTRACTOR U.O.N. ELECTRICAL CONTRACTOR SHALL PROVIDE PULL WRES AND BOXES AT EACH LOCATION.

19. CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL THERMOSTAT LOCATIONS.

FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY FIRE DEPARTMENT IS REQUIRED – SCHEDULE 72 HOURS IN ADVANCE.

2. THE PROJECT ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.

3. AN UNOBSTRUCTED ALL-WEATHER FIRE APPARATUS ACCESS ROAD SHALL BE IN PLACE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.

4. FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.

5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH LOCAL FIRE AUTHORITY.

6. FIRE SPRINKLER SYSTEM(S) SHALL MEET STATE & LOCAL FIRE CODES AND BE PROVIDED TO PROTECT ENTIRE BUILDING INCLUDING PROJECTIONS OVER 4'-0".

7. FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, INCLUDING EXTERIOR VALVES, SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER STATE & LOCAL FIRE CODES.

8. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS (100) OR MORE.

9. ELECTRICAL SUBCONTRACTORS TO INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL AND TELEPHONE WARNING AS REQUIRED BY FIRE DEPARTMENT.

10. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.

11. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS SHALL BE SUBMITTED BY INSTALLING CONTRACTOR. SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.

12. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES AND BE PLACED IN SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY & EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO ORDERING.

13. AT LEAST ONE (1) FIRE EXTINGUISHER WITH A MINIMUM RATING OF: 2-A-10B-C (FOR OFFICE), OR 10-A-80B-C (FOR WAREHOUSE), SHALL BE PROVIDED WITHIN 75'-0" MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.

14. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH STATE & LOCAL FIRE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.

15. BUILDING(S) NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12'-0" IN HEIGHT, AND 6'-0" FOR GROUP "A" PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITIES). HIGH-PILED STOCK SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO MATERIALS BEING STORED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH-PILED STORAGE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.

16. A LETTER OF INTENDED USE MAY BE REQUIRED BY THE FIRE INSPECTOR.

17. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.

18. EXIT SIGNS AND ILLUMINATION SHALL CONFORM TO ALL APPLICABLE BUILDING AND FIRE CODES.

19. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

20. PROVIDE OR MODIFY AS NEEDED SPRINKLER ALARM AND SMOKE DETECTION SYSTEM PER APPLICABLE CODES INCLUDING, IF NECESSARY, FOR HORNS, STROBE LIGHTS, CONTROL PANEL CONNECTIONS, SMOKE DETECTORS, AUDIO VISUAL ALARMS. SUBMIT SHOP DRAWINGS TO THE FIRE MARSHAL FOR APPROVAL.

DOOR NOTES

1. VERIFY THAT ALL DOORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY.

2. FIELD MEASURE, AS REQUIRED, ALL DOORS PRIOR TO FABRICATION.

3. PROVIDE A SIGN ON OR NEAR THE MAIN EXIT DOOR READING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".

4. VERIFY THAT EXISTING DOORS COMPLY WITH ACCESSIBILITY REQUIREMENTS.

5. RATED DOORS SHALL COMPLY WITH REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS AND SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATINGS.

6. ALL HARDWARE TO BE LEVER-TYPE PER GOVERNING CODES & ACCESSIBILITY STANDARDS.

7. DOOR HANDLES, PULLS OR KNOBS SHALL BE INSTALLED AT 40" ABOVE FINISH FLOOR. ALL OTHER OPERABLE PARTS OF DOOR HARDWARE (SUCH AS DEADBOLTS, KEYHOLES, ETC.) ARE TO BE CENTERED BETWEEN 34" AND 44" ABOVE FINISH FLOOR. IF EXISTING BUILDING STANDARD EXISTS, MATCH BUILDING STANDARD AND CONFIRM COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS.

8. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

9. PROVIDE WEATHER SEALS ON ALL EXTERIOR DOORS PER ANSI STANDARDS.

10. CONTRACTOR IS RESPONSIBLE TO COORDINATE & VERIFY ALL DOOR FRAME THROAT THICKNESS' FOR EACH LOCATION.

11. ALL DOOR FRAMES TO BE FACTORY FINISHED.

12. ALL DOOR STOPS TO HAVE 2x6 BACKING IN THE WALL BEHIND.

13. MAXIMUM UNDERCUT OF ALL DOORS NOT IN A RATED CORRIDOR SHALL NOT EXCEED 1/2" ABOVE FINISH FLOOR SURFACE.

14. CONTRACTOR SHALL REFINISH ANY BLEMSHED DOOR OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH TO "AS NEW" CONDITION.

15. ALL DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

16. ALL DOORS WITH ELECTRONIC SECURITY DOOR LOOKS MUST BE OPERABLE FOR EXITING PURPOSES UNDER ALL CONDITIONS. INCLUDING A POWER OUTAGE.

17. IF BUILDING STANDARDS ARE INCONSISTENT FOR DOORS, RELITES, HARDWARE, DOOR AND RELITE FRAMES OR OTHER STANDARD DETAILS, THEN CONTRACTOR MUST VERIFY WITH DESIGNER AND OWNER PRIOR TO CONSTRUCTION.

PRE-CONST. MEETING

1. PRIOR TO START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS TO BE HELD INCLUDING A RESPONSIBLE REPRESENTATIVE OF THE OWNER, THE OWNER AND THE GENERAL CONTRACTOR. THE DISCUSSION WILL BE IN REGARDS TO THE ARCHITECT-OWNER-CONTRACTOR (AOC) CORRESPONDENCE PROCESSES AND PROCEDURES. AT A MINIMUM, THE FOLLOWING IS TO BE DISCUSSED:

2. AOC REGULARLY SCHEDULED MEETINGS

2.1. WHEN

2.2. WHERE

2.3. HOW OFTEN

2.4. IN PERSON VERSUS CONFERENCE CALLS

2.5. APPROXIMATE ALLOTTED TIME PER MEETING

3. CONSTRUCTION MEETING MINUTES

3.1. FORMAT FOR THE MINUTES

3.2. CONTRACTOR TO AUTHOR THE MINUTES

4. FORMAL CHANGES IN THE WORK

4.1. ADDENDA AND BULLETINS ISSUED BY THE ARCHITECT

4.2. CHANGE ORDER REQUESTS ISSUED BY THE CONTRACTOR

4.3. CHANGE ORDERS ISSUED BY THE CONTRACTOR

4.4. TRACKING MECHANISMS

5. REQUESTS FOR INFORMATION PROCESS

5.1. TRACKING MECHANISM

5.2. DEFINE CC: RECIPIENT LIST

5.3. STANDARD RESPONSE TIMES (2-5 WORKING DAYS IS STANDARD)

6. SUBMITTAL PROCESS

6.1. TRACKING MECHANISM

6.2. ISSUANCE SCHEDULE BY THE CONTRACTOR

6.3. DEFINE CC: RECIPIENT LIST

6.4. STAMPED REVIEWED AND APPROVED BY CONTRACTOR PRIOR TO SUBMISSION

6.5. NON-REQUESTED SUBMITTALS MAY NOT BE REVIEWED

6.6. STANDARD RESPONSE TIMES (7-10 WORKING DAYS IS STANDARD)

7. SUBSTITUTIONS

7.1. REQUEST FORMS WITH REASONS AND BENEFIT FOR SUBSTITUTION

8. PAYMENT APPLICATIONS

8.1. PROCESS

8.2. SUBMITTAL DATE

8.3. ANTIOPATED TURN-AROUND

9. PUNCH LISTS

9.1. ONLY ONE PUNCH WALK TO BE PROVIDED BY DESIGN TEAM

9.2. CONTRACTOR TO PUNCH AND MAKE CORRECTIONS PRIOR TO DESIGN TEAM PUNCH.

9.3. A FINAL WALK WILL OCCUR ONLY IF THE ARCHITECT IS CONTRACTED TO DO SO.

G.C. INSTRUCTIONS

SUBMITTALS

1. AT THE START OF JOB PROVIDE A SCHEDULE OF ALL ANTICIPATED SUBMITTALS AND DATES. FLAG SUBMITTALS WHICH ARE OR COULD BE CRITICAL PATH. FLAG SUBMITTALS THAT WILL BE REQUESTED TO BE EXPEDITED FASTER THAN THE STANDARD 7-10 DAYS.

2. A SUBMITTAL LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND A CURRENT COPY IS TO BE INCLUDED WITH EACH SUBMISSION.

3. ALL SUBMITTALS MUST BE REVIEWED AND APPROVED WITH A STAMP AND SIGNATURE BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION. THE REVIEW WILL INCLUDE BUT NOT BE LIMITED TO:

3.1. CONFIRMING THAT THE SUBMITTAL MEETS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

3.2. COORDINATION HAS TAKEN PLACE WITH ALL INTERCONNECTING TRADES

3.3. THE SUBMITTAL IS COMPLETE AND COMPREHENSIVE

4. REQUESTS ON SUBMITTALS FOR DIMENSIONS WHICH CAN BE DISCERNABLE THROUGH MATHEMATICAL MEANS FROM INFORMATION ALREADY PROVIDED ON THE CONTRACT DOCUMENTS WILL NOT BE PROVIDED.

5. SUBMITTALS NOT REQUESTED BY THE CONTRACT DOCUMENTS MAY OR MAY NOT BE REVIEWED AT THE DESIGN TEAMS DISCRETION.

6. SUBMITTALS ARE TO BE ROUTED THROUGH THE ARCHITECT AND ARE NOT TO BE SENT DIRECTLY TO ARCHITECT'S CONSULTANTS UNLESS SPECIFICALLY AUTHORIZED BY THE ARCHITECT.

7. MINOR CHANGES IN THE WORK MAY OCCUR AS A RESULT OF THE DESIGN TEAM'S REVIEW. IF A CHANGE RESULTS IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE CONTRACTOR WILL ISSUE A CHANGE ORDER REQUEST FOR REVIEW AND APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO PROCEEDING.

8. REQUESTS FOR INFORMATION (RFI'S)

1. THE GENERAL CONTRACTOR IS TO REVIEW ALL PROSPECTIVE RFI'S AND MAKE EVERY EFFORT TO ANSWER THEM BEFORE SUBMITTING TO THE DESIGN TEAM.

2. MINOR CHANGES IN THE WORK MAY OCCUR AS A RESULT OF THE DESIGN TEAM'S REVIEW. IF A CHANGE RESULTS IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE CONTRACTOR WILL ISSUE A CHANGE ORDER REQUEST FOR REVIEW AND APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO PROCEEDING.

3. AN RFI LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND A CURRENT COPY IS TO BE INCLUDED WITH EACH RFI SUBMISSION ALONG WITH ANY CRITICAL RESPONSE DUE DATES.

4. RFI'S REGARDING METHODS AND MEANS OF CONSTRUCTION WILL NOT BE REVIEWED AND WILL BE REMOVED FROM THE RFI LOG.

CHANGE ORDERS

1. A COMPLETE SCHEDULE OF VALUES OF THE BASE CONTRACT IS TO BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO THE START OF ANY WORK.

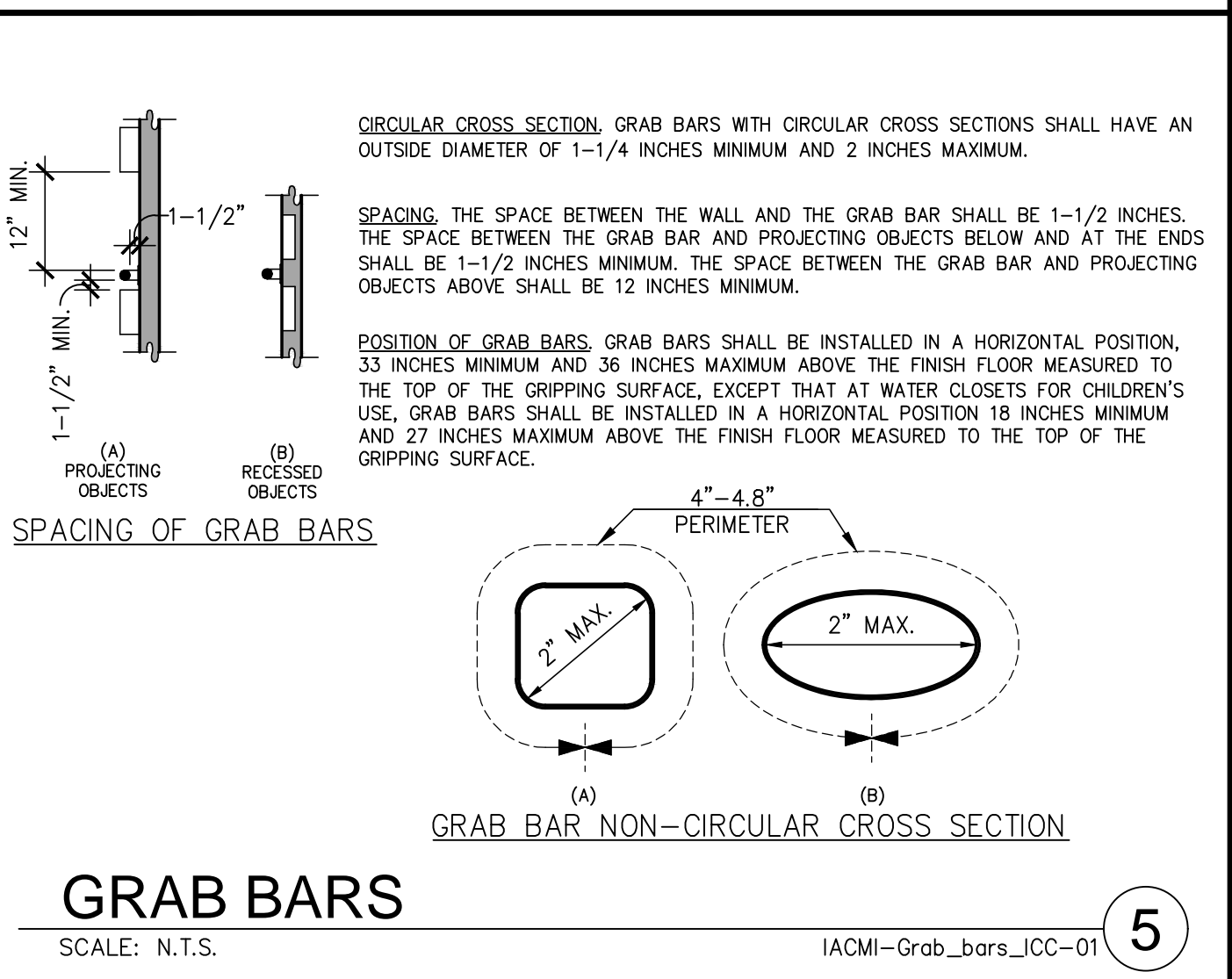
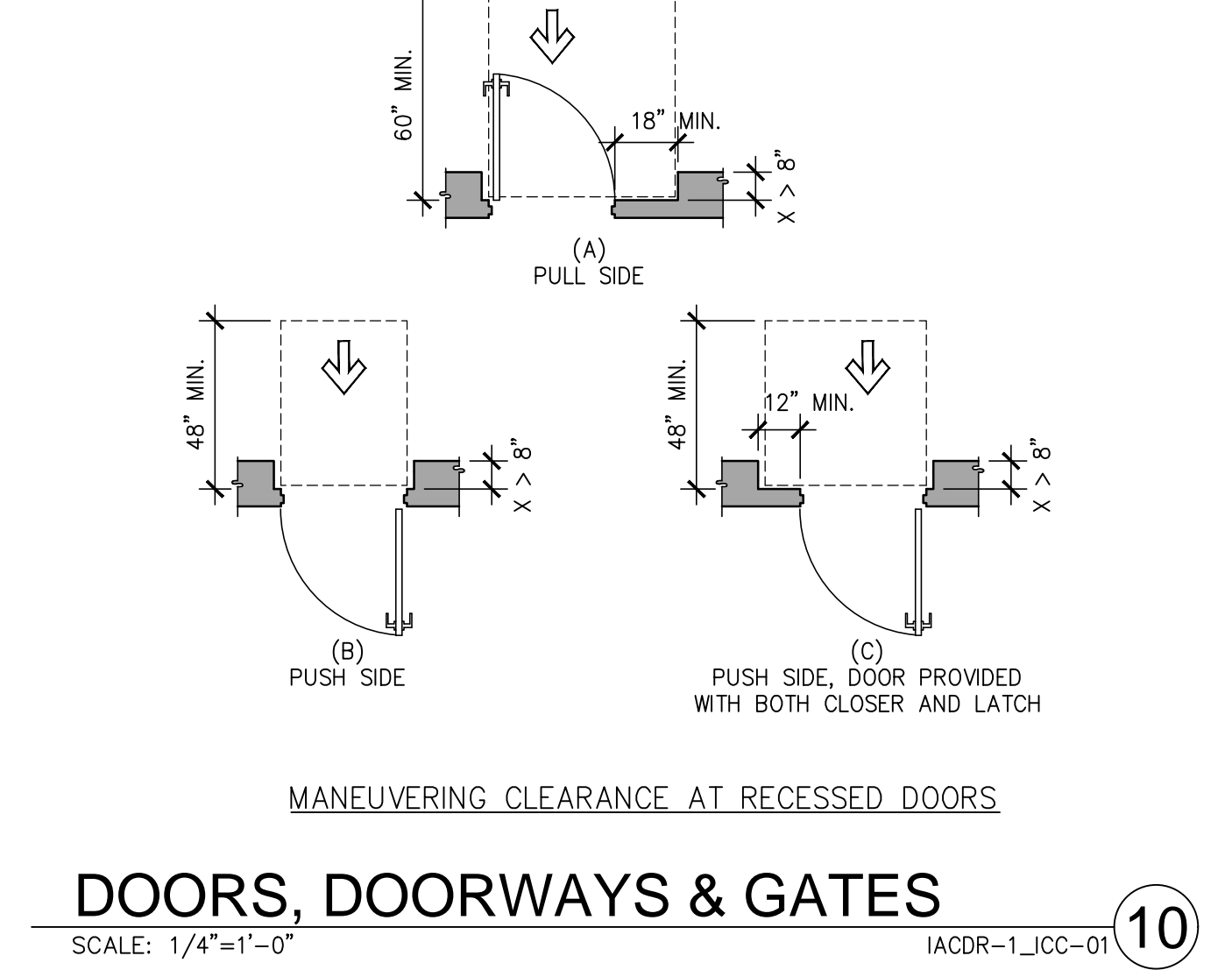
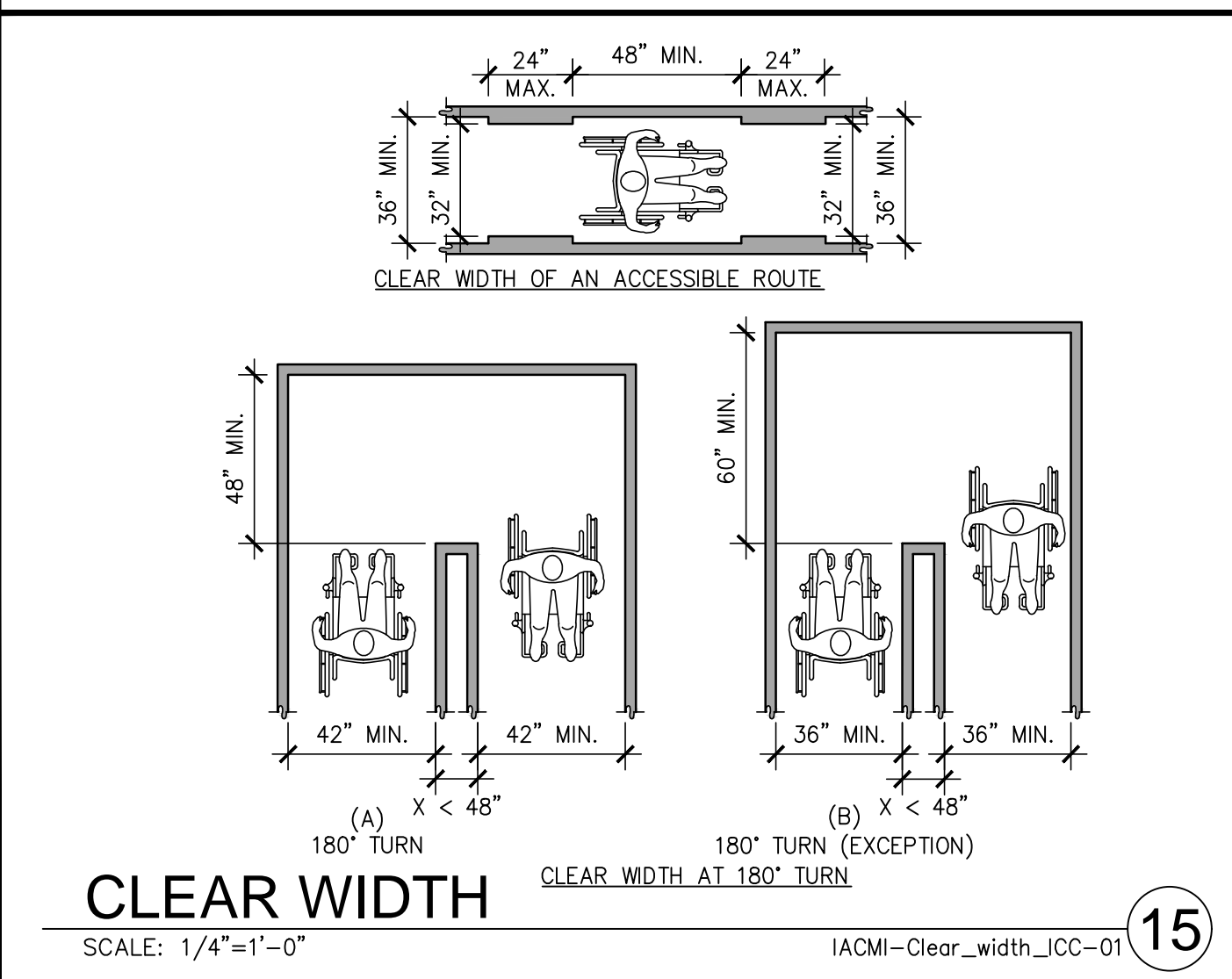
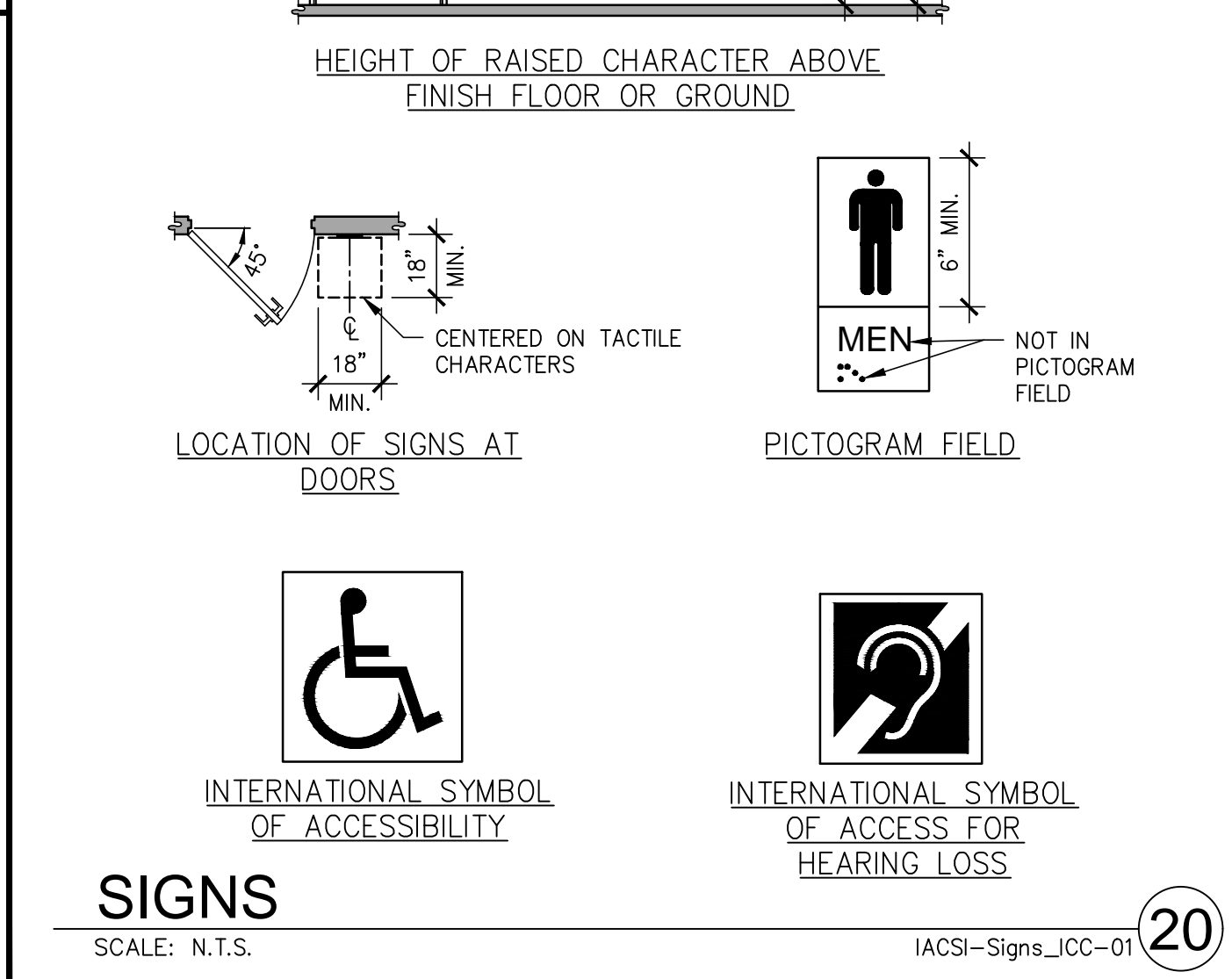
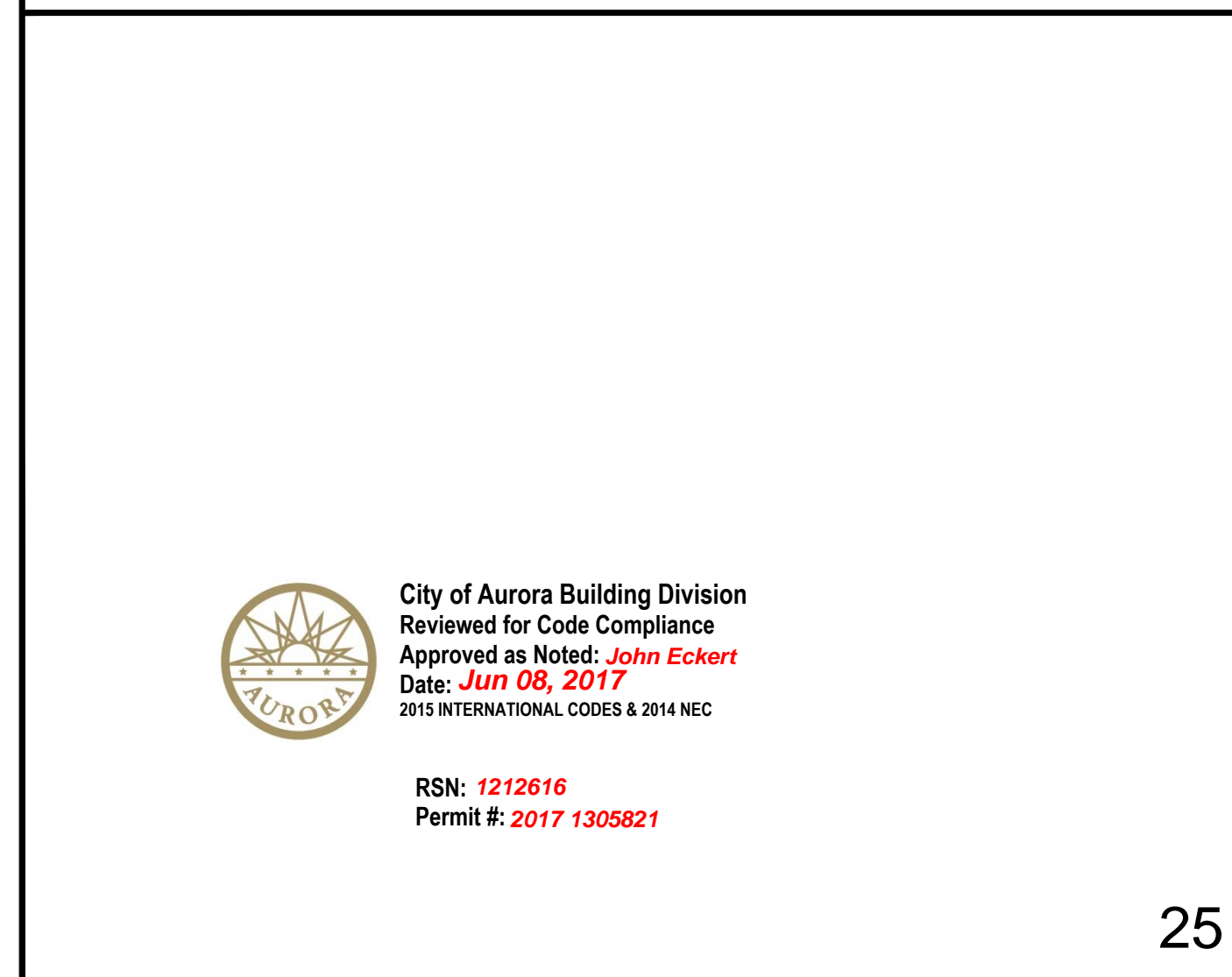
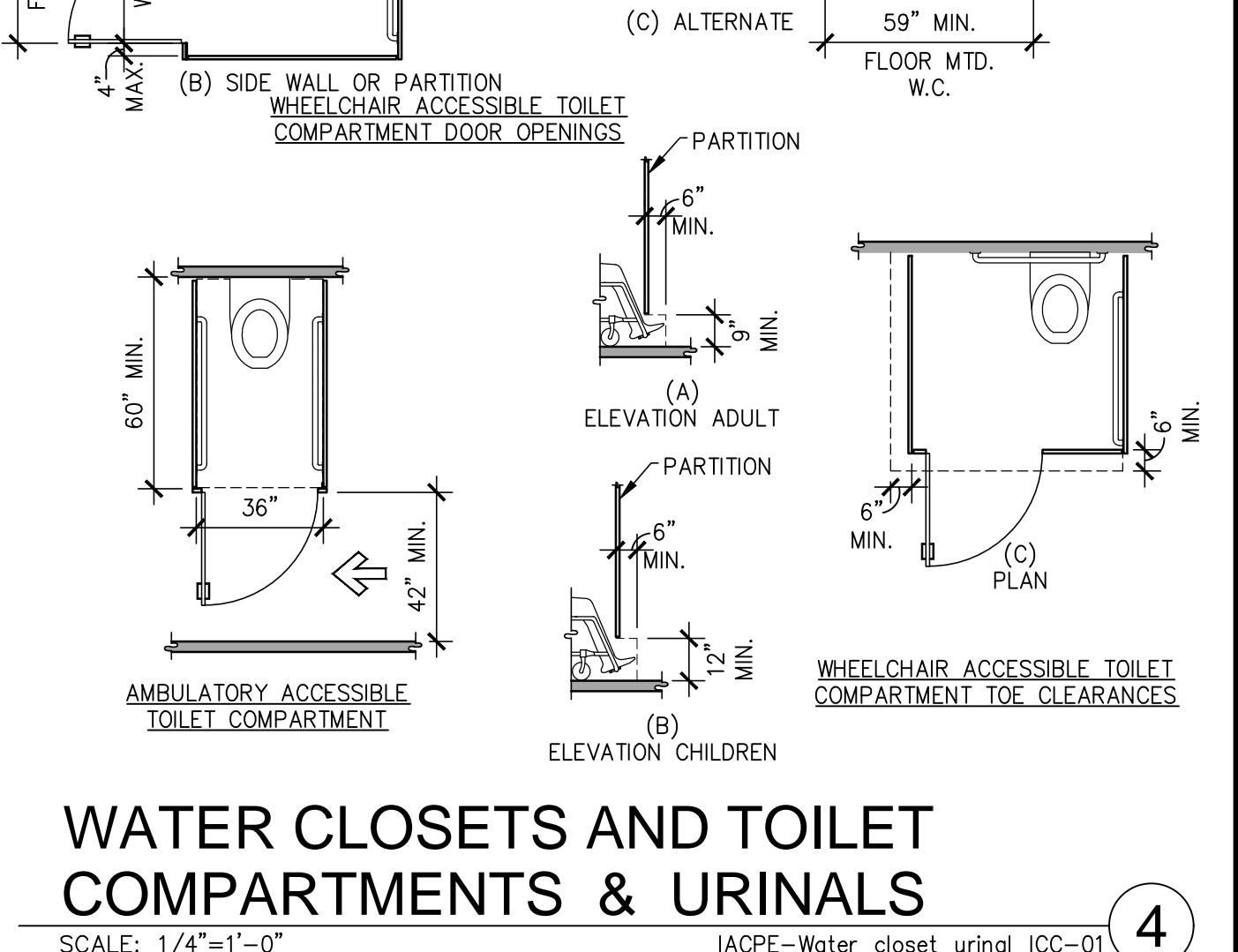
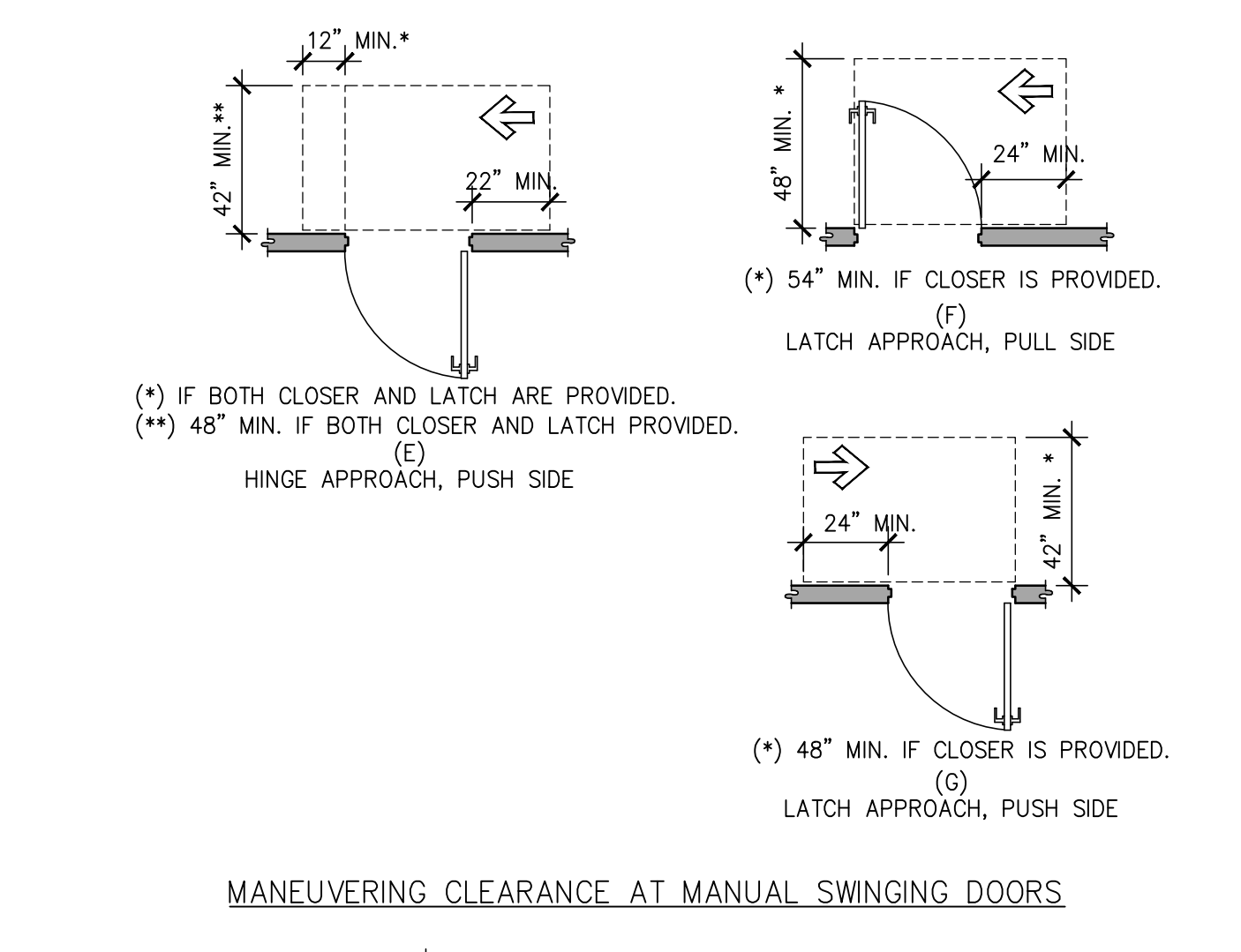
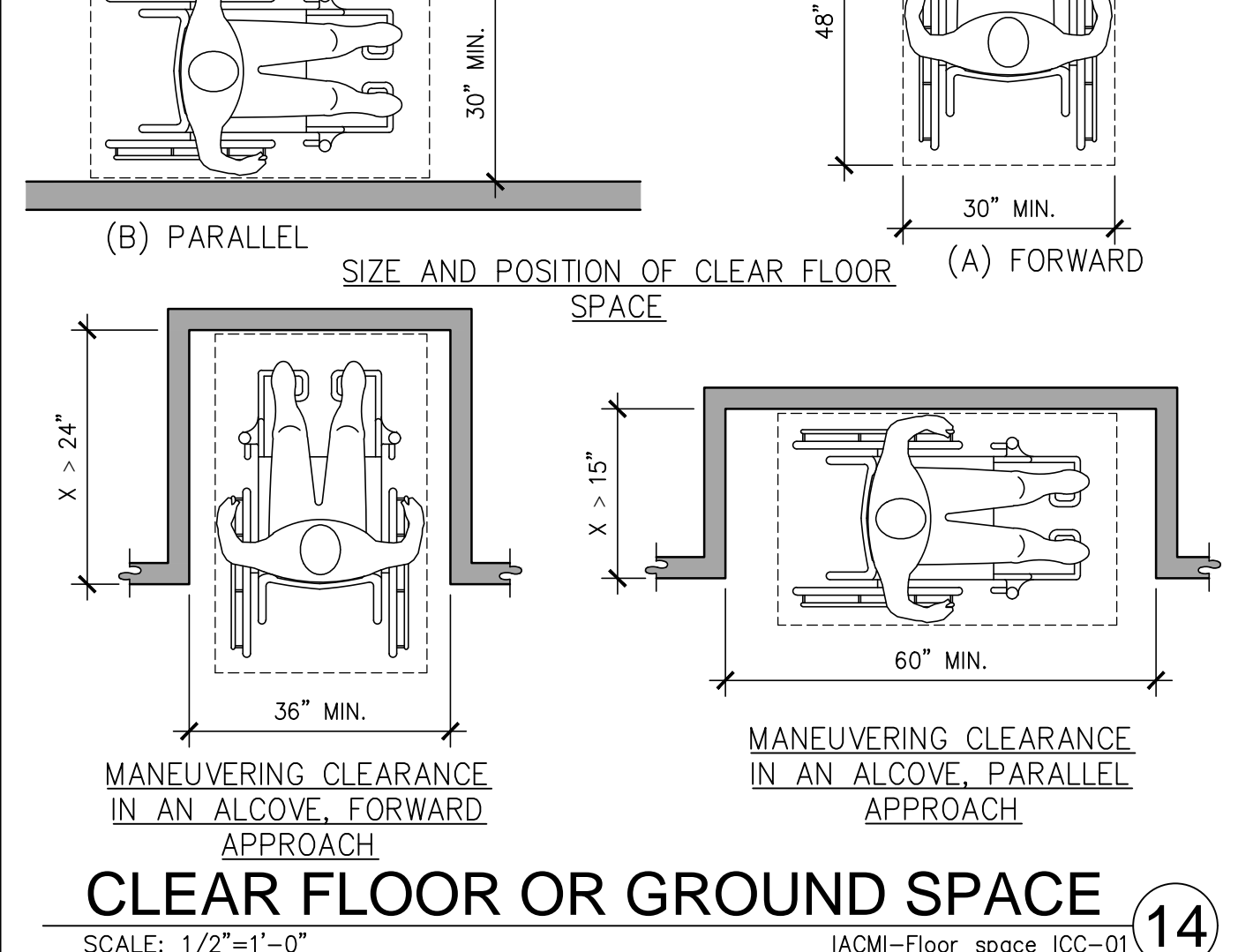
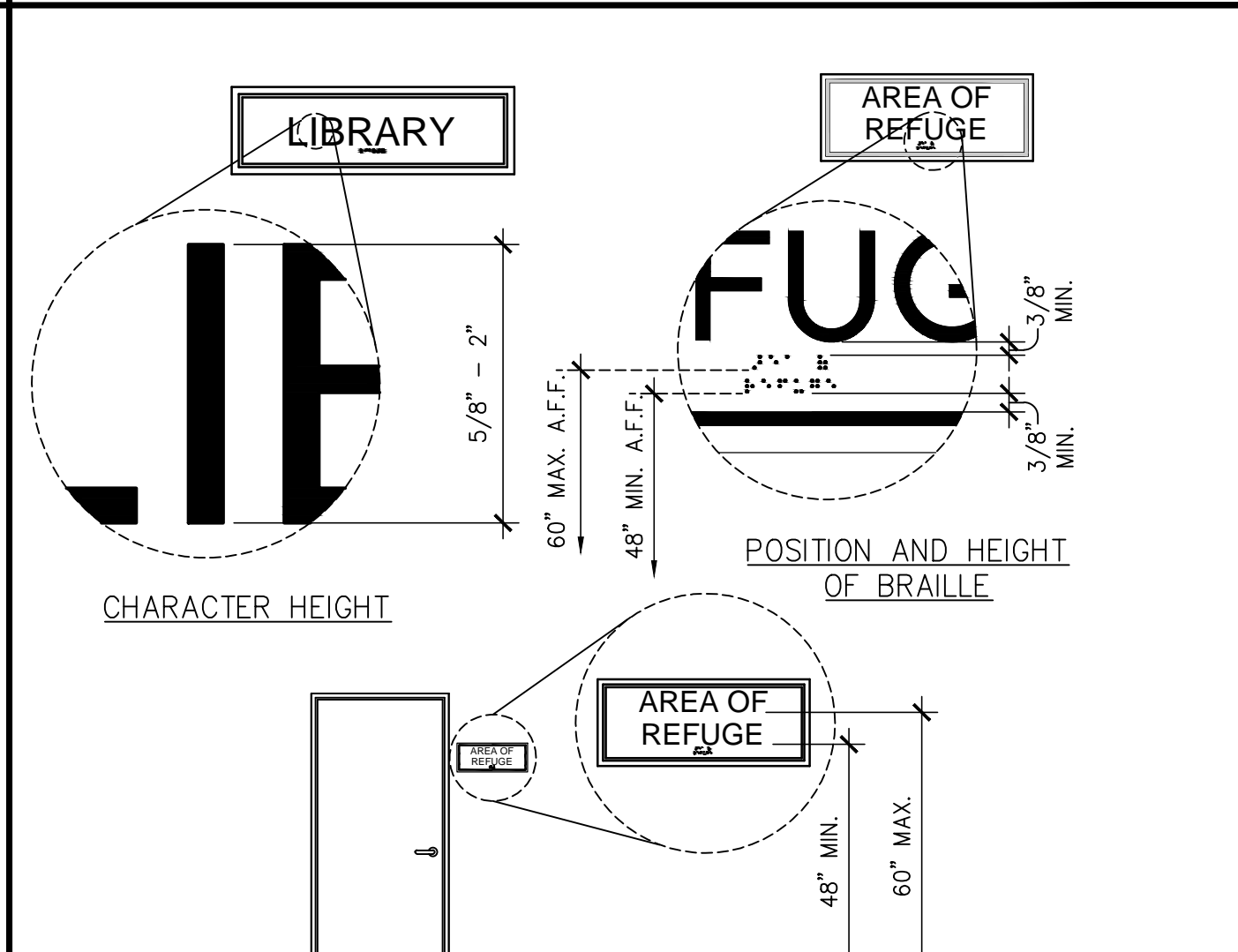
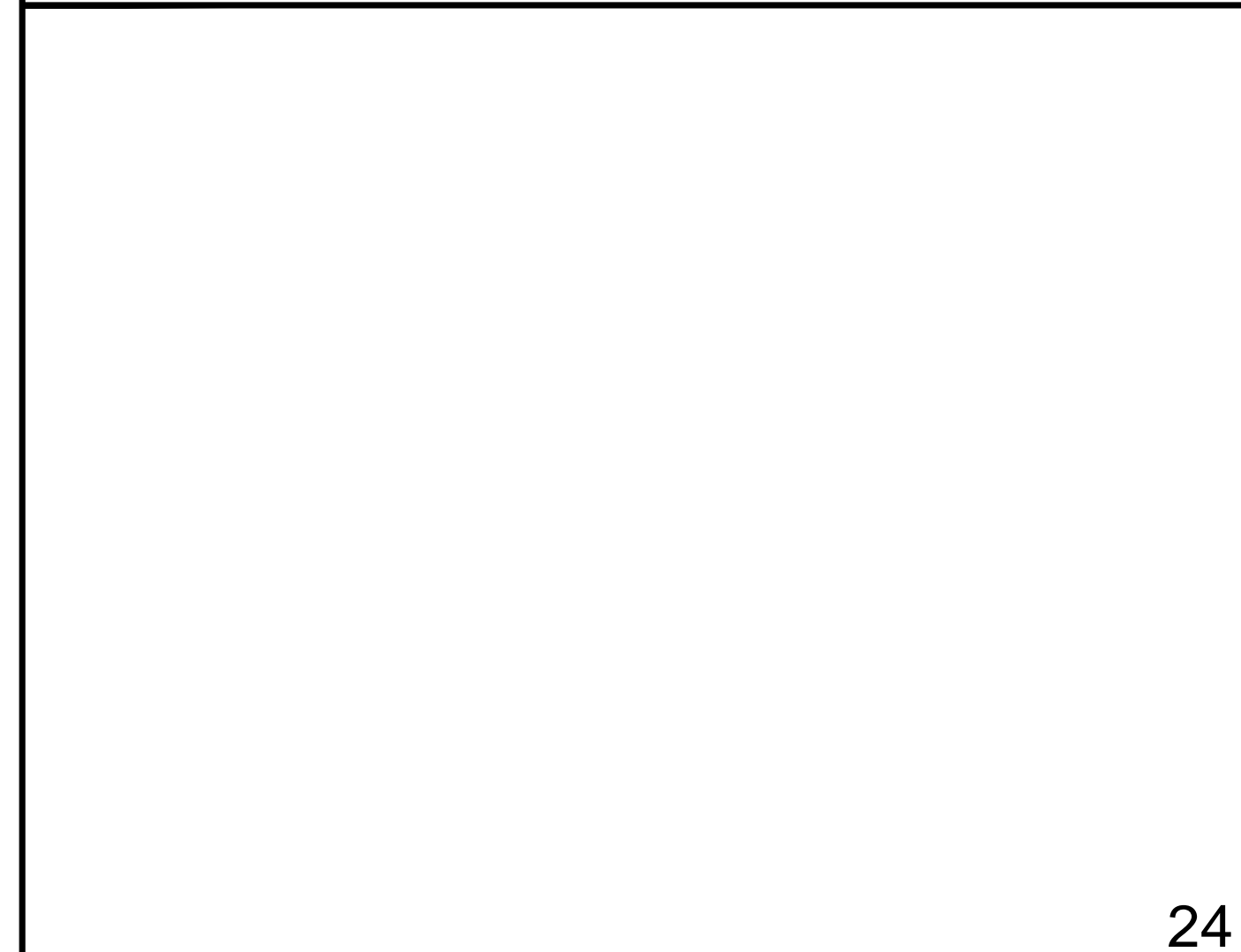
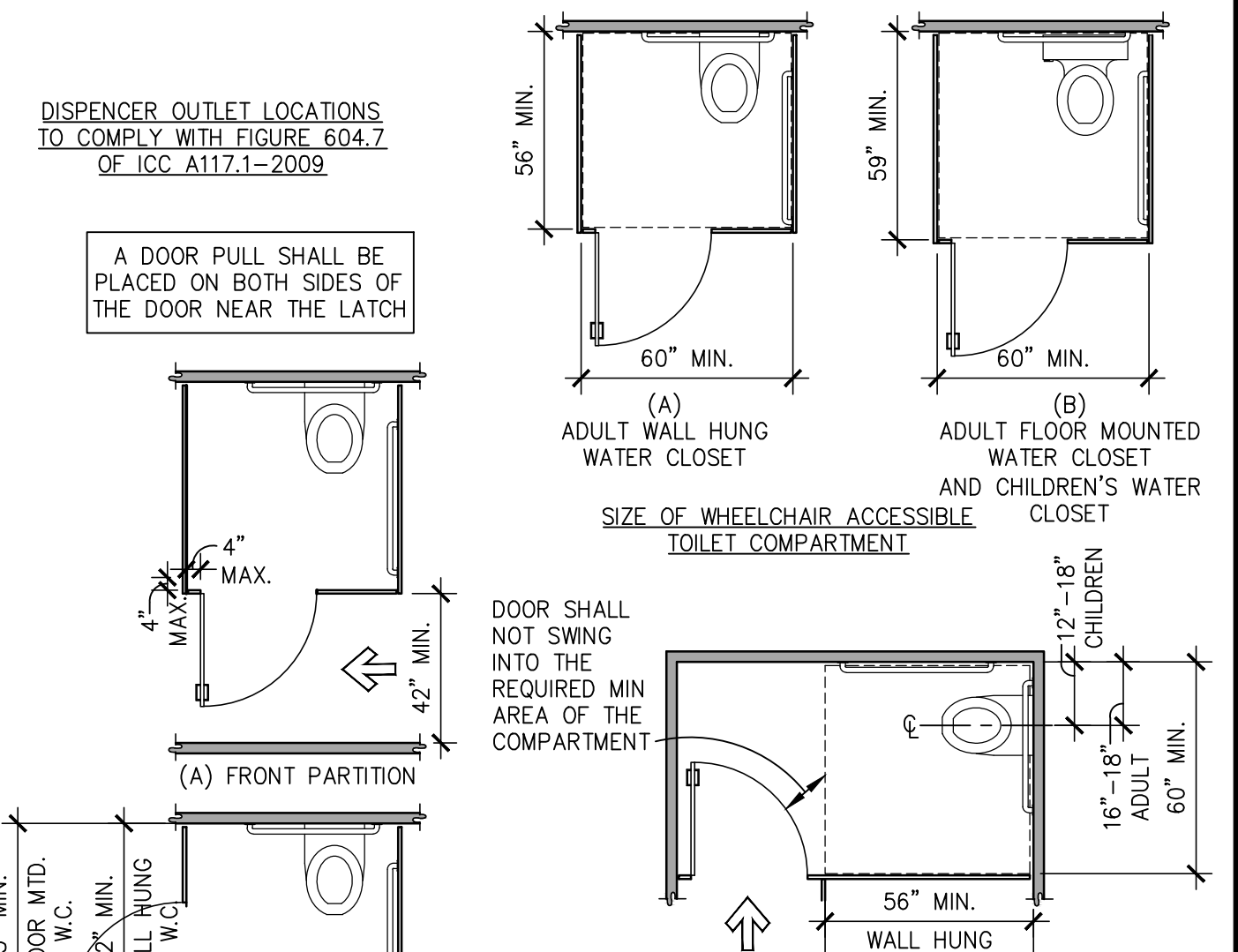
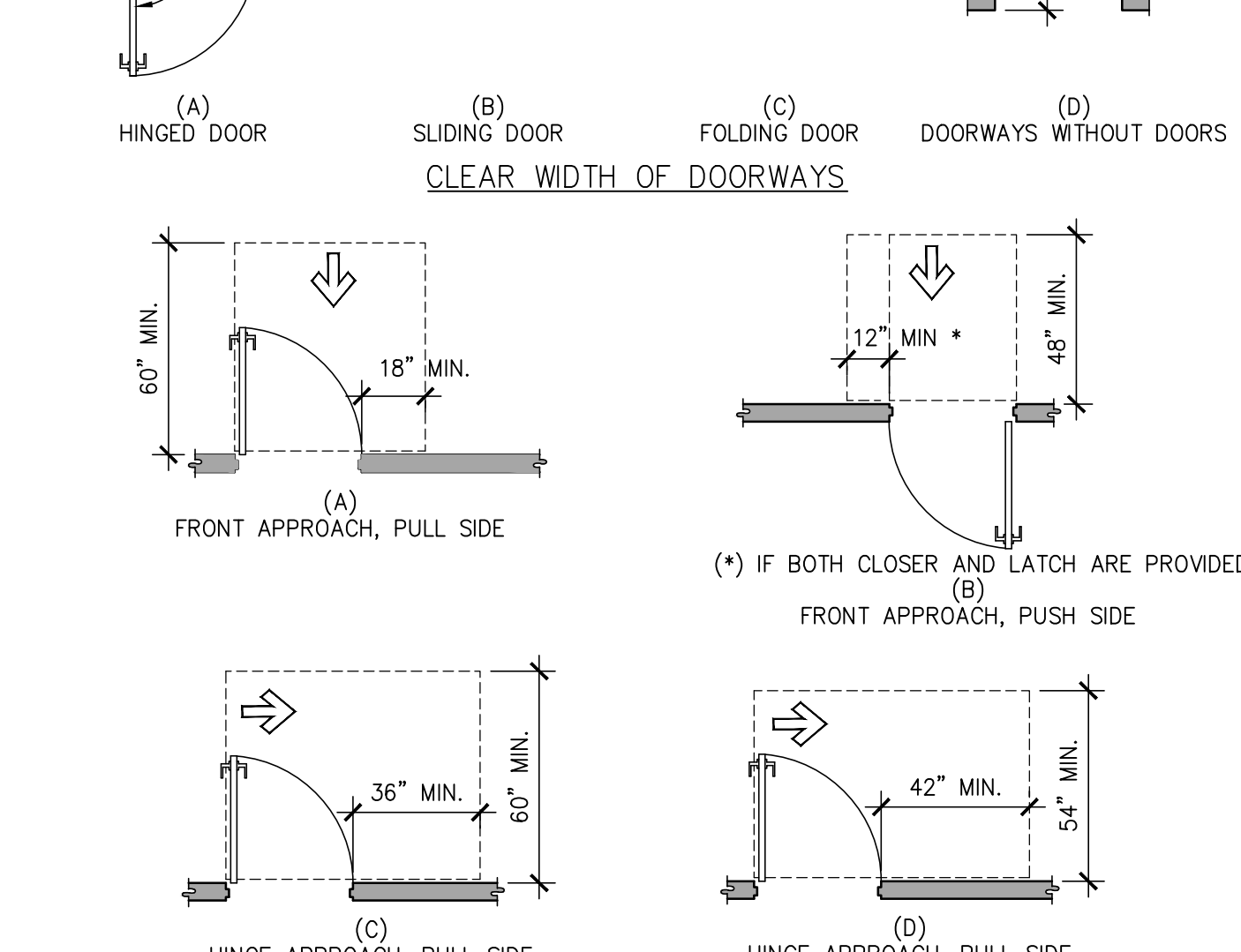
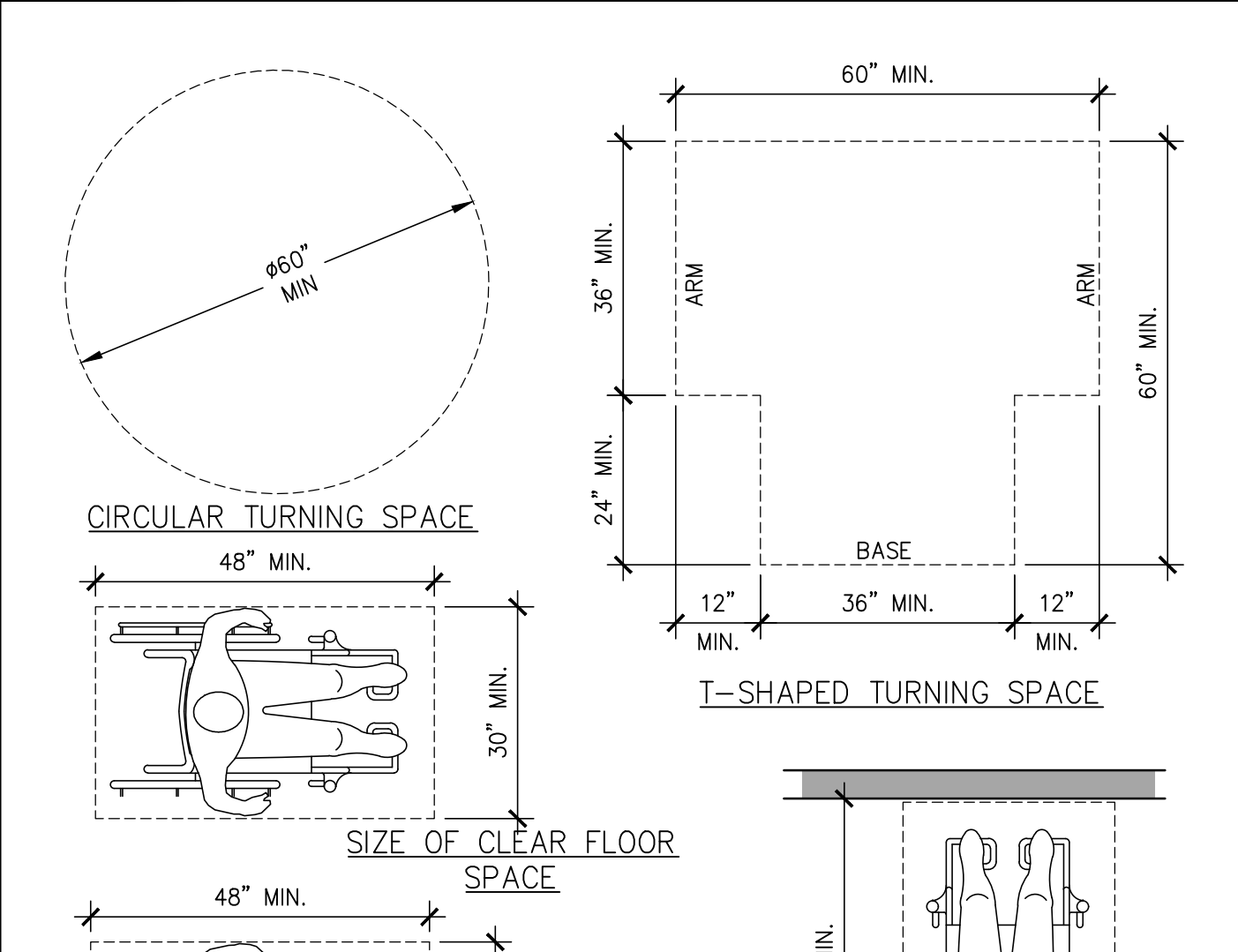
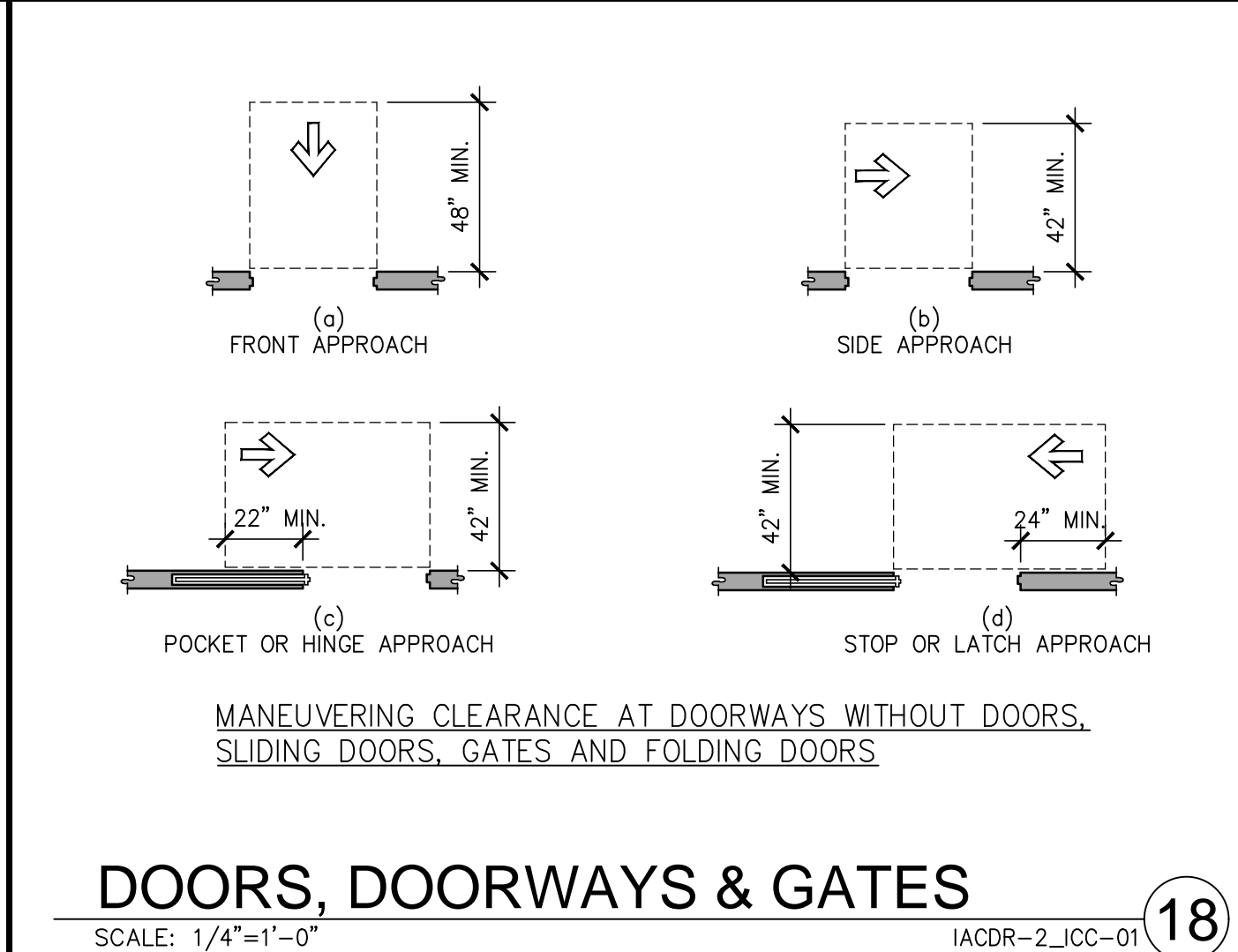
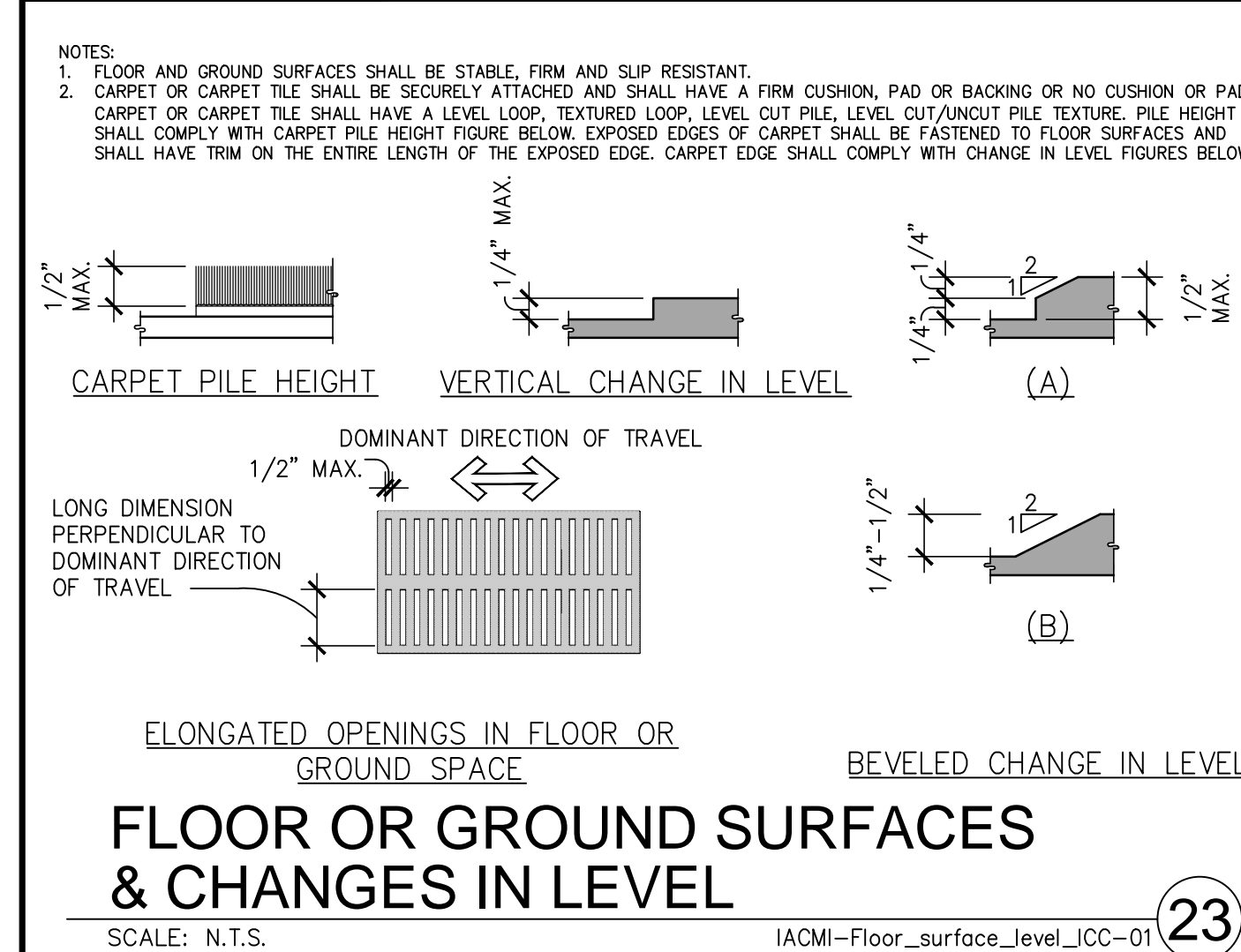
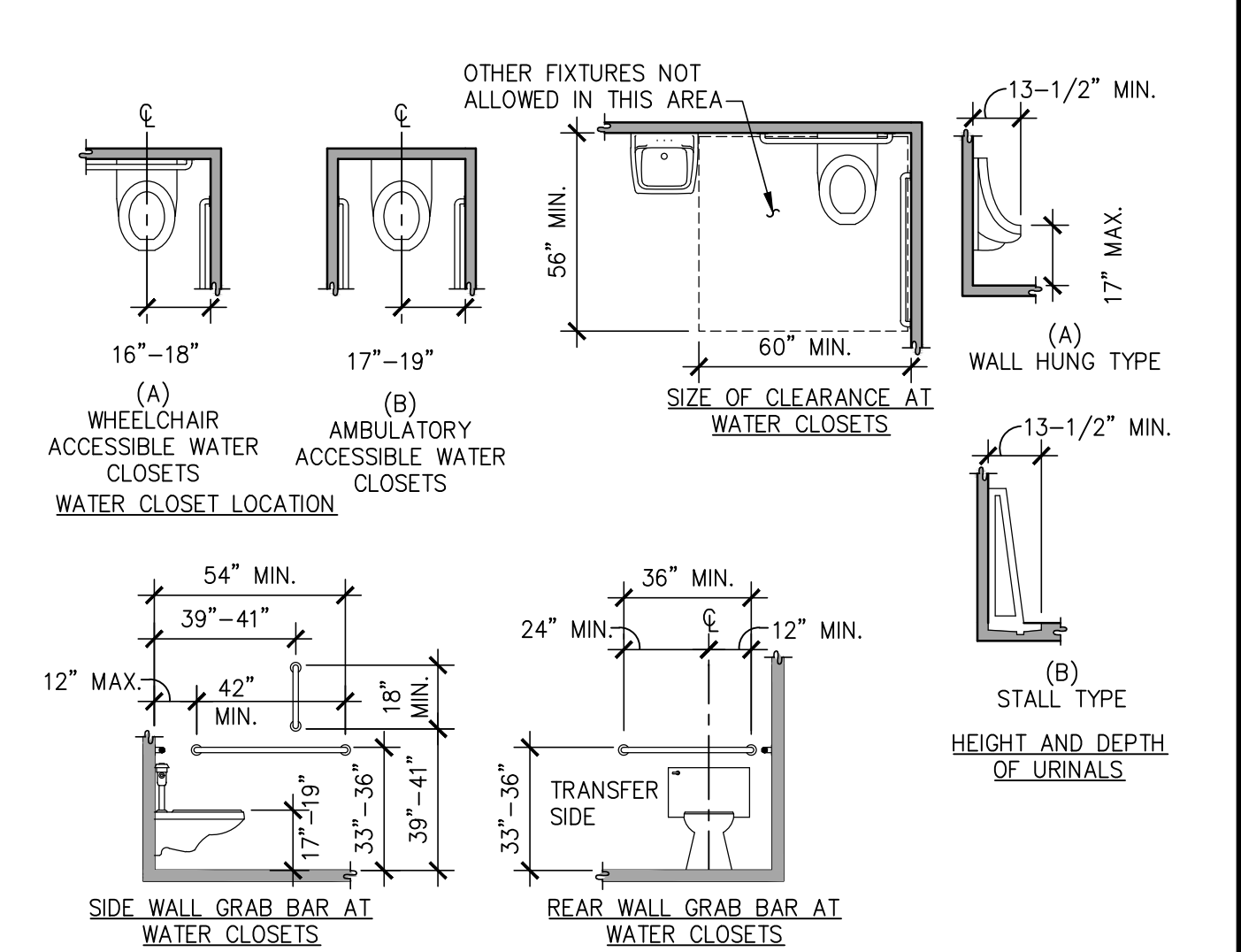
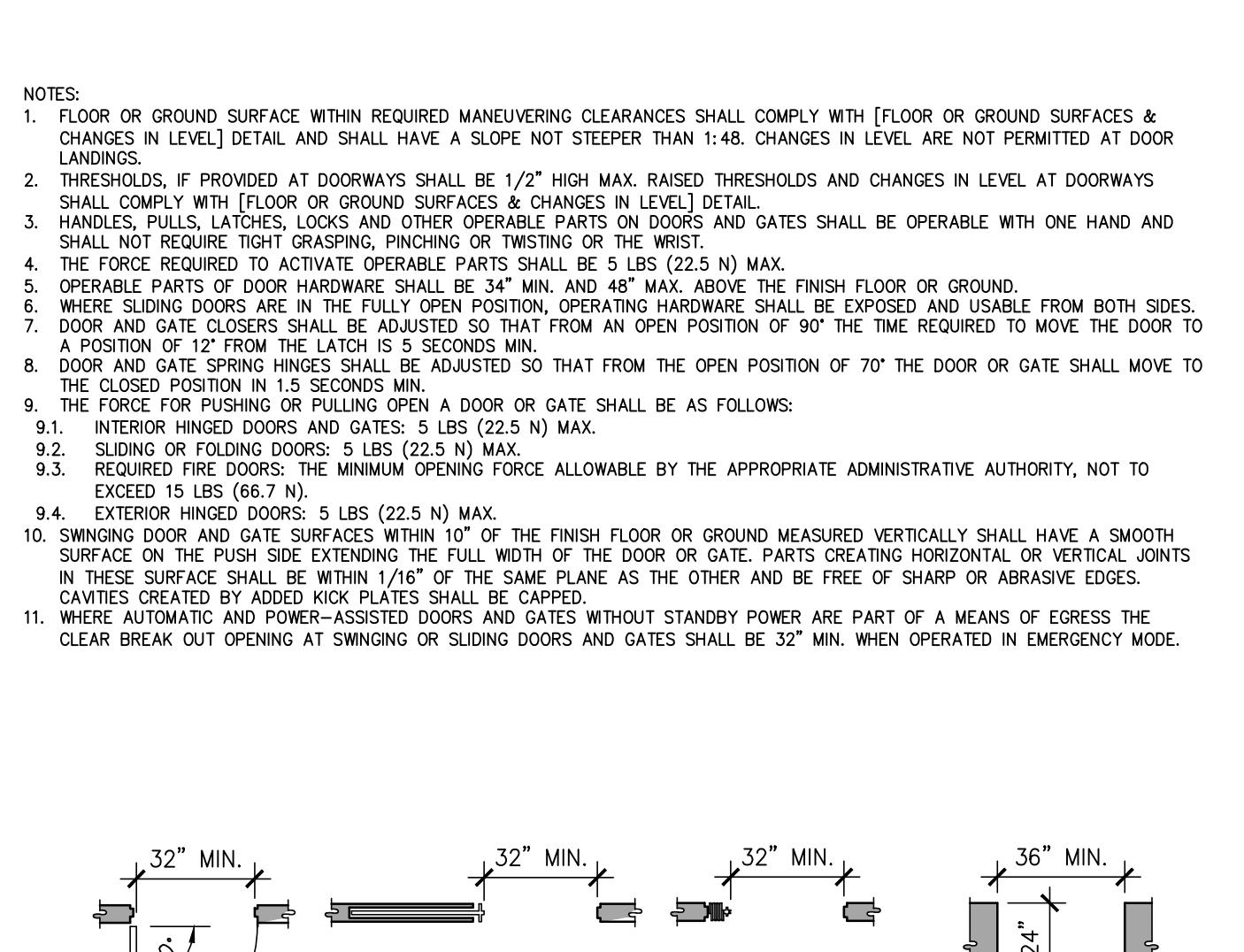
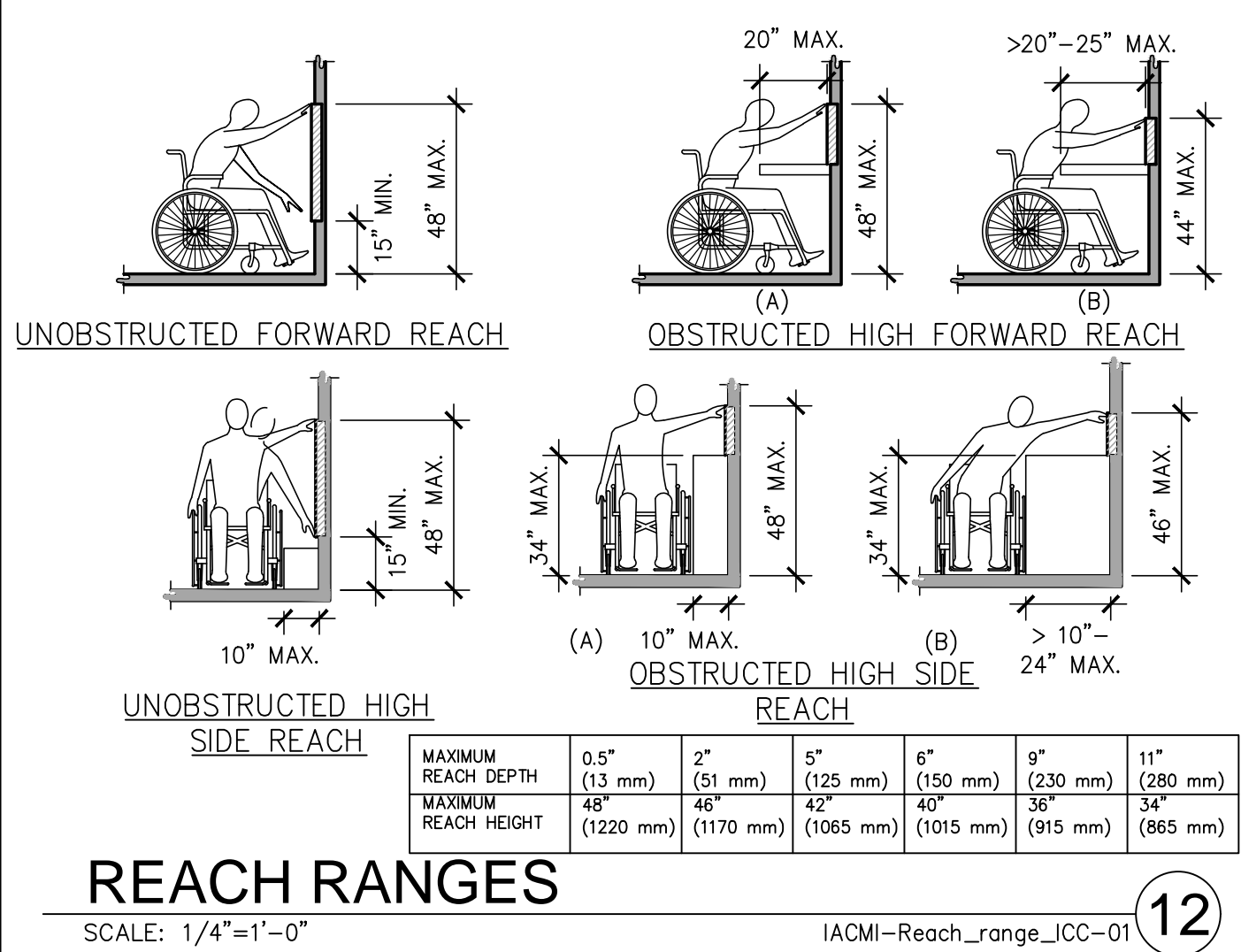
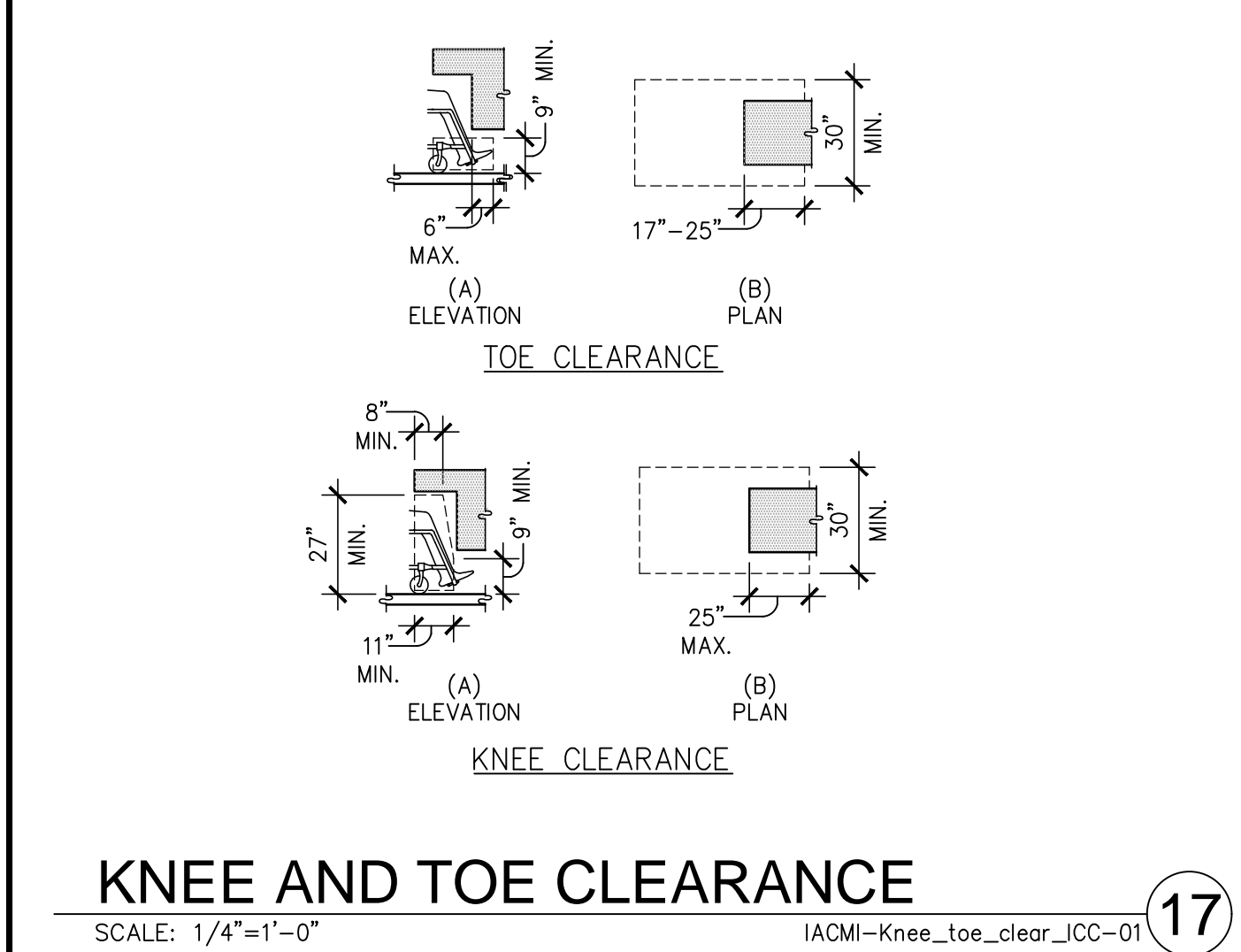
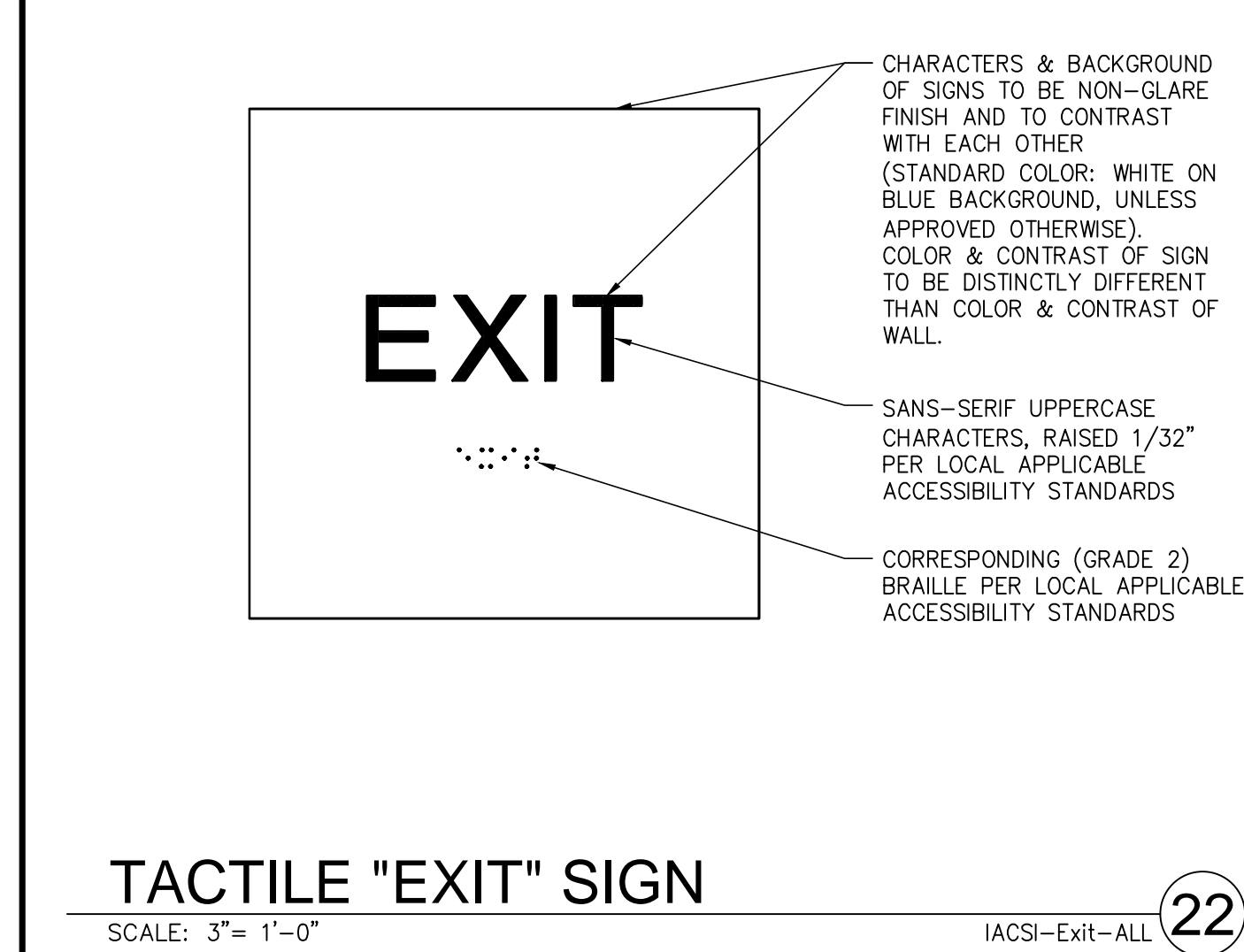
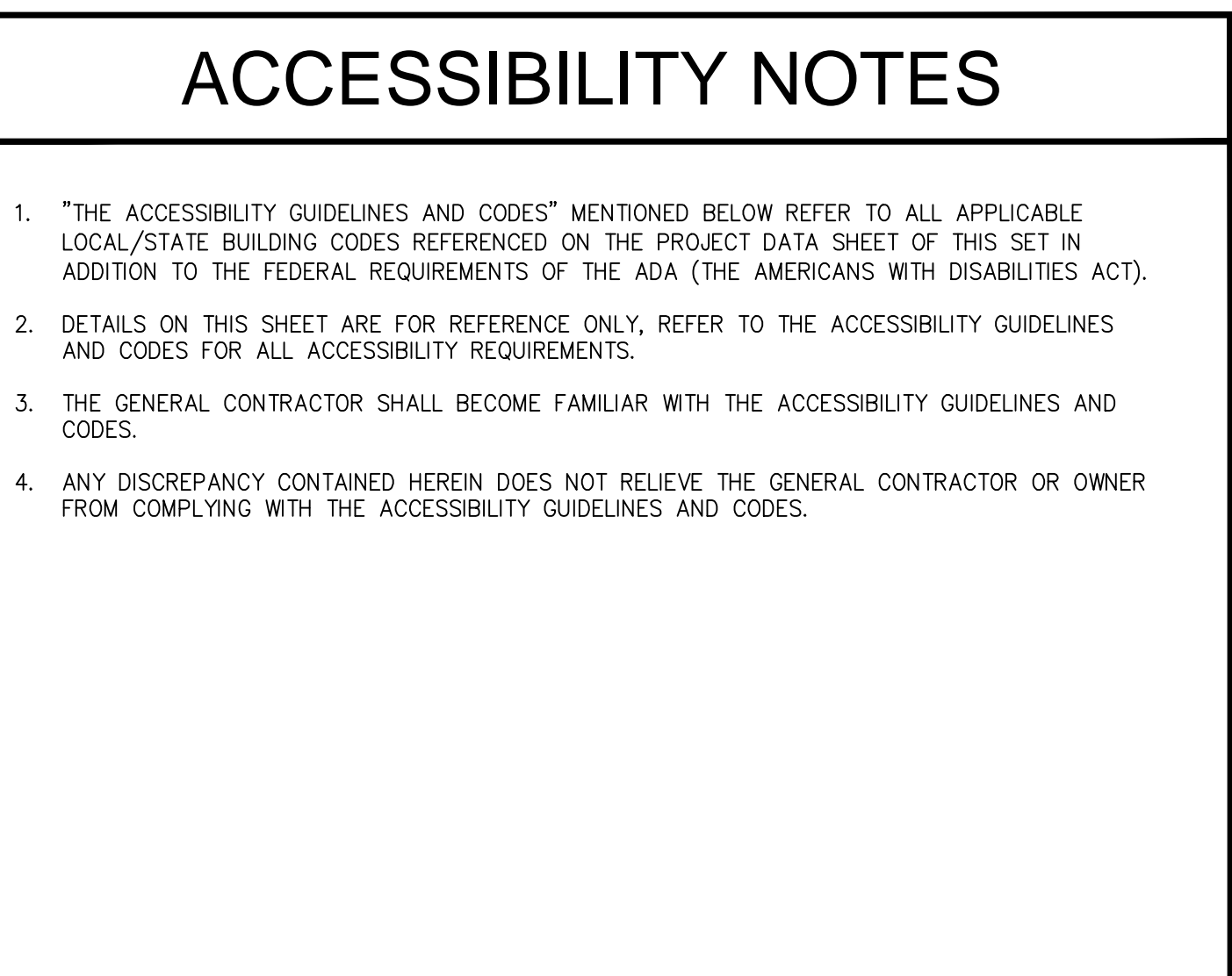
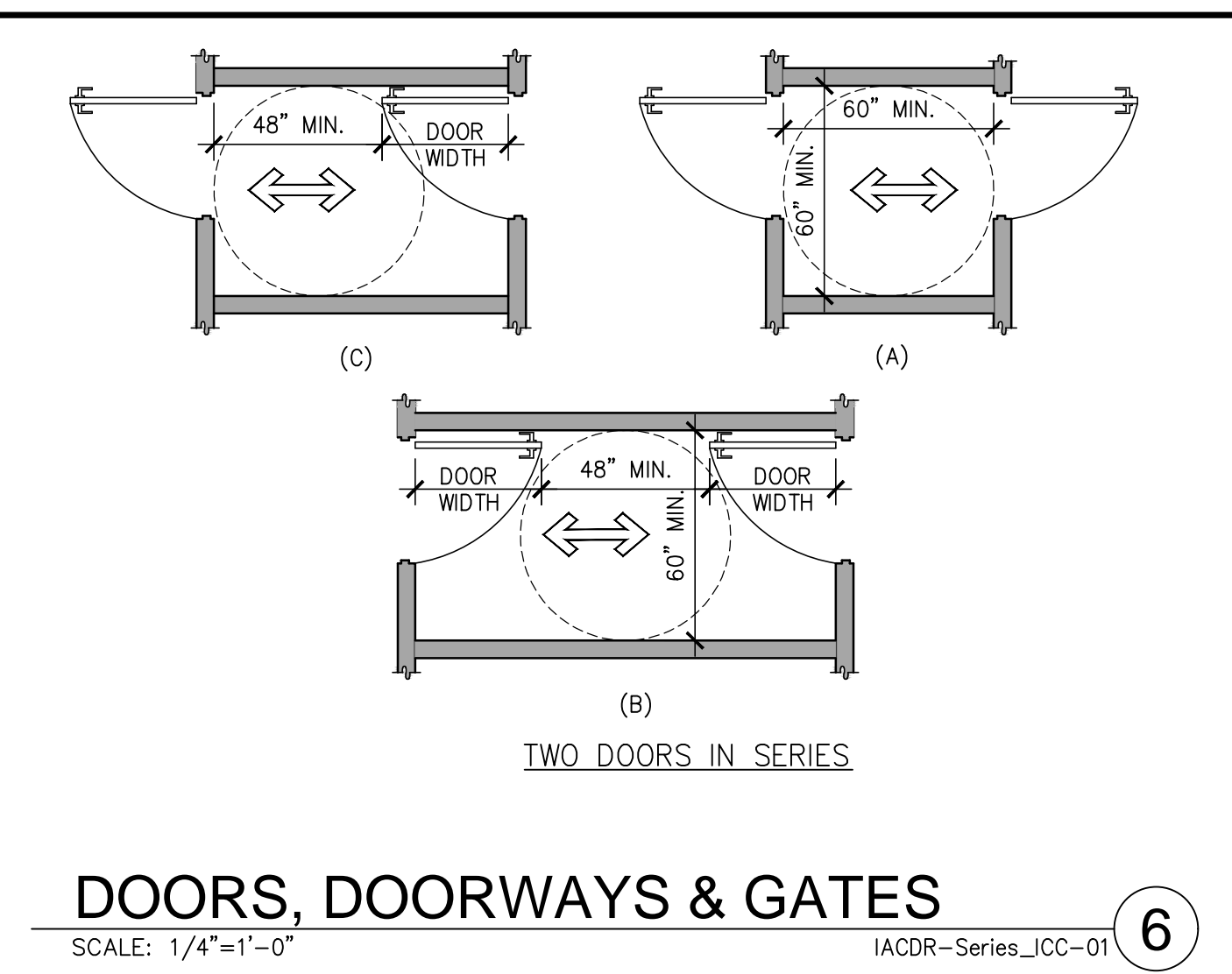
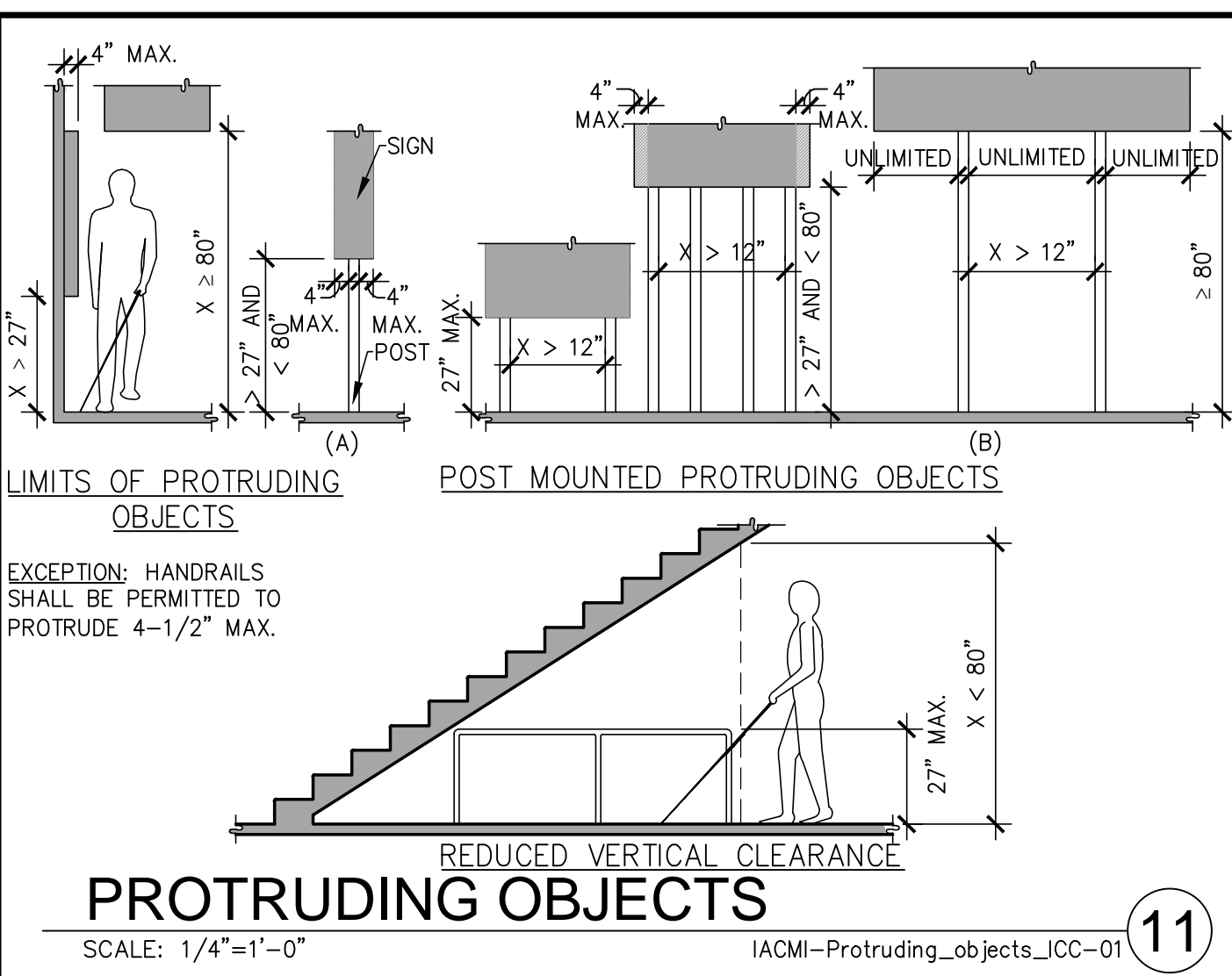
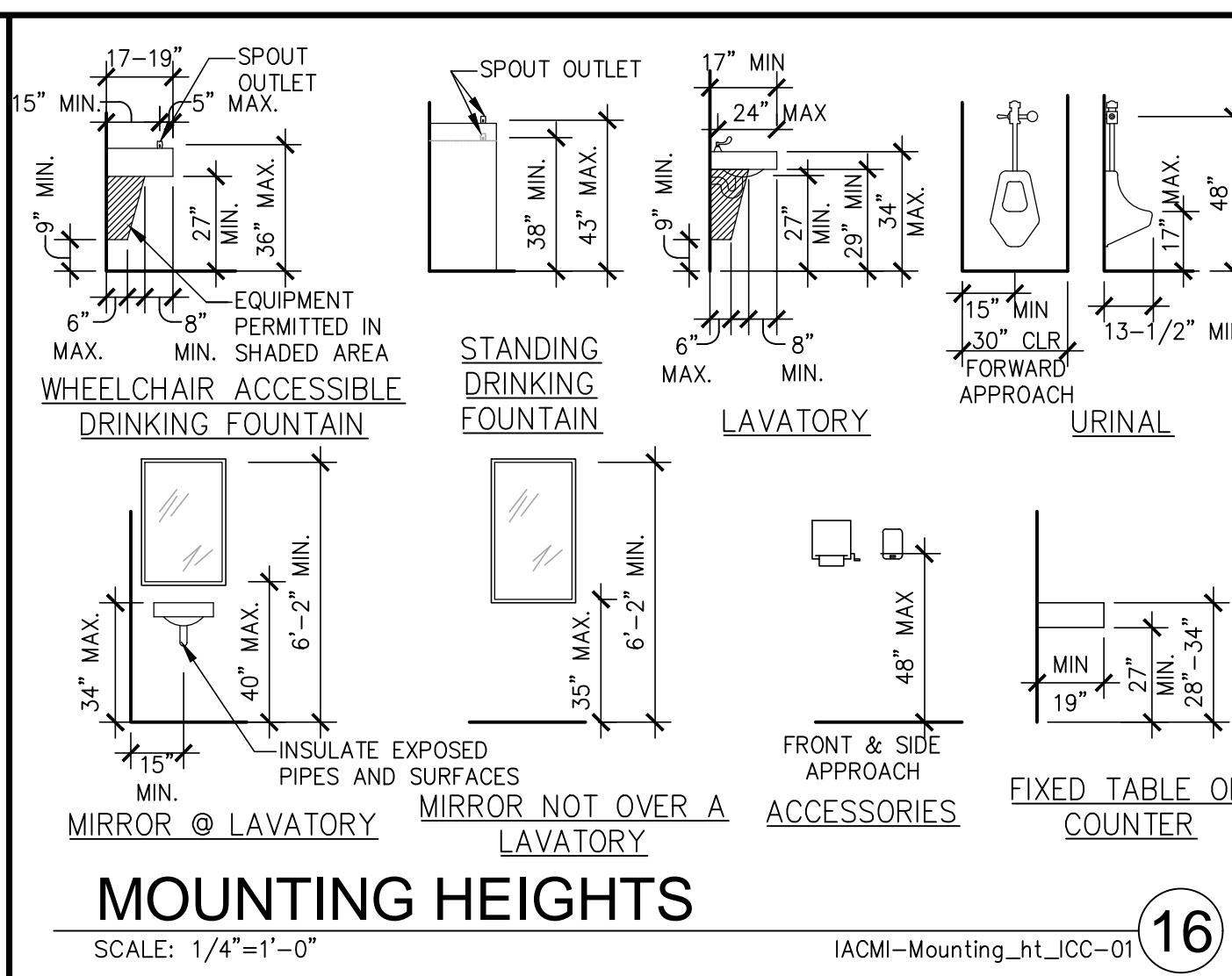
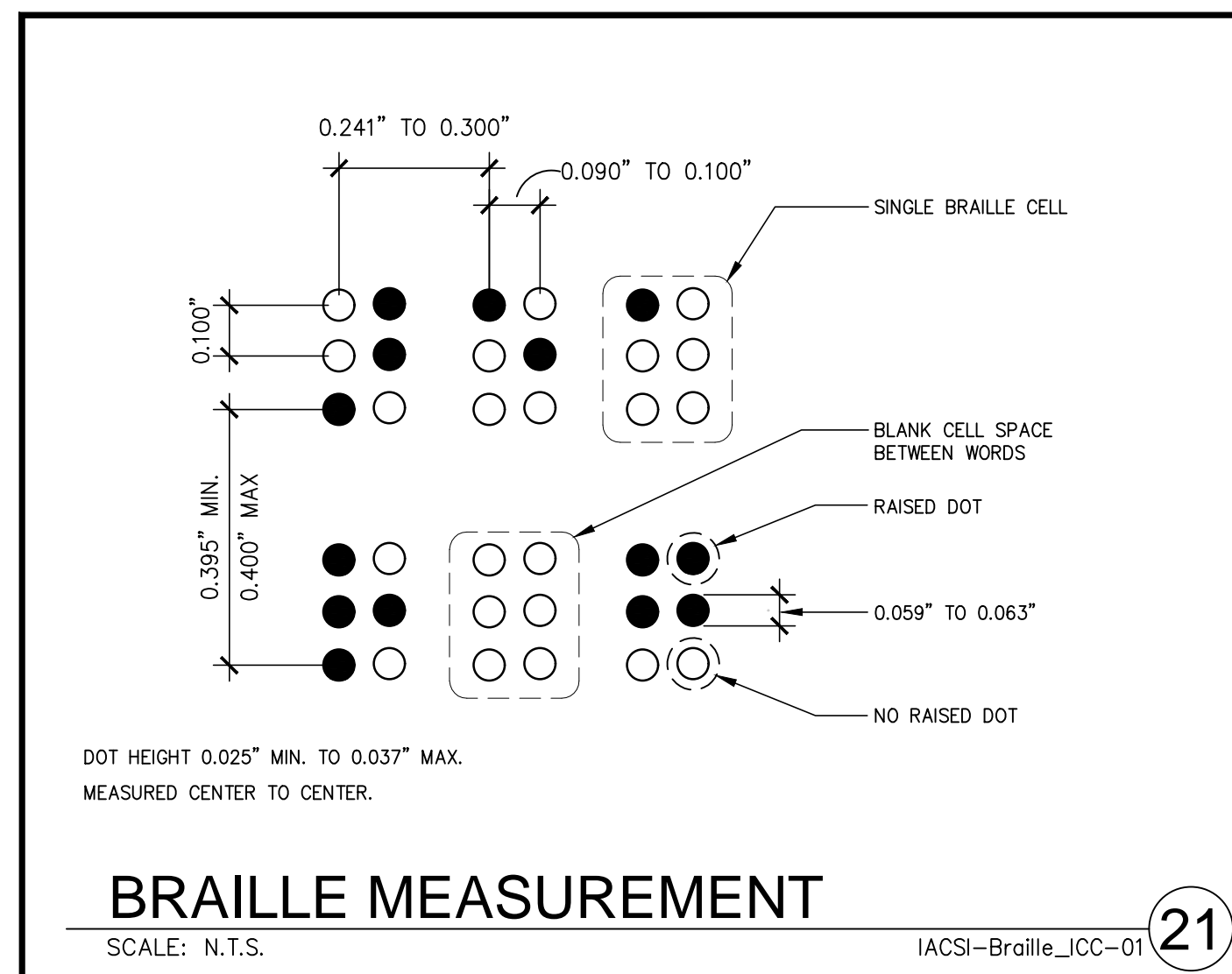
2. ALL CHANGE ORDER REQUESTS ARE TO BE REVIEWED AND APPROVED BY THE OWNER AND ARCHITECT PRIOR TO SUBMISSION OF A CHANGE ORDER.

3. CHANGE ORDER REQUESTS ARE TO INCLUDE A COMPLETE BREAKDOWN BY TRADE ALONG WITH TRADE BACK-UP AND UNIT PRICING WHERE APPLICABLE.

4. A CHANGE ORDER REQUEST AND CHANGE ORDER LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND SUBMITTED ALONG WITH EACH CHANGE ORDER REQUEST.

RESTROOM NOTES

1. PROVIDE DRAIN WITH TROP PRIMER FOR EACH RESTROOM IF THERE ARE



WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

1600 champa st.
suite 250
denver, colorado 80202
p 720.488.2626

CORNERSTONE FAMILY PRACTICE
1411 S. POTOMAC ST., SUITE 360
AURORA, COLORADO

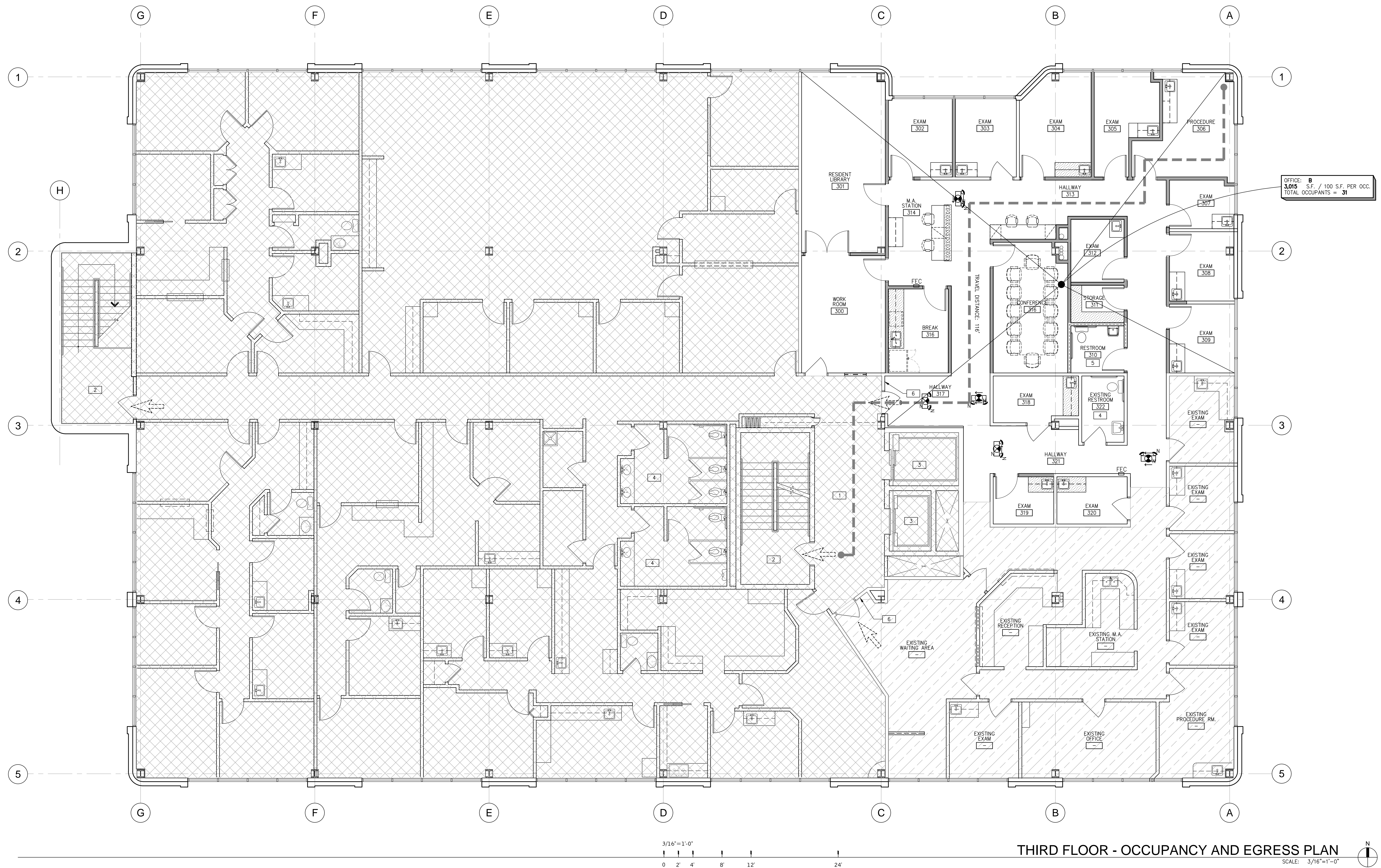
ACCESSIBILITY NOTES & DETAILS

DATE	REMARKS	DATE	REMARKS
5/23/2017	ISSUE FOR PERMIT		

PA / PM: A. GONZALES
DRAWN BY: C.A.T.
JOB NO.: DEN16-6203-00

SHEET
A0.3

THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



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

2015 IBC 1013.4

SEE SHEETS A0.1 & A0.2 FOR GENERAL NOTES

OCCUPANCY & EGRESS NOTES

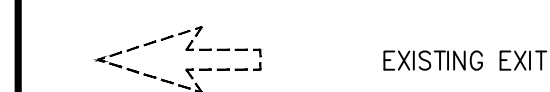
- 1 EXISTING LOBBY TO REMAIN.
- 2 EXISTING STAIR TO REMAIN.
- 3 EXISTING ELEVATOR TO REMAIN.
- 4 EXISTING RESTROOM FACILITY.
- 5 NEW FULLY ACCESSIBLE RESTROOM FACILITY.
- 6 WALL-MOUNTED TACTILE "EXIT" SIGN AT LOCATIONS INDICATED. SEE 25

MAXIMUM TRAVEL DISTANCE

MAXIMUM TRAVEL DISTANCE TO EXITS: (1017.2 SPRINKLERED BUILDING)

B/BUSINESS _____ **300** FEET MAX.

OCCUPANCY & EGRESS LEGEND



EXISTING EXIT

LEGEND

MAXIMUM TRAVEL DISTANCE.



EXISTING SUITE TO REMAIN (NO WORK)



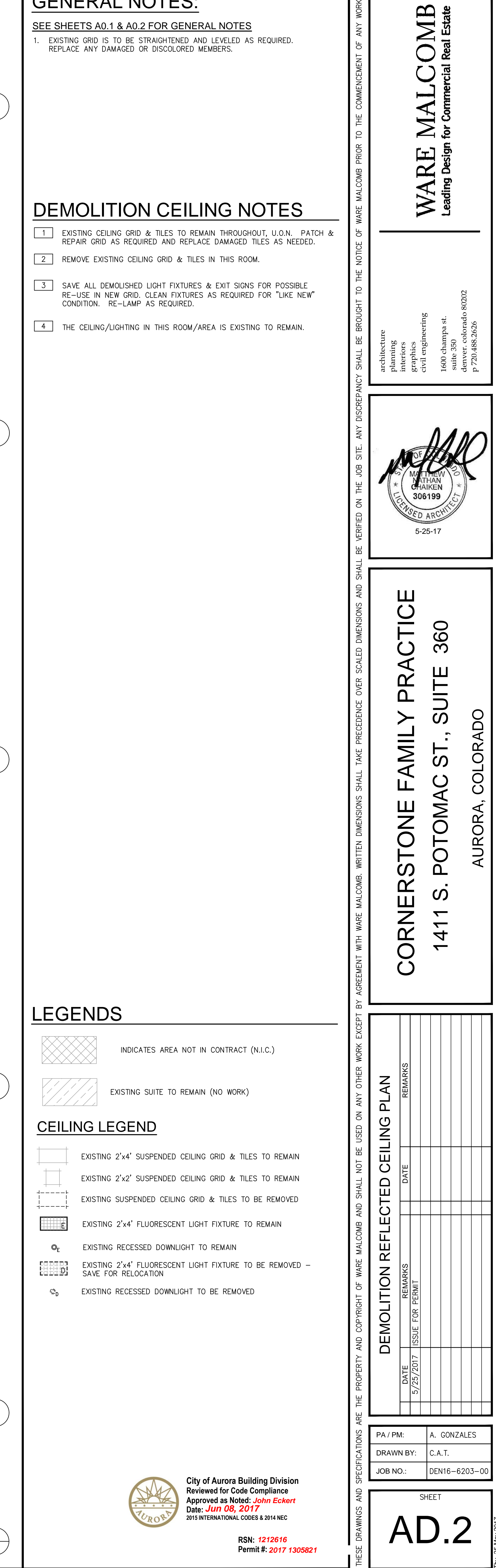
EXIT SIGN, RE: ENGINEERS SPECIFICATIONS

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *John Eckert*
Date: *Jun 08, 2017*
2015 INTERNATIONAL CODES & 2014 NEC

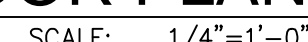
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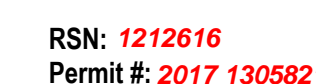
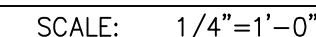
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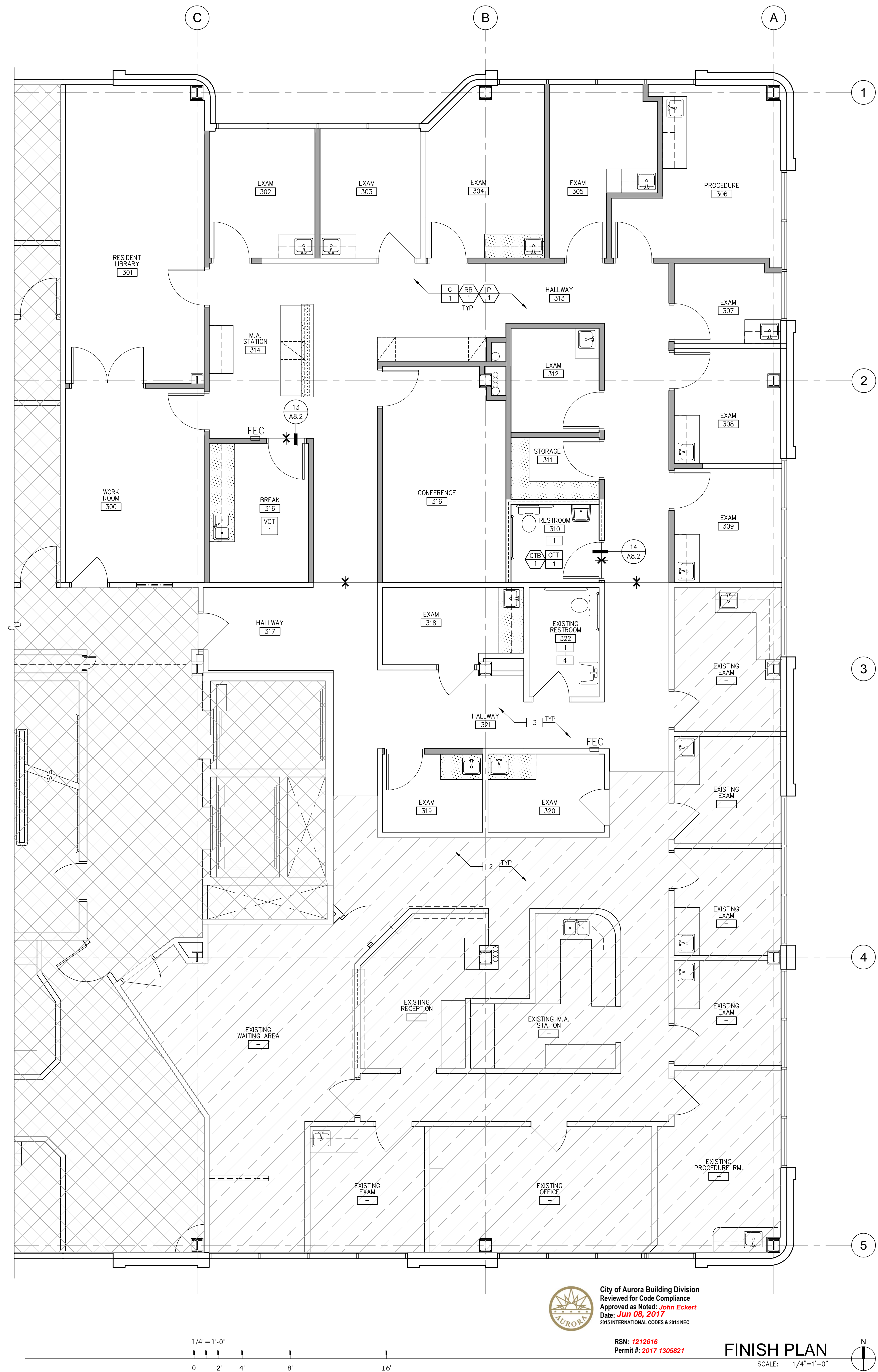


PA / PM:	A. GONZALES
DRAWN BY:	C.A.T.
JOB NO.:	DEN16-6203-00

SHEET

A3.1





GENERAL NOTES:

SEE SHEETS A0.1 & A0.2 FOR GENERAL NOTES

- SEE ENLARGED RESTROOM ELEVATIONS FOR WALL FINISHES.
- SEE MILLWORK ELEVATIONS FOR COUNTERTOP AND CABINETY FINISHES.
- PROVIDE APPROPRIATE SEALER FOR ALL NEW FINISHES PER MANUFACTURER'S RECOMMENDATION.
- PROTECT FINISHES FROM MARS, MARKS, INDENTATIONS, AND OTHER DAMAGE FROM CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FIXTURES DURING REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED IN WRITING BY MANUFACTURER.
- INSTALLATION LEVELS OF GYPSUM BOARD FINISHING AS FOLLOWS:
 - LEVEL 1 FINISH: WHEN ABOVE FINISHED CEILINGS AND CONCEALED FROM VIEW.
 - LEVEL 2 FINISH: AS A SUBSTRATE FOR TILE.
 - LEVEL 3 FINISH: WHEN SCHEDULED TO RECEIVE A HEAVY OR MEDIUM TEXTURED FINISH.
 - LEVEL 4 FINISH: IN OFFICES AND OTHER AREAS THAT RECEIVE LOWER PUBLIC TRAFFIC AND VISIBILITY.
 - LEVEL 5 FINISH: FOR ALL WALLS AND CEILINGS TO RECEIVE A PAINTED FINISH, LIGHTLY TEXTURED FINISH.
- ROOMS TO RECEIVE PAINT (P-1), RUBBER BASE (RB-1) AND CARPET (C-1), U.O.N.
- PREPARE WALLS TO RECEIVE (1) COAT OF PRIMER AND (2) COATS OF EGGSHELL PAINT, U.O.N.

FINISH NOTES

- NEW PAINT IN THIS ROOM TO BE SEMI-GLOSS.
- EXISTING FINISHES TO REMAIN IN THIS AREA.
- PATCH FLOOR FINISHES AT DEMOLITION LOCATIONS ONLY. PROVIDE NEW DRYWALL AND PAINT TOUCH-UP.
- EXISTING FLOORING TO REMAIN IN THIS AREA.

LEGENDS

- INDICATES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING SUITE TO REMAIN (NO WORK)

SYMBOLS LEGEND

- INDICATES LINE OF FLOOR TRANSITION
- INDICATES LOCATION OF NON-TYPICAL WALL FINISH

FINISH LEGEND

WALL FINISHES

- ITEM: PAINT - TYPICAL THROUGHOUT, U.O.N.
MFR: T.B.D.
COLOR/NO: T.B.D.
FINISH: T.B.D.

FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING PAINT SEE www.waremalcomb.com/ws/09900-001.pdf

- ITEM: RUBBER BASE
MFR: T.B.D.
COLOR/NO: T.B.D.
SIZE: T.B.D.
STYLE: STRAIGHT @ CARPET / COVED @ RESILIENT FLOORING

- ITEM: CERAMIC TILE BASE
MFR: T.B.D.
COLOR/NO: T.B.D.
SIZE: T.B.D.
GROUT: T.B.D.

FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING CERAMIC TILE SEE www.waremalcomb.com/ws/09310-001.pdf

FLOOR FINISHES

- ITEM: CARPET - TYPICAL THROUGHOUT, U.O.N.
MFR: T.B.D.
STYLE: T.B.D.
COLOR/NO: T.B.D.
INSTALLATION: GLUE-DOWN

FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING CARPET SEE www.waremalcomb.com/ws/09680-001.pdf

- ITEM: VINYL COMPOSITION TILE - FIELD TILE
MFR: T.B.D.
COLOR/NO: T.B.D.
SIZE: T.B.D.

FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING RESILIENT FLOOR COVERING SEE www.waremalcomb.com/ws/09650-001.pdf

- ITEM: CERAMIC FLOOR TILE
MFR: T.B.D.
COLOR/NO: T.B.D.
SIZE: T.B.D.
GROUT: T.B.D.

FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING CERAMIC TILE SEE www.waremalcomb.com/ws/09310-001.pdf

MISCELLANEOUS FINISHES

- ITEM: PLASTIC LAMINATE - HORIZONTAL SURFACES
MFR: T.B.D.
COLOR/NO: T.B.D.

- ITEM: PLASTIC LAMINATE - VERTICAL SURFACES
MFR: T.B.D.
COLOR/NO: T.B.D.

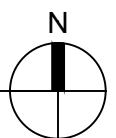


City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *John Eckert*
Date: **Jun 08, 2017**
2015 INTERNATIONAL CODES & 2014 NEC

RSN: 1212616
Permit #: 2017 1305821

FINISH PLAN

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



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Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
1600 champps st.
suite 350
denver, colorado 80202
p 720.488.2626



CORNERSTONE FAMILY PRACTICE
1411 S. POTOMAC ST., SUITE 360
AURORA, COLORADO

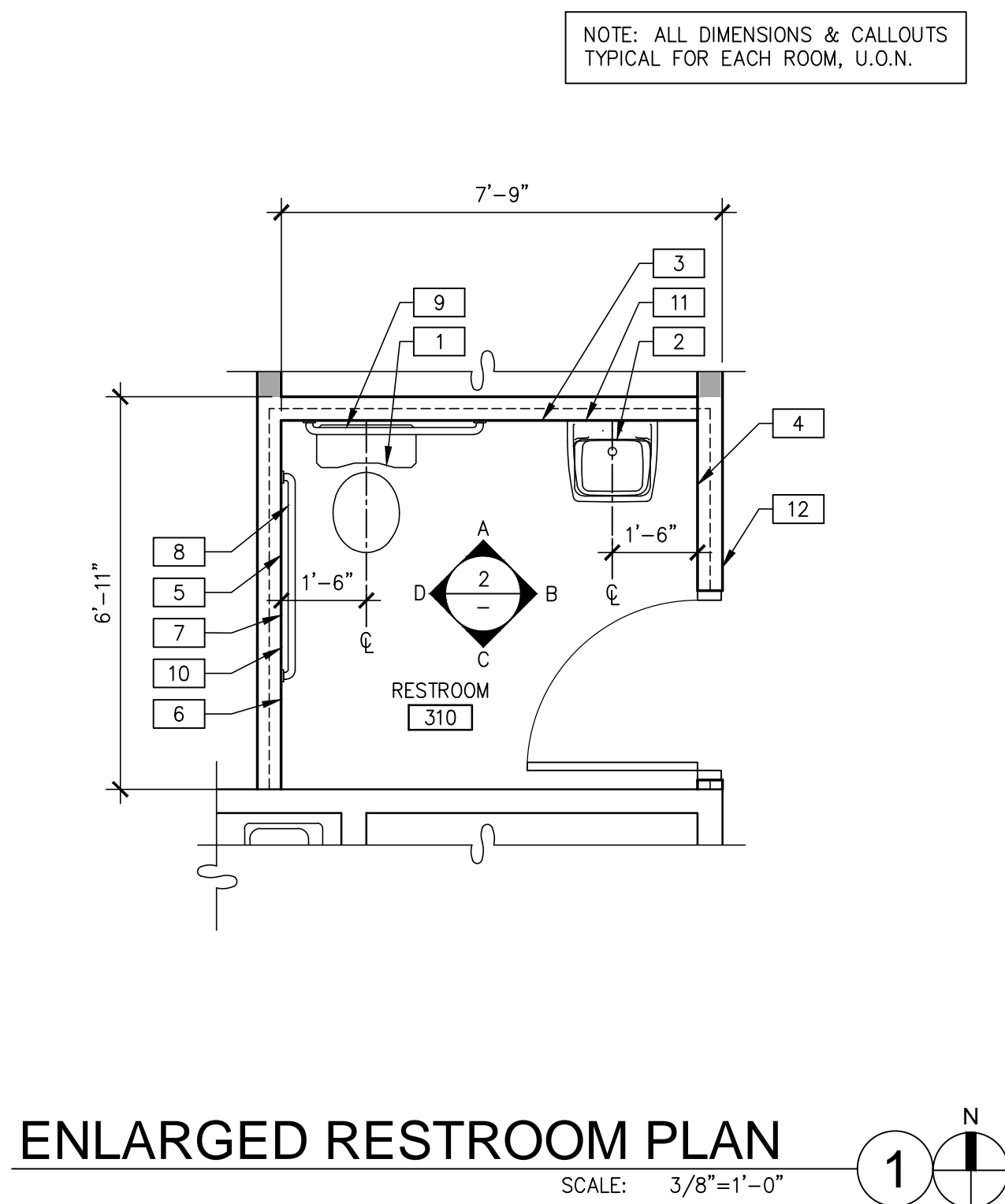
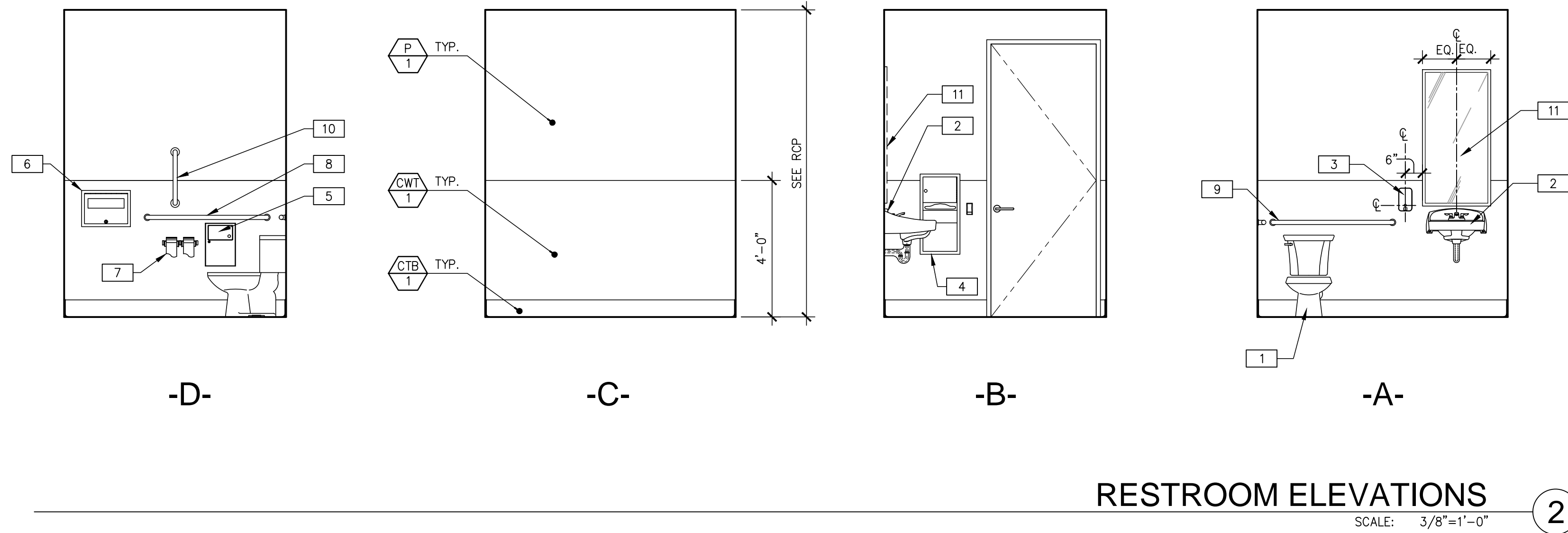
FINISH PLAN

DATE	REMARKS	DATE	REMARKS
5/25/2017	ISSUE FOR PERMIT		

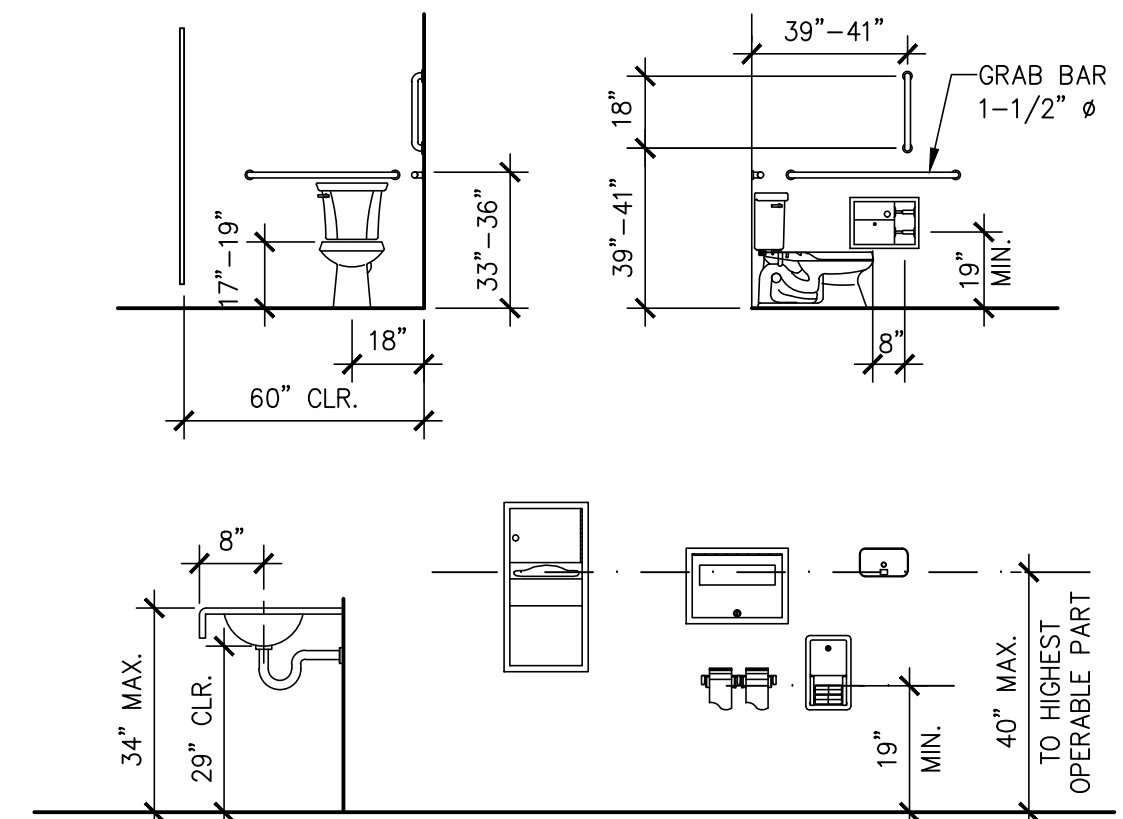
PA / PM:	A. GONZALES
DRAWN BY:	C.A.T.
JOB NO.:	DEN16-6203-00

SHEET
A5.1
Thu, 25 May 2017

This plan was reviewed for adopted codes and **NOT** for compliance with **ADA** or **FHA** accessibility requirements. Contact 800-949-4232 (**ADA**) and 303-894-7822 x 325 (**FHA**) for federal accessibility requirements that apply to your project.



RESTROOM MOUNTING HEIGHTS



- SEE SHEETS A0.1 & A0.2 FOR GENERAL NOTES
SEE SHEET A0.3 FOR RESTROOM ACCESSIBILITY NOTES & DETAILS
SEE SHEET A5.1 FOR FINISHES INFORMATION
- ### RESTROOM NOTES
- EXISTING WATER CLOSET – FULLY ACCESSIBLE, FLOOR-MOUNTED TANK TYPE TO BE RELOCATED AT THIS RESTROOM.
 - EXISTING WALL-HUNG, LAVATORY AND FAUCETS TO BE RELOCATED AT THIS RESTROOM.
 - NEW SOAP DISPENSER – WALL-MOUNTED, BOBRICK B-2111. (OR EQUAL)
 - REUSE PAPER TOWEL RECEPTACLE FROM DEMO
 - NEW SANITARY NAPKIN DISPOSAL, RECESSED – BOBRICK B-353 (OR EQUAL).
 - REUSE TOILET SEAT COVER DISPENSER
 - REUSE MULTI-ROLL TOILET TISSUE DISPENSER
 - REUSE GRAB BAR
 - REUSE GRAB BAR
 - NEW 18" GRAB BAR – TOILET COMPARTMENT VERTICAL SIDE GRAB BAR, BOBRICK B-5806x18, 18L" X 1-1/2" DIAMETER GRAB-BAR WITH BOBRICK B-2583 CONCEALED ANCHOR PLATES.
 - EXISTING MIRROR AT SINK TO BE RELOCATED AT THIS RESTROOM.
 - NEW ADA WALL-MOUNTED SIGNAGE. SEE 20 A0.3

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architecture
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civil engineering
1600 clampa st.
suite 300
denver, colorado 80202
p 720.488.2626



CORNERSTONE FAMILY PRACTICE
1411 S. POTOMAC ST., SUITE 360
AURORA, COLORADO

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: **John Eckert**
Date: **Jun 08, 2017**
2015 INTERNATIONAL CODES & 2014 NEC
RSN: **1212616**
Permit #: **2017 1305821**

MILLWORK/CABINETRY NOTES:

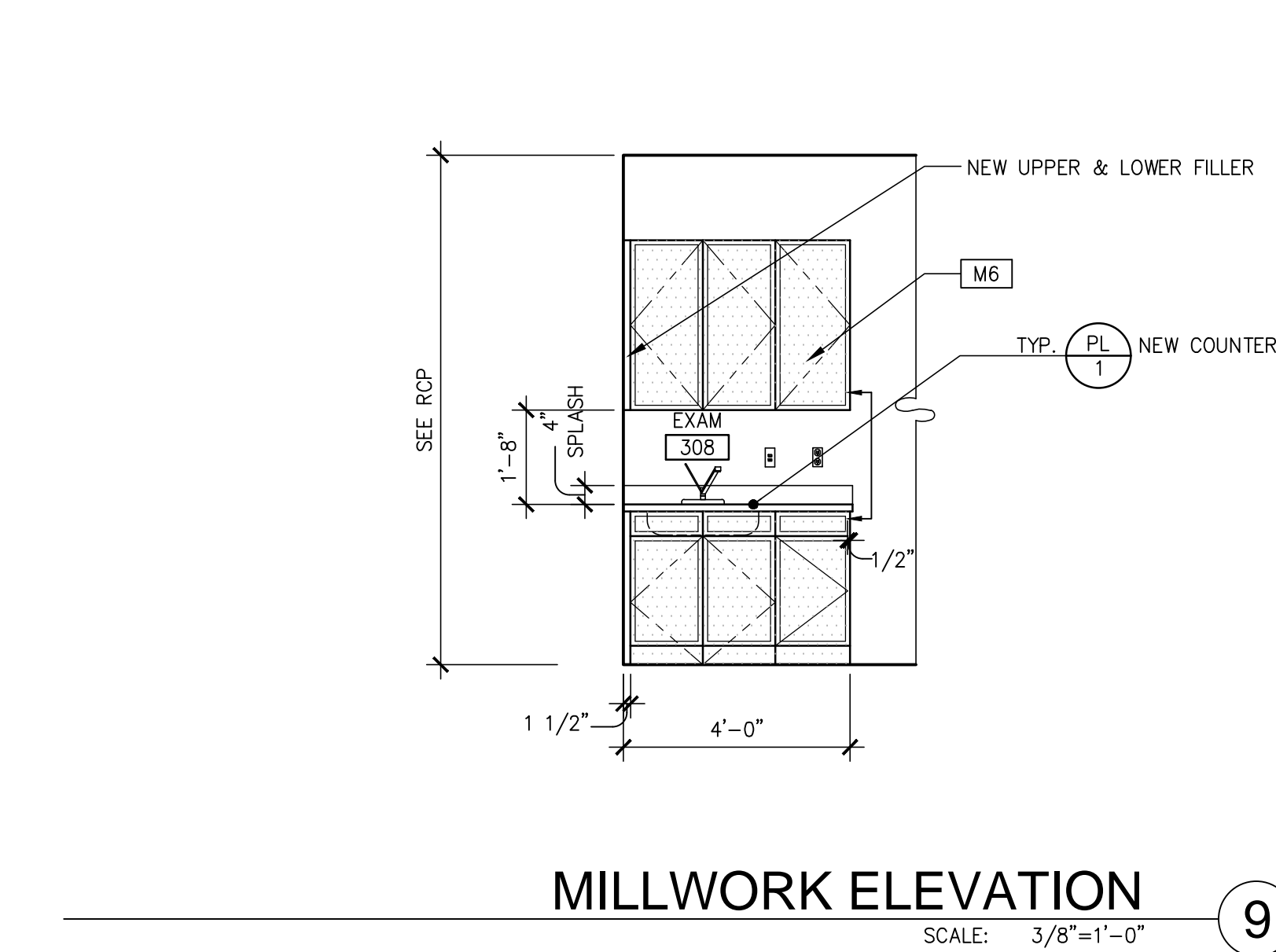
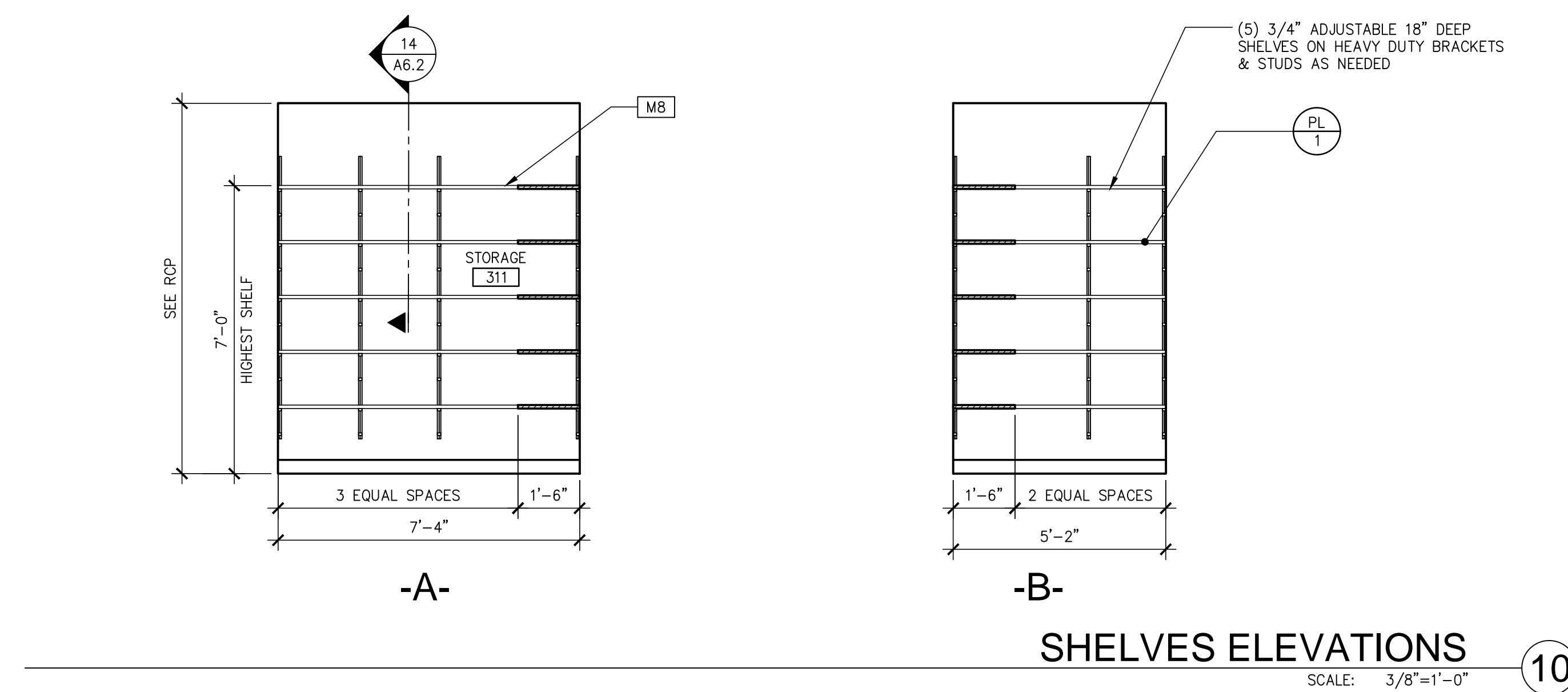
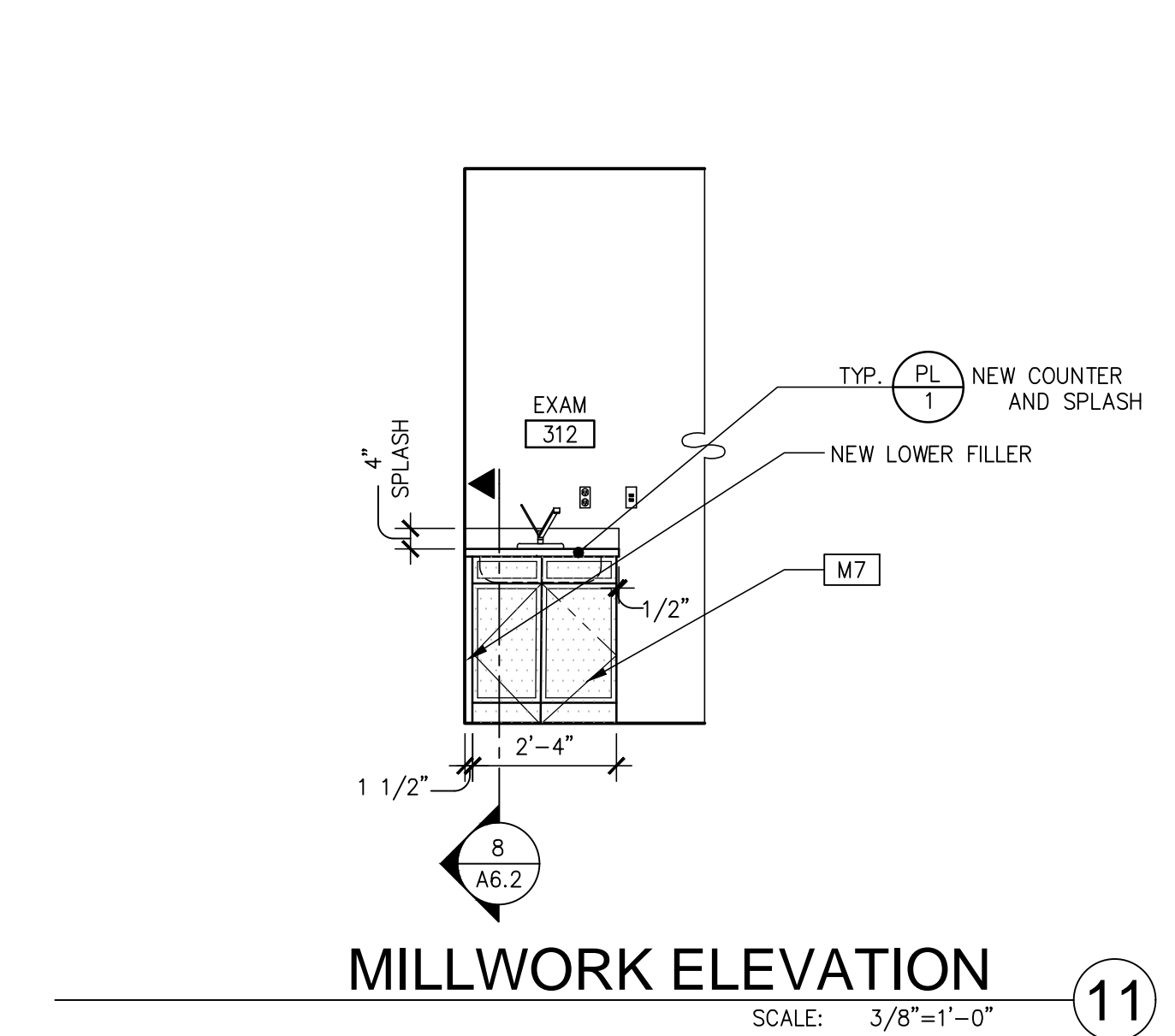
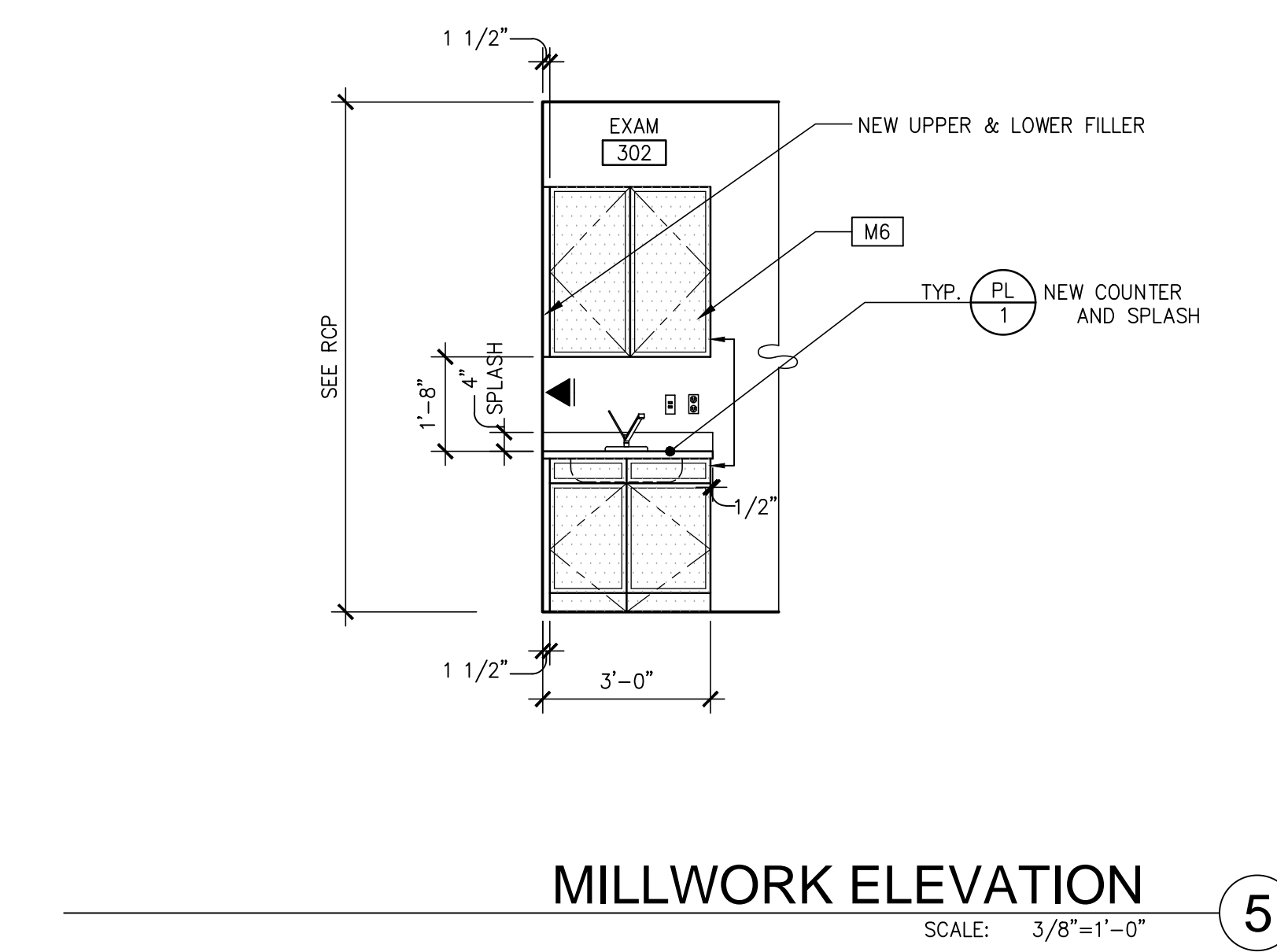
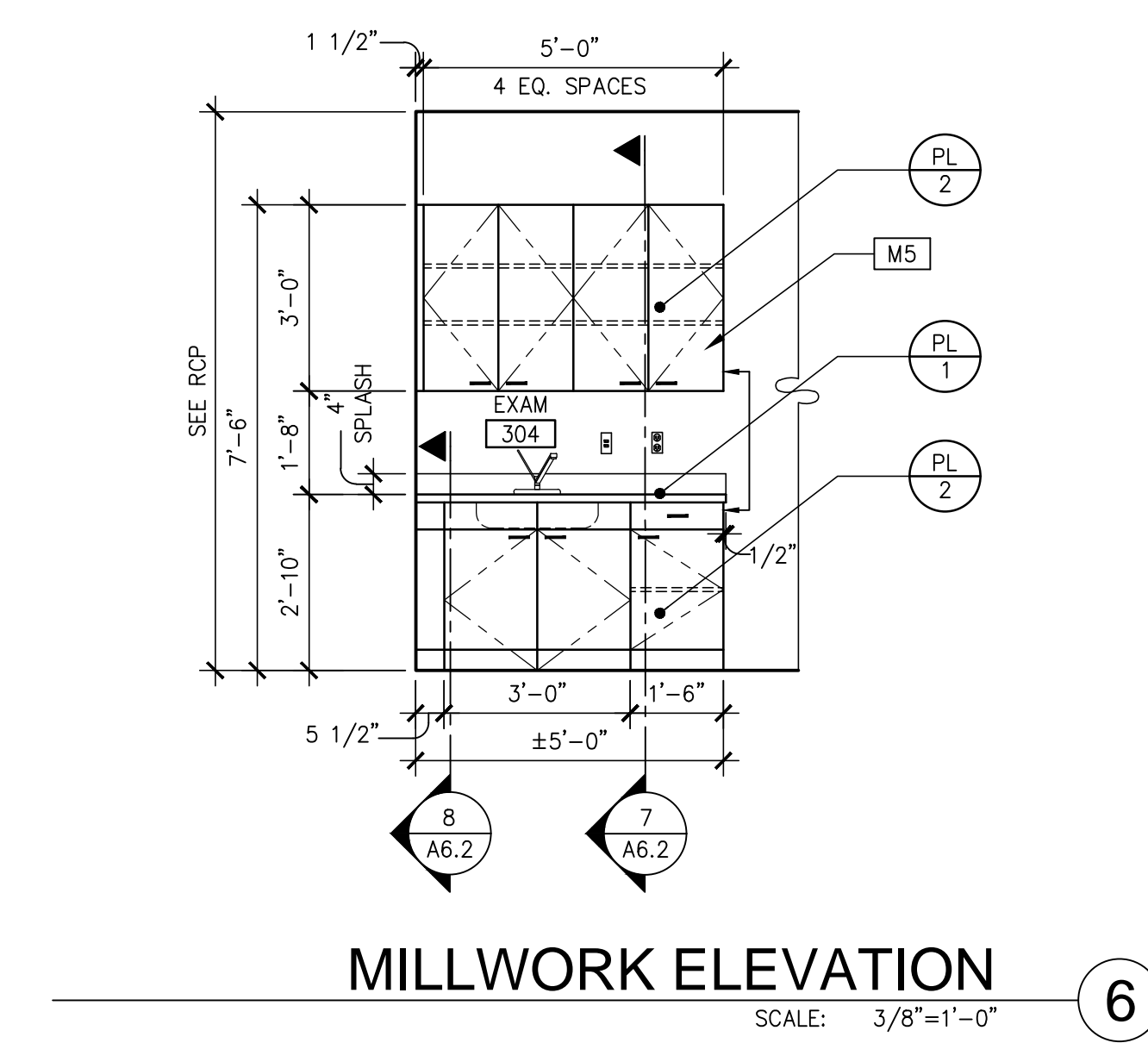
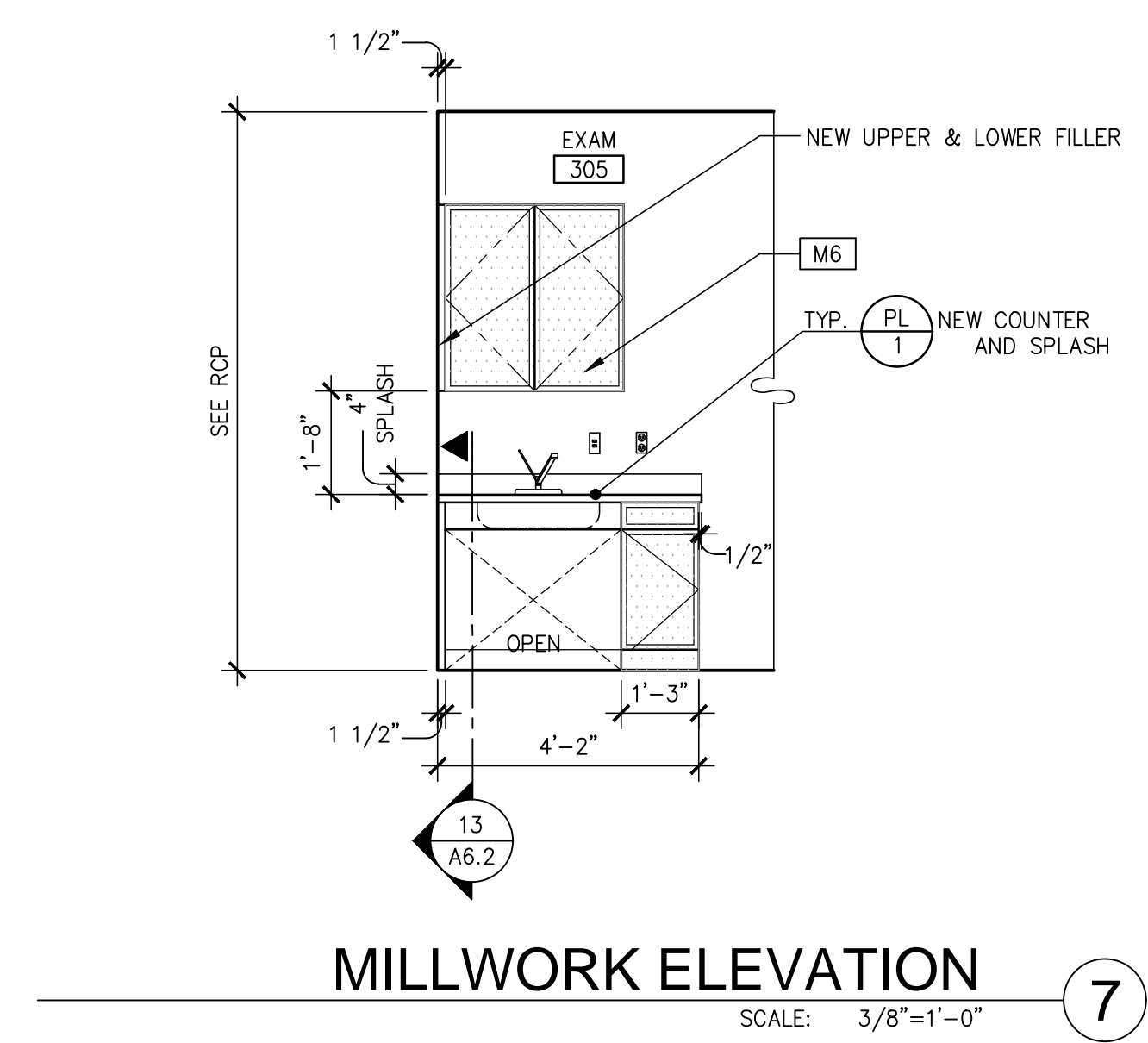
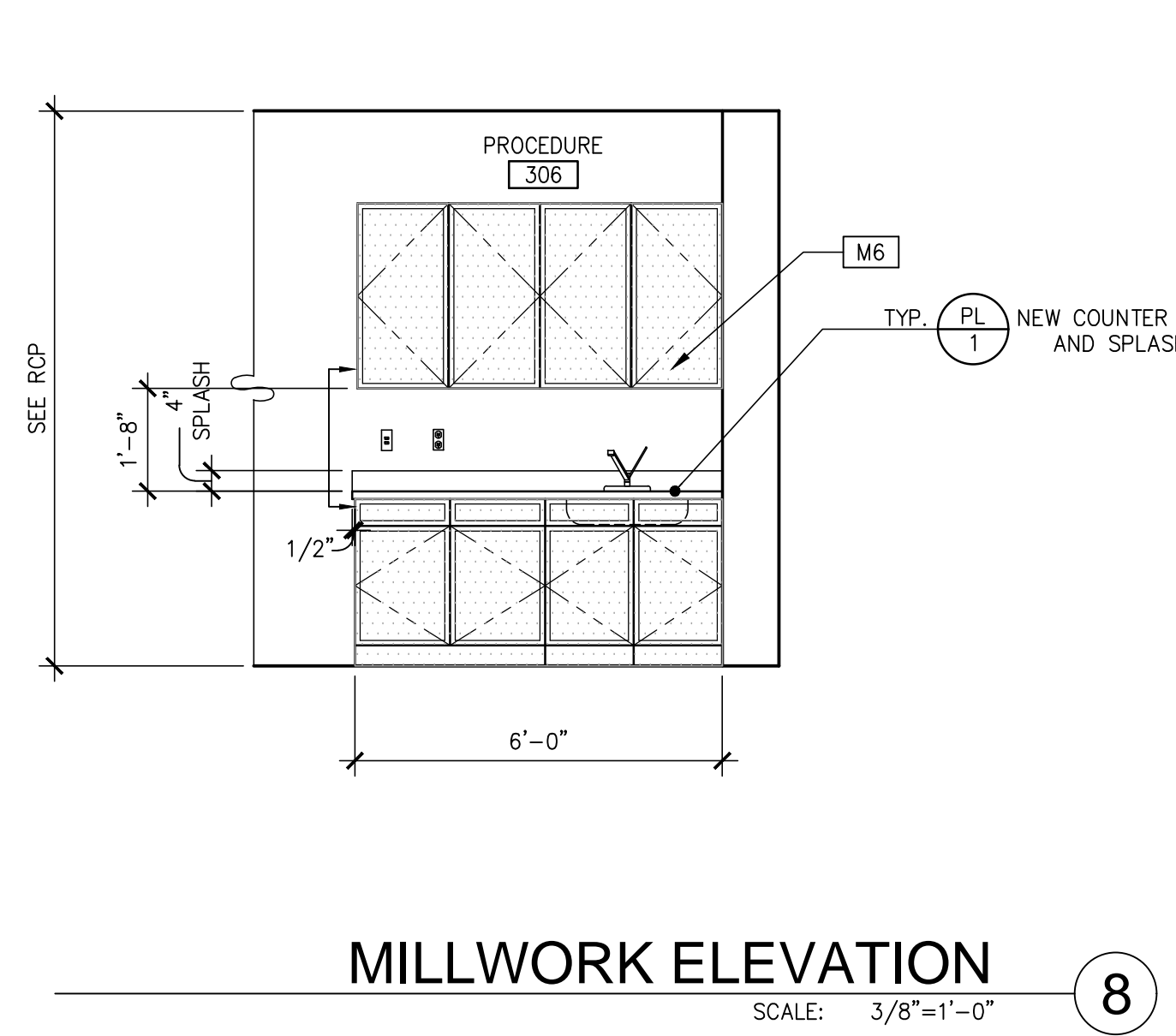
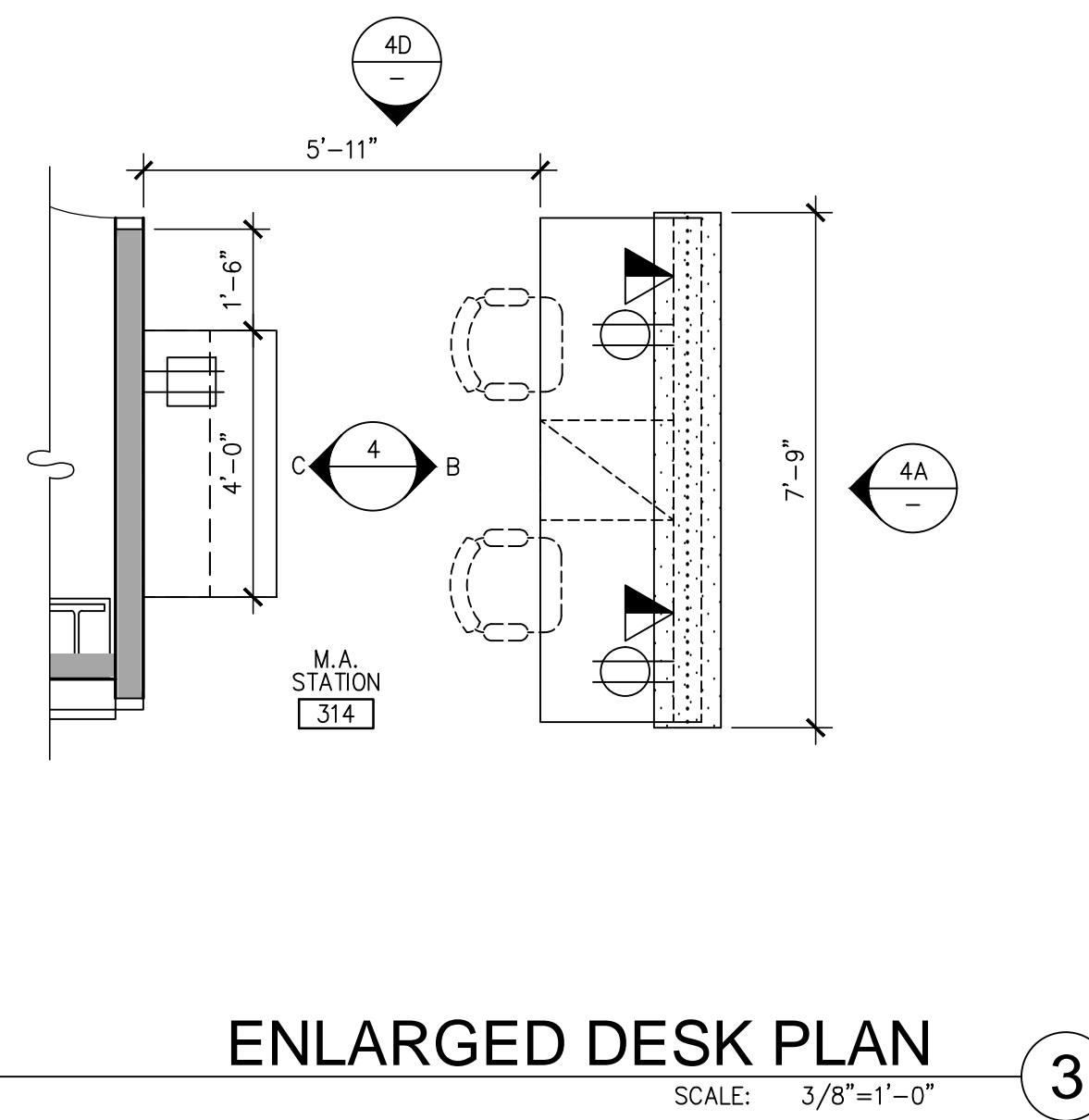
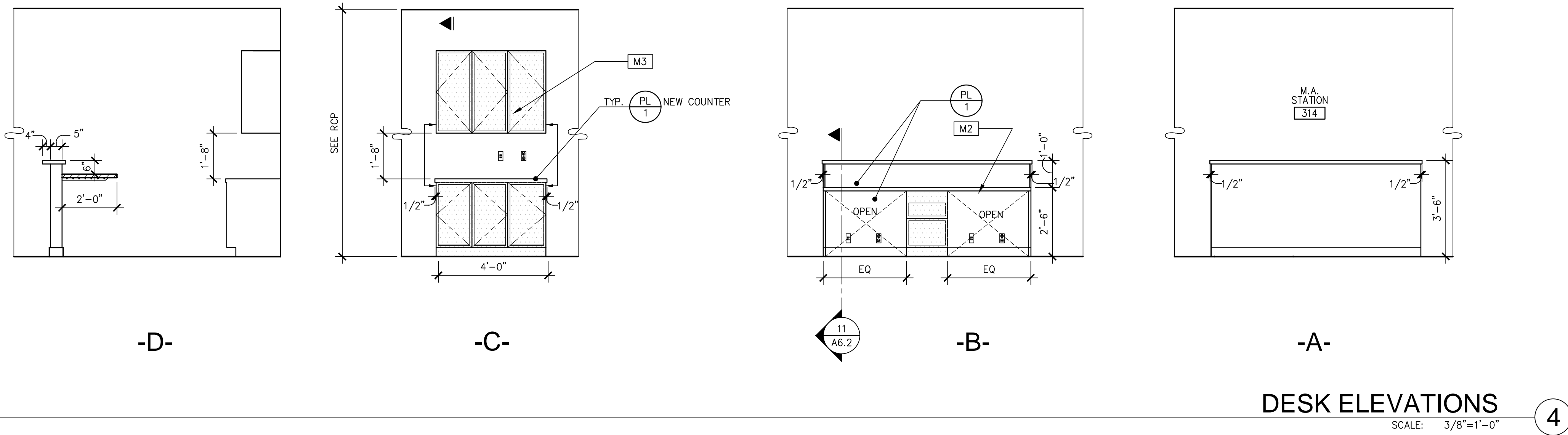
- FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING INTERIOR ARCHITECTURAL WOODWORK SEE www.waremalcomb.com/ws/06402-001.pdf
- ALL MILLWORK SHALL CONFORM TO THE CURRENT WOODWORK INSTITUTE STANDARDS [PREMIUM GRADE]. ALL CABINETRY SHALL CONFORM TO THE CURRENT WOODWORK INSTITUTE STANDARDS [PREMIUM GRADE].
 - SHOP DRAWINGS FOR ALL CABINETRY AND MILLWORK ARE REQUIRED TO BE SUBMITTED TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
 - DOOR PULLS SHALL BE: OUTWATER "STEEL RAIL HANDLES", MODEL: PART #PULL-7030-SC, 5-3/4" WIDE FINISH: SATIN CHROME. INFO: PH: (800) 835-4400 WEB: WWW.OUTWATER.COM
 - CABINET HINGES SHALL BE: "CLIP TOP" 120 DEGREE OPENING MODEL: GRASS "3700 SERIES" 110 DEGREE OPENING. HAFELE "H-SERIES" 110 DEGREE OPENING.
 - DRAWER SLIDES SHALL BE: "STANDARD SERIES" FULL EXTENSION, SELF-CLOSING MODEL: GRASS "6600 SERIES" FULL EXTENSION, SELF CLOSING. HAFELE "SOFT ROLLER 45" FULL EXTENSION, SELF-CLOSING
 - COUNTERTOPS SHALL HAVE BACK-SPLASHES ONLY WHERE SHOWN ON ELEVATION.
 - CABINET INTERIORS SHALL BE WHITE MELAMINE, INCLUDING EDGES.
 - INTERIOR SHELVING SHALL BE COVERED IN WHITE MELAMINE.
 - DOORS SHALL BE OF FLUSH OVERLAY CONSTRUCTION.
 - DOORS EDGES SHALL BE EDGE BANDED TO MATCH THE FRONTS.
 - INTERIOR OF DOOR SHALL BE FACED WITH SAME MATERIAL AS THE FRONTS.
 - NEW CABINET DOOR TO BE NO LESS THAN 12" WIDE AND NO GREATER THAN 18" WIDE U.O.N.
 - (*) VERIFY ALL EQUIPMENT CLEARANCES.
 - PROVIDE LIMITER TO CABINET DOOR HARDWARE ON DOORS ADJACENT TO WALLS.

MILLWORK KEYNOTES

- | KEYNOTE | DESCRIPTION |
|---------|---|
| M1 | NEW UPPER & LOWER CABINETRY WITH DRAWERS, PROVIDE (1) BANK OF DRAWERS, BACK SPLASH. EXISTING SINGLE-BOWL SINK TO BE RE-USE AT THIS MILLWORK. PROVIDE GARBAGE DISPOSAL. |
| M2 | CUSTOM M.A. STATION DESK WITH TRANSACTION TOP. EXISTING BOX/BOX/FILE TO BE RELOCATED AT THIS DESK. CLEANED, POLISHED, AND TOUCHED-UP AS REQUIRED FOR "LIKE NEW" CONDITION. COORDINATE GROMMET LOCATION ON SITE. |
| M3 | EXISTING UPPER & LOWER CABINETRY TO BE RELOCATED AT THIS LOCATION. CLEANED, POLISHED AND TOUCHED-UP AS REQUIRED FOR "LIKE NEW" CONDITION. NEW COUNTER, NO BACK SPLASH. |
| M4 | WORK COUNTER WITH BUILT-IN WALL BRACKETS AND UPPER CABINETRY, EXISTING (2) BOX/BOX/FILE DRAWERS TO BE RELOCATED AT THIS COUNTER. CLEANED, POLISHED AND TOUCHED-UP AS REQUIRED FOR "LIKE NEW" CONDITION. COORDINATE GROMMET LOCATION ON SITE. |
| M5 | NEW UPPER & LOWER CABINETRY WITH DRAWERS, BACK SPLASH AT WALLS AND SINGLE-BOWL STAINLESS STEEL SINK WITH "HI-ARC" FAUCET WITH LEVEL HANDLES. |
| M6 | EXISTING UPPER & LOWER CABINETRY TO BE RELOCATED AT THIS LOCATION. CLEANED, POLISHED AND TOUCHED-UP AS REQUIRED FOR "LIKE NEW" CONDITION. NEW COUNTER, BACK SPLASH AT WALLS AND SINGLE-BOWL STAINLESS STEEL SINK WITH "HI-ARC" FAUCET WITH LEVEL HANDLES. |
| M7 | EXISTING LOWER CABINETRY TO BE RELOCATED AT THIS LOCATION. CLEANED, POLISHED AND TOUCHED-UP AS REQUIRED FOR "LIKE NEW" CONDITION. NEW COUNTER, BACK SPLASH AT WALLS AND SINGLE-BOWL STAINLESS STEEL SINK WITH "HI-ARC" FAUCET WITH LEVEL HANDLES. |
| M8 | NEW (5) 18" DEEP ADJUSTABLE SHELVES ON HEAVY-DUTY BRACKETS. |

MILLWORK LEGEND

- | | |
|--|--|
| | INDICATES NEW MILLWORK |
| | INDICATES MILLWORK TO BE RE-USE AT THIS LOCATION |

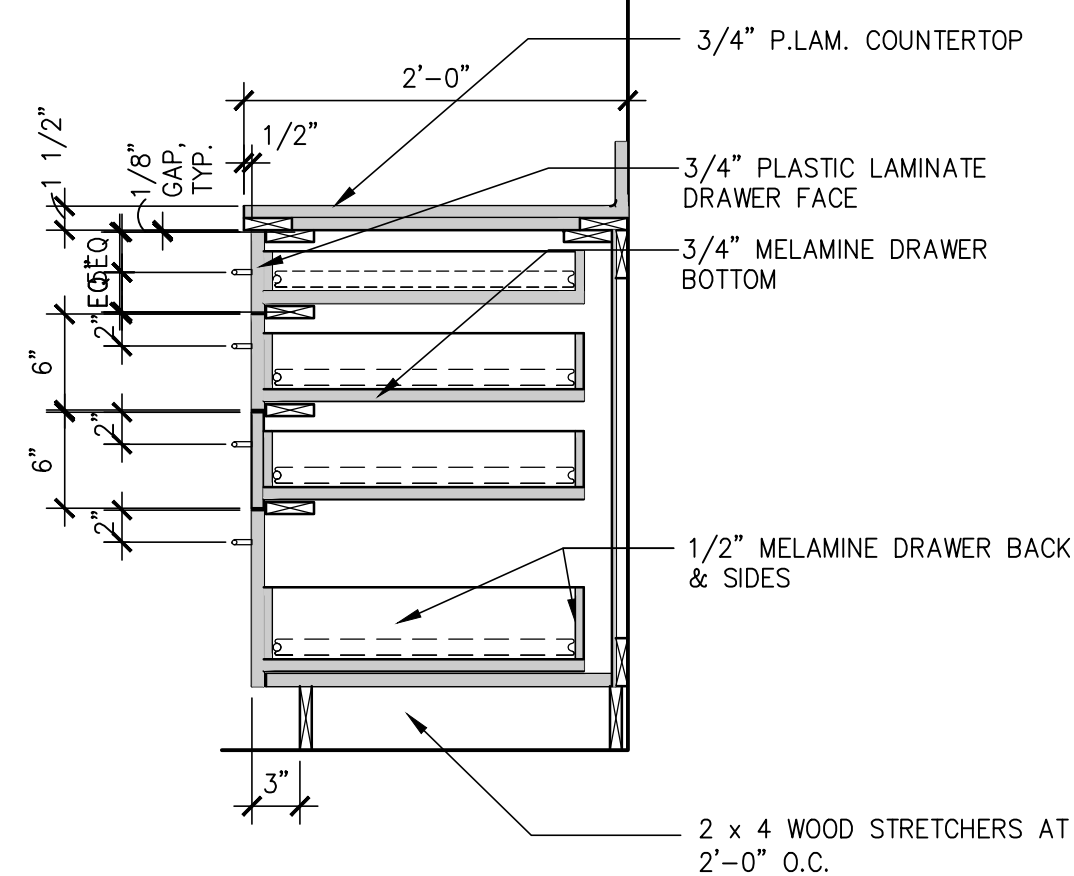


ENLARGED RR PLAN, RR ELEVATIONS & MILLWORK ELEVS.

DATE	ISSUE FOR PERMIT	REMARKS	DATE	REMARKS
5/25/2017				

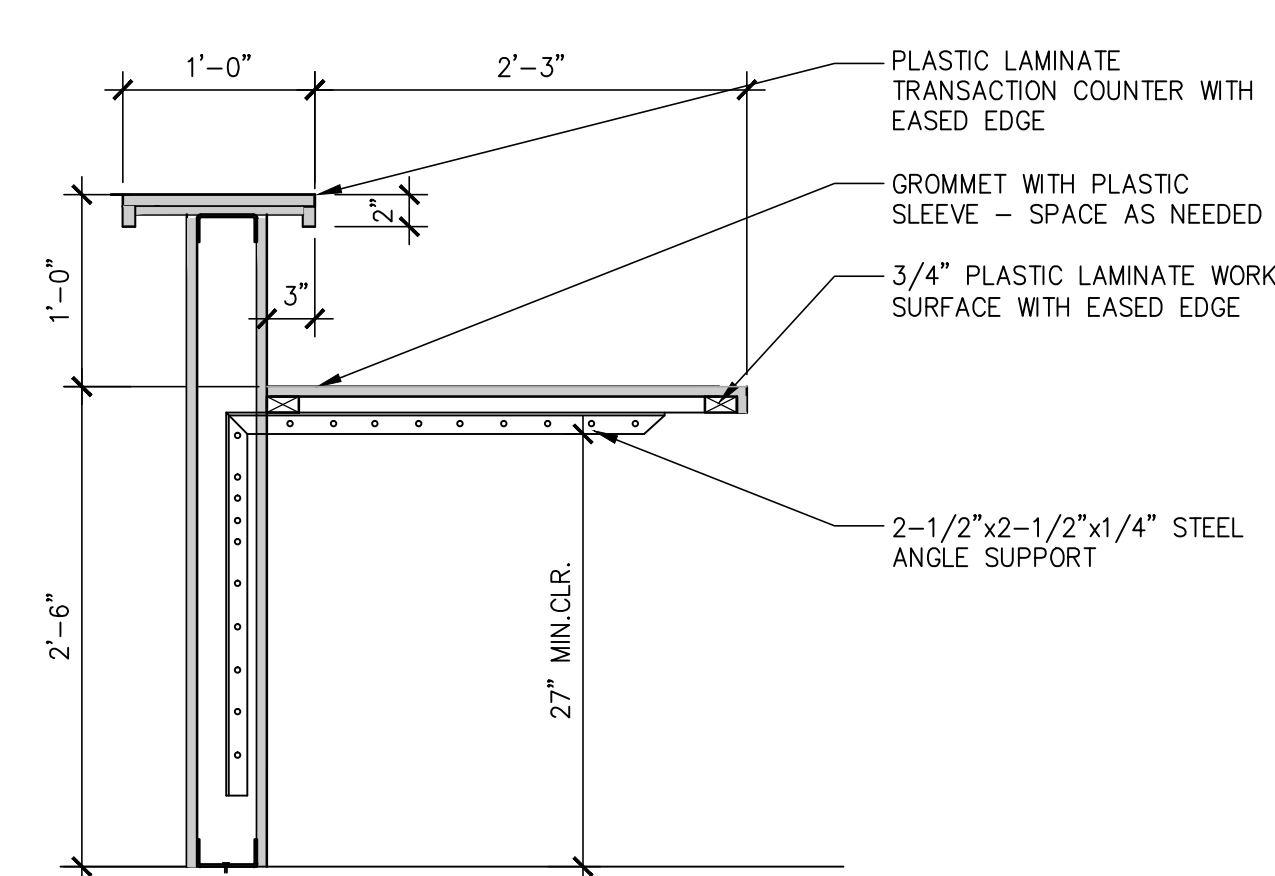
PA / PM: A. GONZALES
DRAWN BY: C.A.T.
JOB NO.: DEN16-6203-00

SHEET
A6.1
Thu, 25 May 2017



LOWER CABINETS WITH DRAWERS 16

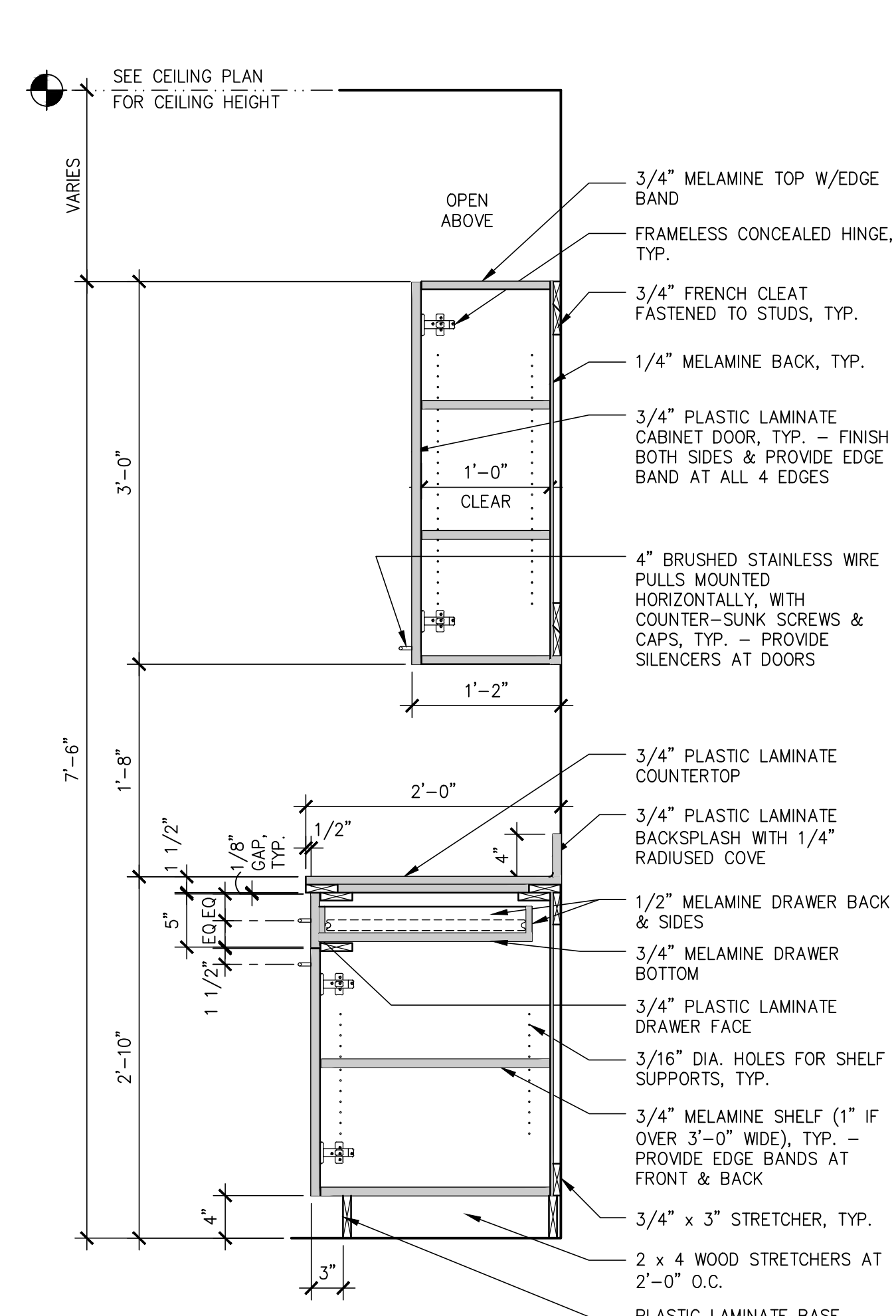
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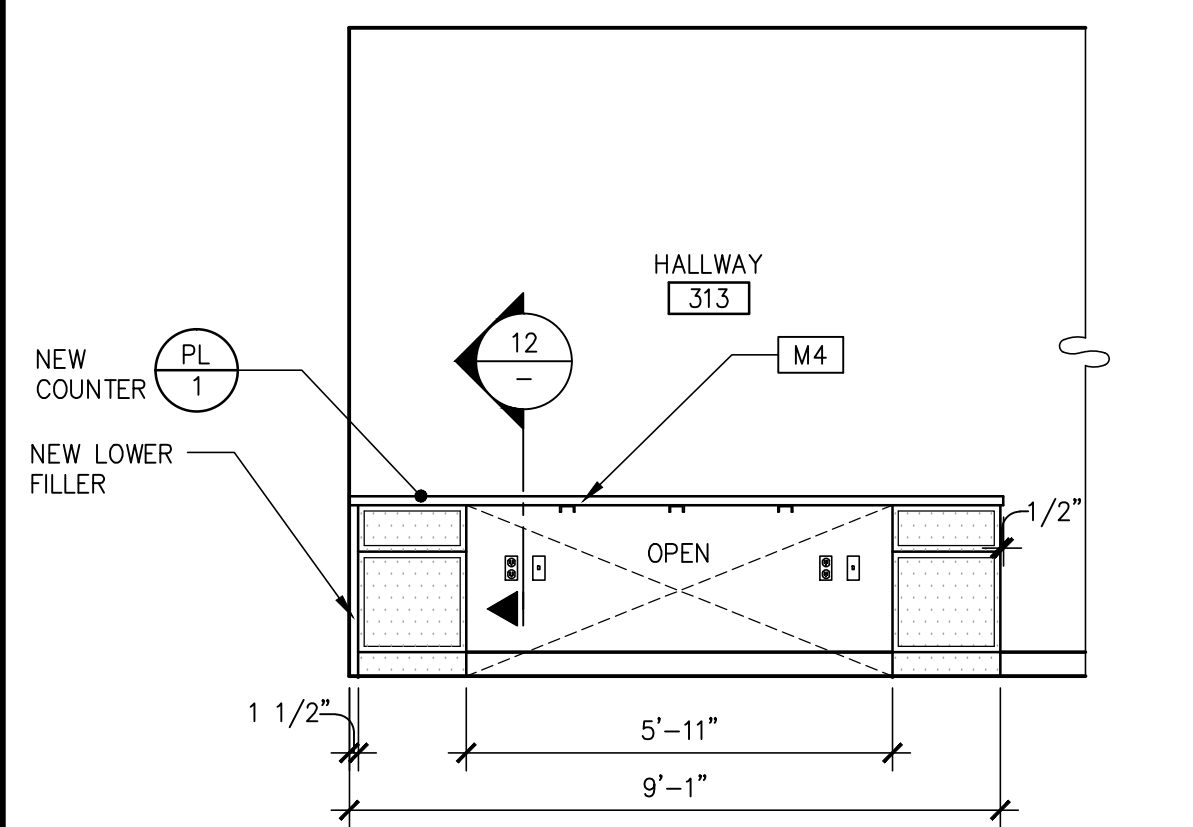
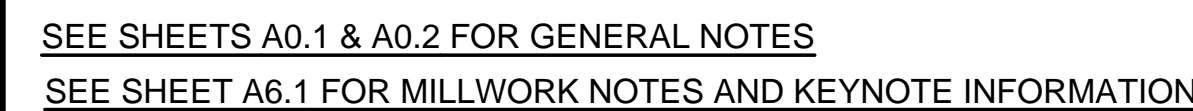
COUNTER DETAIL

SCALE: 1"=1'-0"

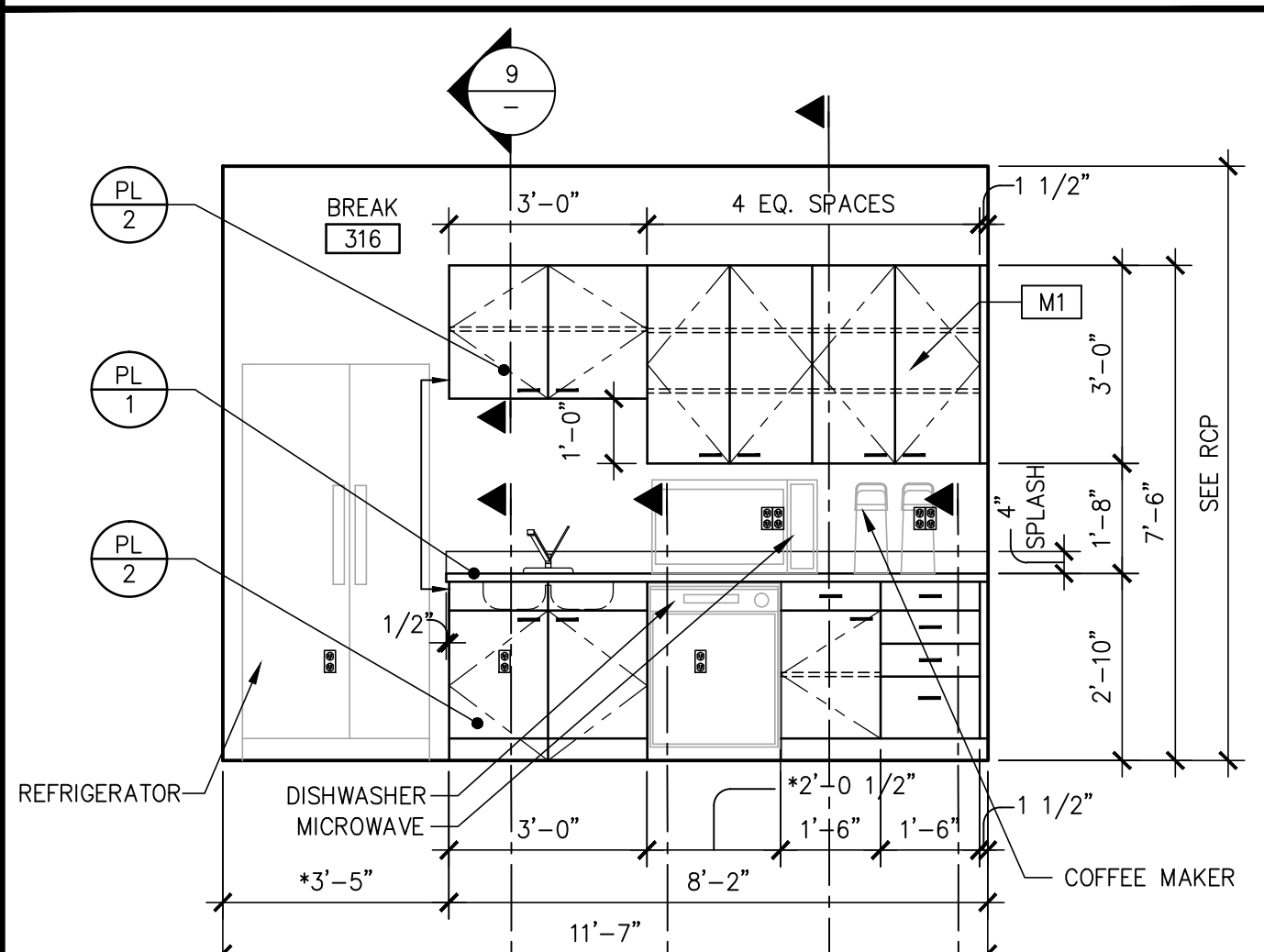
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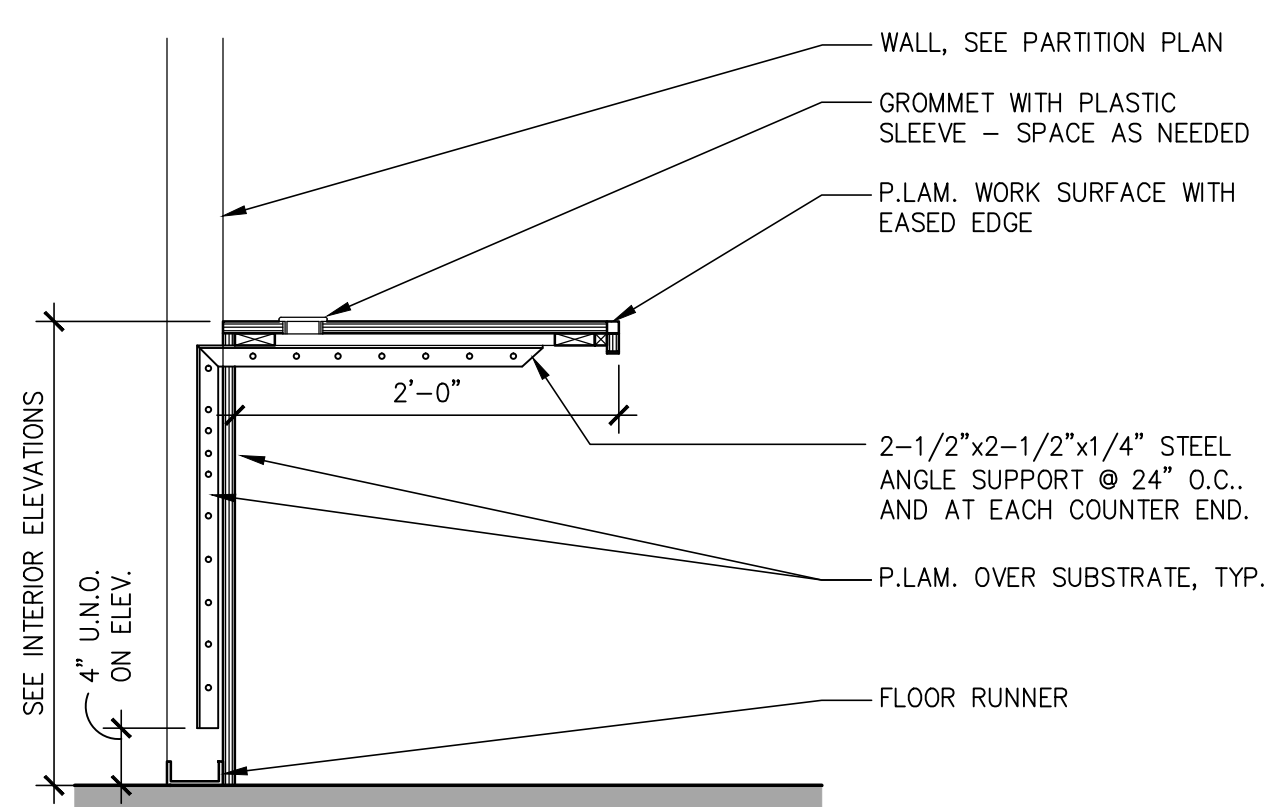
UPPER/LOWER CABINETS



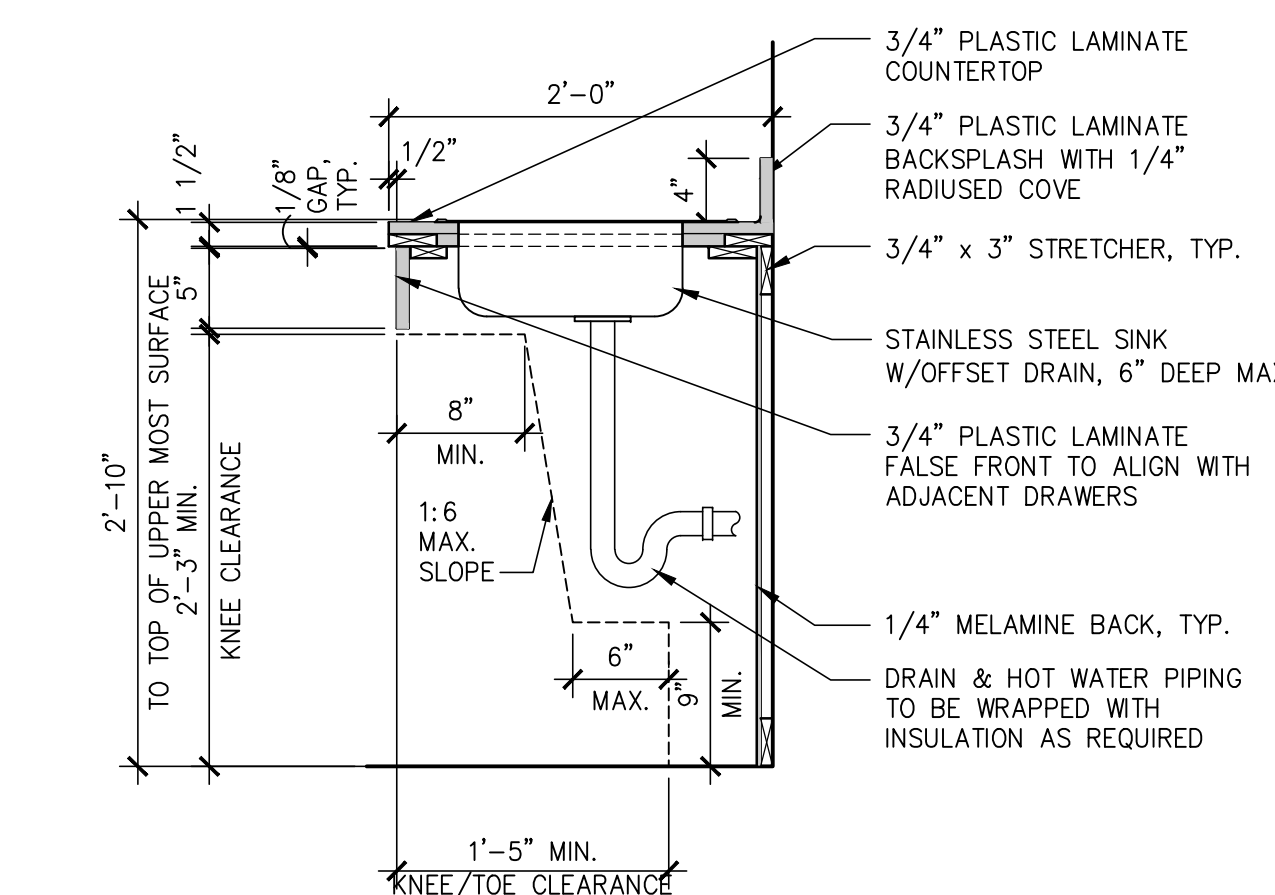
MILLWORK ELEVATION SCALE: $3/8"=1'-0"$ 1



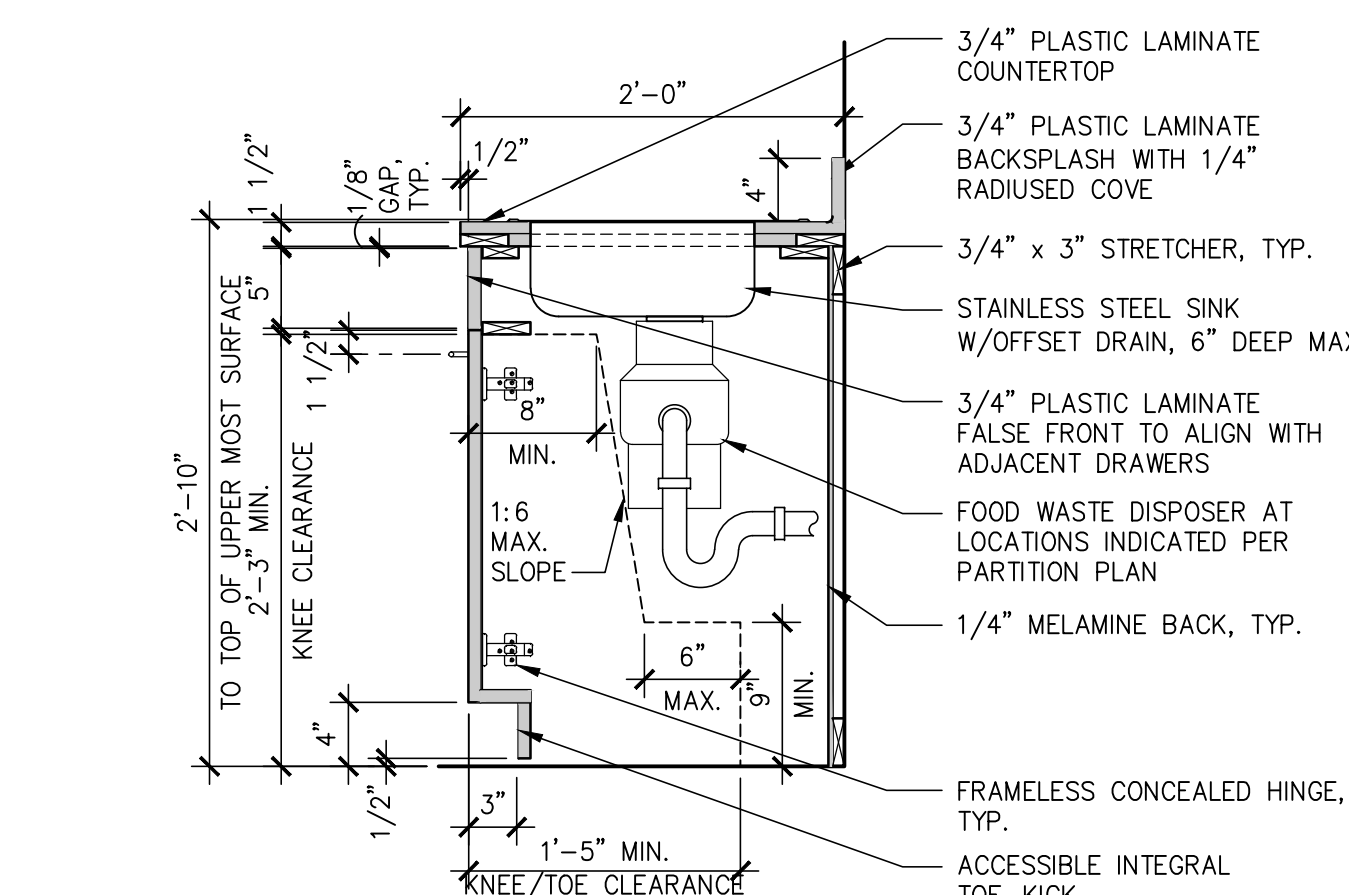
MILLWORK ELEVATION



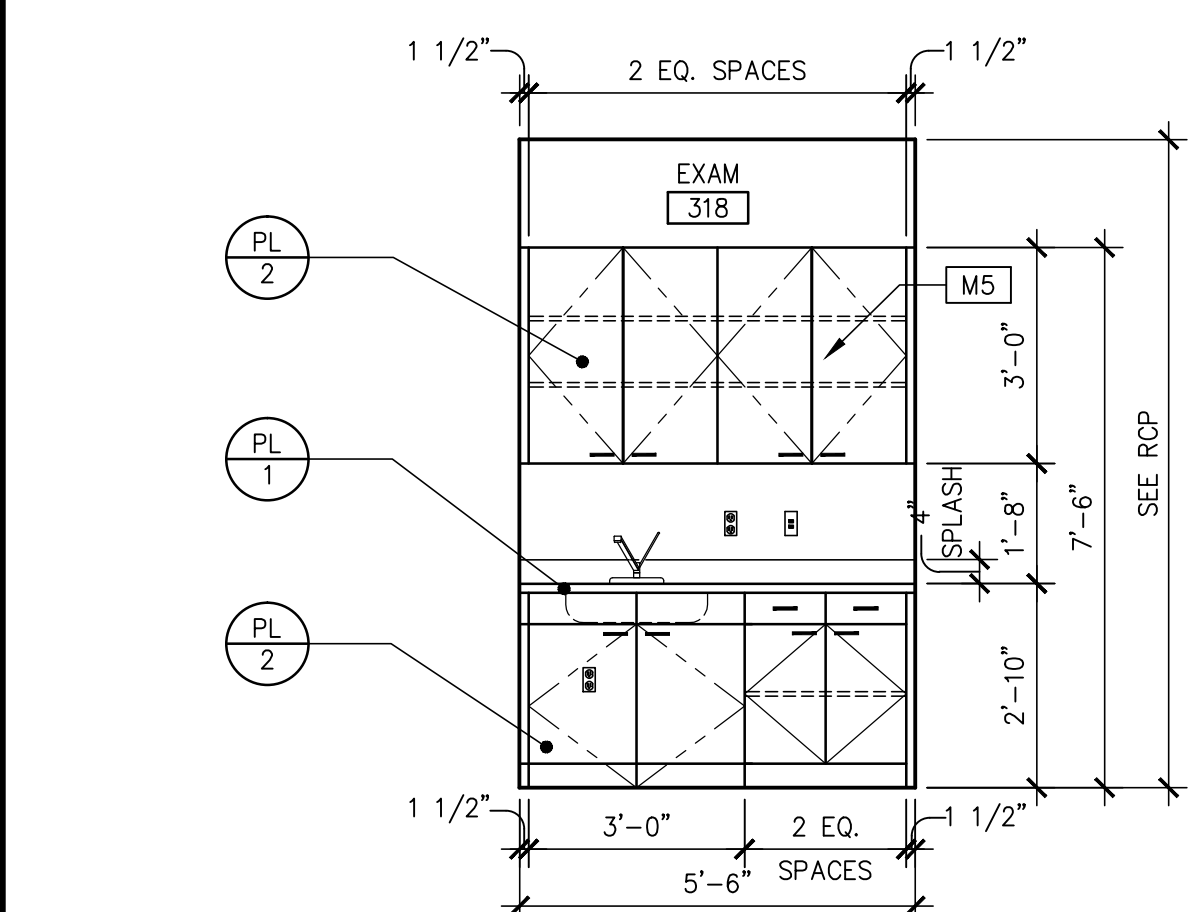
COUNTERTOP SUPPORT



LOWER CABINET AT SINK



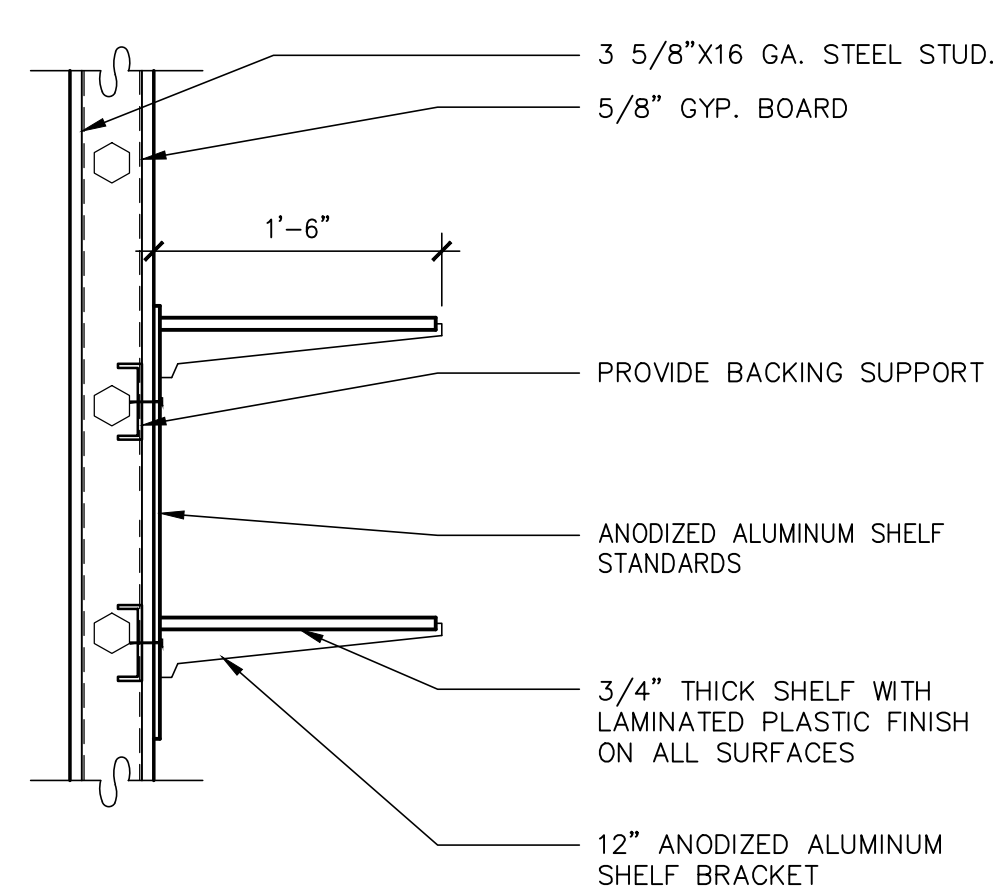
LOWER CABINET AT SINK



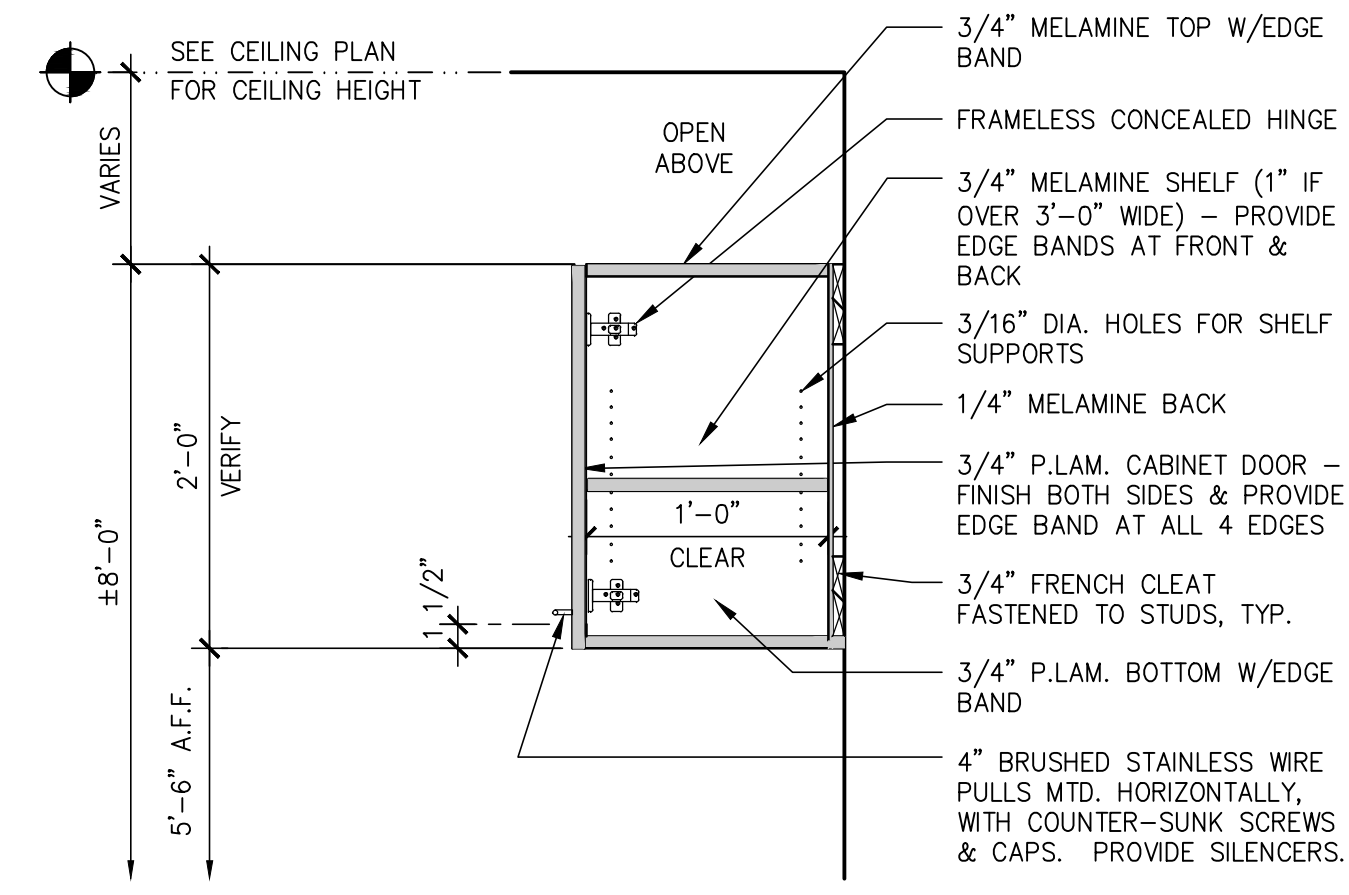
MILLWORK ELEVATION

SCALE: $3/8"=1'-0"$

3



ADJUSTABLE SHELVES

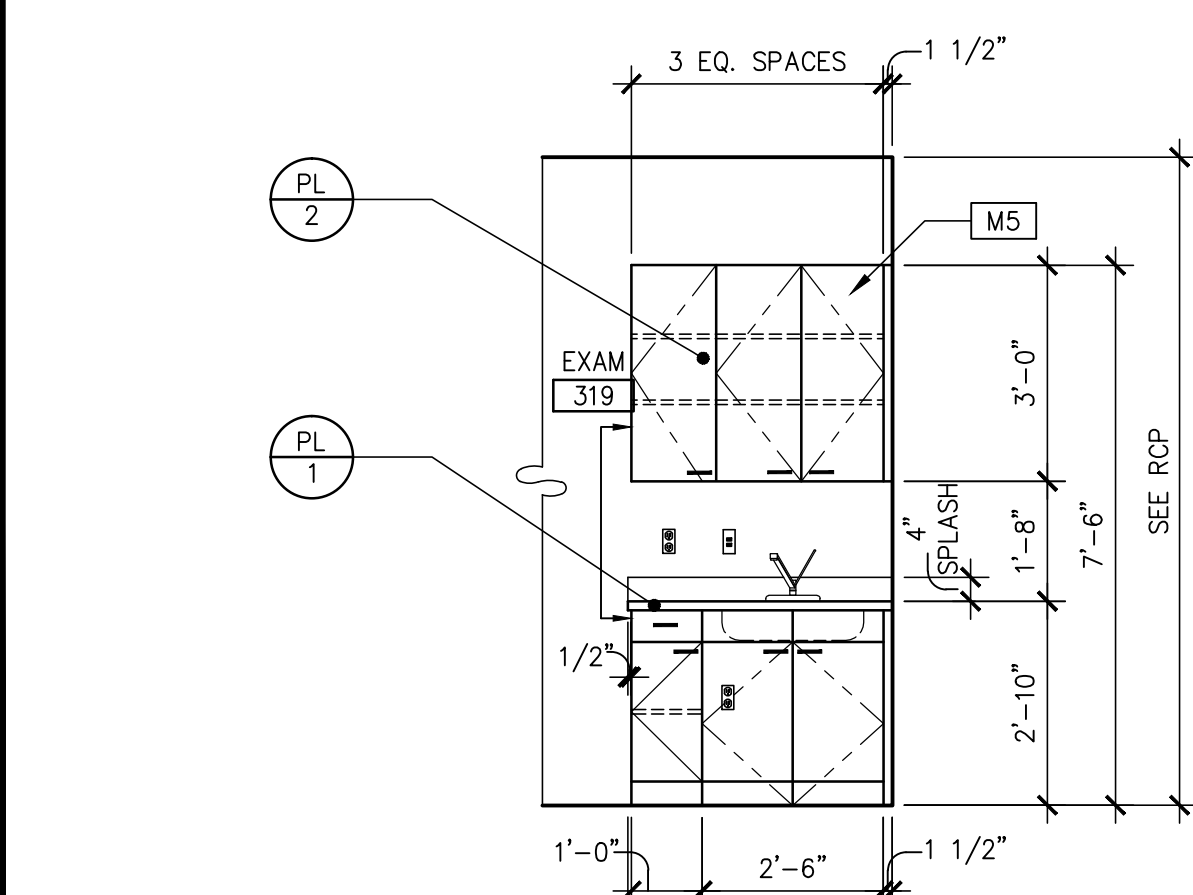


UPPER CABS

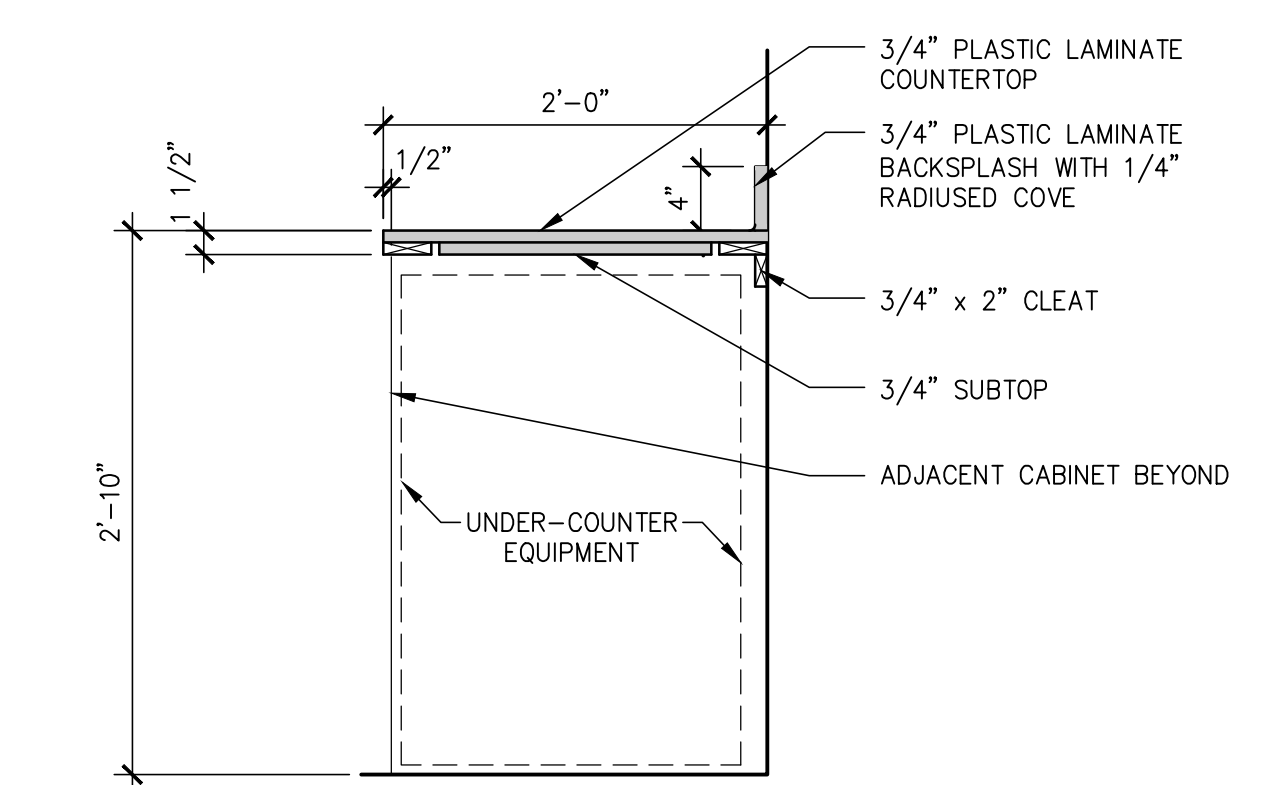
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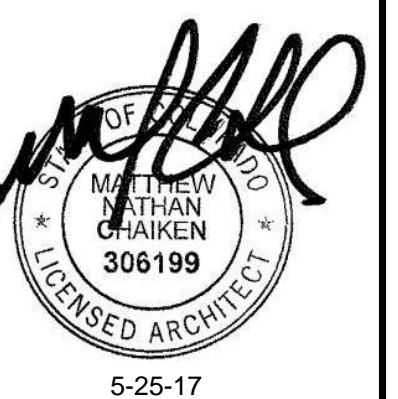
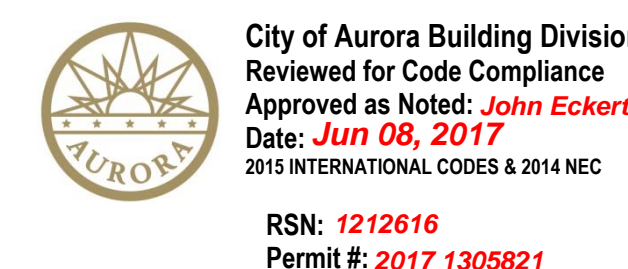
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MILLWORK ELEVATION



LOWER CAB. AT EQUIP. OPENING



CORNERSTONE FAMILY PRACTICE
1411 S. POTOMAC ST., SUITE 360
AURORA, COLORADO

[illegible]

PA / PM:	A. GONZALES
DRAWN BY:	C.A.T.
JOB NO.:	DEN16-6203-00

SHEET

A6.2

POWER AND LIGHTING PLAN			
DATE	REMARKS	DATE	REMARKS
05/23/17	ISSUED FOR PERMIT		

PA / PM:	D.KELLER
DRAWN BY:	D.KELLER
JOB NO.:	DEN16-6203-00 DK17.030

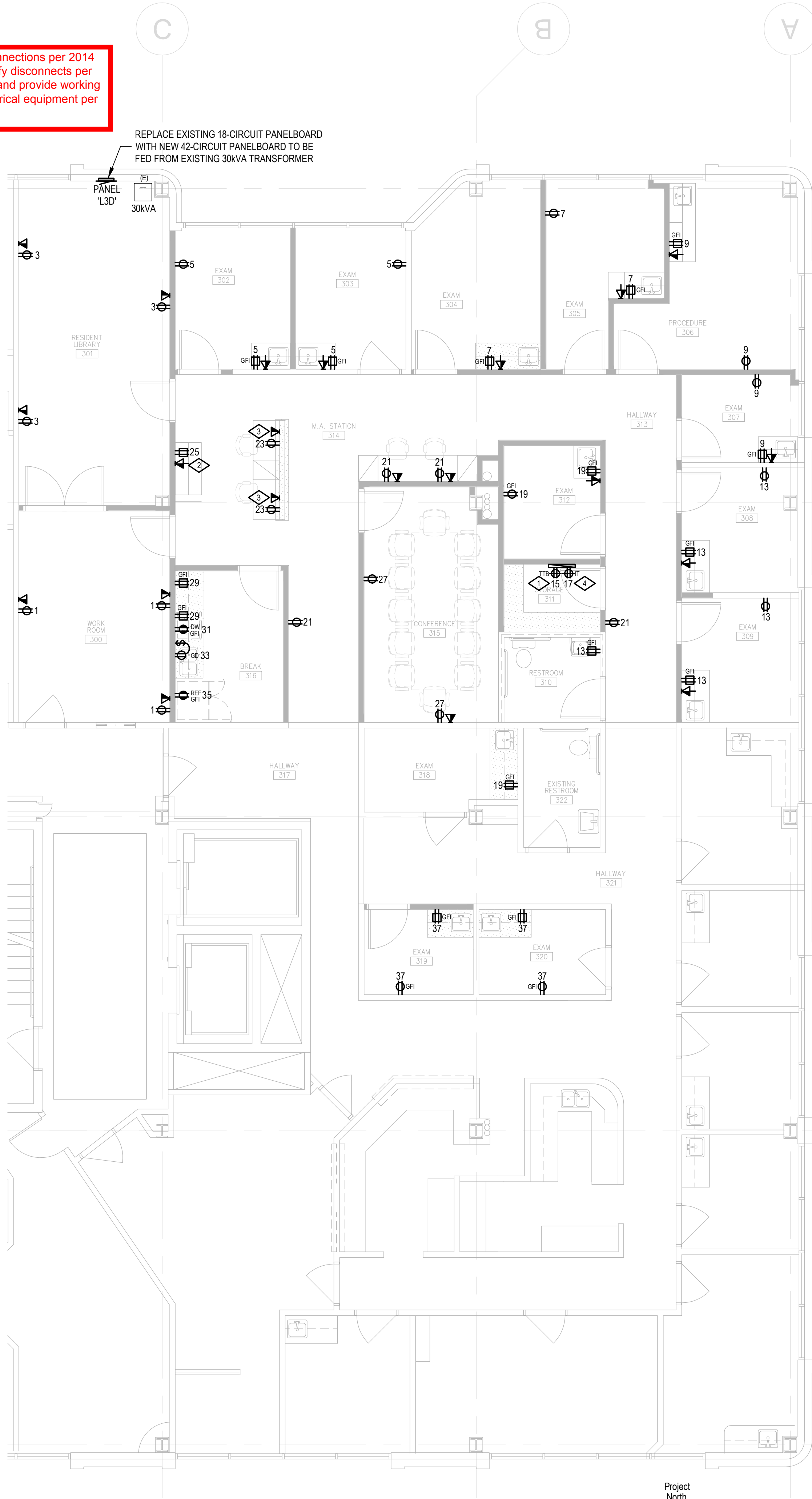
City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *John Eckert*
Date: *Jun 08, 2017*
2015 INTERNATIONAL CODES & 2014 NEC

RSN: 1212616
Permit #: 2017 1305821

SHEET

E1.0

Thu, 25 May 2017



1
E1.0
POWER PLAN
SCALE: 3/16" = 1'-0"

POWER PLAN GENERAL NOTES:

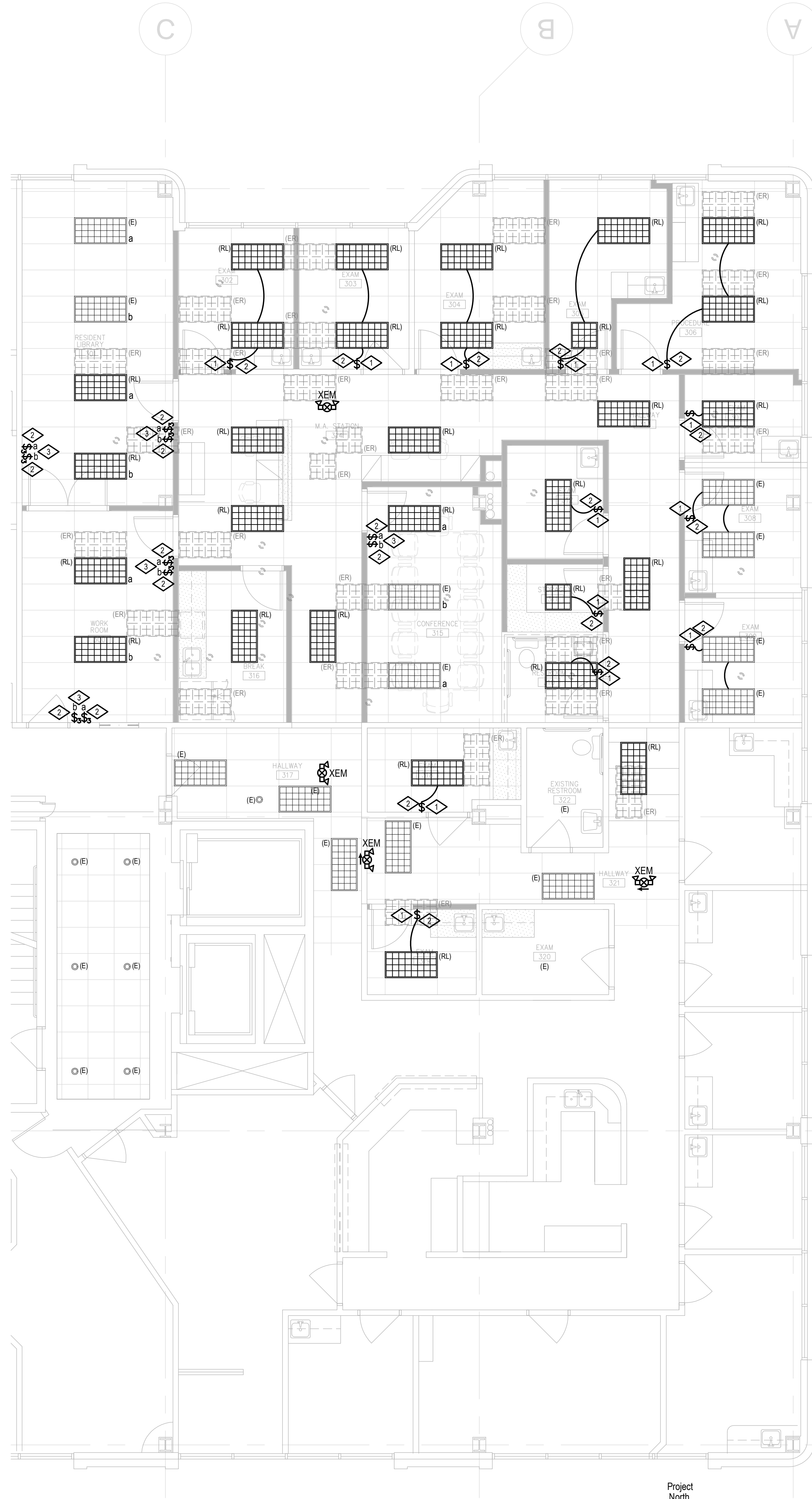
1. PROVIDE OUTLET WITHIN 25' OF EQUIPMENT IN ACCORDANCE WITH NEC 210.83. PROVIDE WEATHERPROOF GFI OUTLET ON ROOFTOPS WITHIN 25' OF ROOFTOP EQUIPMENT.
2. FIELD VERIFY FINAL LOCATION OF ALL EQUIPMENT WITH PROVIDER PRIOR TO ROUGH-IN.
3. ALL RECEPTACLES IN BATHROOMS, KITCHENS, ROOFTOPS, OUTDOORS, AND WITHIN 6FT. OF A SINK SHALL BE GFCI (OR SERVED BY A GFI CIRCUIT BREAKER) PER NEC 210.8(B). THE E.C. SHALL PROVIDE GFCI OUTLETS (OR CIRCUIT BREAKERS) IN ALL LOCATIONS REQUIRED BY THE NEC.
4. NUMBERS NEXT TO DEVICES REFER TO CIRCUIT DESIGNATION IN PANEL L307 UNLESS NOTED.
5. ALL TELE/DATA LOCATIONS SHALL INCLUDE 4" SQUARE J-BOX AND 3/4" CONDUIT TO CEILING SPACE. ALL TELEPHONE/DATA CABLE IS TO BE PLENUM RATED WIRE OR SHALL BE INSTALLED IN CONDUIT ABOVE CEILING OR IN WALLS.
6. PROVIDE ALL DEMOLITION WORK AS REQUIRED TO ACCOMMODATE THE NEW WORK AS INDICATED ON THE ELECTRICAL PLANS. FIELD VERIFY EXISTING CONDITIONS. PROVIDE ANY ADDITIONAL WORK NECESSARY AS REQUIRED TO PRESERVE EXISTING DEVICES AND BRANCH CIRCUIT COMPONENTS TO REMAIN. REFER TO THE ARCHITECTURAL PLANS FOR DEMOLITION SCOPE OF WORK AND VISIT THE SITE PRIOR TO BID TO DETERMINE THE ELECTRICAL SCOPE OF WORK REQUIRED.
7. FIRE ALARM DEVICES - PROVIDE NEW DEVICES WHERE REQUIRED AND PROVIDE ALL WORK REQUIRED TO RELOCATE EXISTING DEVICES TO BE RE-USED. COORDINATE REQUIREMENTS WITH BUILDING OWNER FOR ANY SYSTEM DISRUPTION, REMOVAL, SALVAGE AND RE-USE OF EXISTING DEVICES. WORK SHOWN IS FOR GENERAL INFORMATION ONLY - FIRE ALARM WORK SHALL BE DESIGN-BUILD - PROVIDE ALL WORK REQUIRED FOR A COMPLETE INSTALLATION.
8. HEALTHCARE CABLE - PROVIDE APPROVED HEALTHCARE FACILITY HCF CABLE OR EQUAL INSULATED GROUND AND METAL RACEWAY WIRING SYSTEM FOR ALL PATIENT CARE AREAS IN ACCORDANCE WITH NEC 517 AND BUILDING STANDARD WIRING REQUIREMENTS.
9. HOSPITAL GRADE RECEPTACLES - ALL OUTLETS SHALL BE HOSPITAL GRADE TO MATCH THE BUILDING STANDARDS UNLESS OTHERWISE ACCEPTED IN WRITING BY THE BUILDING OWNER AND TENANT.
10. BUILDING STANDARDS - PROVIDE ALL WORK IN ACCORDANCE WITH THE BUILDING STANDARDS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, EGRESS LIGHTING, EXIT SIGNS, FIRE ALARM DEVICES, SWITCHES, RECEPTACLES, HOSPITAL GRADE RECEPTACLES, COVERPLATES, RACEWAYS AND BRANCH CIRCUIT WIRING. FIELD VERIFY REQUIREMENTS WITH BUILDING OWNER.

Install electrical connections per 2014 NEC 110.14, identify disconnects per 2014 NEC 110.22 and provide working space around electrical equipment per 2014 NEC 110.26.

REPLACE EXISTING 18-CIRCUIT PANELBOARD WITH NEW 42-CIRCUIT PANELBOARD TO BE FED FROM EXISTING 30kVA TRANSFORMER

Wiring in air handling spaces must comply with 2014 NEC 300.22. Firestop penetrations per 2014 NEC 300.21. Secure and support equipment per 2014 NEC 300.11.

Provide emergency illumination equipment that complies with 2014 NEC 700.12 (F) or 2014 NEC 700.



2
E1.0
LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING PLAN GENERAL NOTES:

1. CONNECT EGRESS LIGHTING FIXTURES AND EXIT SIGNS TO AREA LIGHTING CIRCUIT AHEAD OF ANY SWITCH PER NEC 700-12(F) INCLUDING ANY NIGHT LIGHTS. FIXTURES SHOWN SHADED OR LABELED ARE EMERGENCY EGRESS (EM) WITH BATTERY PACK, NIGHT LIGHT (NL) OR BOTH (EM/NL).
2. NUMBERS NEXT TO DEVICES REFER TO CIRCUIT DESIGNATION IN PANEL L307 UNLESS NOTED.
3. 2x4 LIGHT FIXTURES ARE TYPE 'A' AND DOWNLIGHTS ARE TYPE 'D' UNLESS NOTED.
4. EXIT SIGNS TYPE 'X' AND/OR 'XEM' AND EGRESS LIGHTS TYPE 'EM' SHALL BE NEW WITH EMERGENCY BATTERY PACK. MATCH EXISTING BUILDING STANDARD FIXTURES.
5. CLEAN, RE-LAMP, REFURBISH AND REPAIR EXISTING LIGHT FIXTURES TO BE RE-USED AS REQUIRED FOR AN AS-NEW APPEARANCE AND PERFORMANCE.
6. HEALTHCARE CABLE - PROVIDE APPROVED HEALTHCARE FACILITY HCF CABLE OR EQUAL INSULATED GROUND AND METAL RACEWAY WIRING SYSTEM FOR ALL PATIENT CARE AREAS IN ACCORDANCE WITH NEC 517 AND BUILDING STANDARD WIRING REQUIREMENTS.
7. BUILDING STANDARDS - PROVIDE ALL WORK IN ACCORDANCE WITH THE BUILDING STANDARDS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, EGRESS LIGHTING, EXIT SIGNS, FIRE ALARM DEVICES, SWITCHES, RECEPTACLES, HOSPITAL GRADE RECEPTACLES, COVERPLATES, RACEWAYS AND BRANCH CIRCUIT WIRING. FIELD VERIFY REQUIREMENTS WITH BUILDING OWNER.
8. PROVIDE NEUTRAL AND GROUND CONDUCTORS THROUGHOUT ALL LIGHTING BRANCH CIRCUITS INCLUDING ALL SWITCH OR LIGHTING CONTROL DEVICE LOCATIONS IN ACCORDANCE WITH NEC.
9. FIELD VERIFY EXISTING EMERGENCY EGRESS LIGHTS AND EXIT SIGNS. PROVIDE NEW FIXTURE TYPES 'X', 'EM', AND/OR 'XEM' AS REQUIRED PER CODE.

LIGHTING PLAN KEYED NOTES:

1. WALLSWITCH OCCUPANCY SENSOR - PROVIDE DUAL TECHNOLOGY GREENGATE ONW-D-1001-MV-N-OR EQUAL.
2. PROVIDE NEW SWITCHING OF EXISTING, NEW, OR RELOCATED FIXTURES FOR CONTROL OF ROOM LIGHTING AS REQUIRED FOR NEW PARTITION LAYOUT. FIELD VERIFY EXISTING CONDITIONS. MAINTAIN EXISTING CIRCUIT CONNECTIONS IF POSSIBLE OR PROVIDE NEW AS REQUIRED.
3. DUAL LEVEL SWITCHING - PROVIDE IN ACCORDANCE WITH IECC REQUIREMENTS. PROVIDE ALL LIGHTING WITH DUAL BALLASTS FOR SEPARATE CONTROL OF INBOARD AND OUTBOARD LAMPS OR CONNECT ALTERNATE FIXTURES TO SEPARATE SWITCH AS INDICATED FOR LIGHT REDUCTION CONTROL BY AT LEAST 50% IN A REASONABLY UNIFORM ILLUMINATION PATTERN.

DIFFUSER & REGISTER SCHEDULE

SUPPLY AIR				RETURN/EXHAUST AIR			
ITEM	MODULE-NECK SIZE	CFM RANGE	TYPE	ITEM	MODULE-NECK SIZE	CFM RANGE	TYPE
				①	24/24 - 22/22	0 - 1,000	R1

DIFFUSER & REGISTER SPECIFICATIONS

RETURN/EXHAUST AIR













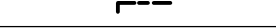

TYPE R2: KRUEGER MODEL 6790 STEEL PERFORATED FACE RETURN GRILLE FOR NON-DUCTED APPLICATIONS IN LAY-IN CEILINGS, WHITE FINISH. PROVIDE DUCT BOARD SOUND BOOT (HERCULES INDUSTRIES #SB OR EQUAL).

OUTSIDE AIR VENTILATION CALCULATIONS									
PROJECT: CORNERSTONE FAMILY PRACTICE	CODE: 2015 IMC				FPB-1				
ROOM	AREA (SQFT)	#/1000 SQFT	# PEOPLE	OSA PER (CFM)	AREA CFM/SQFT	E _z	TOTAL REQ OSA (CFM)	SUPPLY AIR (CFM)	% OSA
300 WORK	286	5	2	5.0	0.06	0.80	34	150	23%
312 EXAM	64	5	1	5.0	0.06	0.80	11	75	15%
313/314 MA STATION/HALLWAY	536	5	3	5.0	0.06	0.80	59	200	29%
315 CONFERENCE	180	50	9	5.0	0.06	0.80	70	250	28%
316 BREAK	96	5	1	5.0	0.06	0.80	13	150	9%
TOTALS	1,162		16				187	825	
SYSTEM CALCULATIONS									
SUPPLY AIR	825 CFM			VENTILATION SYSTEM EFFICIENCY					93%
TOTAL UNCORRECTED OSA REQ	187 CFM			SYSTEM OCCUPANT DIVERSITY					100%
AVERAGE OUTDOOR AIR %	23%			CORRECTED SYSTEM MIN OUTDOOR AIR					201 CFM
NOTES:									

OUTSIDE AIR VENTILATION CALCULATIONS										
PROJECT: CORNERSTONE FAMILY PRACTICE			CODE: 2015 IMC				FPB-2			
ROOM	AREA (SQFT)	#/1000 SQFT	OCCUPANCY	OCCUPANCY	AREA	E2	TOTAL REQD OSA (CFM)	SUPPLY AIR (CFM)	% OSA	
			# PEOPLE	OSA PER (CFM)	CFM/SQFT					
307 EXAM	163	1	1	5.0	0.06	0.80	18	325		
308 EXAM	60	5	1	5.0	0.06	0.80	11	175	6%	
308 EXAM	85	5	1	5.0	0.06	0.80	13	110	11%	
309 EXAM	100	5	1	5.0	0.06	0.80	14	425	3%	
TOTALS	408		4				56	1,035		
SYSTEM CALCULATIONS										
1,035 CFM				VENTILATION SYSTEM EFFICIENCY				94%		
56 CFM				SYSTEM OCCUPANT DIVERSITY				100%		
AVERAGE OUTDOOR AIR %				CORRECTED SYSTEM MIN OUTDOOR AIR				59 CFM		
NOTES:										

OUTSIDE AIR VENTILATION CALCULATIONS									
PROJECT: CORNERSTONE FAMILY PRACTICE		CODE: 2015 IMC				FPB-3			
ROOM	AREA (SQFT)	OCCUPANCY #/1000 SQFT	OCCUPANCY # PEOPLE	OSA PER (CFM)	AREA CFM/SQFT	E _z	TOTAL REQ OSA (CFM)	SUPPLY AIR (CFM)	% OSA
301 RESIDENCE / LIBRARY	286	5	2	5.0	0.06	0.80	34	185	18%
302 EXAM	95	5	1	5.0	0.06	0.80	13	265	5%
303 EXAM	91	5	1	5.0	0.06	0.80	13	265	5%
304 EXAM	133	5	1	5.0	0.06	0.80	16	165	10%
305 EXAM	107	5	1	5.0	0.06	0.80	14	265	5%
TOTALS	712		6				91	1,145	
SYSTEM CALCULATIONS									
SUPPLY AIR	1,145	CFM	VENTILATION SYSTEM EFFICIENCY				90%		
TOTAL UNCORRECTED OSA REQD	91	CFM	SYSTEM OCCUPANT DIVERSITY				100%		
AVERAGE OUTDOOR AIR %	8%		CORRECTED SYSTEM MIN OUTDOOR AIR				101		
NOTES:									

MECHANICAL LEGEND

ABBR	SYMBOL	DESCRIPTION
SA		EXISTING SUPPLY AIR
RA		EXISTING RETURN AIR
EA		EXISTING EXHAUST AIR
OA		EXISTING OUTSIDE AIR
SA		SUPPLY AIR
RA		RETURN AIR
EA		EXHAUST AIR
OA		OUTSIDE AIR
S		SPACE TEMP SENSOR W/ OVERIDE & LOD SETPOINT ADJUSTMENT
T-STAT		THERMOSTAT
MVD		MANUAL VOLUME DAMPER
UNO		UNLESS NOTED OTHERWISE
AFF		ABOVE FINISHED FLOOR
E		EXISTING
D		DEMO
R		RELOCATED
		POINT OF CONNECTION NEW TO EXISTING
		ITEMS TO BE DEMOLISHED
FD		FIRE DAMPER

MECHANICAL SPECIFICATIONS

SUPPLY AND RETURN AIR DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED STEEL PER SMAGNA DUCT CONSTRUCTION STANDARDS. RETURN AIR DUCTWORK AND SUPPLY AIR DUCTWORK SHALL BE CONSTRUCTED FOR 1" W.C. STATIC PRESSURE DOWNSTREAM OF VAV BOXES AND 3" W.C. UPSTREAM OF VAV BOXES. SPIRAL LOCK-FORMED ROUND DUCT MAY BE UTILIZED WHERE SPACE ALLOWS. TRANSVERSE JOINTS AND LONGITUDINAL SEAMS SHALL BE SEALED AIR-TIGHT WITH MASTIC. RADIUSED ELBOWS (R/D=1:1) OR MITERED ELBOWS WITH SINGLE THICKNESS TURNING VANES SHALL BE UTILIZED. TURNING VANES SHALL BE SPACED AT INTERVALS OF 36" MAXIMUM. TURNING VANE RUNNERS SHALL HAVE A VANE IN EVERY SLOT AND SHALL CONFORM TO SMAGNA DUCT CONSTRUCTION STANDARDS FOR STANDARD SPACING.

INSULATED, FACTORY FABRICATED, FLEXIBLE DUCTWORK MAY BE UTILIZED AT RUNOUTS TO AIR DIFFUSERS, FLEXIBLE DUCTWORK SHALL CONSIST OF AN EXTERIOR REINFORCED LAMINATED VAPOR BARRIER, 1.5" FIBERGLASS INSULATION AND INTERIOR VINYL LINER WITH SPRING STEEL WIRE HELIX. FIBERGLASS INSULATION SHALL HAVE A MAXIMUM CONDUCTIVITY, K-VALUE, OF 0.25 AT 75° VINYL LINER SHALL NOT BE PERFORATED. FLEXIBLE DUCT ASSEMBLY SHALL HAVE A FLAME SPREAD/SMOKE DEVELOPED RATING OF 25/50 OR LESS. FLEXIBLE DUCT TO FLEXIBLE DUCT CONNECTIONS SHALL BE MADE WITH FACTORY FABRICATED STEEL COLLARS. FLEXIBLE DUCT SHALL BE SECURED TO RIGID SURFACES WITH SCREWS AND ANCHORAGE LENGTH SHALL BE 12". FLEXIBLE DUCTWORK SHALL BE LIMITED TO 5' AND SHALL NOT BE COMPRESSED. FLEXIBLE DUCTWORK SHALL NOT BE USED FOR ELBOWS. FLEXIBLE DUCT SHALL NOT BE USED ABOVE UNACCESSIBLE CEILINGS. FLEXIBLE DUCT SHALL NOT PASS THROUGH WALLS.

DUCT HANGERS SHALL BE CONSTRUCTED OF GALVANIZED STEEL. DUCTS SHALL BE SUPPORTED AND CONNECTED TO THE STRUCTURE PER SMACNA DUCT CONSTRUCTION STANDARDS. HANGERS AND SUPPORTS FOR GREASE DUCT SHALL BE OF NONCOMBUSTIBLE MATERIALS. FLEXIBLE DUCTS SHALL BE SUPPORTED WITH GALVANIZED STRAPS.

MANUAL VOLUME DAMPERS SHALL BE FURNISHED AND INSTALLED WHERE INDICATED AT SUPPLY AIR DUCT RUNOUTS TO AIR DIFFUSERS AND GRILLES AS NEAR AS POSSIBLE TO THE TRUNK DUCT. MANUAL VOLUME DAMPERS FOR RECTANGULAR DUCT SHALL BE CONSTRUCTED OF 16 GAUGE GALVANIZED STEEL AND BE THE OPPOSED BLADE TYPE. MANUAL VOLUME DAMPERS FOR ROUND DUCT SHALL BE CONSTRUCTED OF 16 GAUGE GALVANIZED STEEL AND BE THE SINGLE BLADE TYPE. DAMPER BEARINGS SHALL BE NYLON. STAND-OFFS TO OUTSIDE OF INSULATION SHALL BE PROVIDED FOR MANUAL VOLUME DAMPERS IN INSULATED DUCT. LOCKING AND INDICATING QUADRANTS SHALL BE PROVIDED WHERE DAMPER IS ACCESSIBLE.

AIR DEVICES SHALL BE AS SCHEDULED. EXPOSED SCREWS SHALL BE THE FINISHING TYPE AND PAINTED TO MATCH THE AIR DEVICE. SQUARE TO ROUND ADAPTORS SHALL BE PROVIDED WHERE REQUIRED FOR AIR DEVICES IN CEILINGS. AIR DEVICES SHALL BE FINISHED WITH WHITE BAKED ENAMEL UNLESS NOTED OTHERWISE. AIR DEVICES SHALL BE SECURED TO T-BAR CEILINGS WHERE APPLICABLE.

DAMPERS SHALL BE PROVIDED WITH AN APPROVED MEANS OF ACCESS, LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. THE ACCESS SHALL NOT AFFECT THE INTEGRITY OF FIRE-RESISTANCE-RATED ASSEMBLIES. THE ACCESS OPENINGS SHALL NOT REDUCE THE FIRE-RESISTANCE RATING OF THE ASSEMBLY. ACCESS POINTS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR BY A LABEL HAVING LETTERS NOT LESS THAN 0.5 INCH IN HEIGHT READING: FIRE/SMOKE DAMPER, SMOKE DAMPER OR FIRE DAMPER. ACCESS DOORS IN DUCTS SHALL BE TIGHT FITTING AND SUITABLE FOR THE REQUIRED DUCT CONSTRUCTION.

AUTOMATIC TEMPERATURE CONTROLS SHALL MATCH EXISTING BUILDING STANDARDS AND SHALL BE DESIGNED, FURNISHED AND INSTALLED BY A QUALIFIED TEMPERATURE CONTROL FIRM. NEW CONTROLLERS SHALL BE FULLY COMPATIBLE WITH EXISTING BUILDING CONTROL SYSTEM. EXISTING BUILDING SYSTEM IS DISTECH CONTROLS, VERIFY WITH BUILDING MANAGEMENT PRIOR TO CONSTRUCTION.

AN INDEPENDENT TEST AND BALANCE FIRM WHICH IS AABC OR NEBB CERTIFIED SHALL BE RETAINED FOR CHECK/TEST-START-UP AND TESTING AND BALANCING OF AIR AND WATER SYSTEMS. THE TEST REPORT SHALL BE IN A FORMAT APPROVED BY AABC FOR SYSTEMS OF THIS TYPE AND COMPLEXITY. QUALIFICATIONS OF INDEPENDENT TEST AND BALANCE FIRM SHALL BE SUBMITTED FOR REVIEW.

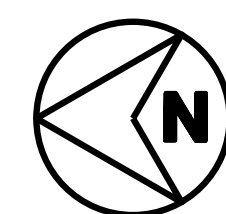
MECHANICAL SHEET INDEX

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GENERAL NOTES

1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE CODES, LOCAL CODES, AND OWNER'S STANDARDS INDICATED BY THE CONSTRUCTION DOCUMENTS.
2. MECHANICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK, VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.
3. CONTRACTOR SHALL COORDINATE WORK INDICATED WITH PLUMBING, ELECTRICAL, STRUCTURAL, AND ARCHITECTURAL DIVISIONS. VERIFY FIT OF MECHANICAL SYSTEMS PRIOR TO FABRICATION. COORDINATE ALL CHASE, SLEEVE, AND SLAB SAWCUT/COREDRIILL REQUIREMENTS BEFORE CONSTRUCTION.
4. PROVIDE ALL EQUIPMENT SCHEDULED OR INDICATED ON THE DRAWINGS BUT NOT INCLUDED WITHIN THE SPECIFICATIONS INCLUDING ANY REQUIRED BUT NOT LISTED MISC ITEMS NEEDED TO PROVIDE COMPLETELY OPERATIONAL SYSTEMS AS INDICATED WHETHER SPECIFICALLY CALLED FOR OR NOT. INSTALLATION SHALL CONFORM TO MANUFACTURERS RECOMMENDATIONS AND APPLICABLE CODES. PROVIDE SUBMITTALS FOR ALL PROPOSED EQUIPMENT AND MATERIALS TO BE UTILIZED. PROVIDE OPERATION AND MAINTENANCE MANUAL FOR ALL SYSTEMS AND EQUIPMENT AT END OF PROJECT.
5. ELECTRICAL CHARACTERISTICS OF MECHANICAL EQUIPMENT SHALL BE VERIFIED WITH ELECTRICAL DRAWINGS AND ELECTRICAL CONTRACTOR PRIOR TO EQUIPMENT ORDER RELEASE. ADDITIONAL ELECTRICAL WORK RESULTING FROM EQUIPMENT SUBSTITUTION IS THE RESPONSIBILITY OF THIS CONTRACTOR.
6. ITEM DESIGNATIONS INDICATED HEREON ARE FOR PURPOSES OF THESE DOCUMENTS ONLY. CONTRACTOR SHALL VERIFY WITH OWNERS REPRESENTATIVE ACTUAL "TAGGING" INFORMATION TO BE PROVIDED FOR EACH ITEM OF MECHANICAL EQUIPMENT PRIOR TO NAMEPLATE ORDER RELEASE.
7. PROVIDE 18" X 18" MINIMUM ACCESS DOOR IN INACCESSIBLE CEILINGS AND WALLS FOR EQUIPMENT AND VALVES REQUIRING ACCESS OR ADJUSTMENT. COORDINATE LOCATIONS AND SUBMIT TO ARCHITECT FOR APPROVAL PRIOR TO BEGINNING WORK.
7. DUCT SIZES INDICATED ARE OUTSIDE DIMENSIONS, BRANCH RUN-OUT DUCTS TO DIFFUSERS AND GRILLES TO BE SAME SIZE AS DIFFUSER OR GRILLE CONNECTION SIZE UNLESS OTHERWISE NOTED.
8. LENGTH OF FLEXIBLE DUCTWORK SHALL BE LIMITED TO 5'-0" MAX. HORIZONTAL RUN WITH ONLY ONE 90° ELBOW PERMITTED. SECURE FLEXIBLE DUCTWORK WITH SCREWS & DRAWBANDS PER SMACNA STANDARDS.
9. DUCT MOUNTED SMOKE DETECTORS SHALL BE ZERO VELOCITY TYPE WHERE INDICATED ON DRAWINGS.
10. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ACTUAL LOCATION OF GRILLES, DIFFUSERS, AND ACCESS DOORS IN CEILING. SECURE DIFFUSERS & GRILLES TO T-BAR CEILINGS WHERE APPLICABLE. SUBMIT SHOP DWG. FOR APPROVAL PRIOR TO BEGINNING WORK.
11. AT THE COMPLETION OF WORK, PROVIDE TESTING AND BALANCING SERVICES FOR MECHANICAL SYSTEM. SUBMIT WRITTEN REPORT TO ARCHITECT LISTING SYSTEM AIRFLOWS, ELECTRIC DATA, TEMPERATURES, AND PRESSURE DROPS.
12. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL ACCEPTANCE, ALL PARTS OF THE WORK INSTALLED UNDER THIS SPECIFICATION SHALL BE THOROUGHLY CLEANED.
13. ALL EQUIPMENT, MATERIALS, AND INSTALLATION IS TO BE WARRANTED FOR ONE YEAR TO BE FREE FROM DEFECT. PROVIDE WRITTEN WARRANTY TO OWNER.
14. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, CONSTRUCTION SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM HIS WORK.
15. THIS CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING EQUIPMENT, DUCTWORK, PIPING, ELECTRICAL CONDUIT, STRUCTURAL MEMBERS, ETC. PRIOR TO STARTING OF CONSTRUCTION. COORDINATE CONFLICTS WITH THE GENERAL CONTRACTOR.
16. THIS CONTRACTOR SHALL COORDINATE ALL REQUIRED EXISTING BUILDING SERVICE SYSTEM OUTAGES WITH BUILDING MANAGEMENT.
17. ALL MECHANICAL SYSTEMS ARE REQUIRED TO BE INSTALLED PER BASE BUILDING REQUIREMENTS, LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
18. PATCH AND REPAIR TO MATCH EXISTING, ANY WALL/CEILINGS TO BE ACCESSED TO ROUTE PIPING AND DUCTWORK.
19. EXISTING DUCTWORK, PIPING, AND EQUIPMENT TO REMAIN IS SHOWN LIGHT. NEW DUCTWORK, PIPING, AND EQUIPMENT IS SHOWN HEAVY. EXISTING DUCTWORK, PIPING, AND EQUIPMENT TO BE REMOVED IS SHOWN WITH X OVER IT.
23. PROVIDE ADD ALTERNATE PRICE TO RECYCLE ALL CONSTRUCTION WASTE.

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M1.0

- ## NOTES



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: **John Eckert**
Date: **Jun 08, 2017**
2015 INTERNATIONAL CODES & 2014 NEC

RSN: **1212616**
Permit #: **2017 1305821**

RSN: 1212616
Permit #: 2017 1305821



MAY 25, 2017

[illegible]

PA / PM:	CNB
DRAWN BY:	CNB
JOB NO.:	DEN16-6203-0

SHEET

M1.0

2007-08-07

CORNERSTONE FAMILY PRACTICE
1411 S. POTOMAC ST., SUITE 360
AURORA, COLORADO



MOEN ENGINEERING CONSULTANTS INC
4640 PECOS ST., UNIT F
DENVER, CO. 80211
P. (303) 907-4285

architecture
planning
interiors
graphics
civil engineering
1600 champa st.
suite 350
denver, colorado 80202
p 720.488.2626

WARE MALCOMB
Leading Design for Commercial Real Estate

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DATE	REMARKS	DATE	REMARKS
05/22/2017	ISSUE FOR REVIEW		
05/23/2017	ISSUE FOR PERMIT		

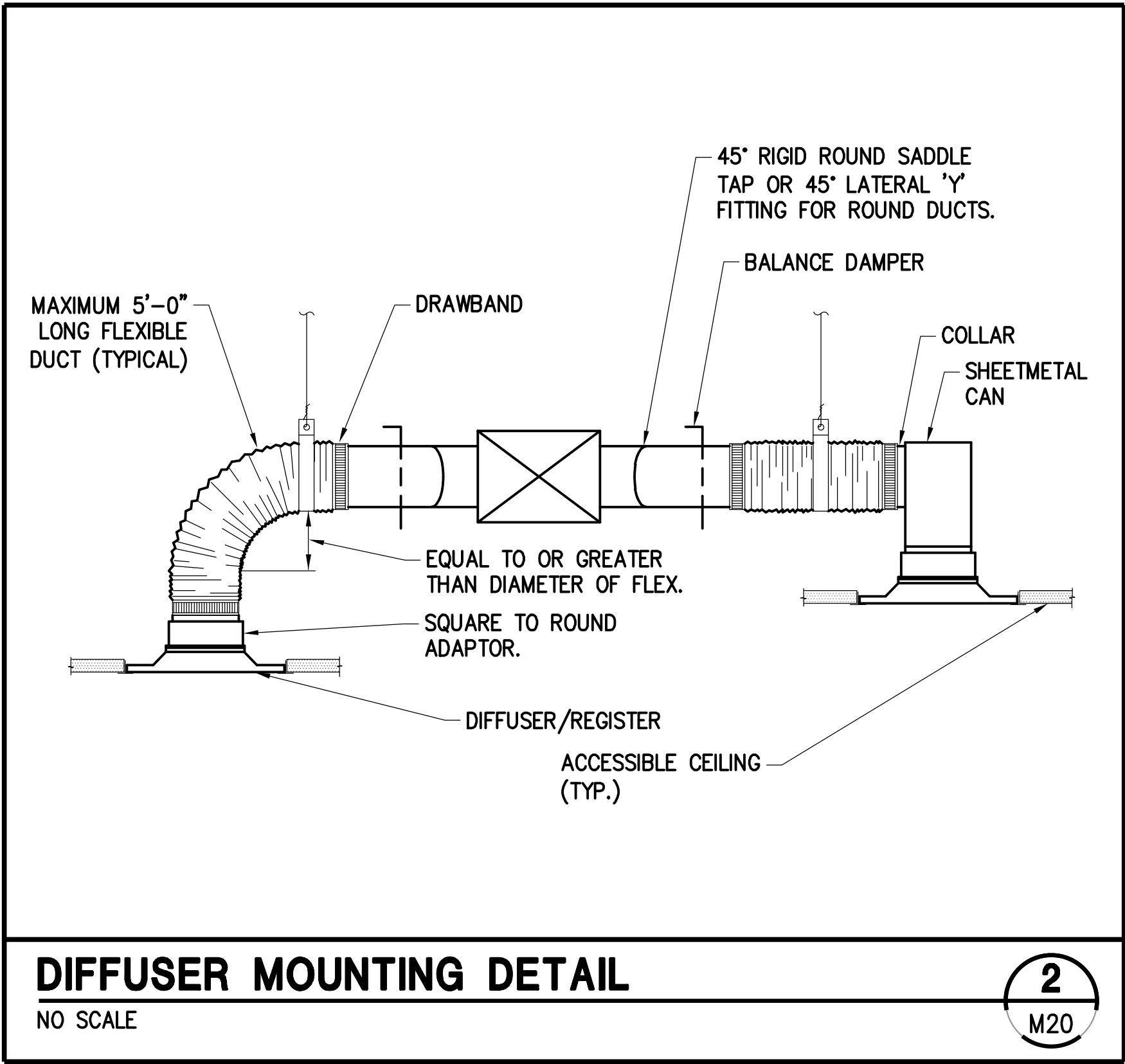
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JOB NO.:	DEN16-6203-00

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NOTES

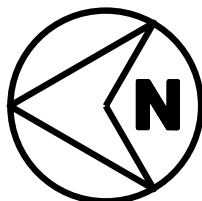
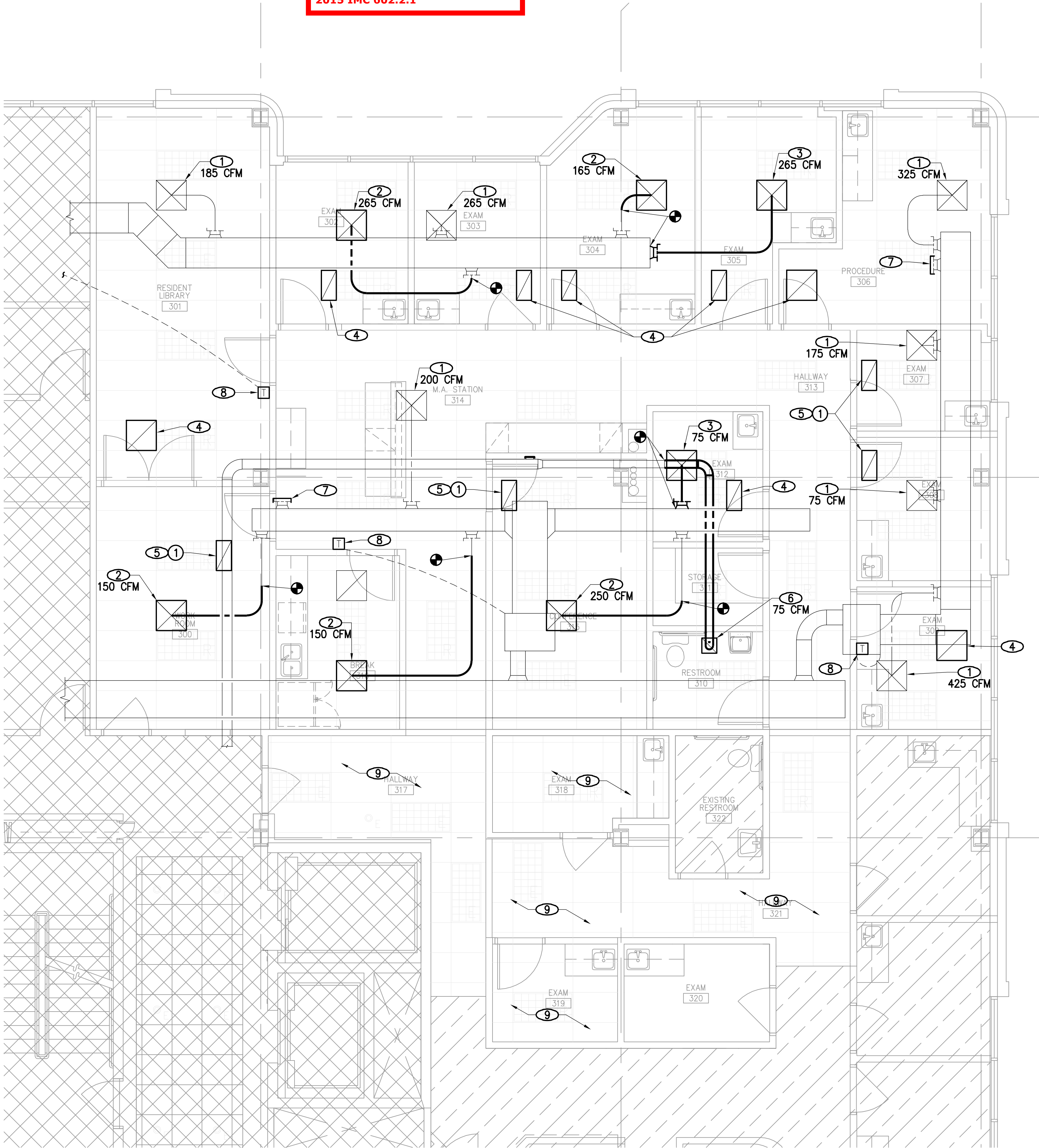
- EXISTING SA DIFFUSER TO REMAIN. BALANCE TO CFM INDICATED.
- NEW LOCATION FOR PREVIOUSLY REMOVED SA DIFFUSER. MODIFY RUNOUT DUCT AS REQUIRED TO MAKE CONNECTION TO DIFFUSER IN NEW LOCATION. BALANCE TO CFM INDICATED.
- NEW LOCATION FOR PREVIOUSLY REMOVED SA DIFFUSER. ROUTE RUNOUT DUCT SIZED TO MATCH DIFFUSER NECK BACK TO SA MAIN AND CONNECT WITH NEW TAP WITH MVD. BALANCE TO CFM INDICATED.
- NEW LOCATION FOR PREVIOUSLY REMOVED RA GRILLE. PROVIDE AND INSTALL NEW RA GRILLE.
- NEW LOCATION FOR PREVIOUSLY REMOVED EA GRILLE. EXTEND 6"Ø DUCT BACK TO EXISTING AND CONNECT. BALANCE TO CFM INDICATED.
- CAP TAP AND SEAL AIRTIGHT.
- NEW LOCATION FOR PREVIOUSLY REMOVED TEMPERATURE SENSOR. MOUNT ON WALL AT 60" AFF.
- EXISTING WORK IN THIS AREA TO REMAIN. IF NEW LIGHT LOCATED ON DIFFUSER, RELOCATE DIFFUSER TO NEAREST OPEN CEILING GRID.

NOTE: ON ALL NEW, EXISTING AND RELOCATED RA GRILLES, PROVIDE DUCT BOARD SOUND BOOT (HERCULES INDUSTRIES #SB OR EQUAL).



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

Provide proof of a flame spread less than 26 and a smoke development less than 50 for any material used in a plenum.
2015 IMC 602.2.1



MECHANICAL FLOORPLAN

1/4"=1'-0"

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M2.0



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MAY 25, 2017

ALL WETTED PARTS USED TO CONVEY WATER ANTICIPATED FOR HUMAN CONSUMPTION SHALL BE CERTIFIED LEAD-FREE IN COMPLIANCE WITH NSF/ANSI-372 OR NSF/ANSI 61G.

WATER PIPING SHALL BE TESTED WITH WATER AT 125 PSIG. TEST PRESSURE SHALL BE MAINTAINED FOR A MINIMUM OF 30 MINUTES WITH NO LOSS. DOMESTIC WATER PIPING SHALL BE DISINFECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTIONAL HEALTH AND PLUMBING CODES.

ABOVE GRADE SOIL, WASTE, VENT AND STORM DRAIN PIPING SHALL BE NO-HUB, CAST IRON. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SOIL AND WASTE PIPING 2-1/2" AND SMALLER SHALL BE SLOPED 1/4" PER FOOT AND PIPING 3" AND LARGER SHALL BE SLOPED 1/8" PER FOOT UNLESS NOTED OTHERWISE ON DRAWINGS. STORM DRAIN PIPING SHALL BE SLOPED 1/8" PER FOOT UNLESS NOTED OTHERWISE ON DRAWINGS. SLOPE ALL VACUUM PIPING 1/4" PER FOOT TOWARDS VACUUM PUMP SYSTEM.

WALL CLEANOUTS FOR WASTE PIPING SHALL BE FURNISHED AND INSTALLED BELOW SINKS, LAVATORIES AND URINALS IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE JURISDICTIONAL PLUMBING CODE. FLOOR/GRADE CLEANOUTS FOR WASTE PIPING SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE JURISDICTIONAL PLUMBING CODE.

SOIL, WASTE, VENT AND STORM DRAIN PIPING SHALL BE TESTED WITH WATER UNDER PRESSURE EQUIVALENT TO THE HIGHEST POINT AND 10' MINIMUM. THE SYSTEM OR PORTION THEREOF SHALL BE UNDER PRESSURE FOR A MINIMUM OF 15 MINUTES BEFORE INSPECTION.

EQUIPMENT AND CONDENSATE DRAINS SHALL BE TYPE M HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS. COPPER TUBING SHALL BE SOLDERED WITH 95-5 TIN-ANTIMONY SOLDER OR BRAZED WITH SILVER BASED FILLER MATERIAL.

DOMESTIC WATER AND STORM PIPING SHALL BE INSULATED WITH NONCOMBUSTIBLE, PREFORMED FIBERGLASS, PIPE INSULATION WITH A CONDUCTIVITY (K-VALUE) LESS THAN 0.27 AT 75°F AND A FLAME SPREAD/ SMOKE DEVELOPED RATING OF 25/50 OR LESS. INSULATION SHALL HAVE A KRAFT REINFORCED FOIL VAPOR BARRIER WITH SELF-SEALING ADHESIVE JOINTS. INSULATION AT HANGERS AND CLAMPS SHALL BE OF HIGH DENSITY INSULATING MATERIAL. INSULATED PIPING EXPOSED TO VIEW SHALL BE COVERED AND FINISHED WITH A 30 MIL. THICK PVC JACKET.

PIPE INSULATION SCHEDULE
DOMESTIC COLD WATER COPPER PIPING = 1/2" THICK INSULATION
DOMESTIC HOT WATER SUPPLY COPPER PIPING = 1" THICK INSULATION

* RUN-OUTS TO INDIVIDUAL FIXTURES DO NOT NEED TO BE INSULATED
 ** INSULATE FIRST 8 FEET OF HOT AND COLD WATER PIPING BETWEEN WATER HEATER AND
 HEAT TRAPS ON NON-RECIRCULATING SYSTEMS WITH 1" THICK INSULATION

PIPE HANGERS FOR INSULATED PIPE SIZES 1/2" TO 1-1/2" SHALL BE ADJUSTABLE, STEEL, BAND TYPE. SHIELDS SHALL BE USED WHERE HANGER SUPPORTS INSULATED PIPE. SHIELDS SHALL BE 18 GAGE GALVANIZED STEEL OVER INSULATION 180 DEGREES AND A MINIMUM OF 12 INCHES LONG. PIPE HANGERS FOR BARE PIPE SHALL BE ADJUSTABLE, MALLEABLE STEEL, SPLIT RING TYPE. BARE COPPER PIPE SHALL BE PROTECTED FROM CORROSION BY TRISOLATOR OR SIMILAR PRODUCT. HANGERS SHALL BE PROVIDED AT INTERVALS IN ACCORDANCE WITH THE JURISDICTIONAL PLUMBING CODE.

PENETRATIONS OF FIRE RATED WALLS OR FLOORS BY PIPE SHALL BE SEALED BY A FIRESTOPPING SYSTEM UL LISTED FOR THE APPLICATION. PENETRATION SEAL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH PRINTED INSTRUCTIONS OF THE UL FIRE RESISTANCE DIRECTORY AND MANUFACTURERS INSTRUCTIONS. FIRESTOPPING SYSTEM SHALL BE EQUAL TO 3M FIRE BARRIER. FIRESTOPPING MATERIAL SHALL BE CAULK OR PUTTY TYPE.

CHROME PLATED ESCUTCHEONS SHALL BE PROVIDED AT PIPE SLEEVES FOR EXPOSED BARE PIPE.

1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE CODES, LOCAL CODES, AND OWNER'S STANDARDS INDICATED BY THE CONSTRUCTION DOCUMENTS.
2. PLUMBING DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK, VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGE TO THE OWNER.
3. CONTRACTOR SHALL COORDINATE WORK INDICATED WITH MECHANICAL, ELECTRICAL, FIRE PROTECTION, STRUCTURAL, CIVIL, AND ARCHITECTURAL DIVISIONS. CONTRACTOR SHALL VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK, COORDINATE WITH OTHER TRADES AND MAKE FINAL CONNECTION. VERIFY FIT OF PLUMBING SYSTEMS PRIOR TO FABRICATION. COORDINATE ALL CHASE, SLEEVE, AND SLAB SAWCUT/COREDRILL REQUIREMENTS.
4. PROVIDE ALL EQUIPMENT SCHEDULED OR INDICATED ON THE DRAWINGS BUT NOT INCLUDED WITHIN THE SPECIFICATIONS INCLUDING ANY REQUIRED BUT NOT LISTED MISC ITEMS REQUIRED TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AS INDICATED WHETHER SPECIFICALLY CALLED FOR OR NOT. INSTALLATION SHALL CONFORM TO MANUFACTURERS RECOMMENDATIONS AND APPLICABLE CODES. PROVIDE SUBMITTALS FOR ALL PROPOSED FIXTURES, EQUIPMENT AND MATERIALS TO BE UTILIZED. PROVIDE OPERATION AND MAINTENANCE MANUAL FOR ALL SYSTEMS AND EQUIPMENT AT END OF PROJECT.
5. ELECTRICAL CHARACTERISTICS OF PLUMBING EQUIPMENT SHALL BE VERIFIED WITH ELECTRICAL DRAWINGS AND ELECTRICAL CONTRACTOR PRIOR TO EQUIPMENT ORDER RELEASE. ADDITIONAL ELECTRICAL WORK RESULTING FROM EQUIPMENT SUBSTITUTION IS THE RESPONSIBILITY OF THIS CONTRACTOR.
6. ITEM DESIGNATIONS INDICATED HEREON ARE FOR PURPOSES OF THESE DOCUMENTS ONLY. CONTRACTOR SHALL VERIFY WITH OWNERS REPRESENTATIVE ACTUAL "TAGGING" INFORMATION TO BE PROVIDED FOR EACH ITEM OF MECHANICAL EQUIPMENT PRIOR TO NAMEPLATE ORDER RELEASE.
7. PROVIDE 18" x 18" MINIMUM ACCESS DOOR IN INACCESSIBLE CEILINGS AND WALLS FOR EQUIPMENT AND VALVES REQUIRING ACCESS OR ADJUSTMENT. COORDINATE LOCATIONS AND SUBMIT TO ARCHITECT FOR APPROVAL PRIOR TO BEGINNING WORK.
8. PROVIDE CLEANOUTS WHERE INDICATED ON DRAWINGS OR AS REQUIRED BY JURISDICTIONAL PLUMBING CODE.
9. CLEAN, TEST, AND SANITIZE ALL PLUMBING IN ACCORDANCE WITH REQUIREMENTS OF JURISDICTIONAL PLUMBING AND HEALTH CODES.
10. WHERE PIPES PASS THROUGH FIRE-RATED FLOOR OR WALLS, SEAL WITH MATERIALS EQUAL TO 3M FIRE BARRIER, MEETING TESTING PER ASTM-E-814 (UL 1479). USE CAULK OR PUTTY TYPE. ALL EXTERIOR WALL AND ROOF PENETRATIONS SHALL BE SEALED WATERPROOF.
11. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL ACCEPTANCE, ALL PARTS OF THE WORK INSTALLED UNDER THIS SPECIFICATION SHALL BE THOROUGHLY CLEANED.
12. ALL EQUIPMENT, MATERIALS, AND INSTALLATION IS TO BE WARRANTED FOR ONE YEAR TO BE FREE FROM DEFECT. PROVIDE WRITTEN WARRANTY TO OWNER.
13. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, CONSTRUCTION SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM HIS WORK.
14. THIS CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING EQUIPMENT, DUCTWORK, PIPING, ELECTRICAL CONDUIT, STRUCTURAL MEMBERS, ETC., PRIOR TO STARTING OF CONSTRUCTION. COORDINATE CONFLICTS WITH THE GENERAL CONTRACTOR.
15. THIS CONTRACTOR SHALL COORDINATE ALL REQUIRED EXISTING BUILDING SERVICE SYSTEM OUTAGES WITH BUILDING MANAGEMENT.
16. ALL PLUMBING SYSTEMS ARE REQUIRED TO BE INSTALLED PER BASE BUILDING REQUIREMENTS, LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
17. PATCH AND REPAIR TO MATCH EXISTING, ANY WALL/CEILINGS TO BE ACCESSED TO ROUTE PIPING.
18. EXISTING PLUMBING AND EQUIPMENT TO REMAIN IS SHOWN LIGHT. NEW PLUMBING AND EQUIPMENT IS SHOWN HEAVY. EXISTING PLUMBING AND EQUIPMENT TO BE REMOVED IS SHOWN WITH X OVER ITEM.

[illegible]

ABBR.	SYMBOL	DESCRIPTION
S OR W		SOIL, WASTE OR SEWER BELOW GRADE OR FLOOR
V		VENT
CW		COLD WATER
HW		HOT WATER
CA		COMPRESSED AIR
VAC		VACUUM
WHA		WATER HAMMER ARRESTOR
SOV		SHUT-OFF VALVE
TV		THROTTLING VALVE
CV		CONTROL VALVE
STR		STRAINER
U		UNION
PG		PRESSURE GAUGE
REL V		RELIEF VALVE
RED		REDUCER
BFP		BACKFLOW PREVENTER
FD		FLOOR DRAIN
FS		FLOOR SINK
POC		POINT OF CONNECTION NEW TO EXISTING
CP		CHROME PLATED
PC		PIPE CAP
AFF		ABOVE FINISHED FLOOR
AFG		ABOVE FINISHED GRADE
UNO		UNLESS NOTED OTHERWISE
AAV		AIR ADMITTANCE VALVE
E		EXISTING
	- x x x x x -	DEMO PIPE

MARK	DESCRIPTION	MFR/MODEL	ROUGH-IN (INCHES)					NOTES
			HW	CW	V	TRAP	S/W	
<u>S-1</u>	ADA APPROVED 15" WIDE X 17-1/2" LONG X 6" DEEP SINGLE COMPARTMENT SELF RIMMING SINK CONSTRUCTED OF 18 GAUGE SOUND DAMPENED STAINLESS STEEL WITH HOLE DRILLINGS TO MEET FAUCET SPECIFICATIONS. PROVIDE CHROME PLATED BRASS STRAINER, CHROME PLATED BRASS P-TRAP AND WASTE ARM, 1/2" NOM. COMP. X 3/8" NOM. COMP. CHROME PLATED ANGLE STOPS WITH WHEEL HANDLES, CHROME PLATED FLEXIBLE SEAMLESS COPPER TUBE SUPPLIES, AND (1) PIECE SET SCREW TYPE CHROME PLATED CAST BRASS ESCUTCHEONS AT WALL PENETRATIONS. FAUCET TO BE OF CHROME PLATED CAST BRASS CONSTRUCTION WITH 1.5 GPM AERATOR AND CERAMIC DISK CARTRIDGE TYPE VALVE. ALL TRIM TO BE CHROME PLATED COPPER OR BRASS.	SINK = ELKAY #LRAD1517 OR EQUAL BY JUST, MOEN, KINDRED, KOHLER FAUCET = AMER. STD. #2475F OR EQUAL BY KOHLER, DELTA, SYMMONS, CHICAGO STRAINER = ELKAY #LKAD18 OR EQUAL BY JUST, BRASSCRAFT, DEARBORN BRASS, KOHLER, AMER. STD., DELTA, CHICAGO, T&S BRASS, PROFLO TRAP AND SUPPLY INSULATION = TRUEBRO #102-E-Z & #402W OR EQUAL BY BROCAR, PROFLO	1/2	1/2	1/2	1/2	1/2	
<u>WB-1</u>	COLD ROLLED STEEL RECESSED WALL BOX WITH WHITE POWDER COAT FINISH, DOMESTIC WATER SUPPLY AND SHUT-OFF VALVE FOR COLD WATER SUPPLY.	ICE MACHINE SUPPLY WALL BOX = GUY GRAY MIB OR EQUAL BY SPECIALTY PRODUCTS, SIOUX CHIEF	--	1/2	--	--	--	

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *John Eckert*
Date: *Jun 08, 2017*
2015 INTERNATIONAL CODES & 2014 NEC
RSN: *1212616*
Permit #: *2017 1305821*

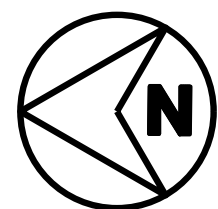
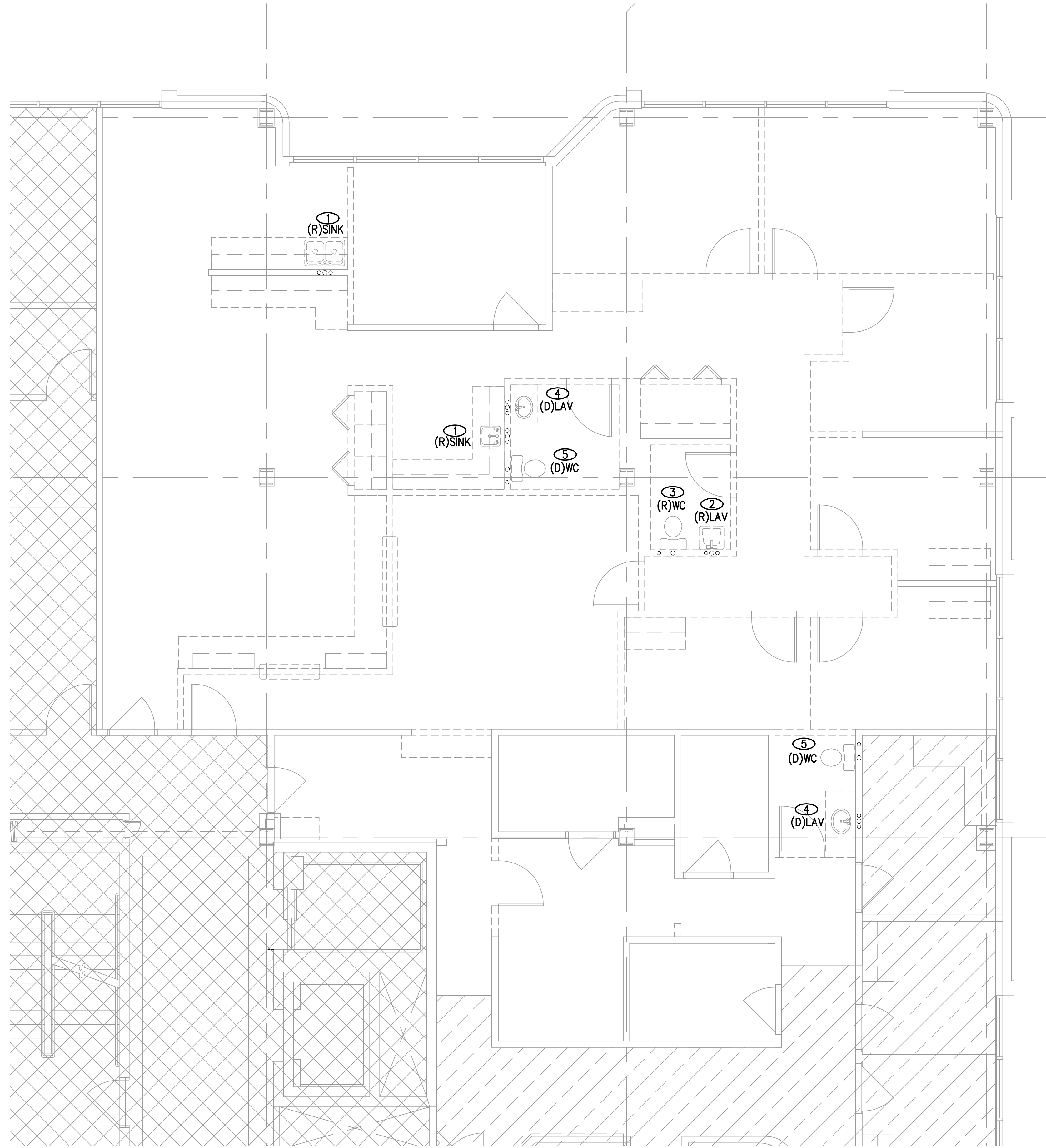


MAY 25, 2017

SHEET

P.O.C

S:\Dropbox (MEC)\JCS\2017\2017-043-01 1411 S POTOMAC - CORNERSTONE\DRAWINGS\PLUMBING\P1.0.dwg



PLUMBING DEMO FLOORPLAN
1/4"=1'-0"

1
P1.0

NOTES

- 1 REMOVE EXISTING SINK AND RETAIN. SINK TO BE REINSTALLED DURING NEW CONSTRUCTION PHASE OF JOB. DEMO HW, CW, W AND VENT BACK TO BUILDING UTILITIES AND CAP AT MAINS.
- 2 REMOVE EXISTING LAVATORY AND RETAIN. LAVATORY TO BE REINSTALLED DURING NEW CONSTRUCTION PHASE OF JOB. DEMO HW, CW, W AND VENT BACK TO BUILDING UTILITIES AND CAP AT MAINS.
- 3 REMOVE EXISTING WATER CLOSET AND RETAIN. WATER CLOSET TO BE REINSTALLED DURING NEW CONSTRUCTION PHASE OF JOB. DEMO CW, W AND VENT BACK TO BUILDING UTILITIES AND CAP AT MAINS.
- 4 REMOVE EXISTING LAVATORY AND DISCARD. DEMO HW, CW, W AND VENT BACK TO BUILDING UTILITIES AND CAP AT MAINS.
- 5 REMOVE EXISTING WATER CLOSET AND DISCARD. DEMO CW, W AND VENT BACK TO BUILDING UTILITIES AND CAP AT MAINS.



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MAY 25, 2017

DATE	REMARKS	DATE	REMARKS
05-25-2017	ISSUE FOR PERMIT		
05-25-2017	ISSUE FOR PERMIT		

PA / PM:	CNB
DRAWN BY:	CNB
JOB NO.:	DEN16-6203-00

SHEET
P1.0

CORNERSTONE FAMILY PRACTICE
1411 S. POTOMAC ST., SUITE 360
AURORA, COLORADO



architecture
planning
interiors
graphics
civil engineering
1600 clampa st.
suite 350
denver, colorado 80202
p 720.488.2026

WARE MALCOMB
Leading Design for Commercial Real Estate

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The City of Aurora Building Division does not Permit, Review, or Inspect for Backflow Prevention Devices on building domestic water entry. Please contact Aurora Water - Water Service Cross Connection Control 303-326-8510

Directional signage indicating the route to public restroom facilities shall be posted. The sign shall be located in a lobby, corridor, aisle or similar space such that it can be seen from the main entrance.
2015 IPC 403.4.1

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

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

NOTES

- NEW LOCATION FOR PREVIOUSLY REMOVED 2-COMPARTMENT SINK. EXTEND 1/2"HW, 1/2"CW AND 2"WASTE BACK TO BUILDING UTILITIES AND CONNECT. PROVIDE 1-1/2"AAV ON SINK TAILPIECE DRAIN EXTENSION. PROVIDE AND INSTALL NEW GARBAGE DISPOSAL UNIT, ISE BADGER 5 OR EQUAL. EXTEND HW AND DRAIN LINES TO NEW DISHWASHER LOCATION RE: DETAIL 2/P2.0. EXTEND 1/2"CW TO NEW IWB-1.
- NEW LOCATION FOR PREVIOUSLY REMOVED 1-COMPARTMENT SINK. EXTEND 1/2"HW, 1/2"CW AND 2"W BACK TO BUILDING UTILITIES AND CONNECT. PROVIDE 1-1/2"AAV ON SINK TAILPIECE DRAIN EXTENSION.
- PROVIDE AND INSTALL NEW SINK. EXTEND HW, CW AND WASTE BACK TO EXISTING STUB-OUTS AND CONNECT. PROVIDE 1-1/2" AAV ON SINK TAILPIECE DRAIN EXTENSION.
- PROVIDE AND INSTALL NEW SINK. EXTEND 1/2"HW, 1/2"CW AND 2"WASTE BACK TO BUILDING UTILITIES AND CONNECT. PROVIDE 1-1/2"AAV ON SINK TAILPIECE DRAIN EXTENSION.
- NEW LOCATION FOR PREVIOUSLY REMOVED WATER CLOSET. EXTEND 1/2"CW, 4"W AND 2"V BACK TO BUILDING UTILITIES AND CONNECT.
- NEW LOCATION FOR PREVIOUSLY REMOVED LAVATORY. EXTEND 1/2"CW, 1/2"HW, 2"W AND 1-1/2"V BACK TO BUILDING UTILITIES AND CONNECT.

