

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



Notice

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pursuant to Federal Law:
17 United States Code
Section 106.**

Floor Plan Legend

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

Door Schedule

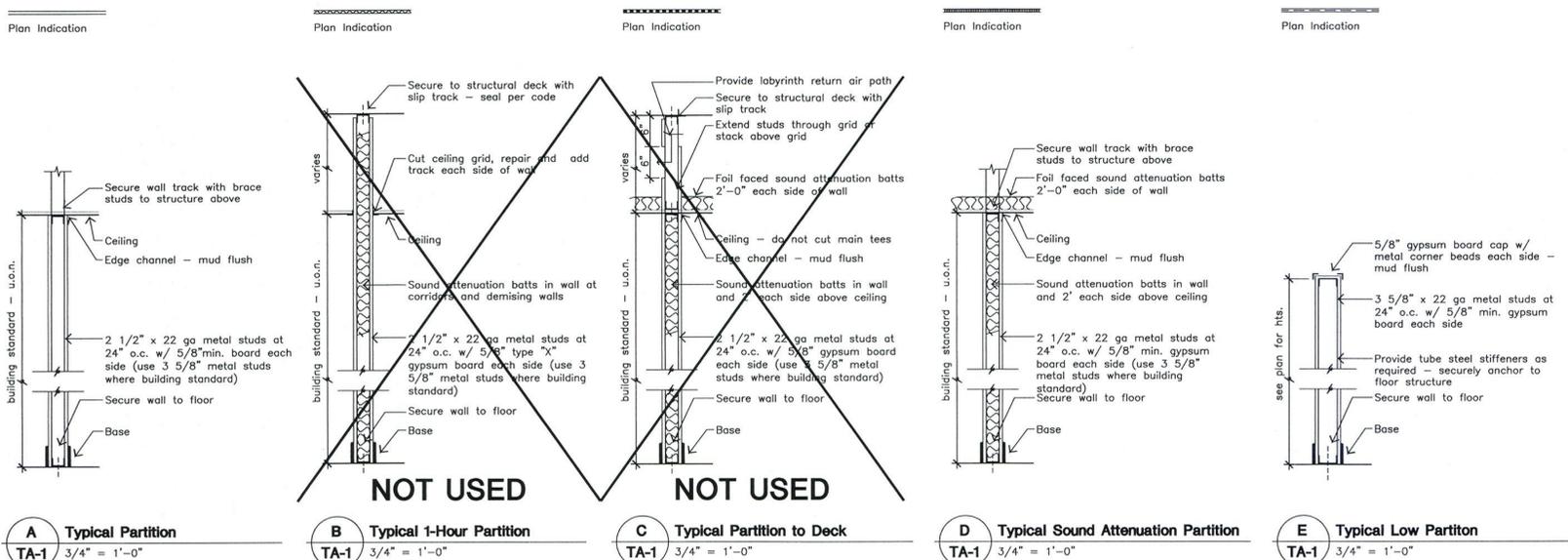
1	New building standard suite entry door and frame (3'-0" wide - u.o.n.) _____ rated and labeled
2	New building standard pair of suite entry doors and frame (3'-0" wide leaves - u.o.n.) _____ rated and labeled
3	New rated building standard interior door and frame (3'-0" wide - u.o.n.) _____ rated and labeled
4	New building standard pair of interior doors and frame (3'-0" wide leaves - u.o.n.) _____
5	New building standard interior door and frame (3'-0" wide - u.o.n.) _____
6	New building standard wood bi-fold/bi-pass door (____ wide/ ____ leaves ____ wide each)
7	New building standard wood bi-fold/bi-pass door (____ wide/ ____ leaves ____ wide each)

Hardware Schedule

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

- NOTE: 1 Hardware style, finish, and mounting heights shall be building standard - u.o.n. Lever hardware required per ANSI 117.1. See Floor Plan notes.
- 2 At doors with closers, hinges shall have ball bearings. Adjust closer force and delay per ANSI 117.1.
- 3 Bi-pass doors shall have 1" overlap (minimum).
- 4 Egress path doors shall be operable from within in a single action not requiring the use of key, special knowledge, or effort.

Wall Types



Reflected Ceiling Legend

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

Electrical Legend

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

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

General Legend

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

Abbreviations

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

Separate Life Safety construction documents are required for new Automatic Fire Sprinkler Systems or alterations to existing systems. Documents shall include sprinkler head locations, piping sizes, hydraulic calculations (if needed), and product cut sheets. Approval of documents is required prior to request for inspection.

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

Failure to follow the approved plans may result in a 2 hour minimum fee to review the field changes for code compliance.

Provide lever or other approved hardware on all new or relocated doors per 2003 ANSI A117.1.

Structural plan review is limited to a general survey for code compliance. No review is implied nor was undertaken to verify structural adequacy.

Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation per 2006 IBC 105.4.

This plan is reviewed to IBC but the existing building is NOT converted to IBC. The construction type listed is UBC, Occupancy Group is IBC.

Code Data

Jurisdiction AURORA

Occupancy B

Construction Type II-A 1 Hour Sprinkler

Number of Stories 3

Fire Sprinklers THROUGHOUT

Floor Area 2,485 USABLE Sq. Ft.

Finishes

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

Mk.	Mfr.	Material	Pattern/Color	Remarks
C-1		CARPET		U.O.N.
CT-1		CERAMIC TILE		FLOOR
CT-2		CERAMIC TILE		WAINSCOT WHERE NOTED
RT-1		RESILIENT TILE		
RB-1		RUBBER BASE		U.O.N.
P-1		PAINT		U.O.N.
P-2		PAINT		
S-1		STAIN AND SEALER		

COORDINATE AND VERIFY FINISHES WITH TENANT

City of Aurora Plan Review
 project: Cornerstone Family Practice
 address: 1411 S. Potomac St
 contractor: _____
 phone: 512578
 permit Number: 09-4448951
 plan Location: _____

Finish Notes

See General Notes for additional requirements.

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

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- TA-1 COVER SHEET
- TA-2 PLANS
- M-1 MECHANICAL PLAN
- P-1 PLUMBING PLAN
- E-1 GENERAL NOTES AND LEGEND
- E-2 THIRD FLOOR POWER AND LIGHTING PLAN

General Notes

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

DRAWINGS/SUBMITTALS

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

MILLWORK

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

FINISHES

- The Contractor shall be responsible for advising Keeney Design of any questions regarding the finish selections, systems, method of application, or scope of work prior to proceeding with the work in question.
- MECHANICAL/PLUMBING**
- The mechanical contractor shall field verify existing conditions and shall familiarize himself with all work and dimensions. The Contractor shall notify Keeney Design of any conditions or discrepancies adversely affecting the design and installation prior to proceeding with the work (including conflicts with mechanical ducts, sprinkler trunk lines, plumbing lines, and structure).

- The Contractor shall not place ceiling registers or diffusers within 12" of partitions or where wall cabinets, shelving, files, or overfile units are indicated on the drawings.
- All plumbing fixtures (built-in and freestanding) shall be supplied and installed by plumbing contractor u.o.n. Plumbing contractor to supply all necessary information for cut outs to be performed by millwork contractor.
- Thermostats shall be mounted with top of coverplate at 54" A.F.F. and in vertical alignment with any nearby light switches u.o.n. See engineering drawings for location.

ELECTRICAL

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

CLEANING/PROTECTION

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

ASBESTOS

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



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

PROJECT:
**Cornerstone
Family Practice
Suite 300**

1411 S. Potomac St.
Aurora, CO



REVISIONS:

DESCRIPTION: BY: DATE:
MLB 01/04/10

CITY OF AURORA
BUILDING DIVISION
APPROVED AS NOTED
DATE: APPROVED JAN 08 2010

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PROJECT NO.:

141.06

ISSUE DATE:

10/19/09

DRAWN BY:

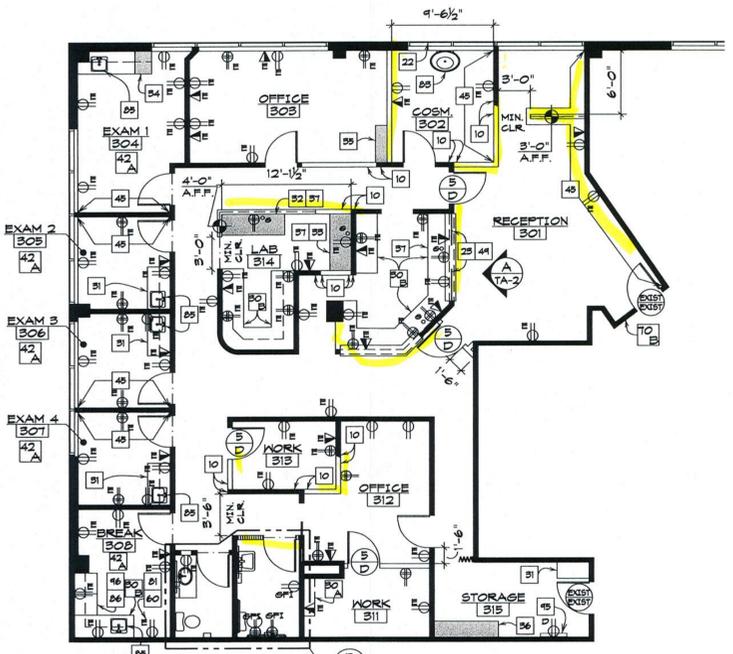
MLS

CHECKED BY:

BLS

Cover Sheet

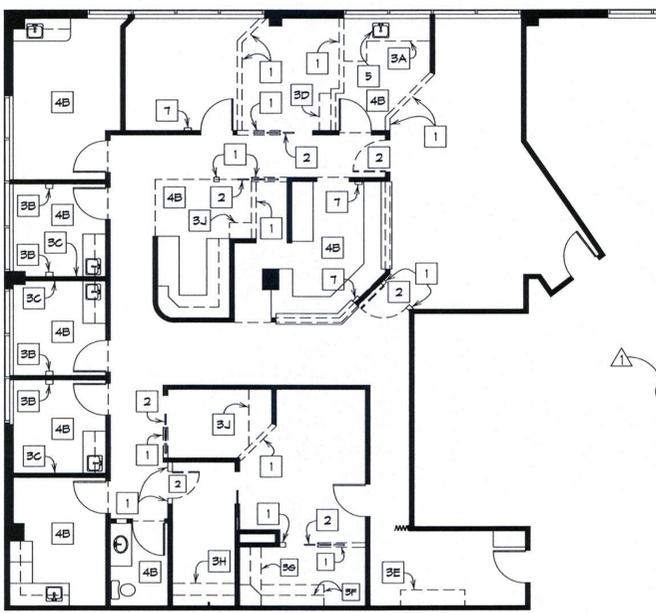
TA-1



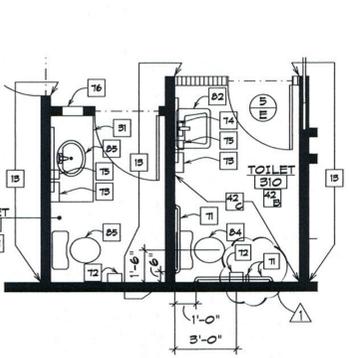
Floor Plan
1/8" = 1'-0"



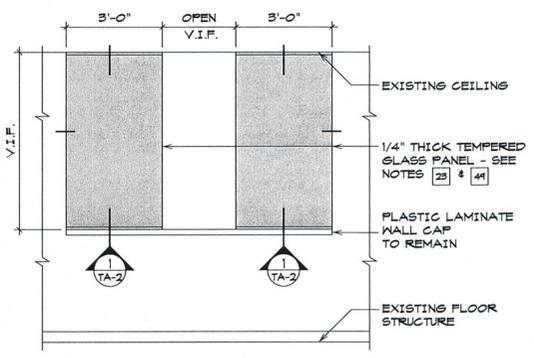
Contractor shall mark up a set of prints to reflect the as-built condition of the project upon completion and shall provide these to the Property Manager. This includes all architectural items (partitions, doors, millwork, etc.), all mechanical items (HVAC, plumbing, fire protection, etc.), and all electrical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



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



B Enlarged Toilet Room Plan
1/4" = 1'-0"



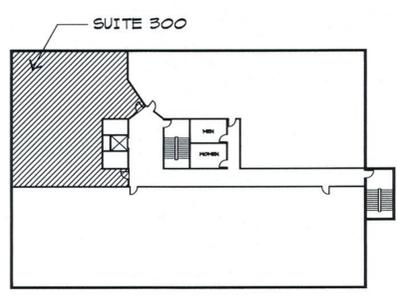
A Millwork Elevation
3/8" = 1'-0"



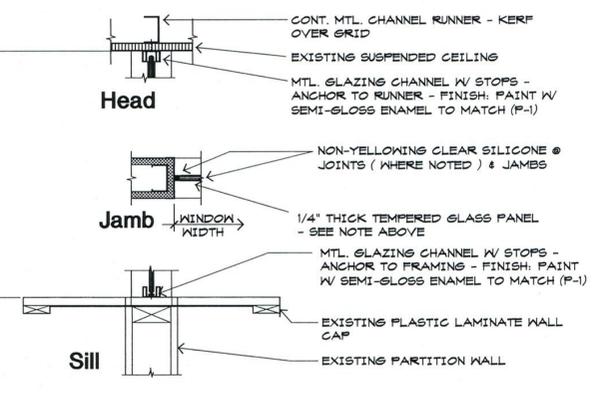
Reflected Ceiling Plan
1/8" = 1'-0"



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



Key Plan
N.T.S.



1 Fixed Glass Detail
1 1/2" = 1'-0"



- Notes**
- WARNING: All subcontractors and suppliers are responsible for information and notes on ALL drawing sheets and MUST work from FULL sets (see index on sheet TA-1).
- Since the numbering of notes is grouped by type of work, some numbers may be skipped on any given project or drawing sheet.
- Contractor shall coordinate with the Property Manager to schedule all construction, any work in other suites, and any interruption of plumbing, HVAC, power or telephone service to any tenants.
- Use building standard construction throughout; including carpet, wall base, paint, doors and hardware, ceiling, lighting, etc.; unless otherwise noted (u.o.n.).
- DEMOLITION (ones)
- This plan is a general guide ONLY - coordinate with Floor Plan/TA-2 for exact extent of demolition - protect all work to remain.
- Remove existing partition. Patch and repair adjacent walls, window sills, convectors (etc.), ceiling and floor as required. Within suite, Contractor shall remove ALL existing partitions NOT SPECIFICALLY indicated to remain, whether shown or not - Contractor shall field verify.
 - Remove existing door, frame, sidelight, and hardware (may be reused where appropriate and in good condition - verify with Property Manager) - store any extras per Property Manager's instructions.
 - Remove existing base and wall cabinets, countertop, and sink with disposal - store per Property Manager's instructions. See note 5 below.
 - Remove existing wall-mount accessory with any attachments from this wall.
 - Remove existing chair rail on this wall.
 - Relocate existing cabinet per note 35 below.
 - Relocate existing cabinet per note 36 below.
 - Relocate existing countertop per note 32 below. Remove remaining base and wall cabinets - store per Property Manager's instructions.
 - Relocate existing countertop per note 33 below. Remove remaining base cabinets (only) - store per Property Manager's instructions.
 - Relocate portion of existing countertop along with (1) base and (1) wall cabinet per note 34 below - store remaining cabinets and countertop per Property Manager's instructions.
 - Remove existing countertop - store per Property Manager's instructions.
 - Remove all existing carpet throughout suite u.o.n.
 - Remove all existing resilient tile flooring in this room/area.
 - Remove all existing resilient base throughout suite u.o.n.
 - Temporarily cap existing plumbing lines for possible re-use - see note 83 below and engineering drawings. Coordinate with Property Manager PRIOR to access to suite(s) on floor below.
 - Remove all unused and all non-tenon coated low-voltage cabling from above ceiling - coordinate with Tenant's cabling vendor.
 - Remove existing room indicator light complete with accessories - terminate wiring per code - see engineering drawings.
 - Existing ceiling to remain u.o.n. - see Reflected Ceiling Plan/TA-2.
- PARTITIONS (tens)
- Align finishes.
 - The widths of all NEW corridors, passageways, aisles, etc. shown on this plan shall comply with the minimum widths required by ANSI A117.1.
 - Provide adequate fire retardant treated wood blocking as required for secure support of countertops, shelving, cabinets, etc. - see Millwork, Furnishings, and Specialties notes below for specific items, weights, mounting heights, etc. at each location.
 - Provide and install sound attenuation insulation in existing partition (may be poured) and foil-faced insulation batts 2'-0" each side of existing partition above ceiling (if not existing - verify) - see section D/TA-1.
- DOORS/GLAZING (twenties)
- New doors shall have the following clearances (u.o.n.) to comply with accessibility requirements: 18" minimum clear adjacent to the strike jamb - pull side, as required by ANSI A117.1.
 - Equip all NEW doors with lever type hardware (u.o.n.) as required by ANSI A117.1. Doors with closers shall have the closers adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch, measured to the leading edge of the door, as required by ANSI A117.1.
 - Replace existing exterior glazing with new insulated building standard exterior perimeter insulated glazing - sized to fit existing opening.
 - New 36" wide x 1/4" thick tempered glass panel at existing wall cap - see elevation A/TA-2.
- MILLWORK (thirties)
- Existing wall cabinets (only) to remain - protect during construction. Clean/repair/refurbish to good appearance and good working condition.
 - Modify/remove portion of existing base cabinets as required to accommodate new dishwasher - see note 86 below. Clean/repair/refurbish remaining cabinets and countertop to good appearance and good working condition.
 - Existing countertop and cabinets to remain - protect during construction. Clean/repair/refurbish to good appearance and good working condition.
 - Relocate existing 24" deep x 70-1/2" long plastic laminate countertop to this location at 29" A.F.F. - see note 3F above. Provide adequate ledgers for support - securely anchor to studs or fire-retardant treated blocking - point ledgers to match wall. Provide (1) 3" diameter grommet located directly above electrical outlet.
 - Relocate existing 24" deep plastic laminate countertop to this location at 29" A.F.F., cut to fit opening - see note 3G above. Provide adequate ledgers for support - securely anchor to studs or fire-retardant treated blocking - point ledgers to match wall. Provide (1) 3" diameter grommet located directly above electrical outlet.
 - Existing cabinets to remain. Relocate (1) base and (1) wall cabinet from note 3H above to free end location. Securely anchor to studs or to fire-retardant treated blocking. Modify/extend existing countertop and backsplash to remain with portion of existing countertop and backsplash of note 3H above. Splice (2) sections together as required for new length indicated. Scribe to wall, provide fillers as required and provide finished panels at all exposed ends. Align to existing adjacent. Clean/repair/refurbish to good appearance and good working condition.
 - Relocate existing cabinets to this location - see note 3D above. Securely anchor to studs or to fire-retardant treated blocking. Clean/repair/refurbish to good appearance and good working condition.
 - Relocate existing cabinets to this location - see note 3E above. Securely anchor to studs or to fire-retardant treated blocking. Clean/repair/refurbish to good appearance and good working condition.
 - Provide new 3" diameter grommets (G) where indicated for this countertop - manufacturer: DOUG MCKEIT, model "EDP", color - satin nickel.
- FINISHES (forties)
- All work involving Polymyx, Zolotone, lacquers, stains, strippers, or other odorous products, shall be done after hours u.o.n. - coordinate with Property Manager.
- Note: Finishes and materials are subject to verification. Contractor shall submit samples of all finishes/materials to the Tenant for approval PRIOR to ordering.
- Patch/repair/floorstone floor to SMOOTH LEVEL surface before installing new flooring. VERY IMPORTANT: Floorstone or otherwise adjust substrate elevation as required to eliminate ANY change in finish elevation between adjacent materials.

KEENEY DESIGN

WE DESIGN SPACE

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

PROJECT:
Cornerstone Family Practice Suite 300

1411 S. Potomac St.
Aurora, CO



REVISIONS:

DESCRIPTION:	BY:	DATE:
	MLS	01/04/10

CITY OF AURORA
BUILDING DIVISION
APPROVED AS NOTED
DATE APPROVED JAN 06 2010
09-444895-1

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PROJECT NO.:
141.06

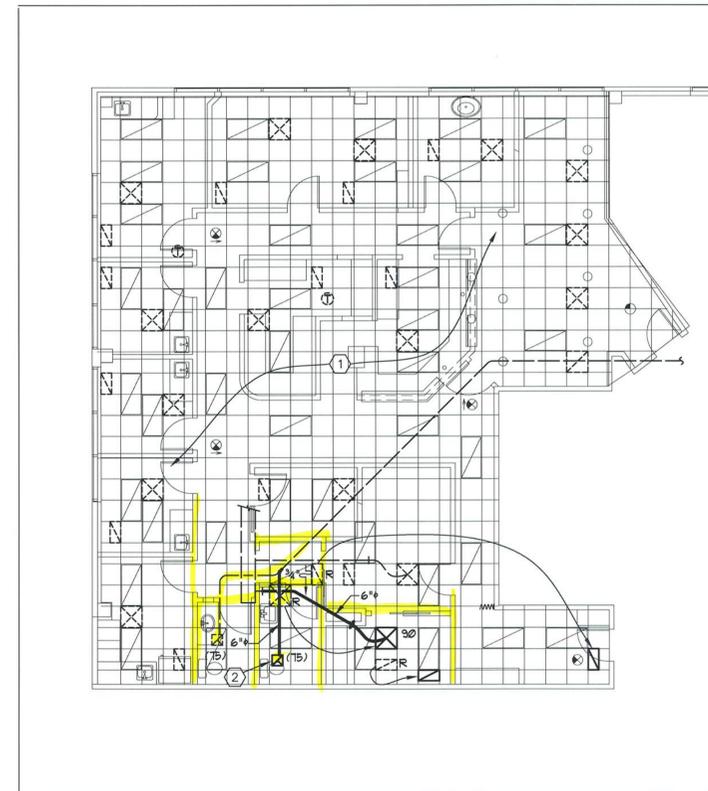
ISSUE DATE:
10/19/09

DRAWN BY: **MLS** CHECKED BY: **BLS**

Sheet Name
TA-2

MECHANICAL NOTES

- I. GENERAL
- All work shall be in accordance with SMACNA standards and specifications, and local authority having jurisdiction.
 - These drawings are diagrammatic in nature and not intended to show all transitions, offsets, etc. Contractor shall field verify existing conditions and provide all necessary fittings to complete the intent of the drawings. Any discrepancies between drawings and field conditions shall be reported to Engineer for resolution.
 - Duct sizes are inside dimension.
 - Relocate sprinkler heads per NFPA regulations. Contractor is required to provide Engineer stamped design drawings if required by local authority. Contractor shall inspect existing sprinkler heads and determine if spare parts are available. If not, contractor shall price new heads to replace existing heads which need additional parts or upgrade. No payment shall be provided to the contractor to provide new sprinkler heads unless such costs are included in the base bid.
 - Contractor shall review these documents carefully. Contractor shall contact Sam Knopp at SLK Consulting Group (SLK) (303-974-5598) for resolution of any discrepancies, omissions, or clarifications, before bid date. In the event that an interpretation of bid documents is necessary after the bid date, the decision of SLK shall be final and binding.
 - All removed equipment shall remain the property of the building manager and shall be stored per their direction.
 - The Contractor shall be responsible for the costs of all change orders which the Owner and Engineer have not approved in writing prior to the execution of the associated work.
- II. EQUIPMENT
- New Rigid Round Ductwork: Galvanized steel snap lock duct.
 - Rigid Round Ductwork Insulation: Flex Master Thermo Sleeve type TSM (R-5 insulation minimum).
 - Flexible Ductwork: Flex Master 8M or equivalent, 8'-0" maximum length.
 - Exhaust Register: Titus 302RS or equal, 6x6 neck size with 6" transition, border type 1, white, with opposed blade balancing damper.
- III. EXECUTION
- Balancing:
 - Contractor shall adjust and balance variable air volume units and diffusers to the air quantities shown on the drawing. Balancing work shall be performed by a NEBB, TABB, or AABC certified contractor.
 - Where low pressure air handling systems cross into an adjacent tenant area, contractor shall balance all diffusers associated with the system. Diffusers not shown or shown with no CFM shall maintain existing CFM.
 - Existing diffuser designation indicates CFM only.
 - Contractor shall coordinate work with other trades and notify SLK if any conflicts occur.
 - All takeoffs, runouts, and flex ductwork to diffusers shall be the same size as diffuser inlet unless otherwise noted.
 - Provide external insulation on all new rigid round duct.



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

KEY NOTES

- ALL HVAC TO REMAIN AS EXISTING UNLESS NOTED OTHERWISE.
- PROVIDE NEW EXHAUST REGISTER WITH 6" DUCT CONNECTED TO EXISTING 6" EXHAUST MAIN. RE-BALANCE CENTRAL EXHAUST SYSTEM TO ACHIEVE INDICATED AIRFLOWS.

MECHANICAL LEGEND	
---	EXISTING DUCTWORK OR EQUIPMENT TO REMAIN (DASHED LINE)
----	EXISTING DUCTWORK OR EQUIPMENT TO BE REMOVED
—	NEW DUCTWORK OR EQUIPMENT (SOLID LINE)
X	EXISTING SUPPLY DIFFUSER TO REMAIN
R X	EXISTING SUPPLY DIFFUSER TO BE RELOCATED
X	NEW LOCATION OF EXISTING SUPPLY DIFFUSER
G	EXISTING RETURN GRILLE TO REMAIN
R G	EXISTING RETURN GRILLE TO BE RELOCATED
G	NEW LOCATION OF EXISTING RETURN GRILLE
X	EXHAUST REGISTER
—	FLEXIBLE DUCTWORK
⊙	THERMOSTAT
E	EXISTING
N	NEW
R	RELOCATE
3/4" —	3/4" UNDERCUT DOOR

ENERGY CODE COMPLIANCE

No new HVAC or plumbing products are being added, so no energy code compliance calculations are required.

**KEENEY
DESIGN**

**WE DESIGN
SPACE**

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

PROJECT:

**Cornerstone
Family Practice
Suite 300**

1411 S. Potomac St.
Aurora, CO



12-8-09

REVISIONS:

DESCRIPTION: BY: DATE:

CITY OF AURORA
BUILDING DIVISION
APPROVED AS NOTED
DATE APPROVED JAN 06 2010

09-444895

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PROJECT NO.:

09-146

ISSUE DATE:

10/14/09

DRAWN BY: CHECKED BY:

CJK SLK

**Mechanical
Plan**

M-1

SLK Consulting Group
780 Pitkin Way
Castle Rock, Colorado, 80104

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

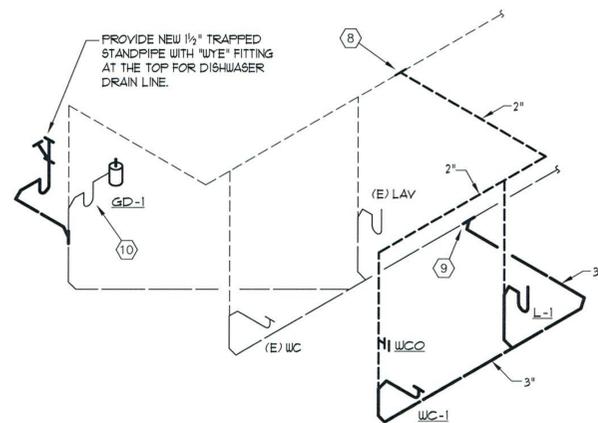
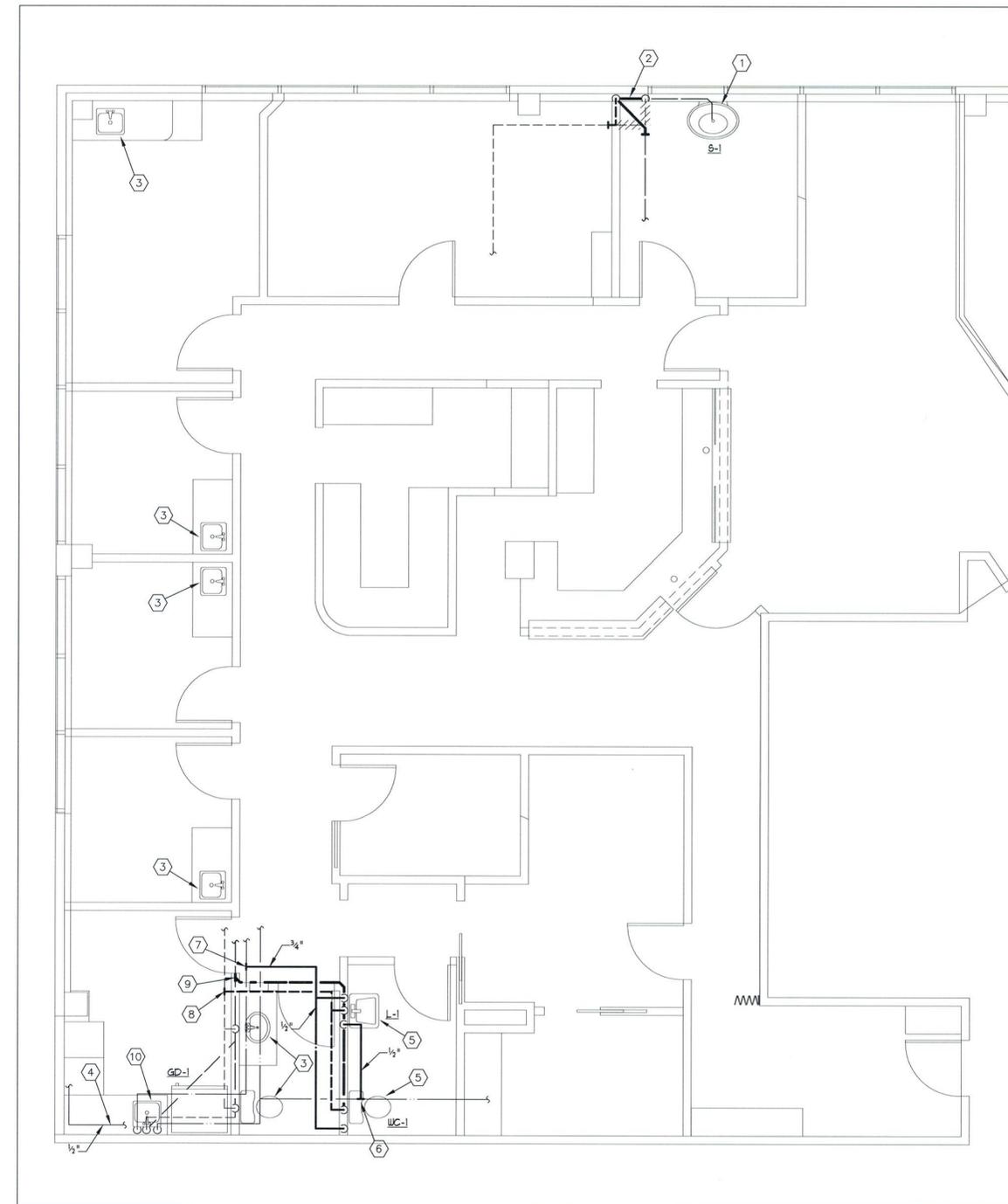
PLUMBING NOTES

- I. GENERAL
- A. These drawings are diagrammatic in nature and not intended to show all transitions, offsets, etc. Contractor shall field verify existing conditions and provide all necessary fittings to complete the intent of the drawings. Any discrepancies between drawings and field conditions shall be reported to design engineer for resolution.
 - B. These drawings indicate existing conditions based on the best available information. Some hidden conditions may not be depicted exactly as built. Contractor shall field verify all existing conditions and modify the design as required, or contact SLK Consulting Group for resolution of any discrepancies. No additional fee will be paid for changes required due to the contractor's lack of knowledge of the actual existing conditions.
 - C. Contractor shall coordinate work with other trades and notify engineer if any conflicts occur.
 - D. Contractor shall review these documents carefully. Contractor shall contact Sam Knopp at SLK Consulting Group (SLK) (303-974-5599), for resolution of any discrepancies, omissions, or clarifications, before bid date. In the event that an interpretation of bid documents is necessary after the bid date, the decision of SLK shall be final and binding.
 - E. The Contractor shall be responsible for the costs of all change orders which the Owner and Engineer have not approved in writing prior to the execution of the associated work.
- II. PRODUCTS
- A. Interior Soil and Waste Piping: Service weight cast iron soil pipe and no hub fittings, or DWV copper pipe and fittings with 95% tin, 5% antimony solder joints.
 - B. Domestic Water Lines and Indirect Drain Lines: Type "L" hard drawn copper tubing with wrought copper fittings. Solder shall be 95% tin/5% antimony.
 - C. Vent Piping: Service weight cast iron with stainless steel no hub connectors, or DWV copper pipe and fittings with 95% tin/5% antimony solder joints.
 - D. Cleanouts in Wall (WCO): Similar to Josam Series 58790. Brass countersunk plug and polished nikaloy round access cover plate secured to plug by countersunk screw.
 - E. Provide water hammer arrestors (Sioux Chief Mini-Rester or equal) at all branch lines to fixtures with automatic valves, including ice makers, dishwashers, clothes washers, and coffee makers.
- III. EXECUTION
- A. All plumbing work shall comply with local codes and ordinances.
 - B. Pitch waste lines not less than 1/4" per foot for 2" and smaller piping, and 1/8" per foot for 3" and larger piping.
 - C. Run all piping on warm side of building insulation. Pipe insulation is not considered freeze protection.
 - D. Provide dielectric unions at connections between dissimilar metals, i.e., iron valves and copper tubing.
 - E. Provide pipe hangers of the same material as the piping system or use coated hangers.
 - F. Install wall-mounted fixtures with approved wall carriers, model to suit installation.
 - G. Provide ball valves and unions on all lines to equipment for isolation and removal.

PLUMBING EQUIPMENT SCHEDULE					
SYMBOL	DESCRIPTION	CONNECTION SIZES			
		CW	HW	W	V
GD-1	IN-SINK-ERATOR GARBAGE DISPOSAL, MODEL BADGER 5, 120V/ 1PH/60Hz, 1/2 HP.				
WC-1	HANDICAPPED WATER CLOSET: KOHLER K-3421 HIGH-LINE TOILET, VITREOUS CHINA, 1.6 GALLON FLUSH, ELONGATED BOWL, SEAT: KOHLER K-4610-C.	1/2"	3"	2"	
L-1	LAVATORY: KOHLER CHESAPEAKE K-1128 VITREOUS CHINA WALL-HUNG LAVATORY, 4" FAUCET CENTERS. FAUCET: MOEN 8886 TWO-HANDLE METERING FAUCET. PROVIDE WATTS USG-P THERMOSTATIC MIXING VALVE BELOW SINK.	1/2"	1/2"	1 1/2"	1 1/2"
S-1	SINK: BARCLAY CHELSEA PEDESTAL SINK #3-204 OR EQUAL, WITH DELTA B23-UFHG1HDF FAUCET. PROVIDE 0.5 GPM AERATOR.	1/2"	1/2"	2"	1 1/2"

KEY NOTES

- 1 REMOVE EXISTING SINK FROM COUNTERTOP. PROVIDE NEW SINK, S-1, AND RECONNECT TO EXISTING HW, WASTE AND VENT PIPING.
- 2 EXTEND TRAP ARM TO NEW PARTITION. PROVIDE NEW 2" WASTE AND VENT LINE IN NEW PARTITION, CONNECTED TO EXISTING VENT LINE IN 3RD FLOOR CEILING AND WASTE LINE IN 2ND FLOOR CEILING.
- 3 EXISTING FIXTURE TO REMAIN.
- 4 PROVIDE 1/2" HW CONNECTION FROM HW LINE BELOW SINK TO NEW DISHWASHER. RECONFIGURE WASTE LINE BELOW SINK TO INCLUDE A NEW 1/2" TRAPPED PIPE TO RECEIVE DISHWASHER WASTE LINE. SEE ISOMETRIC.
- 5 PROVIDE NEW FIXTURES AS INDICATED, WITH PIPING CONNECTIONS PER EQUIPMENT SCHEDULE AND WASTE AND VENT ISOMETRIC.
- 6 CONNECT NEW 1/2" HW TO EXISTING 3/4" HW LINE ABOVE 3RD FLOOR CEILING.
- 7 CONNECT NEW 3/4" CW TO EXISTING 3/4" CW LINE ABOVE 3RD FLOOR CEILING.
- 8 CONNECT NEW 2" VENT LINE TO EXISTING 2" VENT ABOVE 3RD FLOOR CEILING.
- 9 CONNECT NEW 3" WASTE LINE TO EXISTING 3" WASTE ABOVE 2ND FLOOR CEILING.
- 10 EXISTING SINK TO REMAIN. REPLACE GARBAGE DISPOSAL WITH NEW GD-1.



WASTE AND VENT ISOMETRIC
NO SCALE

PLUMBING PLAN
1/4"=1'-0"

PLUMBING LEGEND	
	DOMESTIC COLD WATER (CW)
	DOMESTIC HOT WATER (HW)
	WASTE LINE (W)
	VENT LINE (V)
	BALL VALVE

NOTE: NEW PIPING SHOWN HEAVIER THAN EXISTING



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

PROJECT:
**Cornerstone
Family Practice
Suite 300**

1411 S. Potomac St.
Aurora, CO



REVISIONS:

DESCRIPTION:	BY:	DATE:
1 GENERAL REVISION		01.04.2010

CITY OF AURORA
BUILDING DIVISION
APPROVED AS NOTED
DATE APPROVED JAN 06 2010

09-44895

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PROJECT NO.:
09-146

ISSUE DATE:
10/14/09

DRAWN BY: CHECKED BY:
CJK SLK

Plumbing Plan

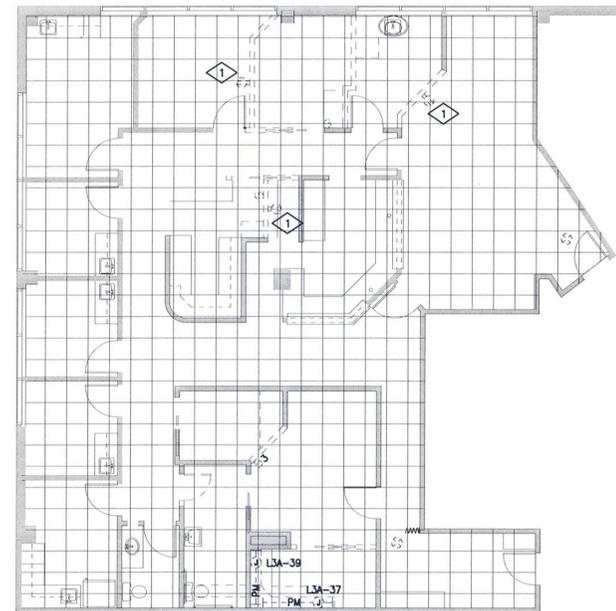
P-1

SLK Consulting Group
780 Pitkin Way
Castle Rock, Colorado, 80104

Phone: 303-974-5599 Fax: 303-974-5599 sknopp@comcast.net

ELECTRICAL GENERAL NOTES

- PRIOR TO SUBMITTING BIDS THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING ELECTRICAL EQUIPMENT CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF THE WORK. FIELD VERIFY QUANTITIES OF EXISTING LIGHT FIXTURES, ELECTRICAL DEVICES, COMMUNICATION DEVICES, FIRE ALARM DEVICES, AND ELECTRICAL EQUIPMENT. NOTIFY THE ARCHITECT AND ENGINEER OF ANY EXISTING CONDITIONS WHICH MODIFY THE SCOPE OF WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS. SUBMISSION OF A BID PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR MOBILIZATION, LABOR, EQUIPMENT, AND/OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.
- ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE WITH OWNER REPRESENTATIVES. ALL ELECTRICAL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING CODE, LOCAL BUILDING AND FIRE DEPARTMENT REQUIREMENTS. PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF OWNER REPRESENTATIVE.
- ELECTRICAL CONTRACTOR SHALL MAINTAIN ON THE JOB AN UP TO DATE SET OF WORKING DRAWINGS, MARKED UP TO SHOW ELECTRICAL SYSTEMS AS INSTALLED. PROVIDE TENANT REPRESENTATIVE WITH ONE SET OF REPRODUCIBLE'S WITH "AS BUILT" PROJECT RECORD INFORMATION CLEARLY INDICATED. ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LOCAL FEES, PERMITS, AND SERVICES OF INSPECTION AUTHORITIES REQUIRED BY ELECTRICAL WORK FOR THIS ELECTRICAL CONSTRUCTION.
- REFER TO ARCHITECTURAL AND MECHANICAL EQUIPMENT DRAWINGS FOR EXACT LOCATIONS OF ELECTRICAL DEVICES AND LIGHT FIXTURES. DO NOT SCALE FROM THE ELECTRICAL PLANS; ADDITIONAL ELECTRICAL REQUIREMENTS ON ARCHITECTURAL PLANS, KITCHEN EQUIPMENT PLANS, AND MECHANICAL PLANS SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BID.
- THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF ELECTRICAL WORK. LOCATIONS ARE APPROXIMATE AND SHALL BE SUBJECT TO MINOR MODIFICATIONS AS DIRECTED BY THE GENERAL CONTRACTOR AND OWNER REPRESENTATIVES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT FITTING OF ALL MATERIALS, EQUIPMENT, ETC., IN THE BUILDING AND TENANT SPACE. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB. ELECTRICAL CONTRACTOR SHALL CUT, CHANNEL, CHASE, AND/OR DRILL FLOORS, WALLS, ANCHORAGE, ETC., OR WORK. PROVIDE X-RAY OF FLOOR PRIOR TO CORE DRILLS.
- ELECTRICAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY CHANGES REQUIRED BY THE BUILDING MANAGEMENT AND TENANT REPRESENTATIVES.
- DEMOLITION OR ABANDONING ANY ELECTRICAL AND COMMUNICATIONS CONDUIT, WIRING, CABLEING, OR DEVICE MEANS TO REMOVE IN ITS ENTIRETY. REMOVE UNUSED CONDUITS FROM CEILING SPACES IN AREAS OF WORK. ABANDONED OUTLET JUNCTION BOXES ARE TO BE REMOVED AND COVERED WITH NEW GYPSUM BOARD. ABANDONED POKE THRU OUTLETS SHALL HAVE COVER PLATES AND BE FILLED WITH FIRE RATED FOAM SEALANT TO MAINTAIN FIRE RATING OF FLOOR. RETURN UNUSED ELECTRICAL EQUIPMENT AND LIGHT FIXTURES TO BUILDING MANAGEMENT FOR STORAGE AND/OR REMOVAL FROM SITE AS DIRECTED BY OWNERS.
- ELECTRICAL CONTRACTOR SHALL REUSE EXISTING BRANCH CIRCUIT CONDUIT AND WIRING WHERE POSSIBLE. REUSE EXISTING PREFABRICATED LIGHTING SYSTEM CONDUIT AND WIRING WHERE POSSIBLE. RE-ROUTE DUCT AND EXTEND AS NECESSARY FOR THIS TENANT FINISH CONSTRUCTION. PROVIDE ADDITIONAL NEW CONDUIT, WIRING, COMPONENTS, AND CONNECTIONS AS REQUIRED FOR COMPLETE AND OPERATIONAL SYSTEMS.
- PROVIDE COMPLETE AND ACCURATE TYPED PANEL BOARD CIRCUIT DIRECTORIES AT THE COMPLETION OF WORK. CLEAN EXPOSED PANEL BOARD SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AS REQUIRED AND PROVIDE CLOSURE PLATES FOR VACANT SPACES.
- WIRING DEVICES SHALL BE SPECIFICATION GRADE; 20 AMP FOR GENERAL APPLICATION, 20 AMP OR GREATER FOR DEDICATED CIRCUITS AND AS REQUIRED BY CIRCUIT LOAD. LEVITON #5362 RECEPTACLES, 5362-IG (ORANGE) ISOLATED GROUND RECEPTACLES, AND #1221-2 SWITCHES (OR EQUAL). MATCH COLOR TO EXISTING BUILDING STANDARD. PROVIDE MATCHING NYLON COVER PLATES FOR ALL OUTLETS. ELECTRICAL CONTRACTOR SHALL VERIFY ALL OUTLETS WITH ARCHITECTURAL PLANS AND TENANT BEFORE ORDERING AND PURCHASING OF MATERIALS.
- ALL WALL MOUNTED OUTLETS SHALL BE OFFSET SO THEY ARE NOT BACK TO BACK, FOR SOUND TRANSMISSION PURPOSES. A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES SHALL SEPARATE OUTLET BOXES ON OPPOSITE SIDES OF WALLS AND PARTITIONS. GANG MOUNT ELECTRICAL AND COMMUNICATIONS OUTLETS ON WALLS AS CLOSE TOGETHER AS POSSIBLE.
- FIRE RESISTIVE WALLS AND OPENINGS MAY HAVE OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES IN AREA. PROVIDE THE AGGREGATE AREA OF SUCH OPENINGS IS NOT MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL.
- ALL WIRING SHALL BE COPPER. #12 AWG FOR 120 VOLT, 20 AMPERE CIRCUITS, 75 FEET OR LESS; #12 AWG FOR 277 VOLT, 20 AMPERE CIRCUITS, 150 FEET OR LESS TO FIRST DEVICE, TYPE THHN OR THWN INSULATION. PROVIDE WIRE COLOR CODING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
- ALL WIRING SHALL BE RUN CONCEALED AND IN EMT CONDUIT. ALL HOMERUNS SHALL BE EMT CONDUIT. ELECTRICAL CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM ENGINEER FOR USE OF "MC" AND "AC" TYPE CABLEING IN "HOME RUN" APPLICATIONS. "MC" AND "AC" TYPE CABLE WITH INTERNAL GROUND WIRES SHALL BE PERMITTED FOR BRANCH CIRCUIT WIRING IN APPROVED LOCATIONS ONLY AND INSTALLED PER NATIONAL ELECTRICAL CODE AND LOCAL BUILDING DEPARTMENT REQUIREMENTS. USE LISTED AND APPROVED TYPE COUPLINGS AND CONNECTORS. PROVIDE CONDUIT SUPPORTS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AS A MINIMUM. ALL EMPTY CONDUITS SHALL BE SUPPLIED WITH PULL WIRES AND BUSHINGS.
- ELECTRICAL CONTRACTOR SHALL USE #10 AWG CU WIRE WHEN LENGTH OF CONDUCTOR EXCEEDS 75 FEET FOR 120 VOLT, 20 AMP CIRCUITS AND 150 FEET FOR 277 VOLT, 20 AMP CIRCUITS. SIZE CONDUCTORS FOR MINIMUM VOLTAGE DROP ALLOWED PER THE NATIONAL ELECTRICAL CODE.
- ELECTRICAL CONTRACTOR SHALL USE #8 AWG CU WIRE WHEN LENGTH OF CONDUCTORS EXCEEDS 150 FEET FOR 120 VOLT, 20 AMP CIRCUITS AND 300 FEET FOR 277 VOLT, 20 AMP CIRCUITS. SIZE CONDUCTORS FOR MINIMUM VOLTAGE DROP ALLOWED PER THE NATIONAL ELECTRICAL CODE.
- ALL JUNCTION BOX COVERS SHALL BE INDELIBLY LABELED WITH PANEL DESIGNATION AND BRANCH CIRCUIT NUMBER OF EACH WIRE WITHIN THE JUNCTION BOX. ALL HOME RUNS SHALL BE IN EMT CONDUIT.
- NEUTRALS, RACEWAYS, AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. PROVIDE HARD WIRE GROUND CONNECTIONS TO ALL DEVICES AND SEPARATE INSULATED GROUND WIRE CONTINUOUS IN EACH CIRCUIT (#12 CU MINIMUM "GREEN" TRACER GROUND).
- ELECTRICAL CONTRACTOR SHALL UP SIZE SHARED NEUTRAL CONDUCTOR WITHIN FURNITURE SYSTEMS TO A #10 AWG CU CONDUCTOR. ELECTRICAL CONTRACTOR TO CONSIDER THE NEUTRAL CONDUCTOR AS A CURRENT CARRYING CONDUCTOR WHEN FEEDING ELECTRONIC LOADS.
- RECEPTACLES FOR COMPUTERS, COPIERS, AND PRINTERS, WHICH ARE SEMI-DEDICATED, DEDICATED, OR ISOLATED, SHALL HAVE A SEPARATE NEUTRAL AND DEDICATED GROUND CONDUCTOR RUN FROM THE BRANCH CIRCUIT PANEL BOARD.
- ALL LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENTLY FROM STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF LIGHT FIXTURES AND ELECTRICAL DEVICES.
- ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF LIGHTING FIXTURES IN MECHANICAL ROOMS/SPACES WITH MECHANICAL DUCT WORK INSTALLER PRIOR TO ROUGH IN. LOCATE BELOW DUCT WORK (8"-0" A.F.F. MIN.) CENTERED IN ROOM AS MUCH AS POSSIBLE. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS AND REQUIREMENTS WITH MECHANICAL PLANS, MECHANICAL CONTRACTOR, AND ACTUAL MECHANICAL EQUIPMENT SUPPLIED. INCLUDE ALL REQUIRED OUTLETS; HEAVY DUTY DISCONNECT SWITCHES, FUSES, CONTROLS, CONTROL WIRING, AND ALL CONNECTIONS IN THE ELECTRICAL BID.
- VERIFY ALL SPECIFIC KITCHEN AND BREAK ROOM EQUIPMENT REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH IN. COORDINATION SHALL INCLUDE MOUNTING HEIGHTS, CONNECTION TYPE AND POWER REQUIREMENTS. ALL CONNECTIONS FOR KITCHEN EQUIPMENT SHALL BE IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S AND SUPPLIER'S RECOMMENDATIONS.
- VERIFY ALL SPECIFIC COMPUTER AND COMMUNICATIONS EQUIPMENT REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH IN. COORDINATION SHALL INCLUDE MOUNTING HEIGHTS, CONNECTION TYPE AND POWER REQUIREMENTS. ALL CONNECTIONS FOR COMPUTER AND COMMUNICATIONS EQUIPMENT SHALL BE IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S AND SUPPLIER'S RECOMMENDATIONS.
- ALL NEW MULTI-CIRCUIT HOMERUNS SHALL INCLUDE SEPARATE NEUTRAL CONDUCTORS OR THE BREAKERS AS REQUIRED BY 2008 NEC SECTION 210.4 (B).



THIRD FLOOR ELECTRICAL DEMOLITION PLAN

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

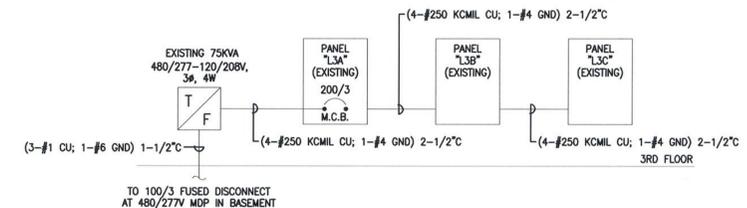
GENERAL NOTES:
A. REMOVED ITEMS SHOWN AS DASHED AND LIGHT

DETAIL NOTES

- CIRCUIT SERVING THE RECEPTACLE COULD NOT BE TRACED DURING ELECTRICAL FIELD SURVEY.

ELECTRICAL LEGEND

	HOMERUN, SOLID 120/208 V, OPEN 277/480 V		RECESSED FLUORESCENT FIXTURE
	CIRCUIT; RUN CONCEALED IN WALL OR CEILING		SURFACE FLUORESCENT FIXTURE
	CIRCUIT; RUN CONCEALED IN FLOOR OR GRADE		PENDANT FLUORESCENT FIXTURE
	CONDUIT RISER; TURNED UP, TURNED DOWN		FLUORESCENT STRIP FIXTURE
	JUNCTION BOX; CEILING OR WALL		FLUORESCENT WALL BRACKET
	JUNCTION BOX; WITH COVER PLATE		UNDER CABINET FLUORESCENT FIXTURE
	PULLBOX		FLUORESCENT ON EMERGENCY CIRCUIT
	SIMPLE RECEPTACLE		DOWNLIGHT FIXTURE
	DUPLEX RECEPTACLE		WALL MOUNTED FIXTURE
	DOUBLE DUPLEX RECEPTACLE		WALLWASH FIXTURE
	DUPLEX RECEPTACLE ON DEDICATED CIRCUIT		EMERGENCY FIXTURE
	SPECIAL RECEPTACLE - AS NOTED ON PLANS		TRACK LIGHTING
	TELEPHONE OUTLET, SINGLE GANG BOX, 3/4" CONDUIT STUB TO ACCESSIBLE CEILING.		EXIT SIGNS; WALL, CEILING MOUNTED.
	DATA OUTLET, SINGLE GANG BOX, 3/4" CONDUIT STUB TO ACCESSIBLE CEILING.		EMERGENCY BATTERY PACK FIXTURE
	TELEPHONE/DATA OUTLET, DOUBLE GANG BOX, 3/4" CONDUIT STUB TO ACCESSIBLE CEILING.		POLE MOUNTED OUTDOOR FIXTURE
	TELEVISION CABLE OUTLET		SWITCH, SINGLE POLE
	COMBINATION POWER/COMMUNICATIONS FLOOR BOX		TWO POLE SWITCH
	PLUGMOLD		THREE WAY SWITCH
	DUPLEX FLOOR RECEPTACLE		FOUR WAY SWITCH
	COMBINATION TELEPHONE/DATA FLOOR OUTLET		MOTION SENSOR SWITCH
	TELEPHONE FLOOR OUTLET		KEYSWITCH
	CRT OR DATA FLOOR OUTLET		DIMMER SWITCH
	PANELBOARD		SWITCH WITH PILOT LIGHT
	SWITCHBOARD		THERMAL OVERLOAD SWITCH
	DISCONNECT SWITCH, NON-FUSED		ABOVE FINISHED FLOOR
	DISCONNECT SWITCH, FUSED		AC ABOVE COUNTER
	TRANSFORMER		EMPTY CONDUIT
	MOTOR STARTER		GFI GROUND FAULT CIRCUIT INTERRUPTER
	COMBINATION MOTOR STARTER & DISC. SW.		ELECTRIC WATER HEATER
	MOTOR		GND GROUND
	COMBINATION LIGHT EXHAUST FAN		NL NIGHT LIGHT
	TIME CLOCK		P POWER; J-BOX
	METER		RL RELOCATED DEVICE OR EQUIPMENT
	DISCONNECT SWITCH & FUSE (DIAGRAMMATIC)		T/D TELE/DATA; J-BOX
	CURRENT TRANSFORMER; CT'S (DIAGRAMMATIC)		WP WEATHER PROOF
	CIRCUIT BREAKER (DIAGRAMMATIC)		FIRE HORN WITH STROBE LIGHT
	WATER HEATER		MANUAL PULL STATION
	MOTION SENSOR		SMOKE DETECTOR
	OCCUPANCY SENSOR		HEAT DETECTOR
	FIRE/SMOKE DAMPER		CEILING MOUNTED FIRE ALARM SPEAKER
	THERMOSTAT		CEILING MOUNTED FIRE ALARM SPEAKER/STROBE
	PAGER OR MUSIC SPEAKER		CEILING MOUNTED FIRE ALARM STROBE
	PHOTOCELL		REMOTE LAMP
			FIRE ALARM STROBE LIGHT
			DUCT DETECTOR



PARTIAL EXISTING ONE-LINE DIAGRAM

NOT TO SCALE

Locate the required overcurrent protection per 2008 NEC 240-21.

Provide a grounded electrode system bonded to the service equipment enclosure, grounded conductors, and grounded electrode conductors per 2008 NEC 250-50 and 250-104.



KEENEY DESIGN
WE DESIGN SPACE

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

PROJECT:
Cornerstone Family Practice Suite 300

1411 S. Potomac St.
Aurora, CO

COREY
Electrical Engineering Inc.
7822 S. Welling Ct. Suite B
Englewood, Colorado 80112
projects@coreyeng.com
Phone (303) 696-1257
Fax (303) 696-1459

REVISIONS:

DESCRIPTION: BY: DATE:

CITY OF AURORA
BUILDING DIVISION
APPROVED AS NOTED
DATE: APPROVED JAN 06 2010
08 04 2005

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PROJECT NO.:

09241

ISSUE DATE:

10/14/09

DRAWN BY: CHECKED BY:

SB VRW

General Notes and Legend

E - 1

DESCRIPTION:	BY:	DATE:

CITY OF AURORA
 BUILDING DIVISION
 APPROVED AS NOTED
 DATE: APPROVED JAN 06 2011
09-444895

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PROJECT NO.:
09241

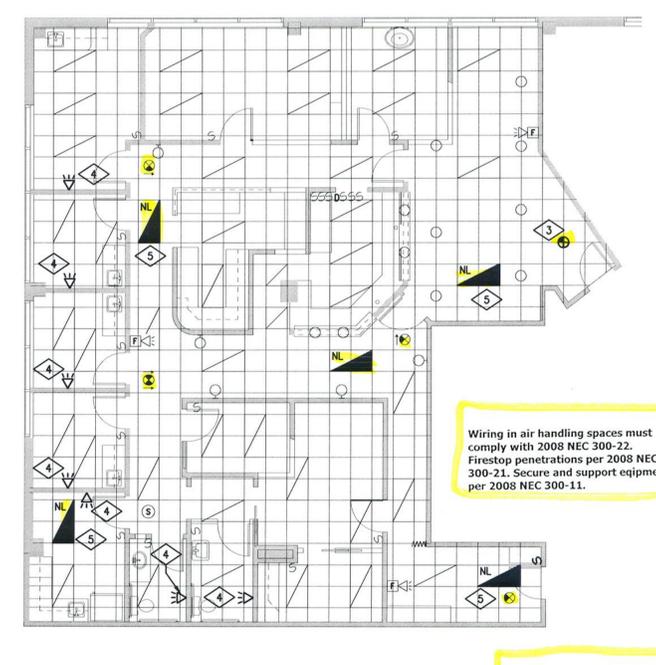
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THIRD FLOOR POWER PLAN
 SCALE: 1/8"=1'-0"

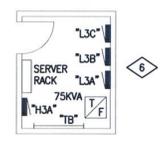
GENERAL NOTES:
 A. NEW AND RELOCATED ITEMS SHOWN AS BOLD
 EXISTING ITEMS SHOWN AS LIGHT



THIRD FLOOR LIGHTING PLAN
 SCALE: 1/8"=1'-0"

GENERAL NOTES:
 A. NEW AND RELOCATED ITEMS SHOWN AS BOLD
 EXISTING ITEMS SHOWN AS LIGHT

ELECTRICAL CONTRACTOR TO FIELD VERIFY AND ENSURE THAT ALL THE RECEPTACLE IN THE EXAM ROOMS ARE SHOCK PROOF "HOSPITAL GRADE" GFCI RECEPTACLE. CONDUCTORS TO BE EITHER RUN ENTIRELY IN EMT CONDUIT IN ORDER TO USE CONDUIT AS REDUNDANT GROUND OR PROVIDE GREEN HOSPITAL GRADE AC/AC CABLE FOR REDUNDANT GROUND. CONDUCTORS TO HAVE XHHW-2 INSULATION AS REQUIRED BY CODE. UPDATE EXISTING RECEPTACLES AND CONDUCTOR INSULATION AS NECESSARY TO COMPLY WITH CODE.



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

DETAIL NOTES

- ELECTRICAL CONTRACTOR TO FIELD VERIFY THAT THE RECEPTACLE IS GFCI PROTECTED RECEPTACLE. PROVIDE NEW GFCI PROTECTED RECEPTACLE IF THE EXISTING RECEPTACLE IS NOT GFCI PROTECTED.
- RE-USE THE EXISTING CIRCUIT SERVING THE DISHWASHER REMOVED DURING DEMOLITION TO PROVIDE CONNECTION TO THE NEW DISHWASHER.
- PROVIDE NEW BUILDING STANDARD LED EXIT SIGN WITH GREEN LETTERS ON WHITE HOUSING, DUAL-LITE # LXUWIE OR EQUAL. CONNECT TO THE NEAREST EMERGENCY LIGHTING BRANCH CIRCUIT SERVING THIS AREA.
- PROVIDE NEW FIRE ALARM ANNUNCIATION (HORN/STROBE) DEVICE AND CONNECT TO ANNUNCIATION CIRCUIT SERVING THIS AREA. REFER TO GENERAL NOTES 30 AND 31 FOR ADDITIONAL FIRE ALARM REQUIREMENTS.
- REPLACE THE EXISTING FIXTURE TO SERVE AS NIGHT LIGHT. PROVIDE EM BALLAST AND 90 MINUTE BATTERY BACK-UP. CONNECT THE FIXTURE TO NEAREST UNSWITCHED LEG OF THE LIGHTING CIRCUIT.
- ELECTRICAL ROOM IS LOCATED NEXT TO PUBLIC RESTROOM ON THIRD FLOOR WHICH IS ABOUT 40 FEET EAST FROM THE STORAGE ROOM SHOWN IN THE PLAN. FIELD VERIFY THE EXACT DISTANCE.

Provide visible alarm notification appliances in public areas and common areas per 2003 IFC 907.10.1 and 907.10.2

110-26
 Install electrical connections per 2008 NEC 110-14, identify disconnects per 2008 NEC 110-22 and provide working space around electrical equipment per 2008 NEC

PANEL "L3A" (EXISTING)		VOLTAGE 120 / 208 V 3 # 4 W		FLUSH MAIN 200/3 MLO		SURFACE X BUS 225A FEED THRU L3B A.I.C. 10,000			
TYPE	DESCRIPTION	BKR	CIR	LOAD (VOLT AMPS) / PHASE	CIR	BKR	DESCRIPTION	TYPE	
R	CORE RCPT	20	1	360 720	2	20	SUITE 300 EXAM RCPT	R	
R	TELE RCPT	20	3	180 720	4	20	SUITE 300 EXAM RCPT	R	
G	EWIC	20	5	350 720	6	20	SUITE 300 EXAM RCPT	R	
R	SUITE 300 RCPT	20	7	1080 720	8	20	SUITE 300 EXAM RCPT	R	
L	SUITE 300 WALL SCONCE	20	9	325 720	10	20	SUITE 300 TEST RCPT	R	
G	EW.H.	20	11	1500 720	12	20	SUITE 300 TEST RCPT	R	
G	FIRE ALARM BOOSTER	20	13	1000 1080	14	20	SUITE 300 TEST RCPT	R	
G	-	20	17	1000 1080	18	20	SUITE 300 RCPT	R	
L	SUITE 300 DN LTS	20	19	350 1080	20	20	SUITE 300 RCPT	R	
L	SUITE 300 DN LTS	20	21	350 720	22	20	SUITE 320 EXAM RCPT	R	
R	SUITE 300 NURSE LAB	20	23	1080 720	24	20	SUITE 320 EXAM RCPT	R	
R	SUITE 300 NURSE LAB	20	25	1080 720	26	20	SUITE 320 EXAM RCPT	R	
K	SUITE 300 MICROWAVE	20	27	1000 720	28	20	SUITE 320 EXAM RCPT	R	
K	SUITE 300 DISHWASHER	20	29	1200 180	30	20	SUITE 320 TELE	R	
K	SUITE 300 KITCHEN RCPT	20	31	540 750	32	20	SUITE 320 REFRIGERATOR	K	
K	SUITE 300 DISPOSAL	20	33	864 864	34	20	SUITE 320 DISPOSAL	K	
K	SUITE 300 REFRIGERATOR	20	35	750 500	36	20	SUITE 320 DED RCPT	G	
SPARE	SPARE	20	37	0 500	38	20	SUITE 320 DED RCPT	G	
SPARE	SPARE	20	39	0 1080	40	20	SUITE 320 RCPT	R	
R	SUITE 300 TELE TERM	20	41	180 1080	42	20	EXISTING RCPT	R	
TOTAL		28658		27057		28750			

PANEL "L3C" (EXISTING)		VOLTAGE 120 / 208 V 3 # 4 W		FLUSH MAIN MLO X		SURFACE X BUS 225A FEED THRU A.I.C. 10,000			
TYPE	DESCRIPTION	BKR	CIR	LOAD (VOLT AMPS) / PHASE	CIR	BKR	DESCRIPTION	TYPE	
R	STE 340 RCPT	20	1	1080 720	2	20	STE 340 EXAM RCPT	R	
R	STE 340 RCPT	20	3	1080 500	4	20	EXISTING LOAD	G	
R	STE 340 RCPT	20	5	1080 500	6	20	EXISTING LOAD	G	
G	STE 340 COPIER	20	7	1000 540	8	20	STE 340 COMPUTER	R	
R	STE 340 TELE	20	9	180 400	10	20	STE 340 NT LTS	L	
R	STE 340 TELE	20	11	180 500	12	20	EXISTING LOAD	G	
R	STE 330 EXAM REC	20	13	720 500	14	20	EXISTING LOAD	G	
R	STE 330 EXAM REC	20	15	720 500	16	20	EXISTING LOAD	G	
R	STE 330 EXAM REC	20	17	720 500	18	20	EXISTING LOAD	G	
R	STE 330 EXAM REC	20	19	720 500	20	20	EXISTING LOAD	G	
R	STE 330 EXAM REC	20	21	720 0	22	20	SPACE		
R	STE 330 EXAM REC	20	23	720 0	24	20	SPACE		
R	STE 330 EXAM REC	20	25	720 0	26	20	SPACE		
R	STE 330 TELE	20	27	180 0	28	20	SPACE		
G	STE 330 COPIER	20	29	1000 0	30	20	SPACE		
R	STE 330 RCPT	20	31	1080 0	32	20	SPACE		
R	STE 330 RCPT	20	33	1080 0	34	20	SPACE		
K	STE 330 MICROWAVE	20	35	1000 0	36	20	SPACE		
R	STE 330 RCPT	20	37	1080 0	38	20	SPACE		
SPACE	SPACE	20	39	0 0	40	20	SPACE		
SPACE	SPACE	20	41	0 0	42	20	SPACE		
TOTAL		8660		5360		6200			

PANEL "L3B" (EXISTING)		VOLTAGE 120 / 208 V 3 # 4 W		FLUSH MAIN MLO X		SURFACE X BUS 225A FEED THRU L3C A.I.C. 10,000			
TYPE	DESCRIPTION	BKR	CIR	LOAD (VOLT AMPS) / PHASE	CIR	BKR	DESCRIPTION	TYPE	
G	EXISTING LOAD	20	1	500 500	2	20	STE 350 DN LTS	L	
G	EXISTING LOAD	20	3	500 900	4	20	SUITE 300 LAB RCPT	R	
L	STE 310 DN LTS	20	5	500 1080	6	20	SUITE 300 OFFICE RCPT	R	
L	STE 310 SURG LT	20	7	400 1080	8	20	STE 350 RCPTS	R	
R	STE 310 EXAM RCPT	20	9	720 1080	10	20	STE 350 RCPTS	R	
G	STE 310 SURGE TA	20	11	500 1080	12	20	STE 350 RCPTS	R	
G	STE 310 SURGE TA	20	13	500 180	14	20	STE 350 TELE	R	
R	STE 310 UC REFRIG	20	15	720 1080	16	20	STE 350 RCPTS	R	
K	STE 310 DISPOSAL	20	17	750 1080	18	20	STE 350 RCPTS	R	
K	STE 310 DISPOSAL	20	19	864 1000	20	20	STE 350 COPIER	G	
K	STE 310 MICROWAVE	20	21	1000 1080	22	20	STE 350 RCPTS	R	
R	STE 310 RCPT	20	23	1080 1000	24	20	STE 350 MICROWAVE	K	
R	STE 310 TELE	20	25	180 864	26	20	STE 350 DISPOSAL	K	
R	STE 310 RCPT	20	27	1080 750	28	20	STE 350 REFRIGERATOR	K	
R	STE 310 RCPT	20	29	1080 720	30	20	STE 350 EXAM RCPT	R	
K	STE 310 UC REFRIG	20	31	750 720	32	20	STE 350 EXAM RCPT	R	
G	STE 310 AUTOCLEAN	20	33	500 864	34	20	STE 350 DISPOSAL	K	
R	STE 310 RCPT	20	35	1080 540	36	20	STE 350 PROC RCPT	R	
G	STE 310 DRYER	30	37	1800 540	38	20	STE 350 PROC TABLE	R	
G	-	20	39	1800 0	40	20	SPACE		
G	STE 310 WASHER	20	41	1000 0	42	20	SPACE		
TOTAL		9878		12074		11490			

Legibly identify each breaker or switch for it's use or purpose on the circuit directory in the panel/switchboard per 2008 NEC 408.4.



* LOAD REMOVED FROM THE CIRCUIT THIS CONTRACT. ELECTRICAL CONTRACTOR TO FIELD VERIFY THAT THE CIRCUIT IS SPARE AND IF FOUND SPARE, TURN THE BREAKER OFF.

* LOAD ADDED TO THE CIRCUIT THIS CONTRACT. CIRCUIT BREAKER WAS FOUND IN OFF POSITION AND WAS LABELED SPARE IN EXISTING PANEL SCHEDULE.