

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



Notice

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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, closer, 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

Plan Indication

Plan Indication

Plan Indication

Plan Indication

Plan Indication

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 quantity required

General Legend

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

Abbreviations

AC	Above Counter
ADA	Americans with Disabilities Act
A.F.F.	Above Finished Floor
Anod.	Anodized
Bldg.	Building
Ctg.	Ceiling
Clr.	Clear
Cont.	Continuous
D	Deep, Dedicated
Dr.	Door
Dwg.	Drawing
EWC	Electric Water Cooler
Elev.	Elevation or Elevator
EP	End Panel
Eq.	Equal
Exist.	Existing
FEC	Fire Extinguisher Cabinet
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/HL	High/Height
H.M.	Hollow Metal
H/VAC	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

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.

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.

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

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				
ity of Aurora Plan Review project: Cornerstone Family Practice address: 1411 S. Potomac St. Contractor: SN: 512578 Permit Number: 09-444895 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 susceptible to burning under normal office and commercial wear.
- All joint 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 some 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 areas, and Class III or better in rooms or other areas.
- All surfaces shall be properly prepared prior to installing wallcovering.
- Wallcovering contractor shall coordinate all wallcovering application that affects other trades including millwork, etc. Wrap all electrical device plates with wallcovering to match wall.
- Contractor shall provide and install metal edge trim: Macklenburg 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.
- Flash-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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General Notes

- All work shall be performed in strict conformance with all laws, the ADA, all codes, ordinances, rules, and regulation of all governing authorities having jurisdiction.
- These plans are based upon the Architect's best interpretations of the Americans with Disabilities Act (ADA). The ADA is subject to interpretation by the courts. Therefore, the Architect, Keeney Design, Inc., and its agents, assume no liability or responsibility for interpretations or application of the ADA to this project nor for work undertaken to correct actual or understood deficiencies.
- These plans are based upon the existing conditions readily observable at the time of issue. Therefore, the Architect, Keeney Design, Inc., and its consultants, assume no liability or responsibility for design and/or construction costs resulting from conditions or circumstances hidden from immediate observation.
- The Contractor for the project shall be responsible for obtaining all required permits.
- Before commencement of the work, the general Contractor and his subcontractors shall field verify all existing conditions and dimensions with the contract documents. Any deviations, discrepancies, and/or conflicts shall be reported to Keeney Design prior to proceeding with construction. Any questions or clarifications regarding "building standard" construction or materials shall be directed to Keeney Design prior to proceeding with construction. Should the Contractor proceed without contacting Keeney Design, the Contractor may, at no cost to the Owner, Tenant, Keeney Design, or the like, be required to repair, replace and correct any and all defects and problems arising due to his proceeding without contact, clarification and/or recommendation.
- Do not scale drawings: dimensions govern, large scale details govern over small scale.
A. New gypsum board partitions are dimensioned from face of stud to face of stud unless otherwise noted on plans (i.e., "Finish" or "Clear").
B. Existing partitions are dimensioned to finished surface.
C. Masonry units are dimensioned to rough wall surface.
D. Window walls are dimensioned from centerline of mullion to centerline of mullion. Glass sizes shown on drawings are nominal. Actual sizes may be smaller.
- The presence of a Keeney Design representative on the job site does not imply concurrence with or approval of the work.
- The Contractor shall halt the work when notified of a proposed change or if unsatisfactory results are anticipated. Proceed only after receiving additional information and instructions from Keeney Design.
- The Contractor shall perform high quality professional work. Materials shall be joined uniformly and accurately so they meet with neat, straight lines, free of blemishes or overlaps. Install exposed materials appropriately level, plumb, and at accurate right angles, or flush with adjoining materials as appropriate. Work of each trade shall meet or exceed all national standards published by or for that trade.
- The Contractor shall coordinate all work performed by the Owner, Tenant, and their Agents. When information is inadequate, request further instructions before proceeding.
- DRAWINGS/SUBMITTALS
11. 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, revise a construction detail, method of attachment or in any way alter the work so that it does not conform with these documents without Keeney Design's approval; such action will relieve Keeney Design of any responsibility or liability as a result of said substitution.
12. The Contractor shall submit one (1) reproducible and two (2) blueines of all shop drawings and three (3) copies of all samples, cut sheets, and specs for Keeney Design review:
A. Contractor shall submit to Keeney Design shop drawings or cut sheets of all custom millwork, hardware, signage, and other trades as requested and samples of all wallcoverings, paint, plastic laminates and millwork finishes.
B. Keeney Design will review submissions with reasonable promptness so as to minimize delay. Review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Any action taken does not release the Contractor or fabricator from compliance with plans and specifications as to function, dimensions, quality and quantity. Review of an individual item shall not indicate a review of an assembly in which the item functions. Submissions that contain excessive errors or that are incomplete will be returned unchanged 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 submitted by same.
- MILLWORK
13. All custom cabinet work is to be furnished, shop finished, delivered and installed by the millwork contractor in accordance with the current edition of Architectural Woodwork Quality Standards, Guide Specifications and Quality Certification Program, published by the Architectural Woodwork Institute (AWI). No rotary cut veneers will be acceptable unless specifically noted.
- FINISHES
14. The Contractor shall be responsible for achieving 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.
15. 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 lines, plumbing lines, and structure).
16. 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.
17. 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.
18. 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
19. 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).
20. Keeney Design's drawings for lighting, power and telephone are for location and quantities only. See engineering drawings of any technical information of Keeney Design of any discrepancies between engineering drawings and Keeney Design drawings prior to proceeding with the work.
21. 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.
22. All dimensions are to center line of outlet groups or single outlet. When two or more devices are indicated, each device in a group is to be located immediately adjacent to the next device.
23. 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.
24. 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
25. The Contractor shall take absolute care to protect new and existing materials, millwork, built-ins and finishes and repair or replace damaged items at the Architect's option.
26. 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 boxes wiped down.
F. All carpets vacuumed.
G. All resilient floors cleaned of labeling and wet mopped with mild detergent solution per manufacturer's recommendations, and all boxes wiped down.
- ASBESTOS
27. As there may be asbestos or other hazardous materials present in any existing building, especially older buildings, it shall be the Contractor's responsibility to verify its presence and coordinate with the governing authorities having jurisdiction. Comply with said authorities' requirements for safe and legal containment/disposal.

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

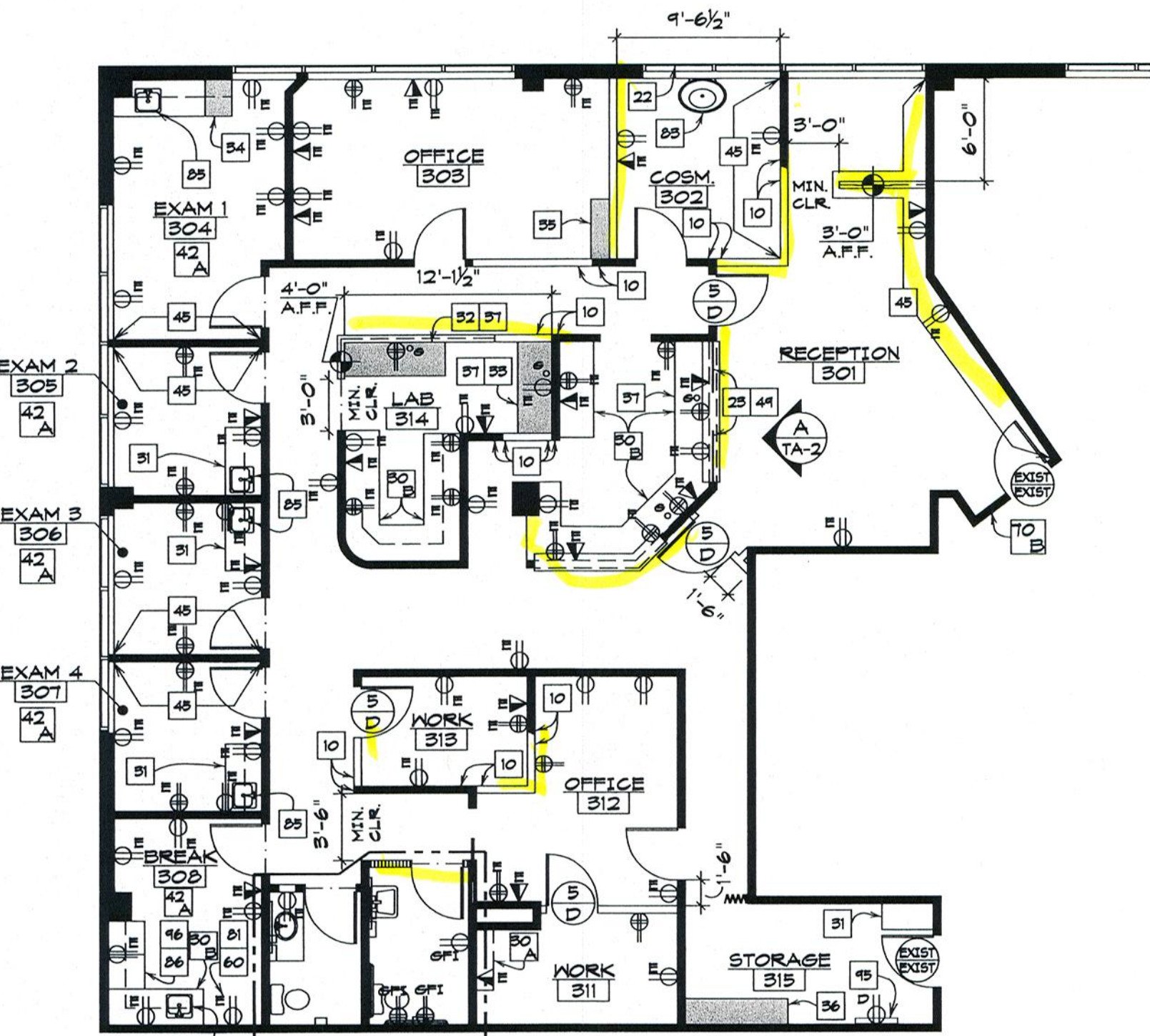
CITY OF AURORA
BUILDING DIVISION
APPROVED AS NOTED
DATE: APPROVED JAN 08 2010

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PROJECT NO.:	141.06
ISSUE DATE:	10/19/09
DRAWN BY:	CHECKED BY:
MLS	BLS

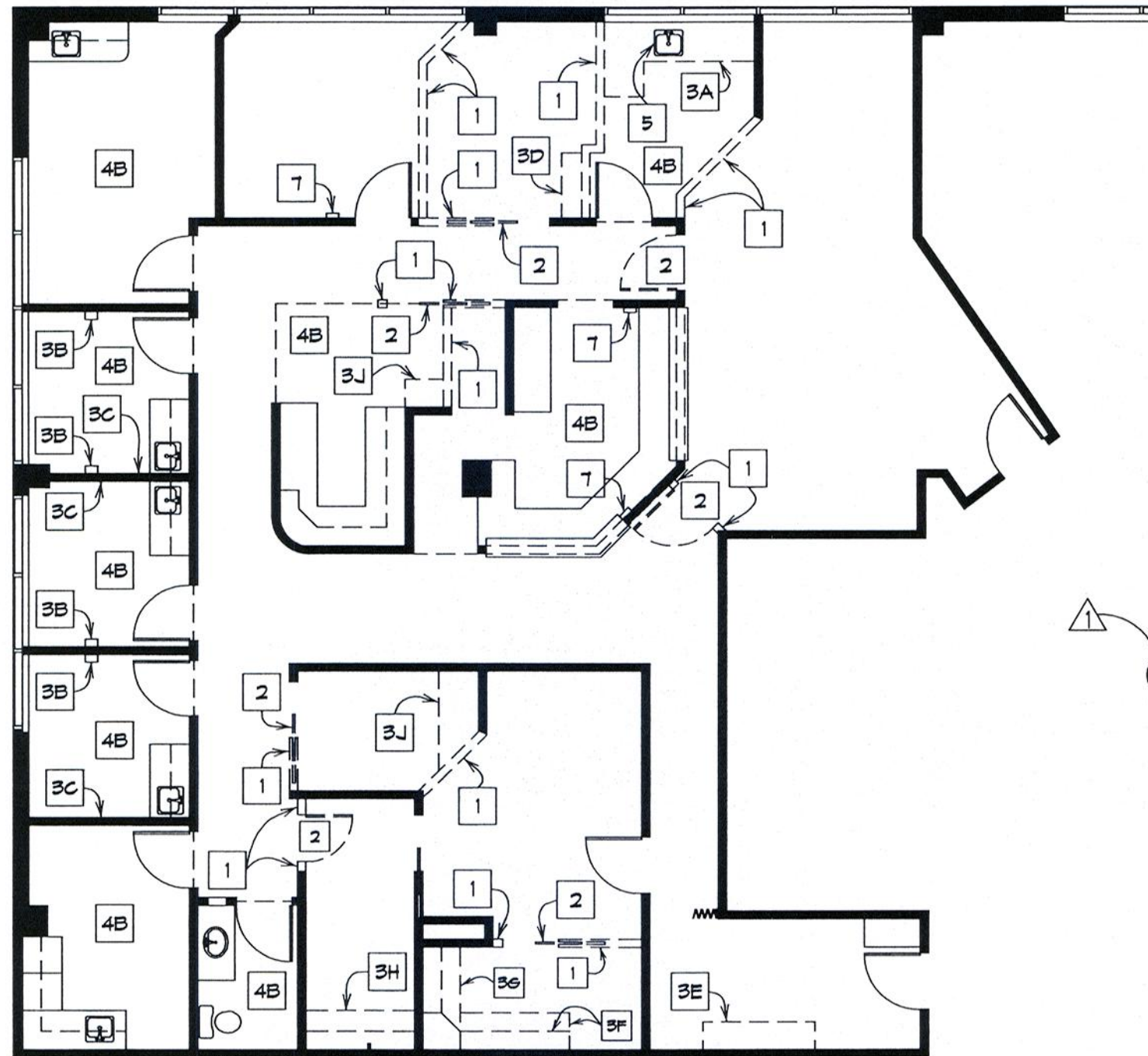
Cover Sheet
TA-1



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

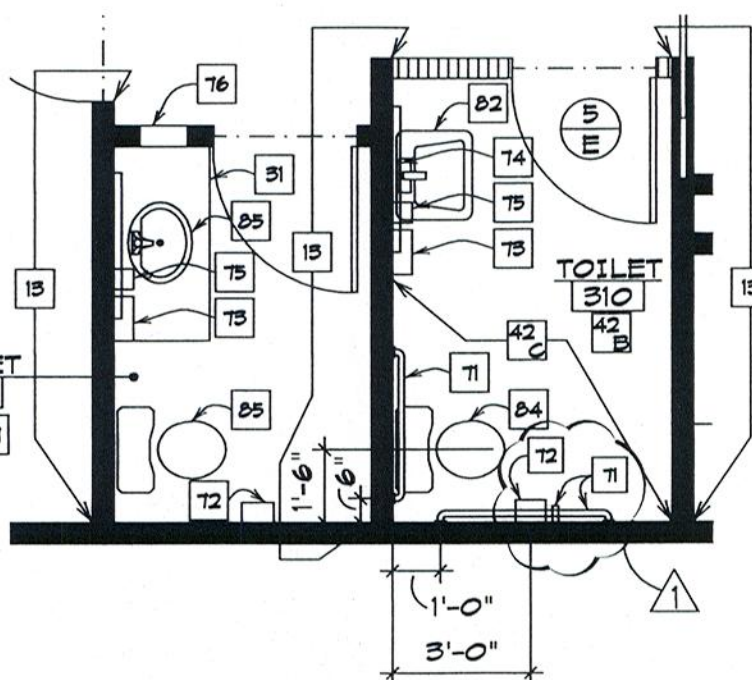
PLAN NORTH

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



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

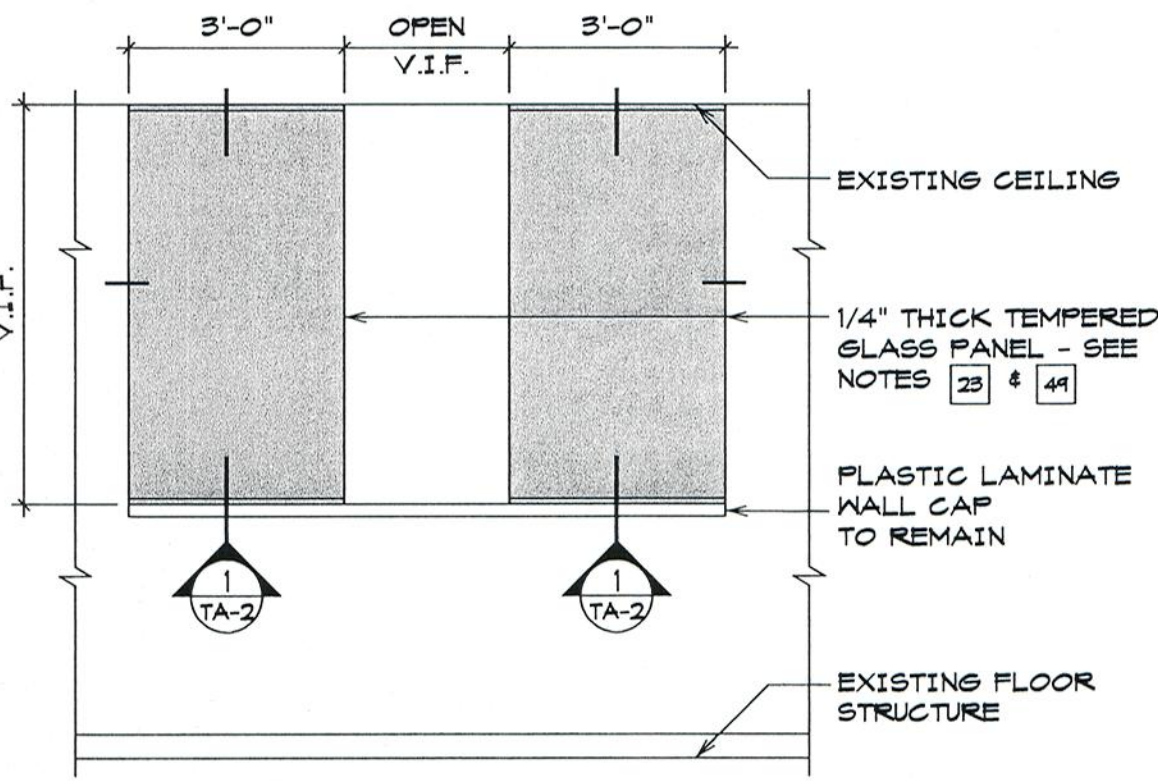
PLAN NORTH



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

B

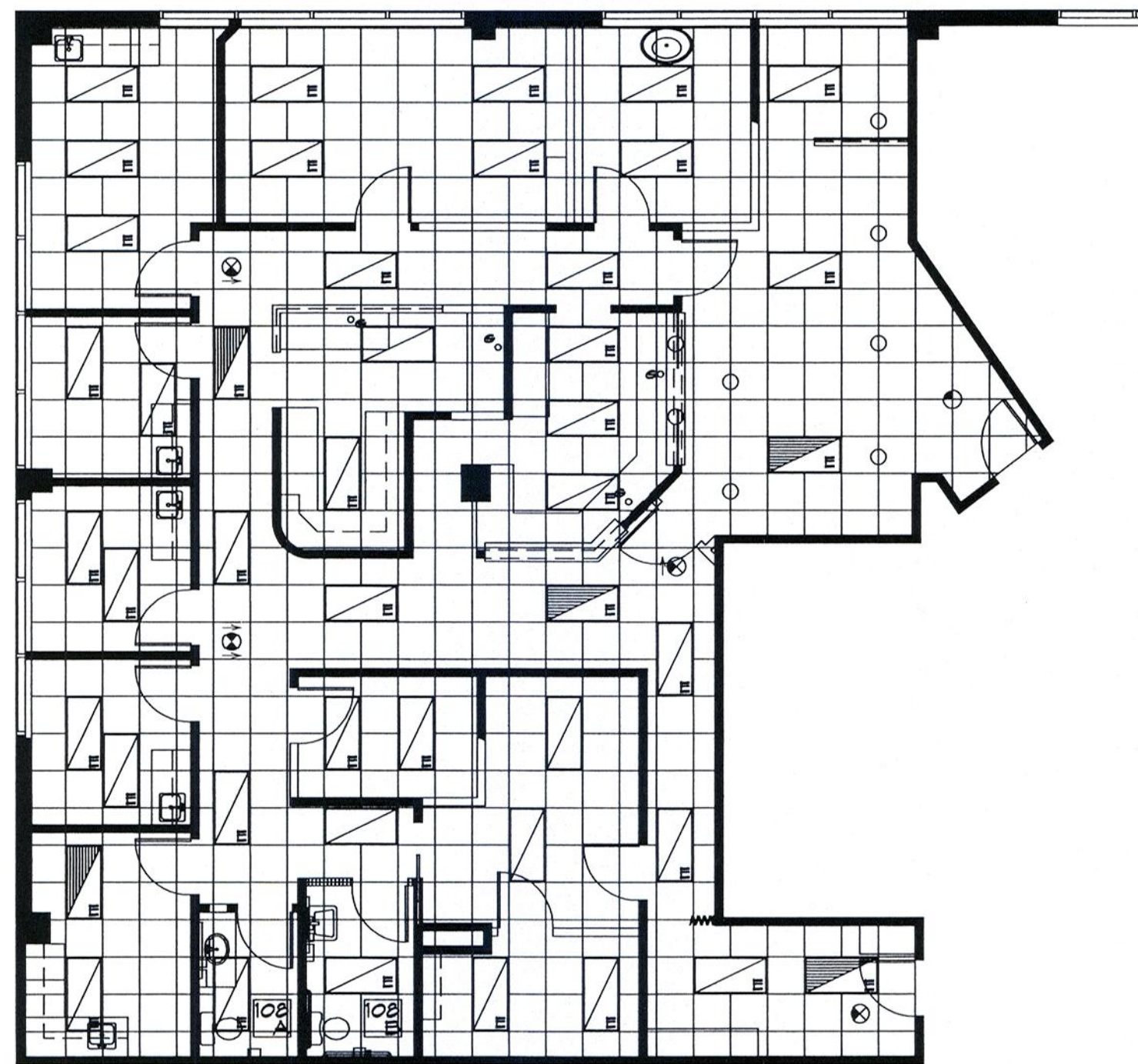
TA-2



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

A

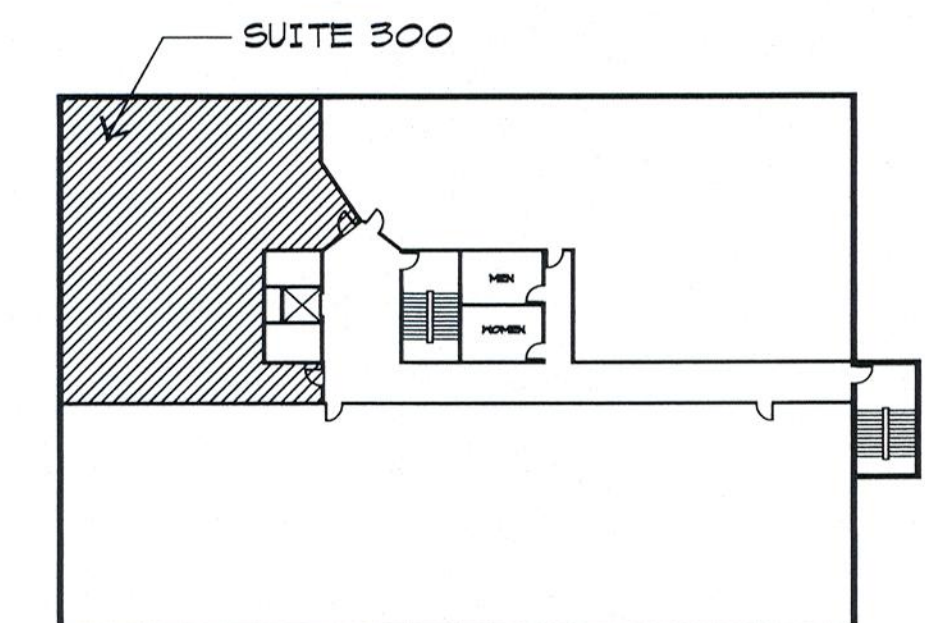
TA-2



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

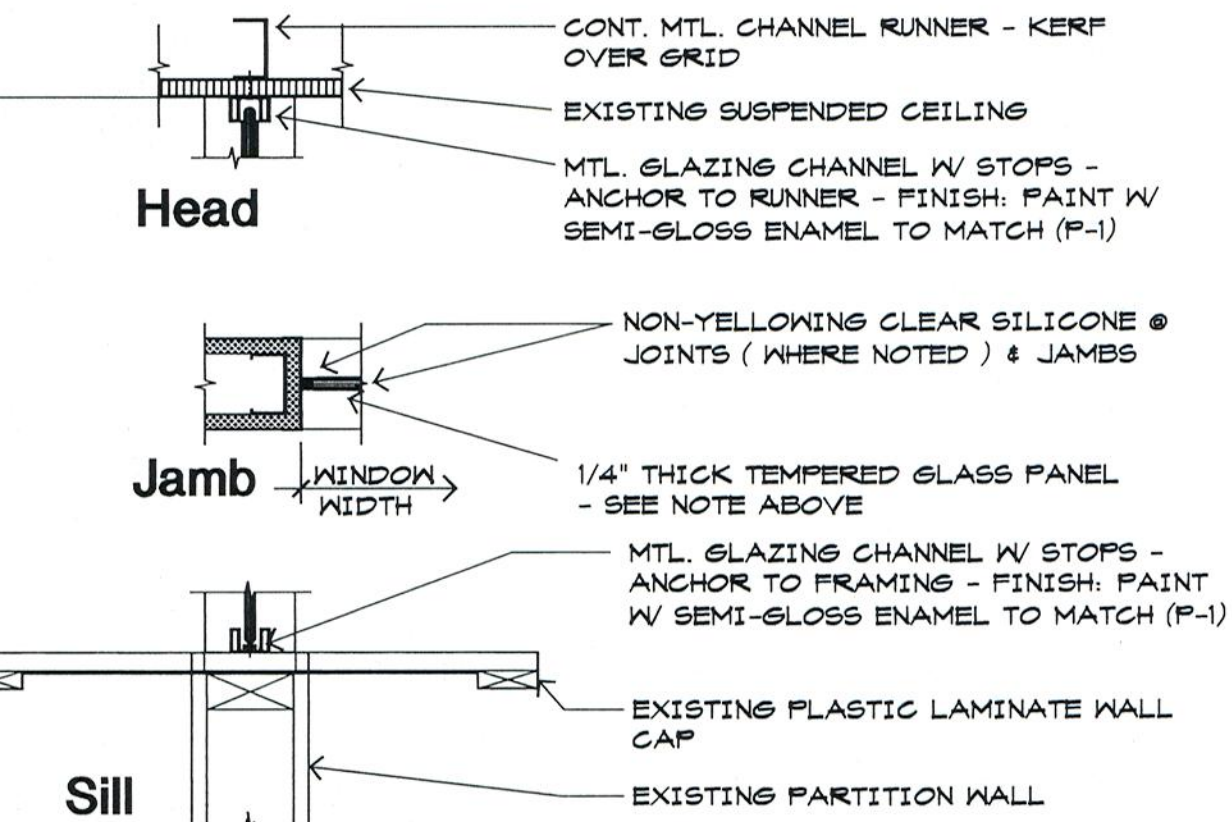
PLAN NORTH

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Key Plan
N.T.S.

PLAN NORTH



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

1

TA-2

41. New carpet (C-1) throughout suite u.o.n.
- 42A. New resilient tile (RT-1) flooring in this room. Provide transition strips at all changes in flooring material and elevation.
- 42B. New ceramic tile (CT-1) flooring with matching 6" cove wall base in this room. Thin-set and seal all grout joints. Provide transition strips at all changes in flooring material and elevation.
- 42C. New ceramic tile (CT-2) wainscot from top of wall base to 48" A.F.F. on this wall to extent shown. Thin-set and seal all grout joints. Use tiles with bull-nose edge for top end of wainscot.
43. New rubber base (RB-1) throughout suite u.o.n. Remove any residual base adhesive and prepare wall as required for smooth finish prior to installing new base.
- 44A. Patch and prepare walls as required to a smooth surface paint (P-1) throughout suite u.o.n.
- 44B. New point (P-1) in this room at all painted surfaces.
45. Accent point (P-2) on this wall only.
46. Repair and refinish reused doors where scratched or blemished as required to good appearance. Stain and seal new doors to match existing.
47. Existing building standard window coverings at all building exterior windows to remain - protect during construction - repair (or replace) as required to good working condition and appearance.
48. Apply translucent frosted film finish this side of new glazing panel - manufacturer: 3M or equal.
49. Existing finishes in this room to remain u.o.n.
- FURNISHINGS (sixties)
60. Full-size refrigerator with ice-maker by Tenant (N.I.C.) - see note 81 below.
- SPECIALTIES (seventies)
- 70A. All new signage shall comply with requirements of ANSI A117.1.
- 70B. New building standard suite entry signage by Property Manager (N.I.C.) - Contractor to verify and install per building standard specifications.
71. Grab bar: BOBRICK B-5806 x 36" behind water closet. BOBRICK B-5806 x 48" side of water closet. Mounting height: 35" A.F.F. to top of horizontal bars. BOBRICK B-5806 x 18" vertical on wall beside water closet. Mounting height: 40" A.F.F. to bottom of vertical bar.
72. Toilet tissue dispenser: BOBRICK B-2888. Mounting height: 32" A.F.F. to top of unit.
73. Paper towel dispenser: BOBRICK B-262. Mounting height: 38" A.F.F. to bottom of unit.
74. Plate glass mirror with stainless steel frame: BOBRICK B-290 1830. Mounting height: 38" A.F.F. to bottom of frame.
75. Wall-mounted soap dispenser: BOBRICK B-4112. Mounting height: 38" A.F.F. to bottom of unit.
76. Through the-wall-mounted specimen pass-thru cabinet: BOBRICK B-505. Mount directly above existing countertop backplash.
- MECHANICAL (eighties)
80. Mechanical loads are to be based on standard occupant load and on other loads and equipment as noted (information provided by the Tenant) - any additional HVAC will be at the Tenant's expense. See Reflected Ceiling Plan/TA-2 and engineering drawings for additional requirements and information.
81. Provide copper water line for refrigerator ice-maker (refrigerator by Tenant - N.I.C.) - see engineering drawings.
82. New ADA compliant wall-mount lavatory complete with lever faucets, wall carrier, and hot and cold supply, waste and vent plumbing as required - see engineering drawings. Insulate hot supply and drain plumbing exposed to view manufacturer: PLUMBEREX or equal.
83. New pedestal lavatory complete with faucet unit and mounting kit. Modify/extend/reconfigure existing hot and cold supply, waste and vent plumbing as required for new fixture. See engineering drawings. Re-use existing hot water if appropriate and in good condition - verify with engineer. X-ray floor PRIOR to core drill - firestop per code. Coordinate with Property Manager PRIOR to access to floor below.
84. New ADA compliant floor-mount water closet complete with open front seat at 17" (min) A.F.F. automatic flush valve and cold supply, waste and vent plumbing as required - see engineering drawings. X-ray floor PRIOR to core drill - firestop per code. Coordinate with Property Manager PRIOR to access to floor below.
85. Existing plumbing fixture to remain - protect during construction. Clean/repair/refurbish to good appearance and good working condition.
86. New dishwasher - by Property Manager (N.I.C.). Contractor to verify and provide hot supply/waste/vent as required - see engineering drawings. Dishwasher by Property Manager (N.I.C.). Verify/replace hot water heater to provide appropriate capacity and operation. See engineering drawings.
87. Replace existing garbage disposal with new - garbage disposal unit by Property Manager (N.I.C.). Contractor to verify and install per manufacturer specifications.
- ELECTRICAL (nineties)
90. Electrical outlets shown and other electrical requirements indicated are based on information provided by the Tenant - any additional electrical will be at the Tenant's expense. Mount all new outlets at 15" A.F.F. minimum u.o.n.; mount all new switches at 48" A.F.F. maximum u.o.n.; as required by ANSI A117.1 - see also Building Standards. All existing outlets not indicated to remain shall be removed and wiring terminated per code - patch and finish walls to match adjacent surfaces. See Reflected Ceiling Plan/TA-2 and engineering drawings for additional requirements and information.
91. Update electrical panel legend(s) to reflect new and altered circuiting as a result of this project - legend(s) shall be typed.
92. Remove any existing floor outlets not indicated to remain and terminate wiring per code - fire stop and fill holes per code prior to installing floor covering.
93. Circuit computers and other sensitive electronic equipment separately from copiers and other heavy or intermittent loads. See engineering drawings.
94. All telephone, data, and CRT cabling, terminations, faceplates, and faceplate labeling by Tenant's vendor (N.I.C.). See note 103 below and engineering drawings.
95. Telephone board - 2'x3' plywood (Contractor to verify size with Tenant's telephone vendor) with dedicated outlet at 84" A.F.F. - paint board to match wall - provide (1) 2" diameter conduit stub from board to 4" above ceiling.
96. Provide electrical connection for new dishwasher (if there is none).
- CEILING (hundreds)
100. Existing ceiling to remain u.o.n. Patch and repair or replace ceiling grid and lay-in panels as required to match adjacent where walls have been removed or relocated or where mismatched, missing, damaged, or discolored or where sprinkler heads have been added or relocated - see sprinkler notes for scope.
- 101A. Relocate existing and/or add new building standard fluorescent light fixtures as shown - adjust layout if required to avoid cutting main grid tees. All fixtures shall match building standard - replace as required u.o.n. - store non-matching lenses/fixtures per Property Manager's instructions. Clean all fixtures. See engineering drawings.
- 101B. Relamp all recessed down light and wall sconce fixtures throughout suite. Verify lamp type with Property Manager.
102. All electrical power cabling and conduit above ceiling shall be INDEPENDENTLY supported from structure.
103. All exposed low voltage wiring above ceiling shall be plenum rated (Teflon coated) and INDEPENDENTLY supported from structure.
104. Provide/relocate smoke detectors and horns/strobes per code, local amendments, and fire department - see engineering drawings.
105. Contractor shall verify and add/relocate sprinkler heads and piping as required to miss lighting and per NFPA code section 13 and fire department. Submit sprinkler head drawings for separate review as required by jurisdiction. Center heads in ceiling panels, typical.
106. Contractor shall balance HVAC supply diffusers AND shall submit balance report to Property Manager. Provide fire dampers at all rated partitions or enclosures. Clean all supply diffusers and return air grilles throughout suite. See engineering drawings.
- 108A. Existing exhaust register in this room to remain - protect during construction. Clean/repair/refurbish to good appearance and good working condition.
- 108B. Provide new exhaust register for this room - connect to existing building exhaust main - see engineering drawings.

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, point, 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.

1. 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.
2. 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.
- 3A. Remove existing base and wall cabinets, countertop, and sink with disposal - store per Property Manager's instructions. See note 5 below.
- 3B. Remove existing wall-mount accessory with any attachments from this wall.
- 3C. Relocate existing chair rail on this wall.
- 3D. Relocate existing cabinet per note 35 below.
- 3E. Relocate existing cabinet per note 36 below.
- 3F. Relocate existing countertop per note 32 below. Remove remaining base and wall cabinets - store per Property Manager's instructions.
- 3G. Relocate existing countertop per note 33 below. Remove remaining base cabinets (only) - store per Property Manager's instructions.
- 3H. 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.
- 3J. Remove existing countertop - store per Property Manager's instructions.
- 4A. Remove all existing carpet throughout suite u.o.n.
- 4B. Remove all existing resilient tile flooring in this room/area.
- 4C. Remove all existing resilient base throughout suite u.o.n.
5. 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.
6. Remove all unused and all non-terlon coated low-voltage cabling from above ceiling - coordinate with Tenant's cabling vendor.
7. Remove existing room indicator light complete with accessories - terminate wiring per code - see engineering drawings.
8. Existing ceiling to remain u.o.n. - see Reflected Ceiling Plan/TA-2.

PARTITIONS (tens)

10. Align finishes.
11. The widths of all NEW corridors, passages, aisles, etc. shown on this plan shall comply with the minimum widths required by ANSI A117.1.
12. Provide adequate fire retardant treated wood blocking as required for secure support of counters, shelving, cabinets, etc. - see Millwork, Furnishings, and Specialties notes below for specific items, weights, mounting heights, etc. at each location.
13. 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)

20. 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.
21. 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 final 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.
22. Replace existing exterior glazing with new insulated building standard exterior perimeter insulated glazing - sized to fit existing opening.
23. New 36" wide x 1/4" thick tempered glass panel at existing wall cap - see elevation A/TA-2.
- MILLWORK (thirties)
- 30A. Existing wall cabinets (only) to remain - protect during construction. Clean/repair/refurbish to good appearance and good working condition.
- 30B. 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.
31. Existing countertop and cabinets to remain - protect during construction. Clean/repair/refurbish to good appearance and good working condition.
32. 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.
33. 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.

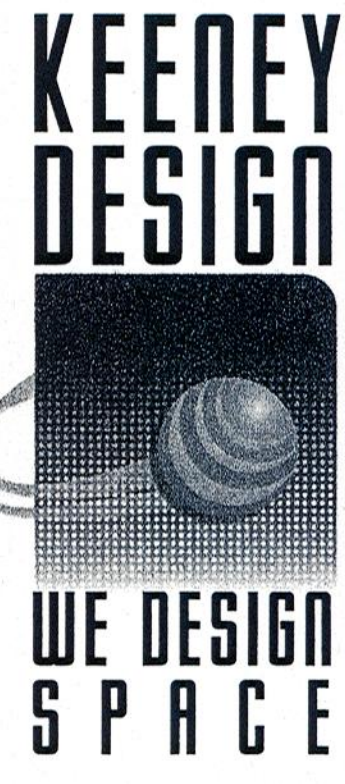
34. Existing cabinets to remain. Relocate (1) base and (1) wall cabinet from note 3H above to fire end location. Securely anchor to studs or fire-retardant treated blocking. Modify/extend existing countertop and backplash to remain with portion of existing countertop and backplash of note 3H above. Splice (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.
35. Relocate existing cabinets to this location - see note 30 above. Securely anchor to studs or to fire-retardant treated blocking. Clean/repair/refurbish to good appearance and good working condition.
36. 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.
37. 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.

40. Patch/repair/floorstone floor to SMOOTH LEVEL surface before installing new flooring. VERY IMPORTANT: Floorstone or otherwise adjust substrate elevation as required to eliminate ANY change in finish elevation between adjacent materials.



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:

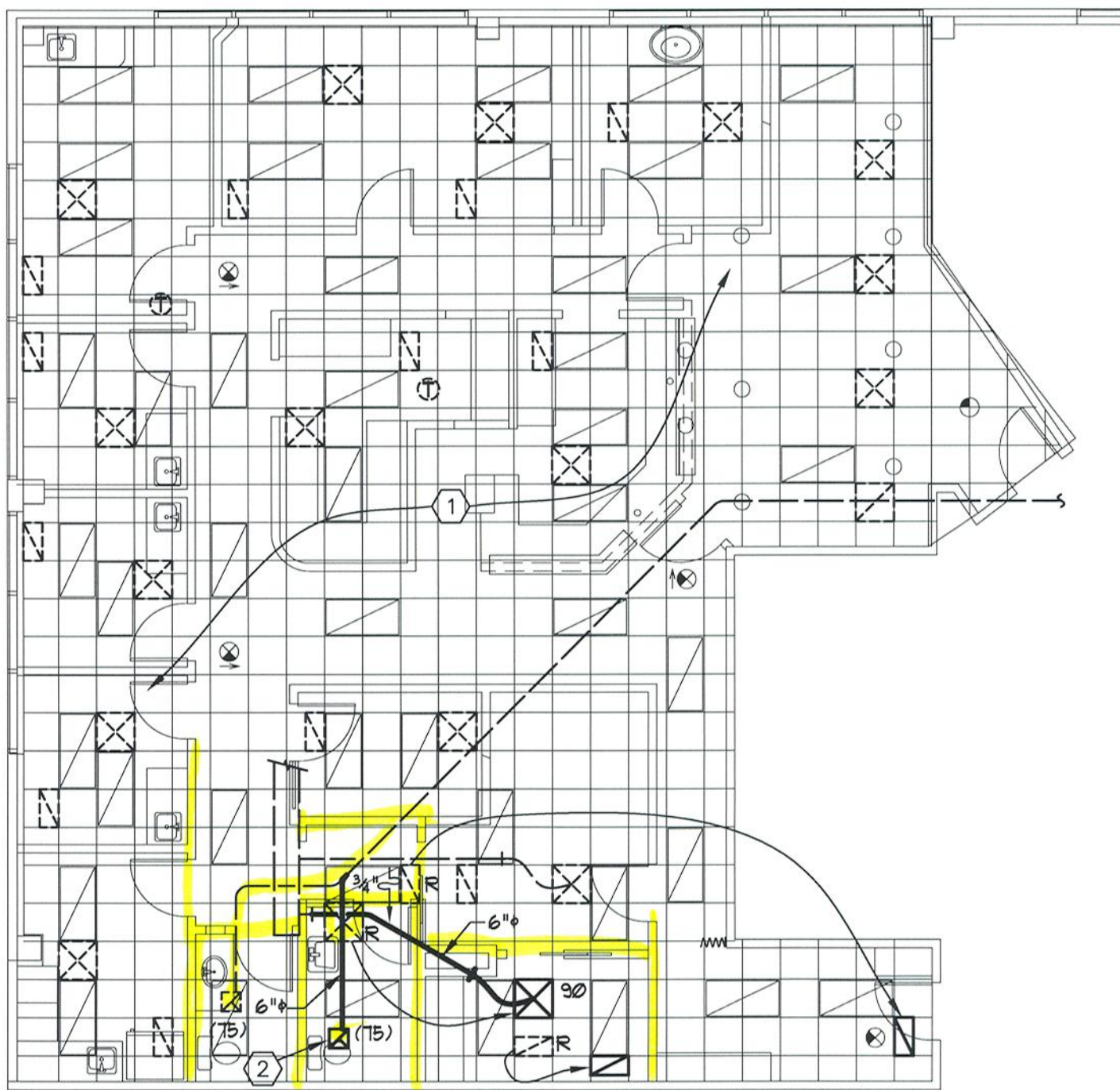
BLS

Sheet
Name

TA-2

MECHANICAL NOTES

- I. GENERAL
- A. All work shall be in accordance with SMACNA standards and specifications, and local authority having jurisdiction.
 - B. These drawings are diagrammatic in nature and not intended to show all transitions, offsets, etc. Contractor shall field verify existing conditions and provide all necessary fittings to complete the intent of the drawings. Any discrepancies between drawings and field conditions shall be reported to Engineer for resolution.
 - C. Duct sizes are inside dimension.
 - D. Relocate sprinkler heads per NFPA regulations. Contractor is required to provide Engineer stamped design drawings if required by local authority. Contractor shall inspect existing sprinkler heads and determine if spare parts are available. If not, contractor shall price new heads to replace existing heads which need additional parts or upgrade. No payment will be provided to the contractor to provide new sprinkler heads unless such costs are included in the base bid.
 - E. Contractor shall review these documents carefully. Contractor shall contact Sam Knopp at SLK Consulting Group (SLK) (303-974-5599) 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.
 - F. All removed equipment shall remain the property of the building manager and shall be stored per their direction.
 - G. The Contractor shall be responsible for the costs of all change orders which the Owner and Engineer have not approved in writing prior to the execution of the associated work.
- II. EQUIPMENT
- A. New Rigid Round Ductwork: Galvanized steel snap lock duct.
 - B. Rigid Round Ductwork Insulation: Flex Master Thermo Sleeve type TSM (R-5 insulation minimum).
 - C. Flexible Ductwork: Flex Master SM or equivalent, 8'-0" maximum length.
 - D. Exhaust Register: Titus 302R5 or equal, 6x6 neck size with 6" transition, border type I, white, with opposed blade balancing damper.
- III. EXECUTION
- A. Balancing:
 - 1. Contractor shall adjust and balance variable air volume units and diffusers to the air quantities shown on the drawing. Balancing work shall be performed by a NEBB, TABB, or AABC certified contractor.
 - 2. 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.
 - 3. Existing diffuser designation indicates CFM only.
 - B. Contractor shall coordinate work with other trades and notify SLK if any conflicts occur.
 - C. All takeoffs, runouts, and flex ductwork to diffusers shall be the same size as diffuser inlet unless otherwise noted.
 - D. Provide external insulation on all new rigid round duct.



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

KEY NOTES

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

ENERGY CODE COMPLIANCE

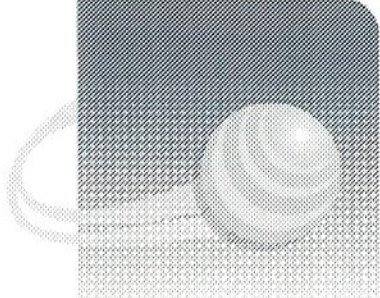
No new HVAC or plumbing products are being added, so no energy code compliance calculations are required.

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

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

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

KEENEY
DESIGN

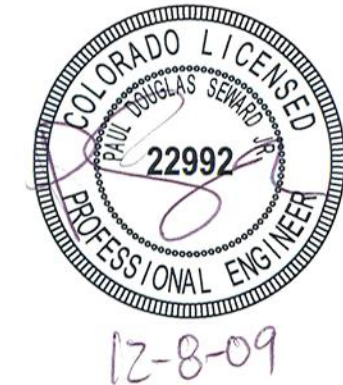


WE DESIGN
SPACE

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:

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

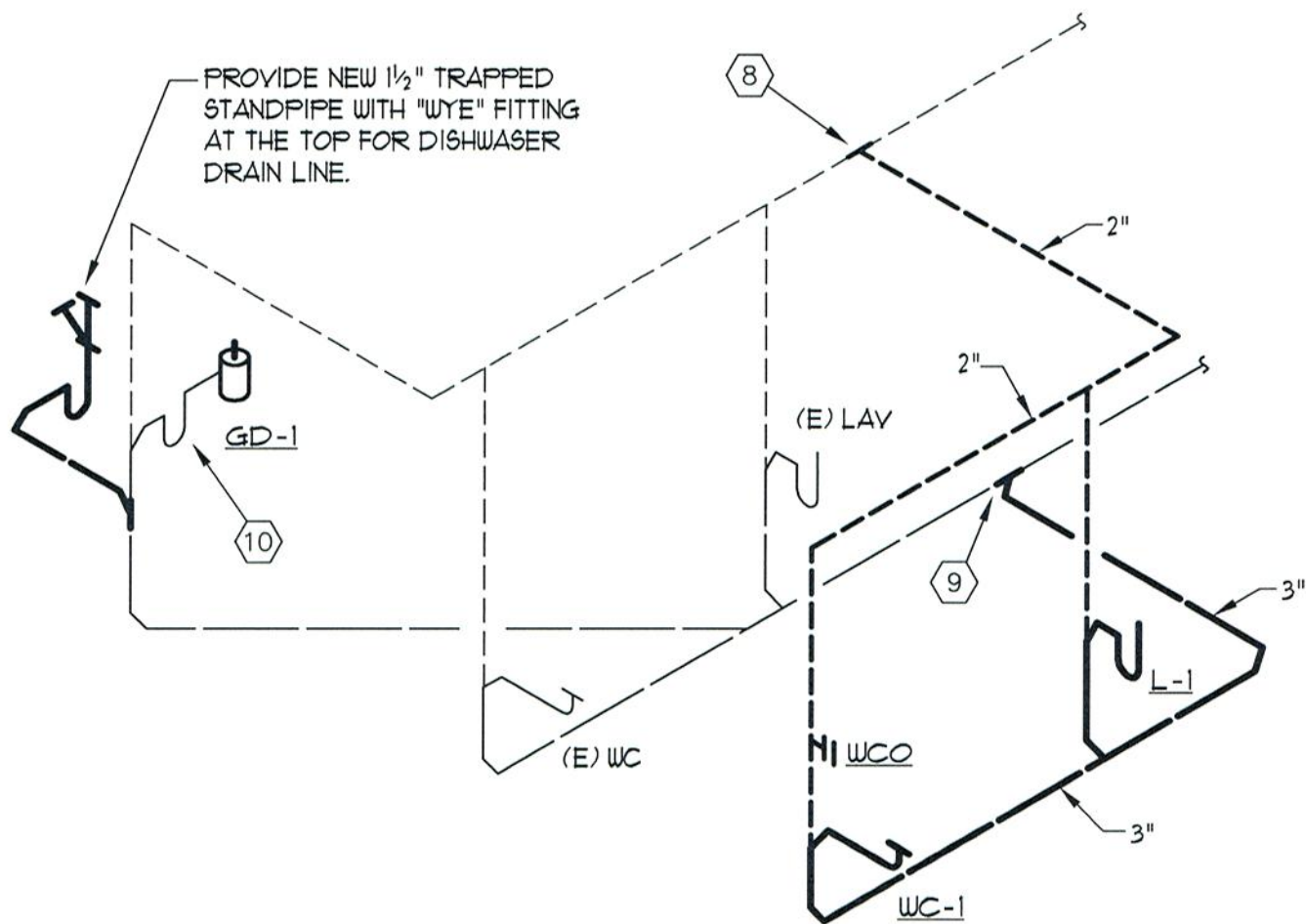
PLUMBING NOTES

- 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 (Sloux 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.

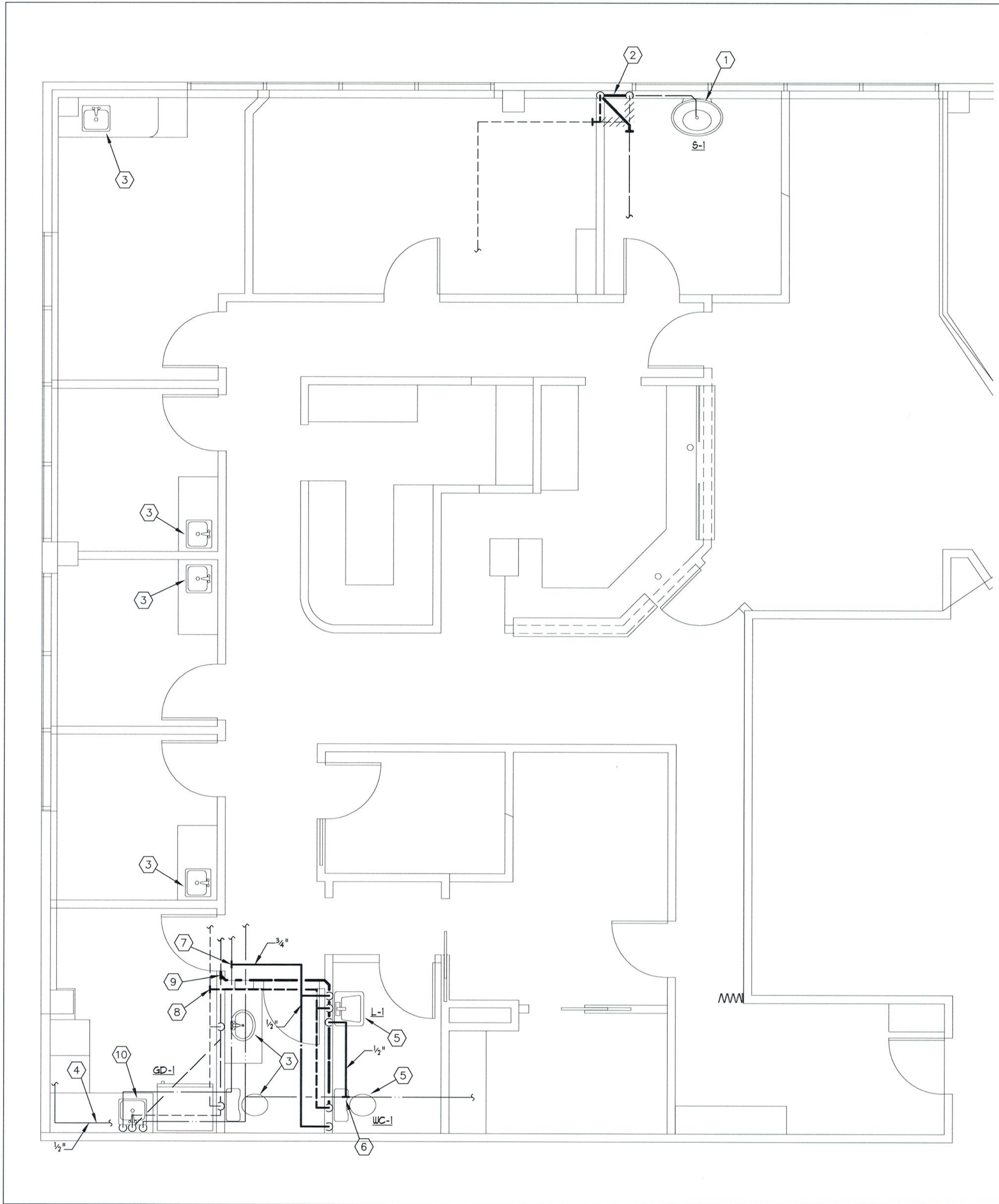
PLUMBING EQUIPMENT SCHEDULE					
SYMBOL	DESCRIPTION	CONNECTION SIZES			
		CW	HW	W	V
GD-1	IN-SINK-ERATOR GARBAGE DISPOSAL, MODEL BADGER 5, 120V/ 1PH/60Hz, 1/2 HP.				
WC-1	HANDICAPPED WATER CLOSET: KOHLER K-3421 HIGHLINE TOILET, VITREOUS CHINA, 16 GALLON FLUSH, ELONGATED BOWL, SEAT: KOHLER K-4610-C.	1/2"		3"	2"
L-1	LAVATORY: KOHLER CHESAPEAKE K-1128 VITREOUS CHINA WALL-HUNG LAVATORY, 4" FAUCET CENTERS. FAUCET: MOEN 9886 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 523-UFHGMHDF 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 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	

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

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



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 01.04.2010
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

REVISIONS:

DESCRIPTION: BY: DATE:

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

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PROJECT NO.:

09241

ISSUE DATE:

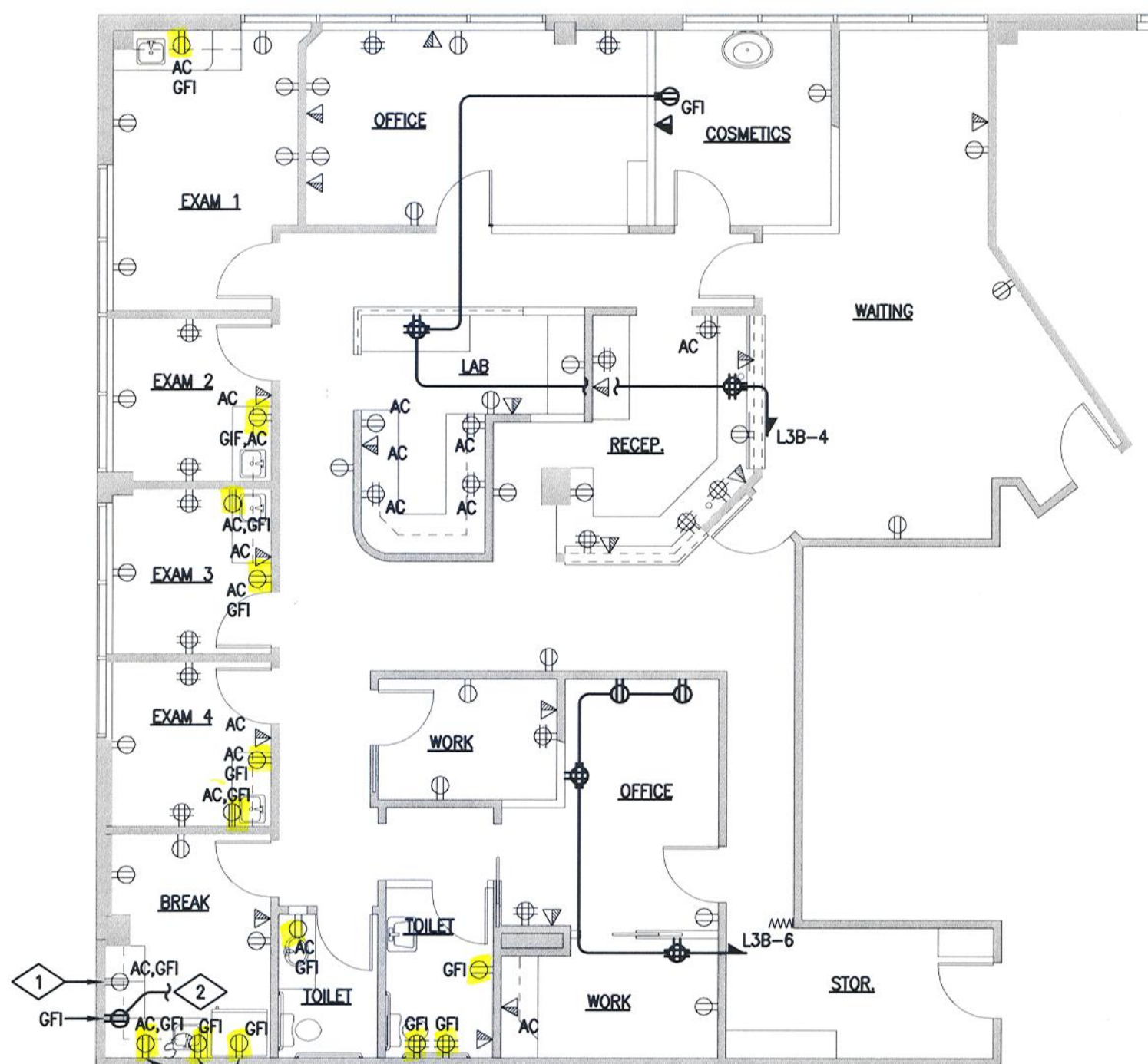
10/14/09

DRAWN BY: CHECKED BY:

SB VRW

**Third Floor Power
and Lighting Plan**

E - 2

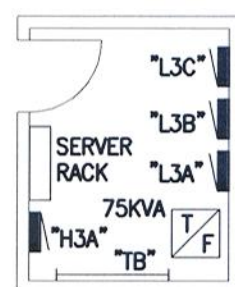


THIRD FLOOR POWER PLAN

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

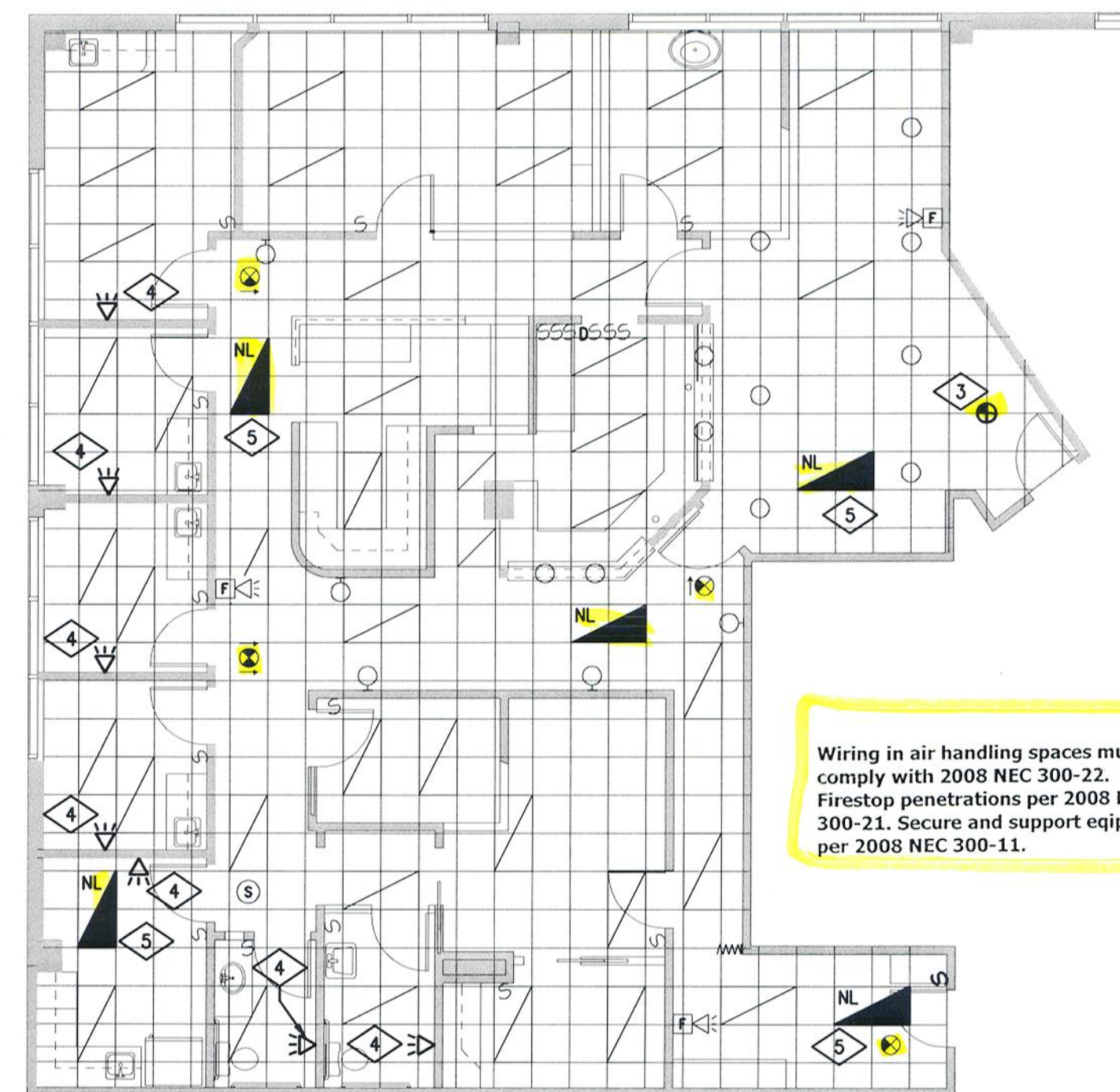
GENERAL NOTES:
A. NEW AND RELOCATED ITEMS SHOWN AS BOLD
EXISTING ITEMS SHOWN AS LIGHT

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 RECEPTABLES AND CONDUCTOR
INSULATION AS NECESSARY TO COMPLY WITH CODE.



ELECTRICAL ROOM

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



THIRD FLOOR LIGHTING PLAN

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

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

Wiring in air handling spaces must
comply with 2008 NEC 300-22.
Firestop penetrations per 2008 NEC
300-21. Secure and support equipment
per 2008 NEC 300-11.

Provide emergency illumination
equipment that complies with 2008
NEC 700-12 (F) or 2008 NEC 700.

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

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 # LXUGWE 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.

PANEL "L3A" (EXISTING)		VOLTAGE 120 / 208 V 3 # 4 W		FLUSH MAIN 200/3		MLO		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	SUITE 300 EXAM RCPT	R			
R	TELE RCPT	20	3	180 720		4	SUITE 300 EXAM RCPT	R			
G	EWG	20	5	350 720		6	SUITE 300 EXAM RCPT	R			
R	SUITE 300 RCPT	20	7	1080 720		8	SUITE 300 EXAM RCPT	R			
L	SUITE 300 WALL SCONCE	20	9	325 720		10	SUITE 300 TEST RCPT	R			
G	E.W.H.	20	11	1500 720		12	SUITE 300 TEST RCPT	R			
G	FIRE ALARM BOOSTER	20	13	1000 1080		14	SUITE 300 TEST RCPT	R			
G	-	20	15	1000 1080		16	SUITE 300 RCPT	R			
L	SUITE 300 DN LTS	20	17	350 1080		18	SUITE 300 RCPT	R			
L	SUITE 300 DN LTS	20	19	350 1080		20	SUITE 300 RCPT	R			
R	SUITE 300 NURSE LAB	20	21	350 720		22	SUITE 320 EXAM RCPT	R			
R	SUITE 300 NURSE LAB	20	23	1080 720		24	SUITE 320 EXAM RCPT	R			
K	SUITE 300 MICROWAVE	20	25	1000 720		26	SUITE 320 EXAM RCPT	R			
K	SUITE 300 DISHWASHER	20	27	1200 180		28	SUITE 320 EXAM RCPT	R			
K	SUITE 300 KITCHEN RCPT	20	29	540 750		30	SUITE 320 TELE	R			
K	SUITE 300 DISPOSAL	20	31	864 864		32	SUITE 320 REFRIGERATOR	K			
K	SUITE 300 REFRIGERATOR	20	33	750 500		34	SUITE 320 DISPOSAL	K			
K	SPARE	20	35	0 500		36	SUITE 320 DED RCPT	G			
K	SPARE	20	37	0 1080		38	SUITE 320 DED RCPT	G			
R	SUITE 300 TELE TERM	20	39	180 1080		40	SUITE 320 RCPT	R			
			41	10120 9823 11090		42	EXISTING RCPT	R			
				18538 17434 17690							
				TOTAL 28658 27057 28750							

LOAD TYPE	CONNECTED KVA	TOTAL	FACTOR	DEMAND KVA	TOTAL
LIGHTING	1.3 1.1 0.5 2.8	125%	1.6 1.3 0.6 3.5		
RECEPTACLE (10KVA OR LESS)	3.3 3.3 3.3 10.0	100%	3.3 3.3 3.3 10.0		
RECEPTACLE (OVER 10KVA)	12.5 12.5 12.9 37.9	50%	6.3 6.3 6.4 18.9		
HVAC/MOTOR	0.0 0.0 0.0 0.0	100%	0.0 0.0 0.0 0.0		
MOTOR(LARGEST)	0.0 0.0 0.0 0.0	125%	0.0 0.0 0.0 0.0		
KITCHEN EQUIPMENT	3.8 5.3 4.7 13.8	65%	2.4 3.5 3.1 9.0		
MISCELLANEOUS	7.8 4.8 7.4 20.0	100%	7.8 4.8 7.4 20.0		
TOTAL KVA	28.7 27.1 28.8 84.5		TOTAL KVA 21.4 19.2 20.8 61.4		
WITH GROUND BUS			TOTAL AMPS 178.3 160.0 173.3 170.4		

LEGEND L = LIGHTING R = RECEPTACLE M = HVAC / MOTOR K = KITCHEN G = MISCELLANEOUS

* 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.

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

LOAD TYPE	CONNECTED KVA	TOTAL	FACTOR	DEMAND KVA	TOTAL
LIGHTING	0.0 0.4 0.0 0.4	125%	0.0 0.5 0.0 0.5		
RECEPTACLE (10KVA OR LESS)	3.3 3.3 2.7 10.0	100%	3.3 3.3 2.7 9.4		
RECEPTACLE (OVER 10KVA)	3.3 0.6 0.0 3.3	50%	1.7 0.3 0.0 2.0		
HVAC/MOTOR	0.0 0.0 0.0 0.0	100%	0.0 0.0 0.0 0.0		
MOTOR(LARGEST)	0.0 0.0 0.0 0.0	125%	0.0 0.0 0.0 0.0		
KITCHEN EQUIPMENT	0.0 0.0 1.0 1.0	100%	0.0 0.0 1.0 1.0		
MISCELLANEOUS	2.0 1.0 2.5 5.5	100%	2.0 1.0 2.5 5.5		
TOTAL KVA	8.7 5.4 6.2 20.2		TOTAL KVA 7.0 5.1 6.2 18.3		
WITH GROUND BUS			TOTAL AMPS 58.3 42.9 51.7 50.9		

LEGEND L = LIGHTING R = RECEPTACLE M = HVAC / MOTOR K = KITCHEN G = MISCELLANEOUS

PANEL SHOWN FOR REFERENCE ONLY.

PANEL "L3B" (EXISTING)		VOLTAGE 120 / 208 V 3 # 4 W		FLUSH MAIN		MLO X		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	STE 350 DN LTS	L			
G	EXISTING LOAD	20	3	500 900		4	SUITE 300 LAB RCPT	R			
L	STE 310 DN LTS	20	5	500 1080		6	SUITE 300 OFFICE RCPT	R			
L	STE 310 SURG LT	20	7	400 1080		8	STE 350 RCPTS	R			
R	STE 310 EXAM RCPT	20	9	720 1080		10	STE 350 RCPTS	R			
G	STE 310 SURGE TA	20	11	500 1080		12	STE 350 RCPTS	R			
G	STE 310 SURGE TA	20	13	500 180		14	STE 350 TELE	R			
R	STE 310 EXAM RCPT	20	15	720 1080		16	STE 350 RCPTS	R			
K	STE 310 UC REFRIG	20	17	750 1080		18	STE 350 RCPTS	R			
K	STE 310 DISPOSAL	20	19	864 1000		20	STE 350 COPIER	G			
K	STE 310 MICROWAVE	20	21	1000 1080		22	STE 350 RCPTS	R			
R	STE 310 RCPT	20	23	1080 1000		24	STE 350 MICROWAVE	K			
R	STE 310 TELE	20	25	180 864		26	STE 350 DISPOSAL	K			
R	STE 310 RCPT	20	27	1080 750		28	STE 350 REFRIGERATOR	K			
R	STE 310 RCPT	20	29	1080 720		30	STE 350 EXAM RCPT	R			
K	STE 310 UC REFRIG	20	31	750 720		32	STE 350 EXAM RCPT	R			
G	STE 310 AUTOCLEAN	20	33	500 864		34	STE 350 DISPOSAL	K			
R	STE 310 RCPT	20	35	1080 540		36	STE 350 PROC RCPT	R			
G	STE 310 DRYER	30	37	1800 540		38	STE 350 PROC TABLE	R			
G	-	20	39	1800 0		40	SPACE				
G	STE 310 WASHER	20	41	1000 0		42	SPACE				
				9878 12074 11490							
				8660 5360 6200							
				TOTAL 18538 17434 17690							

LOAD TYPE	CONNECTED KVA	TOTAL	FACTOR	DEMAND KVA	TOTAL
LIGHTING	0.9 0.4 0.5 1.8	125%	1.1 0.5 0.6 2.3		
RECEPTACLE (10KVA OR LESS)	3.3 3.3 3.3 10.0	100%	3.3 3.3 3.3 10.0		
RECEPTACLE (OVER 10KVA)	6.0 7.3 7.1 20.4	50%	3.0 3.6 3.6 10.2		
HVAC/MOTOR	0.0 0.0 0.0 0.0	100%	0.0 0.0 0.0 0.0		
MOTOR(LARGEST)	0.0 0.0 0.0 0.0	125%	0.0 0.0 0.0 0.0		
KITCHEN EQUIPMENT	2.5 2.6 2.8 7.8	65%	1.6 1.7 1.8 5.1		
MISCELLANEOUS	5.8 3.8 4.0 13.6	100%	5.8 3.8 4.0 13.6		
TOTAL KVA	18.5 17.4 17.7 53.7		TOTAL KVA 14.9 13.0 13.3 41.2		
WITH GROUND BUS			TOTAL AMPS 124.0 108.1 110.8 114.2		

LEGEND L = LIGHTING R = RECEPTACLE M = HVAC / MOTOR K = KITCHEN G = MISCELLANEOUS

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