

TPS

TENANT
PLANNING
SERVICES
INCORPORATED

1660 Lincoln St, Ste. 100
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1411 South
Potomac
Suite 250

1411 South Potomac Street
Aurora, CO 80012

COLORADO LICENSED
ARCHITECT
400450
09.30.2020

Spec Suite #250

Dates of Record

Project Start Date: 11June2020

Issued On: 24Sept2020
Issued For: Tenant Review & Approval, and Construction

Sheet Contents

Egress Plan

428013.00 GBS MCP MCP GBS

Building Profile

City/ County: Aurora / Arapahoe County
Fire District: City of Aurora Fire Rescue
Construction Classification: II-B
Building Height / Levels: Unknown / 4 Stories
Automatic Sprinklers Throughout

Use and Occupancy

Occupant Name: Spec Suite #250
Occupant Use: General Business Office
Occupancy Classification: Business Group B

Tenant Area

Total
(approx.) Useable SF: 1,697

City of Aurora
Applicable Codes

2015 IBC (International Building Code) with Amendments
2015 IPC (International Plumbing Code)
2015 IMC (International Mechanical Code)
2015 IFC (International Fire Code)
2015 IECC (International Energy Conservation Code)
2020 NEC (National Electric Code)
2009 ICC/ANSI A117.1 Accessibility Standard

Interpretations

Occupancy Load Analysis

Room Name & Number Function Per Table 104.1.1 Floor Area (SF) Floor Area (85% Occupied) Number of Occupants

Break Room (tables and chairs) Assembly: uncontrolled 294 + 15 = (net) 20

(storage areas, mechanical equip rooms) Accessory storage 30 + 300 = (gross) 1

Remainder of Suite Business 1373 + 100 = (gross) 14

TOTAL: 35

Means of Egress

Required Provided

Egress Width: min: 34" 68"

Number of Exits: min: 1 2

Common Path of Travel: max: 100' 77"

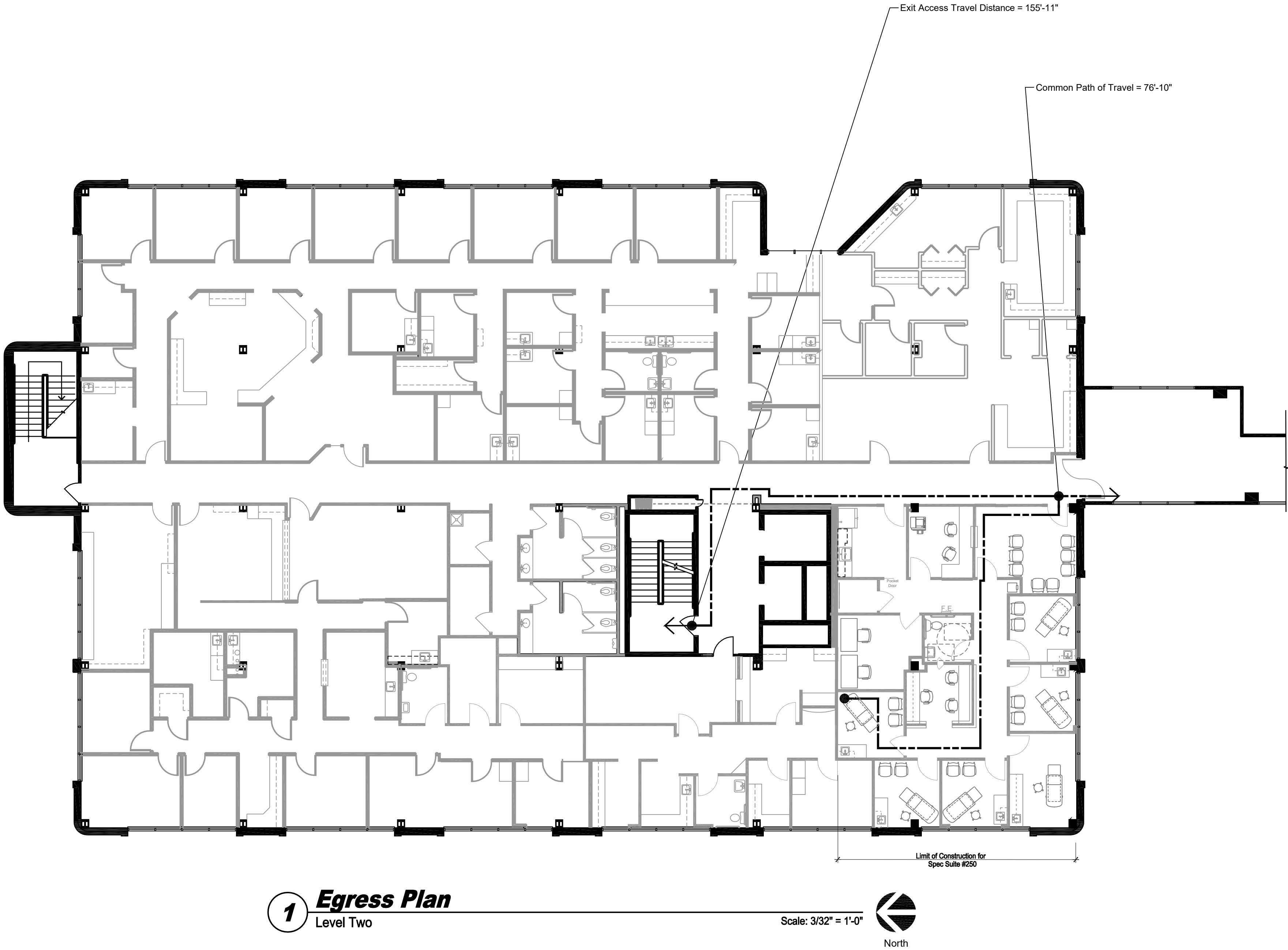
Exit Access Travel Distance max: 300' 156"

Life Safety Legend

Room Number
Overall Diagonal
Exit Separation
Common Path Of Egress

Room Schedule

200 Public Corridor 208 Exam
201 Waiting 209 M.A.
202 Tenant Hallway 210 ---
203 Exam 211 ADA Restroom
204 Exam 212 Reception
205 Procedure 213 Office
206 Exam 214 I.T.
207 Exam 215 Break Room



1 Egress Plan
Level Two

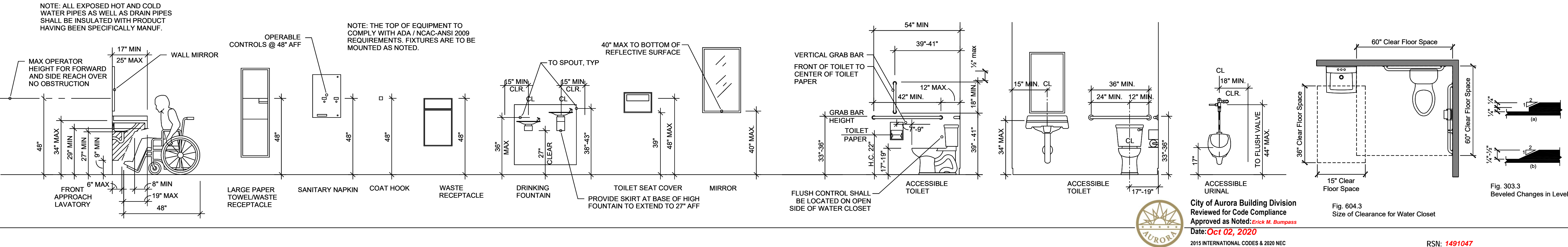
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Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

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Accessible Installation Standards (n.t.s.)



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Dates of Record			
Project Start Date: 11 June 2020			
Issued On	Issued For		
24 Sept 2020	Tenant Review & Approval; and Construction		

Sheet	Demolition Plan,
Contents	Demolition Reflected Ceiling Plan
Project #	426013.00
Proj Mgr	GBS
Designed By	MCP
Drawn By	MCP
Checked By	GBS

D1.0

Sheet Keyed Notes

REMOVE EXISTING ROOM NUMBERS THROUGHOUT Limit of Construction. Patch and prepare partitions for new finish treatments as indicated.

REMOVE EXISTING CORK BOARD.

DEMO ALL CEILING & LIGHTING. Remove all ceiling grid & tile, gypsum board ceilings and light fixtures throughout limit of construction.

DEMO GYPSUM BOARD SOFFIT where indicated. Patch, repair and prepare for new grid and tile.

REMOVE FIRE EXTINGUISHER CABINET. Remove existing recessed fire extinguisher cabinet where indicated and set aside for re-use.

Demolition Legend

DEMO EXISTING. Partitions, door assemblies, electrical devices and/or millwork to be demolished/ removed (typ.). Return all millwork/ fixtures and/or door assemblies, not re-used in this limit of construction, to Building Management. Patch partitions and prepare to receive the scheduled finish treatments.
NOTE: At exterior curtain wall sill partitions (only), where power/ phone/ data devices are designated to be removed/ demolished, all conduit and J-boxes shall remain. Provide building standard blank face plates. All demolition of power/ phone/ data devices at interior partitions shall include removal of all associated conduit and J-boxes and patching/ painting of partitions.

EXISTING PARTITION TO REMAIN.

EXISTING PARTITIONS TO BE REWORKED. Refer to Construction Plan

Symbol Legend

Ceiling Mounted Fixtures/ Devices

Building Standard 18 cell parabolic lens 2x4 Fluorescent light fixture

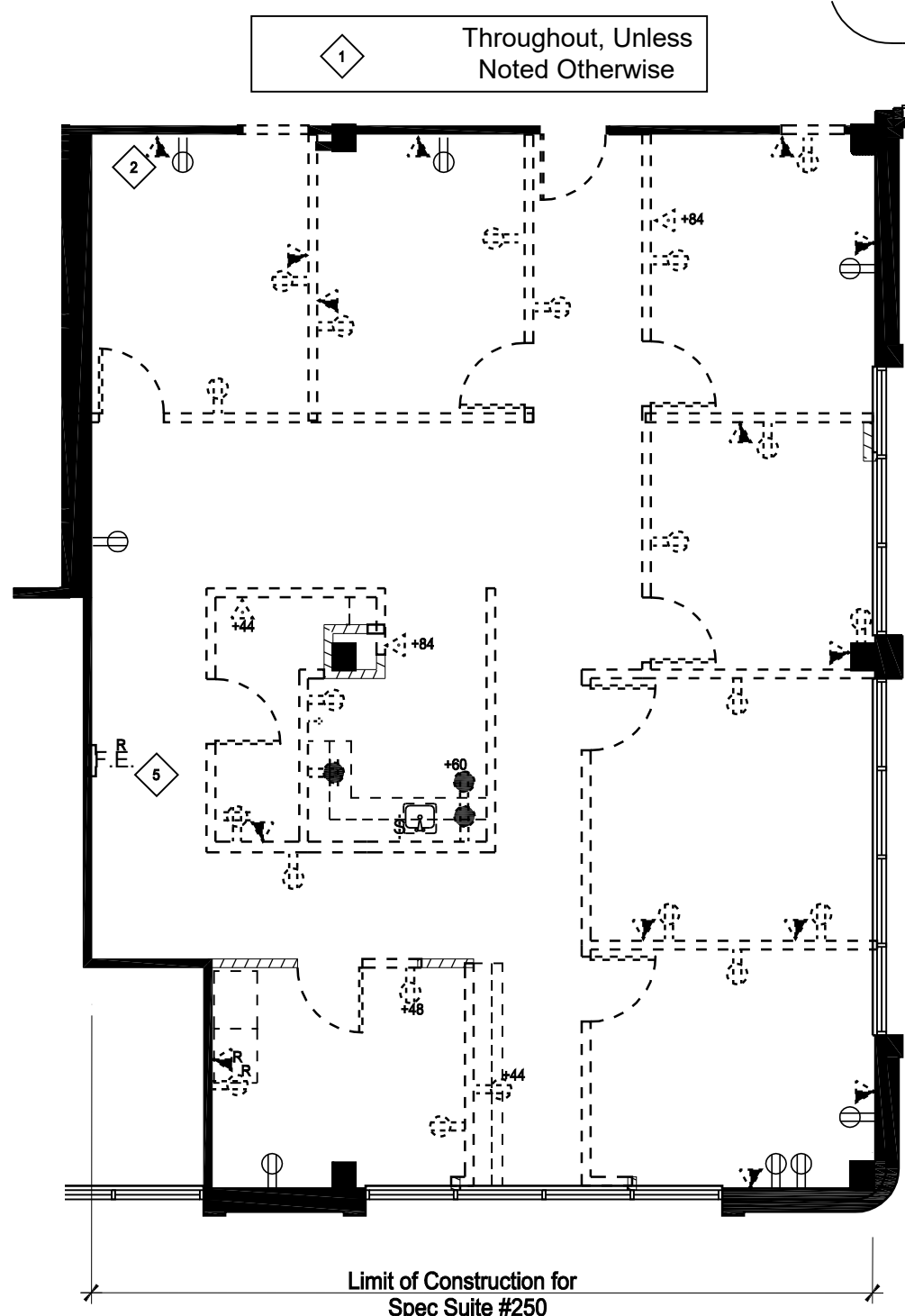
Building Standard exit sign (UNO). Green letters on white face. Battery backup. Shade indicates face(s) and arrows (if any) indicate direction.

Wall Mounted Fixtures/ Devices

Duplex electrical receptacle & face plate

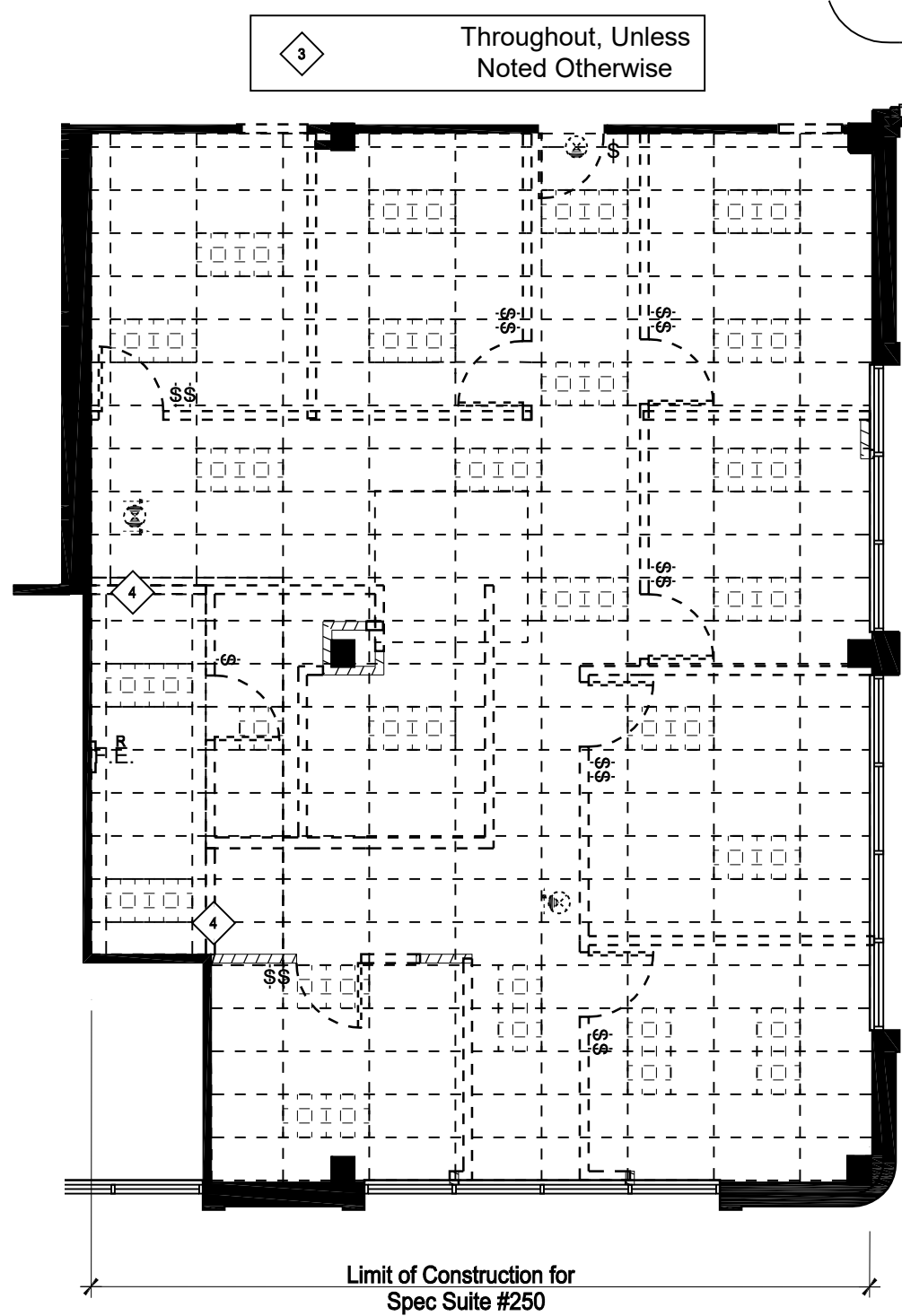
"E" Existing fixture/ device to remain.

Refer to Engineering Drawings for complete specifications



1 Demolition Plan
Suite 250

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



2 Demolition Reflected Ceiling Plan
Suite 250

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



Sheet D1.0 Plan Notes

1. Refer to General Notes for additional requirements.
2. GENERAL DEMOLITION: Demolish and remove all partitions, materials, and debris as shown on the drawings or specified otherwise herein. Removal as described shall be accomplished without storing excessive quantities of any material, rubbish, dirt, debris or waste of any kind within this demised area of construction or adjacent areas.
3. FINISH TREATMENTS scheduled to be removed are as follows: carpet, resilient flooring, base trim, wall treatments.
4. DISPOSAL: All existing equipment, materials and fixtures not scheduled for re-use shall remain the property of the Owner. Coordinate with the Building Representative and comply with all regulations and/or requirements pertaining to removal, salvage and storage of materials demolished as scheduled.
5. RE-USE: Investigate condition of all materials scheduled for demolition and not re-used on this project. Document characteristics of each material or component and submit inventory statement to Building Representative. Include characteristics such as type, color, size, quantity, physical condition and make/model number, if possible.
6. CLEAN AND REPAIR: Verify condition of all materials scheduled for demolition and re-use where possible. Clean and/or repair materials as needed.
7. PREPARATION: Unless otherwise specified, remove all existing wall coverings, floor coverings and baseboard throughout and prepare existing surfaces for new finish treatments as scheduled. The Demolition Contractor shall scrape existing adhesives to a smooth condition. Refer to finish plans and/or schedules.
8. PATCHING: Remove all unused sleeves through the floor slab and fill/patch all penetrations.
9. ELECTRICAL DEMOLITION: Existing electrical and communications/ data wiring within partitions, raceways or above the ceiling and not scheduled for re-use shall be removed entirely, including hangers, supports, terminals, conduit and junctions from source to point of termination. Maintain circuit and/or transmission continuity to remaining devices, where necessary.
10. PIPES AND CONDUITS: All pipes and conduit in partitions scheduled for demolition shall be removed entirely when not scheduled for re-use.
11. ABANDONED APPARATUS: Abandoned electrical circuits, fixtures and devices discovered by the contractor and not scheduled for re-use shall be reported to the Building Representative for further direction.
12. TELEPHONE/DATA REMOVAL: Unless otherwise indicated on the drawings, remove all existing telephone equipment and/or components not currently in use.

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Field Inspection consultation is available upon request. Call 303-739-7420 to request a consultation

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: Erick M. Bumpass
Date: Oct 02, 2020
2015 INTERNATIONAL CODES & 2020 NEC

RSN: 1491047
Permit #: 20-1873061

1411 South Potomac • Spec Suite #250

project start date: 11 June 2020
dwg create date: 9/23/2020 4:01:59 PM
dwg save date: 9/23/2020 4:01:59 PM
pjt create date: 9/23/2020 4:46:44 PM
By: Melissa to P:\426 1411 South Potomac\426013_Spec Suite #250\Drawings\04-CD\426013c.dwg
By: Melissa Campos-Palomin layout tab: D1.0

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Spec Suite #250

Dates of Record	
Project Start Date: 11June2020	
Issued On: 24Sep2020	Issued For: Tenant Review & Approval, and Construction

Sheet Contents

Construction Plan, Door Schedule, Partition Details

Project # 426013.00

Prep By GBS

Designed by MCP

Checked by MCP

GBS

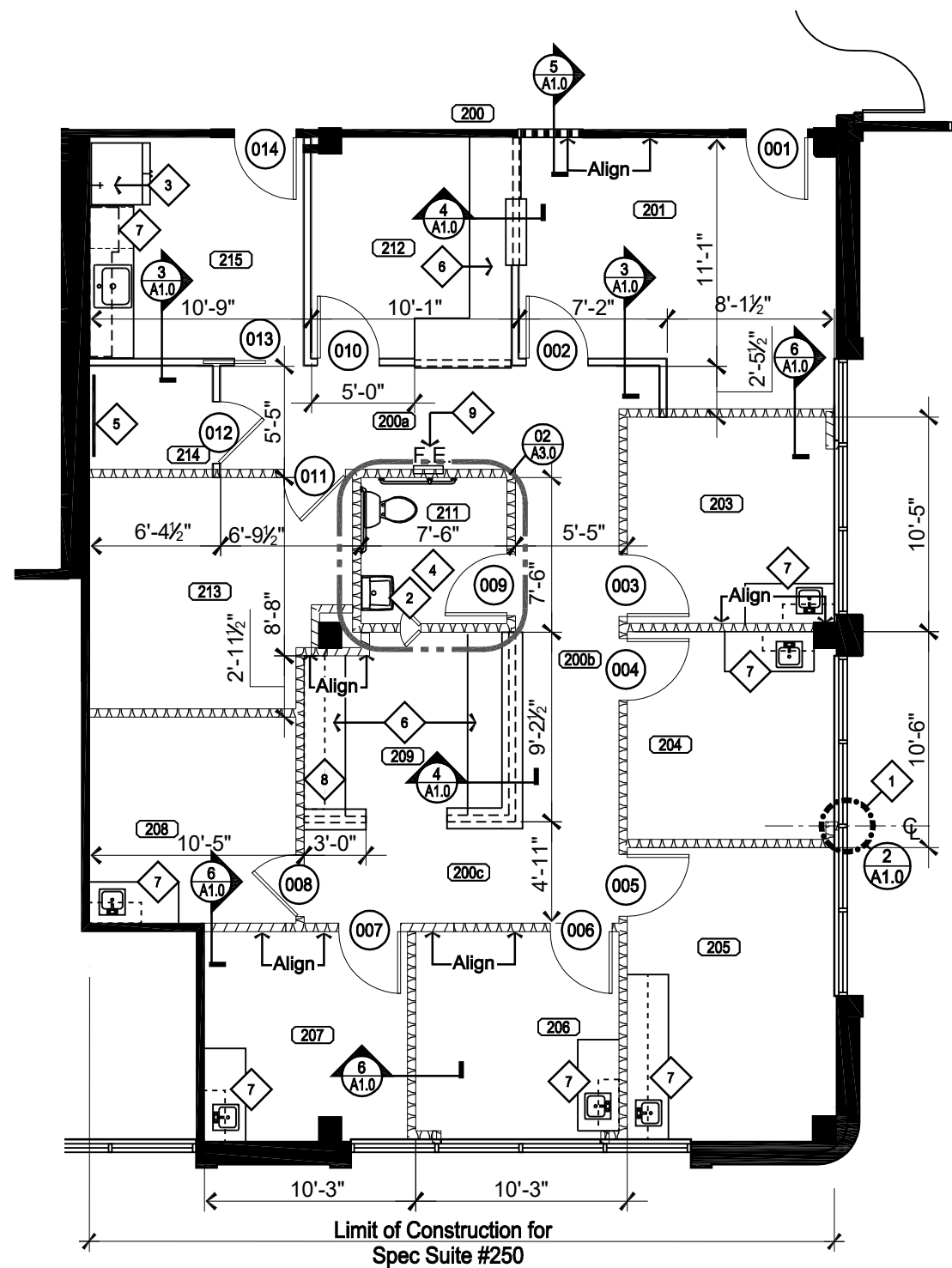
City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: **Ernick M. Bumpass**
Date: **Oct 02, 2020**

2015 INTERNATIONAL CODES & 2020 NEC

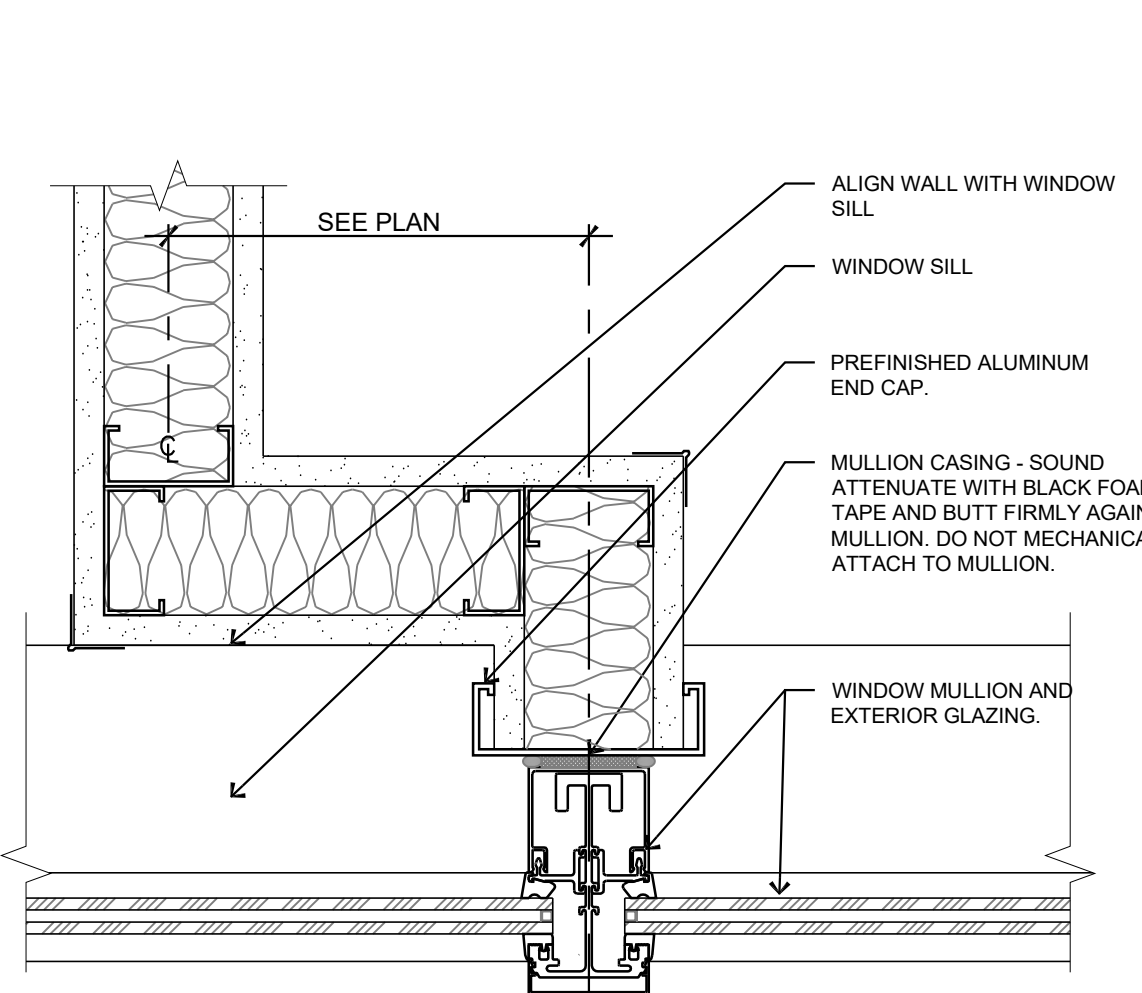
A1.0

Room Schedule			
200	Public Corridor	208	Exam
201	Waiting	209	M.A.
202	Tenant Hallway	210	---
203	Exam	211	ADA Restroom
204	Exam	212	Reception
205	Procedure	213	Office
206	Exam	214	I.T.
207	Exam	215	Break Room

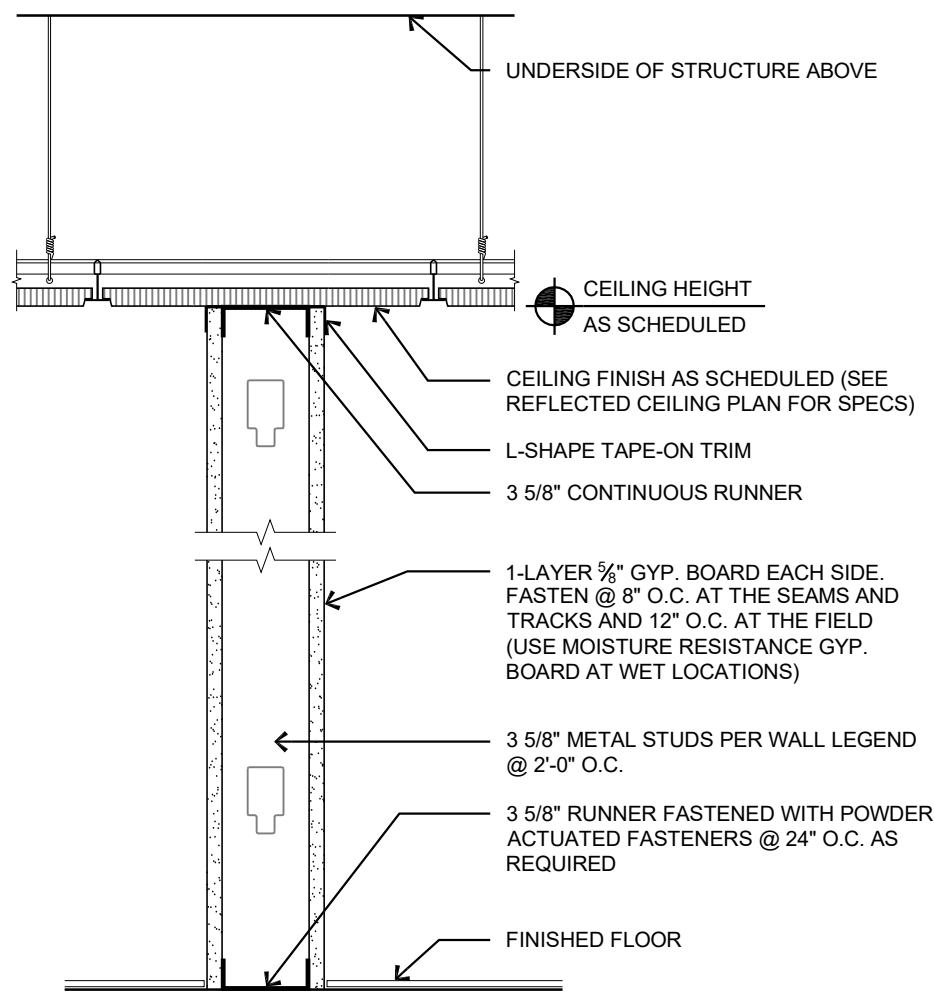
Sheet Keyed Notes	
◇	TERMINATE PARTITION AT MULLION. Use Building Standard construction method. Refer to Detail.
◇	Provide NEW PASS-THRU SPECIMEN assembly. 12" w. x 12" h. set in cased gypsum board opening at 42" AFF.
◇	NEW WATER SUPPLY. Refer to plumbing drawings.
◇	NEW BARRIER FREE UNISEX RESTROOM. Refer to enlarged plan, elevations and plumbing drawings.
◇	NEW BACKBOARD. Provide 48" x 48" x 3/4" A/D plywood board for telephone equipment. Mount bottom of board at 48" AFF. Paint to match wall.
◇	NEW BUILT-IN DESK. Refer to elevations and details.
◇	NEW MILLWORK & PLUMBING. Refer to elevations, details and plumbing drawings.
◇	NEW WALL CABINETS. Refer to elevations and details.
◇	RELOCATE(D) FIRE EXTINGUISHER CABINET. Re-install fire extinguisher cabinet where indicated to match original conditions as shown. Replace any components which cannot be salvaged. Field verify existing conditions for extent of work.



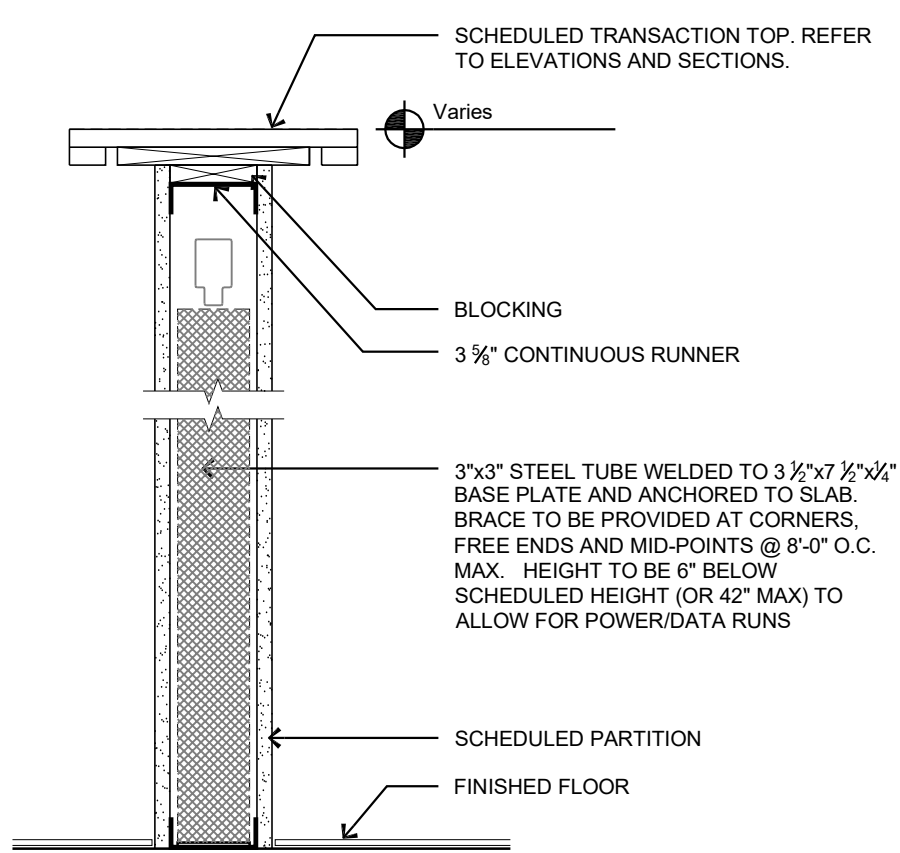
1 Construction Plan Suite 250 Scale: 1/8" = 1'-0" North



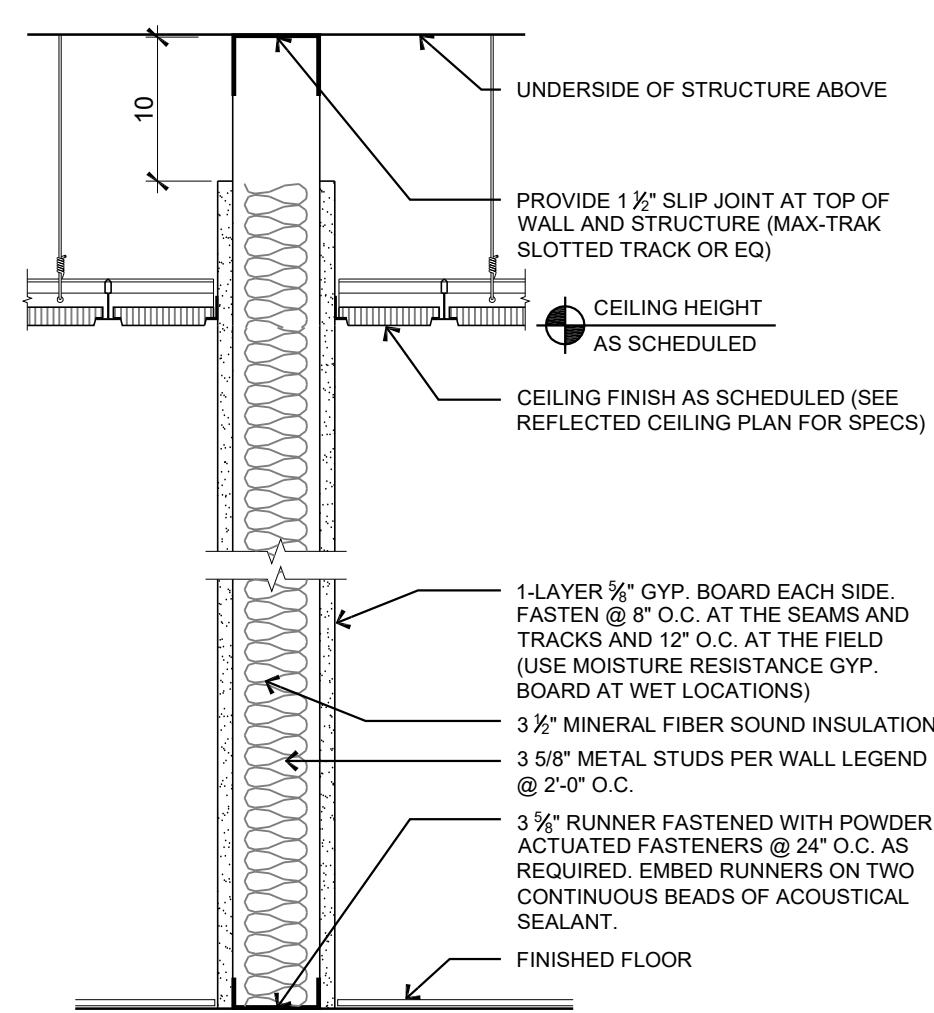
2 Partition: Mullion Jog at Window Sill Scale: 3/4" = 1'-0"



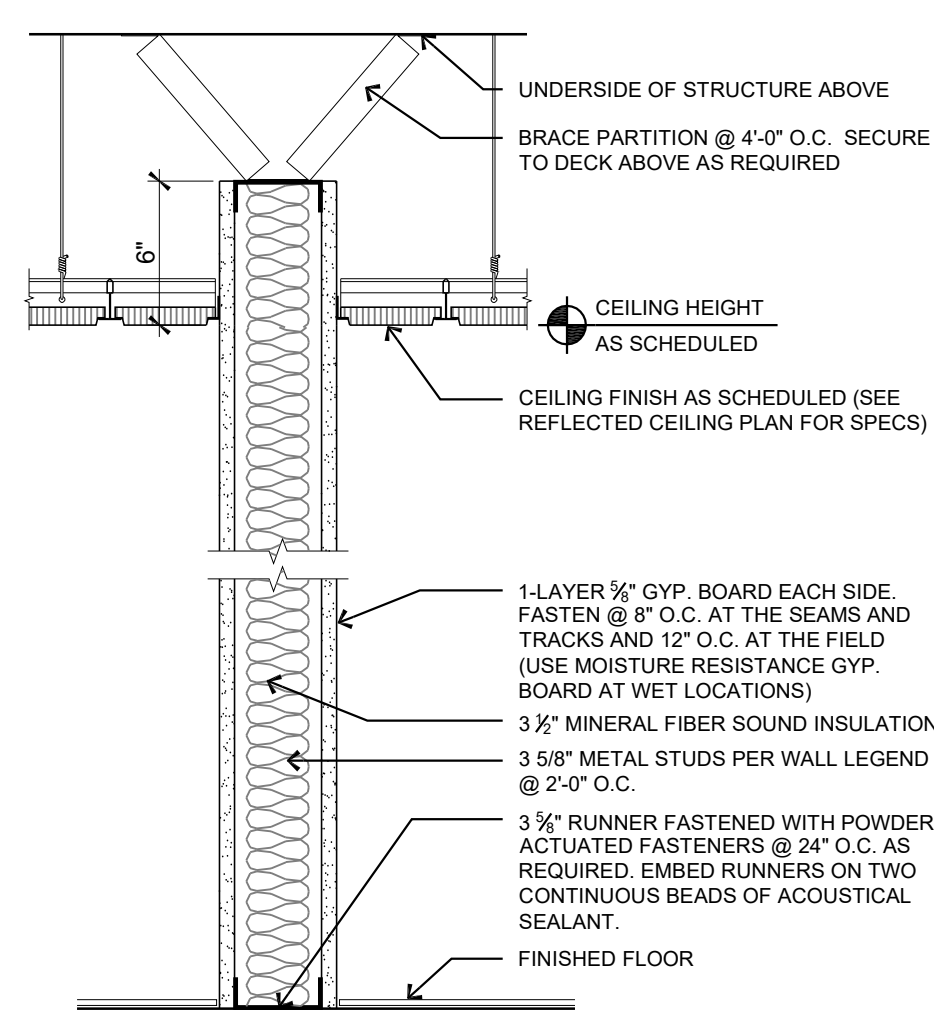
3 Partition: Interior Ceiling Scale: 1/2" = 1'-0"



4 Partition: Partial Height Transaction Top Scale: 1/2" = 1'-0"



5 Partition: Corridor Below Deck - Sound Scale: 1/2" = 1'-0"



6 Partition: Interior Above Ceiling - Sound Scale: 1/2" = 1'-0"

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Sheet A1.0 Plan Notes

1. Refer to General Notes for additional requirements.

2. DOOR ASSEMBLIES:

2.1. All assemblies shown on the drawings and not referenced to the Door Schedule are existing to remain (unless noted otherwise).

2.2. Inspect, make repairs to, and clean ALL existing assemblies and components to like new conditions. Re-use existing door assemblies and/or components where possible.

2.3. Provide new door assemblies and/or components as specified on the drawings. Door frames shall be securely fastened in place and the entire assembly shall be installed plumb and square with maximum diagonal distortion of 1/8". Undercut doors as needed for specified floor coverings.

3. INSULATION and ATTENUATION: Provide insulation or sound attenuation in walls and above suspended ceiling if indicated on the drawings. Specifications shall conform to the following:

3.1. Sound attenuation in walls shall be unfaced fiberglass, 16" to 24" wide to correspond with stud width.

3.2. Thermal insulation in walls shall be Kraft faced fiberglass, 16" to 24" wide, with R-13 thermal value.

3.3. Sound attenuation in ceilings shall be foil faced fiberglass, 24" wide, acceptable for use in return air plenums.

4. BACKING/BLOCKING: Provide solid wood blocking in partitions for plumbing fixtures, door stops, wall mounted equipment (including televisions), millwork, etc., and as indicated on the drawings. Plywood backing may be used for shelving. Framing material for blocking, nailers, etc. shall be Western Douglas Fir or Hemlock.

5. PARTITIONS: Conform to the following:

5.1. Partitions shall be erected plumb and true.

5.2. Drywall partitions and joints shall be taped and finished smooth and prepared for specified finish treatment. Coat vertical joints from floor to ceiling for additional substrate to the base trim.

5.3. Skim coat existing partitions as needed.

5.4. All exposed corners shall be fitted with metal corner bead and top of walls at underside of suspended ceilings shall be straight and true.

5.5. Provide "kickers" or metal stud support from the top of the partition to the underside of structure above for long runs and at all jambs of openings for door assemblies and at any glazed opening within 36" of the strike side of swinging doors.

6. EXISTING LIFE SAFETY SYSTEMS: Modify (fire alarm/smoke detection) on a DESIGN-BUILD basis. Conform to these drawings and documents and as required for obtaining a building permit. Refer to General Notes.

Wall Legend

EXISTING PARTITION to remain.

NEW STANDARD INTERIOR PARTITION. Non-rated assembly. 25 gauge 3-5/8" metals studs at 24" o.c. with 5/8" gypsum board each side floor to finished ceiling.

Re: 3/A1.0

NEW PARTIAL HEIGHT PARTITION (Shown underneath a millwork surface) 5/8" gypsum board one side of 20 Gauge, 3 5/8" metal studs at 24" o.c. Refer to Millwork Section Detail.

Re: 4/A1.0

NEW CORRIDOR PARTITION TO CEILING. Non-rated assembly, 20 gauge 3-5/8" metal studs at 24" o.c. floor to ceiling above with 5/8" gypsum board both sides and 3-5/8" fiberglass sound attenuation batts floor to finished ceiling height. Match Building Standard.

Re: 5/A1.0

EXISTING PARTITION TO BE REWORKED as a Sound Attenuated Partition: (See below)

Re: 6/A1.0

NEW SOUND ATTENUATED PARTITION. Non-rated assembly. 25 gauge, 3-5/8" metal studs at 24" o.c. with 5/8" gypsum board each side to 6" above finished ceiling and 3-5/8" fiberglass sound attenuation batts floor to 6" above ceiling. Match Building Standard.

Re: 6/A1.0

Match existing construction. Field verify existing construction for extent of work and verify match to these partition types.

Door Schedule

Mark	State ²	Type	DOOR				FRAME				HARDWARE		Remarks	Mark
			Leaf Size	Material	Finish	FRR ³	Material	Finish	FRR ³	Latch Func.	Additional Components			
001	N	Fre	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	H.M.	Painted	None	2	Cl	--	001	
002	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	Cl	--	002	
003	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	--	003	
004	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	--	004	
005	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	--	005	
006	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	--	006	
007	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	--	007	
008	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	--	008	
009	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	3	--	--	009	
010	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	--	--	--	010	
011	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	1	--	--	011	
012	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Timely	Prefinished	None	2	--	--	012	
013	N	Pk	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	Gyp. Board	Painted	None	1	Pocket	--	013	
014	N	Fl	3'-0" x 6'-8" x 1 3/4"	S.C.Wood	Stained	None	H.M.	Painted	None	2	Cl	--	014	

The General Contractor shall field verify that all door and hardware specifications match Building Standards (unless noted otherwise) and coordinate ANY AND ALL discrepancies directly with the TPS representative (as indicated on the cover sheet Project Team list) prior to proceeding. This includes, but is not limited to, species, stain, finish, style, function, part/ product numbers, and design specifications as well as extent of inclusions / exclusions to component lists and the like. Opening force for all doors shall comply with IBC. Threshold: Maximum heights for thresholds shall comply with IBC. Glass: All full height glass doors and glass inserts shall comply with ANSI 404.2.9 and IBC.

1: State:

E = Existing to remain. Assure proper working condition.

N = Provide New Door, Frame or Hardware in its entirety.

N/R = Provide New OR Relocate salvaged Door, Frame or Hardware if available. Determine available components in field.

3: Rating: Minimum Fire-resistive Rating (per UL) required in minutes

Door, Frame, and Hardware Specifications

Latch Function Legend

Additional Hardware Components Legend

Door Frames:

Entry/Exit: H.M.

Interior: Timely

(The General Contractor shall confirm the Building Standard specifications and match accordingly.)

Hardware:

Hardware shall meet Building Standard specifications, with Building Standard finish.

Standard hardware to be included with every door in the Door Schedule shall include:

- Latcheset: Lever Handle at interior and exterior (UNO), with 1" minimum throws.

- Hinges

- Dust Proof Strike Plate

- Silencers

- Wall or Door Stop

The General Contractor shall provide separate cost to label all keys (locks). Coordinate with Tenant and Building Management on labeling numbers.

Door Types

Type "Fl" Standard Flush Swinging Door

Type "Pk" Pocket Door Assembly

Type "Fre" French Swinging Door

1411 South Potomac • Spec Suite #250

Project start date: 11June2020
dwg create date: 9/23/2020 4:01:59 PM
dwg save date: 9/23/2020 4:01:59 PM
pjt create date: 9/23/2020 4:45:39 PM
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By: Melissa Campos-Palominio layout tab: A1.0

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COLORADO LICENSED
JULIAN TABRIEVO
ARCHITECT
400450



09.30.2020

Spec Suite #250

Dates of Record

Project Start Date: 11 June 2020

Issued On: 24 Sep 2020
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Sheet Contents
Reflected Ceiling Plan, Power & Communications Plan
Reviewed for Code Compliance
Approved as Noted: *Erick M. Bumpass*
Date: **Oct 02, 2020**
2015 INTERNATIONAL CODES & 2020 NEC

A2.0

Room Schedule

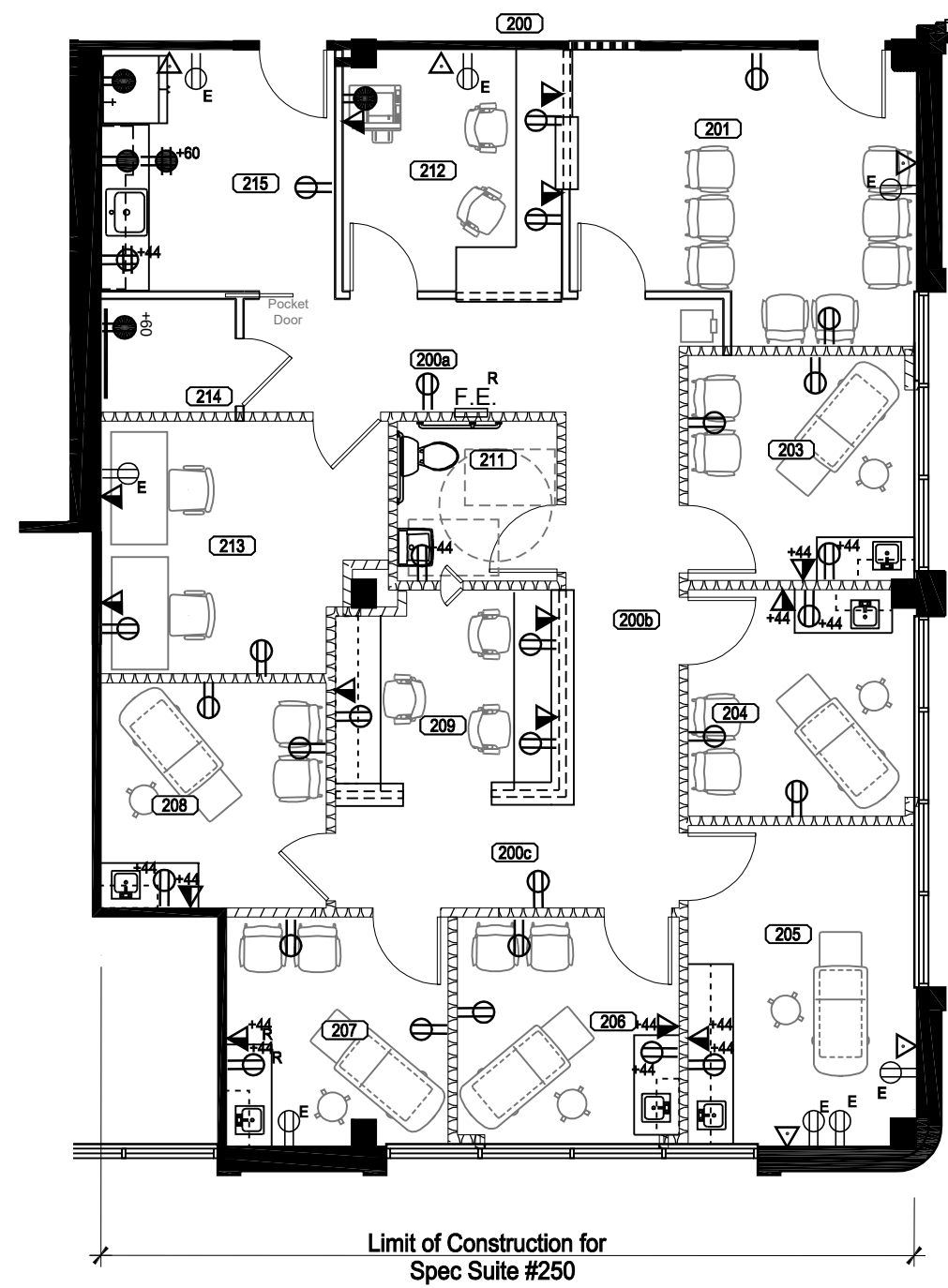
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203	Exam	211	ADA Restroom
204	Exam	212	Reception
205	Procedure	213	Office
206	Exam	214	I.T.
207	Exam	215	Break Room

Sheet Keyed Notes

NEW GYPSUM BOARD CEILING. Install new gypsum board ceiling at 8'-0" AFF where indicated.

Provide NEW FRAMED GYP. BD. SOFFIT. Refer to details.

RSN: 1491047
Permit #: 20-1873061



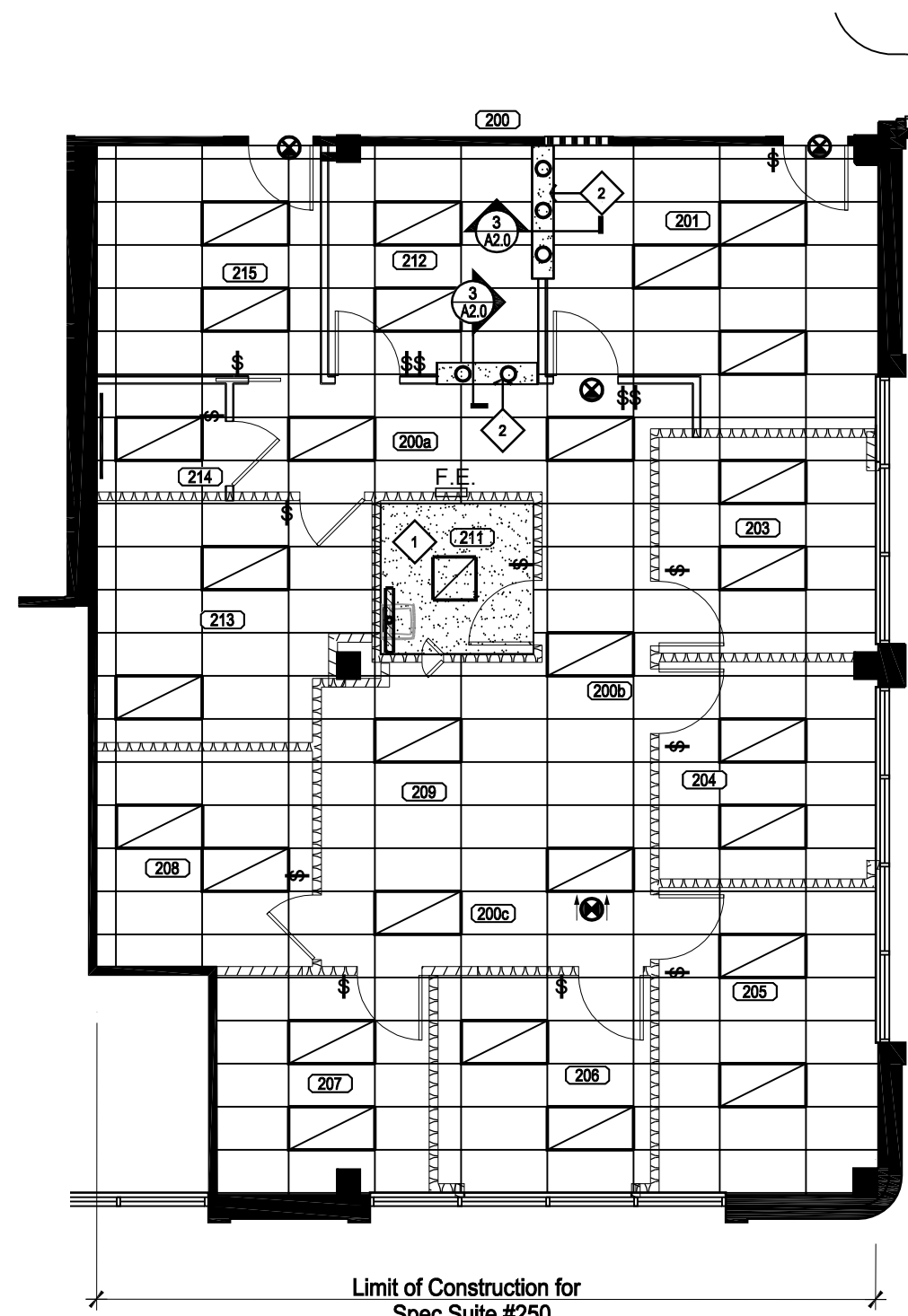
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Power & Communications Plan

Suite 250

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

North



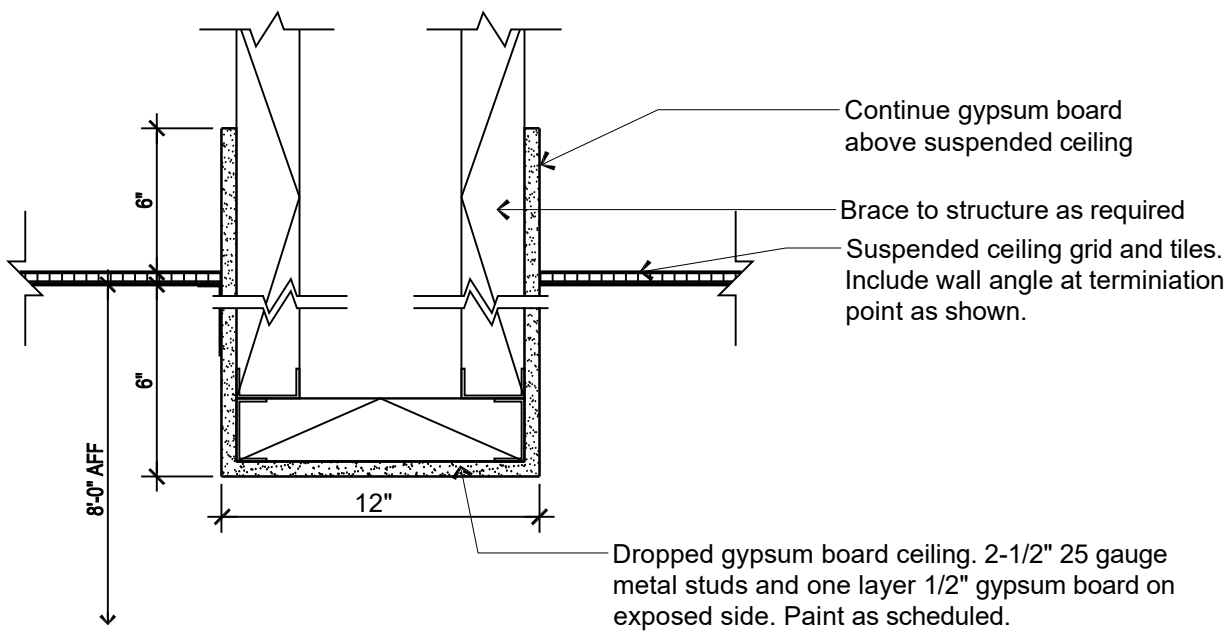
2

Reflected Ceiling Plan

Suite 250

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

North




3

Section: Soffit

Reception 403

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



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick M. Bumpass*
Date: **Oct 02, 2020**
2015 INTERNATIONAL CODES & 2020 NEC

Sheet A2.0 Plan Notes

1. Refer to General Notes for additional requirements.

2. PROVIDE NEW SUSPENDED CEILING SYSTEM throughout as follows:

2.1. Suspended grid system shall match building standard.

2.2. Ceiling tile shall match building standard.

2.3. Installation of grid system shall be in complete accordance with the manufacturer's specifications utilizing the layout as indicated on the drawings.

2.4. Install all grid members level and true and suspend from the structure above in accordance with ASTM C635, "standard specification per metal suspension system for acoustical tile and lay-in panels-intermediate duty."

2.5. Installation of tiles shall be individually cut-in at rooms or areas. Refer to drawings for specific requirements.

2.6. All tiles shall be seated tight, level and true within the grid system.

2.7. The suspended ceiling system shall conform to requirements set forth by U.L.

3. CEILING HEIGHT: 8'-0" AFF (UNO). Refer to construction details for ceiling construction and interface with partitions.

4. FIXTURES AND DEVICES: Provide and/or relocate light fixtures, switches, and controls indicated on the drawings.

4.1. Refer to Symbols Legend for fixture type and/or specification.

4.2. Install and support fixtures from the structure in accordance with the code.

4.3. Install all new light fixtures, sprinkler heads, diffusers, speakers, detectors, alarms, etc. in the center of the ceiling board or section and symmetrical throughout rooms and open areas, unless noted otherwise.

4.4. The contractor shall field verify all proposed locations of light fixtures prior to commencing construction and shall notify TPS of any discrepancies and/or conflicts with existing installations.

4.5. Existing fixtures scheduled to remain or be re-used shall be inspected and reworked, if necessary. Fixtures shall be cleaned, including lenses and lamps. Defective ballasts and other components shall be replaced. Match existing conditions.

4.6. All light fixtures, exit signs, and switch devices shown throughout are new (unless noted otherwise).

'E' indicates existing fixtures/device to remain

'R' indicates relocated fixture or device

5. LIGHTING DIMENSIONS: Unless noted otherwise, all light fixtures and devices are dimensioned to the centerline of the fixture.

6. EXISTING FIRE SPRINKLER HEADS mounted in the ceiling may be shown on the drawings, and are intended for informational purposes only. Drawings shall be submitted by the General Contractor for any new work required.

7. MODIFY EXISTING FIRE SPRINKLER SYSTEM on a DESIGN-BUILD basis. Conform to these drawings and documents and as required for obtaining a building permit. Refer to General Notes.

8. PROVIDE ELECTRICAL POWER AND COMMUNICATIONS OUTLETS, receptacles and devices indicated on the drawings.

8.1. Refer to symbols legend for device type and/or specification.

8.2. Install in locations as shown on the drawings.

8.3. All power and communications receptacles provided for general purposes shall be installed at 18" from the finished floor to the center of the device (unless noted otherwise).

8.4. Unless noted otherwise, all electrical power and communications outlets, receptacles and devices are dimensioned to the centerline of the device or pair of devices.

8.5. Confirm *all* box locations with Tenant prior to wiring.

8.6. All rectangular outlet boxes shall be installed with the long side in the vertical position, except above counters and cabinets, or otherwise shown on the drawings.

8.7. All rectangular switch and control boxes for lighting and other devices shall be installed with the long side in the vertical position, recessed flush with the wall surface and at 48" above finished floor to the center of the control unit (unless noted otherwise).

8.8. Outlets shall not be installed back to back in sound insulated partition.

8.9. All outlets indicated to be installed in existing partitions or furred partitions or columns shall be cut-in or recessed flush with wall surface. Furr and/or remove sheathing, if necessary.

8.10. All electrical power and communications outlets, receptacles and devices shown throughout are new (unless noted otherwise).

'E' indicates existing fixtures/device to remain

'R' indicates relocated fixture or device

9. NEW WIRING DEVICES shall be specification grade; 15 amp. For general application, 20 amp. or greater for dedicated circuits and as required by circuit load. Provide smooth nylon cover plates for all outlets and devices. Color: match existing

10. COMMUNICATION/ DATA OUTLETS shall conform to the following:

10.1. Communication/data outlets shall consist of an opening in the sheathing with a single gang plaster ring and pullwire with plastic bushing up through wall to the ceiling plenum.

10.2. When inaccessible by the method described above or when indicated on the drawings, include one (1) 3/4" conduit (min.) and 2" deep single gang box for outlet.

10.3. Where communications/data outlets are located in low height partitions or mounted in floors, a maximum of three (3) outlets shall be fed from one (1) 3/4" conduit.

10.4. All communication/data cables, plates, jacks, and final connections shall be provided under a separate contract by the Tenant. All materials shall be installed in compliance with all codes and ordinances and these documents. Cables and fittings installed above the ceiling in the return air plenum shall be rated and labeled for use in plenums. Cables shall be supported from the structure, independent of other support hangers.

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

Field Inspection consultation is available upon request. Call 303-739-7420 to request a consultation

1411 South Potomac • Spec Suite #250

project start date: 11 June 2020
dwg create date: 9/23/2020 4:01:59 PM
dwg save date: 9/23/2020 4:01:59 PM
pjt create date: 9/23/2020 4:46:02 PM
by Melissa to P:\426_1411 South Potomac\426013_Spec Suite #250\Drawings\04-CD\426013c.dwg
by Melissa Campos-Palominio layout tab: A2.0

TPS

TENANT
PLANNING
SERVICES
INCORPORATED

1660 Lincoln St, Ste. 100
Denver, Colorado 80264
(303) 861-4800
fax (303) 861-1621
www.TPS.design

1411 South
Potomac
Street

Aurora, CO 80012

Suite 250



Spec Suite #250

Dates of Record

Project Start Date: 11 June 2020

Issued On: 24 Sep 2020

Issued For: Tenant Review & Approval; and Construction

Sheet	Finish Treatment and Elevations Plan
Contents	Finish Treatment Schedule, Enlarged Plan, Millwork Elevations
Project #	426013.00
Proj. Wk	GBS
Designed by	MCP
Checked by	MCP
GBS	

A3.0

Room Schedule			
200	Public Corridor	208	Exam
201	Waiting	209	M.A.
202	Tenant Hallway	210	---
203	Exam	211	ADA Restroom
204	Exam	212	Reception
205	Procedure	213	Office
206	Exam	214	I.T.
207	Exam	215	Break Room

Sheet Keyed Notes

REWORK PUBLIC AREA FINISH TREATMENTS. Repair, replace and/or provide new finish treatments to match existing at this public area as necessary due to remodel work. Coordinate specifications with Building Management.

ADA Restroom

Sheet Keyed Notes

New WALL HUNG lavatory. Provide new ADA compliant lavatory fixture and headies. Refer to plumbing drawings.

NEW ADA COMPLIANT FLOOR MOUNTED WATER CLOSET. Refer to Plumbing Drawings.

NEW DUAL-ROLL TOILET TISSUE DISPENSER. Provide Bobrick B-2888 equal) wall mounted unit.

NEW MIRROR. Provide 18"w. x 36"h. Borick B-165 plate glass mirror assembly.

NEW 18" 36" & 42" Grab bars. Provide Bobrick B-76867 (or equal) stainless steel grab bar with concealed mounting.

NEW paper towel and waste receptacle. Provide Bobrick B-36903 (or equal) recessed paper towel dispenser and waste receptacle.

NEW soap dispenser. Provide Borick B-2111 (or equal) Surface-Mounted Foam Soap Dispenser.

NEW specimen pass through cabinet. Bobrick B-505 recessed specimen pass through cabinet or approved equal. Mount at 42" AFF

Floor Drain

NOTE: All plumbing fixtures and restroom accessories shall comply with ADAAG specifications and ANSI A117.7- 2009 accessibility standards and guidelines

09.30.2020

AURORA

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick M. Bumpass*
Date: **Oct 02, 2020**
2015 INTERNATIONAL CODES & 2020 NEC

RSN: 1491047
Permit #: 20-1873061

1

Finish Treatment and Elevations Plan

Suite 250

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

North

3

Elevation

ADA Restroom

Scale: 3/8" = 1'-0"

4

Elevation

ADA Restroom

Scale: 3/8" = 1'-0"

5

Elevation

ADA Restroom

Scale: 3/8" = 1'-0"

7

Elevation: Millwork

Reception 212

Scale: 3/8" = 1'-0"

8

Elevation: Millwork

Reception 212

Scale: 3/8" = 1'-0"

2

Enlarged Restroom Plan

ADA Restroom

Scale: 3/8" = 1'-0"

6

Elevation: Millwork

Reception 212

Scale: 3/8" = 1'-0"

General Notes

Finish Treatment Schedule

1. Refer to General Notes for additional requirements.

2. REMOVE ALL EXISTING FINISH TREATMENTS including carpet, VCT, baseboard, and wall treatment and provide new finish treatments as specified throughout lease space (unless noted otherwise).

3. COMMON AREA FINISH TREATMENTS: Rework and/or add new finish treatments as necessary at all common areas of the building where construction occurs. All materials and workmanship shall match existing conditions (unless noted otherwise).

4. GENERAL FINISH TREATMENT NOTES:

4.1. Coordination: finish treatment subcontractors and installers shall coordinate with other trades for applications affecting other trades, especially millwork, etc.

4.2. Unless noted otherwise, all floor coverings, baseboard, and floor preparation shall be the responsibility of the General Contractor, including removal of existing materials.

4.3. Installation: all finish treatments shall be installed or applied in strict accordance with the manufacturer's written specifications and the drawings.

4.4. Protection: protect all surfaces, doors, hardware, outlet plates, etc. From spills, splatters and overspray of paint, drywall compound, adhesive and other materials.

4.5. Preparation: field measure each space to receive finish treatment as a basis of supplying, cutting and seaming material. Do not scale the drawings or calculate sizes from dimensions shown.

4.6. Surfaces: all surfaces shall be properly prepared prior to installation of material including but not limited to priming of walls to receive paint, sizing of walls to receive wall covering, patching/filling holes and depressions, etc.

4.7. Surface texture: unless noted otherwise, all drywall finish shall be smooth.

5. CARPET INSTALLATION: carpet installation shall comply with the workmanship guidelines as published by the American Carpet Institute (latest edition), and in strict accordance with the manufacturer's written specifications, and shall also conform to the following:

5.1. Where carpet seams occur in doorways, locate seam beneath center of door slab.

5.2. Furnish and install resilient type reducer strip (saddle) where resilient floor coverings abut carpet. See drawing for color.

5.3. Coordinate installation for uniformity where dye-lot variations may occur in material.

6. WALLCOVERING INSTALLATION: wall covering shall be installed or applied in complete accordance with the manufacturer's written specifications and shall also conform to the following:

6.1. Wrap all device cover plates with wall covering only on walls scheduled to receive wall covering (match wall finish).

6.2. Furnish and install "J" metal polished aluminum edge cap (mudded in) at corners where wall coverings terminate and ends are exposed.

7. PAINT: paint shall be installed or applied in strict accordance with the manufacturer's written specifications and as recommended by "The Modern Guide To Painting Specifications" (latest edition) and shall also conform to the following:

7.1. Surfaces scheduled for painting shall receive no less than two coats of paint (3.0 mil, min. Thickness).

7.2. All materials shall be evenly applied avoiding runs, sags, flashing or splotching. All coats shall be allowed to dry thoroughly prior to application of succeeding coats. Where necessary, provide masking to avoid inadvertent applications.

7.3. Unpainted gypsum board and drywall shall be primed prior to painting. The primer may be tinted with the paint color only as recommended by the paint manufacturer.

7.4. At the completion of the job and after installation of the floor covering, touch-up paint all areas as required. Blend paint touch-up in with existing for a consistent and uniform appearance.

8. WINDOW COVERINGS: unless noted otherwise, window coverings shall be the responsibility of the General Contractor and shall conform to the following:

8.1. RE-USE EXISTING WINDOW COVERINGS at exterior glazing throughout. Wrap and bag all window coverings during construction. The General Contractor shall inspect existing conditions of material and operation and make necessary repairs or replace to match existing. Replace window coverings if missing. Upon completion of job, clean material, hardware and housings thoroughly, including both sides of window covering material.

Architectural Casework Specifications

Construction:

• Cabinet Casework: All cabinet casework shall be 3/4" melamine covered particle board. All cabinet pieces shall be multiple doweled, using aliphatic resin glue and machine clamped under pressure for a square secure fit.

• Toeboard Assemblies: Toe-board assemblies shall be assembled loose for base and tall units for field installation. Rubber base shall be furnished and installed by others. Toe-board material to be fabricated from mill option material.

• Cabinet Top and Bottom: Cabinet top and bottom shall be 3/4" melamine covered particle board. Bottoms of upper cabinets to be melamine to match cabinets interior. Base cabinets shall have a 4 5/8" wide stretcher on top for fastening counter top. Edge banding to match cabinet ends.

• Cabinet Ends: Ends shall be 3/4" thick melamine covered particle board interior. Exterior finished ends are to be high pressure laminate. Holes for adjustable shelf clips shall be 1 1/4" on center. Front edges to be banded with PVC. Color to match plastic laminate used on door faces.

• Adjustable Shelves: Shelving shall be 3/4" thick melamine covered particle board both sides. Front edges shall be banded with matching color PVC material.

• Cabinet Back: Backs shall be 1/4" thick melamine covered particle board, one face. Backs shall be rabbeted and securely glued into sides and bottom. A 1/2" hanger cleat is securely glued and nailed through cabinet back into top of wall cabinets and into back stretcher of base cabinets.

• Cabinet Doors and Drawer Fronts: Doors and drawer fronts shall be 3/4" thick particle board laminated on both faces with high pressure laminate. All edges shall be banded with PVC material coordinating with face color. Maximum door width to be 24".

• Drawers: Sides, back and subfront shall be 5/8" melamine covered particle board. Bottom shall be 1/4" melamine covered particle board to match cabinet interiors. Drawer sides are machined with a lock joint and glued and stapled together for secure fit. Bottom to be rabbeted into sides and subfront.

• Counter Top: Cabinets shall have continuous one piece counter tops up to 12'-0" length constructed of 3/4" particle board with 1 1/2" shelf edge. Tops over 12'-0" long shall be splined and joined together with metal fasteners.

• Fillers: All fillers shall be 3/4" particle board material covered on one face with high pressure laminate to match door and drawer fronts.

Materials:

• Plastic Laminate: Shall be used on all door and drawer faces. All laminate shall meet all NEMA standards. Colors to be selected from full range of colored laminates by Wilsonart, Formica or Nevamar. Refer to Finish Schedule.

• Counter Tops: Counter tops shall be horizontal grade high pressure laminate with a suitable backing sheet on a 45 pound industrial particle board.

• Casework Interiors: Covered 45 pound industrial particle board. Color of interiors shall be white, unless noted otherwise.

• Plastic Edging: Edge banding on all casework to be PVC to match plastic laminate on door and drawer faces. Edge banding on doors and drawer fronts to be PVC material coordination

Hardware:

• Hinges: Hinges shall be concealed steel type, chrome finish, 110", with automatic spring (heavy duty).

• Pulls: Pulls for doors and drawers shall be a metal wire pull in satin aluminum, anodized

• Drawer Slides: Drawer suspension shall be of a side-bottom mounted white epoxy type with 3/4" extension. Load rating of 100 pounds. Files drawers shall be full extension

• Door Catches: Door catches shall be European style, self-closing concealed hinge with adjustment.

• Shelf Supports: Adjustable shelf supports shall be a nylon covered 5mm diameter steel pin for predrilled holes in cabinet ends.

CONTRACTOR TO PROVIDE SHOP DRAWINGS TO TPS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

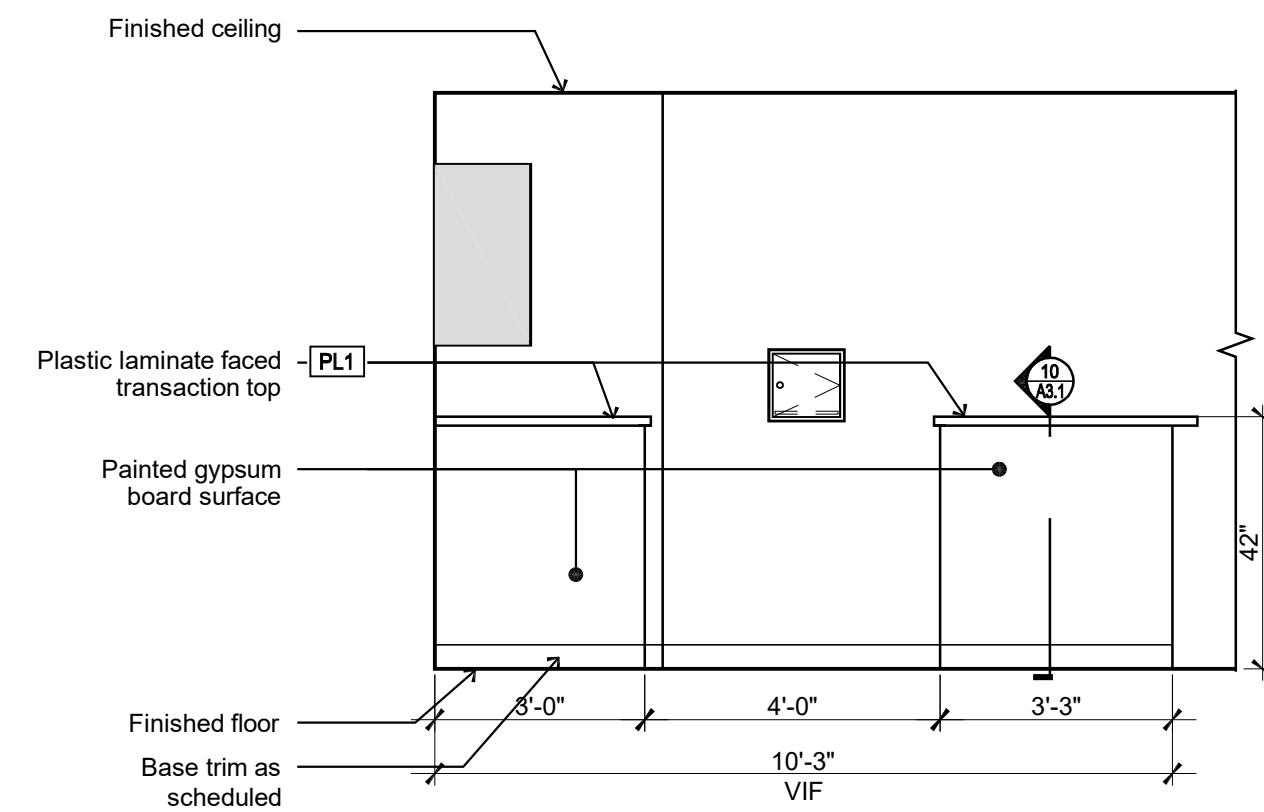
Material	Manufacturer	Style/ Line	Color	MARK	Remarks/Comments
Wallcovering					
Primer	Sherwin-Williams	ProMar 200	White	(Not Shown)	Primer for all new exposed gypsum board surfaces.
Interior Paint	Sherwin-Williams	ProMar 200 Eg-Shel	Elder White SW7014	(P1)	Provide two (2) coats (minimum) at all new surfaces. • P1: Paint all exposed gypsum board surfaces throughout Limit of Construction (UNO). • P2: Accent paint. Confirm locations with building management.
Interior Paint	Sherwin-Williams	ProMar 200 Eg-Shel	Chatura Gray SW9169	(P2)	
Wall Tile	Pental	Splash	Beach Sand 4"x20"	(WT1)	3" x 12" wall tile. At all restroom walls to 60" AFF. Include Schluter Jolly strip at 60" AFF. Installed vertically, refer to elevations. Grout: Mapei 47 Charcoal
Millwork					
Plastic Laminate	Arborite	P380 CA	Organic Twill	(PL1)	Countertops and Splashes, UNO
Plastic Laminate	Formica	Matte 8828	Earthen Twill	(PL2)	Vertical Surfaces, UNO. Plastic laminate pattern shall run vertically on all surfaces, UNO. Confirm with Tenant Planning Services.
Solid Surface	Corian	Honed	Modern White	(SS1)	At reception transaction tops. 3cm.
Floorcovering					
Carpet Tile	Shaw	Simply by Nature: Arrange Tile ST294	94761 Shiny Pebble	(C1)	Include schluter strip at flooring transition.
Luxury Vinyl Tile	Patcraft	I424V Adesa	00100 Cabin	(LVT1)	Include schluter strip at flooring transition.
Floor Tile	Caesar Ceramics	Link	Bolt 12"x24"	(FT1)	At Restrooms. 12" x 24" floor tile. Refer to plan for installation direction. Include Dillex strip at floor tile to wall tile transitions. Include metal transition strips at flooring transitions. Grout: Mapei 47 Charcoal
Base Trim					
4" Rubber Base Trim	Tarkett		Peppercorn	(RB1)	Only coiled base trim approved. Straight at carpet, coved at hard surfaces.

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

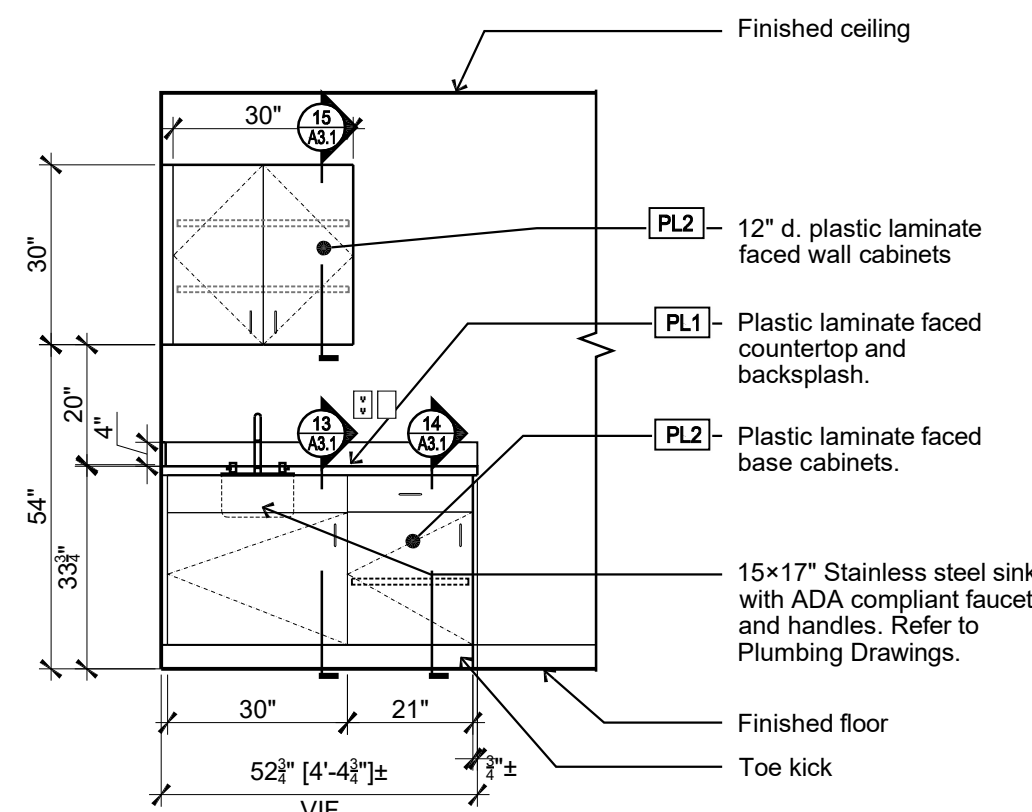
Field Inspection consultation is available upon request. Call 303-739-7420 to request a consultation

1411 South Potomac • Spec Suite #250

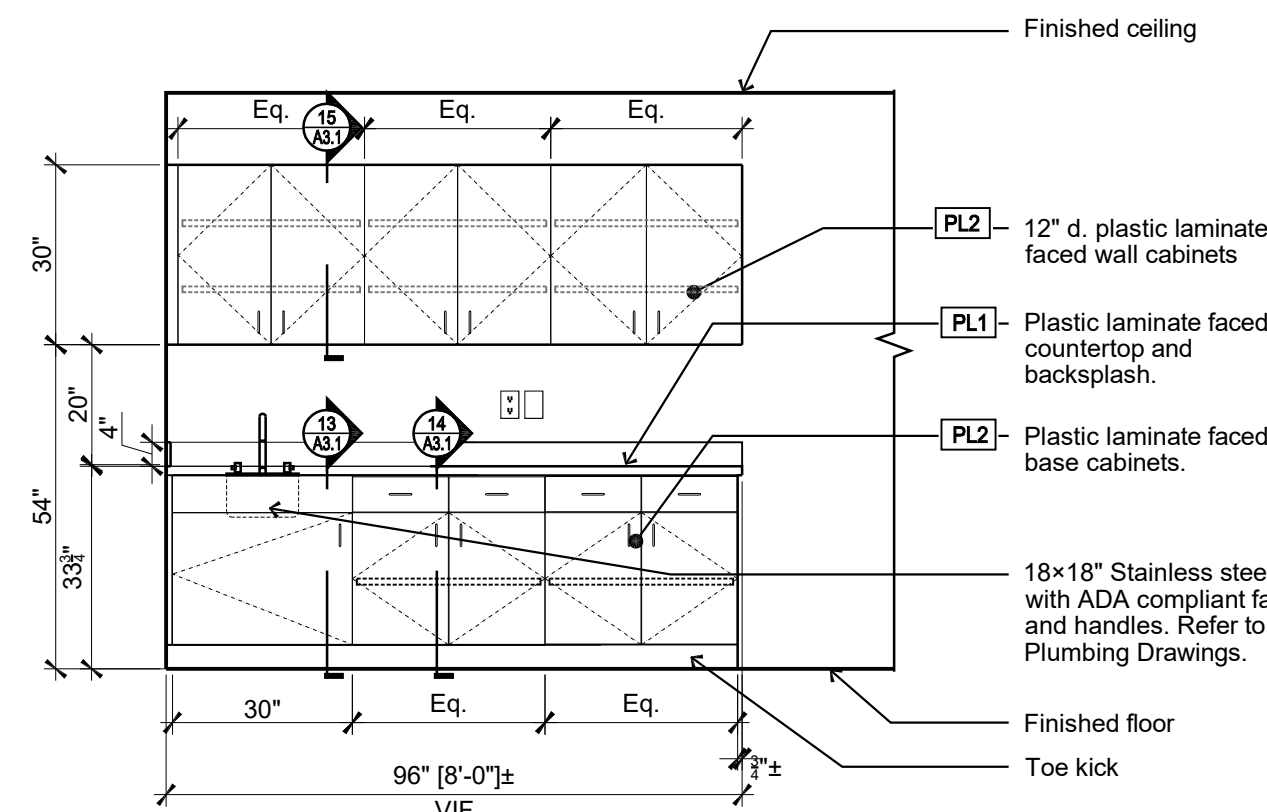
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By Melissa to P-426 1411 South Potomac 426013 Spec Suite #250 Drawings 04-CD-426013a.dwg
By Melissa Campos-Palomo layout tab: A3.0



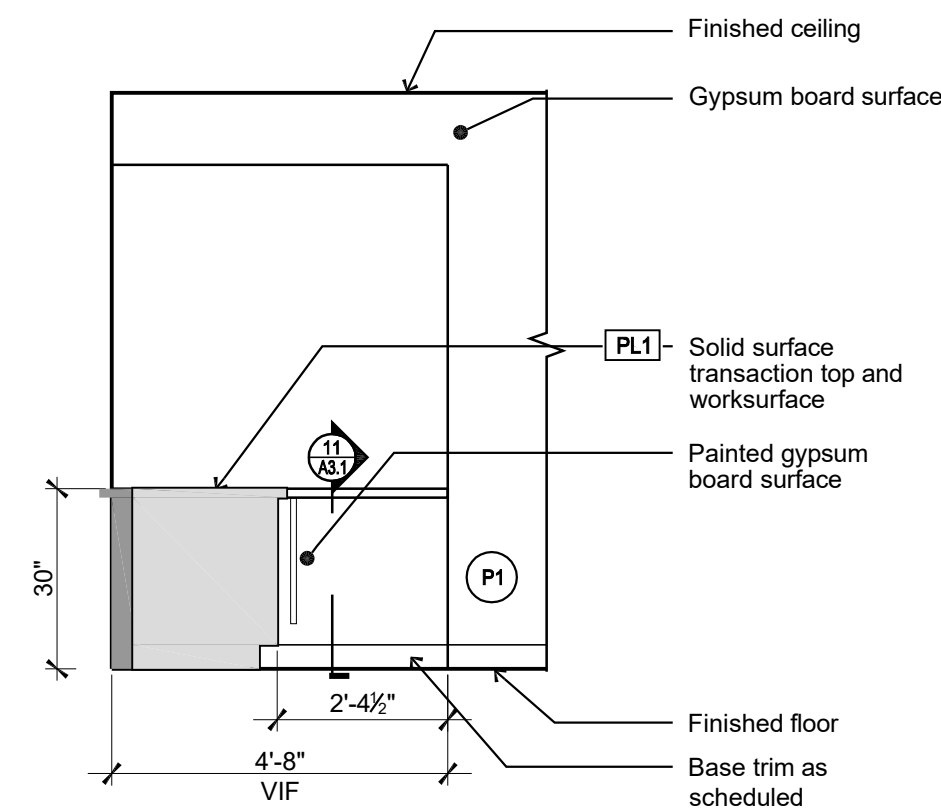
1 Elevation: Millwork
Reception 103
Scale: 3/8" = 1'-0"



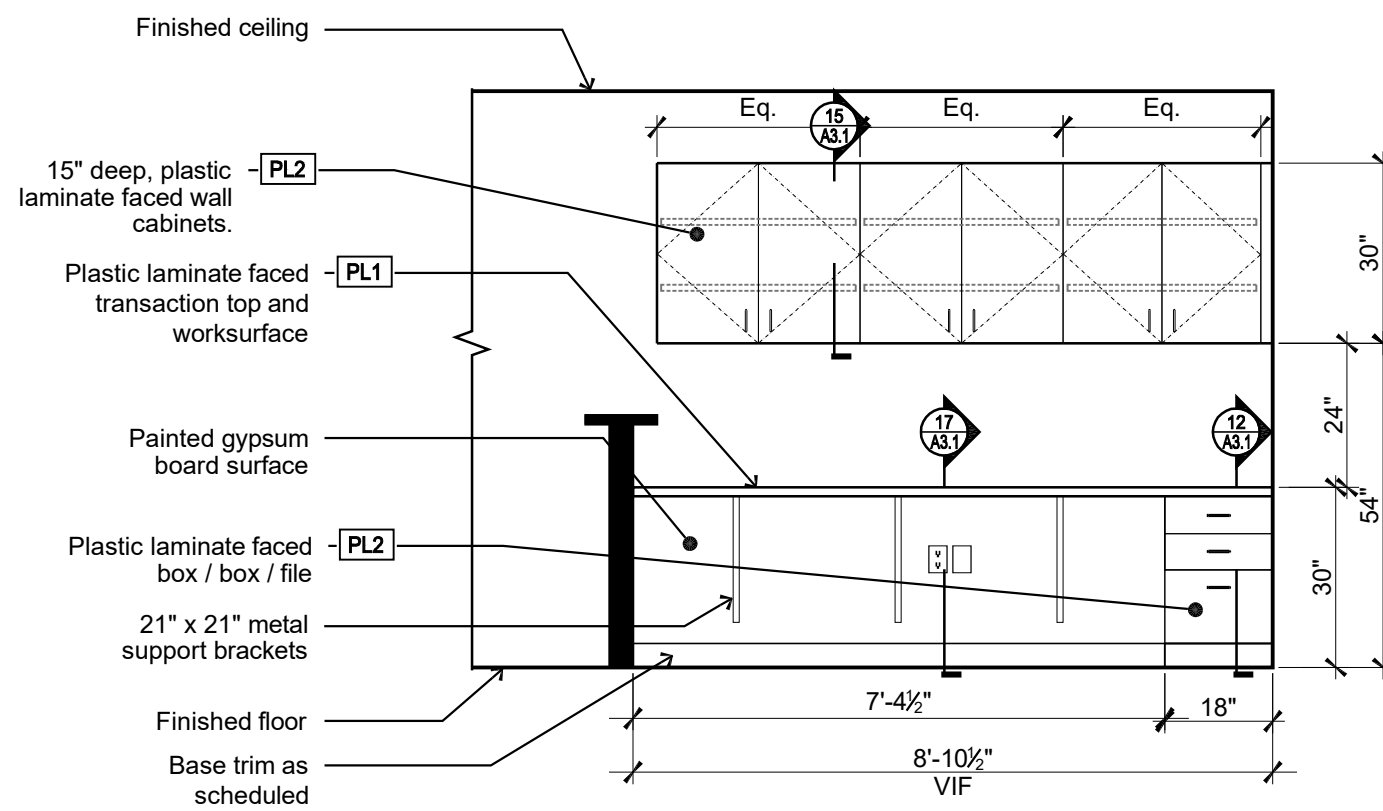
2 Elevation: Millwork
Similar at Exam Rooms
Scale: 3/8" = 1'-0"



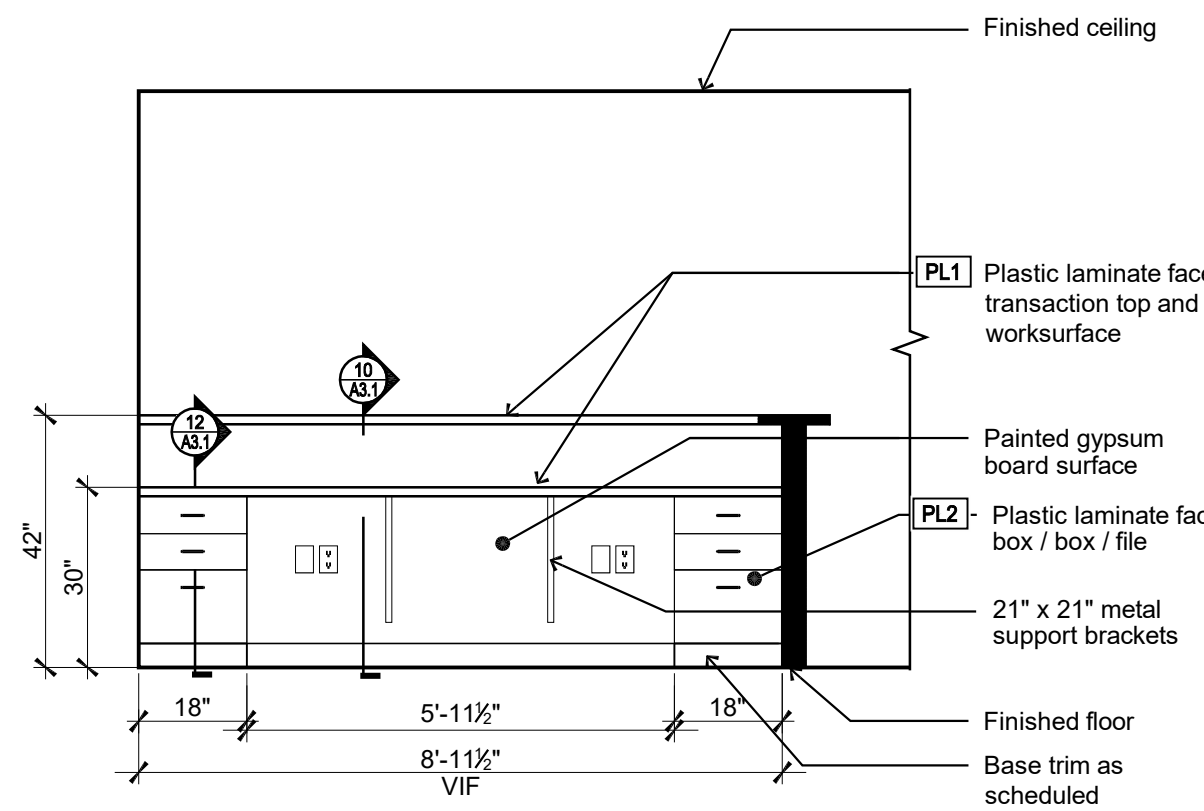
3 Elevation: Millwork
Procedure Room
Scale: 3/8" = 1'-0"



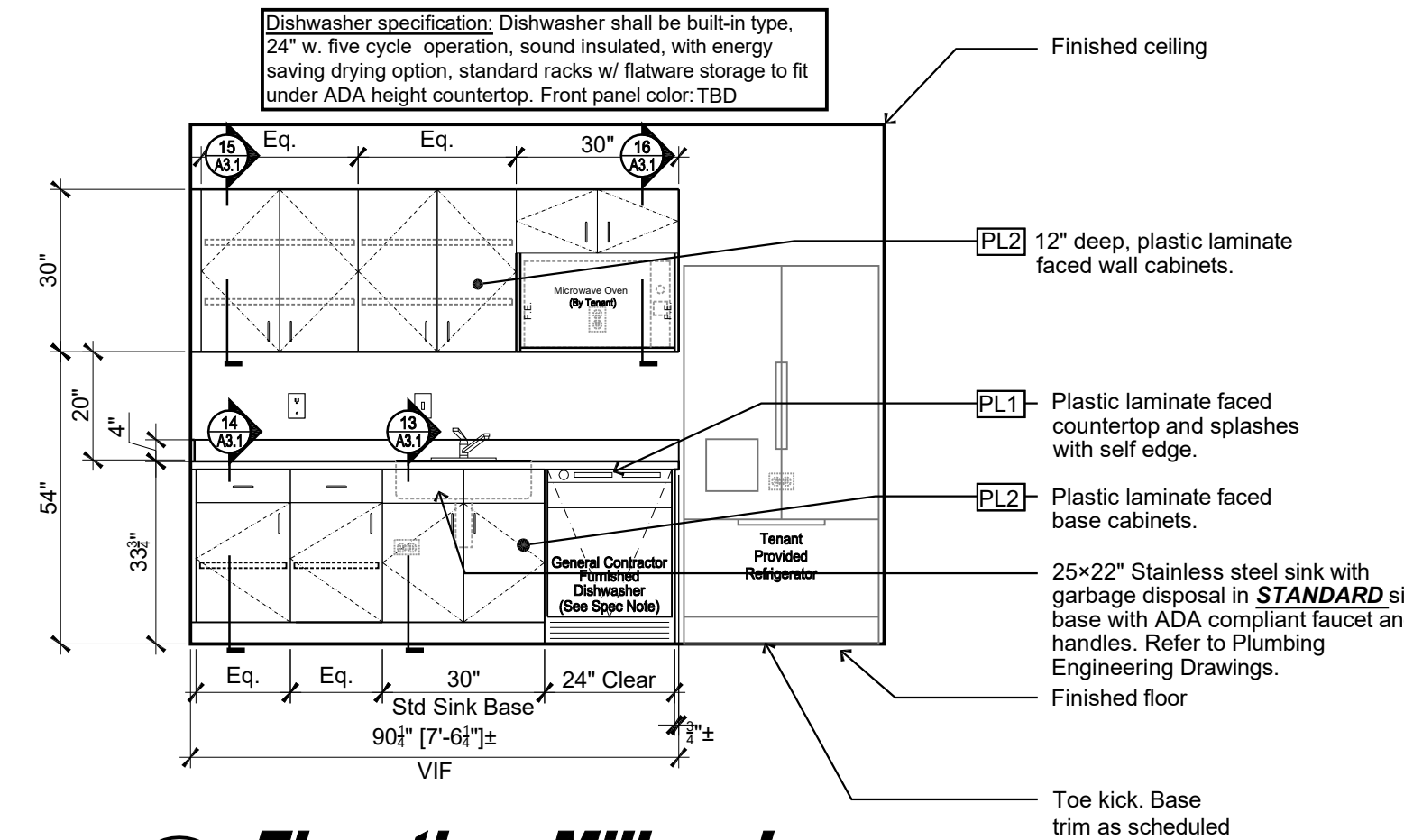
5 Elevation: Millwork
M.A.
Scale: 3/8" = 1'-0"



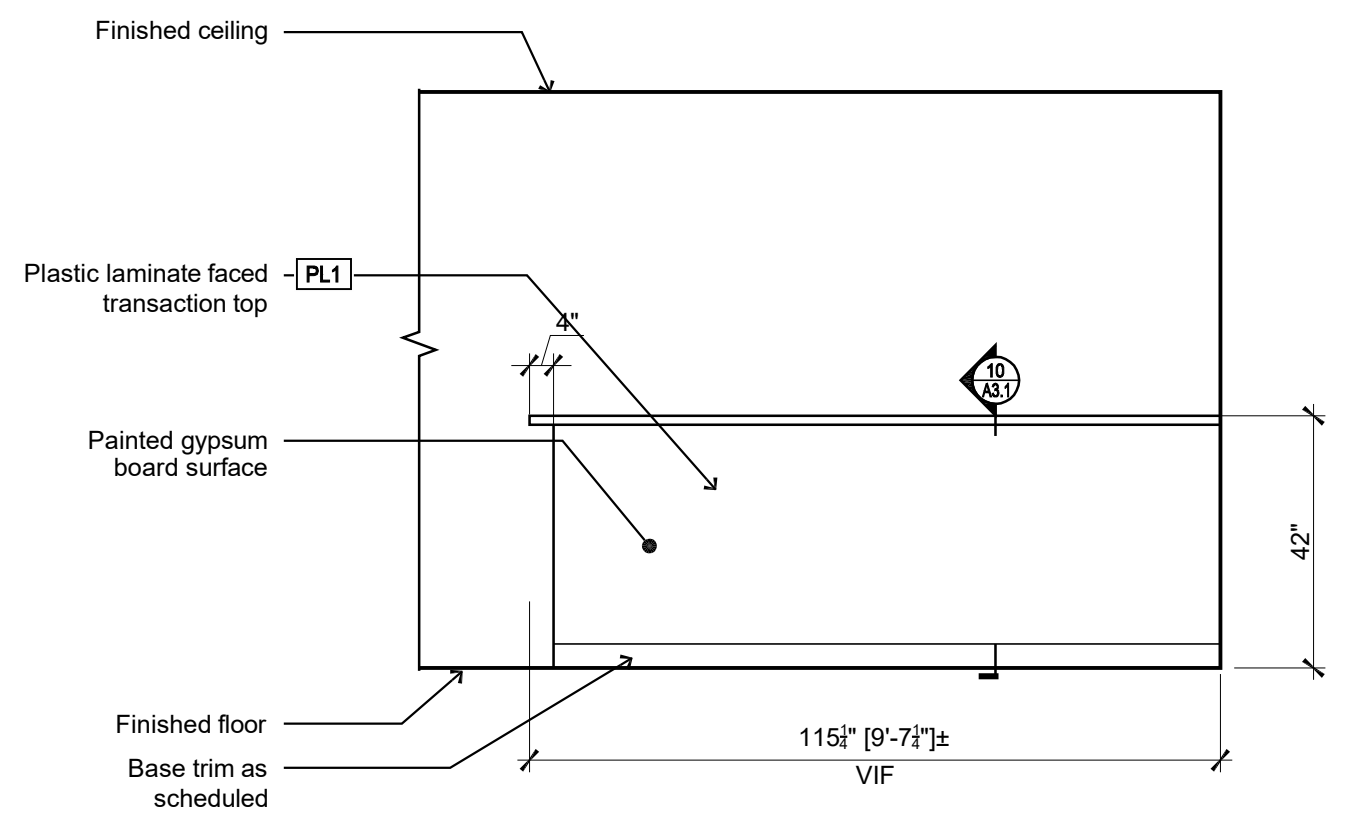
6 Elevation: Millwork
M.A.
Scale: 3/8" = 1'-0"



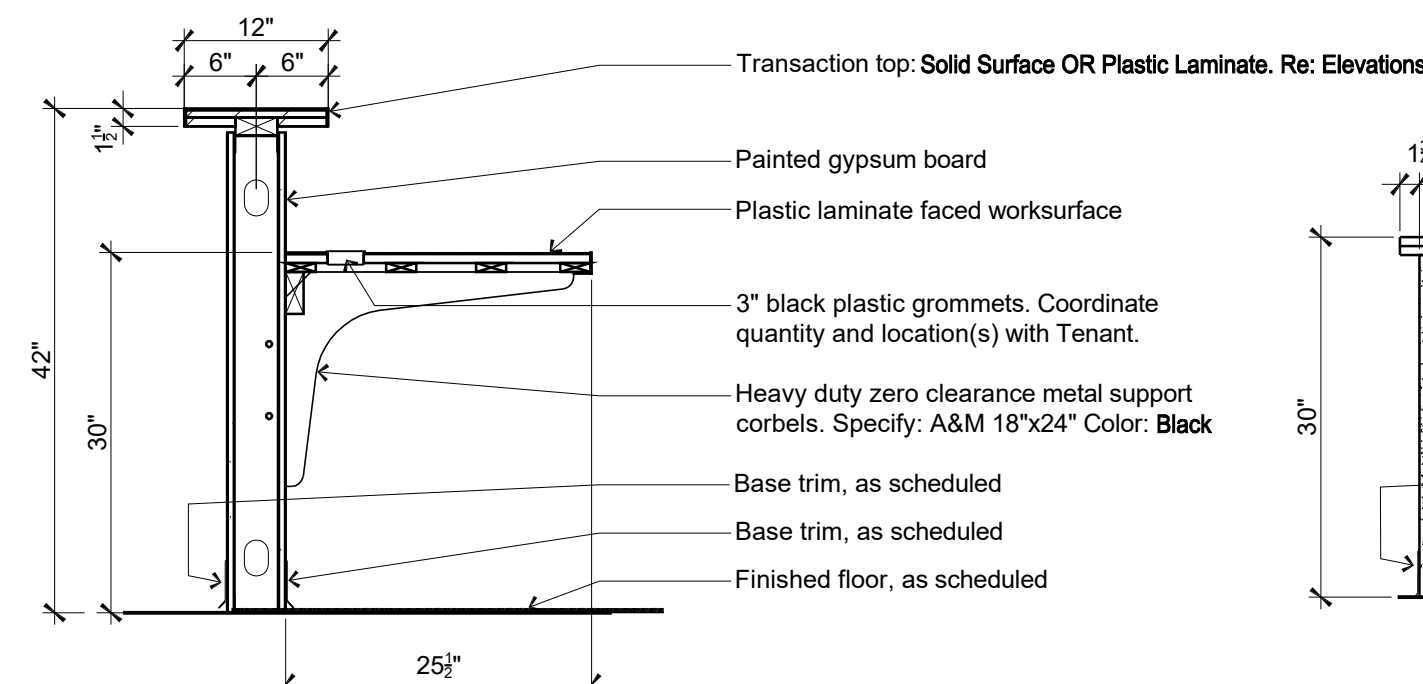
7 Elevation: Millwork
M.A.
Scale: 3/8" = 1'-0"



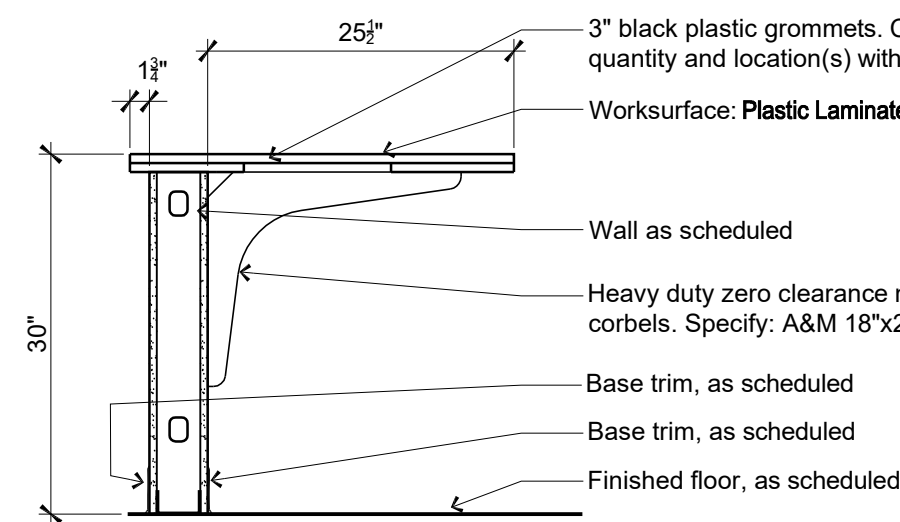
8 Elevation: Millwork
Break Room
Scale: 3/8" = 1'-0"



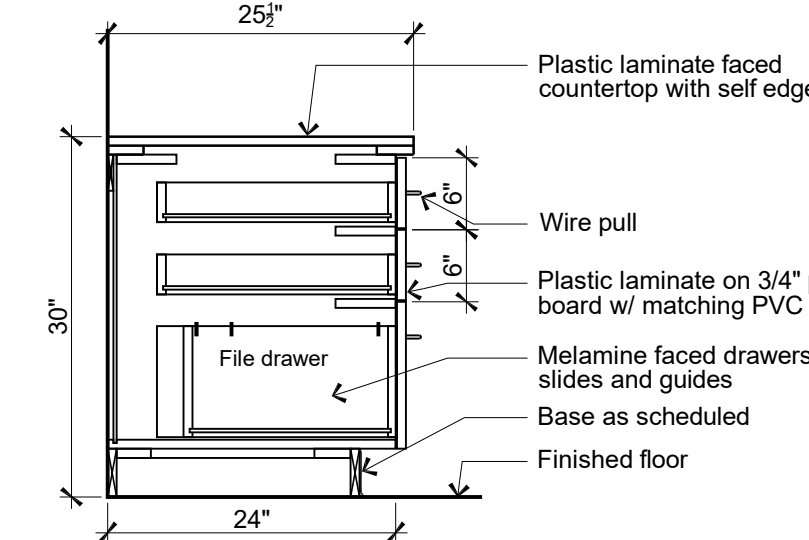
9 Elevation: Millwork
M.A.
Scale: 3/8" = 1'-0"



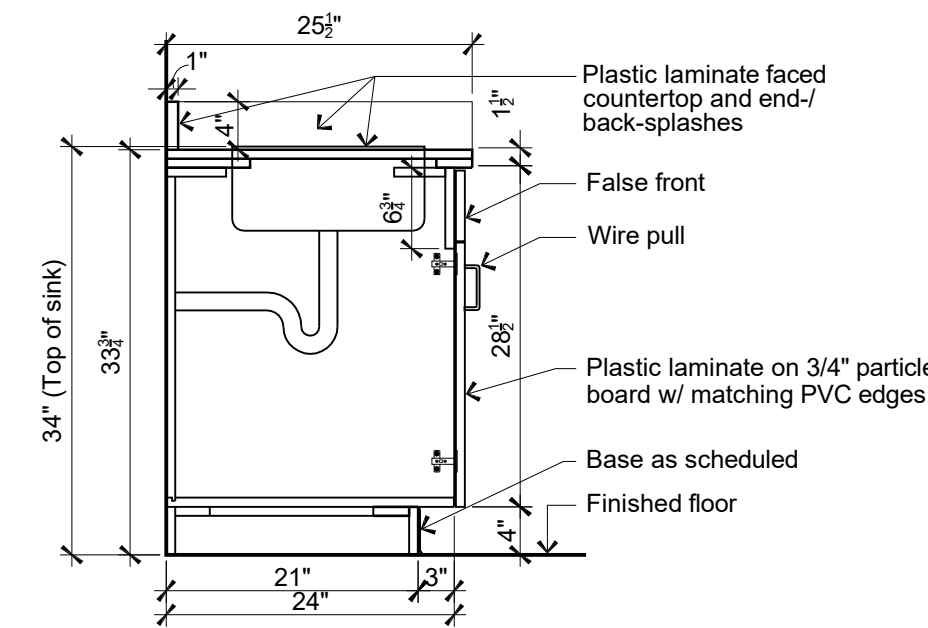
10 Section: Millwork
Desk & Transaction Top
Scale: 3/4" = 1'-0"



11 Section: Millwork
Desk
Scale: 3/4" = 1'-0"



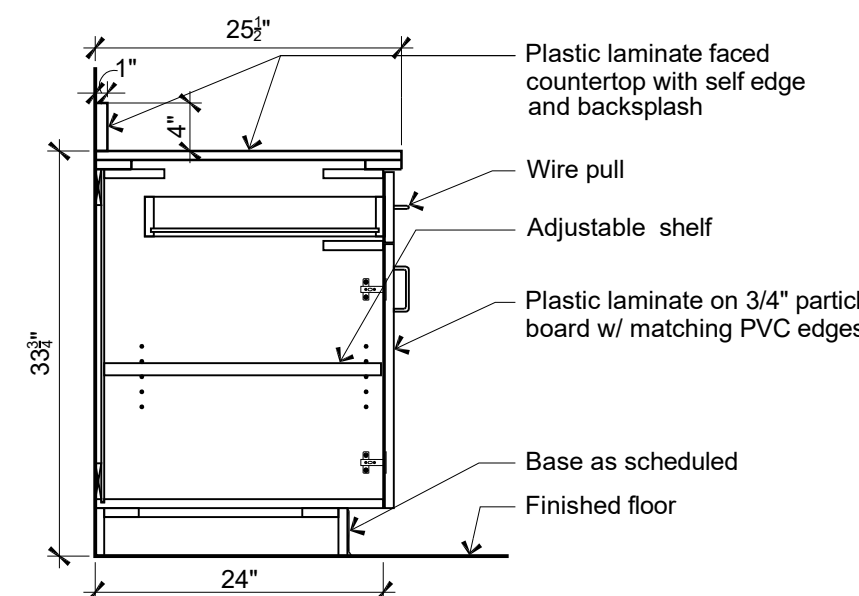
12 Section: Millwork
Box Box File
Scale: 3/4" = 1'-0"



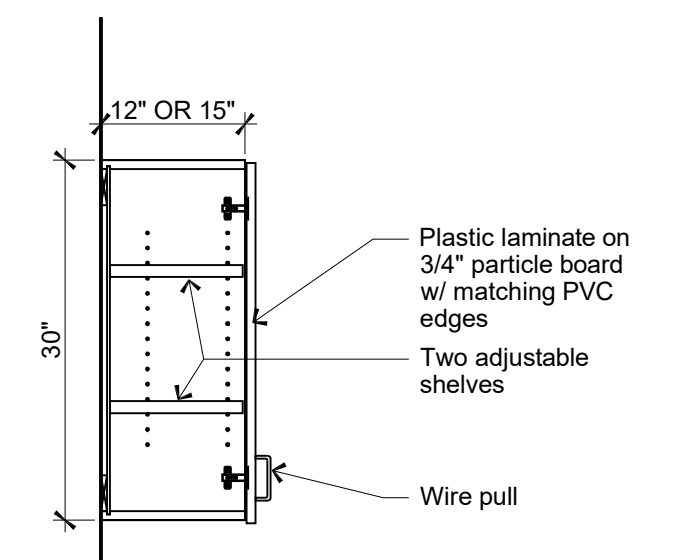
13 Section: Millwork
Sink Cabinet
Scale: 3/4" = 1'-0"

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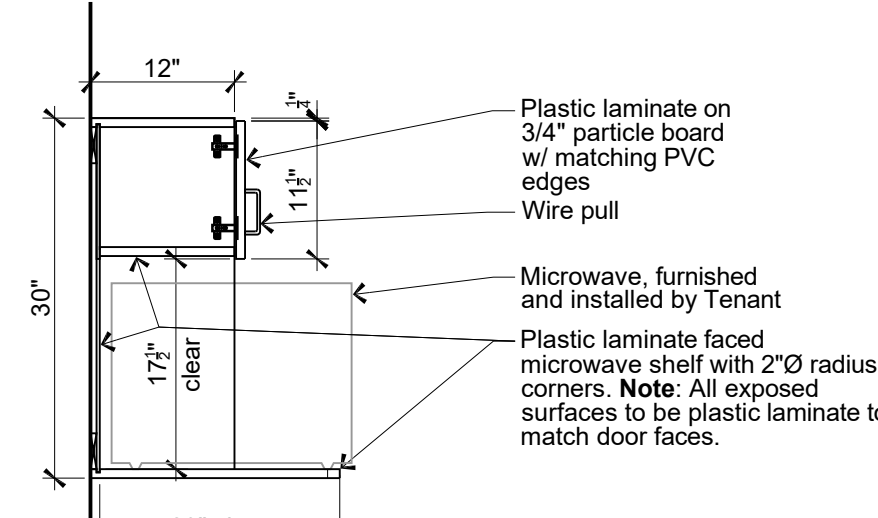
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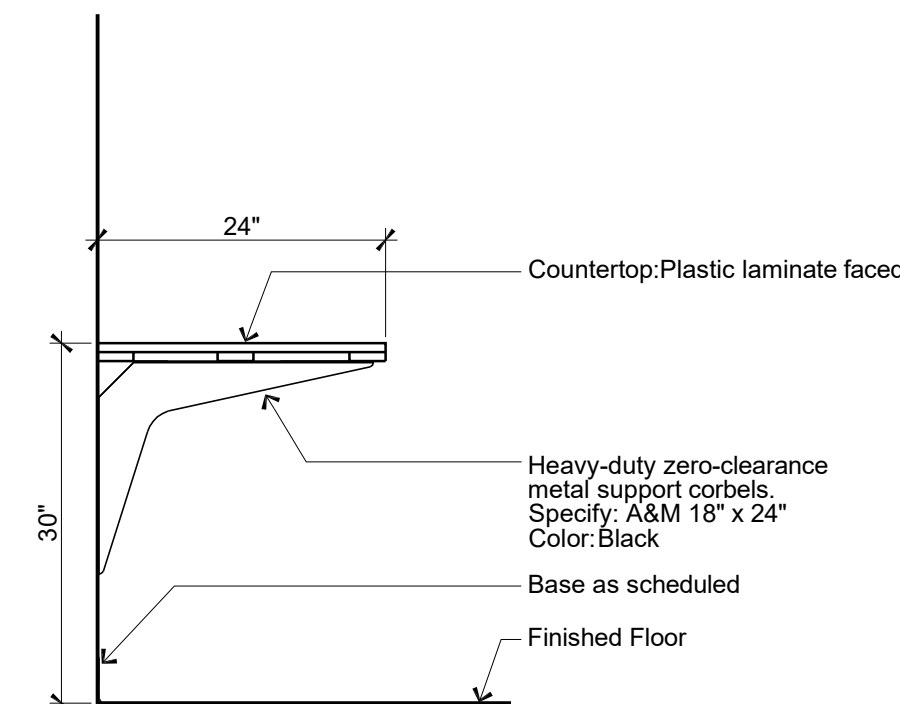
14 Section: Millwork
Base Cabinet
Scale: 3/4" = 1'-0"



15 Section: Millwork
Wall Cabinet
Scale: 3/4" = 1'-0"



16 Section: Millwork
Microwave Cabinet
Scale: 3/4" = 1'-0"



17 Section: Millwork
Work Surface
Scale: 3/4" = 1'-0"



MECHANICAL GENERAL NOTES

GENERAL

SCOPE

THE INTENT OF THE SPECIFICATION AND THE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL MECHANICAL SYSTEM. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE MECHANICAL WORK.

SITE EXAMINATION

THE MECHANICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT, DUCTWORK, AND PIPING WILL BE INSTALLED AND WILL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE MECHANICAL WORK.

STANDARDS

EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF ARL, ASME, ASTM, UL, NEMA, ANSI, SMACNA, ASHRAE, AND NFPA, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.

CODES

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATION AND THE CODES AND THE ORDINANCES, THE HIGHEST STANDARDS SHALL APPLY. THE MECHANICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER/TENANT.

PERMITS AND FEES

THE MECHANICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTORS NECESSARY TO COMPLETE THE MECHANICAL WORK.

WARRANTY

THE MECHANICAL CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER/TENANT AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIAL AND WORKMANSHIP.

FILTERS

PROVIDE TWO (2) SETS OF PLEATED DISPOSABLE FILTERS. USE ONE SET UNTIL COMPLETION OF CONSTRUCTION. INSTALL ONE SET AT COMPLETION OF CONSTRUCTION. FILTERS TO BE FARR, OR SIMILAR.

DUCTWORK & ACCESSORIES

SHEETMETAL DUCTWORK

ALL DUCTWORK TO BE RIGID SHEETMETAL CONSTRUCTED FROM GALVANIZED SHEET STEEL IN ACCORDANCE WITH SMACNA 1" PRESSURE CLASS DUCT CONSTRUCTION STANDARDS. ALL EXPOSED DUCTWORK TO BE ROUND, SPIRAL, OR RECTANGULAR LOCK-SEAM TYPE, AS SHOWN ON HVAC PLAN. ASSEMBLE AND INSTALL DUCTWORK IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICE FOR ACHIEVING AIR TIGHT (5% LEAKAGE) AND NOISELESS (NO OBJECTIONABLE NOISE) SYSTEMS, CAPABLE OF PERFORMING EACH INDICATED SERVICE. FURNISH ALL REQUIRED DAMPERS, TRANSITIONS, CONNECTIONS TO AIR TERMINALS, AND OTHER ACCESSORIES NECESSARY FOR A COMPLETE OPERATING SYSTEM. NO VARIATION OF DUCT CONFIGURATION OR SIZES WILL BE PERMITTED EXCEPT BY PERMISSION FROM THE ENGINEER.

DUCT SEALANT

SEAL ALL CONCEALED LONGITUDINAL AND TRANSVERSE JOINTS WITH A NON-HARDENING, NON-MIGRATING MASTIC OR LIQUID ELASTIC SEALANT OF A TYPE RECOMMENDED BY THE MANUFACTURER FOR SEALING JOINTS AND SEAMS IN SHEET METAL DUCTWORK. COVER ALL FIELD JOINTS, JOINTS AROUND SPIN-IN FITTINGS AND FASTENING SCREWS WITH MASTIC. DO NOT SEAL EXPOSED DUCT.

SUPPORTS

PROVIDE HOT-DIPPED GALVANIZED STEEL FASTENERS, ANCHORS, RODS, STRAPS, TRIM, AND ANGLES FOR SUPPORT OF DUCTWORK.

DAMPERS

PROVIDE OPPOSED-BLADE, MULTI-LEAF VOLUME CONTROL DAMPERS WHERE INDICATED ON DRAWINGS AND AT POINTS ON LOW PRESSURE SUPPLY, RETURN AND EXHAUST DUCTS WHERE BRANCHES ARE TAKEN FROM LARGER DUCTS. PROVIDE UL LISTED FIRE DAMPERS WHERE REQUIRED AND IN ACCORDANCE WITH NFPA AND LOCAL CODES. PROVIDE CONVENIENTLY LOCATED ACCESS DOORS OF AMPLE SIZE AND QUANTITY FOR SERVICING THE DAMPERS.

GRILLES, REGISTERS, & DIFFUSERS

GRILLES, REGISTERS AND DIFFUSERS SHALL BE MANUFACTURED BY PRICE. DIFFUSERS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS AND SCHEDULES. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS ITEMS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION IN THE TYPE OF CEILING AND WALLS USED IN THIS PROJECT.

CONTROLS AND OPERATIONS

CONTROL WIRING

THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL CONTROL WIRING NECESSARY FOR THE COMPLETE AND PROPER OPERATING TEMPERATURE CONTROL SYSTEM.

CONTROLS

MOUNT ALL CONTROLS @ 48" ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED.

TESTING, ADJUSTING, AND BALANCING

TESTING, ADJUSTING, BALANCING

MECHANICAL CONTRACTOR OR AN INDEPENDENT NEBB OR AABC CERTIFIED AIR BALANCE CONTRACTOR SHALL ACCURATELY BALANCE THE AIR SYSTEM TO PROVIDE AIR QUANTITIES INDICATED ON THE DRAWINGS AND IN THE SPECIFICATION. OPERATE AUTOMATIC CONTROLS SYSTEM AND VERIFY SET POINTS DURING BALANCING. SUBMIT TWO (2) COPIES OF THE BALANCE REPORT TO THE ENGINEER FOR APPROVAL. INCLUDE A COPY OF THE BALANCE REPORT AS APPROVED BY THE ENGINEER WITH APPLICATION FOR FINAL CONTRACT PAYMENT.

OUTSIDE AIR COMPLIANCE															
DESCRIPTION	ROOM #	AREA SF	PEOPLE/1000SF	POPULATION	CFM/PERSON	AREA AIRFLOW RATE	Ez	REQUIRED OUTSIDE AIR CFM	SUPPLY AIR	% OUTSIDE AIR	OUTSIDE AIR PROVIDED	EXHAUST AIRFLOW RATE	EXHAUST REQUIRED	EXHAUST PROVIDED	REMARKS
WAITING	201	184	30	6	5.0	0.06	0.8	51	265	20%	53	0.00	0	0	
HALLWAY	202	255	0	0	0.0	0.06	0.8	19	140	20%	28	0.00	0	0	
EXAM	203	100	5	1	5.0	0.06	0.8	14	230	20%	46	0.00	0	0	
EXAM	204	100	5	1	5.0	0.06	0.8	14	230	20%	46	0.00	0	0	
PROCEDURE	205	143	5	1	5.0	0.06	0.8	17	295	20%	59	0.00	0	0	
EXAM	206	99	5	1	5.0	0.06	0.8	14	250	20%	50	0.00	0	0	
EXAM	207	100	5	1	5.0	0.06	0.8	14	160	20%	32	0.00	0	0	
EXAM	208	100	5	1	5.0	0.06	0.8	14	70	20%	14	0.00	0	0	
MA	209	98	5	1	5.0	0.06	0.8	14	85	20%	17	0.00	0	0	
RESTROOM	211	50	0	0	0.0	0.00	0.8	0	0	0%	0	0.00	70	75	
RECEPTION	212	104	5	1	5.0	0.06	0.8	14	200	20%	40	0.00	0	0	
OFFICE	213	131	5	1	5.0	0.06	0.8	16	80	20%	16	0.00	0	0	
IT	214	30	0	0	0.0	0.00	0.8	0	0	0%	0	0.00	0	0	
BREAK ROOM	215	111	5	1	5.0	0.06	0.8	15	100	20%	20	0.00	0	0	
TOTALS		1605		16				214	2105		421		70	75	

TRANSFER FAN SCHEDULE															
MARK	AREA SERVED	SERVICE	LOCATION	CFM	S.P. @ ALTITUDE (IN W.C.)	RPM	HP OR WATTS	PRE-FAB CURB	BACKDRAFT DAMPER	TYPE	VIB. ISOL.	MFR. & MODEL NO.	VOLTS/ PHASE	REMARKS	
TF-1	SERVER	TRANSFER	CEILING	75	0.3	935	60W	NO	GRAVITY	CENTRIFUGAL	NO	GREENHECK SP-80-VG	120/1	1	

1. PROVIDE REVERSE ACTING THERMOSTAT.

FAN TERMINAL UNIT SCHEDULE													
MARK	MFR. & MODEL NUMBER	AIR INLET SIZE	PRIMARY AIR		HEATING			FAN MOTOR			MCA	MAX FUSE	REMARKS
			MAX. CFM	MIN. CFM	VOLTAGE	KW	HEATING CFM	VOLTAGE	HP	FLA			
FVAV 2-2	TRANE VFPE	8"Ø	1020	200	277/1	7.5	900	277/1	1/3HP	-	36.4	-	1

NOTES:
1. EXISTING TO REMAIN.

DIFFUSER SCHEDULE								
MARK	SERVICE	FACE SIZE	NECK SIZE	FIRE DAMPER	VOLUME DAMPER	MFR	MODEL	REMARKS
A	SUPPLY	-	-	-	-	-	-	EXISTING TO REMAIN OR BE RELOCATED
B	SUPPLY	24" x 24"	6"Ø	NO	NO	PRICE	PDF	
C	SUPPLY	24" x 24"	10"Ø	NO	NO	PRICE	PDF	
R	RETURN	-	-	-	-	-	-	EXISTING TO REMAIN OR BE RELOCATED
R1	RETURN	-	-	-	-	-	-	EXISTING TO REMAIN OR BE RELOCATED
R2	RETURN	24" x 12"	22" x 10"	NO	NO	PRICE	PFRF	W/ NEW PRICE RAC, RETURN AIR CANOPY
E1	EXHAUST	12" x 12"	6"Ø	NO	NO	PRICE	PDDR	

VAV TERMINAL SCHEDULE						
MARK	MFR. & MODEL NUMBER	AIR INLET SIZE	MAX. PRIMARY AIR CFM	MIN. PRIMARY AIR CFM	DISCHARGE PLENUM SIZE	REMARKS
VAV 2-1	TRANE VCCE	8"Ø	675	135	-	1

NOTES:
1. EXISTING TO REMAIN.

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

LEGEND

☒

DIFFUSER, SEE SCHEDULE

☑

GRILLE, SEE SCHEDULE

NEW RIGID RECTANGULAR DUCTWORK

EXISTING RIGID RECTANGULAR DUCTWORK

NEW RIGID ROUND DUCTWORK

EXISTING RIGID ROUND DUCTWORK

EXPOSED SPIRAL DUCTWORK

DUCTWORK TO BE REMOVED

FLEX, DUCTWORK.

Ⓟ

THERMOSTAT TO MATCH EQUIPMENT

200

CFM, BALANCE WITHIN 10%

M 1

EQUIPMENT DESIGNATION

SPIN-IN WITH DAMPER

↺

RETURN AIR ARROW

→

SUPPLY AIR ARROW

⦿

CONNECT TO EXISTING

BRIAN SEYFERTH & ASSOCIATES, INC.



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1411 South Potomac Street

Aurora, CO 80012

Suite 250

COLORED REGISTERED

BRIAN SEYFERTH

23978

PROFESSIONAL ENGINEER

Digitally signed by
Brian Seyferth
Date: 2020.09.23
13:14:22 -06'00'

Spec Suite #250

Dates of Record
Project Start Date: #####
Issued On Issued For
23 Sep 2020 Tenant's Review & Approval;
and Construction

Sheet
Contents
MECHANICAL NOTES
AND SCHEDULES
Project Team
Project Number
Sheet
Mark
20359
M1.0



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick M. Bumpass*
Date: Oct 02, 2020
2015 INTERNATIONAL CODES & 2020 NEC

RSN: 1491047
Permit #: 20-1873061

Room Schedule			
200	Public Corridor	208	Exam
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BRIAN SEYFERTH & ASSOCIATES, INC.

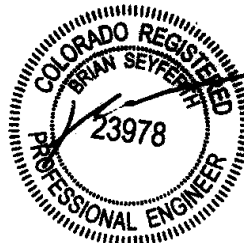


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Spec Suite #250

Dates of Record

Project Start Date: #####
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Sheet Contents MECHANICAL PLAN

Project Team
Project Number 20359
Sheet
Mark

M1.1

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

DETAIL NOTES:

- 1 UNDERCUT DOOR 1".
- 2 EXISTING THERMOSTAT TO BE RELOCATED.
- 3 REPLACES EXISTING DIFFUSER.
- 4 ENLARGE HOLE IN WALL ABOVE CEILING
FOR TRANSFER AIR, MINIMUM 4 FT².

1 MECHANICAL PLAN
M1.1 SCALE: 1/4" = 1'-0"

NOTE: ALL DUCTWORK AND DIFFUSERS
ARE EXISTING TO REMAIN U.O.N.

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

Field Inspection consultation is
available upon request. Call
303-739-7420 to request a consultation

BRIAN SEYFERTH & ASSOCIATES, INC.



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Dates of Record
Project Start Date: #####
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Sheet PLUMBING NOTES
Contents

Project Team
Project Number 20359
Sheet
Mark

P1.0

RSN: 1491047
Permit #: 20-1873061-LT

PLUMBING GENERAL NOTES	
GENERAL	SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY SHALL BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.
SCOPE THE INTENT OF THE SPECIFICATION AND THE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE PLUMBING WORK.	INSTALLATION INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, AND ROOF SLABS. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL. UNDERGROUND WATER AND SEWER LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SPACING AS REQUIRED BY CODE, EXCAVATED TO THE PROPER DEPTH AND GRADED TO PRODUCE THE REQUIRED FALL.
SITE EXAMINATION THE PLUMBING CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS WHERE FIXTURES, EQUIPMENT, AND PIPING WILL BE INSTALLED AND WILL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE PLUMBING WORK.	TESTING ALL PIPES SHALL BE TESTED BY AN APPROVED METHOD BEFORE THEY ARE BACKFILLED OR CONCEALED.
STANDARDS EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF ASME, ASTM, UL, NEMA, ANSI, ASHRAE, NFPA, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.	VALVES GENERAL PLUMBING CONTRACTOR TO PROVIDE VALVES WHERE INDICATED ON PLANS AND AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH FIXTURE AND ITEM OF EQUIPMENT. PROVIDE BRAIDED STAINLESS STEEL HOSE (UNLESS OTHERWISE NOTED) BETWEEN VALVE AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.
CODES ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE PLUMBING CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST.	VALVES PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER.
PERMITS AND FEES THE PLUMBING CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK.	INSULATION SAFETY COVERS INSTALL NO-SCALD SAFETY COVERS WITH INSULATED FOAM LINER AND TAMPER PROOF STRAP AT ALL EXPOSED HOT WATER & WASTE PIPING.
WARRANTY THE PLUMBING CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.	MISC PLUMBING FIXTURES OWNER FURNISHED CONTRACTOR INSTALLED PLUMBING FIXTURES/EQUIPMENT (E.G., ICE MAKER, ETC.)
PIPING SOIL, WASTE AND VENT PIPING SOIL, WASTE AND VENT PIPING 10" AND SMALLER SHALL BE SERVICE WEIGHT, HUBLESS, CAST IRON PIPE AND FITTINGS CONFORMING WITH THE REQUIREMENTS OF CISPI STD 301, ASTM A888 OR ASTM A74, WITH NEOPRENE GASKET AND STAINLESS STEEL SHIELD AND CLAMP. PROVIDE HUB-TYPE PIPE AND FITTINGS BELOW GRADE WHERE REQUIRED BY LOCAL CODES. PIPE AND FITTINGS SHALL BE MARKED WITH THE CISPI TRADEMARK. HORIZONTAL RUNS SHALL DRAIN AT A GRADE OF 1/4 INCH PER FOOT WHERE POSSIBLE BUT IN NO CASE LESS THAN 1/8" PER FOOT. COORDINATE WITH LOCAL AUTHORITIES FOR DRAINAGE REQUIREMENTS FOR EQUIPMENT DESIGNATED WITH INDIRECT WASTE TO FLOOR DRAINS. PROVIDE PIPED DRAIN TO SANITARY IF REQUIRED BY LOCAL JURISDICTION.	THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EQUIPMENT INCLUDING REQUIRED MATERIAL SUCH AS PIPING, VALVES, FILTERS, TRAPS, CHECKS VALVES, VACUUM BREAKERS, AND FLEXIBLE AND RIGID TUBING.
DOMESTIC WATER PIPING DOMESTIC WATER PIPING 2" AND SMALLER SHALL BE COPPER TUBE WITH WROUGHT COPPER SWEAT FITTINGS JOINED WITH LEAD FREE SOLDER. PROVIDE TYPE "L" COPPER TUBE ABOVE GRADE AND TYPE "K" BELOW GRADE.	
HANGERS & SUPPORTS THE PLUMBING CONTRACTOR SHALL FURNISH ALL PIPE SUPPORTS REQUIRED FOR HIS EQUIPMENT AND MATERIAL. HANGERS AND PIPE ATTACHMENTS TO BE FACTORY FABRICATED WITH GALVANIZED COATINGS; NONMETALLIC COATED FOR HANGERS IN DIRECT CONTACT WITH COPPER TUBING.	
CONNECTIONS INSTALL UNIONS ADJACENT TO EACH VALVE AND AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS. SCREW JOINT STEEL PIPING UP TO AND INCLUDING 1-1/2". WELD PIPING USE LEAD FREE SOLDER FOR SOLDERING DOMESTIC WATER COPPER PIPE.	
CLEANOUTS PROVIDE J.R. SMITH OR EQUIVALENT FLOOR AND WALL CLEANOUTS AS INDICATED ON THE DRAWINGS OR WHERE REQUIRED IN ALL SOIL, WASTE, AND DRAIN LINES. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS SHALL BE	

MINIMUM HYDRONIC & DOMESTIC HOT WATER PIPE INSULATION THICKNESS (IN INCHES)							
FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU - IN./ (H - FT ² - °F) ⁰	MEAN RATING TEMPERATURE, °F	LESS THAN 1	1 TO < 1-1/2	1-1/2 TO < 4	4 TO < 8	≥ 8
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0

PIPE HANGER SPACING REQUIREMENTS			
MATERIAL	SIZE	MAX HORIZONTAL SPACING	MAX VERTICAL SPACING
ABS	ALL	4'	10'
CAST IRON < 10'	ALL	5'	15'
CAST IRON - 10'	ALL	10'	15'
COPPER	< 1-1/2	6'	10'
COPPER	≥ 1-1/2	10'	10'
PEX	ALL	32"	10'
PVC	ALL	4'	10'

PIPE SIZE EQUIVALENTS				
DESIGN SIZE	NOMINAL COPPER TUBE	NOMINAL PEX	NOMINAL BLACK IRON	CSST EHD
½"	½"	½"	½"	18
¾"	¾"	1"	¾"	23
1"	1"	1½"	1"	31
1¼"	1¼"	1½"	1¼"	37
1½"	1½"	2"	1½"	47
2"	2"	-	2"	60

PLUMBING SYMBOLS LEGEND	
	WASTE PIPING
	VENT PIPING
	COLD WATER PIPING
	HOT WATER PIPING
	GAS PIPING
	BALL VALVE
	HOSE BIBB
	WALL CLEANOUT
	FLOOR CLEANOUT
	FLOOR DRAIN
	CONNECT TO EXISTING

This sheet of drawings has not been reviewed for code compliance.

Room Schedule			
200	Public Corridor	208	Exam
201	Waiting	209	M.A.
202	Tenant Hallway	210	---
203	Exam	211	ADA Restroom
204	Exam	212	Reception
205	Procedure	213	Office
206	Exam	214	L.T.
207	Exam	215	Break Room

PLUMBING PLAN NOTES

- CONNECT TO EXISTING 1/2" CW.
- CONNECT TO EXISTING 3/4" HW.
- 1/2" CW TO TOILET.
- 1/2" CW AND HW TO SINK. PROVIDE BELOW COUNTER TEMPERING VALVE.
- 1/2" CW TO WATER ROUGH-IN BOX.
- 1/2" CW AND HW TO BREAK ROOM SINK. EXTEND 1/2" HW TO DISHWASHER.
- PROVIDE NEW BALL VALVE.
- DEMO EXISTING SINK. CAP PIPING.

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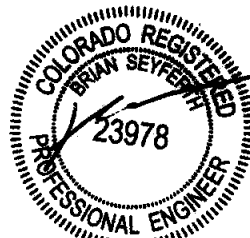


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Spec Suite #250

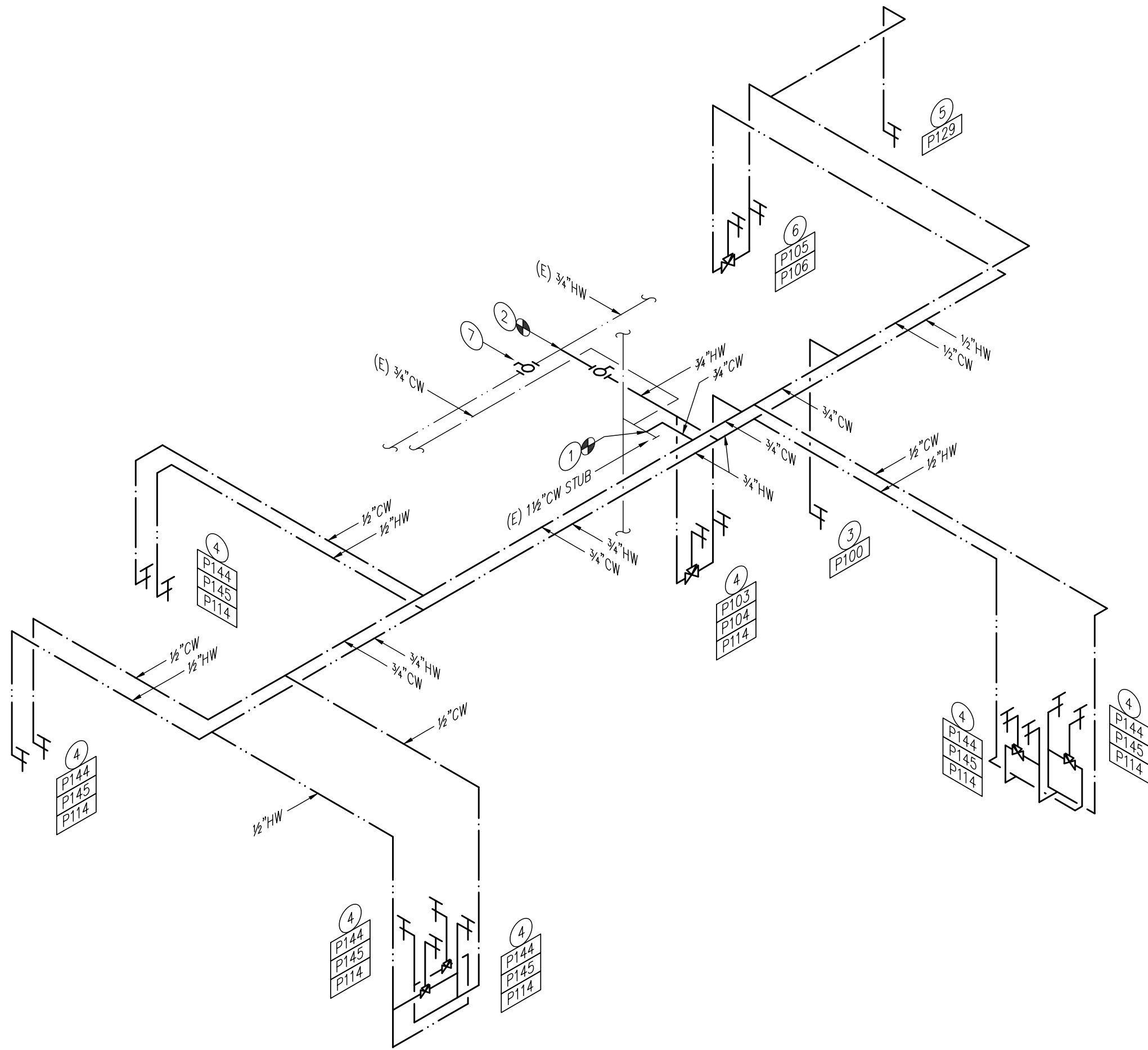
Dates of Record

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Sheet PLUMBING PLAN
Contents
Project Team
Project Number 20359
Sheet
Mark

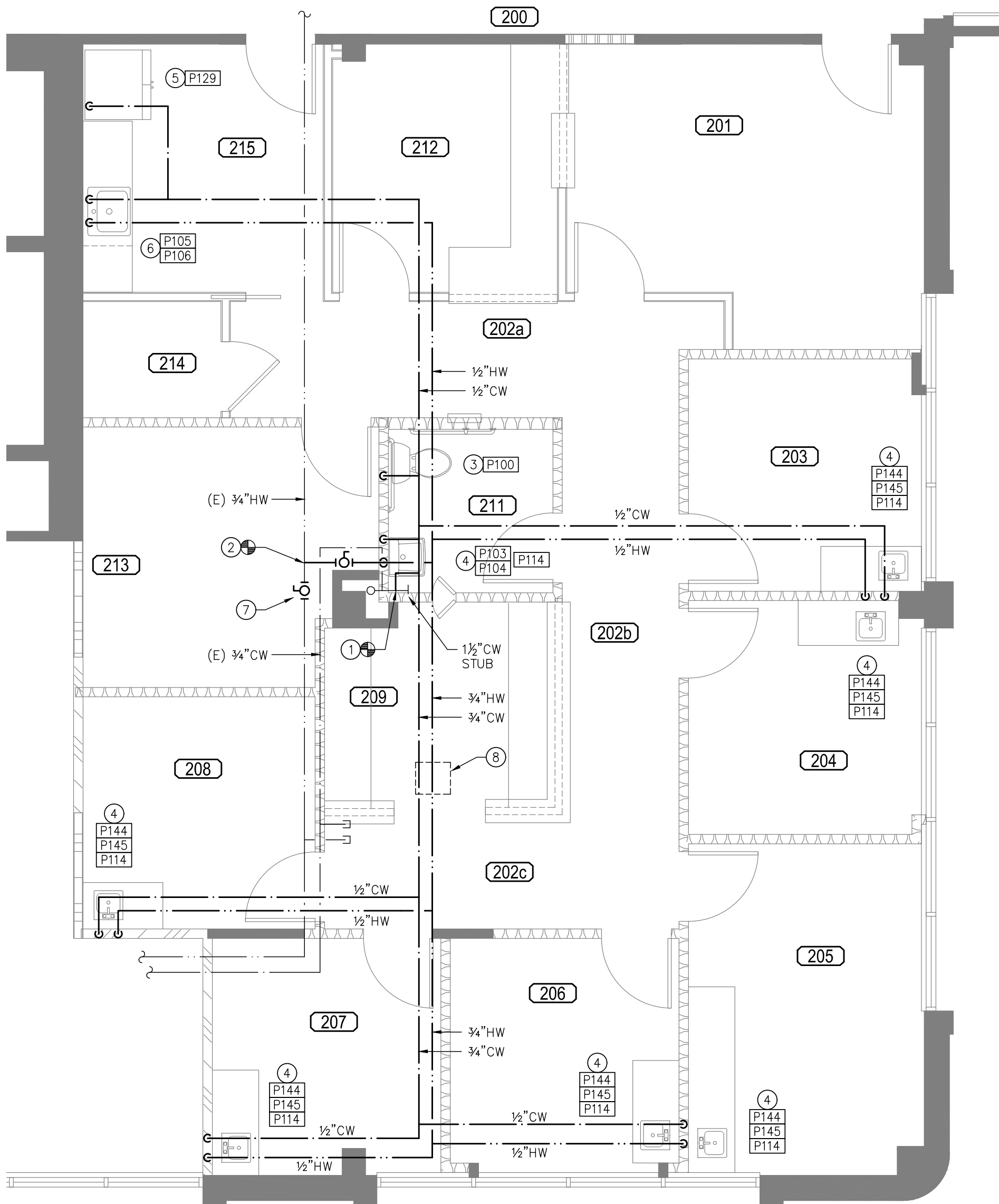
P1.1

RSN: 1491047
Permit #: 20-1873061-LT



2 PLUMBING ISOMETRIC
P1.1 SCALE: NTS

City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: jlocke
Date: Oct 01, 2020
2015 INTERNATIONAL CODES & 2020 NEC



1 PLUMBING PLAN
P1.1 SCALE: 1/4" = 1'-0"

Room Schedule			
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WASTE PIPING PLAN NOTES

- ① CONNECT TO EXISTING 4"W STUB.
- ② CONNECT TO EXISTING 4"V STUB.
- ③ 2"W AND 2"V FROM SINK.
- ④ 3"W AND 2"V FROM TOILET.
- ⑤ 2"W AND 2"V FROM FLOOR DRAIN.
- ⑥ CONNECT TO EXISTING 2"V.
- ⑦ REMOVE (E) SINK, CAP PIPING.
- ⑧ FULL SIZE WALL CLEAN OUT.

BRIAN SEYFERTH & ASSOCIATES, INC.



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COLOREDADO REGISTERED PROFESSIONAL ENGINEER
23978

Spec Suite #250

Dates of Record

Project Start Date: #####

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Sheet Contents

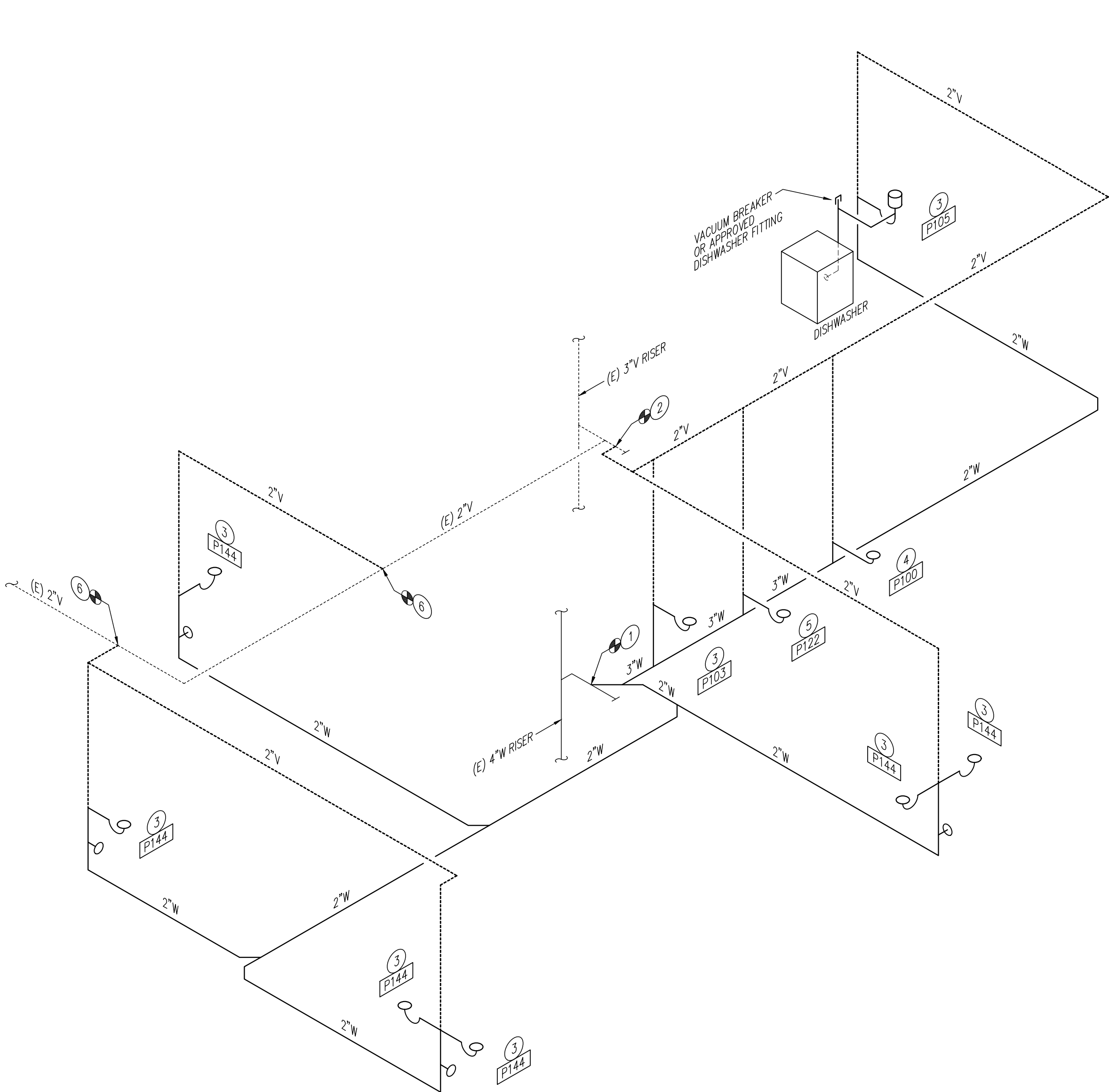
Project Team

Project Number 20359

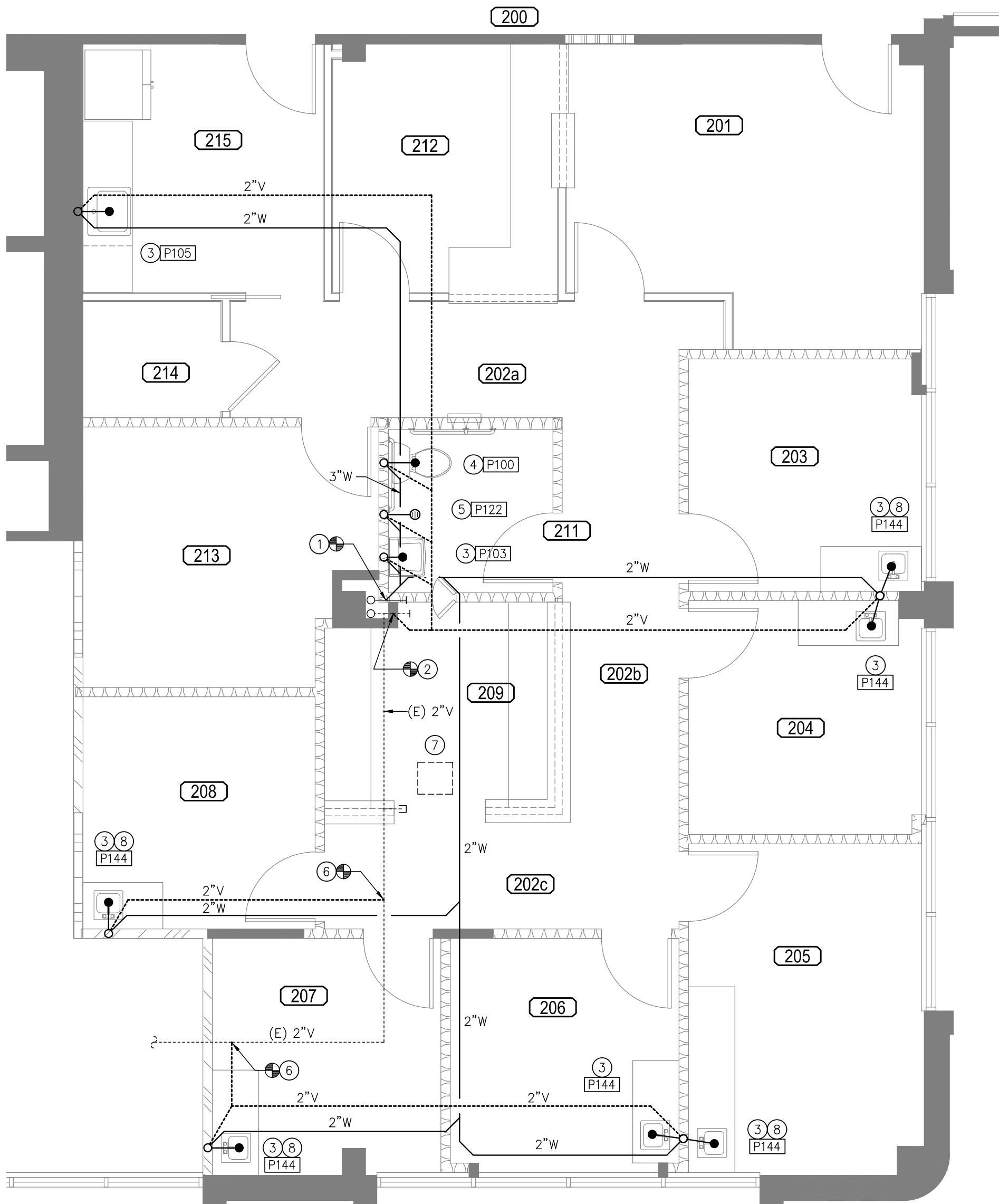
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P1.2

RSN: 1491047
Permit #: 20-1873061-LT



2 WASTE PIPING ISOMETRIC
P1.2 SCALE: NTS



1 WASTE PIPING PLAN
P1.2 SCALE: 1/4" = 1'-0"

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



City of Aurora Building Division
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Date: Oct 01, 2020
2015 INTERNATIONAL CODES & 2020 NEC

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

Field Inspection consultation is available upon request. Call 303-739-7420 to request a consultation



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: *Erick M. Bumpass*
Date: **Oct 02, 2020**
2015 INTERNATIONAL CODES & 2020 NEC

Service Equipment shall be permanently
And legibly marked to show the available
Fault current and date. 2020 NEC 110.24(A)(B)

Every circuit and circuit modification shall be legibly
Identified as to it's clear, evident and specific purpose
or use. The identification shall include an approved
degree of detail that allows each circuit to be
distinguished from all others. 2020 NEC 408.4

SUPPLIED FROM:		75KVA XFMR											
PANEL "L2A" (EXISTING)		M.C.B.		200 A		VOLTAGE		120 / 208 V		3 Ø		4 W	
FLUSH		BUS		225 A CU		FEED THRU		L2B		A.I.C.		10 K	
SURFACE		X										MANF. SQUARE D COMPANY	
												C.B. BOLT ON	
TYPE	DESCRIPTION	BKR	CIR	LOAD (VOLT AMPS) / PHASE				CIR	BKR	DESCRIPTION	TYPE		
				A	B	C							
R	REC	20	1	540	1260			2	20	SUITE 250 - RM. 200C, 204, 205	R		
R	REC	20	3		540	540		4	20	REC	R		
R	REC	20	5			540	540	6	20	REC	R		
G	EWG	20	7	500	540			8	20	REC	R		
RM	SUITE 250 - RM. 208, 213, 214 T. FAN	20	9		1200	540		10	20	REC	R		
L	LTG	20	11			200	540	12	20	STE 200 REC	R		
L	LTG	20	13	200	1260			14	20	SUITE 250 - RM. 206, 207	R		
R	EXISTING LOAD	20	15		540	540		16	20	EF	R		
R	EXISTING LOAD	20	17			540	540	18	20	REC	R		
R	EXISTING LOAD	20	19	540	540			20	20	REC	R		
R	EXISTING LOAD	20	21		540	540		22	20	PM	R		
K	SUITE 250 - RM. 215 BR - COFFEE	20	23			1000	540	24	20	PM	R		
R	EXISTING LOAD	20	25	540	750			26	20	REF	K		
R	EXISTING LOAD	20	27		540	750		28	20	REF	K		
R	FLOOR DIR	20	29			540	300	30	20	ADA DOOR OPENER	M		
R	EXISTING LOAD	20	31	540	540			32	20	REC	R		
	SPACE	-	33		0	540		34	20	REC	R		
	SPACE	-	35			0	540	36	20	REC	R		
	SPACE	-	37	0	540			38	20	REC	R		
	SPACE	-	39		0	540		40	20	REC PEGGY	R		
R	REC	20	41			540	540	42	20	REC 200	R		
				L2A	8290	7350	6900						
				L2B	16460	17260	15710						
				TOTAL	24750	24610	22610						
LOAD TYPE		CONNECTED KVA			TOTAL		DEMAND KVA		TOTAL				
		A	B	C	A	B	A	B	C	ALL PHASES			
LIGHTING		0.2	0.0	0.2	0.4	125%	0.3	0.0	0.3	1			
RECEPTACLE (10KVA OR LESS)		3.3	3.3	3.3	10.0	100%	3.3	3.3	3.3	10			
RECEPTACLE (OVER 10KVA)		16.3	15.8	14.9	46.9	50%	8.1	7.9	7.4	23			
HVAC/MOTOR		0.0	0.0	0.0	0.0	100%	0.0	0.0	0.0	0			
MOTOR (LARGEST)		0.0	0.1	0.3	0.4	125%	0.0	0.2	0.4	1			
KITCHEN EQUIPMENT		3.4	5.4	3.9	12.8	65%	2.2	3.5	2.6	8			
MISCELLANEOUS		1.5	0.0	0.0	1.5	100%	1.5	0.0	0.0	2			
		TOTAL KVA			24.8	24.6	22.6	TOTAL KVA		15.5	14.9		
							TOTAL AMPS		128.8	123.9	116.1		
WITH GROUND BUS													
LEGEND		L = LIGHTING R = RECEPTACLE M = HVAC / MOTOR K = KITCHEN G = MISCELLANEOUS											
		MAX PERCENT DIFFERENCE BETWEEN PHASES (A,B,C): 9%											

SUPPLIED FROM:		FEEDTHRU L2A											
PANEL "L2B" (EXISTING)		M.C.B.		225 A CU		VOLTAGE		120 / 208 V		3 Ø		4 W	
FLUSH		BUS		225 A CU		FEED THRU		X		I.G. BAR		MANF. SQUARE D COMPANY	
SURFACE		X				L2C		A.I.C.		10 K		C.B. BOLT ON	

SUPPLIED FROM:		FEEDTHRU L2B											
PANEL "L2C" (EXISTING)		M.C.B.		225 A CU		VOLTAGE 120 / 208 V		3 Ø		4 W			
FLUSH		BUS				MLO X		I.G. BAR		MANF. SQUARE D COMPANY			
SURFACE X								A.I.C. 10 K		C.B. BOLT ON			
TYPE	DESCRIPTION	BKR	CIR	LOAD (VOLT AMPS) / PHASE				CIR	BKR	DESCRIPTION	TYPE		
				A	B	C							
R	EXISTING LOAD	20	1	540	540			2	20	EXISTING LOAD	R		
R	EXISTING LOAD	20	3		540	540		4	20	EXISTING LOAD	R		
R	EXISTING LOAD	20	5			540	1260	6	20	STE 210 REC	R		
R	EXISTING LOAD	20	7	540	1260			8	20	STE. 250 - RM 201, 212, 215	R		
R	EXISTING LOAD	20	9		540	540		10	20	EXISTING LOAD	R		
R	EXISTING LOAD	20	11			540	540	12	20	REC 200 LAB	R		
R	EXISTING LOAD	20	13	540	540			14	20	REC 200 LAB	R		
R	EXISTING LOAD	20	15		540	500		16	20	REC 200 DISH	K		
R	EXISTING LOAD	20	17			540	500	18	20	REC 200 LOUNGE	K		
R	EXISTING LOAD	20	19	540	500			20	20	200 MW	K		
R	EXISTING LOAD	20	21		540	500		22	20	200 DISP	K		
R	EXISTING LOAD	20	23			540	750	24	20	200 REF	K		
R	EXISTING LOAD	20	25	540	180			26	20	200 TTB	R		
K	STE 200 EXAM REC	20	27			540	1650	28	20	STE 210 DSHDISP	R		
R	STE 200 EXAM REC	20	29				540	180	30	STE 210 BREAK REC	K		
R	EXISTING LOAD	20	31	540	1000			32	20	STE 210 MW	K		
R	STE 250 - RM. 200a, 201, 203, 204	20	33		1260	180		34	20	STE 210 BREAK REC	K		
K	STE 250 - RM. 216 - FRIDGE	20	35				750	750	36	20	STE 210 REC	K	
K	STE 250 - RM. 216 - MW	20	37	1000	1000			38	20	STE 250 - RM. 212 - COPIER	K		
R	EXISTING LOAD	20	39		540	1650		40	20	STE 250 - RM. 215 - DWD/ISP.	Q		
R	STE 250 - RM. 214	20	41				180	540	42	20	STE 250 - RM. 209 - M.A. AREA	R	
		9260			10060			8150					
LOAD TYPE		CONNECTED KVA			TOTAL ALL PHASES			FACTOR		DEMAND KVA		TOTAL ALL PHASES	
		A	B	C						A	B	C	
LIGHTING		0.0	0.0	0.0	0.0			125%		0.0	0.0	0.0	
RECEPTACLE (10KVA OR LESS)		3.3	3.3	3.3	10.0			100%		3.3	3.3	3.3	
RECEPTACLE (OVER 10KVA)		2.4	2.3	1.9	6.6			50%		1.2	1.1	0.9	
HVAC/MOTOR		0.0	0.0	0.0	0.0			100%		0.0	0.0	0.0	
MOTOR (LARGEST)		0.0	0.0	0.0	0.0			125%		0.0	0.0	0.0	
KITCHEN EQUIPMENT		2.5	4.5	2.9	9.9			65%		1.5	2.9	1.9	
MISCELLANEOUS		1.0	0.0	0.0	1.0			100%		1.0	0.0	0.0	
TOTAL KVA		9.3	10.1	8.2	27.5			TOTAL KVA		7.2	7.4	6.2	
WITH GROUND BUS								TOTAL AMPS		59.8	61.4	51.5	
LEGEND		L = LIGHTING			R = RECEPTACLE			M = HVAC / MOTOR			K = KITCHEN		
					MAX PERCENT DIFFERENCE BETWEEN PHASES (A,B,C) = 19%						G = MISCELLANEOUS		
1	PROVIDE AND INSTALL NEW BREAKER TO MATCH PANEL MANUFACTURER AND AIR RATING, COORDINATE WITH MANUFACTURER'S REP.												
2	CIRCUIT REVISED THIS CONTRACT.												

COMcheck Software Version 4.1.1.0
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Spec. Suite 250
Project Type: Alteration

Construction Site: 1411 South Potomac
Suite 250
Aurora, CO 80012

Owner/Agent:

Designer/Contractor:
Todd Romero
Corey Electrical Engineering
7622 S. Wheeling Ct.
Suite 9
Englewood, CO 80012

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-Common Space Types: Office - Open Plan	1708	0.88	1672
			Total Allowed Watts = 1672

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Common Space Types: Office - Open Plan (1708 sq.ft.)				
LED 1-A: 2x4: Other:	1	27	32	866
LED 2-B: 2x2: Other:	1	1	27	27
LED 3-C: DOWNLIGHT: Other:	1	8	12	66
LED 4-D: VANITY LIGHT: Other:	1	1	18	18
			Total Proposed Watts = 961	

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Todd Romero - Project Engineer
Name - Title Signature Date 09/24/2020

Project Title: Spec. Suite 250
Data filename: F:\DATA\ACAD\20 Archives\20100 - 20199\20197 Spec Suite 250\Design\IECC-Comcheck\2019: Page 1 of 5
Report date: 09/24/20
Com Check.cck

COMcheck Software Version 4.1.1.0
Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Plan Review	Complies?	Comments/Assumptions
C103.2 (PR41)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Project Title: Spec. Suite 250
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Report date: 09/24/20
Com Check.cck

Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 (EL15)1	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1 (EL18)1	Occupancy sensors installed in required spaces.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1 (EL23)3	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.2 (EL22)2	Automatic controls to shut off all building lighting installed in all buildings.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3 (EL16)2	Daylight zones provided with individual controls that control the lights independent of general area lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3.1 (EL20)1	Primary sidelighted areas are equipped with required lighting controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3.2 (EL21)1	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4 (EL4)1	Separate lighting control devices for specific uses installed per approved lighting plans.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4 (EL8)1	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.3 (EL6)1	Exit signs do not exceed 5 watts per face.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Project Title: Spec. Suite 250
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Com Check.cck

Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C303.3 (C408.2.5.2 (F11.7)1	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.4.1 (F118)1	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the interior lighting fixture schedule for values.
C408.2.5.1 (F11.6)1	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.3 (F13)3	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Project Title: Spec. Suite 250
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Report date: 09/24/20
Com Check.cck



City of Aurora Building Division
Reviewed for Code Compliance
Approved as Noted: **Erick M. Bumpass**
Date: **Oct 02, 2020**
2015 INTERNATIONAL CODES & 2020 NEC

RSN: 1491047
Permit #: 20-1873061



1411 South Potomac Street
Suite 250
Aurora, CO 80012



Spec Suite #250

Dates of Record
Project Start Date: 11 June 2020

Issued On: 23 Sep 2020
Issued For: Tenant's Review & Approval, and Construction

Sheet Contents
Project Team: TR/AW
Project Number: 20197
Sheet Mark: E4.0

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

Field Inspection consultation is available upon request. Call 303-739-7420 to request a consultation

This work must also comply with 2015 IECC.