

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE W/ THE 2009 INTERNATIONAL CODE & ALL FEDERAL, STATE & LOCAL CODES & AGENCIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & RESPECTIVE SUB-CONTRACTORS TO BUILD TO SATISFY THESE CODES & CALL FOR ALL NECESSARY INSPECTIONS.
- THE CONTRACTOR SHALL VERIFY & COORDINATE ALL NEW & EXISTING CONDITIONS & DIMENSIONS @ JOB SITE FOR COMPARISON W/ DWG'S & SPECIFICATIONS PRIOR TO BIDDING & START OF & DURING CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED, IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING W/ WORK.
- DO NOT SCALE DWG'S, CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR & COORDINATED W/ ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.
- DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS, & DETAILS ARE TO FINISH FACE OF WALL, MASONRY, CONC. OR GRID LINES UNLESS OTHERWISE NOTED.
- ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.
- "V.I.F." ON DWG'S REFERS TO VERIFY IN FIELD FOR CORRECT DIMENSIONS & CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CFCI - CONTRACTOR FURNISHED CONTRACTOR INSTALLED
- OFCI - OWNER FURNISHED CONTRACTOR INSTALLED
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS W/IN THE SPACE ABOVE ALL CEILINGS (INCLUDE, BUT NOT LIMITED TO: STRUCT. MEMBERS, MECH. DUCTS & INSUL., LIGHT FIXTURES, CEILING SYSTEMS, & ANY SPECIAL STRUCT. SUPPORTS REQUIRED) & SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DWG'S & THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL WALL & CEILING FRAMING MEMBERS TO FACILITATE THE INSTALLATION OF ALL WALL & CEILING MOUNTED ELECT. & MECH. DEVICES, ETC., PER THE ARCHITECT'S DWG'S. RE: INTERIOR ELEVATIONS & RCP FOR EXACT LOCATIONS OF DEVICES. IF NOT INDICATED, COORDINATE LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.
- ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BLDG. CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECH. OR ELECT. EQUIPMENT, WHETHER OR NOT INDICATED ON THE DWG'S. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, & TYPE OF ACCESS PANEL W/ OTHER CONTRACTORS' WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED W/O THE EXPRESSED APPROVAL OF THE ARCHITECT. PAINT PANELS TO MATCH ADJACENT FINISHED CONDITION OR AS APPROVED BY ARCHITECT.
- IN THE CASE OF A CONFLICT BETWEEN THE DWG'S & THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. IN THE CASE OF A CONFLICT IN THE DWG'S & DETAILS, THE DWG'S W/ THE LARGER SCALE OR THE ASSEMBLY WHICH PRODUCES THE HIGHER QUALITY ASSEMBLY & FINISH SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING W/ THE WORK.
- ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILINGS SHALL BE PROVIDED W/ THE NECESSARY FRAMES & BRACING AROUND THE OPENING.
- THE SPECIFICATIONS & ALL CONSULTANT DWG'S. ARE SUPPLEMENTAL TO THE ARCHITECTURAL DWG'S. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE W/ THE ARCHITECTURAL DWG'S BEFORE THE INSTALLATION OF ANY OF THE CONSULTANT'S WORK & TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING, FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR @ HIS EXPENSE & @ NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.
- THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCT. PORTION OF ANY BLDG. IS EITHER EXPEDIENT OR NECESSARY. PRIOR TO PRECEDING W/ WORK, REINFORCEMENT &/OR SUPPORT SATISFACTORY TO ARCHITECTS & STRUCT. ENGINEER SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CUTTING INTO STRUCT. PORTIONS OF ANY BLDG.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY DENVER CITY CODE.
- FINAL CLEAN UP & DISPOSAL: REMOVE DEBRIS, RUBBISH & WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA & PAY ALL HAULING & DUMPING COSTS. CONFORM TO PERTAINING FEDERAL STATE & LOCAL LAWS, REGULATIONS & ORDERS UPON COMPLETION OF WORK. ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM-CLEAN & FREE FROM DEBRIS. CLEAN ALL DUST, DIRT, STAINS, MARKS, PAINT SPOTS, DROPPINGS & OTHER BLEMISHES.
- IF THE CONTRACTOR ASCERTAINS @ ANY TIME THAT REQUIREMENT OF THIS CONTRACT CONFLICT W/, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS & ORDINANCES, HE/SHE SHALL NOT PROCEED W/ WORK IN QUESTION, EXCEPT @ HIS/HER OWN RISK, UNTIL THE ARCHITECT HAS BEEN NOTIFIED IN WRITING & WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION W/ APPLICABLE LAWS, CODES, REGULATIONS & ORDINANCES, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT & REPLACE SUCH WORK W/ ALL NEW COMPLYING WORK @ NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
- ANY WORK INSTALLED IN CONFLICT W/ THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR @ HIS/HER EXPENSE & @ NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.

- ALL ELEVATIONS SHOWN ON PLANS ARE BLDG. ELEVATIONS & ARE TAKEN RELATIVE TO THE TOP OF FINISHED FLR. (T.O.F.F.=100'-0").
- THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION & SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF WORK UNLESS DESIGNATED (N.I.C.) OR (O.F.O.I.) ALL EQUIPMENT, WORK & MATERIALS SHALL COMPLY W/ ALL CURRENT & LOCAL APPLICABLE CODES & GOVERNING REGULATION, & THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PROTECT ALL FINISH WORK & SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION & SHALL REPLACE &/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER & ARCHITECT.
- SPECIAL NOTICE TO CONTRACTORS: ALL CONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING A REASONABLE & PRUDENT SAFETY PROGRAM INCLUDING BUT NOT LIMITED TO THE ISOLATION OF WORK AREAS & THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER VISITORS & STAFF OF THE OWNER OR ARCHITECT.
- CONTRACTOR SHALL PROVIDE & INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES & SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES & OF ALL FLOOR-MOUNTED OR SUSPENDED MECH. & ELECT. EQUIPMENT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL RELATED SERVICE CONNECTIONS W/ THE RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR SHALL PERFORM ALL WORK W/IN PUBLIC RIGHT-OF-WAY ACCORDING TO THE CITY OF BOULDER STANDARDS & SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN PERMITS FROM APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL PROVIDE SANITARY FACILITIES FOR WORKERS' USE. EXISTING FACILITIES SHALL NOT BE USED.
- THE CONTRACTOR SHALL COORDINATE W/ REPRESENTATIVES OF WATER, ELECT., GAS, TELEPHONE & TELEVISION COMPANIES TO VERIFY AVAILABLE FACILITIES &, IF APPLICABLE, TO ESTABLISH TEMPORARY FACILITIES.
- THE CONTRACTOR & SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL PERMITS & FEES REQUIRED NOT NEGOTIATED AS THE OWNERS RESPONSIBILITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL REQ'D INSPECTIONS.
- SUBSTITUTIONS:
 - REFERENCE TO MAKERS, BRANDS, MODELS, ETC., IS TO ESTABLISH THE TYPE & QUALITY DESIRED; SUBSTITUTION OF ACCEPTABLE EQUIVALENTS WILL BE PERMITTED IF APPROVED BY THE ARCHITECT PRIOR TO BID (UNLESS NOTED OTHERWISE). "SUBSTITUTIONS FOR FLOOR, CEILING & CASEWORK FINISHES WILL NOT BE ACCEPTED ON THIS PROJECT UNLESS THE SPECIFIED PRODUCT IS NO LONGER AVAILABLE OR HAS BEEN OTHERWISE DISCONTINUED."
 - THE ARCHITECT, ACTING AS THE OWNER'S DESIGNATED AGENT FOR THE DESIGN FOR THIS PROJECT, WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT & SYSTEMS W/ THE INTENT OF THE DESIGN.
- ONLY NEW MATERIALS & EQUIPMENT OF RECENT MANUFACTURE OF QUALITY SPECIFIED, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK.
- SHOPS DWG'S:
 - SHOP DWG'S SHALL BE SUBMITTED FOR ALL EQUIPMENT & MATERIALS WHICH MUST INTERFACE & COORDINATE W/ OTHERS, WHETHER DETAILED OR NOT.
 - SHOP DWG'S SHALL BE SUBMITTED IN A MINIMUM OF 3 COPIES; BROCHURES IN NOT LESS THAN 3 COPIES, OR AS OTHERWISE INDICATED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE A BLANKET ONE (1) YEAR GUARANTEE FOR THE CONTRACT PROJECT W/ SEPARATE GUARANTEES AS SPECIFIED FOR TRADES/EQUIPMENT ITEMS W/ NAMES OF LOCAL REPRESENTATIVES TO BE CONTACTED FOR SERVICE. PROVIDE OPERATING MAINTENANCE BROCHURES & GUARANTEES AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF AS-BUILT REPRODUCIBLE DWG'S INDICATING ALL DISCREPANCIES, CHANGES, ETC., & ACTUAL LOCATIONS OF CONCEALED WORK TO THE ARCHITECT @ THE COMPLETION OF WORK PRIOR TO FINAL PAYMENT. CHANGES MUST BE DRAFTED. NO FREEHAND REVISIONS WILL BE ACCEPTED.
- DWG'S OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION RECORDED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING W/ WORK.
- THE CONTRACTOR SHALL PROVIDE & INSTALL APPROVED FIRE EXTINGUISHERS AS REQ'D. BY THE DENVER FIRE PROTECTION DISTRICT. COORDINATE LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ROOF PATCH & FLASHING CONDITIONS AT ALL ROOF PENETRATIONS/CURBS, TO BE COMPATIBLE W/ EXISTING ROOF MEMBRANE. PROVIDE TEMPORARY WEATHER PROTECTION AS REQ'D.. EXECUTE WORK SO AS TO MAINTAIN ANY EXISTING ROOF WARRANTIES.
- THE CONTRACTOR SHALL PROVIDE CONTINUOUS 3/4" PLYWOOD BLOCKING @ LOCATIONS TO RECEIVE WALL MOUNTED SHELVING. COORDINATE LOCATIONS, HEIGHTS & LENGTHS W/ ARCHITECT.
- COLOR SELECTION OF ALL ELECTRICAL WALL PLATES TO BE APPROVED BY ARCHITECT.
- PROVIDE FIRE SAFED SLIP JOINTS AT ALL RATED PARTITIONS.

GENERAL CONSTRUCTION REQUIREMENTS

- ALL SINGLE-LAYER GYP. BD. WALL CONTINUOUS & CONTIGUOUS W/ DOUBLE-LAYER GYP. BD. WALL SHALL MAINTAIN ONE CONTIGUOUS OUTER LAYER OF GYP. BD. @ THE SAME FACE OF FINISH. STUDS & FURRING CHANNELS SHALL BE OFFSET ACCORDINGLY.
- CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES & AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING & ATTACHMENTS TO THE STRUCT. SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES W/ NORMAL SUSPENSION. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.
- FIELD VERIFY LOCATION OF ALL MECH. THERMOSTATS W/ ARCHITECT PRIOR TO INSTALLATION. HVAC DOCUMENTS INDICATE GENERAL LOCATION ONLY.
- LOCATE ALL PLUMBING IN PROTECTED AREAS TO AVOID FREEZING OF PIPES & TRAPS.
- LATCHING & LOCKING DOORS THAT ARE HAND-ACTIVATED & WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE W/ A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE W/O REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN THE EGRESS DIRECTION.
- ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.
- REFER TO SPECIFICATIONS & FINISH SCHEDULE FOR TYPE OF PAINT FINISHES, MTL. FINISHES, CEMENT FINISHES, WEATHER & SOUND SEALANTS.
- ALL CORNERS & CHANGES OF MATERIALS TO BE CAULKED PRIOR TO PAINTING.
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, & APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BLDG. CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR 1/4" MINIMUM THICKNESS APPROVED RESILIENT MATERIALS.
- APPROVED PERMANENT & RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR & ALL SEPARATION WALLS.
- NON-PLENUM RATED INSUL. MAY BE USED IN ENCLOSED WALL CAVITIES THAT ARE NOT OPEN TO PLENUM.
- PROVIDE SOUND ATTENUATION BATTS WHERE INDICATED ON PLAN DRAWINGS
- GLASS DOORS, ADJACENT PANELS, & ALL GLAZED OPENINGS WITHIN 18 INCHES OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
- GLAZING IN STOREFRONT DOORS OR WITHIN 40 INCHES OF ANY LOCKING MECHANISM SHALL BE TEMPERED.
- DUCTS SHALL BE CONSTRUCTED, INSTALLED, & INSULATED ACCORDING TO SPECIFICATIONS. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED W/ APPROVED MASTIC OR TAPE.
- CABINETS & CASEWORK ARE LOCATED ON PLANS & IDENTIFIED ON INTERIOR ELEVATIONS.
- SPECIAL CASEWORK DESIGN TO MEET A.W.I. SPECIFICATIONS SHALL BE PROVIDED ACCORDING TO REFERENCE NOTES & DETAILS ON THE DWG'S. WHERE CONFLICTS BETWEEN A.W.I. & ARCHITECTS DWG'S OCCUR, CONTRACTOR TO PROVIDE THE ASSEMBLY PRODUCING THE HIGHER QUALITY FINISHED PRODUCT, CONTACT ARCHITECT FOR FURTHER CLARIFICATION OF INTENT IF CONFLICTS ARE IDENTIFIED.
- FOR ADHESIVES AND GLUES USED AT PROJECT SITE, DOCUMENTATION INCLUDING PRINTED STATEMENT OF VOC CONTENT.
- FOR COMPOSITE WOOD PRODUCTS, DOCUMENTATION INDICATING THAT PRODUCT CONTAINS NO UREA FORMALDEHYDE.
- FIRE-RATED PARTITION WALLS & FIRE-RATED OCCUPANCY SEPARATION WALLS SHALL EXTEND FROM CONC. FLOOR SLABS TO UNDERSIDE OF STRUCT. ABOVE. ALL OPENINGS SHALL BE PROTECTED, AS FOLLOWS.
 - ONE-HOUR WALLS: LABELED CLASS "C" FIRE DOOR, & FRAME ASSEMBLY & HARDWARE.
 - TWO-HOUR WALLS: LABELED CLASS "B" FIRE DOOR, & FRAME ASSEMBLY & HARDWARE.
- ALL PIPES, DUCTS, & BUSS DUCTS WHICH PENETRATE THE FLOOR CONSTRUCTION SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE RESISTIVE RATING & STRUCT. INTEGRITY OF THE BLDG..
- ALL INSUL. NOTED ON PLANS SHALL BE NON-COMBUSTIBLE & MAINTAIN THERMAL MOISTURE PROTECTION AS NOTED IN THE SPECIFICATION.
- ALL PENETRATIONS THROUGH FIRE-RATED WALLS & CEILINGS SHALL BE INSTALLED W/ FIRE DAMPERS, FIRE SEAL, ETC., SO AS TO MAINTAIN THE FIRE-RESISTIVE RATING & STRUCT. INTEGRITY OF WALL OR CEILING ASSEMBLY.
- WHEN A WALL, FLOOR OR CEILING PENETRATION IS REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR THE MAKING THE PENETRATION NEAT & ORDERLY. THE RESPONSIBLE CONTRACTOR WILL ALSO PATCH, REPAIR & PAINT THE AREA TO MATCH ADJACENT FINISHES, UNLESS OTHERWISE NOTED.

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VICINITY MAP



SYMBOL LEGEND

	- DOOR NUMBER		- INTERIOR ELEVATION NUMBER
	- WINDOW NUMBER		- INTERIOR ELEVATION SHEET NUMBER
	- ELEVATION NUMBER		- REVISION (SIGNIFICANT ALTERATIONS/CORRECTIONS HAVE BEEN MADE WHEN DRAWING TITLE IS CLOUDED)
	- ELEVATION SHEET NUMBER		- FIRE EXTINGUISHER LOCATION
	- BUILDING SECTION NUMBER		- CEILING ASSEMBLY
	- BUILDING SECTION SHEET NUMBER		- CEILING/SOFFIT ELEV. A.F.F.
	- WALL SECTION NUMBER		- CEILING HEIGHT
	- WALL SECTION SHEET NUMBER		- ELEVATION LEVEL
	- DETAIL/SECTION NUMBER		- WALL TYPE INDICATION
	- DETAIL/SHEET NUMBER		
	- AREA NUMBER		
	- FINISH CHANGE		

STANDARD ABBREVIATIONS

A	ADJ. ADJUSTABLE A.F.F. ABOVE FINISHED FLOOR ALUM./AL. ALUMINUM ALT. ALTERNATE AMP. AMPERE ANOD. ANODIZED APPROX. APPROXIMATE ARCH. ARCHITECTURAL OR ARCHITECT	B	BD. BOARD B.F.C. BELOW FINISHED CEILING BLDG. BUILDING BLDG. STD. BUILDING STANDARD B.M. BEAM B.O. BOTTOM OF or BY OWNER BR. BRICK B.S.N. BUILDING SYSTEM NOTES BTM. BOTTOM B.T.U. BRITISH THERMAL UNIT BTWN. BETWEEN	C	C.-C. CENTER TO CENTER CAB. CABINET CIR. CIRCLE CL. CENTERLINE CLG. CEILING CLG. HT. CEILING HEIGHT	CLR. CLEAR CMU CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CPT. CARPET CT. CERAMIC TILE	D	DEG. DEGREES DET. DETAIL DIA. DIAGONAL DIM. DIMENSION DWG. DRAWING	E	(E) EXISTING EA. EACH ELEV. ELEVATION ELEC. ELECTRICAL ENGR. ENGINEER EPOX. EPOXY EQ. EQUAL ETC. ETCETERA E.W.C. ELECTRIC WATER COOLER EX. EXISTING EXIST. EXISTING EXT. EXTERIOR	F	F.-F. FINISH TO FINISH DIMENSION F.B.O. FURNISHED BY OWNER (OTHERS) F.D. FLOOR DRAIN F.H.C. FIRE HOSE CABINET FIN. FINISH FLR. FLOOR F.P. FIRE PLACE F.O. FINISH OPENING FLUOR. FLUORESCENT F.S. FINISH SURFACE FT. FEET F.V.C. FIRE VALVE CONNECTION F.V. FIELD VERIFY	G	GA. GAUGE G.B. GYPSUM BOARD G.I. GALVANIZED IRON GL. GLASS GYP. BD. GYPSUM BOARD	H	HDW. HARDWARE HWD. HARDWOOD H.M. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR HT. HEIGHT H.W.T. HOT WATER TANK	I	INSUL. INSULATION(ON)/(ING)/(ED) INFO. INFORMATION INT. INTERIOR	J	CL. JANITOR'S CLOSET J.B. JUNCTION BOX	L	LAM. LAMINATE LAV. LAVATORY LBS. POUNDS LIN. LINEOLUM F.V.C. FIRE VALVE CONNECTION F.V. FIELD VERIFY	M	MATL. MATERIAL MAX. MAXIMUM M.D.F. MEDIUM DENSITY FIBERBOARD MECH. MECHANICAL MFG. MANUFACTURING MFR. MANUFACTURER MIN. MINIMUM MSC. MISCELLANEOUS M.O. MASONRY OPENING MUL. MULLION MOUNT. MOUNTED MTL. METAL	N	(N) NOT IN CONTRACT N.I.C. NO NUMBER N.O. NUMBER N.T.S. NOT TO SCALE	O	O.A. OVERALL O.C. ON CENTER O.F.O.I. OWNER FURNISHED OWNER INSTALLED O.H. OPPOSITE HAND OPNG. OPENING OPP. OPPOSITE OVHD. OVERHEAD	P	P. PART P.B. PUSH BUTTON P.C. PULL CHAIN P.F. PENDANT FLUORESCENT P.G. PAINT GRADE P.L. PILOT LIGHT PLAM. PLASTIC LAMINATE PLSTR. PLASTER PLYWD. PLYWOOD POL. POLISHED P.P. POWER POLE PTD. PAINTED	Q	Q.T. QUARRY TILE	R	R. RADIUS RD. ROUND RECT. RECTANGULAR REF. REFERENCE REFRIG. REFRIGERATOR REINF. REINFORCED REL.OC. RELOCATE OR RELOCATED REQ. REQUIRED REV. REVISION R.F.L. RAISED FLOOR RM. ROOM R.P.F. PROPRIETARY REINFORCING FABRIC R.O. ROUGH OPENING R.S. ROUGH-SAWN RUB. RUBBER	S	S. STAIN SECT. SECTION SEP. CIR. SEPARATE CIRCUIT S.F. SURFACE MOUNTED FIXTURE SHT. SHEET SIM. SIMILAR SPTS. SPECIFICATIONS SQ. SQUARE S.S. STAINLESS STEEL STD. STANDARD STL. STRUCTURAL SUSP. SUSPENDED	T	T.&G. TONGUE & GROOVE T.B.S. TO BE SPECIFIED TELE. TELEPHONE T.O. TOP OF TYP. TYPICAL	U	U.B.C. UNIFORM BUILDING CODE U.C.F. UNDER CABINET FIXTURE U.F. UPHOLSTERY FABRIC UNF. UNFINISHED U.N.O. UNLESS NOTED OTHERWISE	V	V.C.T. VINYL COMPOSITE TILE VERT. VERTICAL VEST. VESTIBULE V.G. VERTICAL GRAIN V.I.F. VERIFY IN FIELD V.T.R. VENT THROUGH ROOF	W	W/ WITHIN W/O WITHOUT W.C. WALL COVERING W.C.LO. WATER CLOSET WDW. WINDOW WD. WOOD
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ISSUED FOR	DATE
CONSTRUCTION	7/11/14

NOT FOR CONSTRUCTION

PROJECT NO.	DATE
140170	2014
DRAWN	CHECK
CL	MKS
SHEET TITLE	SHEET NO.
TITLE SHEET/GENERAL NOTES	A0.1

A0.1

DEMOLITION LEGEND

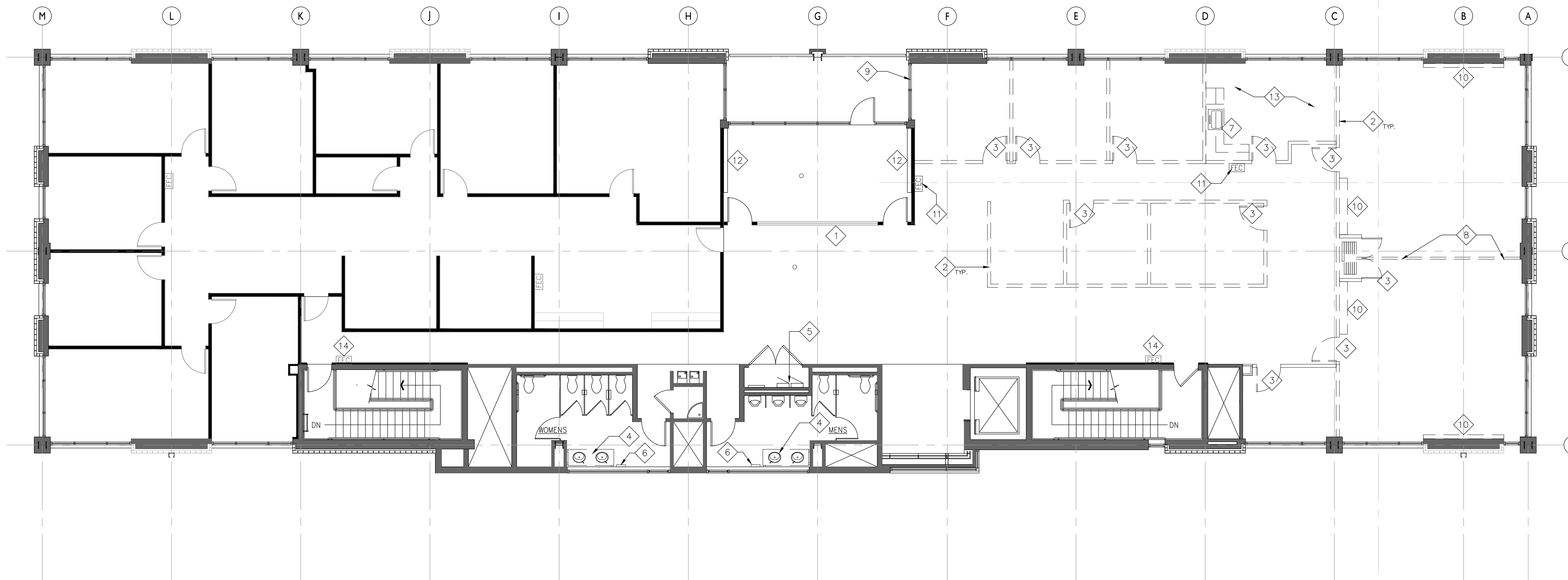
- EXISTING BASE BLDG CORE WALL TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- N.I.C.

DEMOLITION KEYNOTES

- 1 (E) WINDOWS & SILL TO REMAIN, TYP.
- 2 (D) EXIST. PARTITION WALL, TYP.
- 3 (D) EXIST. DOOR, HARDWARE, AND FRAME. SALVAGE FOR REUSE. TYP.
- 4 (D) EXIST. COUNTERTOP, MIRROR, AND PLUMBING FIXTURES. SALVAGE PLUMBING FIXTURES AND MIRROR FOR REUSE. RETAIN STRUCTURAL FRAMEWORK FROM COUNTER FOR REUSE.
- 5 (E) ELECTRICAL PANELS TO REMAIN, TYP.
- 6 (D) EXISTING TOWEL/TRASH DISPENSER. SALVAGE FOR REUSE.
- 7 (D) EXISTING MILLWORK. SALVAGE DISPOSAL FOR REUSE.
- 8 (D) EXISTING OPERABLE PARTITION AN ASSOCIATED TRACK AND MOUNTING BRACKETS. COORDINATE WITH TENANT FOR SALVAGE.
- 9 MODIFY EXISTING STOREFRONT TO RECEIVE NEW DOOR.
- 10 (D) EXISTING WOOD PICTURE RAIL. SALVAGE FOR REUSE.
- 11 (D) EXISTING FIRE EXTINGUISHER CABINET. SALVAGE FOR REUSE.
- 12 EXISTING PICTURE RAIL TO REMAIN.
- 13 REMOVE EXISTING VCT.
- 14 EXISTING FIRE EXTINGUISHER CABINET TO REMAIN.

DEMOLITION NOTES

1. THESE DEMOLITION PLAN DRAWINGS WERE CREATED FROM EXISTING DRAWINGS AND ARE INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE DEMOLITION WORK IN ANY AREA.
2. VERIFY LOCATIONS OF EXISTING STRUCTURAL BEARING, MECHANICAL, ELECTRICAL, PIPING AND CONDUIT PRIOR TO DEMOLITION OF EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE DRAWINGS THAT REQUIRE A RESOLUTION, TYPICAL THROUGHOUT.
3. DEMOLITION OF DOORS, WINDOWS, CABINETRY, FINISHES, PARTITIONS, OR ANY OTHER NON STRUCTURAL ITEMS MAY PROCEED AS INDICATED. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA.
4. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT'S REPRESENTATIVE THE SALVAGE OF FURNISHINGS AND MISCELLANEOUS EQUIPMENT.
5. THE CONTRACTOR SHALL REMOVE EXISTING WALLS AND OTHER ASSOCIATED CONSTRUCTION AS INDICATED ON THE DEMOLITION PLANS WITH DASHED LINES.
6. REFER TO MECHANICAL AND PLUMBING DRAWINGS AND ELECTRICAL DEMOLITION NOTES FOR DEMOLITION OF EXISTING MECHANICAL AND PLUMBING WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT THE OWNER'S PERSONNEL, OTHER TENANTS AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
8. THE CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT OPERATIONS WITHIN THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL INFORM THE OWNER OF A MINIMUM OF 96 HOURS IN ADVANCE OF DEMOLITION ACTIVITIES TO ANY EXISTING SERVICE ACTIVITIES THAT COULD AFFECT NORMAL OPERATION.
9. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.
10. EXISTING FINISH CONDITIONS THAT ARE DISTURBED DURING DEMOLITION SHALL BE PATCHED OR REPAIRED AS NECESSARY TO MATCH EXISTING OR NEW ADJACENT SURFACES PRIOR TO PROCEEDING WITH NEW WORK.
11. (A) CONTRACTOR WILL ARRANGE TO SHUT OFF INDICATED UTILITIES. (B) IF UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, BEFORE PROCEEDING WITH SELECTIVE DEMOLITION PROVIDE TEMPORARY UTILITIES THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF BUILDING. (C) CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.
12. MAINTAIN EXISTING UTILITY SERVICES, WHERE NECESSARY TO CUT EXISTING CONDUITS, WIRES, CABLES, ETC. UTILITY SERVICES OR FIRE PROTECTION SYSTEMS SHALL BE CUT AND CAPPED AT SUITABLE PLACES OR WHERE DIRECTED BY THE OWNER'S REPRESENTATIVE.
13. EXTENT OF ELECTRICAL DEMOLITION WILL BE LIMITED TO DISCONNECTING EXISTING LIGHTING FIXTURES AND OTHER DEVICES WITHIN THE AREA OF CONSTRUCTION. FLOOR RECEPTACLES SHALL BE DISCONNECTED AND REMOVED. (PROVIDE FIRE-RATED ABANDONMENT PLUG, IF FLOORS ARE FIRE RATED.) ELECTRICAL DEVICES AND PANEL BOARDS LOCATED IN EXISTING WALLS TO BE DEMOLISHED & SHALL BE DISCONNECTED PRIOR TO DEMOLITION. ELECTRICAL CONTRACTOR SHALL REMOVE CONDUIT AND WIRING BACK TO FIRST JUNCTION OR DEVICE BOX, OR PANEL BOARD LOCATED OUTSIDE AREA OF DEMOLITION.
14. EXISTING I.T. CABLING TO REMAIN.
15. CONTRACTOR TO PROVIDE SECURE BARRIER AND EXIT PATH FROM OCCUPIED OTHER SPACE THROUGH CONSTRUCTION AS REQ'D.
16. REMOVE ALL EXISTING CARPET AND RUBBER BASE THROUGHOUT.



1 3RD FLOOR DEMOLITION PLAN
1/8"=1'-0"

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CONSTRUCTION	7/11/14

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140170	2014

DRAWN	CHECKED
CL	MKS

SHEET TITLE
3RD FLOOR DEMOLITION PLAN
SHEET NO.

D1.1

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WALL TYPES
<p>MIN. BASE METAL THICKNESS FOR ALL STUDS IS PER SSMA REQUIREMENTS OR AS REQUIRED FOR INSTALLATION.</p> <p>W1 (4-7/8")</p> <ul style="list-style-type: none"> 5/8" GYP. BD., STAGGER ALL JOINTS 3-5/8" MTL. STUD @ 16"O.C. TO UNDERSIDE OF CEILING. UNBACKED FIBERGLASS ACOUSTIC SOUND BATT INSUL. BETWEEN STUDS AND 4" TO EACH SIDE OF PARTITION ABOVE CEILING TILE. <p>W2 (4-7/8" 1 HR RATED ASSEMBLY)</p> <ul style="list-style-type: none"> 5/8" TYPE 'X' GYP. BD., STAGGER ALL JOINTS 3-5/8" MTL. STUD @ 16"O.C. TO SLAB ABOVE. 5/8" TYPE 'X' GYP. BD., STAGGER ALL JOINTS UNBACKED FIBERGLASS ACOUSTIC SOUND BATT INSUL. * PARTITION SHALL COMPLY WITH GA WP 1350 <p>W3 (4-7/8")</p> <ul style="list-style-type: none"> 5/8" GYP. BD., STAGGER ALL JOINTS 3-5/8" MTL. STUD @ 16"O.C. TO 6"-0" A.F.F. PROVIDE 3"Ø METAL POST FOR STABILITY @ LOW HEIGHT ASSEMBLY AS REQ'D. <p>W4 (4-7/8")</p> <ul style="list-style-type: none"> 5/8" GYP. BD., STAGGER ALL JOINTS 3-5/8" MTL. STUD @ 16"O.C. TO UNDERSIDE OF CEILING.

WALL TYPE NOTES
<ol style="list-style-type: none"> WALL THICKNESS DIMENSION WILL VARY IN CONDITIONS WHERE EXIST. COLUMN SIZE DICTATES THE THICKNESS OF THE WALL. ONLY TYP. CONDITIONS ARE LISTED ABOVE. PROVIDE MOISTURE RESISTANT GYP. BD. IN WET LOCATIONS & BAR DIE WALLS. IN FIELD, HOLD CLEAR DIMENSIONS IF WALL CONSTRUCTION CHANGES. REFER TO FLR. PLN./FINISH LEGEND FOR ADDITIONAL WALL FINISH INFO.

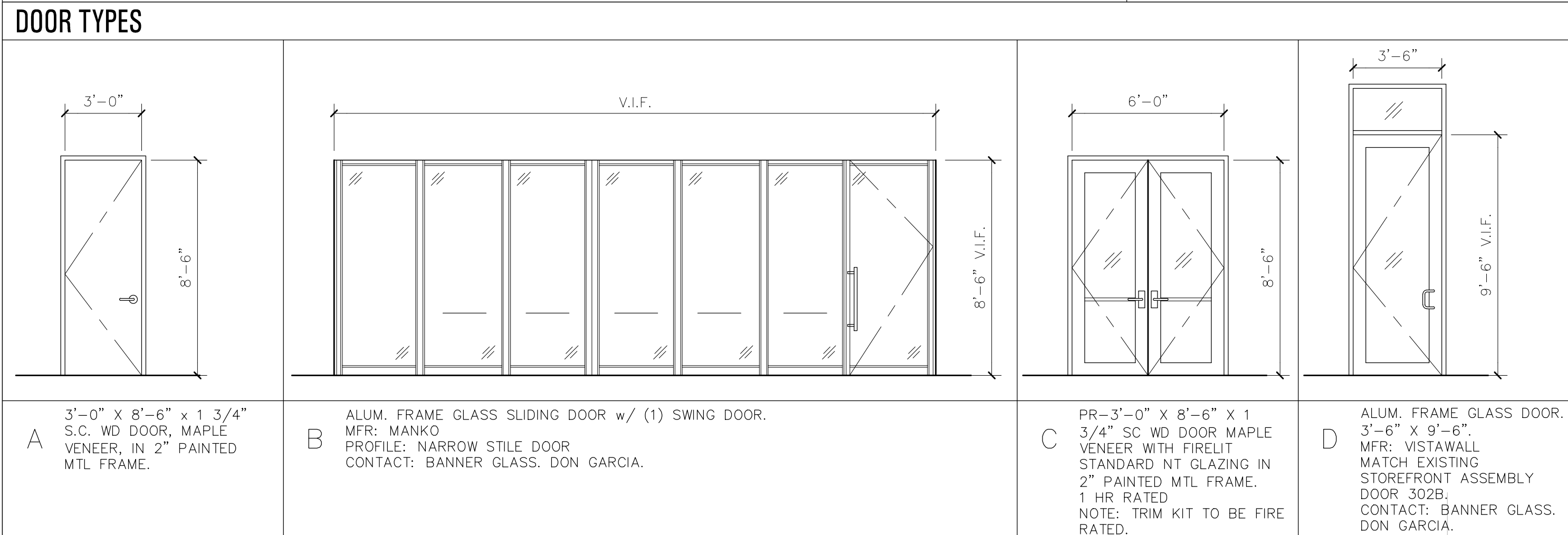
DOOR SCHEDULE										
OPENING NO.	TYPE	DOORS			FRAMES			LABEL	HARDWARE NO.	REMARKS
		MATL.	FINISH	NOMINAL SIZE	MATL.	FINISH	THICKNESS			
301	EXIST.	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
302A	EXIST.	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
302B	EXIST.	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
302C	EXIST.	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
303A	B	ALUM./GL.	CLR.ANOB.	V.I.F.	V.I.F.	-	ALUM.	FACTORY	02	-
303B	D	ALUM./GL.	CLR.ANOB.	3'-6"	9'-6"	-	ALUM.	FACTORY	04	REWORK EXIST STOREFRONT TO ACCOMMODATE NEW DOOR
303C	A	S.C. WD	MAPLE	3'-0"	8'-6"	1 3/4"	MTL	PAINT	01	REUSE SALVAGED DOOR/FRAME/HARDWARE
305A	C	S.C. WD	MAPLE	6'-0"	8'-6"	1 3/4"	MTL	PAINT	1 HR 03	-
305B	A	S.C. WD	MAPLE	3'-0"	8'-6"	1 3/4"	MTL	PAINT	1 HR 05	REUSE HARDWARE

NOTES: EXISTING HARDWARE-SARGENT. DIMENSIONS SHOWN ARE ESTIMATED FRAME SIZES. G.C. TO COORDINATE w/ DOOR MANUF. COORDINATE KEYWAY REQUIREMENTS w/ TENANT AND BUILDING OWNER.

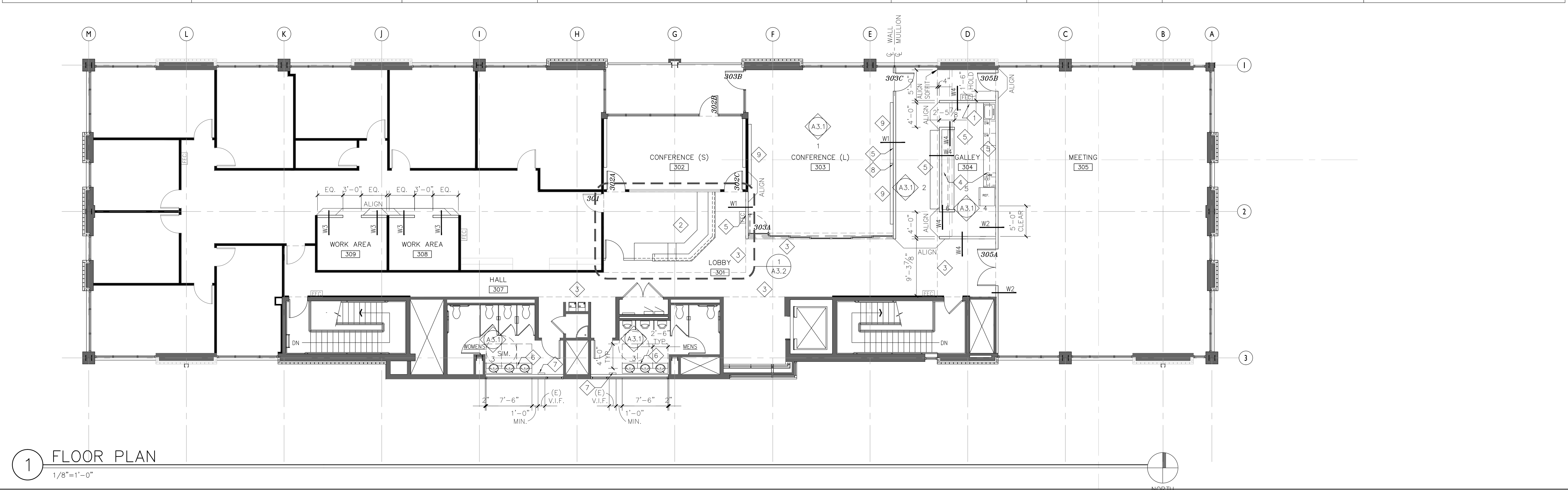
HARDWARE SCHEDULE
<p>SET 01 (EXISTING TO BE REUSED)</p> <ul style="list-style-type: none"> 2 PR HINGES 1 PASSAGE SET 1 WALL STOP FINISH: EXISTING V.I.F. <p>SET 02</p> <ul style="list-style-type: none"> 1 SET TELESCOPING SLIDERS (PER DOOR MANUF.) 1 RECESSED PULL (PER DOOR MANUF.) 2 BTB PULLS, ROCKWOOD RM3310 1" DIA SQUARE END OFFSET 30" 1 FLOOR TRACK, CLEAR ANODIZED OR SIM. FINISH. 2 PR CONTINUOUS HINGES (PER DOOR MANUF.) 1 ROCKWOOD BULLET LATCH NO LOCKS. FINISH: MATCH EXISTING. <p>SET 03 (MATCH EXISTING)</p> <ul style="list-style-type: none"> 4 PR HINGES (BALL BEARING) 2 FLOOR STOP, 441 ROCKWOOD OR EQUAL. 2 CLOSERS (MATCH EXISTING OR REUSE EXISTING) 1 SMOKE SEAL, S7730 PEMKO OR EQUAL. 1 SPLIT ASTRAGAL 305 CS PEMKO OR EQUAL 2 EA. SARGENT EXIST DEVICES, 12-NB-8715 ETL (CONFIRM LEVEL STYLE; MATCH EXISTING.) FINISH: MATCH EXISTING <p>SET 04</p> <ul style="list-style-type: none"> 2 PR HINGES (PER DOOR MANUF.) 1 CLOSER (MATCH EXISTING) 1 BTB PULL (MATCH EXISTING) 1 THRESHOLD (MATCH EXISTING) 1 CYLINDER LOCK (MATCH EXISTING) MATCH PROFILE AND HARDWARE DOOR 302B. FINISH: MATCH EXISTING. <p>SET 05</p> <ul style="list-style-type: none"> 2 PR HINGES (REQ'D BALL BEARING.) 1 PASSAGE SET (EXISTING TO BE REUSED) 1 WALL STOP (EXISTING TO BE REUSED) 1 CLOSER (EXISTING TO BE REUSED) 1 SET SMOKE SEAL S7730 PEMKO OR EQUAL. FINISH: MATCH EXISTING.

CONSTRUCTION NOTES
<ol style="list-style-type: none"> THE GENERAL CONTRACTOR IS SUPPLIED, HEREIN, WITH THE CONSTRUCTION DOCUMENTS FOR THEIR USE IN PRICING & CONSTRUCTING THIS WORK. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES & UNFORSEEN CONDITIONS & COORDINATE PRICING & CONSTRUCTION INFORMATION ACCORDINGLY. ALL PARTITIONS ARE DIMENSIONED FINISH TO FINISH, UNLESS OTHERWISE NOTED. PARTITIONS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE, SHALL BE FLUSH & SMOOTH WITH BASE BUILDING STRUCTURE, UNLESS OTHERWISE NOTED. ALL EXISTING CORNER BEADS SHALL BE REMOVED, TAPED & SPACKLED PROPERLY. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH SHOP DRAWINGS FOR ALL ITEMS THAT REQUIRE FABRICATION. CONTRACTOR SHALL PROVIDE SUBMITTALS OF SPECIFICATIONS FOR APPROVAL BY THE ARCHITECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 IBC, ADA & ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES HAVING JURISDICTION OVER THIS PROJECT. THE CONTRACTOR SHALL TAKE ABSOLUTE CARE TO PROTECT NEW MATERIALS & REPLACE DAMAGED ITEMS AT THE ARCHITECT'S OPTION. UNLESS OTHERWISE DIMENSIONED, ALL DOORS SHALL BE SET 6 INCHES FROM CLEAR OPENING OF BUCK TO IMMEDIATE ADJACENT PARTITION. COORD. ALL BLOCKING REQUIREMENTS W/ FURN FABRICATOR/SUPPLIER AND MILLWORK SUBCONTRACTOR.

CONSTRUCTION KEYNOTES
<ol style="list-style-type: none"> NEW KITCHEN SINK, FAUCET, AND INSTA HOT. CONNECT TO EXISTING SINK DRAIN & CLEANOUT. NEW MILLWORK RECEPTION DESK. DASHED LINE INDICATES EXTENT OF GYP. BD. CLG. ABOVE. REFER TO REF. CLG. PLAN MILLWORK: P.LAM. BASE CABINETS W/ UPPERS. SOLID SURFACE COUNTERTOPS. PROVIDE BLOCKING AS NEEDED FOR MILLWORK, AV. & PICTURE RAIL, TYP. COORD. FINAL LOCATIONS & EXTENTS W/ SUPPLIERS/FABRICATORS NEW COUNTERTOP. REUSE EXISTING SINK/FAUCET. NEW SINK & FAUCET TO MATCH EXISTING. REUSE EXISTING STRUCTURAL FRAMING. RELOCATED EXISTING PAPER TOWEL/TRASH DISPENSER IN BETWEEN EXISTING STUDS. TENANT PROVIDED AND INSTALLED WALL MOUNTED PROJECTION SCREEN. COORDINATE w/ TENANT. INSTALL SALVAGED WOOD PICTURE RAIL. COORDINATE w/ TENANT.



CONSTRUCTION LEGEND
<ul style="list-style-type: none"> EXISTING BASE BLDG CORE WALL TO REMAIN. NEW PARTITION (RE: WALL TYPES) N.I.C.



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

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CONSTRUCTION FLOOR PLAN	A2.1

ELECTRICAL / TELEPHONE

- ALL NEW ELECTRICAL & TELEPHONE WALL OUTLETS TO BE MOUNTED PER UBC & ADA STANDARDS AT 18" A.F.F. TO CENTER OF J-BOX, U.N.O.
- ALL OUTLETS TO BE LOCATED IN THE CENTER OF PARTITION, U.N.O. BY DIMENSIONS.
- ELECTRICAL DEVICES & COVERPLATES FOR TELEPHONE & COMPUTER OUTLETS TO MATCH EXISTING.
- ALL TELEPHONE & COMPUTER EQUIPMENT CABLING SHALL BE COORDINATED & INSTALLED BY TENANT'S SUB-CONTRACTOR UNDER SEPARATE CONTRACT. MATCH COLOR OF ELECTRICAL DEVICES & COVERPLATES.
- THE ELEC. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS & BECOME FAMILIAR WITH ALL WORK & DIMENSIONS.
- THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ADVERSELY AFFECTING THE DESIGN & LIGHTING INSTALLATION PRIOR TO PROCEEDING WITH THE WORK. (INCLUDING CONFLICTS WITH MECHANICAL DUCTS & STRUCTURE)
- ARCHITECTURAL DRAWINGS FOR POWER & TELEPHONE ARE FOR LOCATION & QUANTITIES ONLY. SEE ENGINEERING DRAWINGS FOR TECHNICAL INFORMATION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ENGINEERING DRAWINGS & ARCHITECTURAL DRAWINGS.
- FOR LOCATION OF ALL DEVICES, THE ARCH. DRAWINGS SUPERCEDE THE ENGINEERING DRAWINGS.
- FOR LOCATION OF ALL WALL DEVICE LOCATIONS, REFER TO THE INTERIOR ELEVATIONS.
- ALL DIMENSIONS ARE TO CENTER LINE OF GROUPED OR SINGLE OUTLETS. WHERE TWO OR MORE DEVICES ARE INDICATED, EACH DEVICE IN GROUP IS TO BE NO MORE THAN 2 INCHES FROM THE DEVICE IMMEDIATELY ADJACENT.
- PLAN LOCATIONS FOR ELECTRICAL DEVICES MAY VARY UP TO 6 INCHES TO AVOID CONFLICTS WITH STUD LOCATIONS U.N.O. ADD BOX SUPPORTS AS NECESSARY.
- 3/4" CONDUIT IN GYP. BD. PARTITIONS. FROM OUTLET DATA/TELE. BOX TO EXTEND IN GYP. BD PARTITIONS ABOVE CEILING. PROVIDE THREADED BUSHING AT EXPOSED END AND PULL STRING. UNLESS NOTED OTHERWISE.
- ELEC. OUTLET BOXES IN OPPOSITE FACES OF SOUND-RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM 24". BACKS & SIDES OF BOXES TO BE SEALED w/ 1/8" RESILIENT SEALANT & BACKED w/ 2" MINERAL FIBER INSUL.

ELEC./TELE. LEGEND

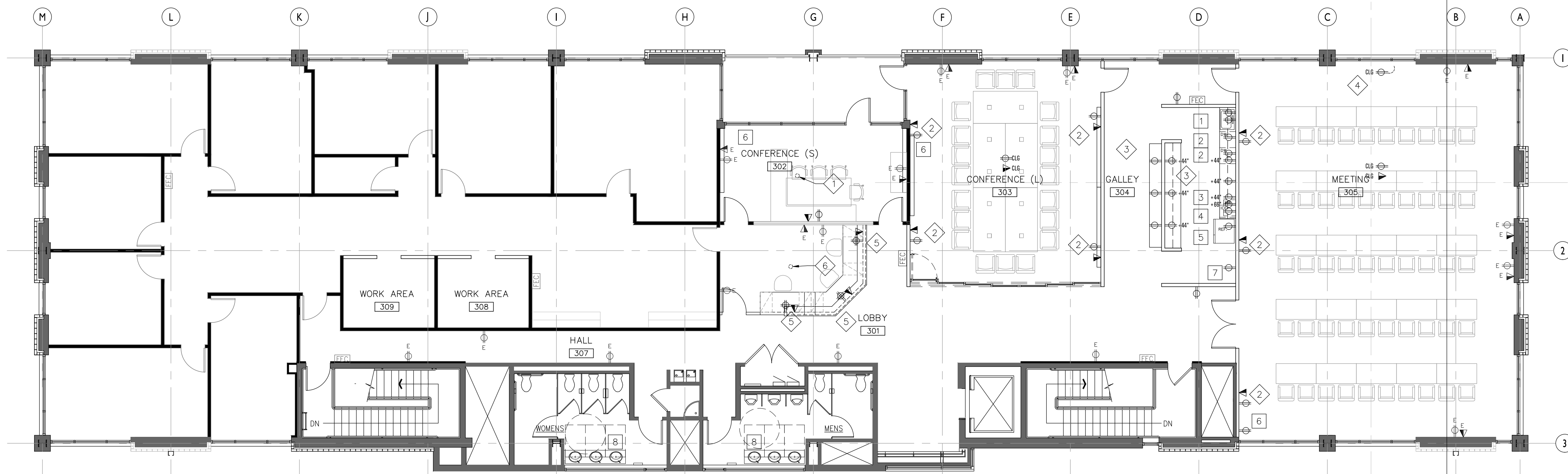
- ⊕ DUPLEX ELEC. OUTLET
- ⊕ CLG CEILING ELEC. DUPLEX OUTLET
- ⊕ 4-PLEX ELEC. OUTLET
- ▼ DATA/PHONE OUTLET
- ▼ CLG CEILING DATA/PHONE OUTLET
- ⊕ DEDICATED ELEC. DUPLEX OUTLET
- ⊕ DEDICATED ELEC. 4-PLEX OUTLET
- ◁ TV TV OUTLET (COORDINATE WITH TENANT'S VENDOR)
- ⊙ J-BOX
- E DENOTES EXISTING TO REMAIN AND BE OPERATIONAL

ELEC. / TELE. KEYNOTES

- EXISTING FLOOR CORE/CONDUIT TO BE REMOVED. FIRE CAULK PENETRATION IN SLAB AS REQ'D.
- 1" CONDUIT @ WALL TO ABOVE CEILING FOR CONNECTION OF A/V EQUIPMENT.
- SEE ELEVATION FOR LOCATION OF OUTLETS.
- LOCATION OF NEW MOTORIZED PROJECTOR SCREEN BY TENANT. RE: REF. CLG. PLAN.
- OUTLETS MOUNTED TO MILLWORK KNEEWALL. PULL POWER @ EXISTING WALL.

EQUIPMENT SCHEDULE

- G.C. TO PROVIDE AND INSTALL SINK/FAUCET/DISPOSAL/INSTAHOT
 SINK: ELKAY LUSTERTONE UNDERMOUNT SINK. SINGLE BOWL. STYLE NO: ELUHAD2516. FINISH: STAINLESS STEEL.
 FAUCET: DELTA STYLE NO: 9159T-DST FINISH: SATIN NICKEL
 INSTAHOT: INSINKERATOR STYLE NO: FN3300 FINISH: SATIN NICKEL
- DISHWASHER, BY TENANT, INSTALLED BY G.C.
- MICROWAVE, BY TENANT, INSTALLED BY G.C.
- ICE MAKER w/ PUMP, BY TENANT, INSTALLED BY G.C.
- REFRIGERATOR w/ ICE & WATER DISPENSER. BY TENANT, INSTALLED BY G.C.
- DEEP ROCK HOT/COLD DISPENSER. (BOTTLE) BY TENANT, INSTALLED BY TENANT VENDOR.
- LOCATION FOR CATERERS HOT BOX MOVEABLE CARTS.
- G.C. TO INSTALL EXISTING SINKS, FAUCETS, AND SOAP DISPENSERS. ADD (2) EACH. MATCH EXISTING.



1 ELECTRICAL/TELEPHONE/DATA PLAN
1/8"=1'-0"

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SHEET TITLE
ELECTRICAL/PHONE PLAN

A2.2

LIGHT FIXTURE LEGEND / SCHEDULE

SYMBOL	KEY	QTY	LAMP(S)		DESCRIPTION	FINISH	MOUNT	SPECIFICATION			
			QTY	SPEC				MANUFACTURER	CATALOG NUMBER	VOLT	NOTES:
	A	1	FP54T5HO		RECESSED ARCHITECTURAL 2X4 DIRCT/INDIRECT FOR 1XFP54T5HO FLUORESCENT LAMP	N/A	RECESSED	FOCAL POINT	FEQ 24 B 1 T5HO S G WP L830 WH	TBD	
	A-ALT	2	F32T8		RECESSED ARCHITECTURAL 2X4 DIRCT/INDIRECT FOR 2XF32T8 FLUORESCENT LAMP	N/A	RECESSED	NULITE	L2D 2 32T8 UNV PS N FLEX3	TBD	
	A-ALT2	1	LED INCL		RECESSED ARCHITECTURAL 2X4 LED DIRECT/INDIRECT LUMINAIRE, 4800 LUMEN, 3000K, 0-10V DIM	N/A	RECESSED	LITHONIA	2FSL4 48L EZ1 LP830	TBD	
	B	1	LED INCL		4.5" APERTURE RECESSED LED DOWNLIGHT WITH CLEAR TRIM, 3000K, 1500 NOMINAL LUMEN WITH WHITE TRIM RING	CLEAR/WHITE	RECESSED	FOCAL POINT	FL33 15LED LD1 SO T L44 SQ DN CD WH	TBD	
	B-ALT	1	LED INCL		4" DIAMETER LED DOWNLIGHT WITH CLEAR TRIM AND WHITE TRIM RING, 3000K 1200 LUMENS, 0-10V DIMMABLE	CLEAR/WHITE	RECESSED	ELITE	HH4-LED-1200L-DIM10-120-WD-30K-HH4-4501-CL-WH	TBD	
	C	1	LED INCL		4.5" APERTURE RECESSED LED DOWNLIGHT WALL WASHER WITH CLEAR TRIM, 3000K, 1500 NOMINAL LUMEN WITH WHITE TRIM RING	CLEAR/WHITE	RECESSED	FOCAL POINT	FL44 15LED L30 SO T BH L44 SQ WWMG CD WH	TBD	
	C-ALT		LED INCL		4" DIAMETER LED DOWNLIGHT WALL WASHER WITH CLEAR TRIM AND WHITE TRIM RING, 3000K 1200 LUMENS, 0-10V DIMMABLE	CLEAR/WHITE	RECESSED	ELITE	HH4-LED-1200L-DIM10-120-WD-30K-HH4-4507-CL-WH	TBD	
	D	4	F32T8		14" RECESSED 4" SLOT LUMINAIRE WITH FLUSH OPAL LENS, 4X64T5HO LAMPING	WHITE	RECESSED	FOCAL POINT	FSM4 FL 1T8 1C S TF L830 WH 15"	TBD	
	E	1	LED INCL		18" LED UNDERCABINET LIGHT WITH 24" JUMPER BETWEEN UNITS, 3000K	SATIN NICKEL	SURFACE	WAC	BA-LED-6-SN/BA-IC24-WT	120	

RCP KEYNOTES

- 1 NEW LIGHTS TO BE CONNECTED TO EXISTING SWITCHES, UNLESS NOTED OTHERWISE.
- 2 RECESSED MOTORIZED PROJECTOR SCREEN. TENANT PROVIDED, G.C. TO INSTALL. COORDINATE LOCATION w/ TENANT.
- 3 OVERHEAD CEILING MOUNTED PROJECTOR. TENANT PROVIDED, A/V CONSULTANT TO INSTALL.
- 4 DASHED LINE INDICATES SOFFIT ABOVE. RE: ELEVATIONS.

RCP NOTES

1. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & BECOME FAMILIAR WITH ALL WORK & DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ADVERSELY AFFECTING THE DESIGN & LIGHTING INSTALLATION PRIOR TO PROCEEDING WITH THE WORK (INCLUDING CONFLICTS WITH MECHANICAL DUCTS & STRUCTURE)
2. LIGHT FIXTURE SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER OR THE ARCHITECT.
3. ALL NEW RECESSED DOWNLIGHTS, WALLWASHERS, SPEAKERS & EXIT SIGNS ARE TO BE LOCATED IN THE CENTER OF THE 2X2 SECTION OF CEILING TILE U.N.O.
4. WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION THEY SHALL BE INSTALLED IN A GANG-TYPE BOX UNDER ONE COVERPLATE, U.N.O. MATCH EXISTING.
5. THERMOSTATS SHALL BE MOUNTED AT BUILDING STANDARD HEIGHT. SEE ENGINEERING DRAWINGS FOR LOCATION, COORDINATE LOCATION W/ ARCHITECT PRIOR TO INSTALLATION.
6. LOCATE HVAC GRILLES FOR LEAST AMOUNT OF SOUND TRAVEL FROM AREA TO AREA.
7. MECHANICAL ENGINEER IS TO FIELD VERIFY & NOTIFY ARCHITECT OF ANY OBSTRUCTIONS FOR RAISED CEILING AREAS.
8. RELOCATE, EXTEND & MODIFY EXISTING SPRINKLER LINES & HEADS AS REQUIRED.
9. LIGHT SWITCHES & COVERPLATES ARE TO BE MOUNTED VERTICALLY TO CENTER. MATCH EXISTING.
10. MECHANICAL ENGINEER IS TO LAY OUT & CONTRACTOR TO BALANCE HVAC SUPPLY DIFFUSERS & RETURN AIR GRILLES.
11. ARCHITECTURAL DRAWINGS FOR LIGHTING, POWER & TELEPHONE LOCATION ARE FOR SPECIFICATION, LOCATION & QUANTITIES ONLY. SEE ENGINEERING DRAWINGS FOR TECHNICAL INFORMATION. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ENGINEERING & ARCHITECTURAL DRAWINGS.
12. G.C. IS TO FIELD VERIFY AND NOTIFY ARCHITECT OF ANY OBSTRUCTIONS FOR CEILING AREAS.
13. BLDG. STD. EXIT SIGNS AS REQUIRED.
14. BLDG. STD. NIGHT OR EMERGENCY LIGHTING AS REQ'D.
15. THE G.C. SHALL PROVIDE ALL LIFE SAFETY ELEMENTS AS REQ'D PER CODE INCLUDING BUT NO LIMITED TO HORNS, SMOKE DETECTORS, SPRINKLERS, LAYOUT OF DETECTORS & SPRINKLERS, EXIT SIGNS, AREA OF EVACUATION ASSISTANCE, ETC.
16. PAINT GYP. BD. CEILINGS P-3, U.N.O.
17. NEW SPRINKLER HEADS TO MATCH EXISTING.

RCP LEGEND

- SWITCHING:**
- \$ SWITCH, SINGLE POLE
 - \$3W SWITCH, 3-WAY
 - ⊞ SWITCH, DIMMER
 - ⊙ MOTION SENSOR
- CEILING FINISHES:**
- C1 (E) 2X4 ACOUSTICAL TILE CEILING: GRID TO REMAIN, 15/16" CEILING GRID, NEW ARMSTRONG DUNE SECOND LOOK II ANGLED REGULAR REPAIR AND PAINT GRID TO "LIKE NEW" CONDITION AS REQUIRED DUE TO CONSTRUCTION. NEW GRID TO MATCH EXISTING GRID AS REQ'D.
 - C2 (N) GYP. BD. CEILING: P-3
 - C3 (E) GYP. BD. CEILING TO REMAIN: P-3
- EXITING:**
- ⊞ CLG. MTD. EXIT SIGN
 - ⊞ WALL MTD. EXIT SIGN
- NOTE: REUSE EXISTING EXIT SIGNS.



1 REFLECTED CEILING PLAN
1/8"=1'-0"

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SHEET TITLE
REF. CLG. PLAN

SHEET NO.
A2.3

FINISH LEGEND

FLOOR FINISHES:

CP 1 CARPET TILE:
MANUF: SHAW
STYLE: DIFFUSE 59575
COLOR: MAGNETIC FIELDS 75505
SIZE: 24"x24"
INSTALL: RANDOM

VF 3 VINYL FLOORING:
MANUF: SHAW
PRODUCT: 0186V
COLOR: RECLAIMED 00770
SIZE: 7"x48" NOMINAL
THICKNESS: ...

WALL BASE:

B 1 RUBBER BASE:
MANUF: MANNINGTON
PROFILE: 4" COVE
COLOR: 904 BARK

PAINT:

P 1 GENERAL WALL COLOR:
MANUF: SHERWIN WILLIAMS
COLOR: SW7004 SNOWBOUND
FINISH: EGGSHELL

P 2 ACCENT WALL COLOR:
MANUF: SHERWIN WILLIAMS
COLOR: SW7016 MINDFUL GRAY
FINISH: EGGSHELL

P 3 CEILING COLOR:
MANUF: SHERWIN WILLIAMS
COLOR: SW7004 SNOWBOUND
FINISH: FLAT

P 4 ACCENT WALL COLOR:
MANUF: SHERWIN WILLIAMS
COLOR: SW7020 BLACK FOX
FINISH: EGGSHELL

MILLWORK:

CT 1 SOLID SURFACE:
MANUF: CAESAR STONE
COLOR: 5000 LONDON GREY
THICKNESS: 2 CM

CT 2 SOLID SURFACE: RESTROOM
MANUF: CAESAR STONE
COLOR: 1141 PUREWHITE
THICKNESS: 2 CM

CT 3 (not used)

CT 4 SOLID SURFACE: RECEPTION DESK
MANUF: CAESAR STONE
COLOR: 5003 PIATRA GREY
THICKNESS: 2 CM

M 1 LAMINATE CABINETS:
MANUF: FORMICA
COLOR: 464-58 GRAYSTONE
FINISH: MATTE

M 2 LAMINATE DESK:
MANUF: FORMICA COLORCORE 2
COLOR: 7223C-58
FINISH: MATTE

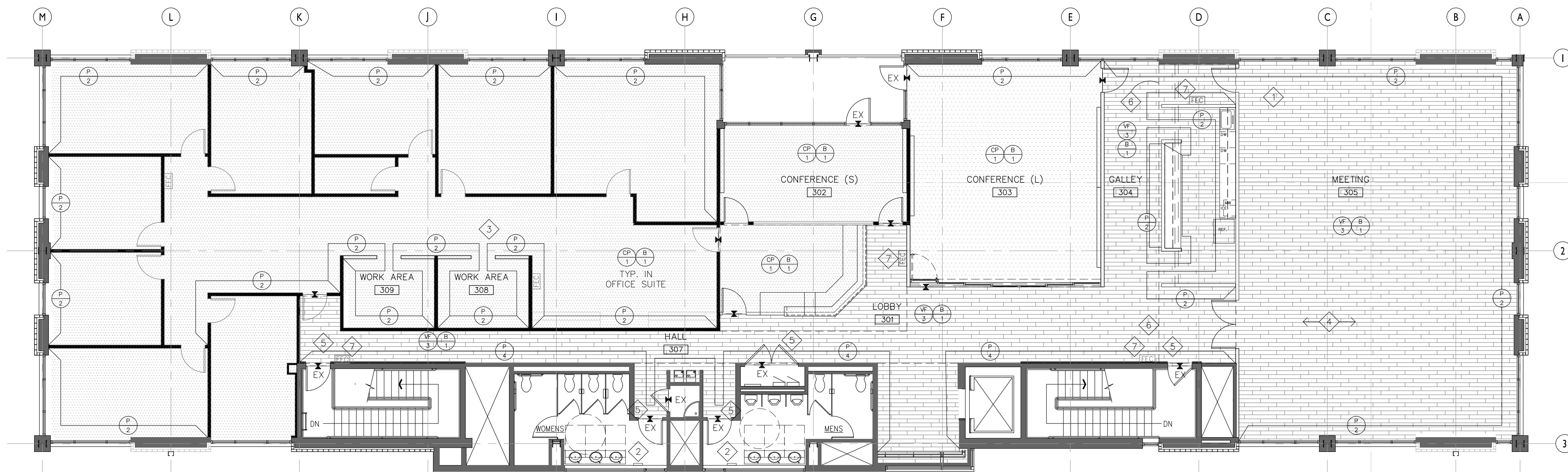
M 3 MILLWORK DESK:
MANUF: NEVAMAR
COLOR: S6014T BLACK PEARL
FINISH: MATTE

FINISH KEYNOTES

- 1 REMOVE EXISTING VCT THIS AREA. RE: DEMO PLAN
- 2 PATCH WALL TILE AS REQ'D DUE TO DEMOLITION. MATCH EXISTING.
- 3 ALL WALLS AND DOOR FRAMES TO BE PAINTED. U.N.O.
- 4 DIRECTION OF VINYL FRAMING PLANKS.
- 5 PAINT DOOR AND FRAME TO MATCH ADJACENT WALL.
- 6 P-5 ON SOFFIT LID.
- 7 PAINT F.E.C. TO MATCH ADJACENT WALL SURFACE.

FINISH NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD INSPECTION OF THE SURFACES TO RECEIVE PAINT OR OTHER FINISH TREATMENT & FOR ASSUMING THAT SUCH SURFACES ARE ACCEPTABLE FOR FINISH APPLICATION PRIOR TO INITIATING ACTUAL FINISH WORK. NO PAINT 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 FILED OR SANDED OUT OR OTHERWISE CORRECTED TO PROVIDE A SMOOTH, EVEN SURFACE FOR PAINTING & FINISHING. FINISHED APPLICATION & WALL APPEARANCE SHALL BE FREE OF SURFACE & COLOR IRREGULARITIES.
- 2. ALL DRYWALL FINISHES SHALL BE SMOOTH, UNLESS OTHERWISE NOTED.
- 3. DRYWALL PAINT, UNLESS OTHERWISE NOTED, SHALL BE ACRYLIC LATEX, FINISH NOT SUSCEPTIBLE TO BURNISHING UNDER NORMAL OFFICE AND COMMERCIAL WEAR.
- 4. ALL PAINT FINISH ON METAL PARTS OF FRAMES, DOORS, PERIMETER ENCLOSURES, ETC. & ALL PAINTED MILLWORK SHALL BE SEMI-GLOSS ENAMEL, UNLESS OTHERWISE NOTED. ALL DOORS SHALL BE THE SAME FINISH ON BOTH SIDES, UNLESS OTHERWISE NOTED.
- 5. ALL WALLS TO BE PAINTED P-1, U.N.O.
- 6. FLASH-PATCH AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATION.
- 7. REFER TO INT. ELEV. FOR ADD'L FINISH INFO.
- 8. ARCHITECT TO APPROVE STONE SLABS
- 9. REMOVE ALL EXISTING CARPET AND RUBBER BASE THROUGHOUT.



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

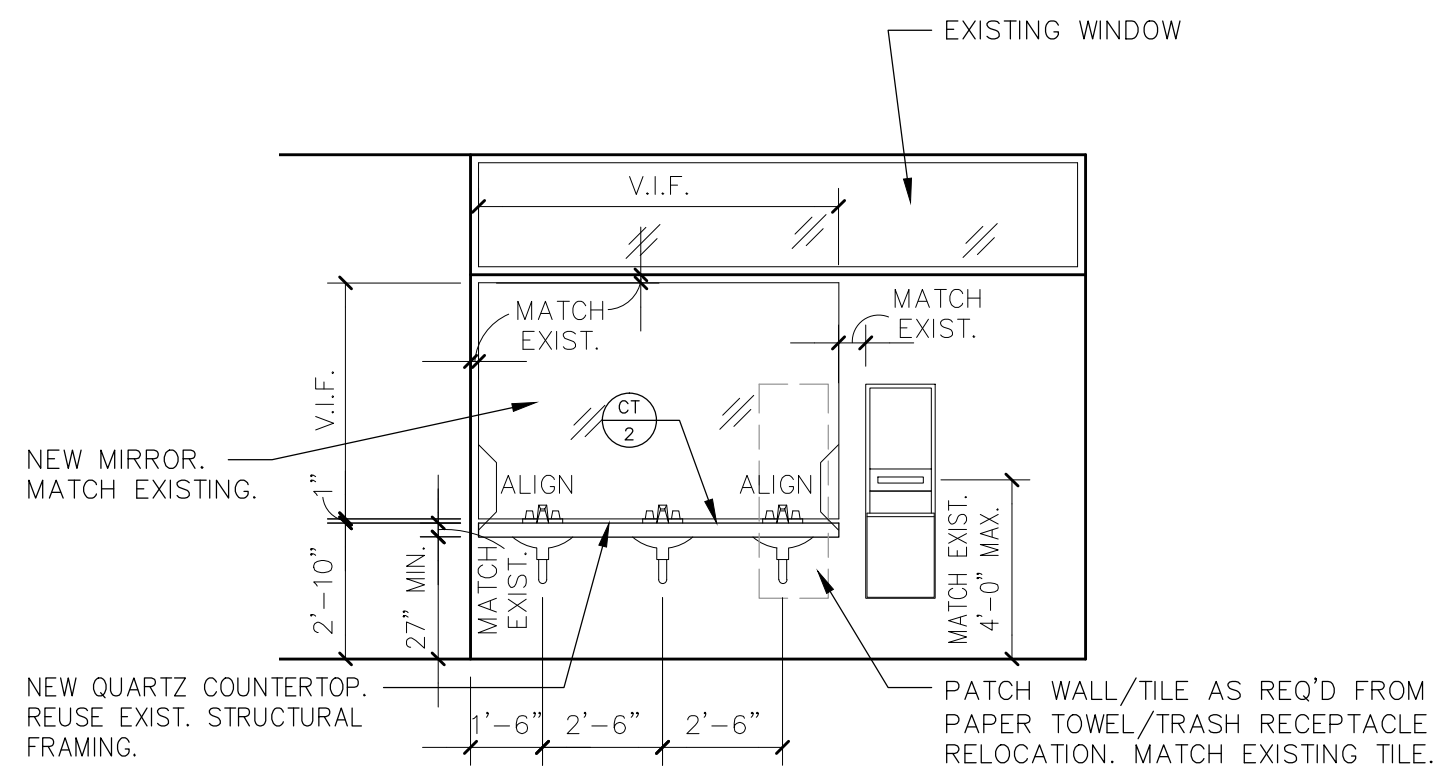
ISSUED FOR	DATE
FOR REVIEW	6/13/14
CONSTRUCTION	7/11/14

NOT FOR CONSTRUCTION

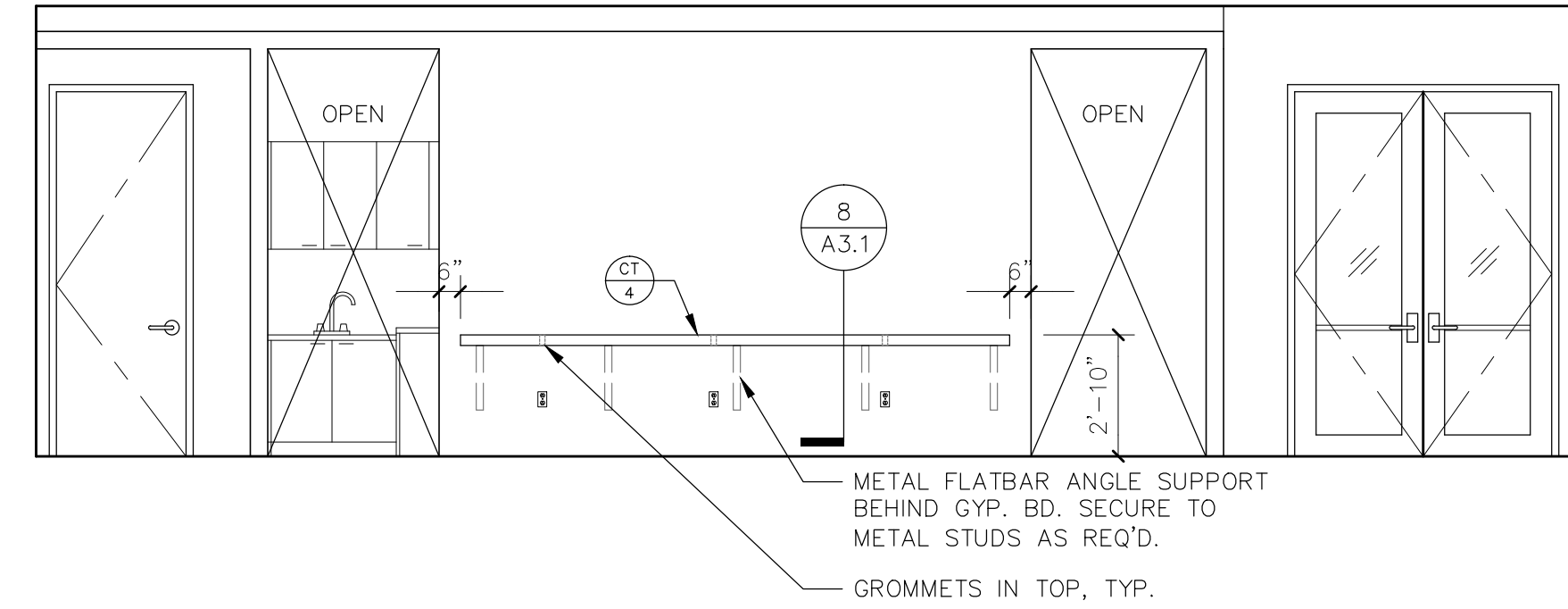
PROJECT NO.	DATE
140170	2014
DRAWN	CHECKED
CVL	MKS

SHEET TITLE
FINISH FLOOR PLAN
SHEET NO.

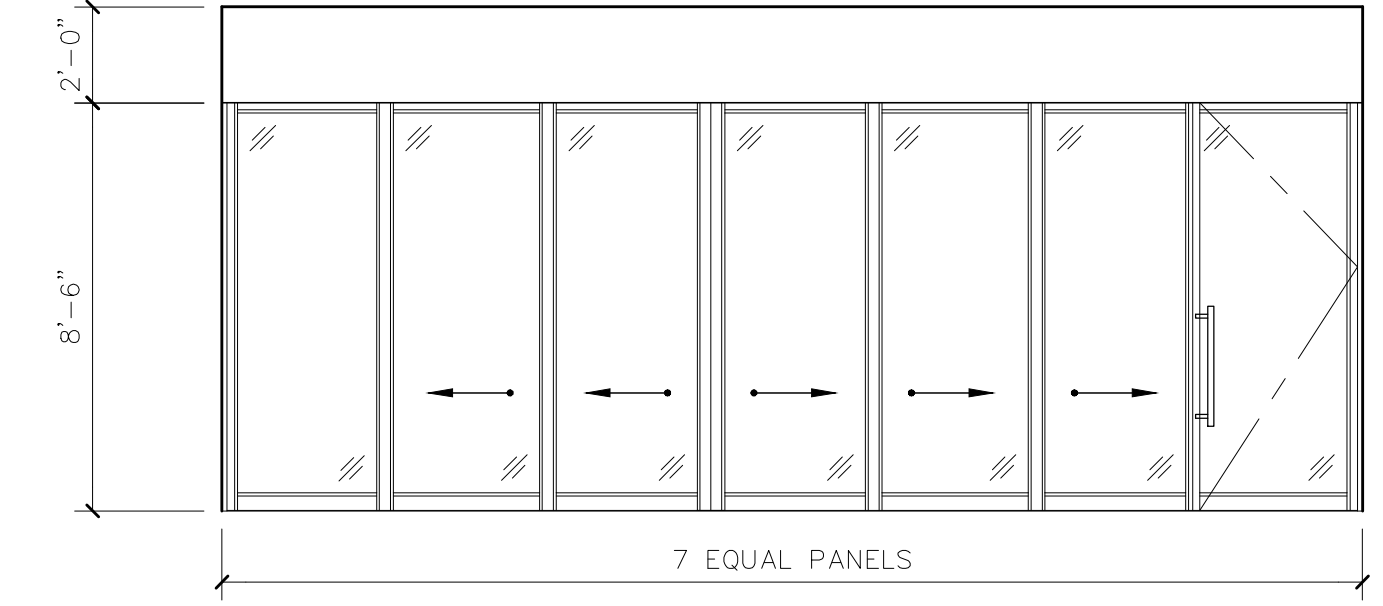
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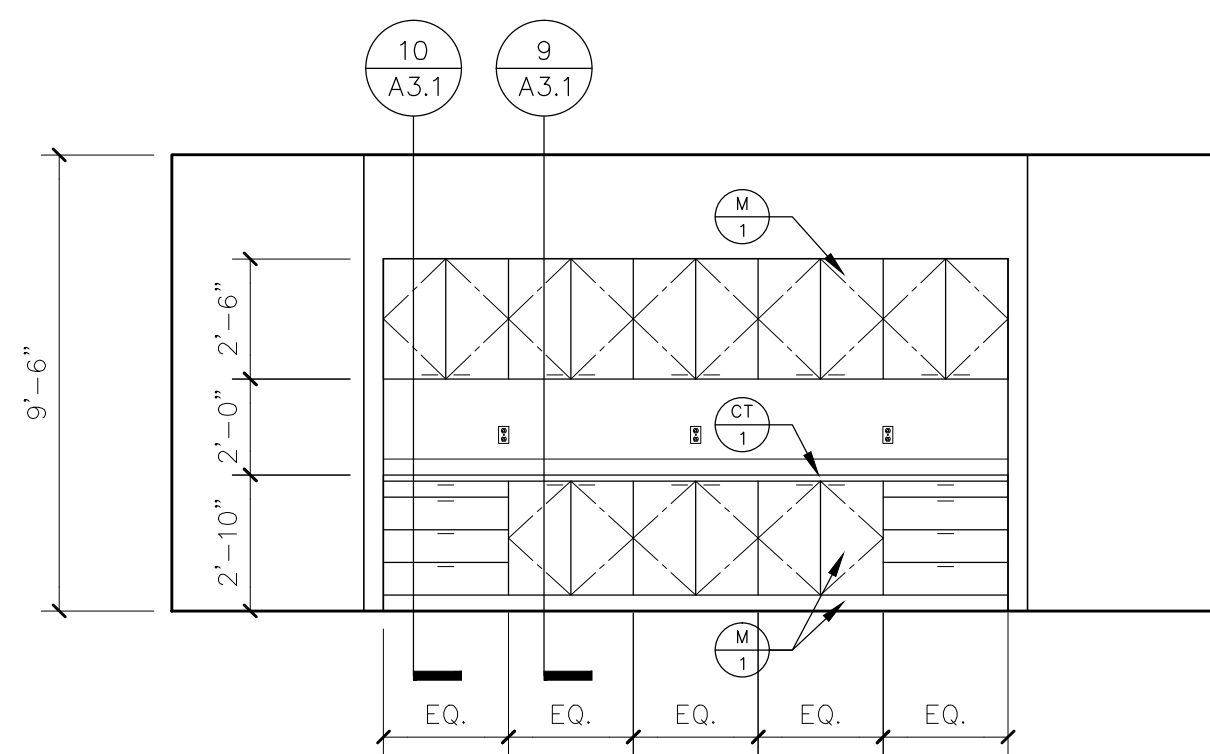
3 RESTROOM VANITY (TYP.)
1/4"=1'-0"



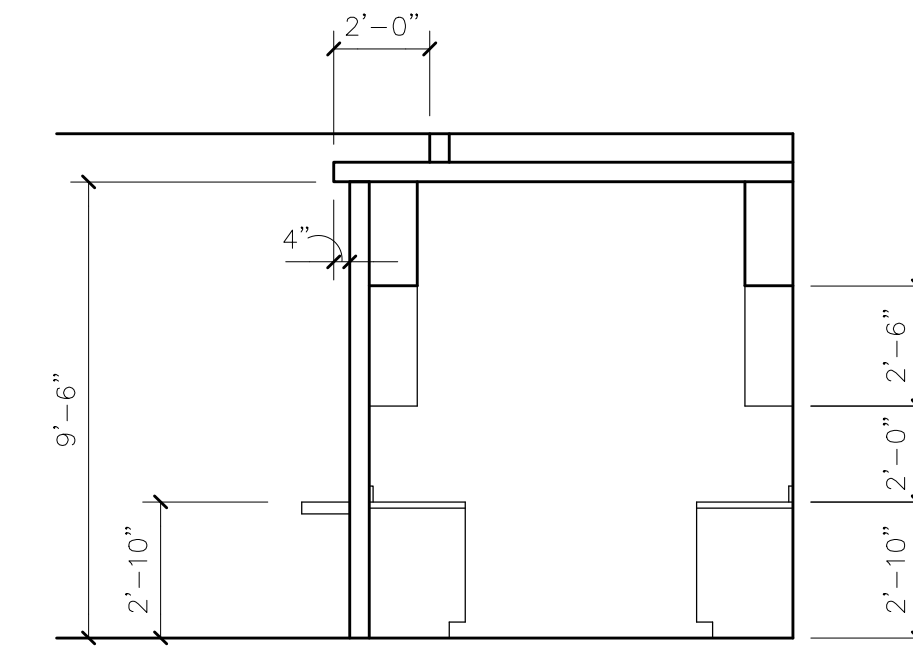
2 GALLEY
1/4"=1'-0"



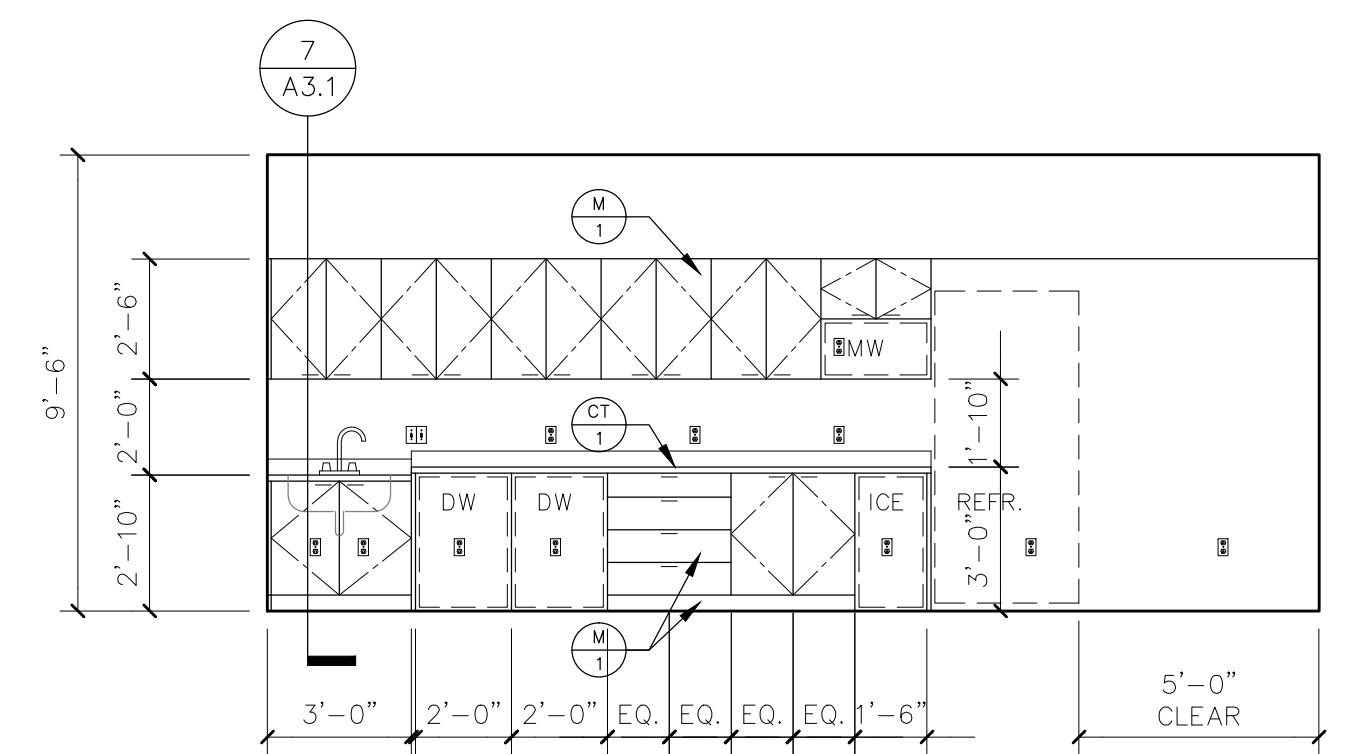
1 CONFERENCE ROOM
1/4"=1'-0"



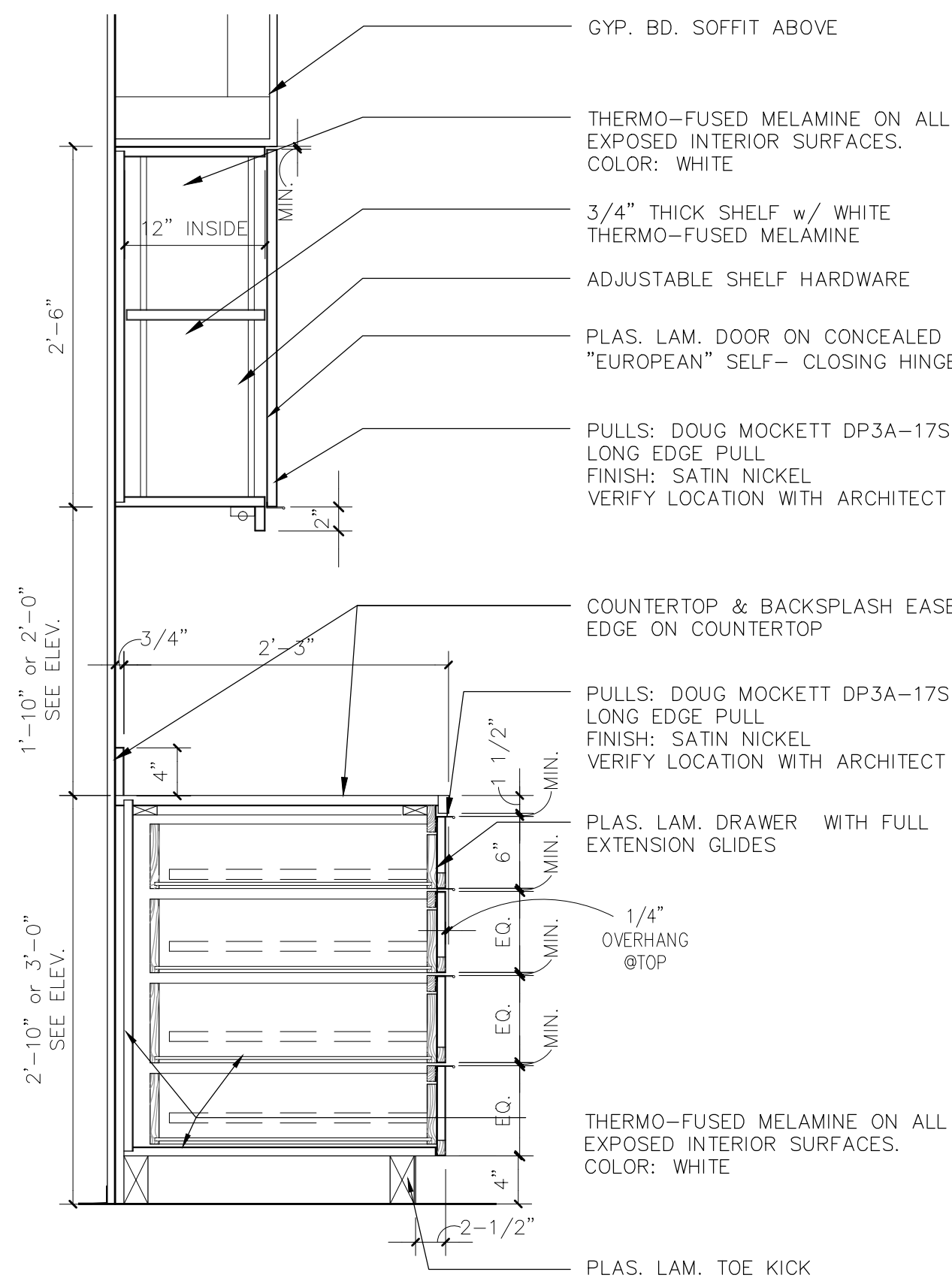
6 GALLEY
1/4"=1'-0"



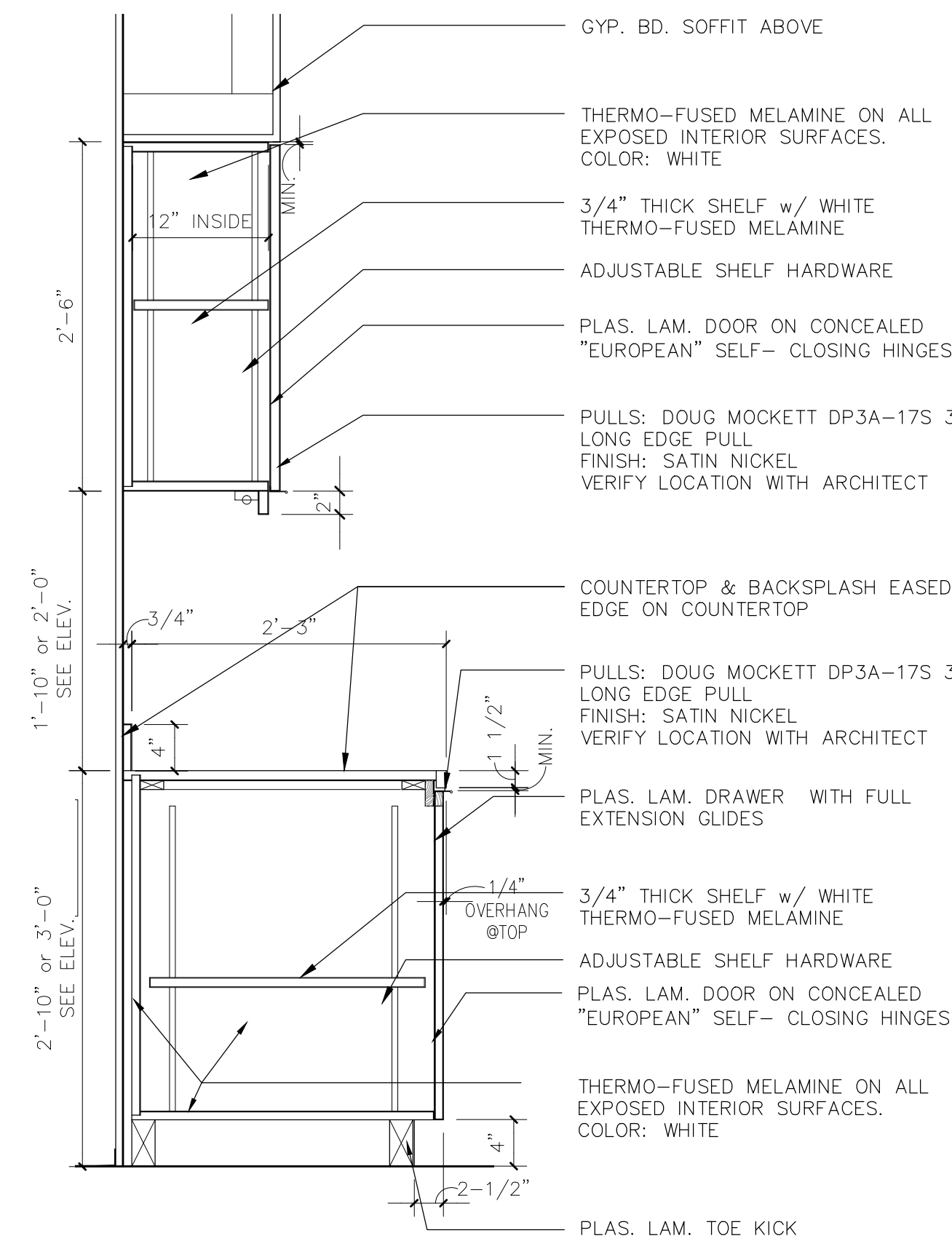
5 GALLEY
1/4"=1'-0"



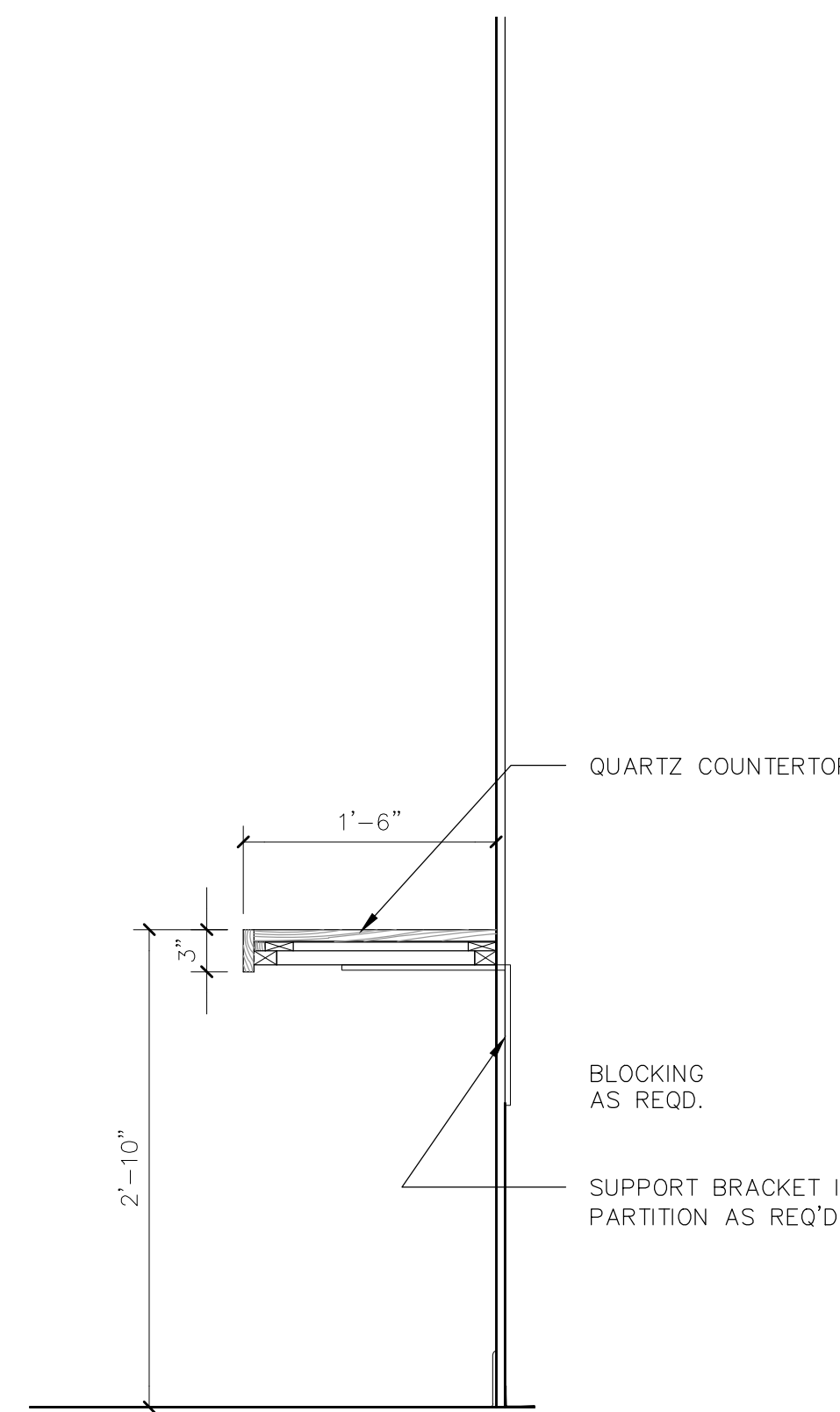
4 GALLEY
1/4"=1'-0"



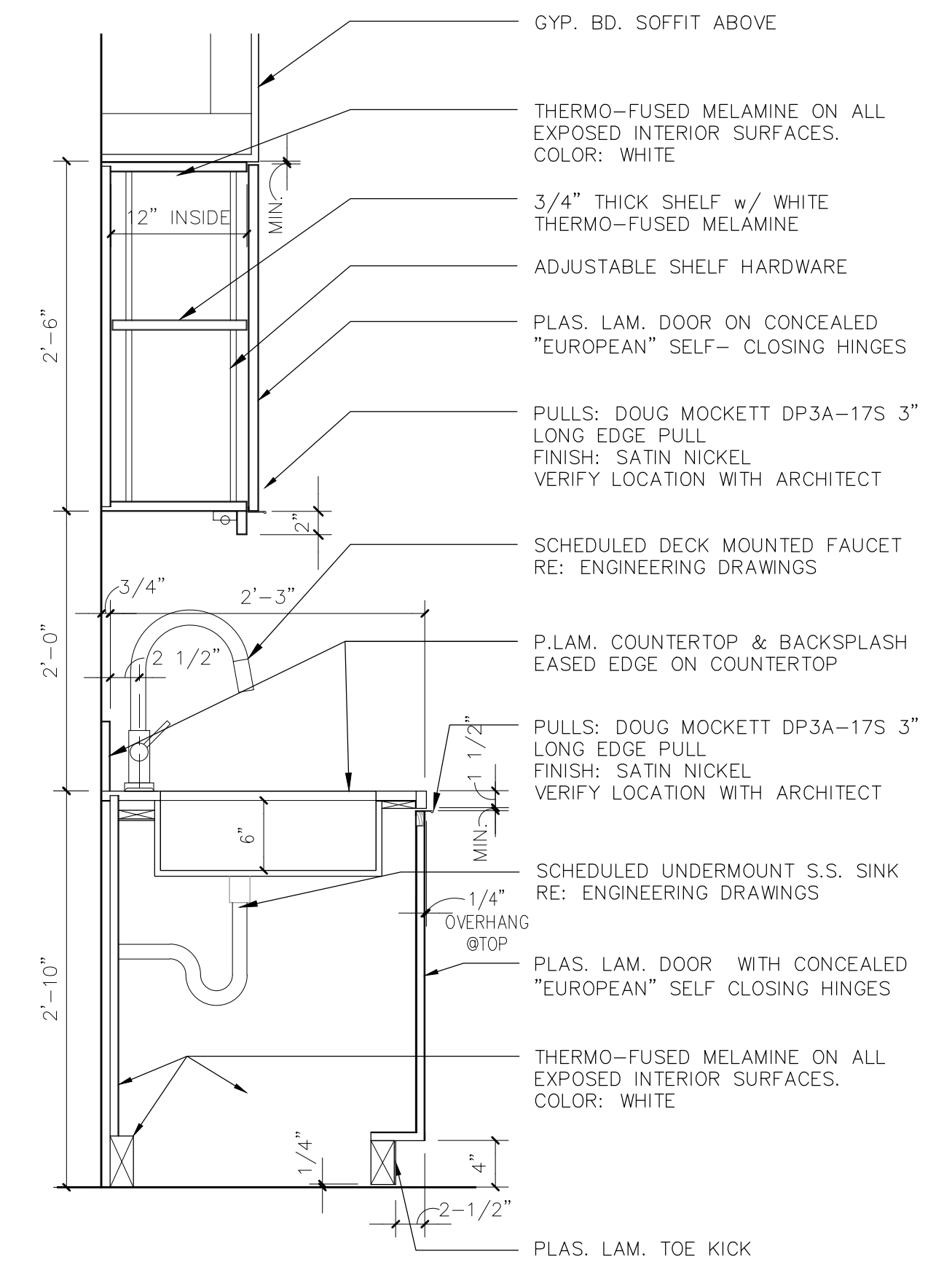
10 CABINET SECTION
1/4"=1'-0"



9 CABINET SECTION
1/4"=1'-0"



8 SHELF DETAIL
1/4"=1'-0"



7 CABINET SECTION
1/4"=1'-0"

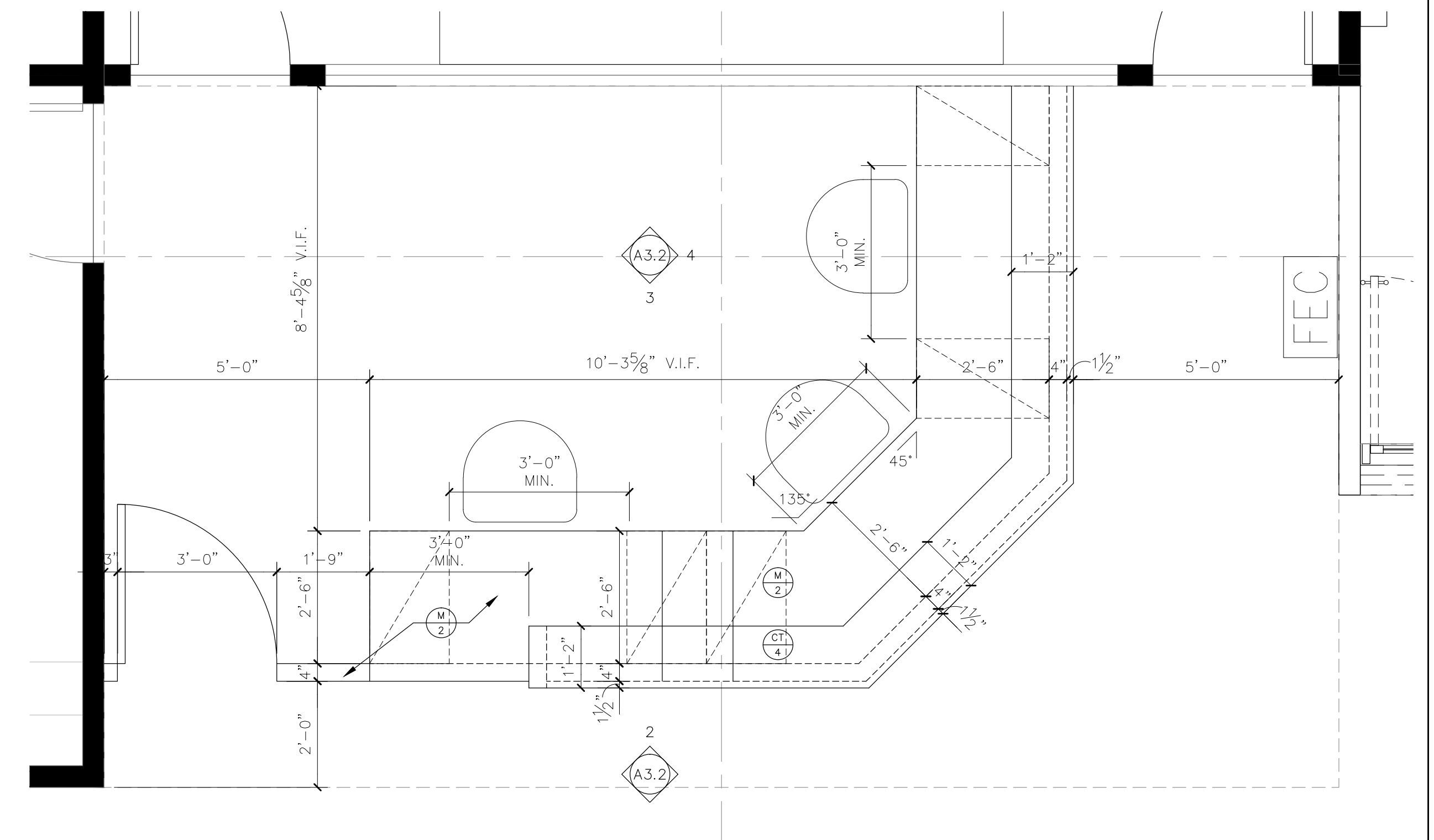
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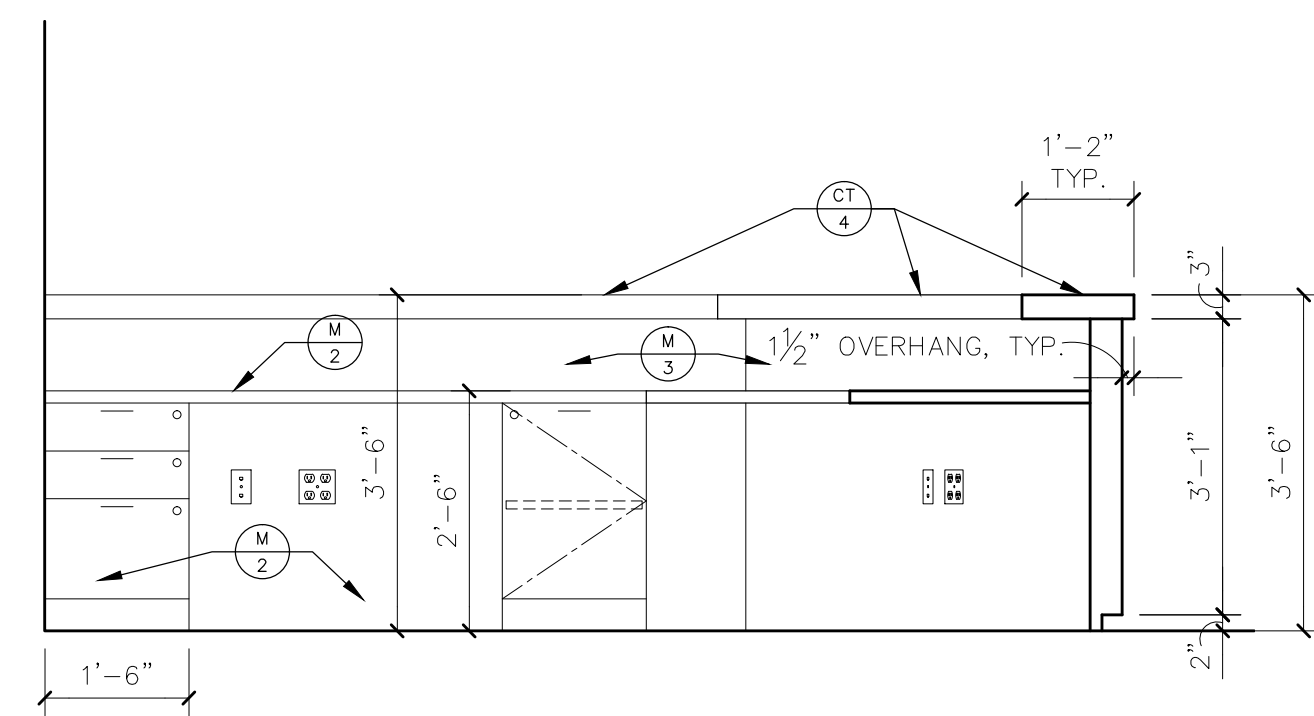
PROJECT NO.	DATE
140170	2014
DRAWN	CHKD
CVL	MKS

SHEET TITLE
INT. ELEV./DETAILS
SHEET NO.

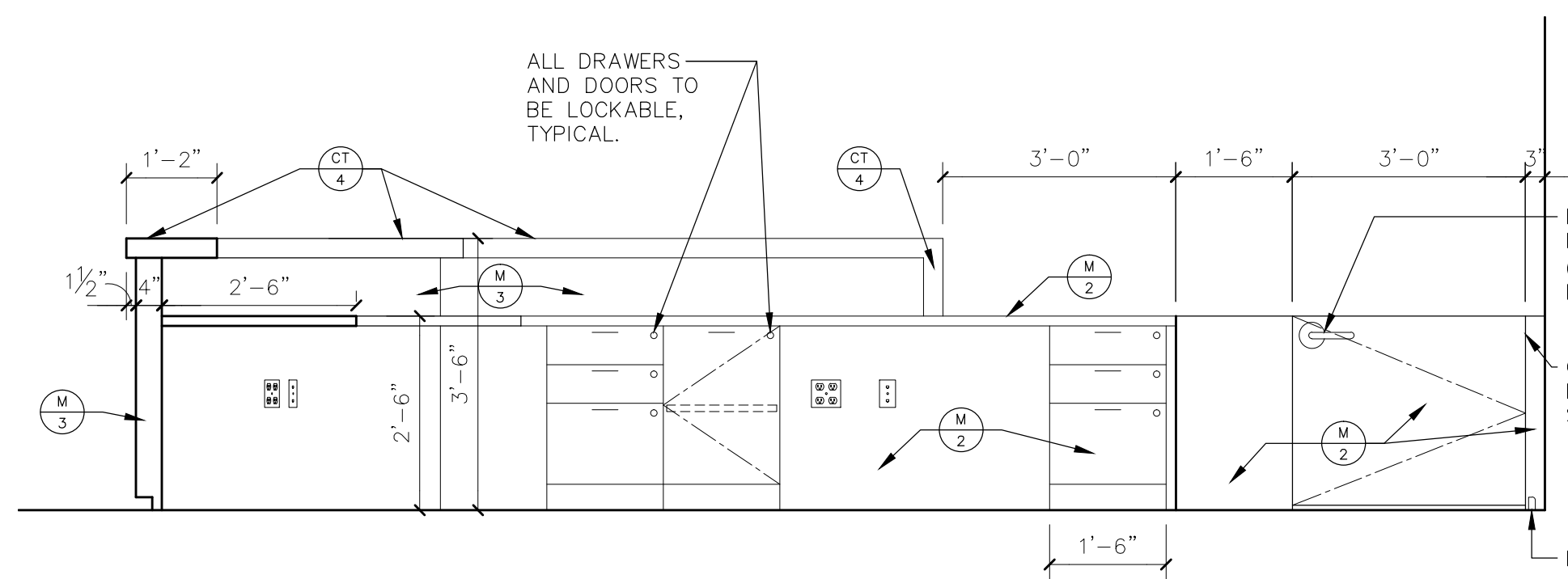
A3.1



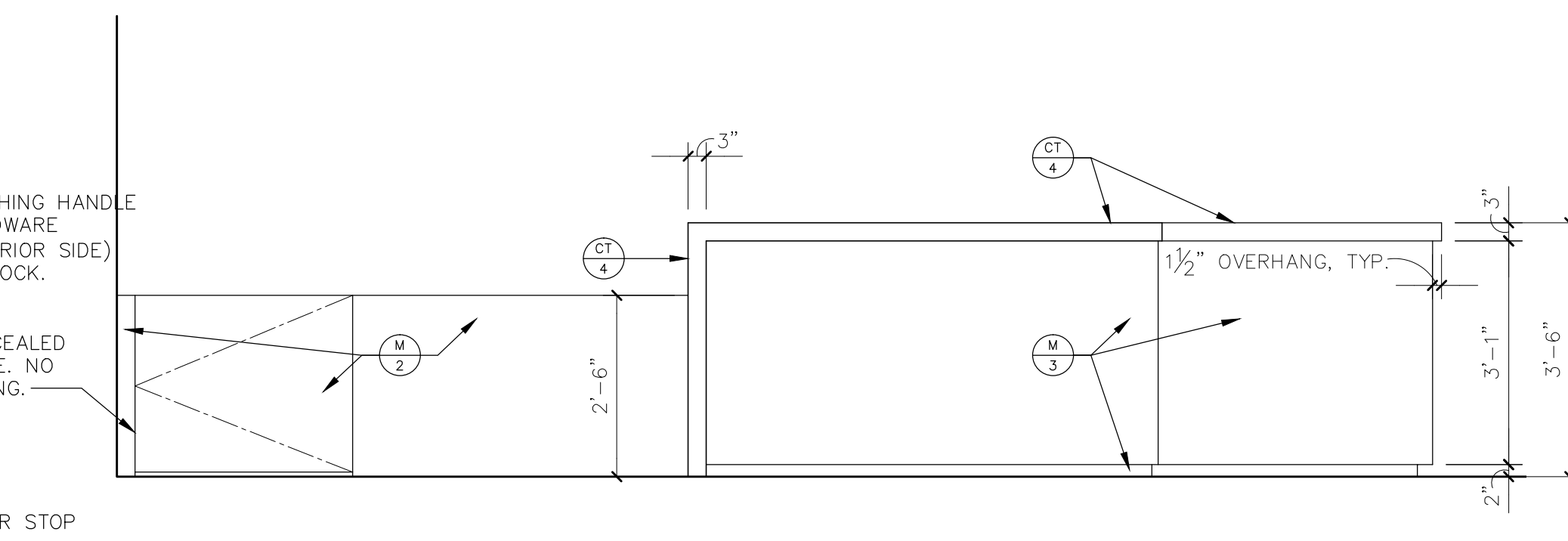
1 RECEPTION DESK
1/2"=1'-0"



4 RECEPTION DESK INT. ELEV.
1/2"=1'-0"



3 RECEPTION DESK INT. ELEV.
1/2"=1'-0"



2 RECEPTION DESK FRONT ELEV.
1/2"=1'-0"

ISSUED FOR	DATE
FOR REVIEW	6/13/14
CONSTRUCTION	7/11/14
NOT FOR CONSTRUCTION	

PROJECT NO.	DATE
140170	2014
DRAWN CVL	CHECKED MKS

SHEET TITLE
INT. ELEV./DETAILS
SHEET NO.

A3.2

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