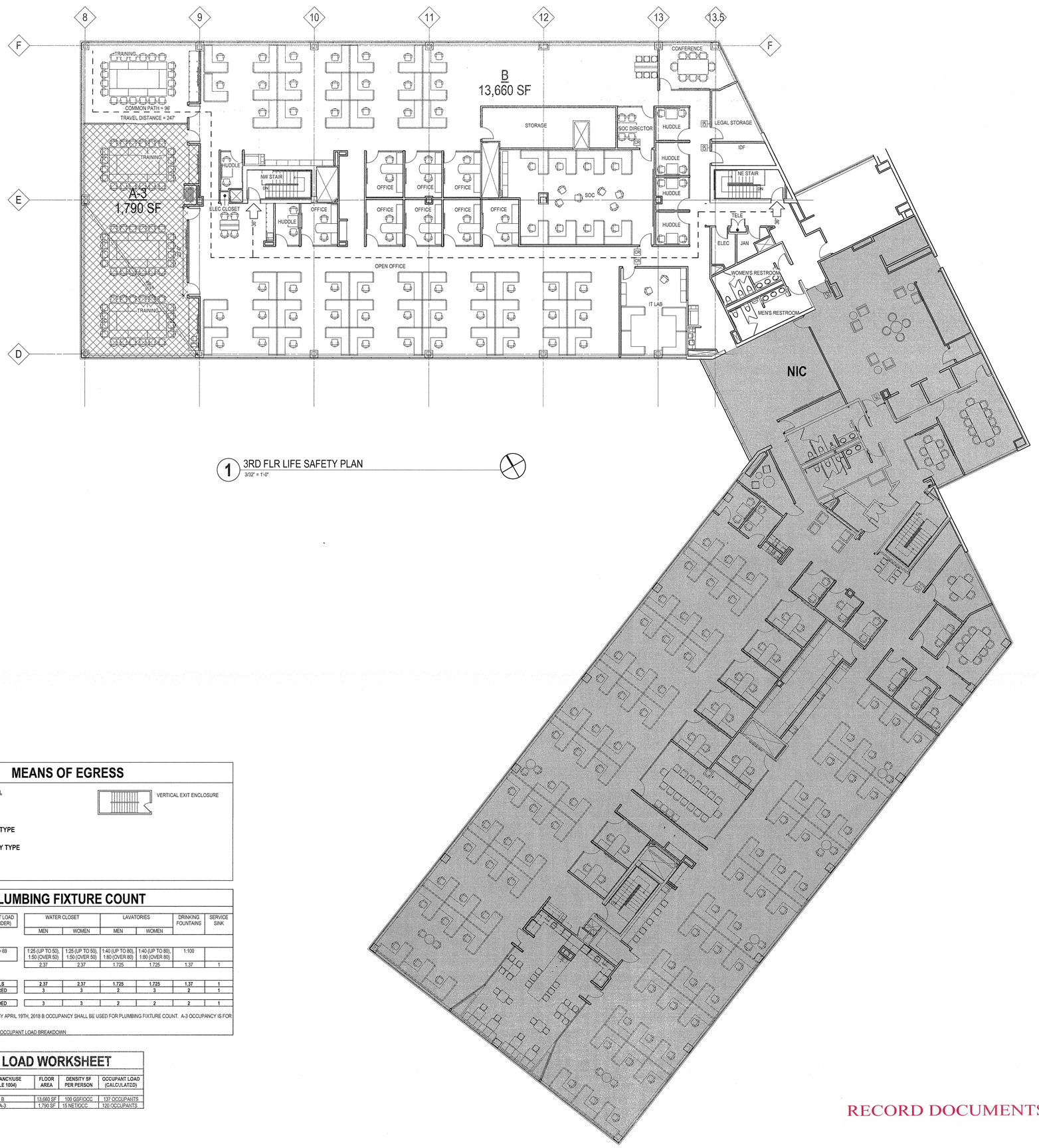


1 3RD FLR LIFE SAFETY PLAN
3/32" = 1'-0"

PROJECT DATA

CLIENT	
FLEXENTIAL	
LOCATION	
MUNICIPALITY:	AURORA
COUNTY:	ARAPAHOE
STATE:	COLORADO
APPLICABLE BUILDING CODES	
2015 INTERNATIONAL BUILDING CODE WITH ADOPTED AMENDMENTS	
2015 INTERNATIONAL PLUMBING CODE WITH ADOPTED AMENDMENTS	
2015 INTERNATIONAL MECHANICAL CODE WITH ADOPTED AMENDMENTS	
2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH ADOPTED AMENDMENTS	
2014 NATIONAL ELECTRIC CODE	
2015 INTERNATIONAL EXISTING BUILDING CODE: PRESCRIPTIVE METHOD	
CONSTRUCTION CLASSIFICATION	
IIB	
OCCUPANCY GROUP	
A-3 (ASSEMBLY) - ACCESSORY OCCUPANCY PER IBC 508.2.3	
B (BUSINESS)	
PROJECT TYPE	
TENANT IMPROVEMENT	
NUMBER OF STORIES	
3	
TOTAL BLDG AREA (SQ FT)	
281,170	
TOTAL PROJECT AREA (SQ FT)	
15,450	
BUILDING SPRINKLERED	YES

MEANS OF EGRESS

X" FROM ROOM OR LEVEL
X = CLEAR WIDTH OF OPENING IN INCHES

VERTICAL EXIT ENCLOSURE

B - OCCUPANCY TYPE

A-3 - OCCUPANCY TYPE

N.I.C.

PLUMBING FIXTURE COUNT

OCCUPANCY	OCCUPANT LOAD*	OCCUPANT LOAD (PER GENDER)	WATER CLOSET		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
			MEN	WOMEN	MEN	WOMEN		
B	137	137 / 2 = 69	1:25 (UP TO 50), 1:50 (OVER 50)	1:25 (UP TO 50), 1:50 (OVER 50)	1:40 (UP TO 80), 1:80 (OVER 80)	1:40 (UP TO 80), 1:80 (OVER 80)	1:100	
			2.37	2.37	1.725	1.725	1.37	1
		TOTALS	2.37	2.37	1.725	1.725	1.37	1
		REQUIRED	3	3	2	3	2	1
		PROVIDED	3	3	2	2	2	1

PER E-MAIL CONVERSATION WITH CRAIG MACY APRIL 19TH, 2018 B OCCUPANCY SHALL BE USED FOR PLUMBING FIXTURE COUNT. A-3 OCCUPANCY IS FOR INTERNAL USE ONLY.

NOTE: SEE OCCUPANT LOAD SCHEDULE FOR OCCUPANT LOAD BREAKDOWN

OCCUPANT LOAD WORKSHEET

FLOOR:	OCCUPANCY/USE (TABLE 1004)	FLOOR AREA	DENSITY SF PER PERSON	OCCUPANT LOAD (CALCULATED)
3RD FLOOR NORTHWEST WING				
BUSINESS	B	13,660 SF	100 GSF/OOC	137 OCCUPANTS
TRAINING	A-3	1,790 SF	15 NET/OCC	120 OCCUPANTS

RECORD DOCUMENTS

BURKETT eppstein uhen : architects

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

PROJECT INFORMATION

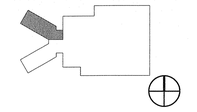
FLEXENTIAL PHASE II

11900 E. CORNELL AVENUE
AURORA, COLORADO 80014
3RD FLOOR, NORTHWEST WING
PHASE II

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
05.24.18	CONSTRUCTION DOCUMENTS

KEY PLAN





SHEET INFORMATION

PROJECT MANAGER MP

PROJECT NUMBER 18020

3RD FLR LIFE SAFETY PLAN

G103

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PARTITION LEGEND

EXISTING WALL

WALL TO STRUCTURE

WALL RE: PARTITION TYPES

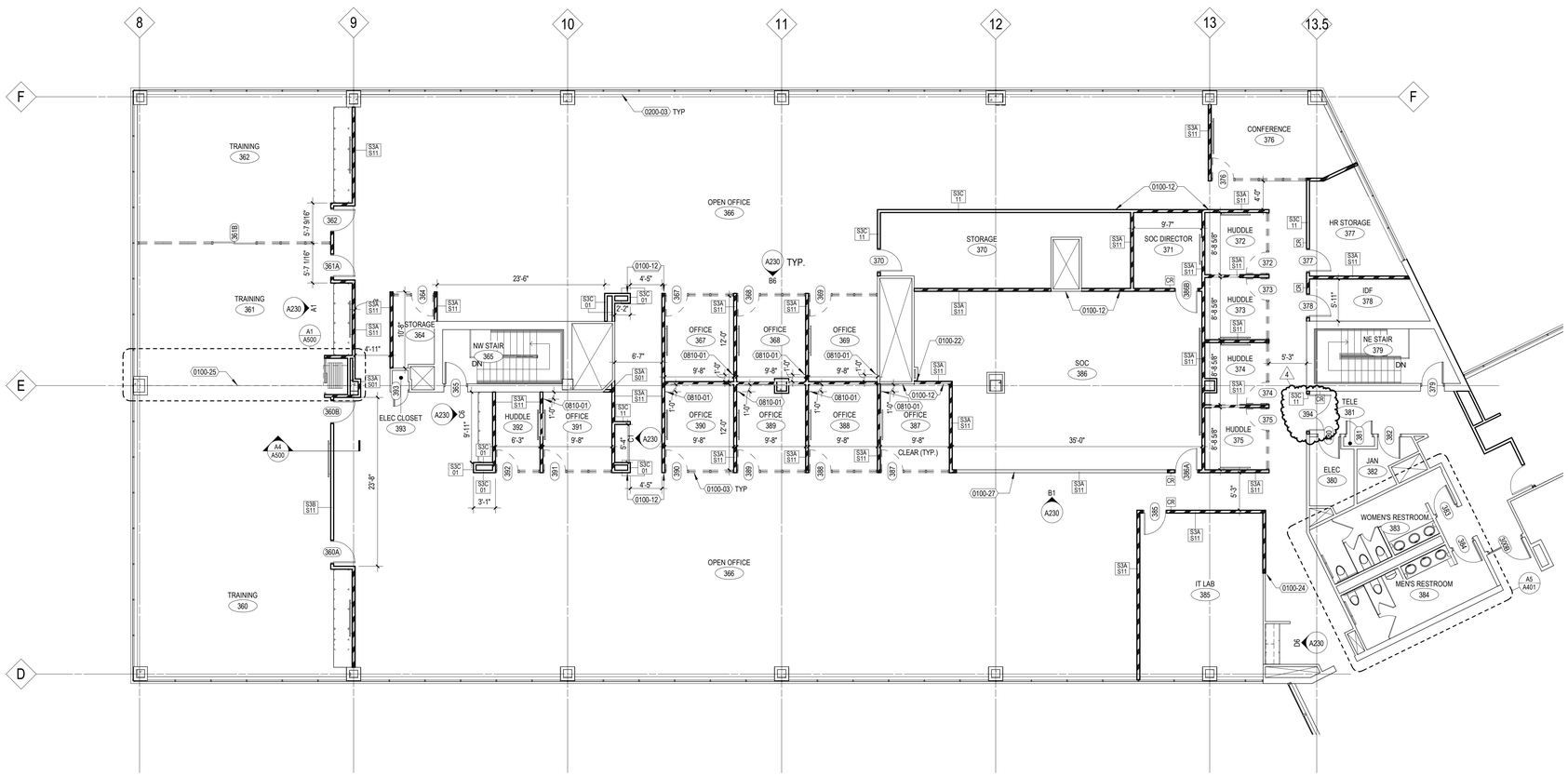
PREFAB WALL SYSTEM

SHEET NOTES - CONSTRUCTION

1.	VERIFY EXISTING CONDITIONS PRIOR TO BUILD-OUT. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO ALL WORK.
2.	PROVIDE NEW PARTITIONS AS INDICATED ON PLANS. REFER TO PARTITION LEGEND FOR DESCRIPTION AND SHEET A010 FOR DETAIL. ALL WALLS TO BE S3A-S11 U.N.O
3.	ROUTE FULL-HEIGHT PARTITIONS AROUND EXISTING DUCTWORK AND PIPING AS NECESSARY TO STRUCTURE ABOVE. FILL PENETRATIONS WITH FIRE-TREATED SEALANT. PROVIDE 1" PLENUM RATED GASKET BETWEEN ALL WALL TRACK DUCTWORK TO MINIMIZE VIBRATION.
4.	WHERE FIRE PROOFING IS MODIFIED ABOVE CEILING FOR ATTACHMENT OF NEW PARTITION OR CEILING FRAMING, PATCH AND REPLACE FIRE PROOFING TO MAINTAIN EXISTING UNIFORM THICKNESS AND APPLICATION.
5.	ALIGN NEW PERIMETER PARTITIONS WITH CENTERLINE OF MULLION OR COLUMN UNLESS NOTED OTHERWISE.
6.	PATCH ALL PENETRATIONS IN EXISTING FIRE RATED PARTITIONS TO MAINTAIN FIRE RATING.
7.	PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.
8.	PATCH AND REPAIR ALL DAMAGE TO EXISTING SURFACES INCLUDING PARTITIONS, WINDOW MULLION, DOOR & DOOR FRAMES TO AS-NEW CONDITION.
9.	ALL PERIMETER DIMENSIONS ARE FROM FACE OF EXISTING MULLION UNLESS NOTED OTHERWISE.
10.	SKIM COAT AND PREPARE ALL EXISTING DAMAGED OR UNFINISHED SURFACES.
11.	PATCH WALLS TO RECEIVE NEW FINISHES. MATCH EXISTING ADJACENT TEXTURE AND FINISH.
12.	PATCH ALL SURFACES AT LOCATION OF DEMOLITION TO MATCH ADJACENT AREAS.
13.	PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
14.	ALL DIMENSIONS ARE FROM FINISHED FACE OF NEW PARTITION TO FINISHED FACE OF EXISTING SURFACE UNLESS NOTED OTHERWISE.
15.	VERIFY EXISTING PARTITION DIMENSIONS, CEILING HEIGHT DIMENSIONS AND RE-USED DOOR FRAMES PRIOR TO FRAMING.
16.	INSTALL ALL DOOR FRAMES WITH A 4" OFFSET TO THE OUTSIDE EDGE OF DOOR FRAME UNLESS NOTED OTHERWISE. MAINTAIN ALL ADA AND CODE CLEARANCES.
17.	PREPARE FLOOR LEVEL TO BE NO GREATER THAN 1/4" IN 10 FEET. NOTIFY ARCHITECT PRIOR TO EXECUTING ANY WORK IF CONDITION OF FLOOR LEVEL IN EXISTING SPACE EXCEEDS THIS AMOUNT.
18.	PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
19.	PROVIDE NEW FIRE-RETARDANT TREATED WOOD BLOCKING AS REQUIRED FOR ALL MILLWORK AND AT ALL WALL MOUNTED ITEMS.
20.	PROVIDE TENANT WITH TWO COPIES OF MAINTENANCE AND WARRANTY MANUALS FOR ALL ITEMS PROVIDED FOR THE PROJECT. INCLUDE INFORMATION FORTHE SUB-CONTRACTOR WHO PROVIDED AND INSTALLED SUCH ITEMS. INCLUDE ALL MAINTENANCE AND WARRANTY INFORMATION FOR THE PRODUCT.
21.	ALL APPLIANCES TO BE PROVIDED BY TENANT AND INSTALLED BY GC UNLESS NOTED OTHERWISE.
22.	PROVIDE NEW SEMI-RECESSED, WHITE PAINTED FINISH WITH A VERTICAL DUO DOOR CABINET MOUNTED ADA ACCESSIBLE 2A-10B:C MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER AT 75'-0" MAXIMUM ALONG CORRIDORS, AT EXIT STAIR LOCATIONS AND OTHER LOCATIONS REQUIRED BY THE FIRE DEPARTMENT HAVING JURISDICTION. COORDINATE WITH ARCHITECT FOR FINISH.
23.	EXECUTE ALL WORK IN ACCORDANCE WITH THE BUILDING OWNER AND MANAGER GUIDELINES FOR BUILDING STANDARD TENANT FINISH CONSTRUCTION.
24	REMOVE GYPSUM BOARD BELOW WINDOW SILLS AT EXTERIOR WALLS FOR INSTALLATION OF NEW POWER/DATA OUTLETS. PATCH AND REPAIR AS REQUIRED.
25	PATCH AND REPAIR EXISTING FURRING TO REMAIN AT COLUMNS
26	PATCH AND TOUCH UP HOLES IN EXTERIOR WINDOW FRAMES RESULTING FROM DEMO OF VERTICAL BLINDS
27	REFERENCE SHEET A600 FOR ADDITIONAL INFORMATION ON DOORS TO REMAIN

KEYNOTES PER SHEET

0100-03	DEMOUNTABLE VOLO WALL AND DOOR SYSTEM BY TRENDWAY. SYSTEM AND ALL COMPONENTS SHALL BE PROVIDED BY OWNER, INSTALLED BY SUPPLIER. GC SHALL PROVIDE PONY WALL TO STRUCTURE ABOVE. PONY WALL TO RUN FULL LENGTH OF SYSTEM. BOTTOM OF BULKHEAD AT 8'-11". TYPICAL AT ALL OFFICE FRONTS, BREAKROOM AND CONF/HUDDLE AS SHOWN ON PLAN
0100-12	ALIGN
0100-22	PROVIDE PARTITION AS NEEDED
0100-24	VERIFY EXISTING WALL THICKNESS TO MATCH NEW PARTITION THICKNESS
0100-25	OPERABLE PARTITION, BASIS OF DESIGN: MODERNFOLD ENCORE WITH POCKET DOORS. FINISH TO BE FROM STANDARD FABRIC AND 4" HIGH MARKER BOARD EACH SIDE. SINGLE DOOR PANELS.
0100-27	VOLO CLERESTORY
0200-03	ALL EXISTING P-LAM SILLS TO BE CLAD IN BRAKE METAL TO MATCH EXISTING WINDOWS, TYPICAL.
0810-01	COAT HOOK. RE: DOOR AND FRAME SCHEDULE



A1 3RD FLOOR CONSTRUCTION PLAN
1/8" = 1'-0"

RECORD DOCUMENTS

BURKETT eua

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

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PROJECT INFORMATION

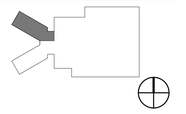
FLEXENTIAL PHASE II

11900 E. CORNELL AVENUE AURORA, COLORADO 80014 3RD FLOOR, NORTHWEST WING PHASE II

ISSUANCE AND REVISIONS

	DATE	DESCRIPTION
	04.17.2018	DEMO PERMIT
	05.24.18	CONSTRUCTION DOCUMENTS
2	06.20.18	CONSTRUCTION BULLETIN 1
3	07.03.18	CONSTRUCTION BULLETIN 2
4	07.18.18	CONSTRUCTION BULLETIN 3

KEY PLAN



SHEET INFORMATION

PROJECT MANAGER	MP
PROJECT NUMBER	18020

3RD FLOOR CONSTRUCTION PLAN

A103

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PARTITION LEGEND

EXISTING WALL

WALL TO STRUCTURE

WALL RE: PARTITION TYPES

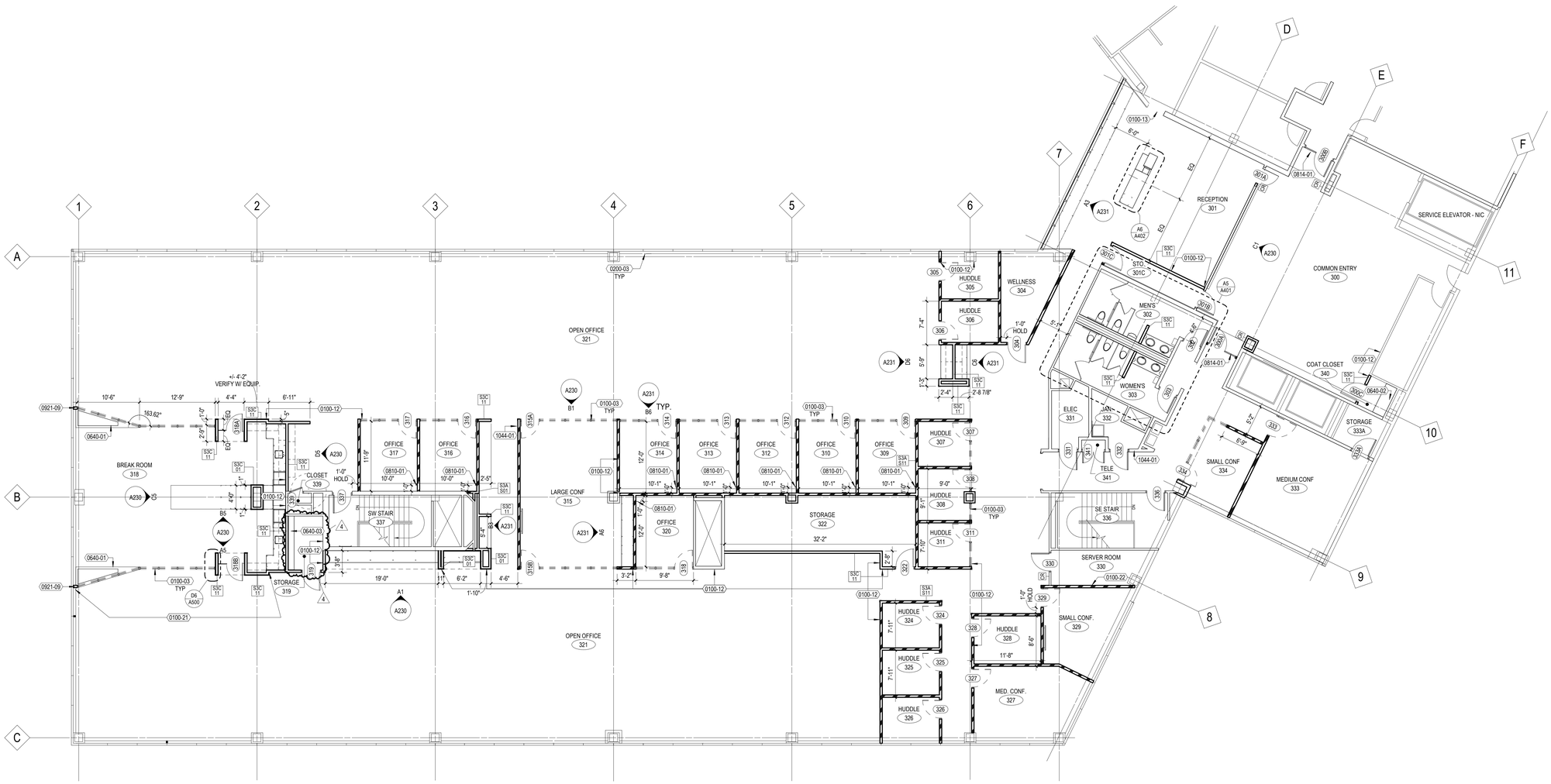
PREFAB WALL SYSTEM

SHEET NOTES - CONSTRUCTION

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KEYNOTES PER SHEET

0100-03	DEMOUNTABLE VOLO WALL AND DOOR SYSTEM BY TRENDWAY. SYSTEM AND ALL COMPONENTS SHALL BE PROVIDED BY OWNER, INSTALLED BY SUPPLIER. GC SHALL PROVIDE PONY WALL TO STRUCTURE ABOVE. PONY WALL TO RUN FULL LENGTH OF SYSTEM. BOTTOM OF BULKHEAD AT 8'-11". TYPICAL AT ALL OFFICE FRONTS, BREAKROOM AND CONF/HUDDLE AS SHOWN ON PLAN
0100-12	ALIGN
0100-13	VERIFY TRIM CONDITIONS AT THIS OPENING WITH ARCHITECT AFTER DEMOLITION OF DOOR AND FRAME
0100-21	DIMS SIMILAR TO NORTH SIDE OF ROOM
0100-22	ADD 4' X 4' 3/4" PLYWOOD BOARD. PAINT TO MATCH ADJACENT WALL COLOR.
0200-03	ALL EXISTING P-LAM SILLS TO BE CLAD IN BRAKE METAL TO MATCH EXISTING WINDOWS, TYPICAL.
0640-01	MILLWORK PLANTER; RE: ELEVATION & SECTION.
0640-02	COAT ROD & SHELF. RE: DETAIL
0640-03	PROVIDE (5) ADJUSTABLE SHELVES ON HEAVY DUTY BRACKETS AND STANDARDS AS SHOWN AT THIS LOCATION. RE: DETAIL
0810-01	COAT HOOK. RE: DOOR AND FRAME SCHEDULE
0814-01	PERMANENTLY FIX NARROWER LEAF IN CLOSED POSITION. MODIFY HARDWARE ON OPERABLE LEAF PER DOOR SCHEDULE.
0921-09	PROVIDE CLOSURE PARTITION 1 STUD DEEP BETWEEN WINDOW MULLION AND MILLWORK PLANTER/ DEMOUNTABLE WALL SYSTEM
1044-01	FIRE EXTINGUISHER CABINET



A1 3RD FLOOR CONSTRUCTION PLAN
1/8" = 1'-0"

RECORD DOCUMENTS

BURKETT eppstein uhen : architects

denver
1899 Wynkoop Street, Suite 300
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303.595.4500

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333 East Chicago Street
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414.271.5350

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309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
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des moines
699 Walnut Street, Suite 400
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515.724.5840

PROJECT INFORMATION

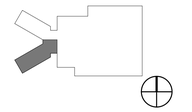
FLEXENTIAL

11900 E. CORNELL AVENUE, SUITE C
AURORA, COLORADO 80014

ISSUANCE AND REVISIONS

	DATE	DESCRIPTION
	01.18.2018	50% PRICING SET
	02.21.2018	CONSTRUCTION DOCUMENTS
1	02.28.2018	PERMIT REVIEW RESPONSE
3	05.01.2018	CONSTRUCTION BULLETIN 1
4	05.25.2018	CONSTRUCTION BULLETIN 2

KEY PLAN



SHEET INFORMATION

PROJECT MANAGER	MP
PROJECT NUMBER	17544

3RD FLOOR CONSTRUCTION PLAN

A103

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