

GENERAL NOTES:

1. LANDLORD TO PROVIDED SPACE IN AS-IS CONDITION.
2. THE AIA GENERAL CONDITIONS - AIA DOC. 201 1997 EDITION ARE INCORPORATED INTO THESE DOCUMENTS.
3. CONTRACTOR SHALL CARRY INSURANCE AND ISSUE AN INSURANCE CERTIFICATES WITH LIMITS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
5. MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION WORK IS DESIGN-BUILD; EACH DISCIPLINE IS RESPONSIBLE FOR THE ENGINEERING, DESIGN, DRAWING, PERMITTING, CONSTRUCTION, AND WARRANTIES OF THHIEIR PARTICULAR DISCIPLINE. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INDICATE THE SCOPE OF WORK REQUIRED OF EACH DISCIPLINE AND GENERAL REQUIREMENTS OF THE WORK, BUT ARE NOT INTENDED TO BE ENGINEERED DRAWINGS AND/OR SPECIFICATIONS.
6. DO NOT SCALE DRAWINGS. ACTUAL EXISTING DIMENSIONS OF ROOMS OR DIMENSIONS OF EXISTING OR NEW EQUIPMENT, SYSTEMS OR PARTS OF SYSTEMS SHALL GOVERN. FIELD VERIFICATION, COORDINATION AND ADJUSTMENT ARE A NECESSARY PART OF THIS PROJECT.
7. ALL INTERIOR WALLS AND CEILING FINISHES SHALL COMPLY WITH CLASS I F.S.R..
8. ALL FLOOR FINISHES SHALL HAVE A F.S.R. NOT GREATER THAN 75.
9. ALL DIMENSIONS TO BE VERIFIED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
10. CAULKING TO BE APPLIED BETWEEN ALL DISSIMILAR MATERIALS.
11. PENETRATIONS BETWEEN STORIES AND THE ROOF SPACE SHALL BE FIRESTOPPED AS WELL AS SOFFITS, DROP CEILING, ETC.
12. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL GOVERNING CODES.
13. SMACNA STANDARDS AND DETAILS - CURRENT EDITION SHALL BE USED FOR ALL SPECIFIC ROOF PENETRATIONS, FLASHING, DUCT ASSEMBLIES, AND OTHER WHETHER SHOWN ON DRAWINGS OR NOT.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL TRADES AND TO MAKE DESIGNER AWARE OF ANY ISSUES THAT ARE NOT CONTAINED IN THE DOCUMENTS.
15. ALL PATCHING AND REPAIRING SHALL MATCH THE ADJACENT MATERIAL(S) U.N.O.
16. PROVIDE ALL REQUIRED ROOF MATERIALS TO COMPLETE WATER TIGHT FLASHING AT ALL VTR PENETRATIONS AND INTERSECTING ROOF PENETRATIONS.
17. ALL LUMBER TO BE DOUGLAS FIR NO.2 OR GREATER.
18. ALL EXTERIOR WOOD TO BE PRESSURE TREATED OR CEDAR U.N.O.
19. EXTERIOR FINISHES TO BE MATCH EXISTING AND APPROVED BY OWNER AND PROVIDED BY CONTRACTOR.
20. ALL DOORS TO THE OUTSIDE SHALL HAVE A MINIMUM OF 3' X 3' LANDING.
21. EXTERIOR RECEPTACLES TO BE WATER PROOF/GFCI.
22. CONTRACTOR TO CONTACT THE CITY TO DETERMINE IF ANY UPGRADES WILL NEED TO BE MADE TO COMPLY WITH LOCAL, STATE, OR PROVINCIAL CODES INCLUDING THE FIRE MARSHALL FOR SPRINKER AND ALARM SYSTEMS.
23. CONTRACTOR TO INSTALL EXIT/EMERGENCY LIGHTS AS REQUIRED BY LOCAL, STATE, OR PROVINCIAL BUILDING CODES.
24. ALL GAS AND PLUMBING LINES TO FIREPLACES, STOVES, SHOWERS, AND TUBS TO BE RENDERED INOPERABLE AND ALL LINES TO BE CAPPED.
25. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS; IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL DESIGNER LISTED ON THIS SHEET UNDER PROJECT DIRECTORY.
26. ALL WORK SHOULD BE PERFORMED BY G.C. (GENERAL CONTRACTOR) PER CITY, STATE, PROVINCIAL, AND NATIONAL CODES (ALL REFERENCES TO "CODE" IN THIS DOCUMENT TO APPLY TO CITY, STATE, PROVINCIAL, AND/OR NATIONAL CODES AS APPLICABLE). ALL CONSTRUCTION WILL BE COMPLETED SO THAT AN OCCUPANCY PERMIT (OBTAINED BY THE G.C.) WILL BE GRANTED PRIOR TO LEASE COMMENCEMENT.
27. GENERAL CONTRACTOR MUST PROVIDE ALL SUBCONTRACTORS AT TIME OF BID AND/OR PRIOR TO ANY CONSTRUCTION.
28. ALL NEW INTERIOR HALLWAYS TO BE NO LESS THAN 4'-0" WIDE, UNLESS OTHERWISE REQUIRED BY CODE.
29. ALL EXISTING ITEMS TO REMAIN IN BRANCH (AS SHOWN ON PLANS) MUST BE IN GOOD WORKING ORDER AND CONDITION, AND FREE OF MAJOR DEFECTS.
30. EDWARD JONES' INSTALLERS MUST BE NOTIFIED OF ANY CHANGES IN PLACEMENT OF EQUIPMENT, PHONES, OUTLETS, OR FURNITURE. EDWARD JONES HAS AN ESTABLISHED RELATIONSHIP WITH NATIONAL VENDORS FOR FLOORING, PAINT, SIGNAGE, AND LOW VOLTAGE WIRING.
31. FURNITURE, EQUIPMENT, FIRE EXTINGUISHERS, BOTTLED WATER COOLER (IF REQUIRED BY CODE), PHONE AND DATA WIRING & ALL TERMINATIONS TO BE PROVIDED BY THE TENANT.
32. THE SPACE SHOULD BE CLEANED AFTER CONSTRUCTION, PLEASE SEE FLOORING SPECIFICATIONS FOR CARPET AND TILE INSTRUCTIONS.
33. WARRANTY DOCUMENTS SHALL BE PROVIDED TO THE BRANCH FACILITIES ONCE CONSTRUCTION IS COMPLETE.
34. UPON PROJECT COMPLETION, CLOSE OUT DOCUMENTS TO BE SUBMITTED WITH FINAL INVOICE INCLUDE: CONSTRUCTION DOCUMENTS, APPROVED CHANGE ORDERS, CERTIFICATE OF OCCUPANCY, LIEN WAIVER, FINAL PHOTOS OF SPACE, COMPLETED PUNCH LIST WITH ALL OUTSTANDING ITEMS COMPLETED, AND AN AIR BALANCE REPORT.

FIRE PROTECTION GENERAL NOTES:

1. PROVIDE AND INSTALL NEW SPRINKLER SYSTEM ONLY AS REQUIRED BY CODE. IF EXISTING, MODIFY SPRINKLER LAYOUT AS REQUIRED PER CODE. INCLUDE NECESSARY PERMITS AND INSPECTIONS. HEADS MUST BE CENTERED IN TILE.
2. PROVIDE APPROPRIATE COVERAGE OF HEADS FOR PARTITION LAYOUT AS REQUIRED BY CODE PER PARTITION LAYOUT AS SHOWN. QUANTITY AND LOCATION OF HEAD TO COMPLY WITH APPLICABLE CODES.
3. PROVIDE/MODIFY FIRE ALARM SYSTEM IF REQUIRED BY LOCAL CODE.
4. PROVIDE DESCRIPTION OF ANY LIFE SAFETY SYSTEM PROVIDED IN BUILDING AND ITS OPERATION.
5. PROVIDE AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE.

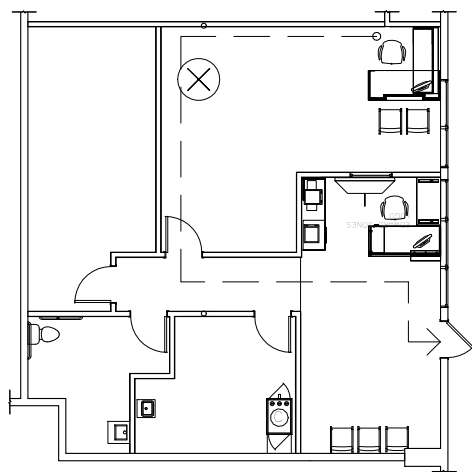
CODE DATA - BUILDING DESIGN INFORMATION:

PROJECT NAME:	EDWARD JONES TENANT IMPROVEMENT		
PROJECT LOCATION:			
CITY:	STEAMBOAT SPRINGS		
COUNTY:	ROUTT		
STATE:	COLORADO		
PROJECT ADDRESS:	255 ANGLERS DR., 80487		
PROJECT NUMBER:	632402		
PROJECT SCOPE:	ALTERATIONS TO PARTITIONS,MECHANICAL, ELECTRICAL, AND PLUMBING OF AN EXISTING OFFICE SUITE.		
APPLICABLE CODES:			
BUILDING:	INTERNATIONAL BUILDING CODE (IBC)	2009 EDITION	
MECHANICAL:	INTERNATIONAL MECHANICAL CODE (IMC)	2009 EDITION	
GAS:	INTERNATIONAL FUEL GAS CODE (IFGC)	2009 EDITION	
PLUMBING:	INTERNATIONAL PLUMBING CODE (IPC)	2009 EDITION	
FIRE:	INTERNATIONAL BUILDING CODE (IBC)	2009 EDITION	
LIFE SAFETY:	INTERNATIONAL BUILDING CODE (IBC)	2009 EDITION	
ELECTRICAL:	NATIONAL ELECTRICAL CODE (NEC)	2011 EDITION	
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2009 EDITION	
ADA:	ANSI 117.1	2009 EDITION	
OCCUPANCY:			
OCCUPANCY GROUP CLASSIFICATION:	IBC:	GROUP B BUSINESS	
EXISTING:	OFFICE		
PROPOSED:	OFFICE		
GROSS BUILDING FLOOR AREA:	APPROX 4,400 sf		
GROSS TENENT FLOOR AREA:	1,225 sf X 100 sf GROSS OCC = 13 PERSONS		
OCCUPANCY LOAD IS TABULATED FOR EXISTING BUILDING AND IS UNAFFECTED BY SCOPE OF WORK.			
OCCUPANCY SEPERATION:	N/A		
NOTE: NO CHANGE OF OCCUPANCY OR INCREASE IN HEIGHT OR AREA - IS PROPOSED BY THESE DOCUMENTS			
CONSTRUCTION TYPE:	TYPE V-B		
SPRINKLERED OR UNSPRINKLERED:	UNSPRINKLERED		
FIRE ALARM & DETECTION:	NO ALARM OR DETECTION		
MAX BLDG HEIGHT	ACTUAL		
40'	APPROX 15'		
MAX NO OF STORIES			
2 STORIES	1 STORY		
FIRE RESISTANCE RATING REQUIREMENTS:			
PRIMARY STRUCTURAL FRAME:	0		
BEARING WALLS:	0		
INTERIOR:	0		
NON BEARING WALLS AND PARTITONS:	0		
FLOOR CONSTRUCTION:	0		
ROOF CONSTRUCTION:	0		
EGRESS PATHS:			
MAX COMMON PATH OF EGRESS TRAVEL:	100'		
MAX EXIT ACCESS TRAVEL DISTANCE:	200'		
IECC COMPLIANCE METHOD:	??		

PJ2630-1
Fire Prevention
In: 09/12/2017
Out: 09/20/2017

ABBREVIATIONS:

ABV	ABOVE	LNDG	LANDING
AC	ACOUSTICAL	LO	LINE OF
ACT	ACOVE FINISHED FLOOR		
AFF	ALUMINUM	MAX	MAXIMUM
AL	ARCHITCTURAL/ARCHITECT	MACH	MACHINE
ARCH	APPROXIMATE	MECH	MECHANICAL
APPROX		MEP	MECH, ELEC, PLUMBING
		MTL	METAL
BC	BACK OF CURB	MEZZ	MEZZANINE
BD	BOARD	MFG	MANUFACTURING
BLDG	BUILDING	MFR	MANUFACTURER
BM	BEAM	MIN	MINIMUM/ MINUTE
BOT	BOTTOM	MISC	MISCELLANEOUS
BTWN	BETWEEN	MO	MASONRY OPENING
CL	CENTERLINE	NA	NOT APPLICABLE
CLG	CEILING	NIC	NOT IN CONTRACT
CLOS	CLOSET	NTS	NUMBER
CLR	CLEAR		NOT TO SCALE
CMU	CONCRETE MASONRY UNIT		
CO	CLEAR OPENING	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OFCl	OWNER FURNISHED -
CORR	CORRIDOR		CONTRACTOR INSTALLED
CPT	CARPET	OFD	OVERFLOW DRAIN
CT	CERAMIC TILE	OFF	OFFICE
		OPNG	OPENING
		OPP	OPPOSITE
DET	DETAIL		
DF	DRINKING FOUNTAIN		
DIA	DIAMETER	PR	PAIR
DIM	DIMENSION	PL	STEEL PLATE
DN	DOWN	PT/PTD	PAINT/PAINTED
DR	DOOR		
DWG	DRAWING	R	RADIUS
		REQ	REQUIRED
EA	EACH	REV	REVISION
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RO	ROUGH OPENING
ELEC	ELECTRICAL		
EP	ELECTRICAL PANEL	SC	SEALED CONCRETE
EOS	EDGE OF SLAB	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SPEC	SPECIFICATIONS
EXIST	EXISTING	SQ	SQUARE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
		STD	STANDARD
FD	FLOOR DRAIN		
FDN	FOUNDATION	T	TREADS
FE	FIRE EXTINGUISHER	TEL	TELEPHONE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE	TOS	TOP OF SLAB
FIN	FINISH	TOW	TOP OF WALL
FO	FACE OF	TS	TOP OF STEEL
FS	FINISHED SURFACE	TYP	TYPICAL
FT	FEET/FOOT		
GL	GLAZING	UNO	UNLESS NOTED OTHERWISE
GWB	GYP SUM WALL BOARD	VCT	VINYL COMPOSITION TILE
		VIF	VERIFY IN FIELD
HC	HANDICAPPED		
HR	HOUR	W/	WITH
HT	HEIGHT	WC	WATER CLOSET
		WD	WOOD
INFO	INFORMATION	WH	WATER HEATER
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR		
JT	JOINT		



COMMON PATH:
COMMON PATH WITHIN SPACE IS: 63' - 6"

1
Ti.1 EGRESS PLAN
1/16" = 1'-0"



EDWARD JONES
LEASE SPACE



2
Ti.1 LOCATION MAP
N.T.S.

Edward Jones
BRANCH FACILITIES

RCRBD
RECORD SET



BRANCH OFFICE: 99881

PROJECT DIRECTORY:

A & E SERVICES:	ADDRESS:	MANAGING ARCHITECT:
	10845 OLIVE BLVD., SUITE 260, SAINT LOUIS, MO 63141	STEVE LEE VETTER (314) 997-6111 s.vetter@trileaf.com



LEASING SERVICES:	ADDRESS:	PM & DESIGNER:
	1245 J.J.KELLY MEMORIAL DRIVE, 2ND FLOOR, ST. LOUIS, MO 63131	DOROTHY HUSSEY 314.515.5360 LEXI BEUSSINK 314.515.3912

LANDLORD:		

PROPERTY MANAGER:	JIM COOK	314.515.5360
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CONTRACTORS:		

GENERAL:	TBD	
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FLOORING:	NATIONAL RETAIL FLOORING SERVICES, INC.	(866) 440-6737 edwardjones@nrfsinc.com
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TELCOM:	INTEGRATED NETORK CABLES (INC.)	INSTALL TEAM (888) 519-9525
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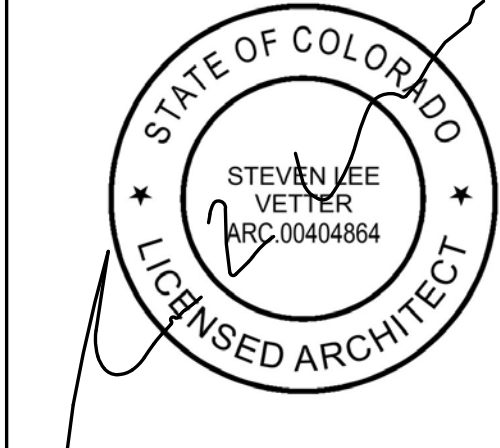
SIGN:	METAL LOGOS	DEB GORAT (402) 339-3264
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SHEET INDEX:

- Ti.1 COVER SHEET
- Ti.2 ARCHITECTURAL PLANS, NOTES, & SCHEDULES
- Ti.3 FURNITURE PLAN, NOTES, & SCHEDULES
- Ti.4 MECHANICAL PLANS, NOTES, & SCHEDULES
- Ti.5 ELECTRICAL PLANS, NOTES, & SCHEDULES
- Ti.6 PLUMBING PLANS, NOTES, & SCHEDULES

DRAWING LEGEND:

1 A101 View Name 1/8" = 1'-0"	DRAWING TITLE
1 A101	SECTION TARGET
1 A101	CALLOUT TARGET
1 A101	INTERIOR ELEVATION
Name 101A	ROOM TAG
101A	DOOR TAG
	REVISION



ADDRESS
255 ANGLERS DR.
STEAMBOAT
SPRINGS, CO
80487

EDJ BRANCH NUMBER
99881

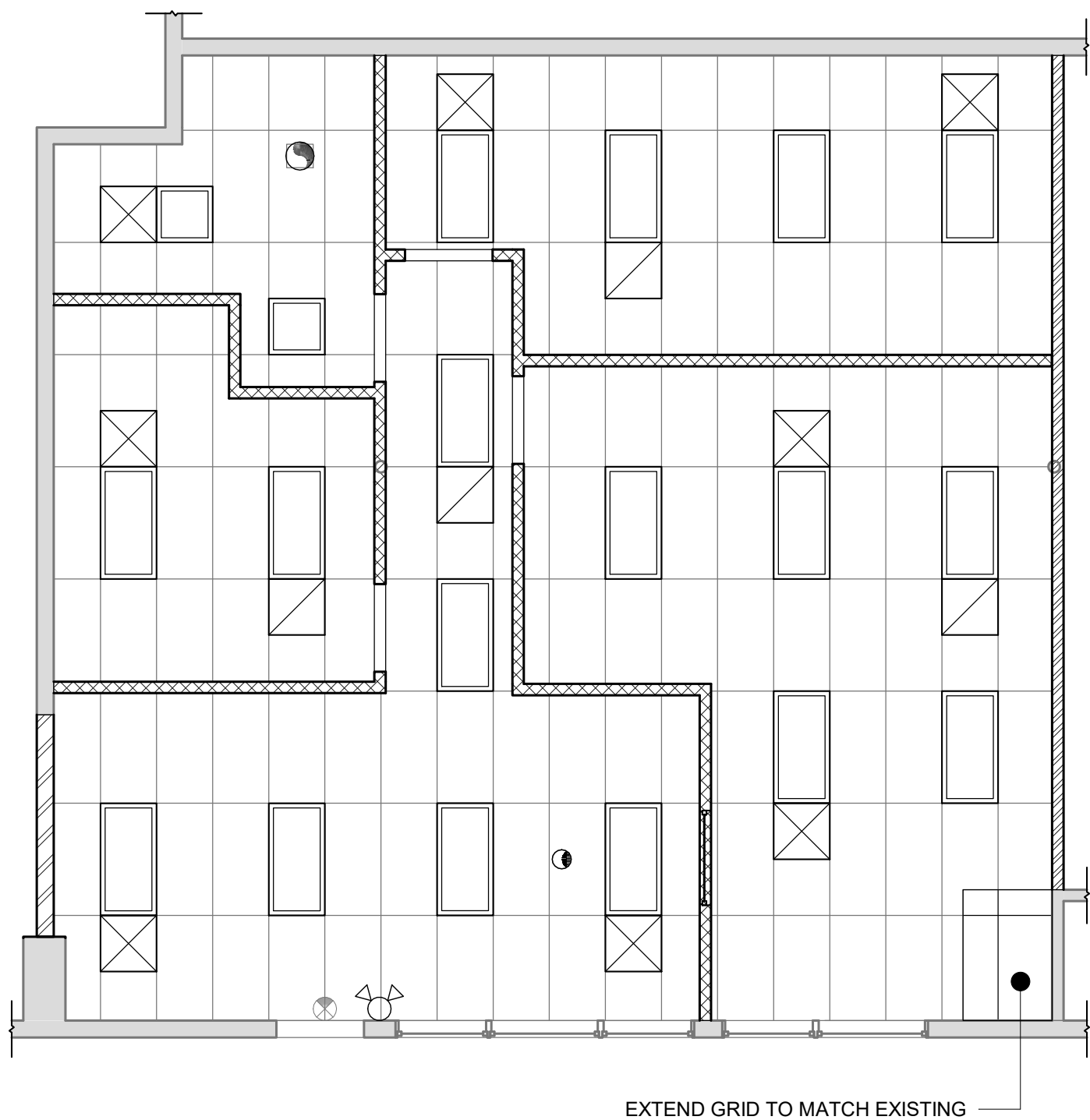
SITE STATUS
GOODKNIGHT-UNWIND

CHECKED BY :	DRAFT PM	BPD SLV
	APP	SLV

ISSUES/REVISION		
NO.	DATE	DESCRIPTION

SHEET TITLE
COVER SHEET

SHEET NUMBER
Ti.1
DO NOT SCALE
DRAWINGS



6 PROPOSED REFLECTED CEILING PLAN
Ti.2 3/16" = 1'-0"

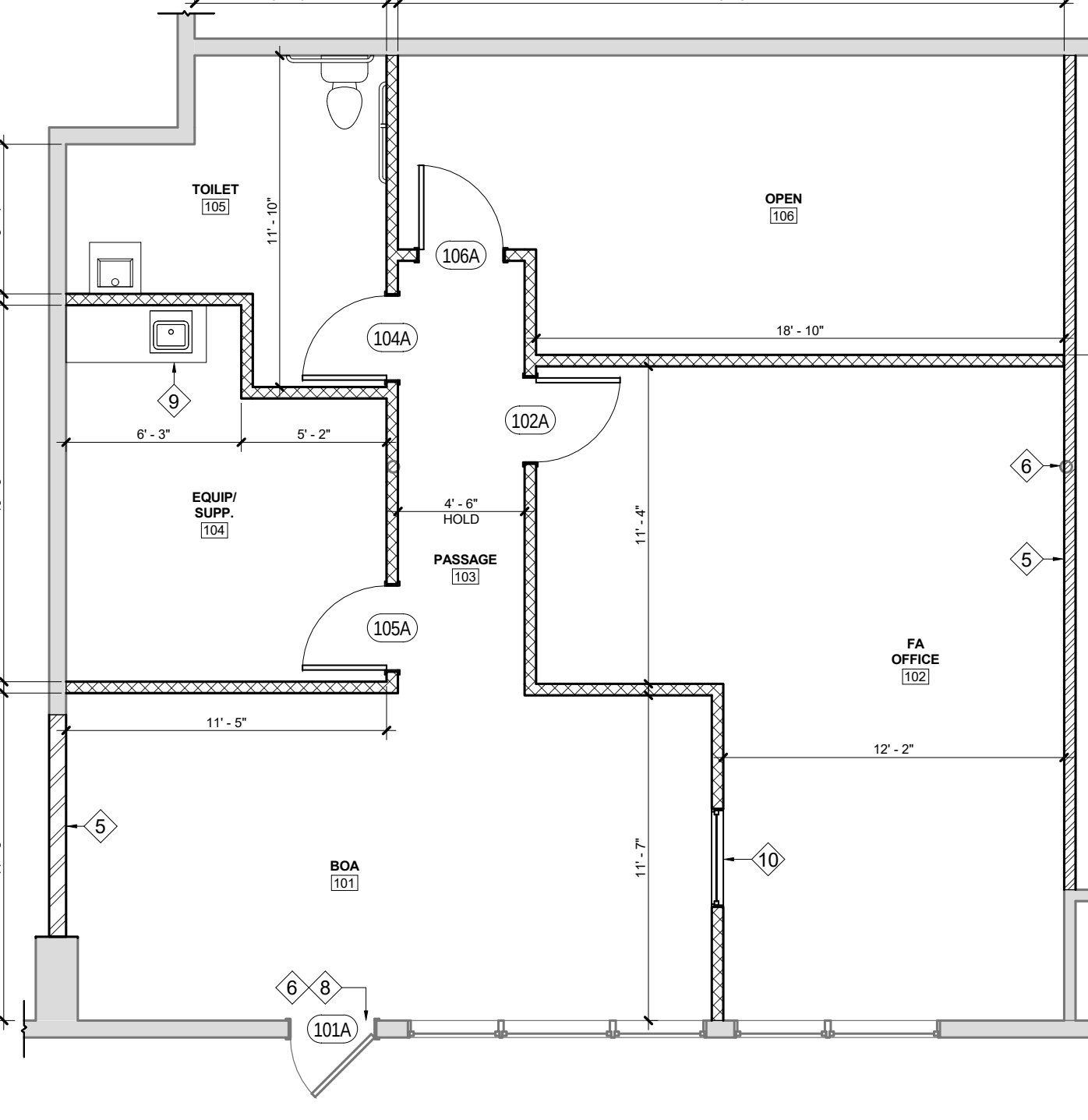


DEMOLITION GENERAL NOTES:

- DEMOLISH AND REMOVE FROM THE SITE ALL DEBRIS FROM THE AREAS AS SHOWN. LEAVE SPACE FREE OF ALL CONSTRUCTION DEBRIS.
- REMOVE EXISTING FINISHES ONLY IN AREAS THAT ARE TO RECEIVE NEW FINISHES PER THE FINISH SCHEDULE. ROOMS LISTED "NIC" SHALL REMAIN AS-IS UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- LEAVE AND/OR PREPARE FLOOR TO ACCEPT NEW GLUE DOWN FLOORING PER FINISH SCHEDULE. SURFACES THAT ARE TO ACCEPT NEW FLOORING ARE TO BE FREE OF ALL DEBRIS AND/OR RESINOUS DEPOSITS. FILL ALL FLOOR CUTS REMAINING FROM ANY PLUMBING OR OTHER TERMINATION WITH CONCRETE. DEMO ALL FLOOR OUTLETS AND PATCH AS REQUIRED. IF FLOOR HVAC VENTS ARE PRESENT IN A WALKWAY, PLEASE CONTACT DESIGNER FOR RELOCATION INSTRUCTIONS.
- PATCH, REPAIR, & PREP EXISTING PARTITIONS AS REQUIRED FOR NEW FINISHES; REMOVE EXISTING WALL COVERING AS REQUIRED.
- REMOVE EXISTING BASE THROUGHOUT. ENSURE ALL FLOORING SURFACES ARE CLEAN, DRY, SMOOTH, & LEVEL WITHIN 3/16" PER EVERY 10 FEET; READY TO ACCEPT NEW FINISHES PER FINISH SCHEDULE. RESILIENT FLOORING IN 101/103/105 TO BE INSTALLED PARALLEL TO FRONT DOOR.

PARTITION GENERAL NOTES:

- ALL NEW WALLS WILL BE CONSTRUCTED OF 3 5/8" METAL STUDS AND 5/8" DRYWALL MINIMUM, OR MATCH EXISTING TO REMAIN. STUD SPACING AND CONNECTION DETAILS TO COMPLY WITH MANUFACTURER'S DETAILS AND WARRANTY GUIDE. STUDS AT 16" O.C. PREFERRED (WOOD STUDS ACCEPTABLE IF APPROVED BY CODE).
- ALL NEW AND EXISTING WALLS SHALL BE TAPED AND SMOOTH, READY FOR PAINT.
- ALL DEMISING WALLS TO BE BUILT TO DECK STRUCTURE ABOVE, SEALING ALL PENETRATIONS AS REQUIRED. IF PROPERTY UTILIZES A PLENUM RETURN FOR ENTIRE BUILDING, IT IS REQUIRED TO TAKE DEMISING WALLS TO HEIGHT OF ADJACENT TENANT'S WALLS AND INSTALL SECURITY FENCING FROM TOP OF WALL TO DECK TO PROVIDE A SECURE DEMISING WALL.
- VERIFY DEMISING WALLS ARE INSULATED AND EXTEND TO DECK; EXTEND AND PROVIDE INSULATION AS REQUIRED
- PROVIDE AND INSTALL SOUND BATT INSULATION ABOVE CEILING ALONG NEW DEMISING PARTITION. IF ADJACENT TENANT IS A RESTAURANT OR NAIL SALON, CAULK ALL OUTLETS AND PENETRATIONS AS WELL AS FLOOR LINE AND CONNECTION AT DECK TO AVOID SMELL TRANSFERENCE.
- FINISH DEMISING WALL ON BOTH SIDES ONLY IF REQUIRED BY CODE, OR IF NOTED OTHERWISE ON PLANS. IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF THIS IS REQUIRED DURING THE BIDDING PROCESS.
- A MINIMUM OF 3" SOUND BATT INSULATION SHALL BE INSTALLED IN PARTITIONS AS INDICATED ON PLANS BETWEEN STUDS AND ABOVE CEILING WHERE THE WALL AND CEILING MEET. IF WALLS ARE EXISTING, USE BLOW-IN INSULATION. FA OFFICE AND WASHROOM WALLS ARE TO BE FITTED WITH A MINIMUM OF 3" SOUND INSULATION BATTS BETWEEN STUDS.
- PROVIDE RUBBER MOLD/BREAK METAL AT WINDOW MULLION, CAULK ALL SEAMS. ALL WALLS THAT END AT EXTERIOR WALLS OR MULLIONS TO INCLUDE SOUND CAULK AND RUBBER GASKET AT POINT OF CONNECTION.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30' - 0" O.C. WHERE NO OTHER OPENINGS OCCUR WITHIN THAT LENGTH. CONTROL JOINT LOCATIONS SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- USE CASING BEAD WHERE DRYWALL ABUTS DISSIMILAR CONSTRUCTION SUCH AS WINDOW FRAMES, EXISTING DOOR FRAMES AND CEILING TRACK.
- WHERE GYPSUM BOARD AND METAL STUD PARTITIONS MEET STRUCTURAL DECK CONSTRUCTION OR VERTICAL STRUCTURAL ELEMENTS, PROVIDE SLIP OR CUSHION TYPE JOINTS BETWEEN METAL FRAMING AND STRUCTURE AS RECOMMENDED BY MANUFACTURER TO PREVENT TRANSFER OF STRUCTURAL LOADS OR MOVEMENTS TO PARTITION.



4 PROPOSED FLOOR PLAN
Ti.2 3/16" = 1'-0"

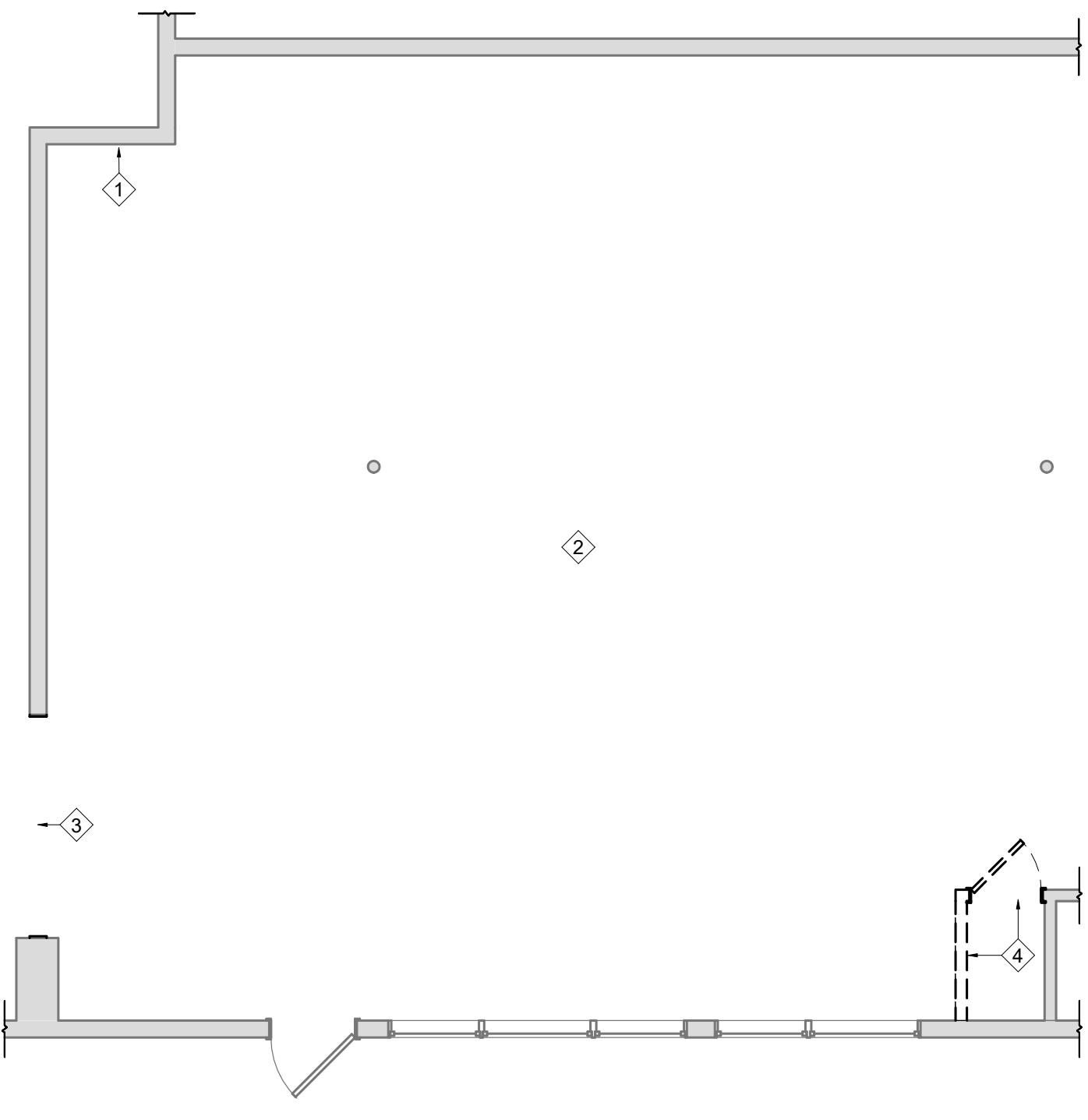


CEILING GENERAL NOTES:

- CEILINGS TO BE FREE FROM STAINS AND DIRT. IF INSTALLING NEW, PROVIDE AND INSTALL 2 X 4" COMMERCIAL GRADE GRID AND ACOUSTICAL CEILING TILES. MATCH BUILDING STANDARD WHERE APPLICABLE. STANDARD HEIGHT FOR NEW CEILING TO BE 9'-0", UNLESS NOTED ON PLANS.
- NEW CEILING TO MATCH EXISTING TO REMAIN UNLESS NOTED OTHERWISE ON THE PLANS.
- ACOUSTICAL CEILINGS: TILES TO BE FREE FROM CHIPS AND BREAKS; ALL TILES TO BE SAME COLOR AND STYLE; GRID TO BE WHITE AND EVEN, FREE FROM HOLES (OR FILLED), AND SHOULD BE CLEAN, PAINT WHITE IF EXISTING IS IN POOR CONDITION OR A COLOR OTHER THAN WHITE. REPLACE AS REQUIRED. TILES SHOULD BE A STANDARD COMMERCIAL GRADE ACOUSTICAL TILE. CONTIGUOUS AREAS MUST HAVE MATCHING TILE.
- INSTALLATION OF CEILING GRID AND COMPONENT TO COMPLY WITH ALL CODES AS REQUIRED.
- PROVIDE AND INSTALL 3" SOUND BATT INSULATION ABOVE CEILING IN ROOM 102.

RESTROOM GENERAL NOTES:

- PROVIDE AND INSTALL RESTROOM LAYOUT AND FIXTURES AS SHOWN. WASHROOM TO BE BARRIER FREE/HANDICAP ACCESSIBLE AS REQUIRED BY CODE OR AS SHOWN ON PLANS. G.C. TO ADHERE TO ANY CODES, WHICH MIGHT REQUIRE MODIFICATION OF EXISTING RESTROOM NOT SHOWN ON PLANS.
- RESTROOM TO HAVE (1), EXISTING OR NEW, OF EACH OF THE FOLLOWING: TOILET, LAVATORY, WATER HEATER (DEDICATED TO EDJ SPACE), GRAB BARS, TOILET PAPER HOLDER, PAPER TOWEL DISPENSER, SOAP DISPENSER AND MIRROR. PROVIDE AND INSTALL ANY OTHER ACCESSORY AS NOTED ON PLANS OR REQUIRED BY CODE.
- EXISTING RESTROOM/WASHROOM FIXTURES TO REMAIN TO BE IN GOOD CONDITION (I.E. IN GOOD OPERATION AND FREE OF STAINS OR CRACKS). CLEAN AND RESET FIXTURES AS REQUIRED.
- LAVATORY SINK(S) TO HAVE HOT AND COLD-WATER SERVICE. IF UNABLE TO INSTALL WATER HEATER ABOVE CEILING, INSTALL INSTA-HOT UNDER SINK.
- PROVIDE AND INSTALL EXHAUST FAN WITH ADEQUATE DUCTING AND SWITCHING AS REQUIRED.
- PROVIDE AND INSTALL BARRIER-FREE UNDER-SINK PIPE PROTECTIVE COVER UNDER SINK IN 105 AS REQUIRED BY LOCAL CODE.
- ANY TRENCH OR GRAVEL AREAS TO BE POURED IN PLACE AFTER LOCATION OF RESTROOM.



2 DEMOLITION PLAN
Ti.2 3/16" = 1'-0"

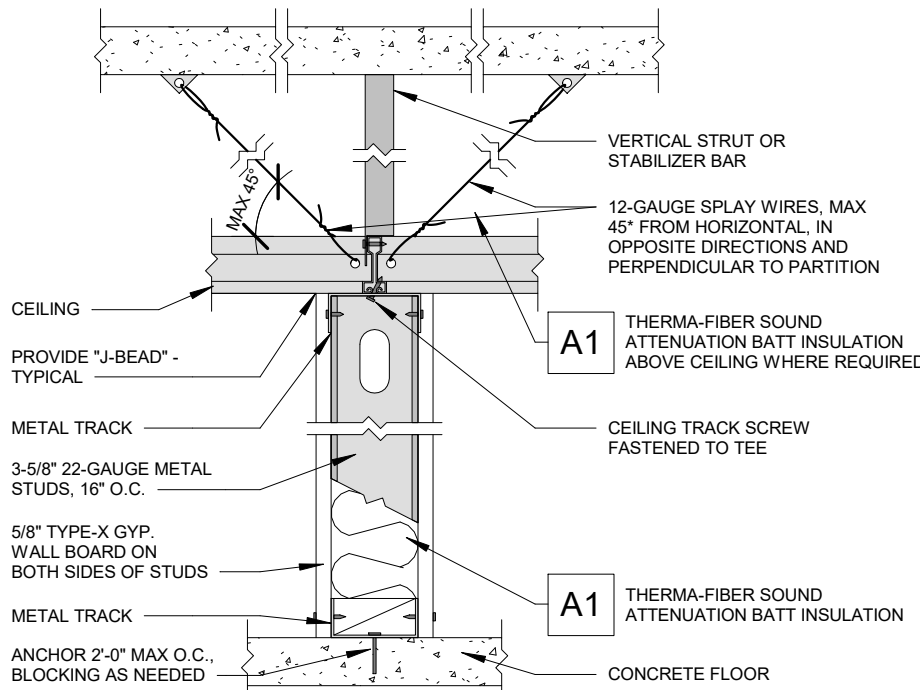


DOOR SCHEDULE:

DOOR NUMBER	SIZE	DOOR		FRAME				REMARKS
		MATERIAL	TYPE	MATERIAL	TYPE	DETAIL JAMBS	HEAD	
101A	3'-0" x 7'-0"	EXIST	EXIST	EXIST	EXIST			1,7,8
102A	3'-0" x 7'-0"	SC WD	6 PANEL	WD				
104A	3'-0" x 7'-0"	SC WD	6 PANEL	WD				1,5
105A	3'-0" x 7'-0"	SC WD	6 PANEL	WD				1,4
106A	3'-0" x 7'-0"	SC WD	6 PANEL	WD				

- 1 - CLOSER
2 - PANIC DEVICE
3 - PUSH PLATE, PULL HANDLE
4 - PRIVACY LOCKSET
5 - STORE ROOM LOCKSET
6 - SIDELIGHT
7 - PRYPLATE
8 - DEADBOLT

SC - SOLIDCORE
WD - WOOD
HC - HOLLOW CORE
M - METAL
AL - ALUMINUM
EXIST - EXISTING TO REMAIN
MATCH - MATCH EXISTING



8 WALL PARTITION DETAIL
Ti.2 1 1/2" = 1'-0"

ARCHITECTURAL LEGEND:

R C R B D

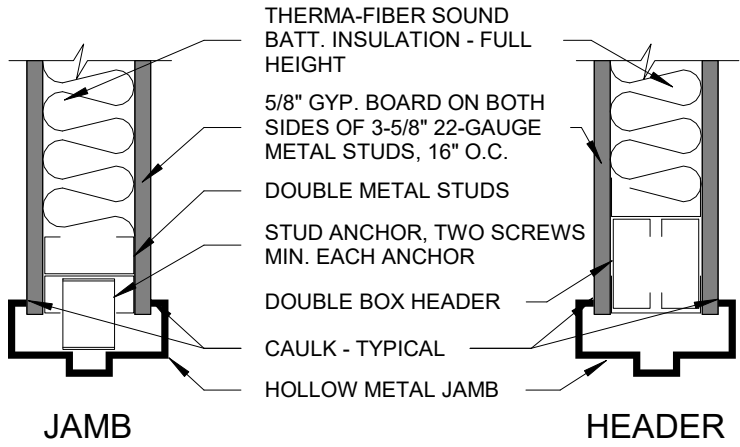
RECORD SET

-
- EXISTING WALL

DEMOLISHEDNEW DEMISING WALLNEW PARTION WALLEXISTING DOORNEW DOORSUPPLY DIFFUSERRETURN DIFFUSER2' x 4' RECESSED LIGHT2' x 2' RECESSED LIGHTEXHAUST FANEXISTING EXIT SIGNNEW EMERGENCY LIGHTS

SHEET KEYED NOTES:

- 1 DEMO AND CAP EXPOSED PLUMBING. REMOVE FLOOR DRAIN AND ENSURE FLOOR IS LEVEL AND SMOOTH.
- 2 REMOVE/RELOCATE EXISTING SUPPLY AND GRILLES INCLUDING DUCTWORK (SEE T1.4 FOR EXACT LOCATION). DEMO EXISTING TRACK LIGHTING AND REMOVE CAN LIGHTS THROUGHOUT.
- 3 REMOVE EXISTING POCKETED DOOR AND PATCH, REPAIR, AND PREP FOR INFILL OF WALL.
- 4 DEMO EXISTING PARTITION/DOOR AS INDICATED ON PLAN; PATCH & REPAIR ADJACENT SURFACES FOR NEW FINISHES.
- 5 CONSTRUCT NEW INSULATED DEMISING PARTITION TO DECK & PREP FOR NEW FINISHES.
- 6 ENSURE COLUMN IS FULLY EMBEDDED IN DEMISING PARTITION.
- 7 INSTALL DOOR CHIME AT ENTRY DOOR. CHIME TO BE LOCATED IN 101. HEATH ZENITH WIRELESS PLUG-IN DOOR CHIME WITH WHITE COVER & HORIZONTAL LINES - HOME DEPOT MODEL #DL-6168 OR COMPARABLE ALTERNATIVE.
- 8 IF LOCAL CODE WILL NOT ALLOW FOR THUMB-TURN LOCKSET AT ENTRY DOOR, NOTIFY DESIGNER IMMEDIATELY WITH ALTERNATIVE OPTIONS FOR LOCKSETS WITH INTERIOR LOCKING MECHANISMS.
- 9 ALTERNATE #1: INSTALL 50" LF OF BASE & UPPER CABINETS & PLASTIC LAMINATE COUNTERTOP WITH A SINGLE BOWL STAINLESS STEEL SINK; INSTALL GOOSENECK FAUCET & WRIST BLADE HANDLES. LOWER CABINET TO HAVE LEAVE-OUT FOR MINI FRIDGE & DUPLEX OUTLET AT 18" AFF.
- 10 INSTALL FIXED GLASS WINDOW: 42"W X 30"H; WOOD FRAMING, SILL @42" AFF. WINDOW TO BE CENTERED ON PARTITION.

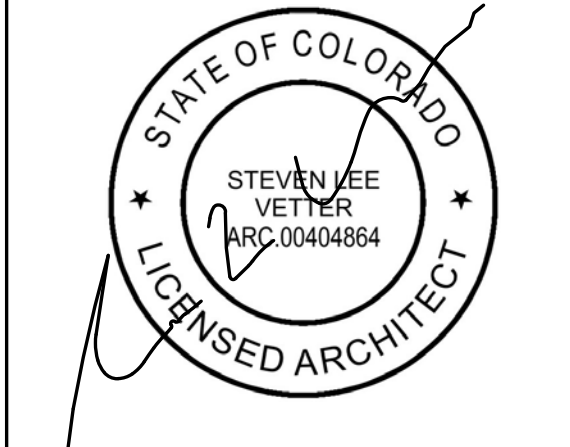


7 DOOR FRAME DETAIL
Ti.2 N.T.S.

TRILEAF
ARCHITECTURE
& ENGINEERING

10845 OLIVE BOULEVARD, SUITE 260
SAINT LOUIS, MISSOURI 63141
PHONE | 314-997-6111 FAX | 314-997-8066

PROJECT NUMBER
632402



ADDRESS
255 ANGLERS DR.
STEAMBOAT
SPRINGS, CO
80487

EDJ BRANCH NUMBER
99881

SITE STATUS
GOODKNIGHT-UNWIND

CHECKED BY :	DRAFT	BPD
	PM	SLV
	APP	SLV

ISSUES/REVISION		
NO.	DATE	DESCRIPTION

SHEET TITLE
ARCHITECTURAL
PLANS, NOTES, &
SCHEDULES

SHEET NUMBER
Ti.2
DO NOT SCALE
DRAWINGS

FINISH SPECIFICATION NOTES:

FLOORING (UNLESS BUILDING STANDARD APPLIES)

1. IF NEW CONSTRUCTICION, GC REQUIRED TO COMPLETE MOISTURE TEST. IF MOISTURE READING IS ABOVE 95, UTILIZE HIGH MOISTURE ADHESIVE- PATCRAFT LooDots, 8 ROLL SLEEVE. ANY CONTROL JOINTS OR SEAMS TO BE A MINIMUM TO AVOID EXCESSIVE FLOOR PREPARATION.
2. THE EDWARD JONES STANDARD CARPET, VINYL, BASEBOARD, AND LUXURY VINYL PLANK SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALLATION METHOD FOR CARPET IS DIRECT GLUE. SEE MANUFACTURER'S INSTRUCTIONS FOR POST-INSTALLATION/CLEANING INSTRUCTIONS. LUXURY VINYL PLANK JOINTS TO BE STAGGERED 6"+ IN RANDOM PATTERN.
3. PROVIDE A SMOOTH SURFACE FOR FLOORING INSTALLATION. IF FLOOR IS NOT LEVEL CONTACT DESIGNER IMMEDIATELY. IN CASES OF SEVERE FLOOR PREP, PROVIDE COST FOR PAD, IF SUFFICIENT FOR MAKING FLOOR LEVEL.
4. PLEASE CONTACT NATIONAL RETAIL FLOORING SERVICES, INC. IMMEDIATELY AFTER AWARD OF CONTRACT TO COORDINATE CARPET INSTALLATION.
5. GC: IF AWARDED FLOORING PORTION OF THE WORK, CARPET MATERIAL MUST BE ORDERED FROM NATIONAL RETAIL FLOORING SERVICES, INC. EDWARD JONES HAS A NATIONAL CONTRACT WITH NATIONAL RETAIL FLOORING SERVICES, INC. COORDINATION AND PURCHASE, AND INSTALLATION OF ALL FLOORING AND FINISHES WILL BE THE FULL RESPONSIBILITY OF THE GC.
6. TURN-KEY BRANCHES: THE LANDLORD IS RESPONSIBLE FOR FLOORING INSTALLATION. CARPET MATERIAL ONLY TO BE ORDERED AND PURCHASED FROM NATIONAL RETAIL FLOORING SERVICES, INC. SEE TI.1 FOR CONTACT INFO.
7. ALL CARPET TO BE INSTALLED PER CRI STANDARDS (CARPET & RUG INSTITUTE).
8. CARPET TO BE VACUUMED WITH NO PROTRUDING YARN AT SEAMS. IF CARPET IS EXISTING TO REMAIN IN SPACE, GC TO HAVE CARPET PROFESSIONALLY CLEANED.
9. A FULL BOX OF CARPET TILE SHALL BE LEFT IN STORAGE AREA OF EDWARD JONES SPACE. ALL REMAINING LUXURY VINYL PLANK SHOULD BE LEFT IN EDWARD JONES' STORAGE AREA.

PAINT

10. ALL EXPOSED SURFACES IN AREAS INDICATED ON FINISH SCHEDULE, SHALL BE PRIMED AND PAINTED WITH SHERWIN WILLIAMS PAINT. IF UNABLE TO USE SHERWIN WILLIAMS, SEE BENJAMIN MOORE'S ALTERNATATES LISTED BELOW. PLEASE SEE FINISH SCHEDULE FOR EXACT LOCATIONS.
11. FOR ALL REPAINT AND REMODEL, THE PRIME COATS NOTED BELOW MAY BE EXCLUDED UNLESS COATING A BARE SURFACE. FOLLOW ALL MANUFACTURERS' RECOMMENDED SURFACE PREPARATION.
12. ASSUME ONE TRIP FOR TOUCH UP PAINT AFTER FLOORING INSTALLATION AND FURNITURE DELIVERY. REMAINING TOUCH UP PAINT TO BE LEFT IN THE TENANT'S STORAGE AREA, CLEARLY LABELED.
13. IF THERE ARE ANY QUESTIONS REGARDING PAINT COLORS, PLEASE CONTACT EDWARD JONES BRANCH DESIGN-DESIGNER NAME AND PHONE NUMBER LISTED ON SHEET TI.1.
14. EXACT SPECIFICATIONS MAY BE OBTAINED FROM SHERWIN WILLIAMS: 1-800-474-3794. IF USING BENJAMIN MOORE, THE DIRECT ORDER LINE IS 1-855-724-6802.
15. COLORS MAY INCLUDE SEVERAL, BUT NOT ALL, OF THE FOLLOWING:

GYPSTUM PARTITIONS (EXCEPT ACCENT WALLS & CEILINGS): TWO FINISH COATS OVER AN EXISTING FINISH OR PRIMER.

- SHERWIN WILLIAMS:
- PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, BS28W02600.
- 1ST & 2ND COATS: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC EGGSHELL, A97-100 SERIES (IN ROLLER APPLICATIONS, USE ONLY A ½" NAP SYNTHETIC COVER).
- COLOR: SW7723- COLONY BUFF

OR

- BENJAMIN MOORE:
- PRIMER:A: REGAL FIRST COAT LATEX-BASED, INTERIOR PRIMER APPLIED AT SPREADING RATE RECOMMENDED BY THE MANUFACTURER TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS (0.031MM).
- BENJAMIN MOORE REGAL FIRST COAT, 216
- 1ST & 2ND COATS: REGAL AQUA PEARL WASHABLE PEARL FINISH, ACRYLIC-LATEX, INTERIOR ENAMEL APPLIED TO SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.8 MILS PER COAT (0.071 MM).
- BENJAMIN MOORE REGAL AQUA PEARL FINISH 310
- COLOR: HC-39 PUTNAM IVORY

GYPSTUM PARTITIONS (ACCENT WALLS): TWO FINISH COATS OVER AN EXISTING FINISH OR A PRIMER.

- SHERWIN WILLIAMS:
- PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, BS28W02600.
- 1ST & 2ND COATS: SHERWIN-WILLIAMS COLOR ACCENTS INTERIOR PROMAR 200 ZERO VOC EGGSHELL WALL FINISH, Y38 SERIES.
- COLOR: SW6195 ROCK GARDEN

OR

- BENJAMIN MOORE:
- REGAL FIRST COAT LATEX-BASED, INTERIOR PRIMER APPLIED AT SPREADING RATE RECOMMENDED BY THE MANUFACTURER TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS (0.031MM).
- BENJAMIN MOORE REGAL FIRST COAT, 216
- 1ST & 2ND COATS: REGAL AQUA PEARL WASHABLE PEARL FINISH, ACRYLIC-LATEX, INTERIOR ENAMEL APPLIED AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.8 MILS PER COAT (0.071 MM).
- BENJAMIN MOORE REGAL AQUA PEARL FINISH, 310
- COLOR: CUSTOM FORMULA EDWARD JONES GREEN

EDWARD JONES GREEN N310 4B BASE QUART FORMULA	EDWARD JONES GREEN N310 4B BASE QUART FORMULA
OY 16 BK 1X2.75 TG 19.50 GY 2 WH 25.5	OY 2X BK 4X11 TG 2X14 GY 8 WH 3X6

GYPSTUM CEILINGS: ONE FINISH COAT OVER AN EXISTING FINISH OR PRIMER.

- SHERWIN WILLIAMS:
- PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, BS28W02600.
- FINISH COAT: SHERWIN-WILLIAMS PROMAR 400 INTERIOR LATEX FLAT, B30W451.
- COLOR: SW7005 PURE WHITE

OR

- BENJAMIN MOORE:
- PRIMER: SUPER SPEC LATEX ENAMEL UNDERCOAT, APPLIED AT SPREADING RATE RECOMMENDED TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS (0.031MM). BENJAMIN MOORE SUPER SPEC LATEX EN. UNDERCOATER & PRIMER SEALER, 253
- FINISH COAT: MURESCO CEILING WHITE VINYL ACRYLIC-LATEX APPLIED AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.8 MILS (0.071MM).
- COLOR: MURESCO CEILING WHITE 258-01

INTERIOR WOOD DOORS, JAMBS & FRAMES (METAL OR WOOD) TWO FINISH COATS OVER A PRIMER.

- SHERWIN WILLIAMS:
- PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, BS28W02600.
- 1ST & 2ND COATS: SHERWIN-WILLIAMS PROCLASSIC WATERBORNE INTERIOR ACRYLIC SEMI-GLOSS ENAMEL, B31W51 SERIES
- COLOR:SW7005-PURE WHITE

- SHERWIN WILLIAMS (BROWN PAINT OPTION):
- PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, BS28W02600.
- 1ST & 2ND COATS: SHERWIN-WILLIAMS PROCLASSIC WATERBORNE INTERIOR ACRYLIC SEMI-GLOSS ENAMEL, B31W51 SERIES
- COLOR:SW7510-CHATEAU BROWN

OR

- BENJAMIN MOORE:
- PRIMER:A: REGAL FIRST COAT LATEX-BASED, INTERIOR PRIMER APPLIED AT SPREADING RATE RECOMMENDED BY THE MANUFACTURER TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS (0.031MM). BENJAMIN MOORE REGAL FIRST COAT, 216
- 1ST & 2ND COATS: WATERBORNE SEMI-GLOSS IMPERVO WHITE 314-01 ACRYLIC-LATEX ENAMEL APPLIED AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.6 MILS (0.066MM).
- COLOR: WATERBORNE SATIN IMPERVO, 314-01 READY MIXED WHITE

EXTERIOR ONLY-METAL DOORS, JAMBS & FRAMES TWO FINISH COATS OVER A PRIMER.

- SHERWIN WILLIAMS:
- PRIMER:SHERWIN-WILLIAMS DTM ACRYLIC PRIMER/FINISH, B66W1
- 1ST & 2ND COATS: SHERWIN-WILLIAMS PROCLASSIC WATERBORNE INTERIOR ACRYLIC SEMI-GLOSS ENAMEL, B31W51 SERIES
- COLOR: SW7723- COLONY BUFF

OR

- BENJAMIN MOORE:
- PRIMER:A: M04 METAL PRIMER USED FOR BARE METAL AND SPOT PRIMING. APPLY AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS (0.031MM). BENJAMIN MOORE ACRYLIC METAL PRIMER, M04
- 1ST & 2ND COATS: M29 DTM SEMI GLOSS ACRYLIC-LATEX ENAMEL APPLIED AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.6 MILS (0.066MM). BENJAMIN MOORE DTM ACRYLIC SEMI-GLOSS ENAMEL, M29
- COLOR: HC-39 PUTNAM IVORY

DOORS

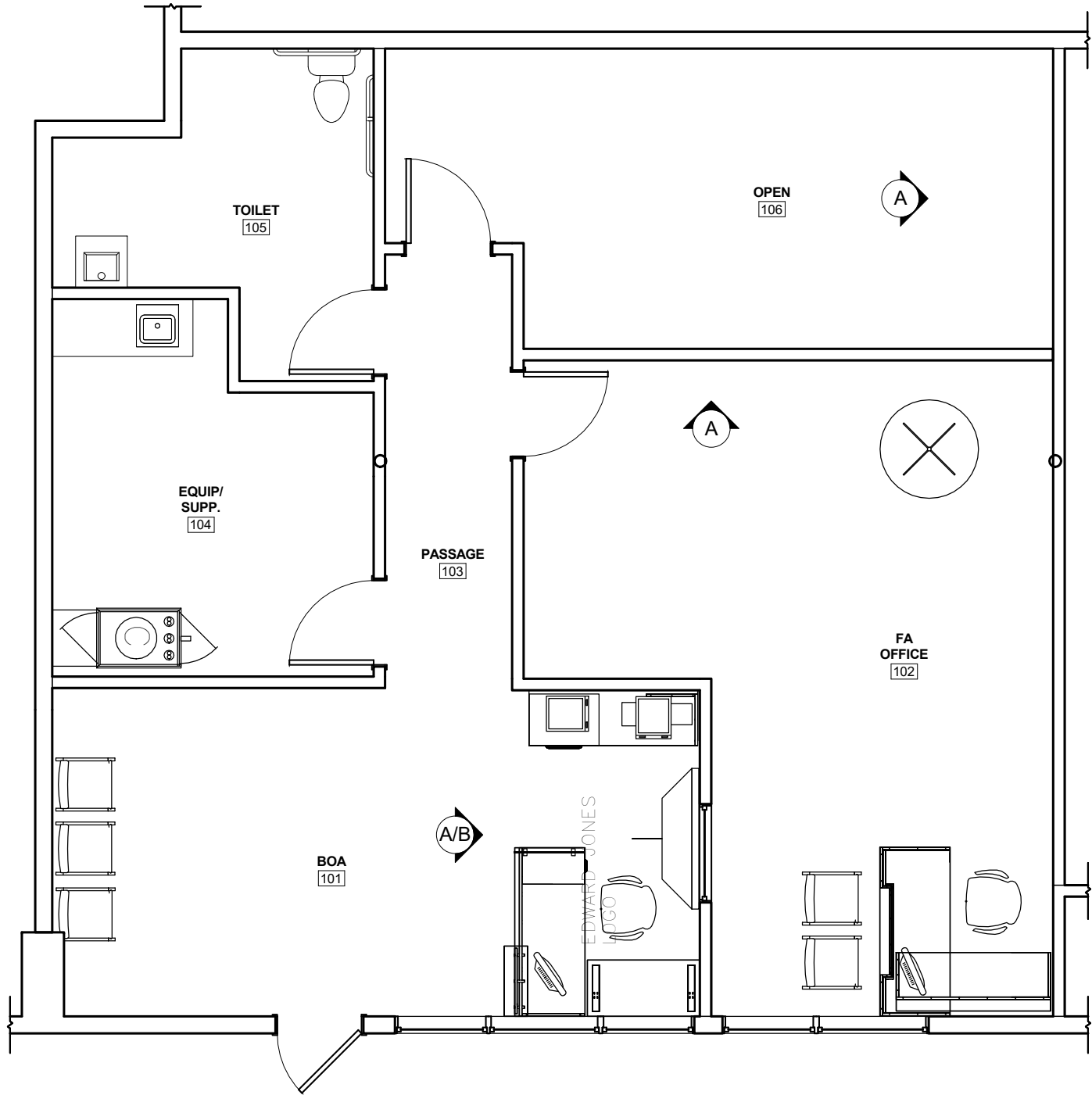
16. DOORS (BOTH INTERIOR AND EXTERIOR) AND OTHER WOODWORK SHOULD BE STAINED OR PAINTED TO MATCH EXISTING BUILDING STANDARD. IF NO STANDARD IS ESTABLISHED, USE SHERWIN WILLIAMS PAINT AS LISTED IN THIS DOCUMENT. FINISHED DOOR WILL BE FREE FROM UNEVEN COLOR, DRIPS OR RUNS. ALL DOOR EDGES, INCLUDING TOP AND BOTTOM, TO BE FINISHED.
17. ALL DOORS TO BE INSTALLED CLEAR OF ANY OBSTRUCTIONS.
18. REUSE/RELOCATE EXISTING DOORS AS NOTED ON PLANS. ANY EXISTING DOORS BEING REUSED SHALL BE TOUCHED UP AND REVARNISHED OR REPAINTED AS APPROPRIATE AND APPROVED FOR REUSE BY EDWARD JONES' DESIGNER. ANY NEW DOORS REQUIRED SHOULD MATCH EXISTING HEIGHT AND STYLE OF REUSED DOORS. DOORS CAN NOT BE UNDERCUT FOR ANY REASON. THE MAXIMUM GAP ALLOWED IS ¼".
19. ALL DOOR(S) TO HAVE WALL OR FLOOR MOUNTED STOPS, CONSISTENT WITH THE REST OF THE SPACE.

EXTERIOR DOORS:

20. ALL DOOR(S) TO THE EXTERIOR AND BUILDING COMMON SPACES MUST HAVE CLOSERS AND DEADBOLTS WITH THUMB-TURN ON OCCUPIED SIDE UNLESS CODE WILL NOT ALLOW.
21. AT REAR DOORS LEADING TO THE EXTERIOR, PROVIDE AND INSTALL INSULATED METAL DOOR WITH METAL PRY PLATES, CYLINDER GUARD, AT LEAST ONE SECURITY HINGE WITH NON-REMOVABLE PIN (MCKINNEY TA2314 OR APPROVED EQUAL) AND PEEPHOLE INSTALLED AT 5'-0" A.F.F. WHERE DEADBOLTS ARE NOT ALLOWED BY CODE, INSTALL PHOENIX DOUBLE DEFENDER QUICK RELEASE DOOR SECURITY BAR, SERIES DD-QR (UL LISTED PANIC HARDWARE 2N43). CALL 913-723-3203 FOR LOCAL RETAILER.
22. SUITE ENTRY DOOR(S) SHALL HAVE EXISTING OPERABLE CLOSER(S) OR RECEIVE NEW CLOSER(S). INSTALL METAL PRY PLATES AT ALL TENANT ENTRY DOORS, COORDINATE WITH LLD PRIOR TO INSTALLATION.
23. WASHINGTON/OREGON: INSTALL EXTERIOR DOOR LATCH PADDLE.

INTERIOR DOORS:

24. NEW INTERIOR DOOR(S) TO BE NO LESS THAN 3'-0" FEET WIDE UNLESS NOTED OTHERWISE.
25. ALL NEW INTERIOR WOOD DOOR(S) SHOULD MATCH EXISTING WOOD DOOR HEIGHT AND STYLE, IF APPLICABLE.
26. PROVIDE AND INSTALL 6'-8" WOOD, SOLID CORE SIX (6) PANEL, PAINT-GRADE PRE-HUNG DOORS WITH WOOD FRAME AND TRIM ARE PREFERRED IN THE EVENT THERE IS NO EXISTING STANDARD TO MATCH. DOORS FOR ROOMS 102, 104, 105 AND 106 MUST BE SOLID CORE, REMAINING ROOMS TO BE HOLLOW CORE UNLESS NOTED OTHERWISE ON PLANS. REPLACE AS REQUIRED.
27. DOORS AND FRAMES TO BE PAINTED WHITE UNLESS NOTED OTHERWISE ON PLANS. SEE PAINT SPECIFICATIONS, THIS DOCUMENT.
28. ALL NEW HARDWARE TO BE A HANDICAP ACCESSIBLE LEVER STYLE. PROVIDE NEW PASSAGE HARDWARE FOR NEW DOOR(S) TO MATCH EXISTING. IN THE EVENT THAT THE OWNER HAS ESTABLISHED NO STANDARD FINISH, BRUSHED NICKEL IS PREFERRED.
29. IF RESTROOM/WASHROOM IS IN EDJ OCCUPIED SPACE, PROVIDE AND INSTALL PRIVACY LOCKSET AND CLOSER.
30. PROVIDE AND INSTALL STOREROOM LOCKSET AND CLOSER IN EQUIPMENT/SUPPLY 104.



2 PROPOSED FURNITURE PLAN
Ti.3 3/16" = 1'-0"



ROOM FINSH SCHEDULE:

ROOM NUMBER	ROOM NAME	FLOOR	BASE	CEILING MATERIAL	WALL	DOOR/TRIM	REMARKS
101	BOA	LVP1	B2	DROP	P3	EXIST/WHITE	SEE NOTE 'A'/B'
102	FA OFFICE	C10	WOOD	DROP	P3	WHITE/WHITE	SEE NOTE 'A'
103	PASSAGE	LVP1	WOOD	DROP	P3	WHITE/WHITE	
104	EQUIP/ SUPP.	C10	EXIST	DROP	P3	WHITE/WHITE	
105	TOILET	LVP1	B2	DROP	P3	WHITE/WHITE	
106	OPEN	C10	WOOD	DROP	P3	WHITE/WHITE	SEE NOTE 'A'

EXIST = EXISTING FINISH TO REMAIN
MATCH = NEW FINISHES TO MATCH EXISTING

N.I.C. = NOT IN CONTRACT FOR FINISHES
N/A = FINISH NOT APPLICABLE TO THIS ROOM

**CARPET TILE

PATCRAFT PRIVATE LABEL PRODUCT
C10 - CUSTOM TILE- V824G
CARPET TILE INSTALLATION: QUARTER-TURN
CARPET TILE ADHESIVE- PATCRAFT 5900 HIGH MOISTURE (100 YD SPREAD RATE)

**LUXURY VINYL PLANK

LVP1- PATCRAFT RESILIENT, 6"x48" PLANK- RESILIENT VINYL
STYLE: 1800V HIGHLAND FOREST
COLOR: 20220 LIGHT OAK
RESILIENT ADHESIVE PATCRAFT 4100 (100 YD SPREAD RATE)

**GC USE ONLY

LVP1- \$65.00 PER BOX (COST INCLUDES FREIGHT)
C10- \$15.38 PER SY (COST INCLUDES FREIGHT)
CARPET TILE ADHESIVE- \$73.99 (4 GALLON PAIL)
LVP ADHESIVE- \$119.00 (4 GALLON PAIL)
BROADLOOM ADHESIVE- \$32.99 (4 GALLON PAIL)

** IF QUOTED DIFFERENTLY, ABOVE, PLEASE CONTACT DESIGNER

** COST EXCLUDES ALASKA, HAWAII & CANADA

**PAINT

P3- SW7723 COLONY BUFF
(SHERWIN WILLIAMS) OR PUTNAM
IVORY HC39 (BENJAMIN MOORE)
ACCENT WALLS- SW6195 ROCK
GARDEN (SHERWIN WILLIAMS) OR
CUSTOM "EDJ GREEN" (BENJAMIN MOORE)
ALT. DOOR FRAME COLOR- SW7510
CHATEAU BROWN (SHERWIN WILLIAMS)
ALT. DOOR FRAME COLOR - SW7510 CHATEAU BROWN
(SHERWIN WILLIAMS)

**BASE

ROPPE
4" VINYL COVE BASE
B2-P147 LIGHT BROWN

**BROADLOOM

C11 - CUSTOM TILE MATCH
PATCRAFT EDJ CUSTOM W218Y1
ADHESIVE- PATCRAFT 1000
ADHESIVE SPREAD RATE: 32-36 YD

FINISH KEYED NOTES:



ACCENT TO BE PAINTED WITH CUSTOM "EDJ GREEN" SEE FINISH SPECIFICATIONS.



PREPAID FOR EDJ LOGO TO BE CENTERED ON PARTITION AS INDICATED ON PLAN. USE PROVIDED TEMPLATE FOR ACCURATE ALIGNMENT; SEE SIGNAGE ELEVATION TO THE RIGHT. PROVIDE & INSTALL COMMERCIAL 6" RECESSED SPOTLIGHT W/ WHITE ADJUSTABLE EYEBALL TRIM KIT UTILIZING AN ENERGY SAVING BULB; TO BE INSTALLED IN CEILING 5'-0" AWAY FROM WALL AND CENTERED ON PARTITION. FOR INSTALLATION INSTRUCTIONS, VISIT <http://www.metallogos.com/installation.aspx>. **FOR CANADA BRANCHES, PLEASE CALL SPECTRA SIGNS (SEE CONTACT INFO ON SHEET TI.1).*

a. SIGNAGE TO BE ORDERED BY CONTRACTOR AND WILL BE PAID FOR BY EDWARD JONES. ONLY THE INSTALLATION SHOULD BE INCLUDED IN SCOPE OF WORK. (LETTER KIT WITH PINS ON BACK; KIT COMES WITH TEMPLATE FOR EASY INSTALLATION).

b. EDWARD JONES LOGO TO BE CENTERED ON PARTITION AS INDICATED ON PLAN. USE PROVIDED TEMPLATE FOR ACCURATE ALIGNMENT. BOTTOM OF LOGO TO BE 6'-0" AFF UNLESS THERE IS A WINDOW ON THE SIGNAGE WALL, THEN PLACE THE SIGNAGE 6" ABOVE WINDOW TRIM. ALLOW AT LEAST 2" ON EITHER SIDE OF SIGNAGE. IF PARTITION SELECTED FOR SIGNAGE DOES NOT ALLOW, NOTIFY DESIGNER IMMEDIATELY.

R C R B D

RECORD SET



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BY :

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ISSUES/REVISION

NO.	DATE	DESCRIPTION
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SHEET TITLE

FURNITURE PLAN,
NOTES, &
SCHEDULES

SHEET NUMBER

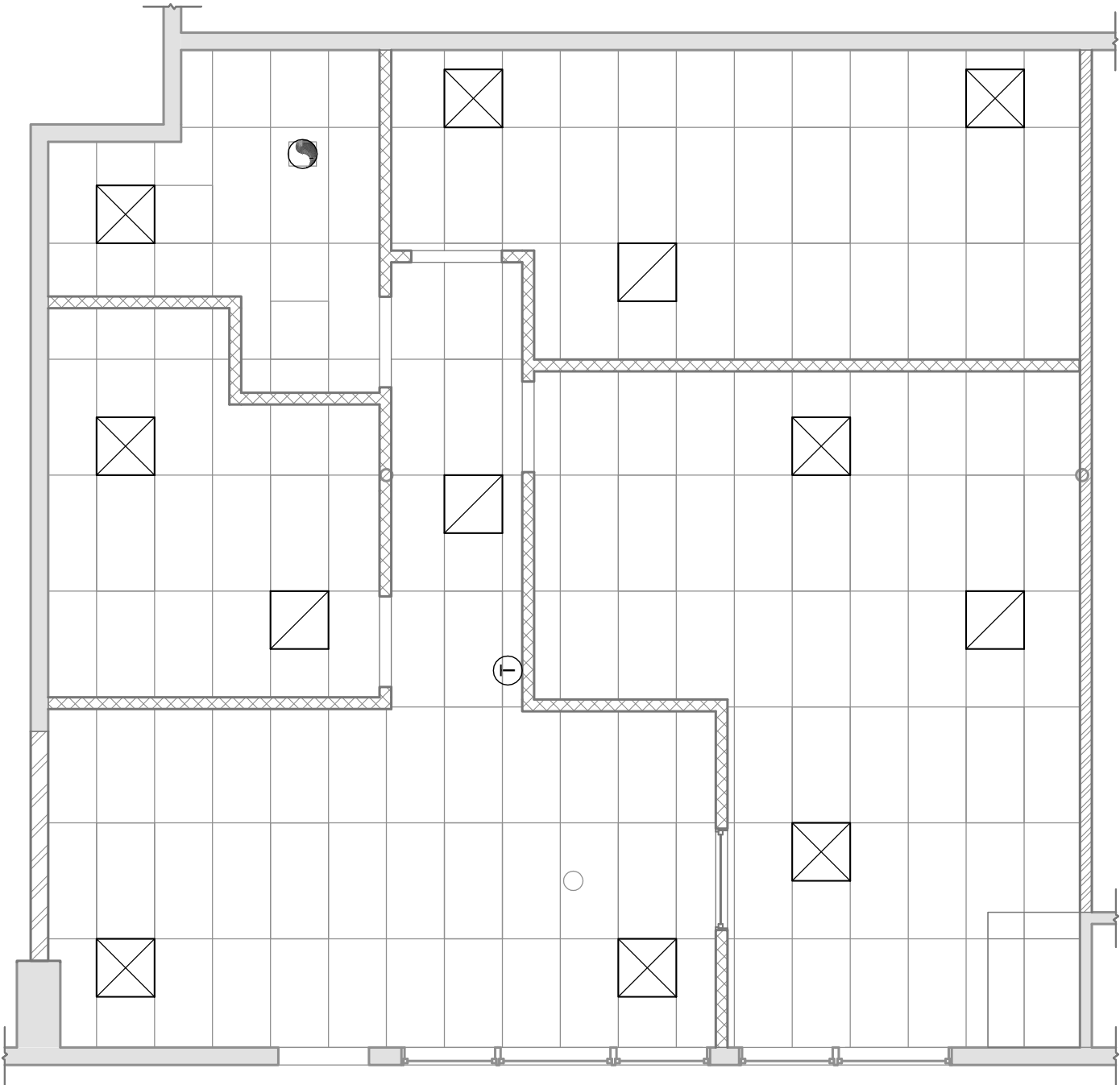
Ti.3

DO NOT SCALE
DRAWINGS

MECHANICAL GENERAL NOTES:

1. MECHANICAL WORK IS DESIGN-BUILD. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE ENGINEERING, DESIGN, DRAWING, PERMITTING, CONSTRUCTION, AND WARRANTIES. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INDICATE THE SCOPE OF WORK REQUIRED AND GENERAL REQUIREMENTS OF THE WORK, BUT ARE NOT INTENDED TO BE ENGINEERED DRAWINGS AND/OR SPECIFICATIONS.
2. THE INTENT OF THESE DESIGN/BUILD DRAWINGS IS TO PROVIDE A COMPLETE AND PROPERLY FUNCTIONING HVAC SYSTEM.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE WITH THE SPECIFICATIONS OF THE JURISDICTION AND TO PROVIDE ALL NECESSARY MATERIALS.
4. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION, JOB- SITE MEETING PRIOR TO ANY DEMOLITION TO SCHEDULE WORK WITH THE BUILDING MANAGEMENT.
5. ALL WORK ON THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS AND ARRANGE FOR INSPECTIONS BY LOCAL AUTHORITIES HAVING JURISDICTION.
7. MECHANICAL CONTRACTOR SHALL THOROUGHLY CLEAN HIS WORK AREA DAILY OR AS DIRECTED BY THE GENERAL CONTRACTOR OR OWNER. MECHANICAL CONTRACTOR SHALL ALSO REMOVE ALL HIS TRASH AND DEBRIS AFTER THE COMPLETION OF THE WORK.
8. THE WORK DETAILED ON THESE PLANS IS BASED ON PREVIOUSLY PREPARED TENANT FIT-UP/BASE DRAWINGS. WHERE EXISTING FIELD CONDITIONS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL ADVISE THE DESIGNER OF DISCREPANCIES WHICH WILL AFFECT THE PROPOSED WORK PRIOR TO BEGINNING THE WORK.
9. SYMBOLS SHOW ON SCHEDULES DEFINE TYPE OF EQUIPMENT ONLY. CONTRACTOR IS RESPONSIBLE FOR RESEARCHING DRAWINGS FOR EXACT QUANTITIES REQUIRED OF EACH TYPE.
10. THESE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF WORK AND SYSTEMS. CONSULT ARCHITECTURAL PLANS TO VERIFY LOCATION OF WALLS, ETC. CONTRACTOR SHALL EXAMINE ALL CONTRACT DRAWINGS RELATED TO THIS AND OTHER TRADES AND SHALL BE FULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND ALL INCLUDED WORK ON PLANS FOR OTHER TRADES.
11. QUALITY OF MATERIALS SHALL BE NEW, BEST OF THEIR RESPECTIVE KIND, FREE FROM DEFECTS AND LISTED BY ARI OR APPROVED TESTING AGENCY.
12. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF HVAC WORK WITH EXISTING CONDITIONS AND THE WORK OF OTHER TRADES. MINOR DEVIATIONS FROM THE PLANS MAY BE MADE TO AVOID MINOR CONFLICTS. WHEN MAJOR CONFLICTS ARE APPARENT, THE DESIGNER SHALL BE ADVISED IMMEDIATELY, AND AFFECTED WORK SHALL NOT BE INSTALLED UNTIL THE CONFLICT HAS BEEN RESOLVED.
13. DO NOT SUPPORT ANY CEILINGS OR OTHER BUILDING STRUCTURE FROM DUCTWORK OR PIPES. DO NOT ALLOW DUCTS, PIPES OR CONDUITS TO DIRECTLY COME IN CONTACT WITH BUILDING WALLS OR FLOORS.
14. IF CEILING SPACE ABOVE HUNG CEILING IS TO BE USED AS RETURN AIR PLENUM PER BUILDING STANDARD, ALL EQUIPMENT AND MATERIAL TO BE LOCATED IN THE RETURN AIR PLENUM CEILING SHALL BE PLENUM RATED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
15. PROVIDE CODE APPROVED FIRE SAFING AROUND ALL PIPING AND DUCTWORK PENETRATIONS THROUGH BUILDING CONSTRUCTION TO MAINTAIN FIRE, SMOKE AND SOUND RATINGS.
16. FLEXIBLE DUCTWORK SHALL BE NEW AND BE UL 181 CLASS 1 INSULATED TYPE FLEXIBLE AIR DUCT. FLEXIBLE DUCT LENGTH SHALL NOT EXCEED 6 FEET IN LENGTH. WHERE FLEXIBLE DUCT LENGTH WILL EXCEED 6 FEET, RIGID ROUND DUCT SHALL BE USED TO KEEP THE FLEXIBLE DUCT TO UNDER 6 FEET. DUCTWORK SHALL BE CONNECTED TO LOW PRESSURE DUCT THROUGH AIR TIGHT COLLARS WITH GASKETS AND VOLUME DAMPERS. FLEXIBLE DUCT SIZE SHALL BE THE SAME AS DIFFUSER NECK SIZE. FLEXIBLE DUCT SHALL NOT PASS THROUGH SLAB TO SLAB PARTITIONS. WHERE FLEXIBLE DUCTS ARE SHOWN TO PASS THROUGH PARTITIONS, PROVIDE ROUND RIGID DUCT OF SAME SIZE. PROVIDE TRANSITIONS AND ACCESSORIES REQUIRED TO CONNECT TO AND FROM RIGID DUCT SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF SLAB TO SLAB PARTITIONS.
17. ALL NEW DUCTWORK SHALL BE FABRICATED FROM GALVANIZED SHEET METAL (G90) IN ACCORDANCE WITH LATEST SMACNA DUCT CONSTRUCTION STANDARDS. LOW PRESSURE DUCTWORK SHALL BE SUITABLE FOR MINIMUM 2" WG PRESSURE, SEAL CLASS A. MEDIUM PRESSURE DUCTWORK SHALL BE SUITABLE 2" WG PRESSURE, SEAL CLASS A. ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
18. PROVIDE AIR TURNING DEVICES IN DUCTWORK AT ANY CHANGES IN DIRECTION OF 45 DEGREE OR GREATER.
19. ALL MECHANICAL EQUIPMENT AND DEVICES SHALL BEAR THE LABEL OF AN APPROVED TESTING AGENCY AND SHALL BE APPROVED FOR THE PROPOSED USE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
20. ALL WORK (MATERIAL AND LABOR) TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.
21. CONTRACTOR SHALL VERIFY ALL POINTS OF CONNECTIONS BEFORE COMMENCING WORK.
22. ALL DUCTWORK SHALL BE SUSPENDED FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH THE LATEST SMACNA DUCT CONSTRUCTION STANDARDS. SUPPORT DIFFUSERS AND ALL MECHANICAL EQUIPMENT FROM BEAM OR SLAB ABOVE.
23. ALL NECESSARY ALLOWANCES AND PROVISIONS SHALL BE MADE BY THIS CONTRACTOR FOR BEAMS, COLUMNS OR OTHER OBSTRUCTIONS OF THE BUILDING OR THE WORK OF OTHER CONTRACTORS. WHETHER OR NOT SAME IS INDICATED. WHERE NECESSARY TO AVOID OBSTRUCTIONS, THE DUCTS SHALL BE TRANSFORMED, OFFSET, RAISED OR LOWERED WITH THE REQUIRED FREE AREA BEING MAINTAINED.
24. DUCTWORK SHALL BE INSTALLED TIGHT TO UNDERSIDE OF BUILDING STRUCTURE. ADJUST DUCT ELEVATION TO MAINTAIN DUCT TIGHT TO BOTTOM OF STRUCTURE WHERE STRUCTURE ELEVATIONS CHANGE. ALL DUCT PENETRATION THROUGH SLAB HIGH PARTITION SHALL BE SEALED.
25. PROVIDE 1" THICK DUCT LINING WITH AVERAGE DENSITY OF NOT LESS THAN 1 1/2 LB/CUBIC FEET ON THE ENTIRE LENGTH OF ALL TRANSFER AIR DUCTWORKS.
26. ALL UNUSED OPENINGS ON DUCTWORK SHALL BE CAPPED AND SEALED AIR TIGHT USING SHEET METAL, SCREWS AND DUCT SEALANT. ANY DUCTWORK EXPOSED DURING CONSTRUCTION MUST BE REPAIRED AND SEALED IF HOLES OR PENETRATIONS ARE MADE.
27. CONTRACTOR SHALL REPAIR ANY LEAK IN ANY DUCTWORK FOUND DURING BALANCING OF THE AIR SYSTEM.
28. PATCH AND REPAIR ALL EXISTING DAMAGED DUCT INSULATION AND SEAL VAPOR PROOF AS REQUIRED.
29. ALL MATERIAL AND WORK SHALL CONFORM WITH THE BASE BUILDING SPECIFICATION AND STANDARD (IF REQUIRED). CONTRACTOR SHALL OBTAIN A COPY OF THE BASE BUILDING SPECIFICATION FROM THE OWNER.
30. NO COMBUSTIBLE MATERIALS SHALL BE ALLOWED IN AIR PLENUM.
31. ANY DUCT, PIPE, CONDUIT, CABLE, ETC THAT IS VISIBLE ABOVE A CEILING GRID SHALL BE PAINTED USING A FLAT BLACK PAINT.
32. PROTECT ALL EXISTING BASE BUILDING AIR HANDLING UNITS WITH CONSTRUCTION FILTER OVER THE RETURN AIR OPENINGS. CONTRACTOR SHALL CHANGE FILTERS AS NEEDED OR AS DETERMINED BY THE BUILDING ENGINEER.
33. LANDLORD/CONTRACTOR TO PROVIDE HVAC CONTROLS FOR EDWARD JONES SPACE.
34. ALL GAS AND PLUMBING LINES TO FIREPLACES, STOVES, SHOWERS, AND TUBS TO BE RENDERED INOPERABLE AND ALL LINES TO BE CAPPED.
35. INSTALL EXHAUST FAN VENTED TO EXTERIOR & LIGHT FIXTURE IN TOILET 105 AS REQUIRED BY LOCAL CODE.
36. SYSTEM TO BE FULLY OPERATIONAL, IN GOOD CONDITION AND PROPERLY BALANCED UPON COMPLETION OF WORK. BALANCE BOTH HEATING AND COOLING. SYSTEM TO BE DEDICATED TO EDJ SPACE. HVAC BALANCE SHEET MUST BE SUBMITTED WITH INVOICE AT PROJECT COMPLETION.
37. ALL DUCTING, DIFFUSERS, GRILLES, AND THERMOSTATS SHALL BE CLEAN, IN GOOD CONDITION AND PROPERLY FUNCTIONING. LOCATION TO BE REVISED AS NECESSARY PER NEW PARTITION LAYOUT. VERIFY THAT ALL ROOMS IN EDWARD JONES SPACE AS SHOWN HAVE A MINIMUM OF (1) RETURN AND (1) SUPPLY GRILLE AND MEET TEMPERATURE REQUIREMENTS TO ENSURE A COMFORTABLE WORKING ENVIRONMENT.

38. IF SPACE IS BEING SUBDIVIDED, EDWARD JONES SPACE TO BE SEPARATELY CONTROLLED--SHARING OF THERMOSTAT WITH ADJACENT SPACES IS NOT ACCEPTABLE UNLESS IT IS AN OFFICE BUILDING THAT UTILIZES A PLENUM RETURN. IF SHARED SYSTEM EXISTS, THERMOSTAT MAY NOT BE LOCATED WITHIN EDWARD JONES LEASED SPACE.
39. VERIFY THERMOSTAT IS LOCATED IN AN ACCESSIBLE AREA OF THE SPACE AS SHOWN ON FLOOR PLAN (TYPICALLY IN ROOM 101 OR 103).
40. PROVIDE AND INSTALL A NEW WHITE-RODGERS 7-DAY PROGRAMMABLE THERMOSTAT, UNLESS OTHERWISE NOTED ON PLANS. PROVIDE APPROPRIATE STAT FOR UNIT SIZE AND TYPE. SET THERMOSTAT FOR M-F 8-5 HOURS OF OPERATION. LEAVE INSTRUCTIONS TAPED TO THERMOSTAT FOR FUTURE REFERENCE.
41. HVAC SYSTEM SHOULD BE ABLE TO MAINTAIN 75 DEGREE F SUMMER AND 70 DEGREE F WINTER TEMPERATURES IN ACCORDANCE WITH THE ASHRAE DESIGN STANDARDS APPLICABLE TO THIS LOCATION. IF NECESSARY, A FORMAL INSPECTION TO VERIFY EQUIPMENT CONDITION SHOULD BE DONE.
42. EDWARD JONES BOC REQUIRES VENTILATION. INSTALL A SUPPLY AND RETURN GRILLE IN BOC ROOM (USUALLY ROOM 104) OR AREA IT IS LOCATED IN, TO MAINTAIN CONSTANT TEMPERATURE REQUIRED.
43. ALL EXISTING HVAC EQUIPMENT IS TO REMAIN EXCEPT AS REQUIRED TO BE MODIFIED BY NEW WORK, AND AS OTHERWISE NOTED. HVAC CONTRACTOR IS TO INSPECT EXISTING EQUIPMENT TO DETERMINE ITS CONDITION AND CAPACITY.
44. ALL EXISTING HVAC EQUIPMENT SCHEDULED TO REMAIN IS TO BE INSPECTED FOR COMPLIANCE WITH LOCAL CODES. NOTIFY ARCHITECT IMMEDIATELY OF ANY DEFICIENCIES AND SUGGEST METHODS TO ADDRESS SUCH DEFICIENCIES.
45. HVAC CONTRACTOR IS TO PROVIDE TEMPORARY FILTERS OVER ALL NEW AND EXISTING RETURN AIR REGISTERS DURING CONSTRUCTION. TEMPORARY FILTERS ARE TO BE CLEANED OR REPLACED AT INTERVALS SUFFICIENT TO ALLOW PROPER AIR FLOW.
46. PROVIDE UL LISTED DAMPERS WHERE PENETRATION OF EXISTING RATED ENVELOPE OCCURS.



2 PROPOSED MECHANICAL PLAN
Ti.4 3/16" = 1'-0"



DIFFUSER AND GRILLE SCHEDULE							
SYMBOL	CFM RANGE	NECK SIZE (IN)	NOMINAL FACE SIZE	NO. OF SLOTS	SLOT WIDTH SPACING (IN)	BAR DEFLECTION	REMARKS
	0 - 135	6	24 x 24	-	-	-	TITUS OMNI
	136 - 235	8	24 x 24	-	-	-	TITUS OMNI
	236 - 335	12	24 x 24	-	-	-	TITUS OMNI
	0 - 800	15	24 x 24	-	-	-	TITUS OMNI

1. NC LEVEL FOR DIFFUSERS AND GRILLES SHALL NOT EXCEED 30.
2. ALL DIFFUSERS AND GRILLES SHALL BE SUITABLE WITH THE CEILING TYPE. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE OF CEILING.
3. PROVIDE SUPPLY DIFFUSERS WITH AIR PATTERN CONTROLLER.
4. COLOR AND FINISH SHALL BE COORDINATED WITH ARCHITECT.

MECHANICAL LEGEND:

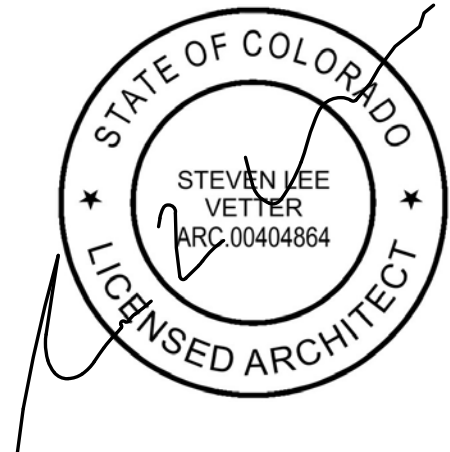
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- EXHAUST FAN

RCRBD
RECORD SET



PROJECT NUMBER

632402



ADDRESS

255 ANGLERS DR.
STEAMBOAT
SPRINGS, CO
80487

EDJ BRANCH NUMBER

99881

SITE STATUS
GOODKNIGHT-UNWIND

CHECKED BY :	DRAFT	BPD
	PM	SLV
	APP	SLV

ISSUES/REVISION

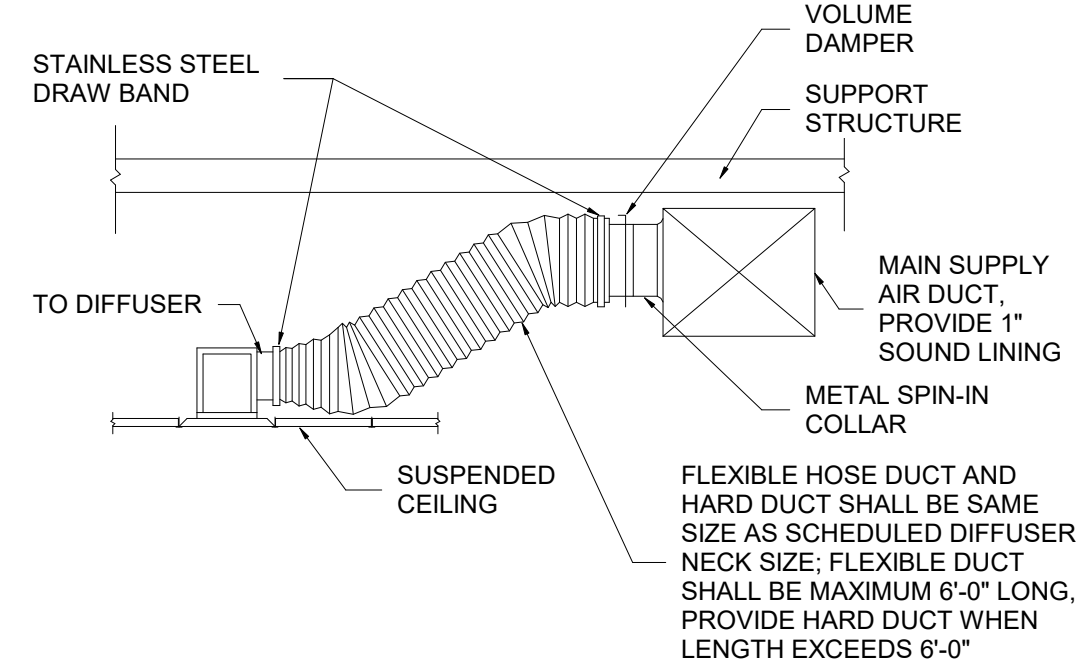
NO.	DATE	DESCRIPTION
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SHEET TITLE
MECHANICAL PLANS,
NOTES, &
SCHEDULES

SHEET NUMBER

Ti.4

DO NOT SCALE
DRAWINGS



NOTES:

1. THIS DETAIL SHALL APPLY TO SQUARE CEILING DIFFUSER OUTLETS THAT ARE LOCATED BELOW DUCTWORK, SPIN IN COLLAR OR OTHER OBSTACLES WHERE CLEARANCE ARE MINIMUM.
2. THE SIZE OF THE AIR SUPPLY PLENUM SHALL BE A MINIMUM OF 1" LARGER IN HEIGHT AND WIDTH OF THE FLAT OVAL OPENING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A ROUND TO FLAT OVAL TRANSITION SECTION AS REQUIRED.
4. THE FOLLOWING SCHEDULE SHALL BE USED BY THE CONTRACTOR FOR ROUND TO FLAT OVAL DUCTWORK SIZE EQUIVALENTS:

ROUND (INCH)	FLAT OVAL (H"xW")
6"Ø	3x11, 4x9, 5x8
8"Ø	4x15, 5x12, 6x11
10"Ø	6x15
15"Ø	6x23

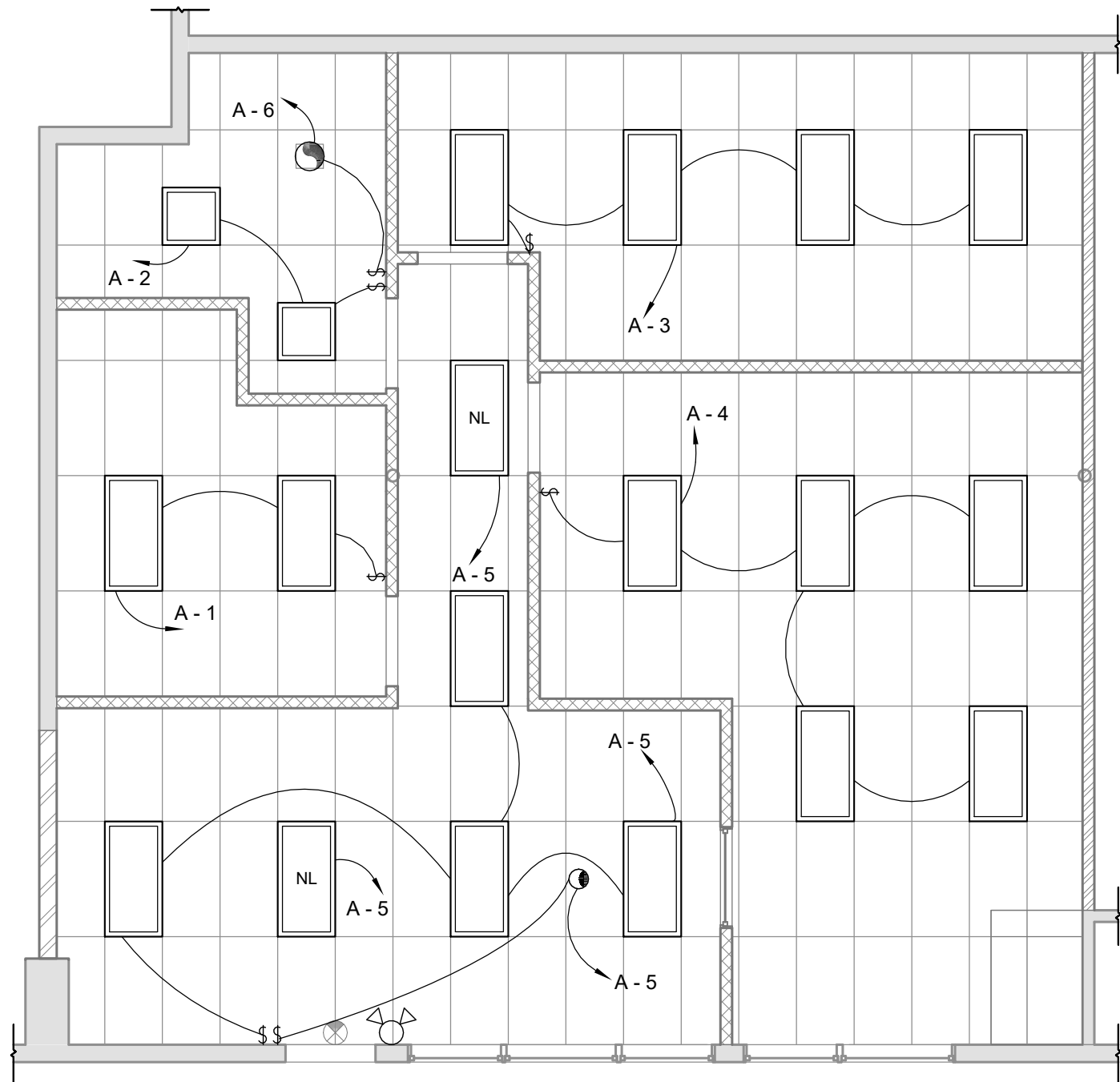
3 (TYP) CEILING DIFFUSER INSTALLATION DETAIL
Ti.4 1/4" = 1'-0"

ELECTRICAL GENERAL NOTES:

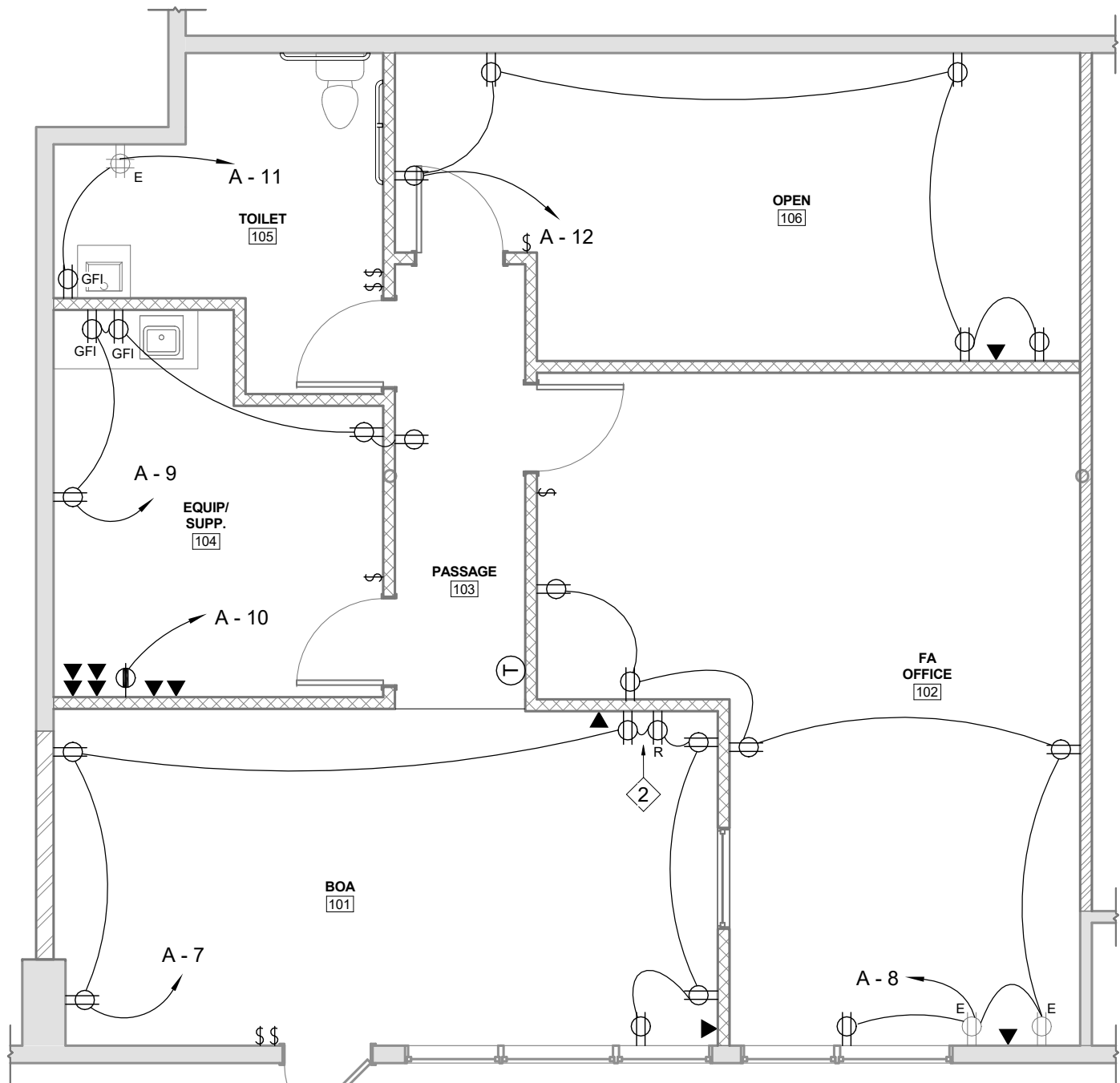
- ELECTRICAL WORK IS DESIGN-BUILD; ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE ENGINEERING, DESIGN, DRAWING, PERMITTING, CONSTRUCTION, AND WARRANTIES. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INDICATE THE SCOPE OF WORK REQUIRED AND GENERAL REQUIREMENTS OF THE WORK, BUT ARE NOT INTENDED TO BE ENGINEERED DRAWINGS AND/OR SPECIFICATIONS.
- CONTRACTOR TO PROVIDE NEW ELECTRICAL DEVICES AS INDICATED ON PLAN IF AN EXISTING DEVICE IS NOT WITHIN 36" OF DEVICE INDICATED. * DO NOT REMOVE DEVICES THAT ARE EXISTING IN REMAINING WALLS, UNLESS NOTED. VERIFY EXISTING DEVICES ARE IN GOOD WORKING CONDITION.
- A SWITCH SHOULD OCCUR AT MAIN ENTRANCE AND WIRED TO OPERATE LIGHTING IN 101 AND PASSAGE 103 AS SHOWN ON PLAN, UNLESS EXISTING. IF SPACE HAS MORE THAN ONE EGRESS DOOR, SWITCH SHOULD BE 3-WAY TO OPERATE AT BOTH ENTRANCES.
- CONTRACTOR TO INSTALL EXIT/EMERGENCY LIGHTS AS REQUIRED BY LOCAL OR STATE BUILDING CODES.
- DEMARC EXTENSION WORK PER DETAIL ON SHEET - TO BE COMPLETED ON THE INSTALL BOARD AND CONDUIT AND COORDINATE INSTALL OF CAT5E LINES WITH INC. EMAIL PHOTO TO LEASING COORDINATOR TO CONFIRM WORK COMPLETION.
- DEMO ALL ABANDONED PIPING AND VOICE/DATA WIRING.
- ELECTRICAL CONTRACTOR TO INSTALL OUTLETS AS SHOWN ON PLANS, INCLUDING DEDICATED ISOLATED GROUND OUTLETS.
- GENERAL PURPOSE OUTLETS
 - ALL OUTLETS TO BE PLACED AS SHOWN ON DRAWINGS U.N.O.
 - PROVIDE ONE (1) QUAD OUTLET AT FUTURE WORKSTATION LOCATION OPEN 106.
 - PROVIDE (2) QUAD OUTLETS AT BOA WORKSTATION.
 - AT ALL TERMINALS AND OTHER OFFICE EQUIPMENT AS SHOWN ON THE PLAN.
- DEDICATED OUTLETS
 - DEFINITION: A DEDICATED OUTLET IS WIRED DIRECTLY TO THE MAIN POWER DISTRIBUTION PANEL THROUGH A DESIGNATED (DEDICATED) CIRCUIT BREAKER. AN ISOLATED GROUND IS A GROUND WIRE CONNECTED AT ONLY ONE COMMON POINT IN THE ELECTRICAL BREAKER PANEL. THE DEDICATED OUTLETS ARE COLOR CODED TO DISTINGUISH THEM FROM GENERAL-PURPOSE OUTLETS. ONLY THE BOC SHOULD BE PLUGGED INTO THE DEDICATED OUTLET. THE TECHNICAL INFORMATION FOR THIS OUTLET IS AS FOLLOWS:
 - ONE DEDICATED OUTLET (SIMPLEX, NOT DUPLEX) REQUIRED FOR THE BOC
 - OUTLET TO BE STANDARD 3-PRONG, 120 VOLT, 20 AMP, DEDICATED CIRCUIT.
 - OUTLET TO BE SIMPLEX, ORANGE COLOR CODED RECEPTACLE (NEMA TYPE 5-15 R/IG OUTLET, GE5362-IG OR EQUIVALENT).
- ALL GROUNDS MUST HAVE COMMON GROUND BACK TO COMMON BUILDING ELECTRICAL PANEL.
- ALL OUTLETS TO BE 110 VOLT STANDARD 3-PRONG OUTLETS THAT MEET STATE AND LOCAL REQUIREMENTS (NEMA TYPE 5-15R). THE GROUNDING CONDUCTORS FOR THE BUILDING'S CIRCUITS SHOULD BE REFERENCED TO THE POINT OF "ZERO CURRENT" WITHIN THE ELECTRICAL SUPPLY SYSTEM, WHICH IS WHERE THE NEUTRAL AND GROUND FOR THE SYSTEM ARE TIED TOGETHER.
- EXISTING OUTLETS CAN BE USED TO MEET THE REQUIREMENTS FOR GENERAL-PURPOSE OUTLETS ONLY. VERIFY EXISTING OUTLETS TO REMAIN ARE IN WORKING ORDER.
- PROVIDE ELECTRICAL OUTLETS SHOWN ON PLANS AT 18" A.F.F. UNLESS AN EXISTING DEVICE IS ALREADY WITHIN 36" OF THE DESIRED LOCATION.
- REMOVE OUTLETS ABOVE 18" A.F.F. UNLESS NOTED OTHERWISE ON PLANS.
- INSTALL OR REPLACE ALL OUTLET COVERS WITH WHITE FACEPLATES OR TO MATCH EXISTING. CONFIRM COLOR WITH DESIGNER IF OTHER THAN WHITE.
- ALL COMPUTER EQUIPMENT FOR THIS OFFICE IS SENSITIVE TO HIGH ELECTROMAGNETIC INTERFERENCE (EMI). IT IS RECOMMENDED THAT THE AMBIENT EMI IN THE OFFICE DOES NOT EXCEED 2 MG. PLEASE NOTIFY DESIGNER IMMEDIATELY IF SITE IS LOCATED NEAR EXISTING POWER LINES, TRANSFORMERS, SUB-STATIONS, ETC.
- ELECTRICAL CONTRACTOR TO VERIFY EXISTING COMMON ELECTRICAL PANEL WILL ACCOMMODATE REQUIREMENTS; UPGRADE AS REQUIRED.
- LANDLORD RESPONSIBLE FOR SETTING UP UTILITIES OR PROVIDING TEMPORARY ELECTRICAL IN SPACE THAT IS NEW CONSTRUCTION OR SPACE THAT IS BEING SUBDIVIDED. GC IS RESPONSIBLE FOR ASSURING TEMPORARY POWER FOR ALL FINISH OUT WORK IF NOT ALREADY PROVIDED.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH NFPA 70 AS ADOPTED BY LOCAL JURISDICTION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL BOXES, OUTLETS AND SWITCHES AS REQUIRED.
- ALL OUTLET CIRCUITS TO BE INDEPENDENT OF LIGHTING CIRCUITS.
- CONTRACTOR SHALL PROVIDE 1/2" Ø CONDUIT FOR ALL TELEPHONE, ALARM, LOW VOLTAGE WIRING CONDUIT THROUGHOUT.
- ALL RECEPTACLES TO ABIDE BY THE 6 FOOT RULE (NEC-210-52).
- ALL ELECTRICAL DEVICES TO BE LOOPEO OR PIG-TAILED. (NEC-300-13-B).
- GFCI PROTECTION: ALL 120 VOLT RECEPTACLES WITHIN 6 FEET OF SINKS ARE TO BE PROTECTED. ALL RECEPTACLES, LIGHTS, AND EXHAUST FANS IN BATHROOMS MUST ALSO BE PROTECTED.
- EXISTING ELECTRICAL SWITCHES, RECEPTACLES, LIGHT FIXTURES, AND OTHER EXISTING ELECTRICAL EQUIPMENT INDICATED ON THE DRAWINGS ARE BASED ON FIELD VISITS. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY ALL QUANTITIES, LOCATIONS, AND CONDITIONS OF THESE ITEMS AND NOTIFY ARCHITECT OF DISCREPANCIES OR DEFICIENCIES IN EXISTING EQUIPMENT PRIOR TO BID SUBMITTAL.
- ELEC CONTRACTOR IS TO VERIFY CAPACITY OF EXISTING ELECTRICAL SERVICE TO ACCOMMODATE ALL EXISTING AND NEW WORK. IF EXISTING SERVICE IS INADEQUATE, NOTIFY ARCHITECT IMMEDIATELY.
- ELEC CONTRACTOR IS TO INSPECT EXISTING WIRING, PANELS, AND OTHER EXISTING ELECTRICAL EQUIPMENT FOR COMPLIANCE WITH LOCAL CODES. NOTIFY DESIGNER IMMEDIATELY OF ANY DEFICIENCIES AND SUGGEST METHODS TO ADDRESS SUCH ITEMS.
- ELEC CONTRACTOR IS TO VERIFY REQUIREMENTS FOR ALL APPLIANCES AND OTHER EQUIPMENT NEEDING ELECTRICAL POWER AND PROVIDE ALL NECESSARY PARTS AND WORK INCLUDING SWITCHES WHERE THEY ARE NOT PROVIDED WITH THE EQUIPMENT.
- CONTRACTOR TO INSTALL 2'X2' MINIMUM BACKER BOARD OF FRT PLYWOOD AT BOC LOCATION. BOARD TO BE PAINTED TO MATCH THE WALL WHEN THE WALL IS SCHEDULED FOR PAINT PER THE FINISH SCHEDULE. CONFIRM WITH FIRE MARSHAL PRIOR TO PAINTING AND LEAVE RATING STAMP EXPOSED WHENEVER REQUIRED. BOARD TO BE INSTALLED AT 24" A.F.F. TO THE BOT. AT THE LOCATION SHOWN ON THE PLAN.
- ELECTRICAL CONTRACTOR TO INSTALL 3/4" CONDUIT & BOX WITH PULL STRING OR MUD RING (EXISTING WALL) AT ALL LOCATIONS WITH LOW VOLTAGE COMMUNICATION CONNECTIONS. INSTALL (1) SINGLE GANG BOX AT EACH LOCATION INDICATED ON THE DRAWINGS WITH A TRIANGLE (▼) DO NOT INSTALL A DOUBLE GANG BOX AT LOCATIONS WHERE (2) SYMBOLS ARE ADJACENT. REFER TO LEGEND AND PLANS ON SHEET TI.5 FOR LOCATIONS OF DOUBLE GANG BOXES. IF CONDUIT IS NOT GOING TO BE INSTALLED, PLEASE CONTACT PROJECT MANAGER IMMEDIATELY.
- ELECTRICAL CONTRACTOR TO INSTALL ONE 3/4" CONDUIT FROM BUILDING MAIN POINT OF ENTRY (MPOE) INTO BOTH SINGLE GANG ELECTRICAL BOXES FOR INCOMING PHONE JACKS (RJ11) WITHIN 1'-0" OF BOC.
- LOW VOLTAGE (ALSO KNOWN AS PHONE/DATA CABLING) WILL BE PROVIDED BY EDWARD JONES SUB-CONTRACTOR UNDER SEPARATE PERMIT IF REQUIRED.

CONDUIT-DEMISED PREMISES:

- CONDUIT STUB-UPS TO BE INSTALLED IN WALLS WHERE PHONE/DATA/PRINTERS ARE SHOWN ON THE FLOOR PLAN (INDICATED BY TRIANGLE ▼) IF THE CEILING IS DRYWALL, INSTALL CONDUIT FROM THE POINT OF CONNECTION (PHONES/DATA/PRINTER LOCATIONS INDICATED WITH ▼) AND STUB ABOVE CEILING WITH PULL STRING RUN TO THE POINT OF TERMINATION (CLIENT SERVER OR BOC).
- CONFIRM ACTUAL LOCATIONS ON PLANS PRIOR TO INSTALLATION. EXISTING CONSTRUCTION--CONDUIT NOT TO BE DONE IF IT REQUIRES REMOVAL OF DRYWALL PARTITIONS OR CEILINGS, UNLESS PRIOR APPROVAL RECEIVED FROM DESIGNER. IF WIREMOLD PRODUCT IS REQUIRED, INSTALL PANDUIT RACEWAY LD10E16-A.
- PROVIDE ONE SINGLE GANG BOX (ONE PER TRIANGLE) AND PULL STRING AT EACH CONDUIT LOCATION. LABEL PULL STRINGS AT POINT OF TERMINATION (BOC) WITH ROOM NUMBER OF POINT OF CONNECTION.



4 PROPOSED LIGHTING PLAN
Ti.5 3/16" = 1'-0"



2 PROPOSED POWER PLAN
Ti.5 3/16" = 1'-0"



EXTERIOR SIGN CIRCUIT:

GENERAL CONTRACTOR (GC) TO VERIFY EXISTENCE AND FUNCTIONALITY OF SIGN CIRCUIT ALONG SIGN BAND SERVING SUBJECT SPACE. EXISTING CIRCUIT MUST BE LOCATED IN/ON THE SIGN BAN ABOVE THE SUBJECT SPACE AND WITHIN SIX FEET (6') OF THE CENTERLINE OF THE SPACE. THE CIRCUIT SHOULD BE A DIRECT FEED FROM THE ELECTRICAL PANEL WITHIN THE TENANT SPACE AND BE FED THROUGH A TIME CLOCK OR PHOTOCELL. SHOULD THE CIRCUIT NOT EXIST AND/OR BE DEEMED NONFUNCTIONAL, GC TO PROVIDE INSTALLATION OF NEW DEDICATED SIGN CIRCUIT, PHOTOCCELL AND JUNCTION BOX TO BE MOUNTED WITHIN THE SIGN BAND NO MORE THAN SIX FEET (6') FROM THE CENTERLINE OF THE SUBJECT SPACE. COST FOR INSTALLATION OF THE CIRCUIT, JUNCTION BOX AND PHOTOCCELL TO BE INCLUDED IN THE BASE ELECTRICAL BID FOR THE PROJECT AS WELL AS FINAL CONNECTION OF SIGN BY ELECTRICIAN IF REQUIRED BY CODE.

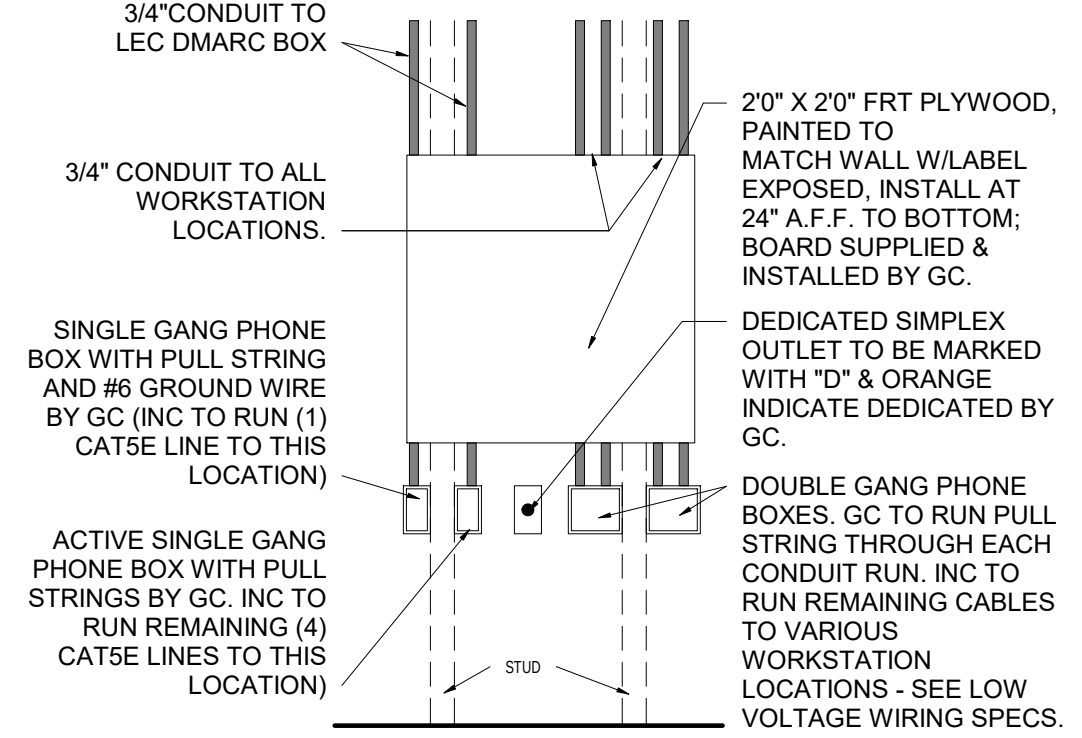
Panel: A					
Location:		Volts: 120/240		A.I.C. Rating:	
Supply From:		Phases: 1		Mains Type:	
Mounting: Surface		Wires: 3		Mains...: 100 A	
Enclosure:		MCB Rating: 100 A			
CKT	Circuit Description	Trip	Poles	A	B
1	Lighting - General	20 A	1	96 VA	
2	Lighting - General	20 A	1		68 VA
3	Lighting - General	20 A	1	192 VA	
4	Lighting - General	20 A	1		240 VA
5	Lighting - General	20 A	1	348 VA	
6	Exhaust Fan	20 A	1		60 VA
7	Receptacle	20 A	1	1260 VA	
8	Receptacle	20 A	1		1260 VA
9	Receptacle	20 A	1	900 VA	
10	Receptacle	20 A	1		180 VA
11	Receptacle	20 A	1	360 VA	
12	Receptacle	20 A	1		900 VA
13					
Total Load:				3131 VA	2694 VA
Total Amps:				26 A	22 A
Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting - General	944 VA	125.00%	1180 VA		
Other	60 VA	100.00%	60 VA	Total Conn. Load: 5824 VA	
Receptacle	4860 VA	100.00%	4860 VA	Total Est. Demand: 6052 VA	
				Total Conn. Current: 24 A	
				Total Est. Demand Current: 25 A	
Notes:					
ELECTRICAL LOADS SHOWN ARE APPROXIMATE AND EXACT WIRING IS UNKNOWN.					
UNKNOWN LOADS MAY EXIST; FIELD VERIFY TO DETERMINE EXISTING PANEL IS ADAQUATE.					

ELECTRICAL LEGEND:

- 2' x 4' RECESSED LIGHT
- 2' x 2' RECESSED LIGHT
- RECESSED DOWNLIGHT W/ EYEBALL
- EXIT SIGN
- EMERGENCY LIGHTS
- LIGHT SWITCH
- DEDICATED OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER
- RECESSED DUPLEX OUTLET
- QUADPLEX OUTLET
- VOICE & DATA OUTLET
OF TRIANGLES INDICATE
OF PORTS

SHEET KEYED NOTES:

- PHONE COMPANY SERVICE TO BE INSTALLED AT BOC LOCATION PER DETAIL ON THIS SHEET AND PER SPECIFICATIONS. EMAIL PHOTO TO LEASING COORDINATOR TO CONFIRM WORK ASAP.
- INSTALL ELECTRICAL SERIES AT BOA WORKSTATION 23" FROM CORNER, STARTING WITH RECESSED OUTLET, AS ON FLOOR PLAN TO ALLOW FOR PROPER EQUIPMENT INSTALLATION.

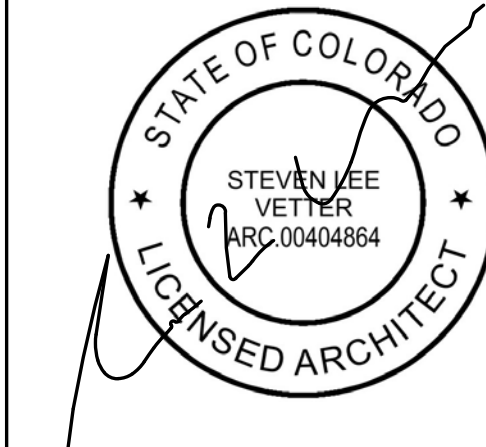


5 BOC REQUIREMENTS
Ti.5 N.T.S



PROJECT NUMBER

632402



ADDRESS

255 ANGLERS DR.
STEAMBOAT
SPRINGS, CO
80487

EDJ BRANCH NUMBER

99881

SITE STATUS

GOODKNIGHT-UNWIND

CHECKED BY :	DRAFT	BPD
	PM	SLV
	APP	SLV

ISSUES/REVISION

NO.	DATE	DESCRIPTION
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SHEET TITLE
ELECTRICAL PLANS,
NOTES, &
SCHEDULES

SHEET NUMBER

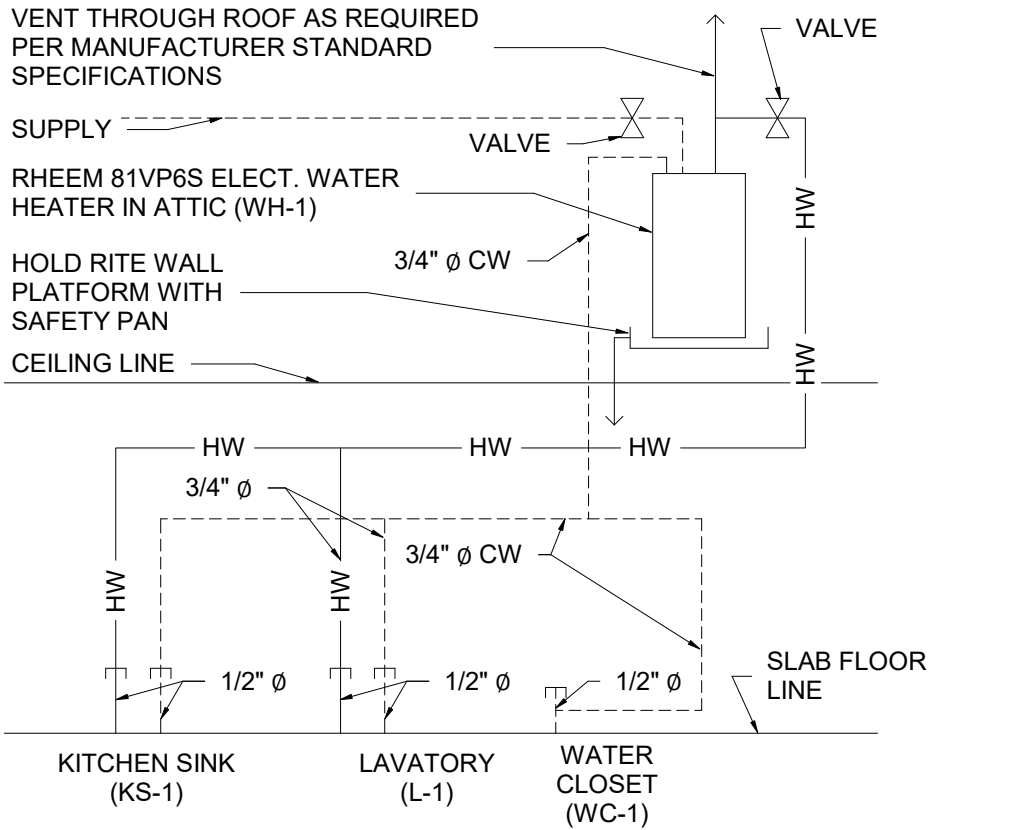
Ti.5

DO NOT SCALE
DRAWINGS

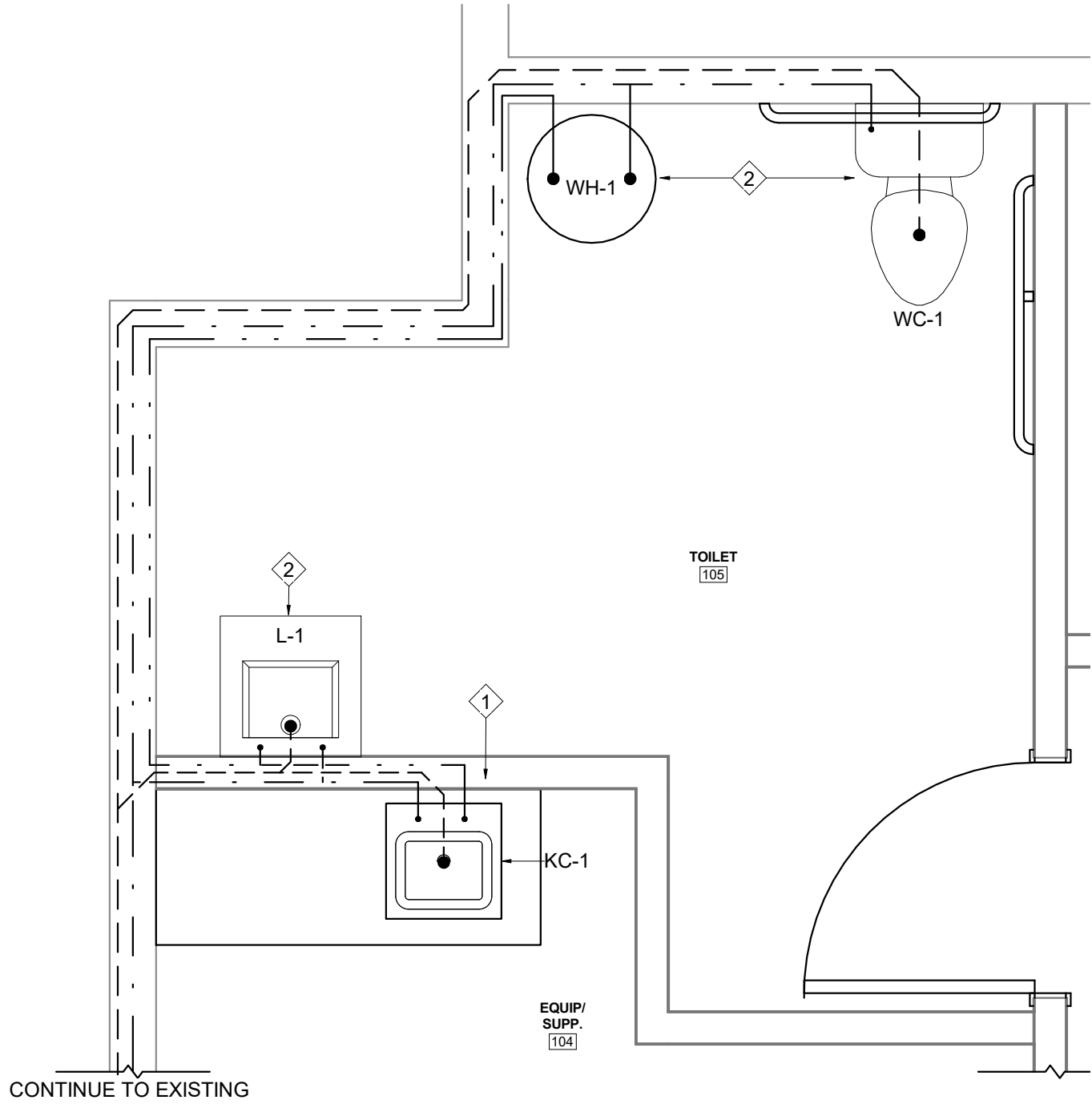
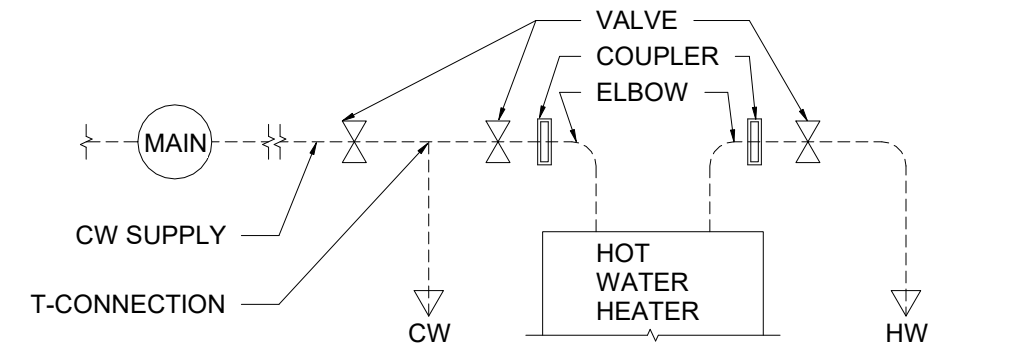
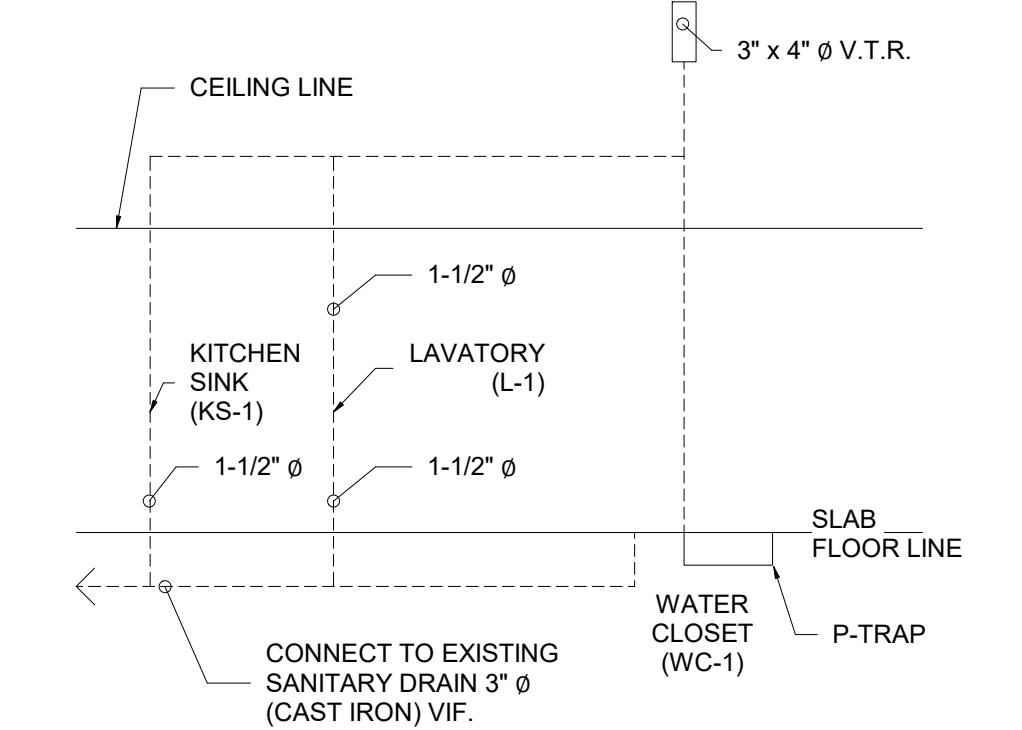
PLUMBING GENERAL NOTES:

1. PLUMBING AND FIRE PROTECTION WORK IS DESIGN-BUILD; EACH DISCIPLINE IS RESPONSIBLE FOR THE ENGINEERING, DESIGN, DRAWINGS, PERMITTING, CONSTRUCTION, AND WARRANTIES OF THEIR PARTICULAR DISCIPLINE. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INDICATE THE SCOPE OF WORK REQUIRED OF EACH DISCIPLINE AND GENERAL REQUIREMENTS OF THE WORK, BUT ARE NOT INTENDED TO BE ENGINEERED DRAWINGS AND/OR SPECIFICATIONS.
2. ALL GAS AND PLUMBING LINES TO FIREPLACES, STOVES, SHOWERS, AND TUBS TO BE RENDERED INOPERABLE AND ALL LINES TO BE CAPPED.
3. INSTALL 6 GALLON WATER HEATER ABOVE CEILING IN TOILET 105 & PROVIDE BRACING WHERE INDICATED.
4. LAYOUTS SHOWN ARE SCHEMATIC AND DEPICT ROUGH LOCATIONS AND DESIRED RESULTS OF CONSTRUCTION. VERIFY EXACT LOCATIONS OF EXISTING SEWER & WATER LINES ON SITE. VERIFY EXACT LOCATIONS OF EQUIPMENT, ETC WITH EQUIPMENT SUPPLIER, APPLICABLE TRADES & OWNER AS REQUIRED PRIOR TO COMMENCING WORK.
5. COORDINATE ALL INSTALLATIONS WITH OTHER TRADES.
6. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10' FROM OR AT LEAST 3' ABOVE ANY AIR INTAKE INTO BUILDING, NOR LESS THAN 3' IN EVERY DIRECTION FROM ANY LOT LINE PER SECTION 906.0 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR. TERMINATE VENTS FOR GAS FIRED APPLIANCES PER SECTION 510.6 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR.
7. STUDS, PLATES, AND REQUIRED BLOCKING BORED OR CUT 25% OR MORE SHALL BE REINFORCED WITH 1/8"x1 1/2"x18" STRUCTURAL STEEL STRAP EACH SIDE OF MEMBER.
8. ALL EXCAVATIONS SHALL BE BACKFILLED WITH APPROVED FILL MATERIAL AND COMPACTED TO 90% AT BUILDING AND 90% AT SITE AREAS. PROVIDE 6" OF CLEAN FILL SAND BELOW AND ABOVE ALL UNDERGROUND PIPING. WHEN 4' OR GREATER IN DEPTH, COMPLY WITH OSHA CFR 1926.650, 651.652.
9. INSULATE HOT AND COLD WATER LINES WITHIN 5' OF HOT WATER TANK WITH 1" PIPE INSULATION. PROVIDE SEISMIC ANCHORAGE TO WATER HEATER. FOR SYSTEMS WITH RECIRCULATION PUMPS, INSULATE ALL HOT WATER AND RETURN LINES. CALIFORNIA ONLY: PROVIDE VALVE EXTENSIONS FOR INSULATED PIPE PER TITLE 24 ENERGY CODE.
10. ALL MATERIALS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, LISTED FOR THE INTENDED USE WITH THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (I.A.P.M.O.) WITH CURRENT RESEARCH REPORTS.
11. PLUMBING CONTRACTOR SHALL CONNECT ALL SERVICE EQUIPMENT, AND NECESSARY INDIRECT WASTE LINES TO POINT OF DISPOSAL. (2' X 6' WALLS @ ALL PLUMBING PARTITIONS) U.N.O.
12. PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY WOOD OR METAL BACKING TO ADEQUATELY SUPPORT ALL PLUMBING FIXTURES AND EQUIPMENT.
13. PLUMBING CONTRACTOR SHALL INSTALL/RECONFIGURE CONDENSATE DRAINS FOR 'HVAC' EQUIPMENT. CONDENSATE DRAINS SHALL BE THE MOST DIRECT ROUTE TO THE DRAIN SYSTEM WITH REQUIRED AIR GAP. ALL DISCHARGE FROM CONDENSATE SHALL BE PER UPC 807.2. INSULATE ALL CONDENSATE LINES WITH 3/8" RUBETEX.
14. INSTALL SHUT OFF BALL VALVES AND UNIONS ON ALL EQUIPMENT, HOT AND COLD WATER LINES.
15. CLEANOUTS SHALL BE READILY ACCESSIBLE AND SHALL BE INSTALLED WITH ADEQUATE CLEARANCE FOR EFFECTIVE USE AND WILL NOT BE PLACED IN HIGH TRAFFIC AREAS OR WORK STATION AREAS. PROVIDE CLEANOUTS PER THE PLUMBING CODE SECTION 707.0 EACH 135 DEG OF TURN. CLEANOUTS TO BE EVERY 100' MAX, BROUGHT TO GRADE.
16. PROVIDE WATER HAMMER ARRESTORS FOR ALL QUICK ACTING VALVES, AND AT THE END OF LONG WATER PIPING RUNS.
17. ALL BUILDING WASTE DRAINS SHALL SLOPE 1/4" PER FOOT.
18. PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAINS AND INFREQUENTLY USED RECEPTACLES PER THE PLUMBING CODE SECTION 1007.
19. PLUMBING FIXTURES & PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
- WATER CLOSET = 1.28 GAL. PER FLUSH MAX.
 - URINAL = 0.5 GAL. PER FLUSH MAX.
 - SHOWER HEAD = 2.0 GPM MAX.
 - LAVATORY FAUCETS = 1.5 GPM MAX.
 - METERING FAUCETS = 0.2 G/CYCLE
 - SINK FAUCETS = 1.8 GPM MAX.
 - LOCAL JURISDICTIONAL REQUIREMENTS SHALL GOVERN IF DIFFERENT.
20. USE TYPE 'B' VENT FOR HOT WATER HEATER AS REQUIRED PER THE PLUMBING CODE SECTION 510.
21. ISOLATE ALL PIPING FROM STRUCTURE W/ FELT PADS OR TRISOLATORS. ALL SUSPENDED PIPING TO BE HUNG W/ ADJUSTABLE 'J' HANGER AND THREADED ROD DOUBLE NUTTED. USE 'J' HANGERS FOR WATER PIPE TO BE FELT LINED. PROVIDE 12" LONG 24 GA. S/M SLEEVE FOR INSULATED PIPES AT HANGERS.
22. CALIFORNIA ONLY: TEMPERATURE SHALL BE LIMITED TO 110 DEG F FOR ALL PUBLIC LAVATORIES PER TITLE 24 113.C.3.
23. CALIFORNIA ONLY: ALL FIXTURES AND OPERATING CONTROLS SHALL BE CALIFORNIA ENERGY COMMISSION (CEC) APPROVED.
24. ALL SYSTEMS MATERIALS, ACCESSORIES AND INSTALLATION METHODS TO CONFORM TO LOCAL STANDARDS INCLUDING THE LATEST ADOPTED INTERNATIONAL CODES AND THE REQUIREMENTS OF ANY OTHER AUTHORITY HAVING JURISDICTION.
25. PROVIDE ALL ACCESSORIES AND DEVICES FOR A COMPLETE OPERATIONAL SYSTEM.
26. PROVIDE DEVICES FOR AND CONDUCT ANY TESTING REQUIRED BY ANY AUTHORITY HAVING JURISDICTION.
27. INSTALL POTABLE WATER PIPING AS FOLLOWS:
- RECIRCULATED HW SUPPLY AND RETURN MAIN LOOPS:
 - 1/2" WALL INSULATED 5006 PEX OR TYPE L COPPER
 - NON-CIRCULATING HW BRANCHES CONCEALED IN WALLS OR ABOVE CEILING:
 - 1/2" WALL INSULATED 1006 OR GREATER PEX OR TYPE L COPPER
 - CW CONCEALED IN WALLS OR ABOVE CEILING: 1/2" PEX OR TYPE L COPPER
 - WALL STUB OUTS FOR FIXTURES: TYPE L COPPER
 - NEAR WATER HEATER PIPING: 1/2" WALL INSULATED TYPE L COPPER
 - INSTALL POTABLE PEX TUBING FOR ALL WATER PIPING BELOW GRADE AND FLOOR WITHOUT FITTINGS OR CONNECTIONS BELOW FLOOR WHEREVER POSSIBLE. CONNECTIONS APPROVED FOR BELOW GRADE AND FLOOR TO BE USED IF UNAVOIDABLE.
28. INSTALL ABS, PVC OR CAST IRON SCHEDULE 40 PIPE FOR ALL DRAIN AND VENT PIPING.
29. PROVIDE 1/4 TURN ANGLE STOP VALVES AT ALL DRAINS AND VENT PIPING.
30. INSTALL BLACK STEEL SCHEDULE 40 PIPE FOR ALL GAS LINES. PROVIDE DRIP LEG, SHUT OFF VALVE AND CONNECTION AT ALL EQUIPMENT.
31. APPROVED FIRE STOP MATERIALS ARE TO BE PROVIDED AND INSTALLED AT ALL FIRE-RATED WALLS CEILINGS AND FLOOR PENETRATION LOCATIONS.
32. THE PLUMBING CONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES AND OR JOB SITE SO AS TO ASCERTAIN THE EXISTING CONDITIONS BEFORE BIDDING. THE PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL INVERTS AND LOCATIONS BEFORE CONSTRUCTION BEGINS. IF THE DESIGN CONTAINED IN THE DESIGN DOCUMENTS CANNOT BE INSTALLED AS SHOWN, FOR ANY REASON, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCY. THE CONTRACTOR MAY ALSO OFFER ANY SOLUTION TO THE PROBLEM. THE PROBLEM AND SUGGESTIONS WILL BE REVIEWED TO RESOLVE THE SITUATION AS SOON AS POSSIBLE.
33. PREPARE AN OPERATIONS AND MAINTENANCE MANUAL INCLUDING MANUFACTURER'S PUBLISHED OPERATION, MAINTENANCE AND WARRANTY INFORMATION FOR ALL PLUMBING SYSTEMS EQUIPMENT AND CONTROLS. INCLUDE A LISTING OF EQUIPMENT SERIAL NUMBERS. MAINTAIN A SET OF PLANS DURING THE PROJECT MARKED UP WITH AS-BUILT INFORMATION SHOWING VARIATIONS FROM THE PLANS IF REQUIRED. DELIVER ONE SET OF OPERATION AND MAINTENANCE MANUAL AND AS-BUILT DRAWINGS TO OWNER. PROVIDE EVIDENCE OF DELIVERY TO ARCHITECT.
34. ALL EXISTING PLUMBING FIXTURES, PIPING, AND EQUIPMENT ARE TO REMAIN EXCEPT AS INDICATED OR REQUIRED TO BE MODIFIED BY NEW WORK.
35. PLUMBING CONTRACTOR IS TO INSPECT ALL EXISTING PIPING FOR ITS GENERAL CONDITION. NOTIFY DESIGNER IMMEDIATELY OF ANY DAMAGED AREAS AND SUGGEST NECESSARY REPAIRS.

35. ALL NEW PLUMBING FIXTURES ARE SPECIFIED ON THE DRAWINGS. PLUMBING CONTRACTOR IS TO PROVIDE ALL NECESSARY RELATED FITTINGS AND FIXTURES NOT SPECIFIED (I.E. EXPOSED SUPPLY AND WASTE LINES, DRAINS, ETC.). FINISHES OF ALL RELATED FITTINGS AND FIXTURES SHOULD MATCH THOSE SPECIFIED.
36. ALL NEW HOT WATER SUPPLY LINES ARE TO HAVE CONTINUOUS FOAM INSULATING SLEEVES.



PROVIDE AND INSTALL 6 GALLON WATER HEATER ABOVE CEILING IN TOILET 105. INCLUDE ALL BRACING & FASTENERS AS REQUIRED BY MANUFACTURER'S INSTALLATION SPECIFICATIONS.



4 PROPOSED ENLARGED PLUMBING FIXTURE PLAN
Ti.6 1/2" = 1'-0"



PLUMBING FIXTURE SCHDULE:

MARK	ITEM	MANUF. & MODEL NO.	CONNECTIONS	REMARKS
WC-1	WATER CLOSET (ADA)	AMERICAN STANDARD COLONY 221AA104	1/2" CW - HW 3" WASTE - VENT	ADA HEIGHT, FLUSH TANK, 1.28 GPF BEMIS 1955CTJ OPEN FRONT SEAT w/o COVER & ELONGATED BOWL
L-1	LAVATORY (ADA)	AMERICAN STANDARD LUCERN 0356.041	1/2" CW 1/2" HW 1-1/2" WASTE 1-1/2" VENT	WALL MOUNT, AMERICAN STANDARD, CERAMIX #2000, 101 SINGLE CONTROL FAUCET WITH GRID DRAIN UNDERSINK INSUL. PROTECTION FOR HW & WASTE
WH-1	WATER HEATER	RHEEM 81VP6S	3/4" CW 3/4" HW - WASTE - VENT	6 GALLON ELECTRIC, 120V-1PH-2000W INSTALL ABOVE MS-1 UTILIZING HUBBARD ENT. HOLDRITE WALL PLATFORM AND PAN
KS-1	KITCHEN SINK	KOHLER STACCATO K-3363-3-NA	1/2" CW 1/2" HW 1-1/2" WASTE 1-1/2" VENT	DROP-IN, KOHLER STACCATO, 20 INCH, 3-HOLE, SINGLE BOWL WITH AMERICAN STANDARD MONTERREY MODEL# 6409180.002, 2-HANDLE KITCHEN FAUCET WITH GOOSENECK SPOUT

- ALL FIXTURES SHOWN SHALL BE PRICED AND SELECTED WITH AN EQUAL OPTION.
- OWNER MUST APPROVE ALL ALTERNATIVE SELECTIONS, IF APPLICABLE.
- INSTALL NEW ADA FIXTURES, ACCESSORIES, AND HARDWARE IN TOILET 105.

PLUMBING LEGEND:

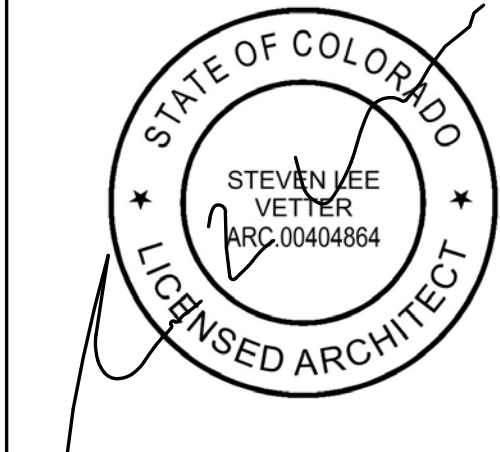
- SEWAGE
- . --- COLD WATER
- . - . - HOT WATER

RCRBD
RECORD SET



PROJECT NUMBER

632402



ADDRESS

255 ANGLERS DR.
STEAMBOAT
SPRINGS, CO
80487

EDJ BRANCH NUMBER

99881

SITE STATUS

GOODKNIGHT-UNWIND

CHECKED BY :
DRAFT BPD
PM SLV
APP SLV

ISSUES/REVISION

NO. DATE DESCRIPTION

SHEET TITLE

PLUMBING PLANS,
NOTES, &
SCHEDULES

SHEET NUMBER

Ti.6

DO NOT SCALE
DRAWINGS