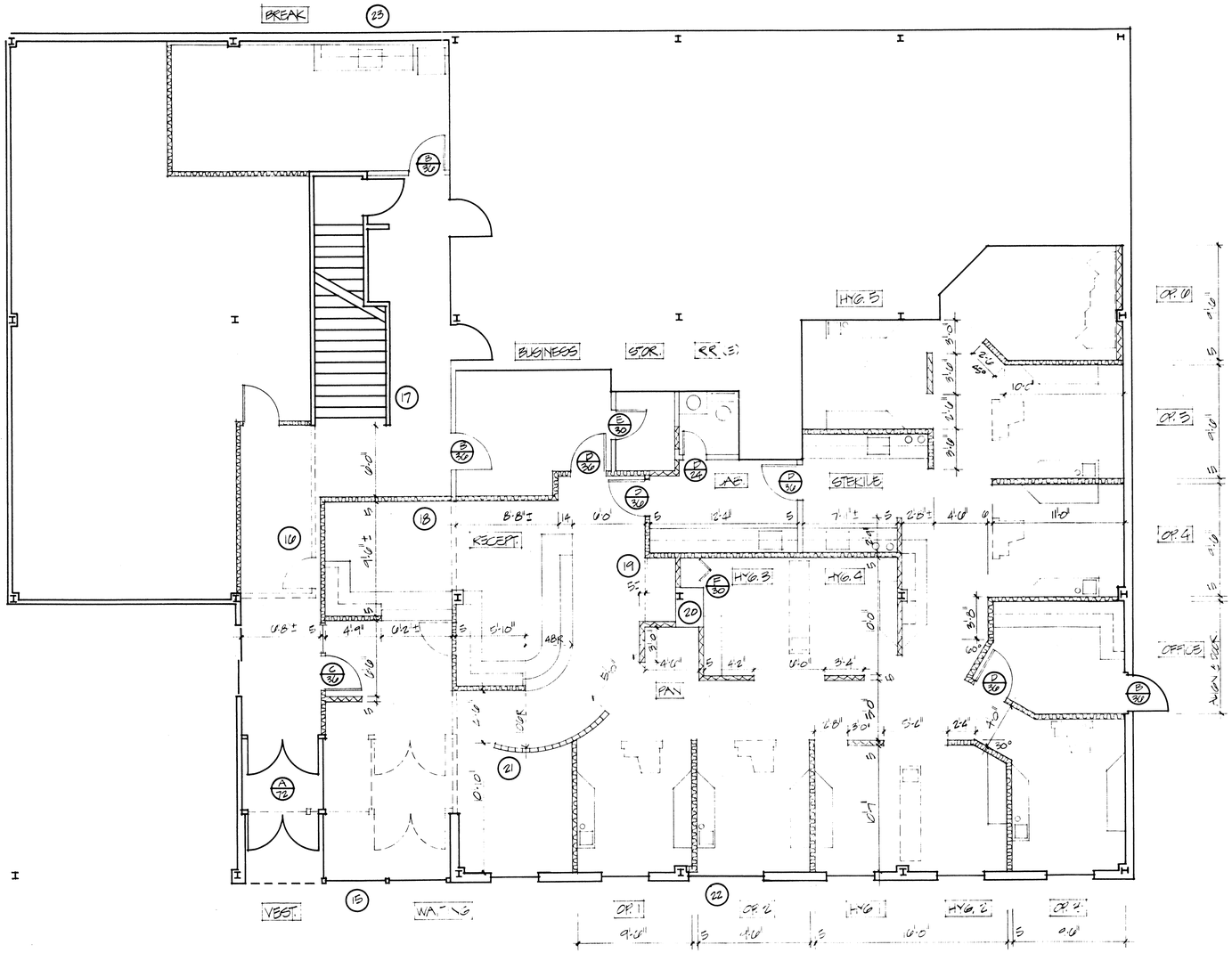


PLAN
3/16"=1'-0"

1. ALL FINISH TRADES ARE RESPONSIBLE FOR ACCEPTING OR REJECTING THE MATERIAL WHICH THEIR FINISH MATERIAL(S) ARE TO COVER.
2. ONCE A TRADE HAS COMPLETED A PREP OR FINISH, CARE MUST BE TAKEN BY OTHERS TO PROTECT THAT WORK PRECEDING THEIR OWN. IT IS THE RESPONSIBILITY OF SUCCEEDING TRADES TO RESPECT AND PROTECT FINISH WORK DONE PRIOR TO THEIR WORK IN AN EFFORT TO AVOID HAVING TO REPAIR THAT FINISH AT THEIR COST.
3. ALL INSTALLATION AND WORK TO HAVE FINAL INSPECTION WITH TENANT/ARCHITECT PRIOR TO FINAL PAYMENT.
4. CHANGE OF FLOORING MATERIAL SHALL OCCUR AT CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ON CABINET ELEVATIONS ARE TO BE FIELD VERIFIED, NOTIFY ARCHITECT AND/OR TENANT OF ANY DISCREPANCIES BEFORE COMMENCING ANY WORK.
6. PROVIDE 1" WIDE SCRIBE FILLERS BETWEEN BASE AND WALL CABINETS AND ADJACENT WALLS. PROVIDE 2" FILLERS BETWEEN ADJACENT CABINETS TO ALLOW FOR DOOR AND DRAWER PULLS.
7. ALL OPEN, FIXED OR ADJUSTABLE SHELVING TO BE "MELAMINE" OR EQUAL FINISH. BAND FRONT EDGE TO MATCH FINISH MATERIAL (PLASTIC LAMINATE OR WOOD) UNLESS OTHERWISE NOTED.
8. UPPER AND LOWER CABINET INTERIORS FINISH TO BE "MELAMINE" OR EQUAL, CABINET SHELVING TO BE "MELAMINE" FINISH WITH LAMINATE BANDING ON FRONT EDGE TO MATCH.
9. ALL INSIDE CORNER CABINETS SHALL BE ACCESSIBLE FROM ADJACENT CABINETS.
10. ALL WOOD SURFACES SHOWN ON CABINET ELEVATIONS AND WOOD TRIM TO BE NATURAL OAK FINISH, WITH (2) COAT MODIFIED LACQUER FINISH, UNLESS NOTED OTHERWISE.
11. CABINET HARDWARE TO BE 3 1/2" WIRE PULLS, FINISH AS NOTED. EUROPEAN STYLE CONCEALED HINGES, 170 DEGREE SWING. DRAWERS TO HAVE FULL EXTENSION GLIDES WITH POSITIVE STOPS.
12. ALL TRASH DROP LINERS TO BE STAINLESS STEEL WITH A SMOOTH FINISH ON ALL EDGES, 6" "TAIL".
13. PROVIDE GROMMETS IN COUNTER TOPS AS PER TENANT'S REQUIREMENTS AND LOCATIONS.
14. ALL TOE KICKS SHALL BE FINISHED THE SAME AS THE ADJACENT CABINET FRONT, UNLESS OTHERWISE NOTED.

WALL SCHEDULE

WALLS TO BE REMOVED (EXIST INTERIOR TO BE DEMOED)

WALLS TO REMAIN.

3-5/8 25GA MET STUD 24" OC, 5/8 TYPE X DW EACH SIDE.

SAME AS ABOVE WITH FULL THICK SOUND BATT.

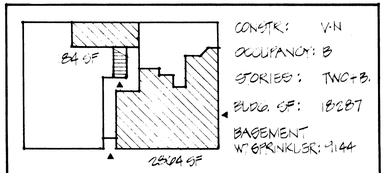
DOOR SCHEDULE (VERIFY REUSE OF EXIST WITH OWNER.)

A. ENTRY DOOR AND GLASS SIDELITE TO BE RELOCATED AND MODIFIED AS SHOWN.
B. EXIST DOOR TO REMAIN.
C. 20 MIN LABEL DOOR AND SIDELITE. VERIFY TYPE AND STYLE WITH OWNER.
D. SOLID CORE FLUSH, WIDTH AS NOTED. VERIFY FRAME TYPE WITH OWNER. LEVER HDWE, VERIFY FINISH.
E. SAME AS "D" WITH LITE SEALS AND SWEEP.
F. LOUVERED BI-FOLD, VERIFY FINISH AND HDWE.

15. RELOCATE EXIST ALUM/GLASS FRAMING AS SHOWN. ADD GLASS SIDE LITE AT ENTRY DOOR WHERE SHOWN. MAINTAIN EXIST SOFFIT DESIGN AND RELOCATE LITE FIXT AS REQD. MODIFY EXIST CLG TO MATCH.
16. MODIFY EXIST CORRIDOR AS SHOWN. MATCH EXIST CORRIDOR CONSTRUCTION. VERIFY FLOOR/CLG MOD WITH OWNER.
17. OPEN-UP EXIST STAIR WALL AS MUCH AS POSSIBLE. VERIFY EXIST CONDITION PRIOR TO FINAL DESIGN. FURR
18. VERIFY STRUCT OF FLOOR TO ACCEPT CHART CABINETS BY OWNER. WGTS AND BEARING MUST BE VERIFIED BY MFR. ?!
19. DRYWALL SOFFIT AT +86" AFF.
20. VERIFY FLUE CHASE. MIN SIZE IF POSSIBLE.
21. GLASS BLOCK PARTITION. PROVIDE MET U CHNL END CAPS FLOOR TO CLG. PROVIDE STUB WALL AT BASE TO ALLOW MODULAR COURSING AND CARPET BASE TO BE CONTINUOUS.
22. PROVIDE NEW WINDOW TO MATCH EXIST IN PREVIOUS OPNG. EXIST HDR (VERIFY) TO REMAIN. SILL BRICK TO MATCH EXIST. TOOTH-IN IF POSSIBLE.
23. EXIST CAB TO REMAIN. VERIFY WITH OWNER.

25. Sprinkler

1. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS OF GOVERNMENT AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS.
3. ALL CONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL CARRY ALL APPLICABLE INSURANCE, INCLUDING BUT NOT LIMITED TO: LIABILITY, PROPERTY LOSS, WORKMAN'S COMPENSATION, ETC..
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ELECTRICAL AND MECHANICAL SYSTEMS, INCLUDING DRAWINGS THAT ARE REQUIRED FOR THE PERMIT.
5. CONTRACTOR TO NOTIFY ARCHITECT BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY ARCHITECT'S OR ENGINEER'S DRAWINGS.
6. CONTRACTOR SHALL NOTIFY ARCHITECT AND TENANT FOR A PRELIMINARY WALK THROUGH AFTER ELECTRICAL AND TELEPHONE BOXES HAVE BEEN SET BUT NOT PIPED. TENANT SHALL HAVE THE OPPORTUNITY TO MAKE MINOR REVISIONS TO OUTLET LOCATIONS BEFORE GYPSUM BOARD IS INSTALLED.
7. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH OR FACE OF EXISTING BUILDING CONSTRUCTION, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
8. POWER AND TELEPHONE OUTLETS TO BE MOUNTED HORIZONTALLY AT 18" ABOVE THE FLOOR TO THE CENTERLINE, UNLESS OTHERWISE SHOWN. OUTLETS THAT ARE DIMENSIONED INDICATE A CRITICAL CONDITION AND SHALL NOT VARY MORE THAN 1" HORIZONTALLY. ALL OTHERS MAY BE PLACED TO THE NEAREST STUD IN THE LOCATIONS SHOWN.
9. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR. CUTOUTS ONLY FOR SWITCHES, OUTLETS, ETC., AS REQUIRED, ARE BY CABINET CONTRACTOR AND ARE TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.
10. DETAILS INDICATED ON THESE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS, CONNECTIONS, INSTALLATION METHODS AND FINISH SHALL CONFORM TO BEST PRACTICE, MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARD AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S).
11. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY WOOD BLOCKING AS MAY BE REQUIRED FOR MILLWORK AND EQUIPMENT ITEMS (SUPPLIED AND INSTALLED BY OTHERS) AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE TYPE AND LOCATION WITH OWNER.
12. ALL WORK SHALL HAVE A FINAL INSPECTION WITH THE ARCHITECT, OWNER AND CONTRACTOR. THE ARCHITECT WILL PREPARE A "PUNCH LIST" OF DEFICIENT ITEMS THAT MUST BE CORRECTED BEFORE FINAL PAYMENT IS MADE TO THE CONTRACTOR. THE CONTRACTOR AND SUBCONTRACTORS SHALL TURN OVER THE PROJECT TO THE OWNER:
    A. FREE OF ALL CONSTRUCTION DEBRIS, SCRAPS, MATERIAL AND EQUIPMENT.
    B. ALL INTERIOR GLASS FREE FROM ALL MANUFACTURERS LABELS AND CLEANED BOTH SIDES.
    C. ALL MILLWORK, DOORS AND BUILT-INS WIPED DOWN AND FREE OF DIRT, GREASE AND FOREIGN MATTER.
    D. ALL FLOOR SURFACES TO BE CLEANED ACCORDING TO MANUFACTURERS RECOMMENDATIONS AND FREE OF SCRATCHES, GREASE, DEBRIS AND SCRAPS. VERIFY WITH OWNER FOR STORAGE OF LEFTOVER FLOORING.
    E. ALL PAINT AND WALL COVERINGS TO BE CLEAN AND FREE OF RAGGED SEAMS AND EDGES, PASTE AND FOREIGN MATTER. VERIFY WITH OWNER FOR STORAGE OF LEFTOVER WALLCOVERING AND PAINT.
13. ASBESTOS OR OTHER HAZARDOUS MATERIAL DISCOVERED ON SITE IS TO BE BROUGHT TO THE BUILDING OWNER'S ATTENTION. DO NOT ATTEMPT TO DISTURB THE MATL UNLESS SPECIFICALLY ARRANGED BY BUILDING OWNER UNDER SEPARATE AGREEMENT.
14. INTERPRETATION AND COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) IS THE RESPONSIBILITY AND AT THE DISCRETION OF THE OWNER/TENANT. CRITERIA USED TO DEVELOPE THE DESIGN SHALL BE AT THE DIRECTION OF THE OWNER/TENANT. QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.



KEY PLAN - LOWER LEVEL
NO SCALE

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Drawings Issued For:
PLANNING 7.9.97
APPROVAL 7.15.97

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