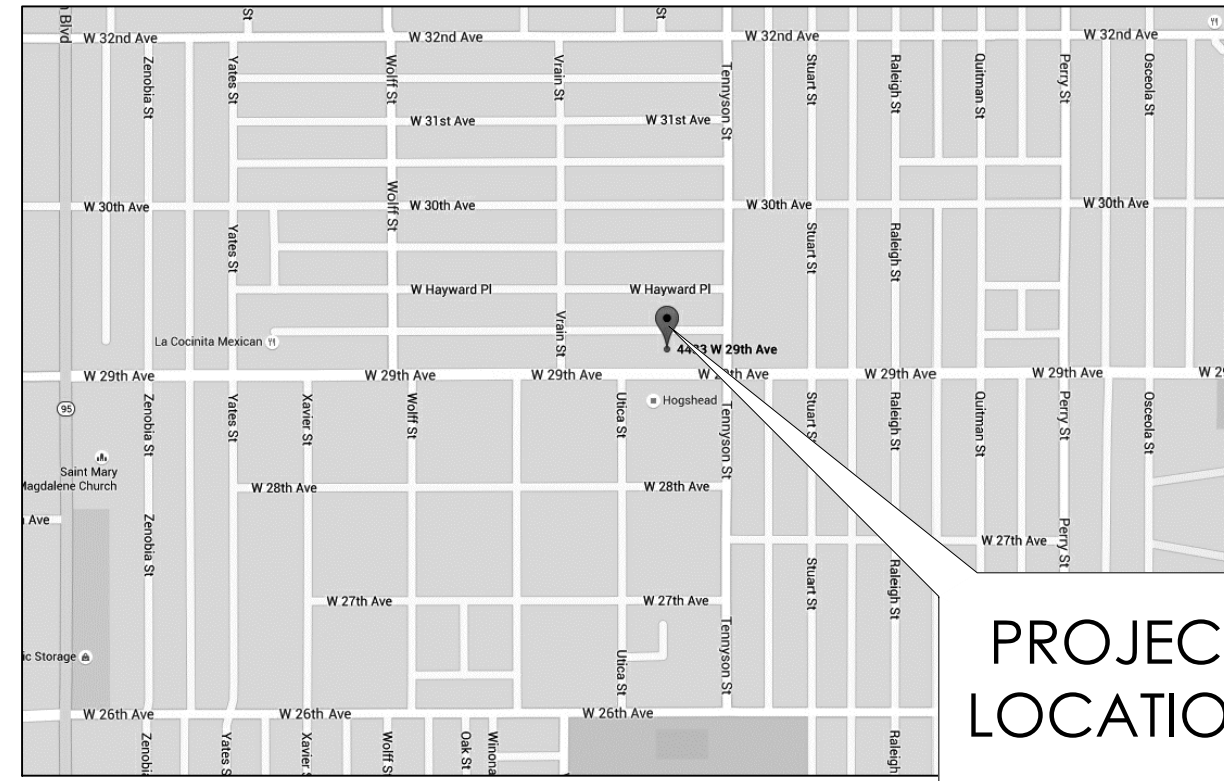
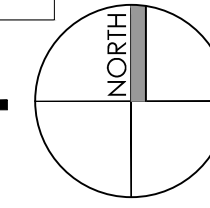


HIGHLAND MONTESSORI SCHOOL

SECOND FLOOR TENANT FINISH
4433 WEST 29th AVENUE, DENVER, COLORADO
(NEW CLASSROOM SPACE)



2 VICINITY MAP
NO SCALE



PROJECT NOTES:

1. IN LIEU OF DETAILED SPECIFICATIONS FOR THESE CONSTRUCTION DOCUMENTS, THE G.C. IS RESPONSIBLE FOR REVIEW QUALITY AND DESIGN/ BUILD STANDARDS FOR ALL WORK SHOWN HERE IN. IN THE EVENT OF ANY QUESTIONS OR CONFLICTS WITH STANDARDS FOR EACH TRADE, NOTIFY ARCHITECT AND/ OR OWNER FOR DIRECTION.
2. ALL CONSTRUCTION TRADE PERSONNEL ON SITE MUST BE FAMILIAR WITH THESE REQUIREMENTS.
3. THE G.C. MUST OBTAIN ALL REQUIRED PERMITS AND AGENCY APPROVALS. U.O.N.
4. THE G.C. MUST COMPLY WITH THE RULES OF THE CITY OF DENVER AND WITH THE DIRECTIONS OF THE OWNER FOR CONSTRUCTION FACILITIES, USE OF PREMISES, ACCESS TO THE PROJECT SITE AND TRASH REMOVAL.
5. THE G.C. MUST INSPECT THE SITE BEFORE BEGINNING WORK & IDENTIFY CONFLICTS AN/OR INCONSISTENCIES BETWEEN THE DRAWINGS & EXISTING CONDITIONS. NOTIFY THE ARCHITECT AND OWNER OF CONDITIONS WHICH REQUIRE DEVIATION FROM THE WORK SHOWN ON THE DRAWINGS.
6. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. EXISTING WALLS & PARTITIONS ARE DIMENSION TO FACE OF STUD, UNLESS NOTED OTHERWISE.
7. THE PRESENCE OF THE ARCHITECT, ENGINEER OR OWNER ON THE JOB DOES NOT IMPLY APPROVAL OF ANY SPECIFIC AREA OF WORK. G.C MUST CALL SPECIFIC ITEMS TO THE ATTENTION OF THE ARCHITECT, ENGINEER AND/ OR OWNER IN ORDER TO OBTAIN REVIEW AND APPROVAL.
8. ARRANGE TO ACCOMMODATE "NOT-IN-CONTRACT" WORK & REQUEST INSTRUCTIONS FROM OWNER BEFORE PROCEEDING.
9. ASSIST IN COORDINATE OF N.I.C. WORK ON PROJECT, SUCH AS FACADE WORK & KITCHEN EQUIPMENT DELIVERY & SETUP.
10. ACCOMMODATE CHANGES IN THE WORK WHEN NOTIFIED.
11. THE G.C. MUST TAKE CARE TO PROTECT EXISTING AS WELL AS NEWLY INSTALLED MATERIALS, FINISHES & ASSEMBLIES.

DRAWING INDEX

- ARCHITECTURAL**
- A0.0COVER SHEET, CODES, PROJECT CALCS.
 - A1.0 FLOOR PLAN
 - A2.0 INTERIOR ELEVATIONS/DETAILS/NOTES
 - A3.0 ARCHITECTURAL LIGHTING PLAN
 - A4.0 PROJECT NOTES
- ENGINEERING**
- M1 MECHANICAL PLAN
 - M2 MECHANICAL PLAN 2
 - P1 PLUMBING PLAN 1
 - P2 PLUMBING PLAN 2
 - E1 ELECTRICAL RISER, PANEL & NOTES
 - E2 ELECTRICAL POWER PLAN
 - E3 ELECTRICAL REFLECTED CEILING PLAN

ARCHITECT OF RECORD:

KSA ARCHITECTURE, LLC
JIM KEAVNEY, ARCHITECT
4900 W. 29TH AVENUE
DENVER, COLORADO 80212

ENGINEER OF RECORD:

RENO JAMES ENGINEERING INC.
DAN KING, P.E.
4900 W. 29TH AVENUE
DENVER, COLORADO 80212

BUILDING CODE ANALYSIS:

- TENANT FINISH OF EXISTING 3,033 SQ. FT. SECOND FLOOR OF 3-STORY BUILDING / 2009 IBC / 2011 DENVER BUILDING CODE.
 - EXISTING CENTRAL CORRIDORS, ELEVATOR, STAIRWELLS, PUBLIC RESTROOMS, AND MECHANICAL ROOMS ARE EXISTING, AND SHALL NOT BE CONSIDERED AS PART OF THIS PROJECT.
- CODE COMPLIANCE :**
- THIS PROJECT SHALL COMPLY WITH THE 2009 INTERNATIONAL BUILDING CODE, 2011 DENVER BUILDING CODE, 2009 INTERNATIONAL FUEL GAS CODE, 2009 INTERNATIONAL MECHANICAL CODE, 2009 INTERNATIONAL PLUMBING CODE &, 20014 NATIONAL ELECTRICAL CODE.
 - TYPE OF CONSTRUCTION BUILDING: II-B (NEW)

OCCUPANCY LOAD (IBC TABLE 1015.1):

'E' OCCUPANCY ~ EDUCATION/ KIT. AREA/ OFFICE AREA: 3,033 SQ. FT. ÷ 35 NET SQ. FT. (DAYCARE) = 88 OCCUPANTS

TOTAL OCCUPANT LOAD = 88

EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.1):

• 'E' OCCUPANCY TRAVEL DISTANCE FOR SPRINKLERED BUILDING IS 250 FEET. MAXIMUM DISTANCE PER LAYOUT IS 42 FEET.

MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD (TABLE 1021.1):

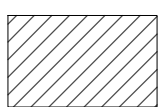
• OCCUPANT LOAD (PERSONS PER STORY): 1-500 = 2 MINIMUM NUMBER OF EXITS PER STORY (PROVIDED)

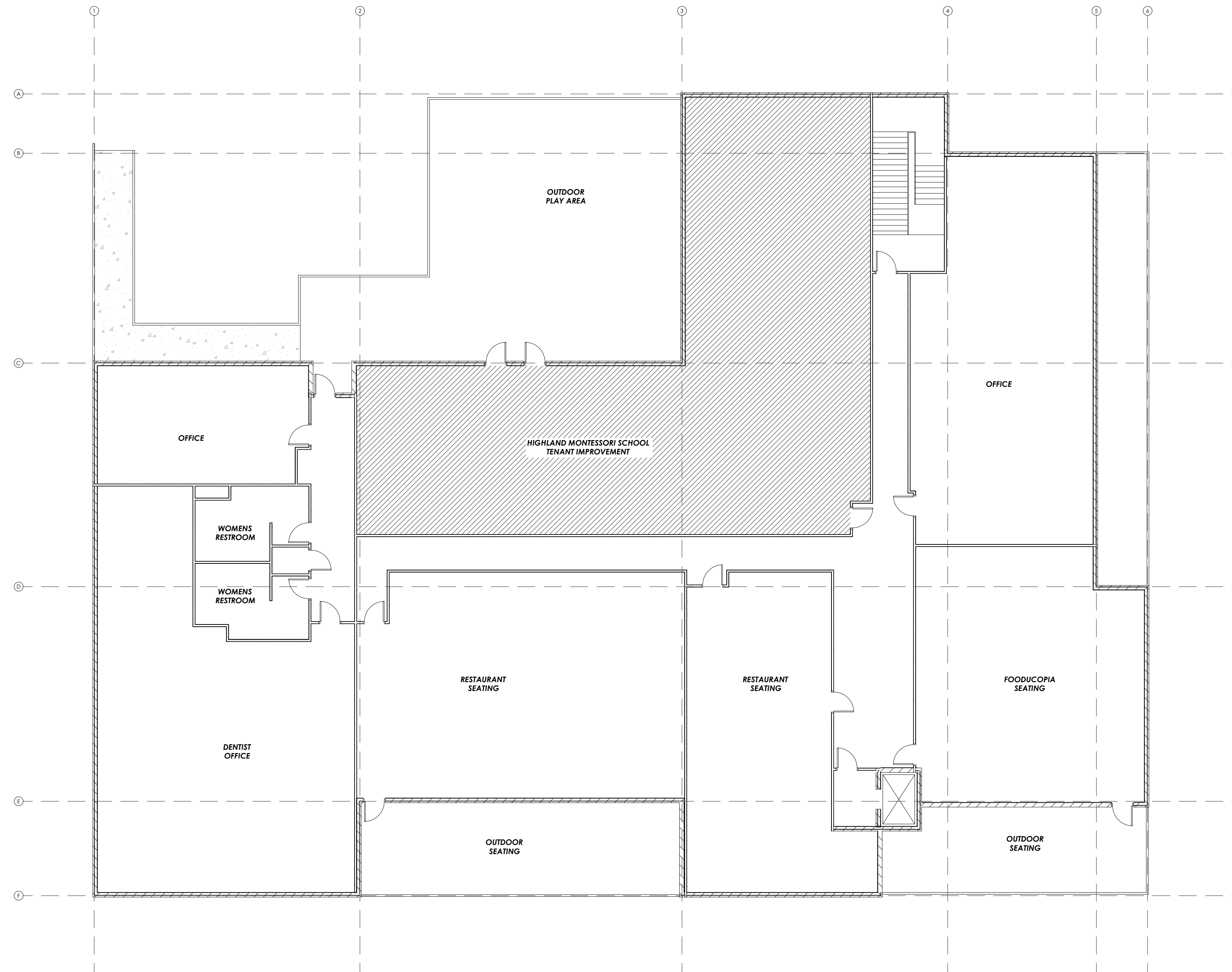
POSTING OF OCCUPANT LOAD (SECT. 1004.3):

• EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

PLUMBING REQUIREMENTS (CHAPTER 29):

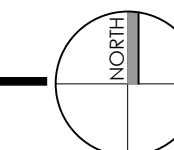
DRINKING FOUNTAIN	1/100	1 D.F. (EXIST. PUBLIC AT SECOND FLOOR)
SERVICE SINK	1 S.S.	1 S.S. (EXIST. PUBLIC/ 1 NEW AT TENANT SPACE)
WATER CLOSETS	1/50 M+W=1	1 EA. (EXIST. PUBLIC/ 7 NEW AT TENANT SPACE)
LAVATORIES	1/80	1 EA. (EXIST. PUBLIC/ 5 NEW AT TENANT SPACE)

 HATCHED AREA INDICATES EXTENT OF NEW INTERIOR TENANT IMPROVEMENT



1 KEY PLAN
3/32"=1'-0"

(2ND LEVEL) / 4433 W. 29TH AVE., DENVER



HIGHLANDS MONTESSORI
TENANT IMPROVEMENT
4431 WEST 29TH AVE.
DENVER, COLORADO

COVER SHEET
PROJECT DATA



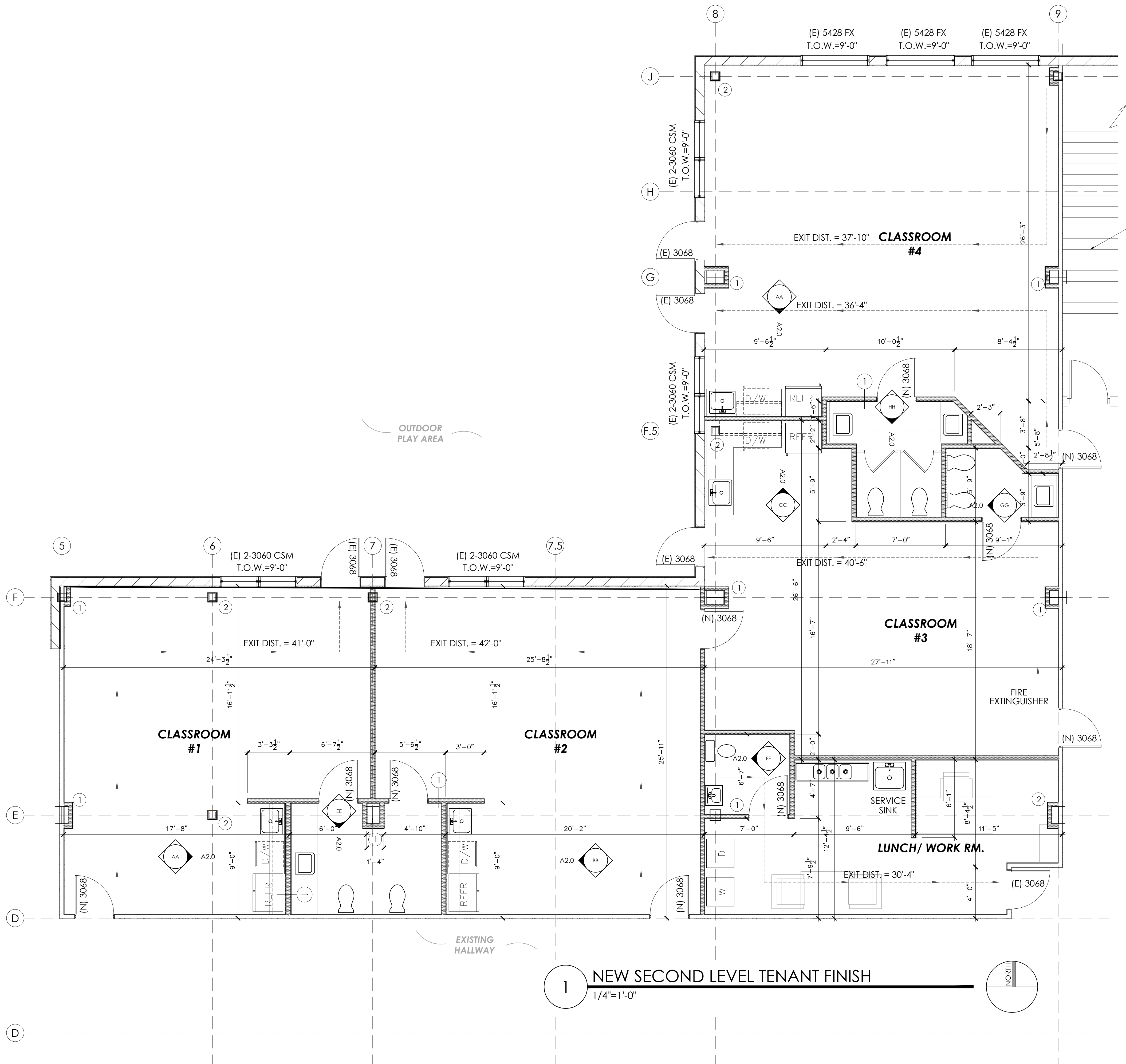
ARCHITECTS STAMP

PROJECT # 150804

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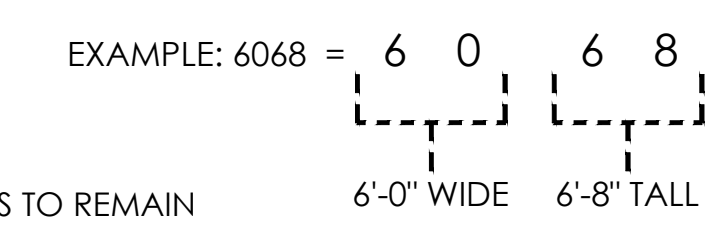
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GENERAL NOTES:

1. ALL EXISTING CORE & SHELL ELEMENTS ARE CONSIDERED EXISTING. ALL ELSE SHALL BE CONSIDERED AS NEW.
2. TENANT INTERIOR ELEMENTS SHALL BE CONSIDERED AS NEW.
3. NEW CEILING HEIGHT IN TENANT SPACE: 9'-0", U.N.O. (COOR. W/ OWNER)
4. DIMENSIONS ARE SHOWN TO FACE OF STUD (EDGE OF BUILDING FRAME) AND TO CENTER OF WINDOW.
5. ALL DOOR HARDWARE SHALL BE LEVER TYPE, "CAL ROYAL LEVER", BRUSHED CHROME- OR APPROVED ALTERNATE, COORDINATE WITH TENANT), NO SPECIAL HARDWARE REQUIRED.

DOOR/WINDOW LABEL DESCRIPTION:



LEGEND:

- EXISTING CORE & SHELL WALLS TO REMAIN
- NEW 3-1/2" WOOD STUD WALL
- EXIT TRAVEL PATH

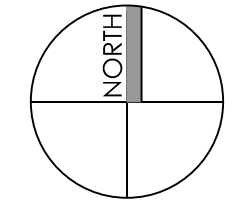
KEY NOTES:

- ① EXISTING STRUCTURAL COLUMN W/ 1 HR. PROTECTION PER UL DESIGN NUMBER ULX795, REFER TO CORE & SHELL DRAWINGS.
- ② EXISTING STRUCTURAL COLUMN, WRAP W/ GYP. BD., RE. DTL. E/A2.0

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SHEET SIZE: 24" x 36"

1 NEW SECOND LEVEL TENANT FINISH
1/4"=1'-0"



HIGHLANDS MONTESSORI
TENANT IMPROVEMENT
4431 WEST 29TH AVE.
DENVER, COLORADO

TENANT FINISH
SECOND LEVEL FLOOR PLAN

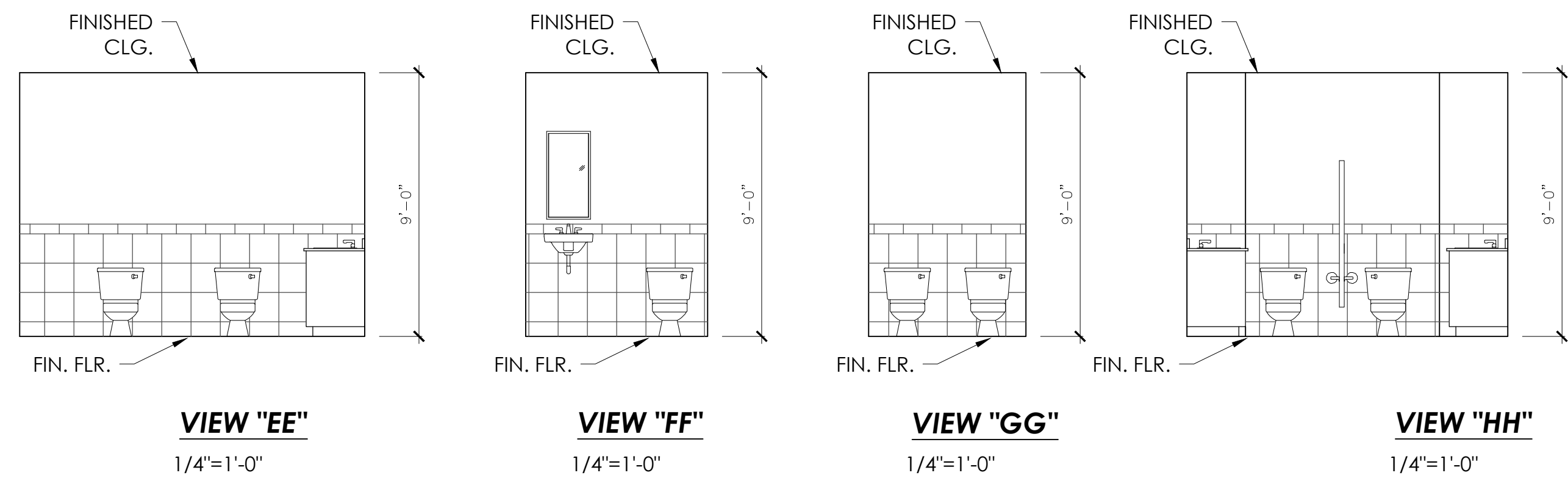
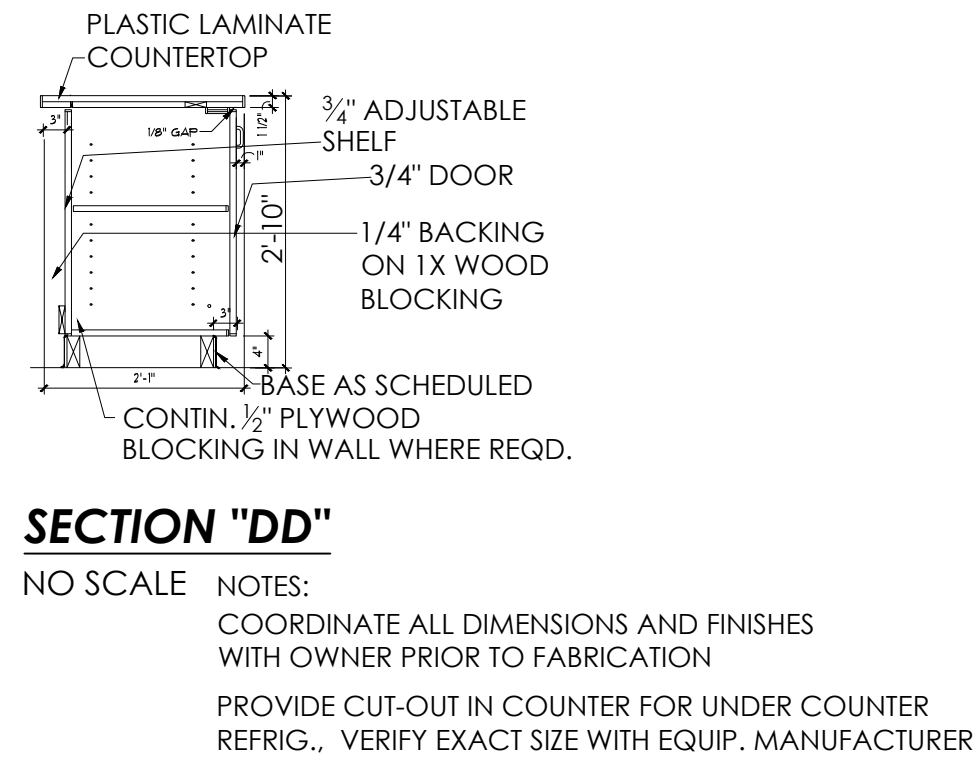
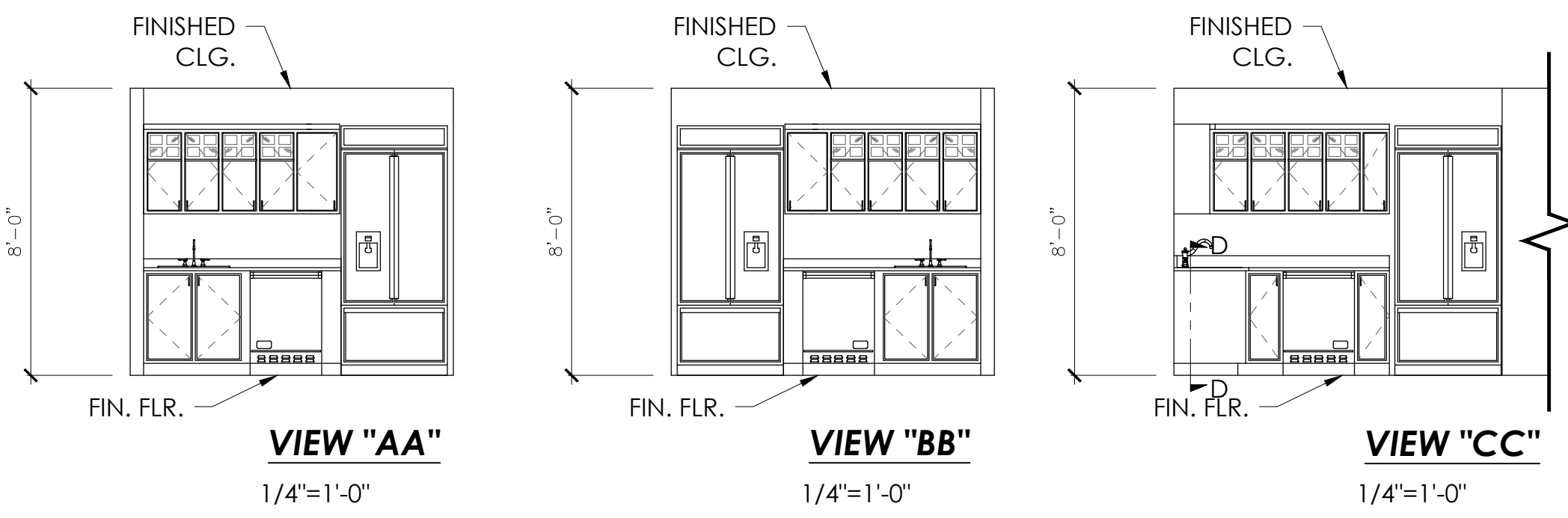
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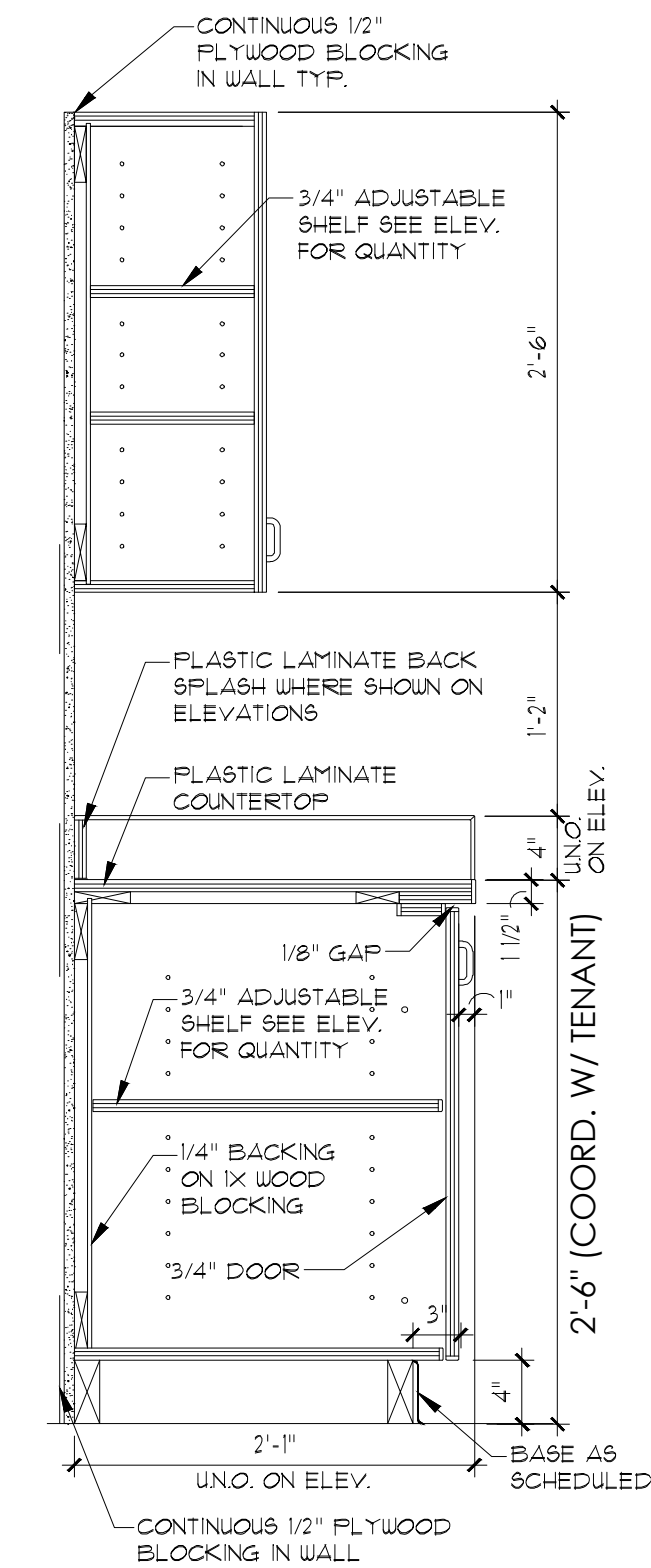
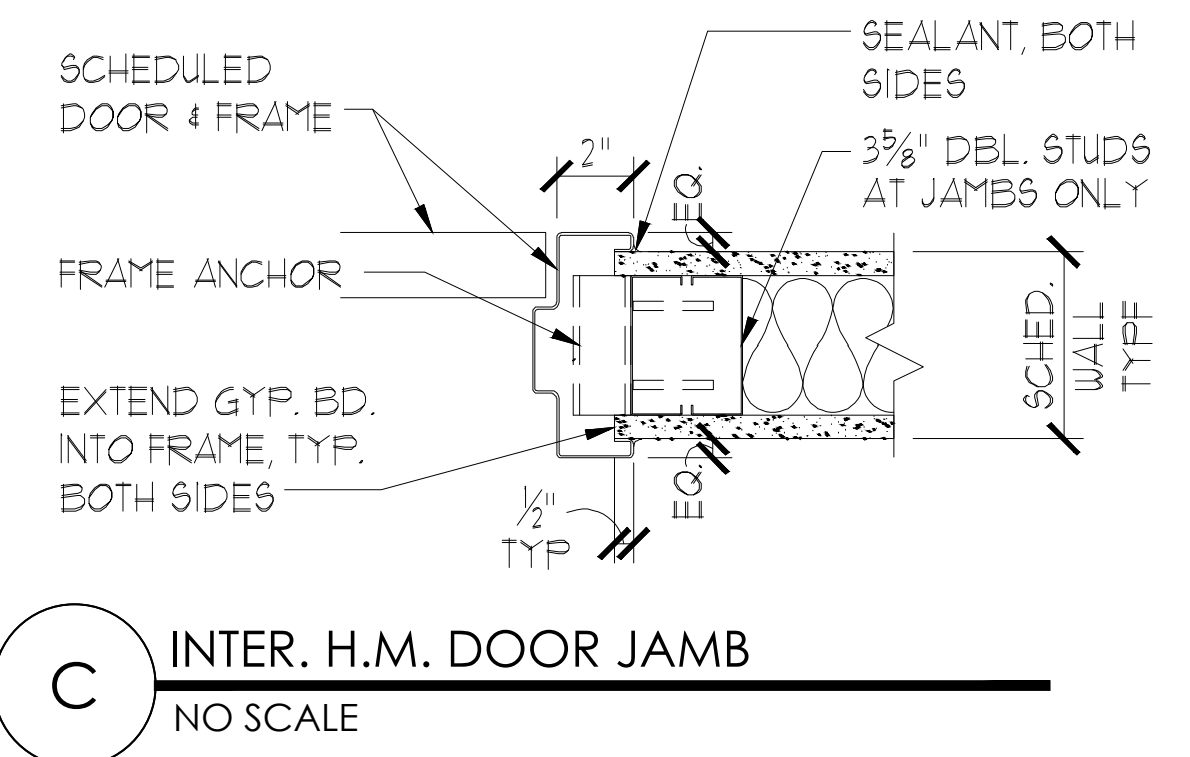
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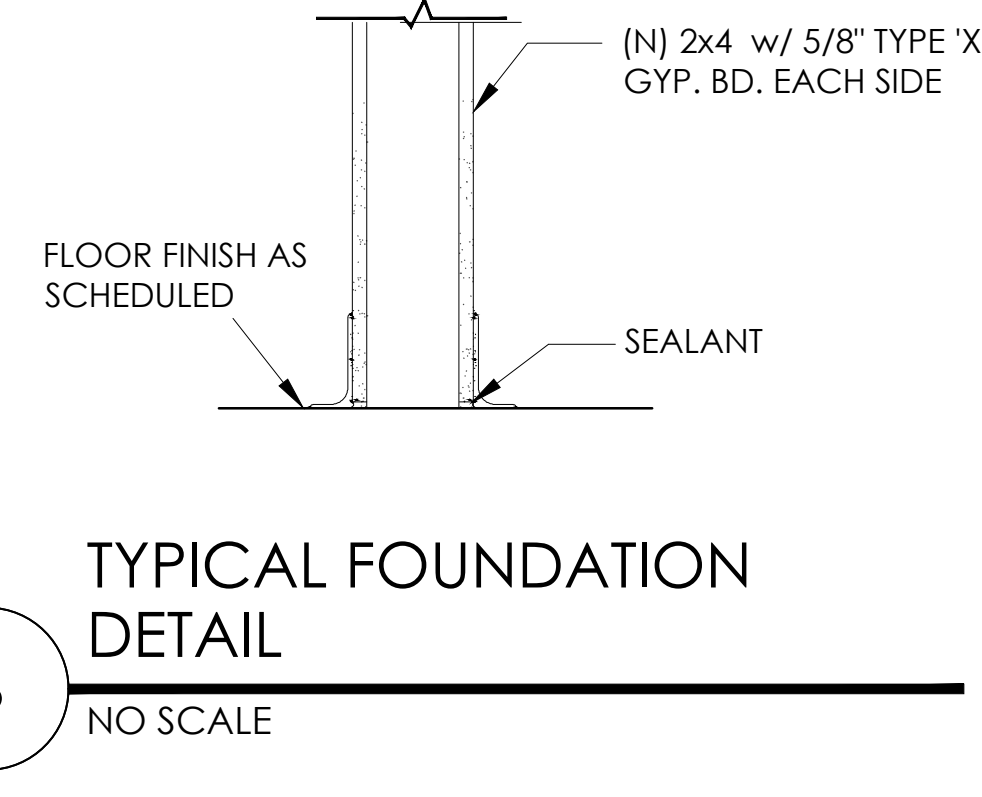
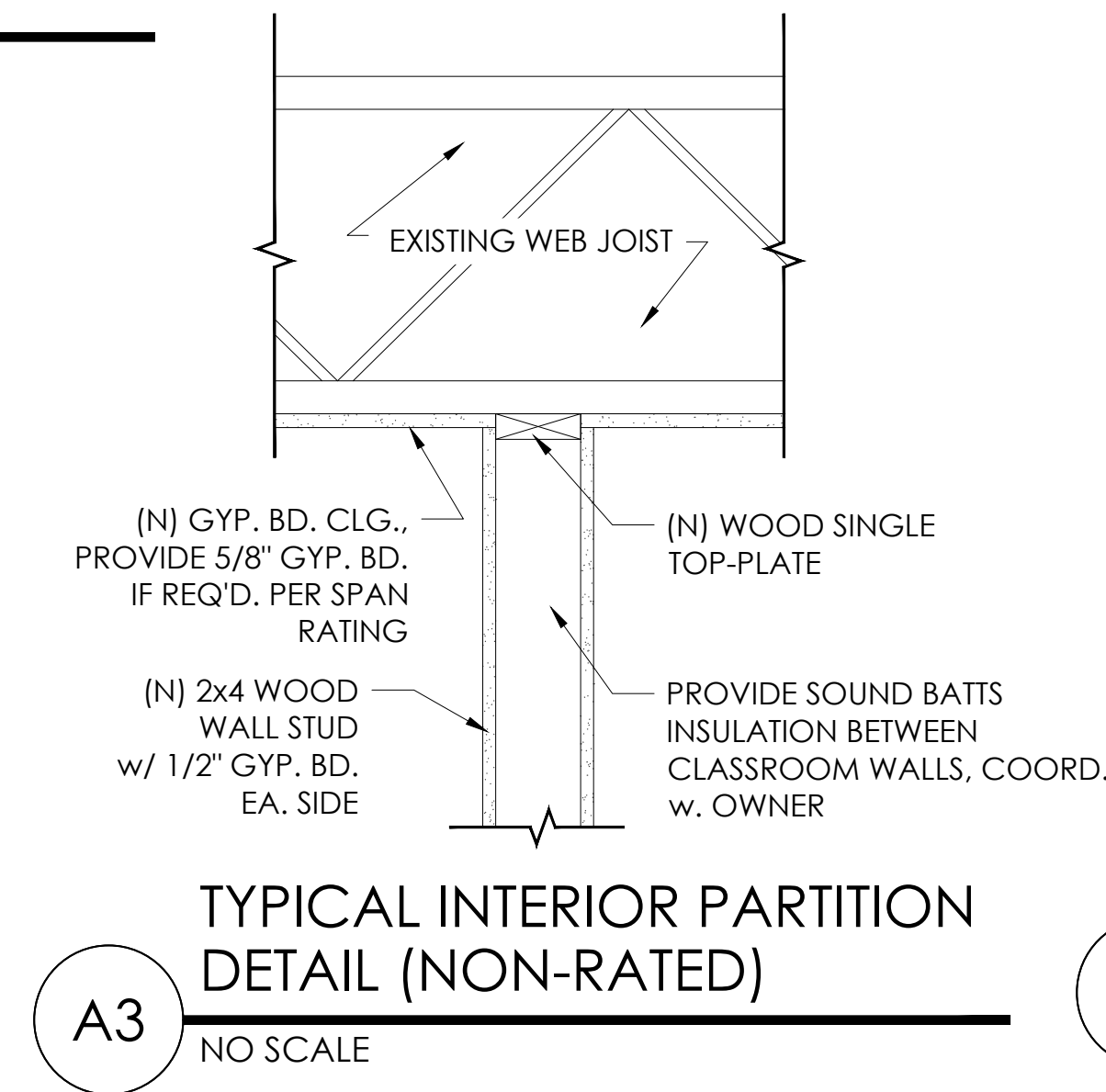
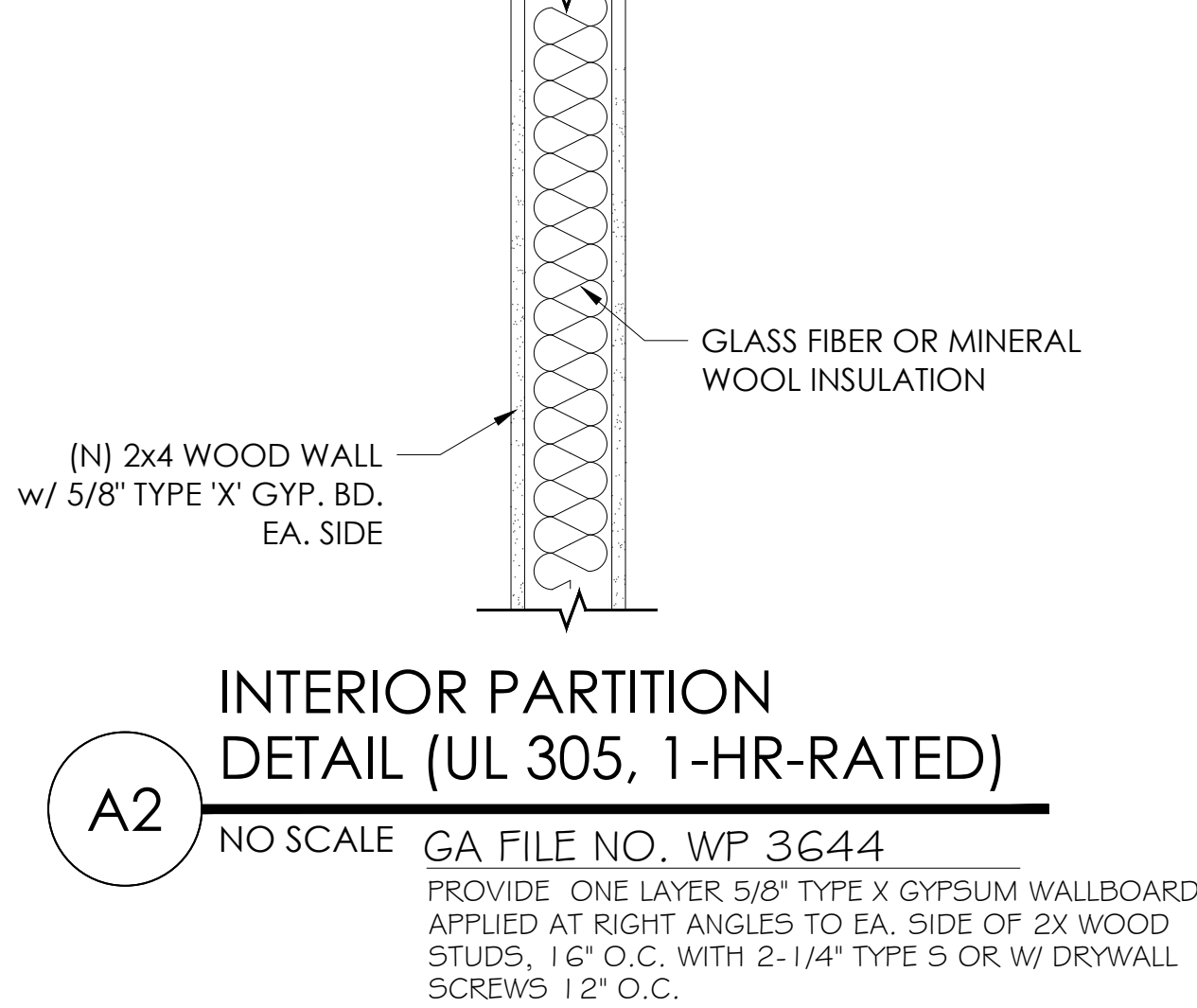
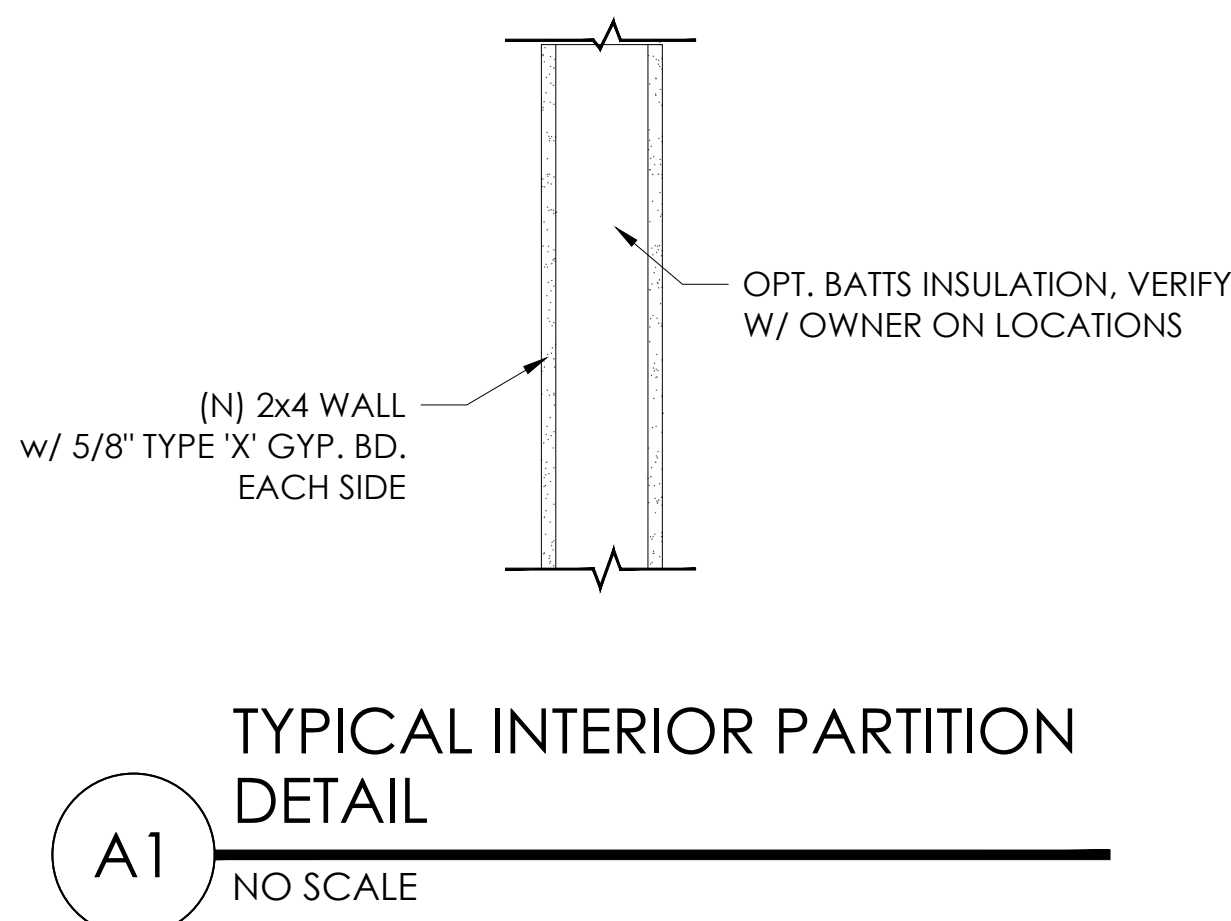
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TOILET ACCESSORY GENERAL NOTES
CONTRACTOR SHALL COORD. W/ TENANT TO VERIFY ALL NEW FIXTURE MOUNTING HEIGHTS TO MEET DAYCARE STANDARD REQUIREMENTS.
THIS SHEET TO SHOW ALL PLAN DIMENSIONS TO FACE OF FRAMING, U.N.O.
REFER TO PLUMBING PLANS FOR PLUMBING FIXTURES

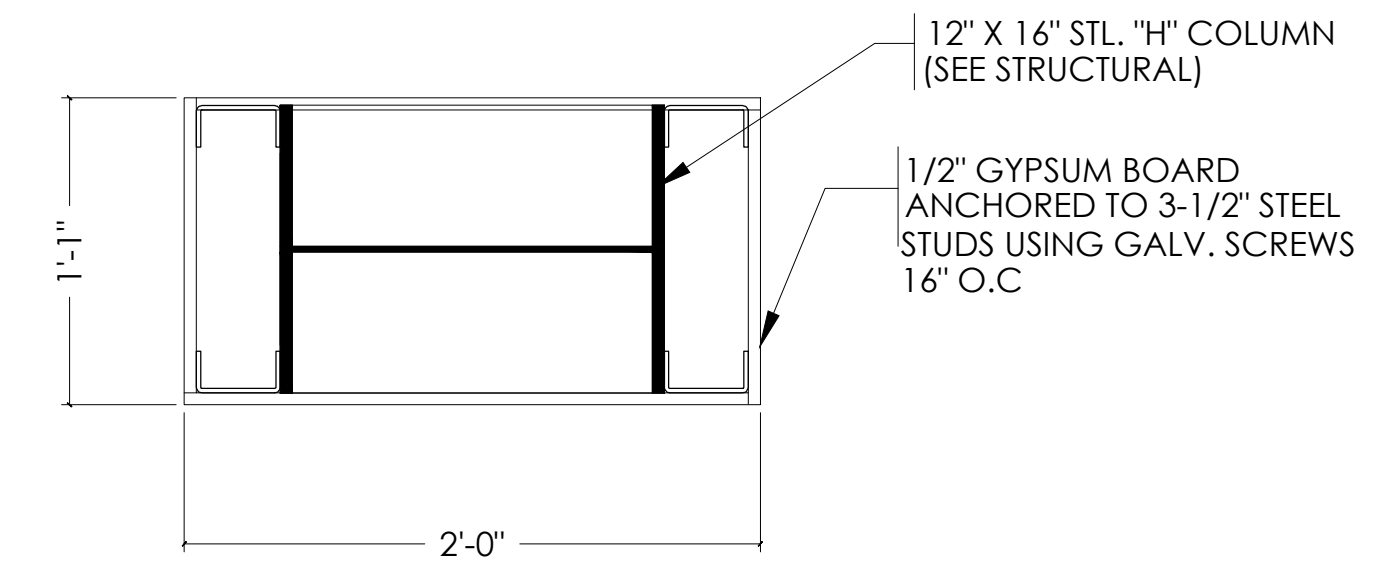


1 INTERIOR ELEVATIONS



DOOR GENERAL NOTES

- The force for pushing or pulling open interior swinging egress doors, other than fire doors shall not exceed 5 pounds. For other swinging doors, as well as sliding & folding doors the door latch shall release when subjected to a 15 pound force. The doors shall be set in motion when subjected to a 30 pound force. The door shall swing to a full open position when subjected to a 15 pound force.
- Where means of egress doors are operated by power, such as doors with a photoelectric-actuated mechanism to open the door upon the approach of a person or doors with power assisted manual operation, the design shall be such that in the event of power failure, the door is capable of being opened manually to permit means of egress travel or closed when necessary to safeguard means of egress. The forces required to open these doors manually shall not exceed those specified in Section 1008.1.3 (See Note Above), except that the force to set the door in motion shall not exceed 50 pounds. The door shall be capable of swings from any position to the full width of the opening in which such door is installed when a force is applied to the door on the side from which egress is made. Full-power operated doors shall comply with BHMA A156.19. On the egress side of each door there shall be a readily visible, durable sign that reads: "IN EMERGENCY PUSH TO OPEN." The sign shall be in letters not less than 1 inch high on a contrasting background.
- The entrance doors in a means of egress are permitted to be equipped with an approved entrance and egress access control system which shall be installed in accordance with the following criteria:
 - 1.) A sensor shall be provided on the egress side of the arranged to detect occupant approaching the doors. The door shall be arranged to unlock by signal from loss of power to the sensor.
 - 2.) Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.
 - 3.) The doors shall be arranged to unlock from a manual unlocking device located 40 to 48 inches vertically above the floor and within 5 feet of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated the manual unlocking device shall result in direct power interruption of the lock independent of the access control system, doors shall remain unlocked for a minimum of 30 seconds.
 - 4.) Activation of the building fire system shall automatically unlock the doors and doors shall remain unlocked until fire system is reset.
 - 5.) Activation of building automatic sprinkler or fire detection system if provided shall automatically unlock doors. The doors shall remain unlocked until the fire system has been reset.
 - 6.) Entrance doors shall not be secured from the egress side during periods that the building is open to the public.
- Except as specifically permitted by IBC Chapter 10, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
- Door handles, pulls, latches, locks and other operable devices on doors required to be accessible by IBC Chapter 11 shall not require tight grasping, tight pinching, or twisting of the wrist to operate.
- A latch or other fastening device on a door shall be provided with a releasing device having an obvious method of operation under all lighting conditions. The release mechanism for any latch shall be located at least 34 inches and not more than 48 inches above the finished floor. Door shall be openable with not more than one releasing operation.

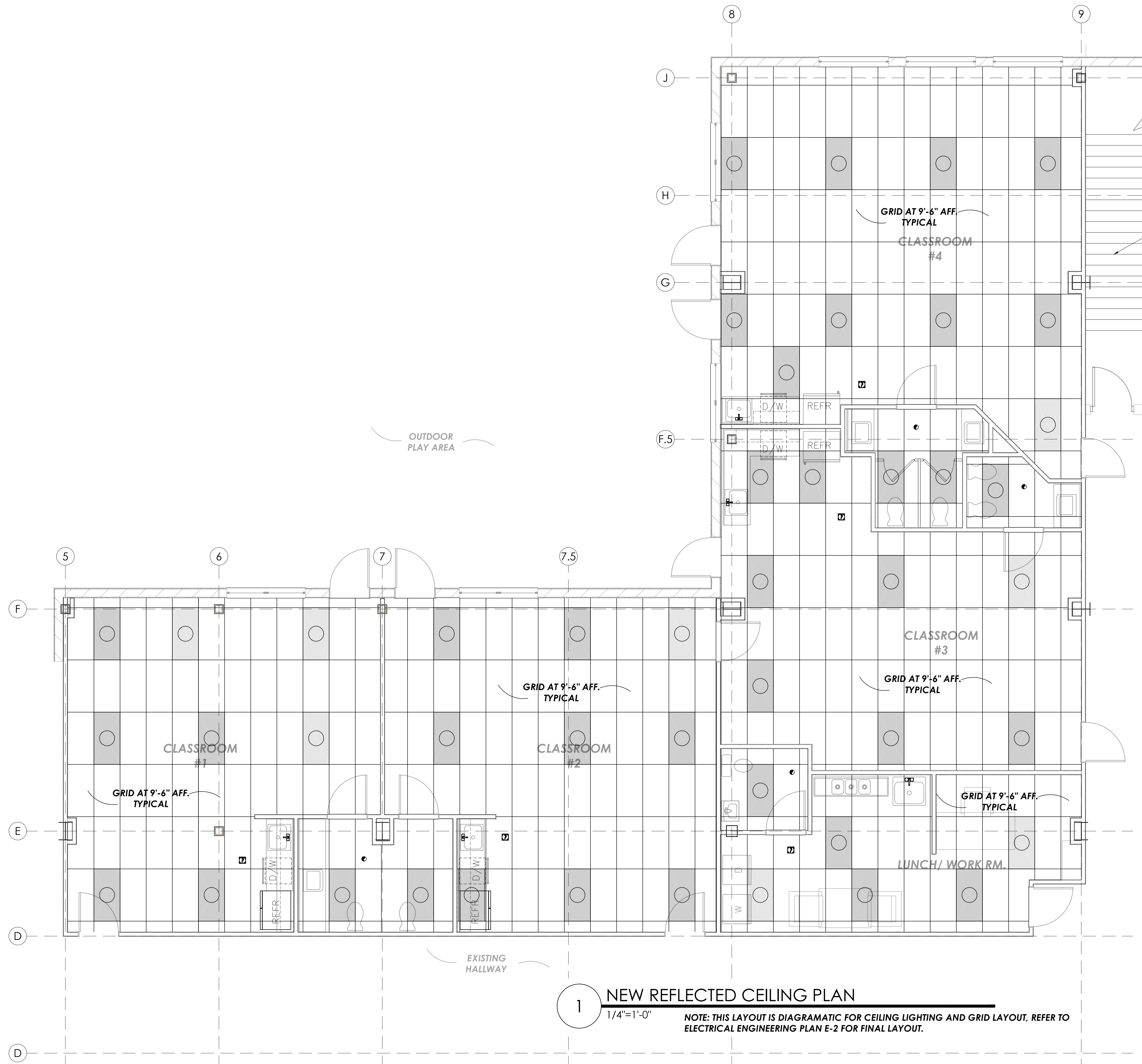


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GENERAL NOTES:

1. ALL LIGHTING IS INCANDESCENT, U.O.N.
2. REINFORCE ALL CEILING-MOUNT ELECTRICAL BOXES FOR SURFACE-MOUNT LIGHT FIXTURES TO ACCOMMODATE FUTURE CEILING FAN INSTALLATION.
3. ALL OUTLETS IN KITCHEN/BATH(S) LABELED WITH GFCI PROTECTION ARE INSTALLED AT COUNTER-HEIGHT, U.O.N.
4. ALL FLUORESCENT FIXTURES ARE FOUR-PIN TYPE.
5. CONTRACTOR TO COORDINATE LOW-VOLTAGE INSTALLATION w/ OWNER.
6. REF. ELECTRICAL ONE-LINE DIAGRAM BY OTHERS.

REFLECTED CEILING LEGEND

- 2'X 4' FLUORESCENT FIXTURE
- EXHAUST FAN
- 2'X4' OPEN GRID, PROVIDE ACOUSTICAL CEILING TILE AT 9'-0" AFF WITHIN BATHROOMS AND LUNCH/ WORKROOM AREAS ONLY. G.C. TO COORD. WITH TENANT.
- SMOKE DETECTOR

1 NEW REFLECTED CEILING PLAN
 1/4"=1'-0"
 NOTE: THIS LAYOUT IS DIAGRAMATIC FOR CEILING LIGHTING AND GRID LAYOUT, REFER TO ELECTRICAL ENGINEERING PLAN E-2 FOR FINAL LAYOUT.

IF THIS DRAWING IS NOT PRINTED ON A 24"x36" SHEET, IT IS NOT TO SCALE

SHEET SIZE: 24" x 36"

**HIGHLANDS MONTESSORI
 TENANT IMPROVEMENT**
 4431 WEST 29TH AVE.
 DENVER, COLORADO

TENANT FINISH
 REFLECTED CEILING PLAN

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PROJECT # 150804

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A3.0

GENERAL NOTES:

1. CONTRACTORS, PRIME AND SUB, SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO THE COMMENCEMENT OF THEIR WORK.
2. THE INTENT OF THE DRAWINGS ARE NOT LIMITED TO THE EXPLICITNESS OF THE CONTRACT DOCUMENTS. REPRESENTATIVE AND TYPICAL DETAILS ARE SHOWN TO ASSIST THE CONTRACTORS. THEY ARE NOT INTENDED TO ILLUSTRATE EVERY CONDITION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PREPARER OF THESE PLANS AND / OR ENGINEER(S) OF ANY CONDITIONS OCCURRING IN THE FIELD WHICH ARE DIFFERENT FROM THOSE SHOWN IN THESE PLANS, OR OF ERRORS AND OMISSIONS IN THE PLANS, WHICH MAY AFFECT THE CONDITION AND COMPLETION OF THE PROJECT. FAILURE TO GIVE PROPER NOTIFICATION PRIOR TO MAKING ANY FIELD CHANGES SHALL VOID THE GUARANTEE OF THESE PLANS.
4. THE CONSTRUCTION DETAILS COMPILED IN THESE PLANS ARE IN COMPLIANCE TO THE REQUIREMENTS OF THE PREVAILING BUILDING CODES AND LOCAL ORDINANCES.
5. INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND / OR MATERIAL TO BE PROVIDED TO THE INSPECTOR AT TIME OF INSPECTION AS REQUIRED.
6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMEN'S COMPENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED TO THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE SIGNED AND SEALED PERMIT DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS, AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.
8. PRIOR TO THE SUBMISSION OF ANY BIDS THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND VERIFY THE ARCHITECT'S DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. OWNER SHALL REVIEW THESE CONSTRUCTION DOCUMENTS AND VERIFY THAT THEY ARE CORRECT AND COMPLETE PRIOR TO BIDDING AND START OF CONSTRUCTION. THE OWNER SHALL APPROVE ALL MATERIAL AND FINISH SAMPLES ALONG WITH ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.
10. DIMENSIONS AS INDICATED ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALING OF THE DRAWINGS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE CALCULATED BY COMPUTER AND ROUNDED TO THE NEAREST INCH. THE LOCATION OF PARTITIONS TO THE CENTERS OF MULLIONS OR TO ALIGN WITH FINISHES SHALL TAKE PRECEDENCE OVER WRITTEN DIMENSIONS WHEN SO NOTED. DO NOT SCALE THE DRAWINGS! FIELD VERIFY ALL DIMENSIONS! ALL AREA CALCULATIONS ARE APPROXIMATE.
11. THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE IRC, CURRENT LOCAL EDITION, NFPA-101, DENVER MUNICIPAL CODE FOR BUILDING CONSTRUCTION, AND ALL OTHER APPLICABLE CODES AS GENERALLY DEPICTED IN THESE DRAWINGS.
12. THE CONTRACTOR AND ALL SUBCONTRACTORS AND ALL VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ANY AND ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.
13. THE WORK SHALL BE LIMITED TO THE SCOPE REASONABLY INFERRED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE EXECUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER AND ARCHITECT. ANY ADDITIONAL WORK DONE WITHOUT PRIOR WRITTEN APPROVAL SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
14. SHOULD THE SCOPE OF WORK FOR ANY REASON NOT BE FULLY INDICATED ON THE CONTRACT DOCUMENTS, THE ARCHITECT SHOULD BE CONTACTED IMMEDIATELY.
15. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.
16. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE. COORDINATING ALL SUBCONTRACTORS, SUPPLIERS, AND VENDORS.
17. THE CONTRACTOR SHALL MAINTAIN SUPERVISION ON SITE WHENEVER WORK IS BEING PERFORMED.
18. THE CONTRACTOR SHALL COORDINATE ALL OWNER OR TENANT SUPPLIED ITEMS, AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE, VERIFY THE SCOPE OF SUCH ITEMS PRIOR TO BID SUBMITTAL. APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
19. THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT, ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB. ALL FIREPROOFING MUST LIKEWISE BE FREE OF THE ABOVE DESCRIBED MATERIALS.
20. ALL INTERIOR FINISHES SHALL COMPLY W/ CURRENT IRC CODE FOR FLAME SPREAD RESTRICTIONS. ALL INTERIOR FINISHES TO BE SUPPLIED AND/OR APPROVED BY CLIENT, U.O.N. ALL WALL SURFACES TO BE PAINTED SHALL BE AN ENAMEL INTERIOR WALL PAINT. TWO COAT APPLICATION (COLOR AS PER OWNER)
21. MAINTAIN FIRE RATING AT ALL PENETRATIONS OF RATED WALL ASSEMBLIES, IF ANY, I.E. MECHANICAL AND ELECTRICAL SERVICE RUNS.
22. SEE FLOOR PLAN FOR DIMENSIONS FOR EXACT LOCATIONS OF WALLS, WINDOWS, DOORS, ETC. DO NOT SCALE DRAWINGS.
23. ALL WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.
24. THE CONTRACTOR SHALL EXPEDITE THE DELIVERY OF LONG LEAD TIME ITEMS TO INSURE DELIVERY CONFORMING TO THE CONSTRUCTION SCHEDULE. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL EQUIPMENT, FIXTURES, APPLIANCES, FURNISHINGS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE STRICTLY ADHERED TO, AND ARE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.
25. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ARCHITECT FOR SUBSTITUTIONS MADE IN SPECIFIED EQUIPMENT, MATERIALS AND COLORS. OWNER TO COORDINATE ALL MATERIAL AND FINISH SAMPLES WITH CONTRACTOR ALONG WITH ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.
26. THE CONTRACTOR WILL PATCH, REPAIR OR REPLACE EXISTING WORK DAMAGED BY NEW CONSTRUCTION.
27. THE CONTRACTOR WILL PROVIDE THE NECESSARY TEMPORARY CLOSING OF ALL NEW OPENINGS IN WALLS OR ROOF AT END OF EACH DAY'S WORK TO KEEP BUILDING WEATHER TIGHT AND SECURE.
28. THE CONTRACTOR WILL PROVIDE ADEQUATE PROTECTION TO ALL EXISTING WORK FURNISHINGS AND FIXTURES THAT ARE TO BE RETAINED, SO THAT THEY WILL NOT BE DAMAGED.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING ELECTRICAL, WATER, AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.
30. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIALS, FIXTURES, EQUIPMENT, OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY G.C. DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK OR EQUIPMENT AT THE CONTRACTORS EXPENSE.
31. ALL WORK DONE BY THE CONTRACTOR, SUBCONTRACTORS, VENDORS, AND SPECIALTY CONTRACTORS SHALL EXERCISE DUE CARE AND SKILL IN PERFORMING ALL WORK IN REGARDS TO THE PROJECT. ALL WORK SHALL BE DONE IN A NEAT WORKMANLIKE PROFESSIONAL MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND RULES.
32. THE JOB SITE SHALL REMAIN FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.
33. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER CONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE CONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE CONTRACTOR CAUSING THE DAMAGE. THE ARCHITECT AND OWNER SHALL BE NOTIFIED OF SUCH CONFLICTS.
34. UPON COMPLETION OF THE PROJECT, ISSUANCE OF THE OCCUPANCY CERTIFICATE AND ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS AND WARRANTIES.
35. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A SET OF "AS BUILT" MARKED PLANS, IF REQUESTED, THE ELECTRICAL CONTRACTORS DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.
36. THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL WORK, EQUIPMENT, FIXTURES, DOORS, WINDOW PROTECTION, HARDWARE, ETC. FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AS EVIDENCE BY THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE REQUIRED (5 YR. MIN. FOR A/C COMPRESSORS-COORD. W/ OWNER).
37. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FAULTY WORKMANSHIP OR MATERIALS WITHIN THE WARRANTY PERIOD. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF WORK THAT HAS BEEN ABUSED OR NEGLECTED BY THE OWNER OR HIS REPRESENTATIVES.

FRAMING NOTES:

1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADED NO. 2 AND BETTER, UNLESS NOTE OTHERWISE IN THE STRUCTURAL PLANS AND DETAILS.
2. GENERAL NAILING SHALL COMPLY WITH THE TABLE AS LISTED IN THE PLANS.
3. WHEN CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS ARE USED AS A WATER-RESISTANT BACKING FOR TILE OR WALL PANELS FOR TUBS, SHOWERS, OR WATER CLOSET COMPARTMENT WALLS, IT SHALL BE INSTALLED TO A HEIGHT OF 72" ABOVE THE DRAIN INLET.
4. ALL GLASS SLIDING DOORS, SHOWER ENCLOSURES, AND WINDOWS WITHIN 60 INCHES OF WET WALKING SURFACES SHALL BE TEMPERED.
5. ANY WINDOWS AT STAIRWAYS, STAIRWAY LANDINGS, OR WITHIN 5'-0" OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE SHALL BE TEMPERED.
6. ANY WINDOW WITHIN 2'-0" OF A DOOR SWING SHALL BE TEMPERED.
7. THIS PLAN DOES NOT PROVIDE COMPLETE FLASHING AND WATERPROOFING DETAILS. THE PREPARER OF THESE PLANS AND/OR ENGINEER(S) DO NOT REPRESENT THEMSELVES TO BE EXPERTS IN THE FIELD OF WATERPROOFING. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR THE ROOFING/DECKING SUB-CONTRACTOR TO PROVIDE THE NECESSARY STANDARD OF CARE, WORKMANSHIP, & MATERIALS TO COMPLETE THE ROOF/DECK CONSTRUCTION WITH A WATER-TIGHT CONDITION. ROOF AND/OR DECK DRAINAGE SHALL NOT BE ALLOWED TO RUN BEHIND ANY FASCIA BOARDS OR ONTO THE EXTERIOR FINISH OF THE STRUCTURE.

ELECTRICAL NOTES:

1. IN NEW CONSTRUCTION SMOKE AND/OR CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.
2. ALL RECESSED LIGHTING TO BE SEALED AIR-TIGHT.
3. WHERE SURFACE-MOUNTED INCANDESCENT FIXTURES ARE INSTALLED, REINFORCE ELECTRICAL BOXES TO ACCOMMODATE THE INSTALLATION OF A CEILING FAN.
4. ALL 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE EQUIPPED WITH ARC-FAULT CIRCUIT INTERRUPTERS.
5. EXHAUST FANS INSTALLED IN BATHROOMS SHALL BE CAPABLE OF PROVIDING A MINIMUM OF 5 AIR CHANGES PER HOUR.
6. A DEDICATED 20A. CIRCUIT SHALL BE INSTALLED TO SUPPLY THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC., WITH THE EXCEPTION BEING WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.

PLUMBING NOTES:

1. SINK FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 2.2 G.P.M.
2. WATER CLOSETS SHALL HAVE A MAXIMUM 1.28 GALLON/FLUSH.
3. PRESSURE TEMPERATURE BALANCED VALVES AT ALL TUB / SHOWER COMBINATIONS TO BE SET AT A MAXIMUM 120 DEGREES FAHRENHEIT. WATER HEATER SHOULD NOT BE USED TO ADJUST THE TEMPERATURE AT SHOWER VALVES.
4. SHOWER HEADS TO HAVE A MAXIMUM FLOW OF 2.5 G.P.M.
5. SHOWERS TO MAINTAIN A MINIMUM INTERIOR CLEARANCE OF 30" IN DIAMETER.
6. ANTI-HAMMER DEVICES TO BE INSTALLED AT THE WASHING MACHINE AND AT THE DISHWASHING MACHINE.
7. HOT WATER AND WATER USAGE SHALL COMPLY WITH LOCAL AND/OR STATE ENERGY-SAVING MEASURES.

MECHANICAL NOTES:

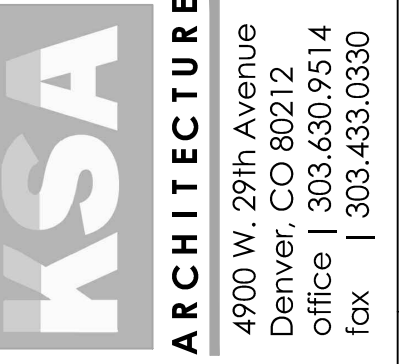
1. HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES FAHRENHEIT AT A POINT OF 3'-0" ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
2. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3'-0" FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3'-0" AWAY FROM DOORS, WINDOWS, SKYLIGHTS, AND ATTIC VENTS).

MACHINE NAILING NOTES:

1. MACHINE NAILING IS SUBJECTED TO APPROVAL BY THE PROJECT STRUCTURAL ENGINEER. MACHINE NAILING IS SUBJECT TO DEMONSTRATION OF CONTINUOUS SATISFACTORY JOBSITE PERFORMANCE. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR MINIMUM EDGES DISTANCE ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

DOOR AND WINDOW NOTES:

1. COORDINATE ALL ROUGH OPENING DIMENSIONS W/ DOOR AND WINDOW MANUFACTURER.
2. COORDINATE ALL DOOR JAMB DIMENSIONS WITH WALL FRAMING.
3. REFER TO SPECIFICATIONS FOR ALL DOOR CASING AND FINISHING AND HARDWARE.
4. CONTRACTOR RESPONSIBLE FOR QUANTITY TAKE OFFS, HANDING, COORDINATION OF ALL JAMB SIZES BASED ON WALL DIMENSIONS AND FIRE RATED ASSEMBLIES.
5. COORDINATE ALL HARDWARE WITH SPECIFICATIONS.
6. PROVIDE LOW PROFILE ACCESSIBLE THRESHOLDS AT ALL EXTERIOR DOOR LOCATIONS.
7. PROVIDE PREFINISHED METAL SILL PANS AT ALL EXTERIOR DOOR THRESHOLDS.
8. COORDINATE UNIT DOOR UNDERCUT WITH MECHANICAL REQUIREMENTS.
9. PRIMARY ENTRY DOORS TO HAVE 1/4 MAX. THRESHOLD HEIGHTS PER FFFH & ANSI
10. ALL GLAZING AT DOORS SHALL COMPLY WITH IBC 2009, CHAPTER 24 FOR SAFETY GLAZING.
11. SAFETY GLAZING IS REQUIRED AT WINDOWS OR DOORS ADJACENT TO STAIRWAYS, LANDINGS, RAMPS WITHING 36 HORIZONTALLY OF A WALKING SURFACE, WHEN EXPOSED GLASS IS LESS THAN 60 ABOVE THE PLANE OF ADJACENT WALKING SURFACE.
12. SAFETY GLAZING IS REQUIRED ADJACENT TO STAIRWAYS WITH 60 OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION.
13. ALL GLAZING LESS THAN 60 ABOVE SHOWER OR TUB SHALL BE SAFETY GLAZING.
14. ALL GLAZING WITHIN 24 OF A DOORWAY AND LESS THAN 60 ABOVE A WALKWAY SHALL BE SAFETY GLAZING.
15. ALL GLAZING WITHIN 24 OF FINISH FLOOR SHALL BE SAFETY GLAZING.
16. EGRESS WINDOWS SHALL HAVE MINIMUM CLEARANCES PER CODE, SILLS @ 44 MAX. ABOVE FINISH FLOOR.
17. WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
18. EGRESS WINDOWS SHALL CONFORM WITH IRC 2009, SECTION R310, EMERGENCY ESCAPE AND RESCUE OPENINGS.
19. 'ANSI TYPE-A' ACCESSIBLE UNITS- WINDOW OPERATION MUST CONFORM TO ANSI 117.1 STANDARDS FOR GRASPING. 'Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds (22.2 N) Maximum. -A MINIMUM CLEAR MANUEVERING CLEARANCE SHALL BE PROVIDED FOR FRONT APPROACH. 305.3 Size. The clear floor space shall be 48 inches (1220 mm) minimum in length and 30 inches (760 mm) minimum in width. -HEIGHT OF OPERABLE PARTS SHALL BE WITHIN 15 AFF AND 48 AFF. -308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the floor. -IF WINDOW MANUFACTURER CANNOT PROVIDE WINDOWS TO MEET THE REACH REQUIREMENTS INSTALL 'WINDOW EASE' ACCESSIBLE HARDWARE FOR HORIZONTAL AND VERTICAL SLIDERS.



HIGHLANDS MONTESSORI
TENANT IMPROVEMENT

4431 WEST 29th AVE.
DENVER, COLORADO

GENERAL NOTES

ARCHITECTS STAMP

PROJECT # 150804

REV.	DATE	ISSUE	BY
	08.29.16	BLDG. SUBMITTAL	JK

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