1.0 APPLICABLE CODES

The project is subject to the following codes and standards: the applicable codes and standards are determined by the Architect, Engineer, and Contractor. The following codes and standards are applicable:

- IBC
- NFPA
- ASCE
- AIA
- Others as required

2.0 THE BUILDING

2.1 BUILDING HEIGHT AND AREA

The Building is a thirteen-story structure. Building height is approximately 120 feet from ground to top of coping. The renovation will not affect the hazard classification of the sprinkler system.

2.2 BUILDING OCCUPANCY AND USE GROUPS

The location of the building with respect to adjacent properties is not affected by the scope of this project.

2.3 BUILDING FIRE RESISTANCE

- Type of construction: Based on site survey in limited areas of the 1st through 13th floors, the construction type of the building is of non-combustible materials. All construction materials are to be of non-combustible construction.
- Special hazards: Special hazards requirements are unaffected by the scope of this project.

3.0 BUILDING FIRE RESISTANCE

3.1 GENERALITIES

3.2 FIRE RESISTANCE OF STRUCTURAL MEMBERS

FIRE RESISTANCE OF STRUCTURAL MEMBERS IS NOT AFFECTED BY THE DESIGN OF THIS PROJECT AND NO STRUCTURAL MODIFICATIONS ARE NEEDED.

3.3 FIRE RESISTANCE OF EXITS

FIRE RESISTANCE OF EXITS WILL NOT BE MODIFIED.

3.4 FIRE RESISTANCE OF FIRES

FIRE RESISTANCE OF FIRES WILL NOT BE MODIFIED.

3.5 FUEL CONTROL

FUEL CONTROL IS N/A.

4.0 FUEL CONTROL

4.1 FUEL CONTROL

- INTENDED FUEL: Gas
- EQUIPMENT: Gas furnace
- SUPPLIERS: Gas company
- INSTALLATION: Gas company

4.2 AMOUNT AND TYPES OF COMBUSTIBLE MATERIAL

ALLOWABLE COMBUSTIBLE MATERIAL IN CONSTRUCTION IS DEFINED IN SECTION 603.1 OF THE IBC. FIRE-RETARDANT-MATERIALS ARE N/A.

5.0 EGRESS REQUIREMENTS

5.1 OCCUPANT LOAD

OCCUPANT LOAD IS UNCHANGED.

5.2 NUMBER OF EXITS AND TRAVEL DISTANCE

NUMBER OF EXITS AND TRAVEL DISTANCE WILL NOT BE MODIFIED.

5.3 EGRESS PATHS

EGRESS PATHS WILL NOT BE MODIFIED.

5.4 EGRESS ECLIPSE

EGRESS ECLIPSE WILL NOT BE MODIFIED.

5.5 EGRESS ILLUMINATION

Egress illumination will not be affected by the project.

6.0 FIRE SUPPRESSION SYSTEM

6.1 SPRINKLER SYSTEM SUPPLY

SPRINKLER SYSTEM SUPPLY WILL NOT BE MODIFIED.

6.2 SPRINKLER HEAD LOCATION

SPRINKLER HEAD LOCATION WILL NOT BE MODIFIED.

6.3 WATER SUPPLY

WATER SUPPLY WILL NOT BE MODIFIED.

6.4 HOSE STATIONS

HOSE STATIONS WILL NOT BE MODIFIED.

6.5 METER STATIONS

METER STATIONS WILL NOT BE MODIFIED.

6.6 FIRE EXTINGUISHERS

FIRE EXTINGUISHERS WILL NOT BE MODIFIED.

7.0 EMERGENCY RESPONSE

7.1 FIRE DEPARTMENT APPROACH ACCESS ROADS

FIRE DEPARTMENT APPROACH ACCESS ROADS WILL NOT BE MODIFIED.

7.2 FIRES ALARMS

THE SEQUENCE OF OPERATIONS IS UNAFFECTED BY THE SCOPE OF THIS PROJECT.

8.0 FIRE ALARM AND DETECTION SYSTEMS

8.1 AUTOMATIC FIRE ALARM SYSTEMS

THE ALARM SYSTEMS WILL NOT BE MODIFIED.

8.2 OTHER DETECTION REQUIREMENTS

THE EXISTING AUTOMATIC FIRE DETECTION SYSTEMS ARE UNAFFECTED BY THE SCOPE OF THIS PROJECT.

8.3 EXIT ILLUMINATION

THE EXIT ILLUMINATION SYSTEMS WILL NOT BE MODIFIED.

8.4 WARNING

THE WARNING SYSTEMS ARE UNAFFECTED BY THE SCOPE OF THIS PROJECT.

9.0 SPECIAL HAZARDS

SPECIAL HAZARDS REQUIREMENTS ARE UNAFFECTED BY THE SCOPE OF THIS PROJECT.
STEARNS WEST PRIVATE BATHROOM REFURBISHMENTS & ADA UPGRADES - PROJECT A

University of Colorado at Boulder
Stearns West
Boulder, CO

1/8" = 1'-0"

A2.00

KEYED NOTES

1. REMOVE EXISTING DOOR. RETURN DOOR PANEL TO BUILDING FOR STORAGE. EXISTING FRAME TO REMAIN. PATCH, REPAIR AND PAINT EXISTING FRAME TO AS NEW CONDITION.

2. PROVIDE AND INSTALL WALL MOUNTED ADA PUSH PLATE ACTUATOR

3. REMOVE EXISTING WALL MOUNTED DOOR STOP. INSTALL NEW DOOR STOP TO BUILDING FRAME. PATCH, REPAIR AND PAINT EVERYTHING TO AS NEW CONDITION.
GENERAL CONSTRUCTION NOTES

1. AS-IS MEANS THAT IT IS NOW THE RESPONSIBILITY OF THE CONTRACTOR TO MULTIPLE, MAXIMIZE, AND ENSURE THAT THE EXISTING CERAMIC TILE FLOORING WILL BE DEMOLISHED AND NOTIFIED ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD COLLECTION AREA.

2. THE CONCRETE FLOOR SLAB BUT ONLY TO REMOVE ANY REMAINING 3. IF THE CONSTRUCTION ACTIVITIES GENERATE DUST OR FUMES INSIDE THE EXISTING VANITY & COUNTERTOP WILL BE DEMOLISHED AND PATCH ALL PENETRATIONS IN EXISTING FIRE RATED PARTITIONS TO AS-NEW CONDITION.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE ATTACHMENT OF NEW PARTITION OR CEILING FRAMING, GC TO PROVIDE INSTALL 20 GA. 3-5/8" FRAMING AT 16" O.C. AND 5/8" DENSARMOR TO BE FLOATED SUITABLE FOR A LEVEL 5 SURFACES INCLUDING PARTITIONS, WINDOW MULLION, DOOR & DOOR FRAMES, TO AS-NEW CONDITION.

6. THE EXISTING VCT-1 HARDWARE TYPE WILL BE DEMOLISHED AND ALL SHOWER PANS WILL BE WATER TESTED PER IPC SHOWER PAN TESTING REQUIREMENTS. TESTING TO BE PERFORMED BY THE CONTRACTOR WHO PROVIDED AND INSTALLED SUCH ITEMS AND ALL TENANT FINISH CONSTRUCTION.

12. THE CONTRACTOR IS RESPONSIBLE FOR THE FEATHER FLOOR TO MAXIMUM HEIGHT OF 1/2" TO ALLOW ROLL IN/TRANSITION WHERE PIPE PASSES THROUGH NON-RATED PARTITIONS.


27. THE CONTRACTOR IS RESPONSIBLE FOR RESPONSIBLE FOR THE IMPLEMENTATION OF THE SAFETY PLAN FOR THE INSTALLATION OF THE FIRE ALARM SYSTEM AGAINST THE EXISTING WALL.

32. THE CONTRACTOR IS RESPONSIBLE FOR RESPONSIBLE FOR THE INSTALLATION OF THE FIRE ALARM SYSTEM AGAINST THE EXISTING WALL.

33. IF THE CONTRACTOR ACTIVITIES OCCUR IN A WALL THAT IS NON-RATED, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A 90-MINUTE FIRE RESISTANCE RATING. A SAFETY PLAN FOR THE INSTALLATION OF THE FIRE ALARM SYSTEM AGAINST THE EXISTING WALL.

36. THE CONTRACTOR IS RESPONSIBLE FOR RESPONSIBLE FOR THE IMPLEMENTATION OF THE SAFETY PLAN FOR THE INSTALLATION OF THE FIRE ALARM SYSTEM AGAINST THE EXISTING WALL.

1. THE CONTRACTOR MUST PROVIDE A SAFETY PLAN FOR THE INSTALLATION OF THE FIRE ALARM SYSTEM AGAINST THE EXISTING WALL.

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16. THE CONTRACTOR MUST PROVIDE A SAFETY PLAN FOR THE INSTALLATION OF THE FIRE ALARM SYSTEM AGAINST THE EXISTING WALL.
1. **BASE:** Consists of alternating 3” x 6” black, K111 tiles (T-8) and 6” x 6” black, K111 tiles (T-7) with no black tiles above 6” tile height.

2. **UP TO WAINSCOTT HEIGHT (MAX. HEIGHT INCL. GROUT: 2’ - 9 7/8’):** Consists of a 60/40 blend with 60% of 3” x 6” and 6” x 6” tiles in white, O100 finish and 40% of 3” x 6” and 6” x 6” tiles in biscuit, K1275 finish.

3. **A RANDOM PLACEMENT OF 6” X 6” LUMINARY GOLD, O142 TILES (T-6) UP TO WAINSCOTT HEIGHT (MAX. TILE HEIGHT INCL. GROUT: 2’ - 9 7/8”) WITH NO TWO LUMINARY GOLD TILES IN SAME OR ADJACENT VERTICAL COLUMNS.

4. **ABOVE WAINSCOTT HEIGHT:** Consists of 100% 3” x 6” and 6” x 6” tiles in white, O100 finish in bond pattern.

5. **MAXIMUM GROUT THICKNESS OF 1/8”.

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**TILE LEGEND**

- **COLOR:** BISCUIT, K175
- **COLOR:** WHITE, O100
- **COLOR:** LUMINARY GOLD, O142; 6” X 6” TILE ONLY
- **COLOR:** BLACK, K111

**TILE COLOR PATTERN RULES**

1. Base consists of alternating 3” x 6” black, K111 tiles (T-8) and 6” x 6” black, K111 tiles (T-7) with no black tiles above 6” tile height.

2. Up to wainscoting height (max. height incl. grout: 2’ - 9 7/8”), consists of a 60/40 blend with 60% of 3” x 6” and 6” x 6” tiles in white, O100 finish and 40% of 3” x 6” and 6” x 6” tiles in biscuit, K1275 finish.

3. **A RANDOM PLACEMENT OF 6” X 6” LUMINARY GOLD, O142 TILES (T-6) UP TO WAINSCOTT HEIGHT (MAX. TILE HEIGHT INCL. GROUT: 2’ - 9 7/8”) WITH NO TWO LUMINARY GOLD TILES IN SAME OR ADJACENT VERTICAL COLUMNS.

4. **ABOVE WAINSCOTT HEIGHT:** Consists of 100% 3” x 6” and 6” x 6” tiles in white, O100 finish in bond pattern.

5. Maximum grout thickness of 1/8”.
TILE LEGEND

- **COLOR: BISCUIT, K125**
- **COLOR: WHITE, O100**
- **COLOR: LUMINARY GOLD, O142; 6" X 6" TILES ONLY**
- **COLOR: BLACK, K111**

**TILE COLOR PATTERN RULES**

1. BASE CONSISTS OF A 60/40 BLEND WITH 60% OF 3" X 6" AND 6" X 6" TILES IN WHITE, O100 FINISH AND 40% OF 3" X 6" AND 6" X 6" TILES IN BISCUIT, K125 FINISH.
2. A RANDOM PLACEMENT OF 6" X 6" LUMINARY GOLD, O142 TILES (T-6) UP TO WAINSCOTT HEIGHT (MAX. TILE HEIGHT INCL. GROUT: 2' - 9 7/8") WITH NO TWO LUMINARY GOLD TILES IN SAME OR ADJACENT VERTICAL COLUMNS.
3. ABOVE WAINSCOTT HEIGHT: CONSISTS OF 100% 3" X 6" AND 6" X 6" TILES IN WHITE, O100 FINISH IN BOND PATTERN.
4. MAXIMUM GROUT THICKNESS OF 1/8".

**BASE: CONSISTS OF ALTERNATING 3" X 6" BLACK, K111 TILES (T-8) AND 6" X 6" BLACK, K111 TILES (T-7) WITH NO BLACK TILES ABOVE 6" TILES HEIGHT.

UP TO WAINSCOTT HEIGHT (MAX. HEIGHT INCL. GROUT: 2' - 9 7/8") CONSISTS OF A 60/40 BLEND WITH 60% OF 3" X 6" AND 6" X 6" TILES IN WHITE, O100 FINISH AND 40% OF 3" X 6" AND 6" X 6" TILES IN BISCUIT, K125 FINISH.

- **COLOR: BISCUIT, K125**
- **COLOR: WHITE, O100**
- **COLOR: LUMINARY GOLD, O142; 6" X 6" TILES ONLY**
- **COLOR: BLACK, K111**

**BASE:** CONSISTS OF 100% 3" X 6" AND 6" X 6" TILES IN WHITE, O100 FINISH IN BOND PATTERN.
PLAM ADJUSTABLE SHELF. ALL EXPOSED EDGES TO MATCH PLAM.

NEW CERAMIC BASE APPLIED TO MILLWORK.
NEW CERAMIC FLOOR TILE.

PLAM (BOTH SIDES) ON 3/4" PARTICLE BOARD.
ALL EXPOSED EDGES TO MATCH PLAM.

DOOR PULL, TYP.

EXISTING PARTITION

NOTE: AT SUITE 108 KITCHEN PANTRY - PROVIDE SINGLE FULL HEIGHT DOOR IN LIEU TO DOUBLE DOOR - PAIR TOP AND BOTTOM LINE OF PARTITION BEYOND

3/4" WHITE MELAMINE SHELF WITH WHITE PVC EDGES

CHROME-LOOK ROD WITH CHROME FLANGES.

LEVEL SHELF DETAIL

PLAM ADJUSTABLE SHELF. ALL EXPOSED EDGES TO MATCH PLAM.

NEW CERAMIC BASE APPLIED TO MILLWORK.
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CHROME-LOOK ROD WITH CHROME FLANGES.

LEVEL SHELF DETAIL
**PLUMBING LEGEND**

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<th>Code</th>
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<th>Quantity</th>
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<tr>
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<td>P4</td>
<td>Shower</td>
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**PLUMBING FIXTURE SCHEDULE**

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</tbody>
</table>

**GENERAL PLUMBING CONTRACT REQUIREMENTS**

- All plumbing pipes, valves, and fixtures shall be installed in accordance with the plumbing codes and regulations.
- All plumbing systems shall be tested for leaks and backed up by pressure relief valves as required.
- All plumbing fixtures shall be properly anchored and supported to prevent movement.
- All plumbing work shall be completed by a licensed plumber.
- All plumbing materials shall be of the highest quality and shall meet the requirements of the plumbing code.

**PLUMBING CONTRACT REQUIREMENTS**

- All plumbing systems shall be designed and installed in accordance with the plumbing codes and regulations.
- All plumbing work shall be completed by a licensed plumber.
- All plumbing materials shall be of the highest quality and shall meet the requirements of the plumbing code.
- All plumbing work shall be tested for leaks and backed up by pressure relief valves as required.
- All plumbing fixtures shall be properly anchored and supported to prevent movement.

**DATE**

11.28.12

**ISSUE**

BID/CONSTRUCTION

04.09.13
UNIT 220 TOILET ROOM
ENLARGED PLANS
1/4"=1'-0"

UNIT 220 TOILET ROOM CONSTRUCTION PLAN
1/4"=1'-0"

UNIT 220 TOILET ROOM DEMOLITION PLAN

STEARNS WEST PRIVATE BATHROOM
REMODELS - PROJECT A

11049.002
1899 WYNKOOP STREET
SUITE 300
DENVER  COLORADO
80202
(P) 303.595.4500
(F) 303.595.4505
WWW.BURKETTDESIGN.COM

All drawings and written material appearing herin constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

DATE
ISSUE
CONTENTS
JOB NO.
SHEET NO.
1. All hot work activities during construction, e.g. using heat guns, soldering, brazing, welding, grinding, power driven studs, metal cutting using power tools or other activities involving flames or sparks require an approved hot work permit. If a hot work permit is required, follow the procedures. Hot work permit forms are available from CU Project Managers, FM Office of Planning, Design and Construction and the office web site: [http://colorado.edu/facilitiesmanagement/pdc/safety/index.html](http://colorado.edu/facilitiesmanagement/pdc/safety/index.html).

2. Tools and equipment shall be stored in the project staging area and construction activities shall not cause obstruction to building, block exit discharge from the building or impede emergency vehicle access to the area. Fumes inside the building shall be vented to the outdoors.

3. If the construction generates dust or debris, necessary measures are to be taken to prevent the nuisance actuation of any nearby smoke or duct detectors. Please contact the fire system group to make any necessary arrangements. If smoke detectors are covered, they must be removed and the end of each work day.

4. All penetrations through fire rated corridors or floor/ceiling assemblies shall be fire stopped with a matching rating.

5. All outages of the fire system shall be based on campus operations. Fire web site: [https://colorado.edu/facilitiesmanagement/pdc/safety/index.html](https://colorado.edu/facilitiesmanagement/pdc/safety/index.html)

6. Protect sprin over spray.

7. All work shall comply with UCB and OIT standards and NEC 2011. Contact facilities management for all inspections. All existing conduit and wire not being reused shall be removed in its entirety back to source.

8. New construction shall not block or limit access to existing fixtures or pathways. All new electrical installation shall comply with OIT standards for EMI distances between key lamp(s) description, finish, volts, mounting, manufacturer, catalog number.

9. All existing communication wiring shall be demolished (surfacing) involved with the demolition shall be completely removed. New construction shall not interfere with or interrupt the operation of buildings, or services, must be coordinated with the owner and contractor at least 14 calendar days in advance of the outage. Areas affected, and sequence of procedures to accomplish work. The contractor shall obtain written authorization from the owner for all proposed outages. These connections may have to be done at any hour of any day at no minimum time periods. All preparation work shall be planned and executed prior to actual outage. In all cases all material shall be furnished by the contractor. Submit written plan with timeline for removal, installation and connection of generator sets. The contractor shall be responsible for any

10. All outages require a detailed MOP. The MOP shall detail all work proposed by the contractor, including time sequence, tasks, responsibilities and estimated completion times. The MOP shall include a detailed breakdown of the university/contractor coordination checkpoints and proposed safety measures. The MOP shall be submitted for review and approval prior to scheduling the outage.