1 A1 **Demo Plan**
Scale: 1/4"=1'-0"

2 A1 **Reflected Ceiling Demo Plan**
Scale: 3/16"=1'-0"

DEMOLITION PLAN NOTES

- D1 Remove existing countertop assembly shown dashed. Salvage existing cashier drawers.
- D2 Remove portion of existing gyp bd. full height walls shown dashed.
- D3 Remove existing safe. See Construction Plan sheet A2 for new location.
- D4 Remove existing carpet and rubber base. Salvage carpet and deliver to owner. Re: Finish Plan sheet A3.
- D5 Remove portion of existing wood base. Salvage for reuse.
- D6 Limit of carpet removal.
- D7 Remove and relocate existing power outlets.
- D8 Remove and relocate existing voice/data outlets.
- D9 Remove and relocate existing panic buttons. Typical of 3.
- D10 Remove and relocate existing fire alarm strobe.
- D11 Existing built-in casework to remain.
- D12 Remove existing overhead grille. Salvage and deliver to owner.

DEMOLITION NOTES

1. General contractor to field verify all existing site conditions and determine the extent of work prior to any and all construction. Notify owner of any discrepancies between construction documents and actual conditions.
2. All fixtures that can be reused and are not required for the project shall be turned over to the owner.
3. All existing conditions to remain shall be protected during demolition operations. Protect adjacent areas from dust and debris. Maintain a clean, safe work environment at all times.
4. Existing power/data/fire devices to remain unless noted otherwise.
5. Existing walls that remain shall be patched where partial demolition of wall occurred or demolition of adjacent walls occurred unless otherwise noted. Patch to match adjacent remaining surface.Paint to nearest break.
6. Where existing walls and ceilings are to be removed and electrical devices are affected, remove devices and cap wiring for reinstallation in new construction.
7. Coordinate demolition activities with owner's/user's schedule. Maintain egress from suite during periods/hours of occupancy.

GENERAL NOTES

1. Comply with all local, state and federal codes, laws and regulations. See this sheet for building code analysis.
2. General contractor is responsible for all materials, construction methods and craftsmanship.
3. Do not scale drawings.
4. All new work is to be plumb, level and square.
5. Unless noted otherwise all interior dimensions are to finish face of existing wall.
6. The Contractor is responsible to bring discrepancies or conflicts between various construction documents, including drawings and specifications, to the immediate attention of the architect before bid opening for resolution. Do not assume correctness of one document or the other.
7. Existing conditions depicted were taken from owner furnished documents. Verify all existing conditions and notify the owner/project manager of any and all discrepancies between drawings and actual conditions.
8. Contractors are responsible for coordinating work with other trades, and owner's self-performed work wherever and whenever they overlap.
9. Contractors are responsible for maintaining the integrity of fire rated assemblies wherever and whenever their work penetrates or breaks the integrity. Furnish and install fire stopping at all openings around pipes, conduit, structural members, etc. in fire rated assemblies.
10. Existing furniture to be removed, stored and re-installed by owner.General Contractor to coordinate work.
11. Construction of Cashier/Bursar's office shall be started and completed between March 25 and May 31, 2013.

    a)This area will be occupied by the users M-F, normal business hours during the entire construction period. Provide dust partition around occupied area shown dashed.

    b)Hours of construction are between 7:00am - 10:00pm or as otherwise arranged with the campus security. Free parking is available during Spring break Mar 25-29, 2013. Contractor will be responsible for parking fees during other times .One parking space behind Main Hall will be available to the Contractor for parking/staging for the duration of the project. Parking fees apply.

    c)Construction within the occupied areas including any work affected in the first level will be done during night time or weekends.
12. General contractor to deliver final bids to our office by 2:00pm on March 15, 2013.
13. Coordinate construction activities with owner's/user's schedule. Maintain egress from suite during periods/hours of occupancy.
14. General Contractor is responsible to coordinate inspection services provided by a State Inspector. Fees for MEP and Fire Dept. inspections and required permits to be by General Contractor. Fees for State Architect inspections by Owner.

RCP DEMOLITION NOTES

- D20 Remove existing gyp. bd. soffit/ceiling shown hatched.
- D21 Remove portion existing ceiling grid and tile shown dashed.
- D22 Remove existing recessed can lights, typ. of 3. Salvage and deliver to owner.
- D23 Remove and relocate existing fire sprinkler head.
- D24 Remove and relocate existing ceiling mounted security cameras .
- D25 Existing ceiling to remain unless noted otherwise.
- D26 Remove existing return air grille. See sheet A4 for mechanical drawings.
- D27 Remove and relocate existing supply air diffuser. See sheet A4 for mechanical drawings.
- D28 Existing security motion sensor to remain.

Note:

1. Modifications to existing sprinkler system by General Contractor.
2. Modifications to fire alarm system by General Contractor. Coordinate work with Simplex.

Building Code Analysis

Project:
Interior remodel of an existing office (business use) to remain a business use

Location:
Main Hall Second Floor - Cashier/Bursar's Office
University of Colorado Colorado Springs

State Adopted Codes:
2009 International Building Code (IBC)
2009 International Fuel Gas Code/Plumbing Code (IFGC/IPC)
2011 National Electrical Code (NEC)
2003 ICC/ANSI A117.1 Accessibility Standards (I/A)

Occupancy:
Office: Business Group B

Stories: 4
Construction Type:
Type III - 1 hr. (Assumed) Review of as-built documents indicate that existing corridors and partitions are non-rated except for mechanical chases, duct penetrations between floors and stair enclosures.

Fire Protection System:
Building is Fully Sprinklered

University of Colorado Colorado Springs
Facilities Services

Second Floor Plan - BURSAR'S AREA REMODEL
MAIN HALL

A1

Scale: As shown
Date: 02/25/2013
Drawn by: MQF

2 A2 Reflected Ceiling Plan

Scale: 1/4"=1'-0"

1 A2 Construction Plan

Scale: 1/4"=1'-0"

3 A2 Plan Detail

Scale: 1 1/2"=1'-0"

PARTITION NOTES:

1. Verify existing wall construction and above ceiling conditions.
2. Partitions extended to underside of existing structure and/or deck shall be installed with slip track to allow for vertical movement of 1" min.
3. All wall partitions are non-fire rated construction.
4. All exposed gyp. bd. to be painted; level 4 finish.
5. Walls that are to receive wood base should match existing species and finish.
6. All new gyp. bd. to be "type x".
7. All sound blanket insulation by Owings Corning or equal and to be full depth between wall studs.

4 A2 Plan Detail

Scale: 1 1/2"=1'-0"

GENERAL CEILING NOTES:

1. Refer to Mechanical drawings for above ceiling mechanical equipment and ductwork.
2. Acoustic ceiling tile and suspended grid by USG or equal and to match existing. Submit sample for approval.
3. Provide allowance for decorative pendant lights. Provide submittals for approval.
3. Coordinate sprinkler modifications and sprinkler head locations with Owner's fire protection vendor.

WALL TYPE LEGEND

KEY	AS SHOWN ON PLAN	DESCRIPTION
		Existing wall construction to remain
W1		New wall construction to be 1 layer of 5/8" type 'x' gyp. bd. ea side of 3 5/8" or 6" metal stud @ 16" o.c. - Provide full depth acoustic blanket insulation. studs and gyp. bd. to structure
W2		New wall construction to be 1 layer of 5/8" type 'x' gyp. bd. on one side of 2 1/2" or 3 5/8" @ 16" o.c. - Provide full depth acoustic blanket insulation. studs and gyp. bd. to structure

REFLECTED CEILING PLAN NOTES

20. New 2'x2' suspended ceiling grid/acoustic tile shown hatched to match existing. Match existing ceiling height. See 5/A3 for ceiling heights.
21. New gyp. bd. on metal stud ceiling.
22. New decorative pendant lights, typ. of 4. Provide an allowance of $250 per fixture.
23. Relocated mechanical diffuser.
24. New mechanical diffuser/return register.
25. Modification to existing security cameras by general contractor. Typ. of 2.
26. Relocated sprinkler head. General Contractor shall be responsible for fire sprinkler modifications. Verify compliance with required sprinkler head coverage as a result of new work. Additional heads may be required. All work to be performed by a licensed fire sprinkler system contractor.
27. New electrical switch to control new pendant lights.

ARCHITECTURAL NOTES

1. New carpet to be contractor furnished and installed (CFCI) as selected by owner. Replace existing throughout room 211. Patch/level substrate as required. See Finish Plan sheet A4.
2. Prime and paint ceiling and walls throughout room 211 and hallway walls that are affected by construction. Paint to nearest break. Paint to be Benjamin Moore, Sherwin Williams or equal. Eggshell finish at walls,Flat finish at ceilings. Colors as noted on Finish Plan sheet A4. Provide paint samples of each type for approval.
3. Patch existing construction scheduled to remain. Repair surfaces to be flushed with adjacent finish surfaces. Match surfaces to same quality as new construction prior to installing new finishes.
4. Dimensions shown are to finish surfaces.
5. All furniture and equipment is owner furnished/owner installed (OFOI). Coordinate removal, storage and reinstallation with Owner.

CONSTRUCTION PLAN NOTES

1. New built-in plam workstation assembly. See sheet A4 for plan detail.
2. New carpet (CPT-1) in room 211.
3. New rubber base (RB-1) in room 211.
4. New wood base (WB-1) to match existing.
5. New overhead door steel shutter by Raynor or equivalent.
   Raynor DuraShutter CP, steel, gray 22 gauge,flat slat, crank operated
   face mounted hood, cylinder lock on fascia side (outside)
   Provide shop submittals for approval

5A **Alternate**:
1. Provide motorized Durashutter by Raynor or equivalent.
2. All high and low voltage wiring, conduit and accessory wiring required for operator to be provided and completed by general contractor.
3. Provide a separate circuit for motorized overhead shutter. Field verify available circuit in panel "L2B".
4. Provide switch to operate motor operated overhead door.

6. Patch/repair walls as required after demolition. Paint to match adjacent surface.
7. New duplex power outlet at 18" A.F.F.
7A. New duplex power outlets. Tap off closest 120v power on first level.
8. New data outlet at 18" A.F.F. - provide 3/4" conduit and pull string at new locations.
9. Relocated power outlet.
10. Relocated data/voice outlet. Provide 3/4" conduit and pull string at new locations.
11. Relocated fire alarm horn strobe. Modifications to existing fire alarm system by general contractor. Coordinate with Simplex.
12. Relocated safe.See sheet A4 for details.
13. New built-in kiosk. See sheet A4 for details.
14. Relocated panic buttons. Coordinate reconnection with owner's security vendor.

University of Colorado Colorado Springs
Facilities Services

Second Floor Plan - BURSAR'S AREA REMODEL

MAIN HALL

A2

Scale: As shown

Date: 02/25/2013

Drawn by: MQF

5 / A3 Bursar's Counter Section Detail

Scale: 1"=1'-0"

3 / A3 Bursar's Counter Interior Elevation

Scale: 3/4"=1'-0"

4 / A3 Bursar's Counter Interior Elevation

Scale: 3/4"=1'-0"

1 / A3 Bursar's Counter Plan

Scale: 3/4"=1'-0"

6 / A3 Bursar's Counter Section Detail

Scale: 1"=1'-0"

2 / A3 Bursar's Counter Section Detail

Scale: 1"=1'-0"

UCCS University of Colorado Colorado Springs **Facilities Services**	Second Floor Plan - BURSAR'S AREA REMODEL MAIN HALL	A3	Scale: As shown Date: 02/25/2013 Drawn by: MQF

3 A4 **Plan Detail**
Scale: 3/4"=1'-0"

6 A4 **Section**
Scale: 1"=1'-0"

4 A4 **Section**
Scale: 1"=1'-0"

1 A4 **Finish Plan**
Scale: 1/4"=1'-0"

FINISH NOTES

- F1 Paint existing walls and new walls in room 211 (P-1) unless noted otherwise.
- F2 Paint accent wall (P-2), unless noted otherwise.
- F3 Paint new walls outside room 211 to match existing.
- F4 Paint new gyp. bd ceiling in room 2011 (P-1) unless noted otherwise.
- F5 Install new carpet tile CPT-1 to the extent shown hatched.
- F6 Install new base (WB-1) outside room 211 to match existing.
- F7 Install new base (RB-1) in room 211.
- F8 Paint vault door (P-3), unless noted otherwise.

FINISH SCHEDULE

Floor Finish:

CPT-1 Carpet tile
Tandus Flooring
Style: Passport ; 24"x24"
Color: Travertine 11503; 1/4 turn pattern

P-1- Field Paint: SW 7042 Shoji White; eggshell finish
Ceiling Paint: SW 7042 Shoji White; eggshell finish

P-2- Accent Paint: SW 6228 Refuge; eggshell finish

P-3-Vault Door: SW 7042 Shoji White; semi-gloss finish

Solid Surface

SS-1 Wilsonart Solid Surfacing
9144SN (5) Sonata Chocolate

Plastic Laminate

PL-1 Wilsonart 4846-60
Morro Zephyr

Rubber Base:

RB-1 Roppe 4" rubber cove base; 140 Fawn rolled goods only

WB-1 Match existing wood base species, cut and finish

Wood Veneer:

Match existing

Submit product samples, paint samples and product for approval.

CASEWORK GENERAL NOTES:

1. Field verify all dimensions prior to fabrication and installation. Modify counters and casework around columns as required.
2. All countertops and casework per details in sheets A3 and A4 unless noted otherwise.
3. Provide locks on all cabinet doors and drawers unless noted otherwise on the elevation. Locks for the cash drawers shall be keyed independently.
4. Provide horizontal wood blocking in walls for mounting all casework. Align shelf standards and vertical fastening with studs and/or provide additional blocking.
5. All wood indicated to be solid wood to match existing species, cut and finish used in building unless noted otherwise.

7 A4 **Section**
Scale: 1"=1'-0"

5 A4 **Interior Elevation**
Scale: 1"=1'-0"

2 A4 **Interior Elevation**
Scale: 3/4"=1'-0"

University of Colorado Colorado Springs
Facilities Services

Second Floor Plan - BURSAR'S AREA REMODEL
MAIN HALL

A4

Scale: As shown
Date: 02/25/2013
Drawn by: MQF

2 A5 Mechanical Plan
Scale: 1/4"=1'-0"

1 A5 Mechanical Demolition Plan
Scale: 1/4"=1'-0"

MECHANICAL PLAN NOTES

- M1 Remove existing 24x12 return air grille shown dashed.
- M2 Existing supply air ductwork. No work on this equipment.
- M3 Remove and relocate existing supply diffuser shown dashed.See Mechanical Plan for new location.
- M4 Remove existing return air opening above ceiling where affected by demolition.
- M5 New return air opening above ceiling to 2 sf (min.)
- M6 Provide new return air grille, Titus PAR, 24x24 face .
- M7 Provide new supply air diffusers, Titus TDCA-AA, 24x24 face, 18x18 louver, 8"Ø neck and adjustable discharge. Provide new 8"Ø flex duct and spin in fitting at existing 24x8 supply air duct.
- M8 Balance new and existing supply air diffusers to 195 cfm each and balance existing vav box to 900 cfm.
- M9 Relocated supply air diffuser.

University of Colorado Colorado Springs
Facilities Services

Second Floor Plan - BURSAR'S AREA REMODEL
MAIN HALL

A5

Scale: As shown
Date: 02/25/2013
Drawn by: MQF