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