

GENERAL NOTES

- GENERAL
1. CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS SHALL REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND INFORMATION ON THESE DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES, OMISSIONS OR CHANGES TO THE ARCHITECT. IF ERRORS, OMISSIONS, OR QUESTIONS REGARDING THE DRAWINGS BECOME EVIDENT OR ARE SUSPECTED, THE ITEM SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. FAILURE TO DO SO SHALL RELIEVE THE ARCHITECT OF ANY LIABILITIES FOR ERRORS OR OMISSIONS IN THE PLANS.
 2. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES FROM THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK.
 3. ALL WORK IS TO BE PERFORMED IN A THOROUGH AND GOOD WORKMANSHIP-LIKE MANNER BY SKILLED WORKERS IN CONFORMANCE WITH THE BEST STANDARDS OR PRACTICES IN THE TRADE.
 4. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS.
 5. THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY AND SAFE MANNER. DEBRIS SHALL BE PLACED IN TRASH RECEPTACLES OR BINS. FENCE OFF OPEN TRENCHES OR OTHER HAZARDS FROM TRESPASSERS. STORE VALUABLE MATERIALS, TOOLS, SUPPLIES OR APPLIANCES IN A LOCKED SPACE. CONFORM WITH BUILDING MANAGEMENT REGULATIONS FOR NOISE CONTROL, CLEAN-UP AND SITE CONDITIONS.
 6. ALL FEDERAL AND STATE SAFETY AND OSHA REGULATIONS SHALL BE ENFORCED FOR ALL WORK, EQUIPMENT AND CONSTRUCTION METHODS.
 7. IF ASBESTOS OR ASBESTOS-CONTAINING MATERIALS ARE ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION, STOP WORK AND DO NOT DISTURB THOSE MATERIALS. NOTIFY OWNER AND ARCHITECT WHO WILL CONSULT WITH A LICENSED ASBESTOS ABATEMENT PROFESSIONAL TO PROPERLY REMOVE THE MATERIALS PRIOR TO PROCEEDING. LIMITED ASBESTOS TESTING PERFORMED BY OWNER.
 8. PROVIDE TEMPORARY SHORING FOR THE EXISTING STRUCTURE DURING DEMOLITION UNTIL THE NEW SUPPORTING STRUCTURE IS IN PLACE.
 9. LOCATE AND STAKE ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO EXCAVATION, TRENCHING OR DIGGING. REPLACE OR REPAIR ANY DAMAGE TO EXISTING LINES THAT MAY OCCUR.
 10. FOR ADDITIONS AND REMODELS, HIDDEN CONDITIONS MAY EXIST AT THE TIME OF PREPARATION OF THE DRAWINGS. IF EXPOSURE OF THESE HIDDEN CONDITIONS RESULT IN CONFLICTS WITH THE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
 11. ALL DIMENSIONS ARE FROM FACE OF NEW FRAMING, FACE OF EXISTING MASONRY, OR FACE OF FINISH ON EXISTING WALLS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 12. ALL GLASS WITHIN 18" OF FLOOR AND WITHIN A 24" ARC OF DOOR JAMBS TO BE TEMPERED GLASS. ALL GLASS WITHIN DOORS ALSO SHALL BE TEMPERED.
 13. ALL SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
 14. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
 15. APPLICABLE CODES: ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES AND APPLICABLE STANDARDS.
 16. NOTE TO THE GENERAL CONTRACTOR/BUILDER/TRADES: CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES; FURNISHING ALL ITEMS REQUIRED FOR THE PROPER EXECUTION, COMPLETION AND SATISFACTORY PERFORMANCE OF ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE & PROPER FINISHED JOB. IN CASE OF ANY QUESTIONS OR NEED FOR FURTHER CLARIFICATION OF INFORMATION AND/OR DETAILS, CONTRACTOR SHOULD CONTACT THE ARCHITECT PRIOR TO FURTHER CONSTRUCTION OR FABRICATION OF ITEMS IN QUESTION. CONTRACTOR SHALL TAKE DIRECTION FROM DESIGNATED OWNER'S REPRESENTATIVE.
 17. MATERIAL SELECTION: MANUFACTURER, MAKE, MODEL NUMBER, COLOR, ETC., OF FINISH MATERIALS, APPLIANCES, ETC., SHALL BE SELECTED BY THE OWNER REPRESENTATIVE AND/OR ARCHITECT.
 18. SUBSTITUTIONS: NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER REP/ARCHITECT'S PRIOR WRITTEN APPROVAL.
 19. GUARANTEE: THE ARCHITECT MAKES NO EXPRESSED OR IMPLIED GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
 20. JOB CLEAN UP: ALL TRADES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE AND/OR RUBBISH CAUSED BY THEIR WORK. ALL RUBBISH, TOOLS, AND SURPLUS SUPPLIES AND MATERIALS SHALL BE REMOVED AT THE COMPLETION OF THE DAY'S WORK. LEAVE THE JOB IN A BROOM CLEAN CONDITION. PROVIDE DUST CONTROL DAILY.
 21. DIMENSIONS: DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED. VERIFY ALL FRAMING DIMENSIONS AT CABINETS, ETC., TO INSURE PROPER FIT. ALL DIMENSIONS SHALL BE CONFIRMED AND CORRELATED BY THE CONTRACTOR AT THE JOB SITE. IN CASE OF ANY QUESTIONS, THE CONTRACTOR SHOULD NOTIFY THE ARCHITECT FOR FURTHER CLARIFICATION.
 22. SHOP DRAWINGS & CONSULTANT'S DRAWINGS: REFER TO SHOP DRAWINGS AND CONSULTANT'S DRAWINGS FOR FURTHER PROJECT SCOPE AND COORDINATION REQUIREMENTS.
 23. NEW WORK TO BLEND INTO EXISTING. FINISH TO NEAREST CORNER OR BREAK IN MATERIAL TYPE. PROVIDE J-STRIP AT EDGES OF GYP. BD. AGAINST DISSIMILAR MATERIALS. CAULK FOR NEAT APPEARANCE AND TO PREVENT WATER PENETRATION.

GOVERNING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

- 2017 Pikes Peak Regional Building Code
2015 International Building Code with amendments
2015 International Energy Conservation Code with amendments
2015 International Mechanical Code with amendments
2015 International Fuel Gas Code
2015 International Plumbing Code
2014 National Electrical Code/NFPA-70 with amendments
2015 International Fire Code

- 2009 ICC/ANSI A117.1 Accessibility Standard
2013 ASME A17.1 Safety Code for Elevators and Escalators
2011 ASME A17.3 Safety Code for Existing Elevators and Escalators

PROJECT TEAM

OWNER REPRESENTATIVE:

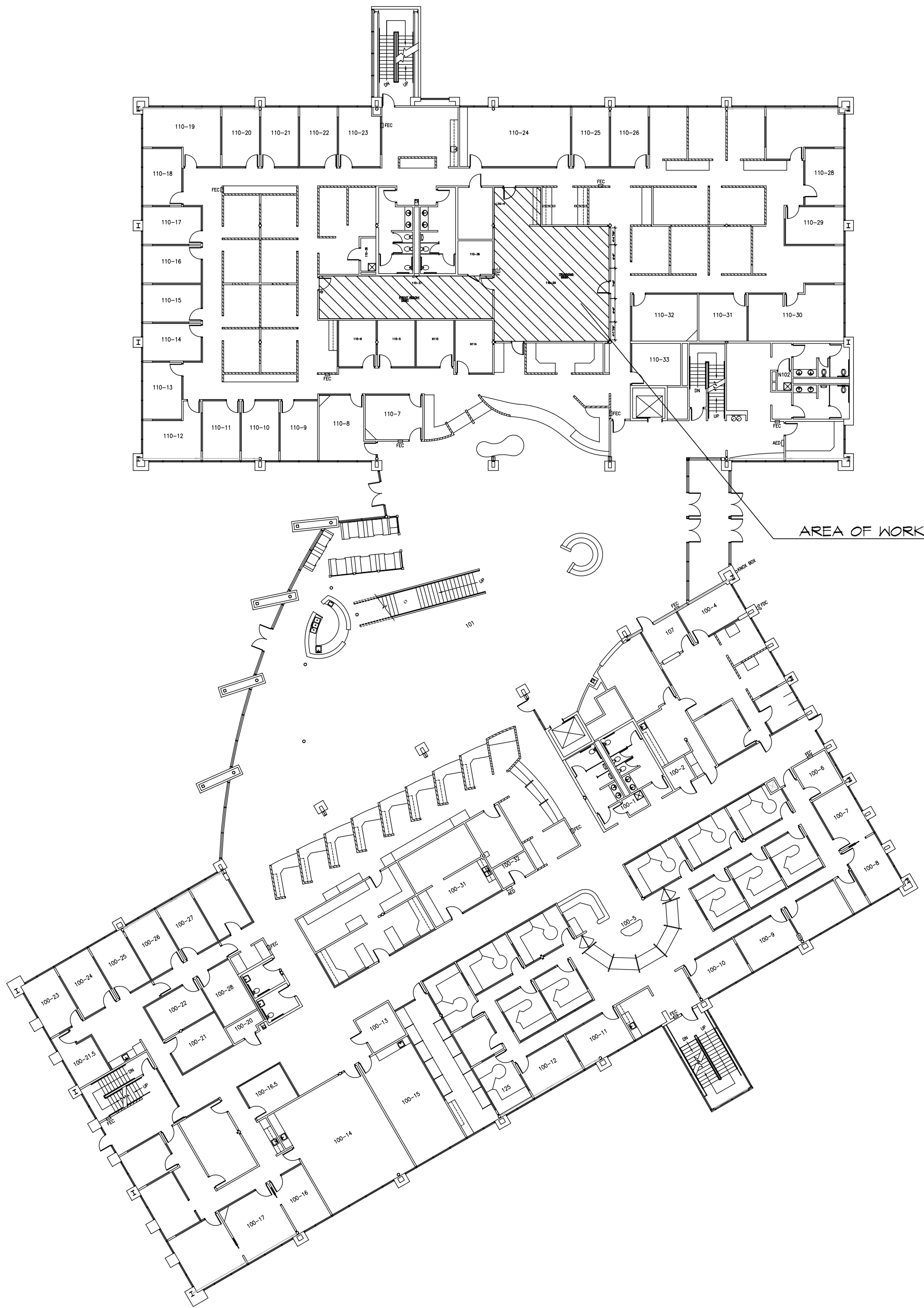
EL PASO COUNTY
FACILITIES MANAGEMENT
325 S. CASCADE AVE.
COLORADO SPRINGS, CO 80903
PHONE: (719) 520-6573
JILL TRAVIS

ARCHITECT:

TDG ARCHITECTURE, INC.
201 E. LAS ANIMAS STREET, STE. 113
COLORADO SPRINGS, CO 80903
PHONE: 719.623.5641
MARK TREMMEL
SHARON ALLEN

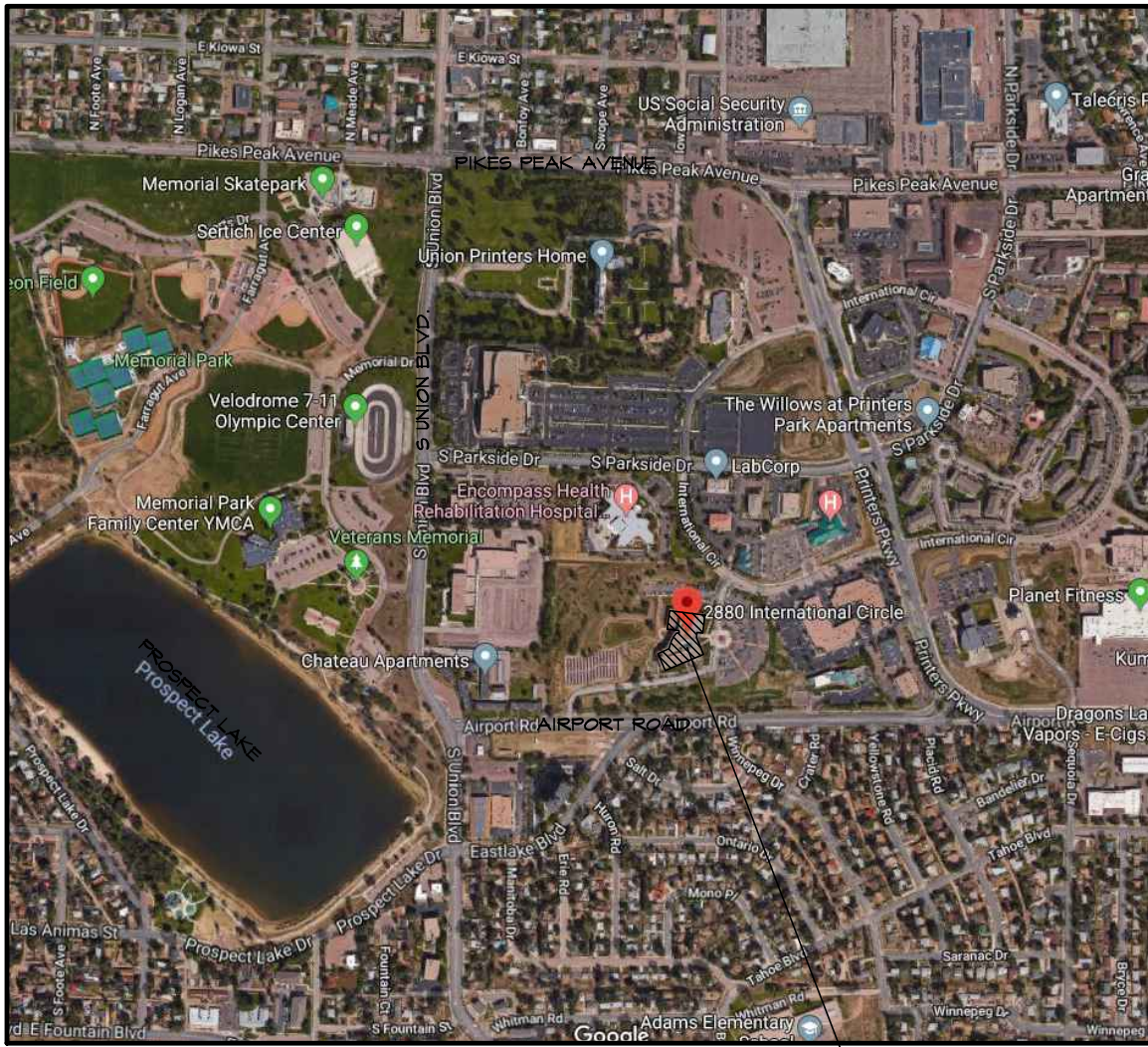
MECHANICAL/PLUMBING/ELECTRICAL ENGINEER:

SI AE, INC.
51 NORTH TEJON ST. STE. 304
COLORADO SPRINGS, CO 80903
PHONE: 719.368-7344
DANIEL BRANDENBURG



FIRST FLOOR REFERENCE PLAN

SCALE: NTS



VICINITY MAP

NOT TO SCALE



PROJECT BLDG.
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO

PROJECT DATA

OWNER:
EL PASO COUNTY FACILITIES CORP.
27 VERMILJO AVE.
COLORADO SPRINGS, CO 80903

PROJECT ADDRESS:
REGIONAL DEVELOPMENT CENTER, SUITE 113
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910

PROJECT DESCRIPTION:
THE PROJECT IS AN OFFICE REMODEL, CHANGING STORE ROOM TO A PRINT ROOM AND A PRINT ROOM INTO A CLASS ROOM.
ARCHITECTURAL, MECHANICAL AND ELECTRICAL CHANGES. NO STRUCTURAL WORK.

ASSESSOR'S SCHEDULE NO.
6416303006

LEGAL DESCRIPTION:
LOT 2 PRINTERS PARK FIL NO 10

CITY ZONING CLASSIFICATION:
PIP2/CR CU

EXISTING CONSTRUCTION TYPE:
IIB, FULLY SPRINKLERED

EXISTING BUILDING OCCUPANCY:
B, A-3

NUMBER OF STORIES:
2 STORY

EXISTING BUILDING HEIGHT:
31'-0"

EXISTING BUILDING AREA:			
BASEMENT B & A-3			37,049 SF
MAIN LEVE, B			44,212 SF
SECOND FLOOR, B & A-3			23,613 SF
TOTAL			104,874 SF

AREA OF REMODEL: 1,493.6 SF.

EXISTING:			
ROOM	AREA		OCC.
FILE STORAGE	490.4	1/300	2
PRINT ROOM	998.6	1/100	10
TOTAL	1,489.0	1,489.0	12

NEW:			
ROOM	AREA		OCC.
PRINT ROOM	490.4	1/100	5
TRAINING			
CIRCULATION	397.3	1/200	4
SEATING	601.3	1/20	30
TOTAL	1,489.0	1,489.0	39

REMODEL DOES NOT CHANGE EXIT REQUIREMENTS.
REMODEL DOES NOT CHANGE FIRE REQUIREMENTS.
REMODEL DOES NOT CHANGE PLUMBING FIXTURE REQUIREMENTS.

SHEET INDEX

CS	COVER SHEET, PROJECT DATA
GO.1	LIFESAFETY PLAN
GO.2	ARCHITECTURAL SPECIFICATIONS
A1.0	DEMOLITION FLOOR PLAN
A1.1	CONST. FLOOR PLAN
A1.2	CONSTRUCTION REFLECTED CEILING PLAN
A4.0	SCHEDULES

M-001	MECHANICAL LEGENDS, NOTES AND SPECIFICATIONS
MD-H-101	MECHANICAL HVAC DEMOLITION PLAN
M-H-101	MECHANICAL NEW WORK PLAN
M-501	MECHANICAL DETAILS
M-601	MECHANICAL SCHEDULES AND CALCULATIONS

E-001	ELECTRICAL LEGENDS, NOTES AND SPECIFICATIONS
ED-L-101	ELECTRICAL LIGHTING DEMOLITION PLAN
ED-P-101	ELECTRICAL POWER DEMOLITION PLAN
E-L-101	ELECTRICAL LIGHTING NEW WORK LIGHTING PLAN
E-P-101	ELECTRICAL POWER NEW WORK POWER PLAN
E-602	ELECTRICAL PANEL SCHEDULE AND CALCULATIONS
ED-701	ELECTRICAL EXISTING ONE LINE DIAGRAM

REVISIONS		
DATE	FOR	
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△		
△		
△		

TDG Architecture

TDG Architecture, Inc.
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623.5643 (Fax)



EL PASO COUNTY
RDC DEVELOPMENT SERVICES

INTERIOR REMODEL

2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO

VICINITY MAP
PROJECT DATA
SHEET INDEX

DATE: 01/27/22

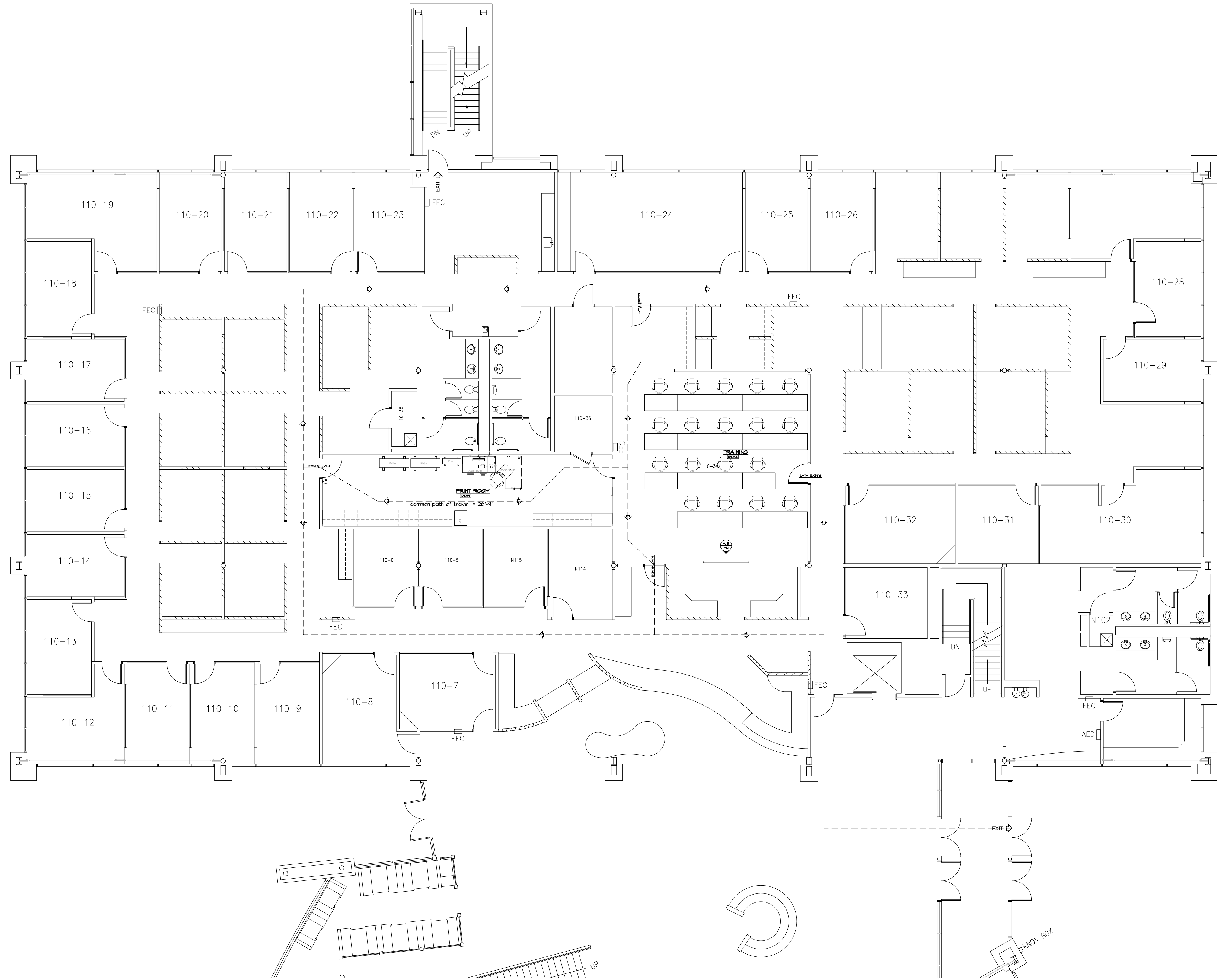
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CHECKED BY: TDG

PROJECT NO: 21147

SHEET NO:

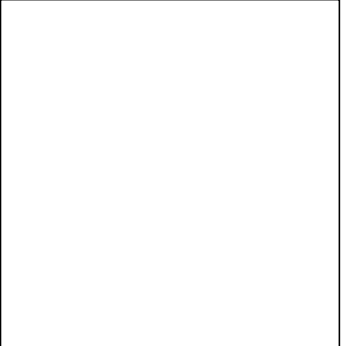
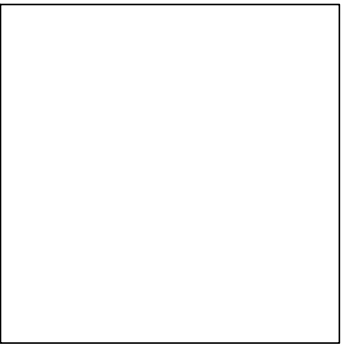
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MAIN LEVEL
REFERENCE LIFESAFETY PLAN
SCALE: 1/8" = 1'-0"

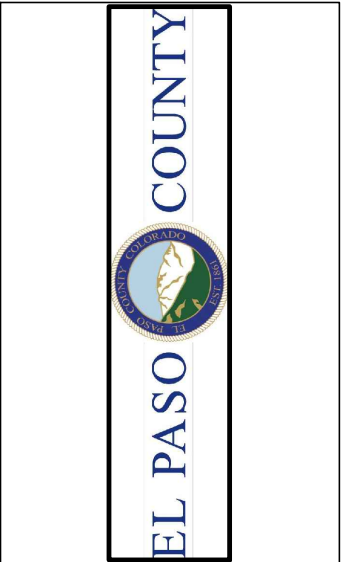
RBD and BID SET

REVISIONS		
DATE	FOR	



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EL PASO COUNTY
RDC DEVELOPMENT SERVICES
INTERIOR REMODEL
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO

LIFESAFETY PLAN

DATE: 01/27/22
DRAWN BY: tdg
CHECKED BY: TDG
PROJECT NO: 21147
SHEET NO:

G0.1

GENERAL REQUIREMENTS

- SUMMARY OF WORK:
- 1. Project Identification: RDC DEVELOPMENT SERVICES
 - a) Location: 2880 INTERNATIONAL CIRCLE
 - b) Tenant: EL PASO COUNTY
2. Contract Documents: AS LISTED

3. The Work consists of full services architectural design and construction documentation for tenant finish work as indicated in the Contract Documents.

Note: The General Contractor is responsible for payment on all permits required.

Building Standard Materials and Products: Provide building standard material and products as indicated in the technical specifications and on the Drawings, unless otherwise noted.

Contractor's Use of Premises: During construction, Contractor shall have limited use of building as indicated. Contractor's use of premises is limited only by Owner's right to perform work or employ other contractors on portions of Project. Contractor is responsible to coordinate access, work, and use of the freight elevator with Building Management.

Contract Modification Procedures: Upon the Owner's approval of a proposal from the Contractor, submitted either in response to a Proposal Request issued by the Architect or as a request for change from the Contractor, the Architect and tenant will approve a Change Order Request, for all changes to the Contract Sum or Contract Time.

Payment Procedures:

- 1. Submit a Schedule of Values, which breaks down the Contract Sum into at least one line item for each technical Specification Heading. Correlate the Schedule of Values with the Contractor's Construction Schedule.
- 2. Submit 3 copies of each Application for Payment, in accordance with the schedule established in the Agreement.
- 3. For the second Application through the Application submitted at Substantial Completion, submit partial releases of liens from each subcontractor or supplier for whom amounts were requisitioned on the previous payment.

Coordination: Progress meetings will be held at Project site every week. Owner, Architect, Contractor, and each subcontractor or other entity concerned with current progress or involved with planning or coordination of future activities, shall attend. Minutes of each meeting will be prepared by Contractor, and distributed to all parties present.

Cutting and Patching: Do not cut structural members without prior written approval of Structural Engineer unless indicated on design-build documents. For patching, provide materials whose installed performance will equal or surpass that of existing materials. For exposed surfaces, provide or finish materials to visually match existing adjacent surfaces to the fullest extent possible.

Submittal Procedures:

- 1. Construction Schedule: Submit [three (3)] copies of Construction Schedule to the Architect for review, [one (1)] copy will be returned to the Contractor. Construction Schedule shall be bar-chart format.
- 2. Coordinate submittal preparation with Construction Schedule, fabrication lead-times, other submittals and activities that require sequential operations.
- 3. No extension of Contract Time will be authorized due to failure to transmit submittals in time to permit processing sufficiently in advance of when materials are required in the Work.
- 4. Prepare submittals by placing a permanent label on each for identification. Provide a label to record review and approval markings and action token. Include the following information on the label:
 - a) Project name.
 - b) Date.
 - c) Name and address of Contractor.
 - d) Name and address of subcontractor and supplier.
 - e) Title of appropriate technical Specification Heading.
- 5. Product Data: Submit [three (3)] copies and mark each copy to show applicable choices and options.
- 6. Shop Drawings: Submit newly prepared information drawn to scale. Indicate deviations from Contract Documents. Do not reproduce Contract Documents or copy standard information. Submit 1 electronic/digital copy or 1 reproducible print and 1 blue- or black-line print on sheets at least 8-1/2 by 11 inches but no larger than 30 by 42 inches. Architect will return the reproducible print.
- 7. Samples: Submit [three (3)] sample finishes as specified and identical with the material proposed. Where variations are inherent in the material, submit at least [three (3)] units that show limits of the variations. Include product name or name of the manufacturer.
- 8. Architect will review each submittal, mark as appropriate to indicate action taken, and return copies less those retained.

Temporary Facilities and Controls:

- 1. Standards: Comply with NFPA 241, "Standard for Safeguarding Construction, Alterations, and Demolition Operations"; ANSI A10 Series standards for "Safety Requirements for Construction and Demolition"; and NECA Electrical Design Library's "Temporary Electrical Facilities." Electrical service shall be in accordance with NEMA, NECA, and UL standards and regulations for temporary electric service. Install service in compliance with NFPA 70
- 2. Temporary Utilities:
 - a) Use of the Owner's existing sanitary facilities will be permitted, so long as facilities are cleaned and maintained in a condition acceptable to the Owner. At Substantial Completion, restore these facilities to the condition prevalent at the time of initial use
- 3. Temporary Controls:
 - a) Provide temporary barricades, warning signs, and lights to protect the public and construction personnel from construction hazards.

Product Requirements: The Owner and Architect may consider substitutions of specified materials which provide a savings in Contract Sum and/or Time. The Contract Sum and Time savings shall be identified at time of submittal. The request for substitution shall be submitted in reasonable and timely manner for review, as not to delay construction. Substitution submittals shall include product information, test data, samples (if applicable), delivery time, and cost information. If deemed acceptable by the Owner and Architect, the substitution submitted may be used by the Contractor. Acceptance of the substitution by the Owner and Architect does not relieve the Contractor of responsibility in performance or workmanship in relation to the substitution. The required warranties of any item of construction shall not be modified by substitutions.

Examination and Preparation: Examine substrates and conditions for compliance with manufacturer's written requirements including, but not limited to, surfaces that are sound, level, and plumb; substrates within installation tolerances; surfaces that are smooth, clean, and free of deleterious substances; and application conditions within environmental limits. Do not proceed with installation until unsatisfactory conditions have been corrected. Prepare substrates and adjoining surfaces according to manufacturer's written instructions.

Installation: Comply with manufacturer's written instructions for installation. Anchor each product securely in place, accurately located and aligned. Clean exposed surfaces and protect from damage. If applicable, prepare surfaces for field finishing.

Final Cleaning: Clean each surface or item as follows before requesting inspection for certification of Substantial Completion:

- 1. Remove labels that are not permanent.
- 2. Clean transparent materials, including mirrors. Remove excess glazing compounds. Replace chipped or broken glass.
- 3. Clean exposed finishes to a dust-free condition, free of stains, films, and foreign substances. Leave concrete floors broom clean.
- 4. Vacuum carpeted surfaces and wax resilient flooring.

Closeout Submittals:

- 1. Record Drawings: Maintain a set of Contract Drawings as Record Drawings. Mark to show installation that varies from the Work originally shown.
- 2. Operation and Maintenance Data: Organize data into 3-ring binders, with pocket folders for folded sheet information.
- 3. Submit one (1) copy of each of the above to the Architect for review.

Closeout Procedures:

- 1. Request Substantial Completion inspection once the following are complete:
 - a) Advise Owner of pending insurance changeover requirements.
 - b) Submit Record Drawings, maintenance manuals, warranties, and similar record information.
 - c) Deliver spare parts, extra stock, and similar items.
 - d) Complete startup testing of systems and instruction of operation and maintenance personnel.
 - e) Remove temporary facilities and controls.
 - f) Complete final Cleanup.
 - g) Touch up, repair, and restore marred, exposed finishes.
 - h) Obtain final inspections from authorities having jurisdiction.
 - i) Obtain certificate of occupancy.
- 2. Upon receipt of a request for inspection, Architect will proceed with inspection or advise Contractor of unfiled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or advise Contractor of items that must be completed or corrected before the certificate will be issued.
- 3. Arrange for each installer of equipment that requires operation and maintenance to provide instruction to Owner's personnel.
- 4. Warranties:
 - a) Submit written warranties to the Architect prior to the date certified for Substantial Completion. If the Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the Work, or a designated portion of the Work, submit written warranties upon request of the Architect.
 - b) When the Contract Documents require the Contractor, or the Contractor and a subcontractor, supplier or manufacturer to execute a special warranty, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner, through the Architect, for approval prior to final execution.
 - c) At final completion compile [two (2)] copies of each required warranty properly executed by the Contractor, or by the Contractor, subcontractor, supplier, or manufacturer. Organize the warranty documents into an orderly sequence based on each technical Specification Heading.

- 5. Request inspection for certification of final acceptance and final payment, once the following are complete:
 - a) Submit final payment request with releases of liens and supporting documentation. Include insurance certificates.
 - b) Submit a copy of the Substantial Completion inspection list stating that each item has been completed or otherwise resolved for acceptance.
 - c) Submit final meter readings for utilities, a record of stored fuel, and similar data as of the date of Substantial Completion.
 - d) Submit consent of surety to final payment.
 - 6. Architect will review the Work and, as a condition of final acceptance, will provide, on completion of reinspection, Architect will prepare a certificate of final acceptance. If the Work is incomplete, Architect will advise Contractor of the Work that is incomplete or obligations that have not yet been fulfilled.
 - 8. AutoCAD generated "as-builts" will be required from the GC upon completion of the project.

SELECTIVE DEMOLITION

Unless otherwise indicated, demolished materials become Contractor's property. Comply with EPA regulations and disposal regulations of authorities having jurisdiction. Conduct demolition without disrupting Owner's occupation of the building.

Items indicated to be removed and salvaged remain the Owner's property. Remove, clean, and pack or crate items to protect against damage. Identify contents of containers and deliver to Owner's designated storage area.

Remove, salvage, relocate and reinstall items as indicated on Drawings.

All light switches, telephone, electrical, CRT outlets, etc. indicated to be removed or relocated shall be completely removed. Patch and apply finish indicated. A cover plate will not be acceptable.

Maintain and protect existing utilities to remain in service before proceeding with demolition, providing bypass connections to other parts of the building. Locate, identify, shut off, disconnect, and cap off utilities to be demolished. Protect remaining walls, ceilings, floors, and exposed finishes. Erect and maintain dustproof partitions during construction. Cover and protect furniture, fixtures and equipment. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction. Promptly remove demolished materials from Owner's property and legally dispose of them. Do not burn demolished materials. Coordination of work that produces dust and or noise is mandatory. Both Colorado Springs Utilities and the Building Management should be notified when this work will occur to ensure employee safety and reduce disruption both in the area of work and surrounding.

INTERIOR ARCHITECTURAL WOODWORK

Submit Shop Drawings and Samples showing the full range of colors, textures, and patterns available for each type of finish.

Quality Standards: Architectural Woodwork Institute's "Architectural Woodwork Quality Standards.

Materials:

- 1. Hardboard: AHA A135.4.
- 2. Medium-Density Fiberboard: ANSI A208.2.
- 3. Particleboard: ANSI A208.1, Grade M-2.
- 4. Softwood Plywood: PS 1.
- 5. Hardwood Plywood and Face Veneers: HPVA HP-1.
- 6. High-Pressure Decorative Laminat: NEMA LD 3.

Cabinet Hardware and Accessories:

- 1. Cabinet Hardware:
 - a) Hinges: Blum fully concealed Module 90 series or equal for frameless type construction.
 - b) Pulls: Epco MC 402-5-S5 5" wire type or equal.
 - c) Drawer guides - KV 1284 Series or equal.
- 2. Exposed Hardware Finishes: For exposed hardware, provide finish that complies with BHMA A156.18 for BHMA code number indicated.
- 3. Finish: Satin Chrome, BHMA 626 or BHMA 652.
- 3. Furring, Blocking, Shims, and Hanging Strips: Fire-retardant-treated lumber, kiln dried to 15 percent moisture content.

Interior Woodwork:

- 1. Backout or groove backs of flat trim members, kerf backs of other wide, flat members, except for members with ends exposed in finished Work.
- 2. Interior Standing and Running Trim for Transparent Finish: Premium Grade.

Laminate-Clad Cabinets (Plastic-Covered Casework): Custom Grade.

- 1. Type of Cabinet Construction: Flush overlay.
- 2. WC Construction Style: Style A, Frameless.
- 3. WC Door and Drawer Front Style: Flush overlay.
- 4. Laminate Cladding: Horizontal surfaces other than tops, GP-50; postformed surfaces, PF-42; vertical surfaces, GP-28; Edges, GP-50; semisexposed surfaces, CL-20.

Plastic-Laminate Countertops: Custom Grade.

- 1. Laminate Grade: GP-50.
- 2. Grain Direction: Parallel to cabinet fronts.
- 3. Edge Treatment: Same as laminate cladding on horizontal surfaces.

Shelving:

- 1. Prefinished shelving shall be Kortron R/B 45 lb. density, color - white (UNO), surfaced both sides with finished exposed edges of matching plastic tee mold.
- 2. Shelf standards/supports shall be KV 255/256 for cabinets, KV87-187A1 with brackets for shelves at walls and closets.

Finishing of Interior Architectural Woodwork:

- 1. Transparent Finish: AWI Finish System TR-5, catalyzed vinyl lacquer.
- 2. Transparent Finish: WC Finish System #1d, vinyl lacquer (catalyzed).

Installation:

- 1. Condition woodwork to prevailing conditions before installing.
- 2. Install woodwork to comply with AWI Section 1700 for grade specified.
- 3. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 96 inches (3 mm in 2400 mm) for level and plumb.
- 4. Scribe and cut woodwork to fit adjoining work, seal cut surfaces, and repair damaged finish at cuts.
- 5. Install trim with minimum number of joints possible, using full-length pieces to the greatest extent possible. Stagger joints in adjacent and related members.
- 6. Anchor countertops securely to base units. Seal space between backsplash and wall.
- 7. Anchor paneling to supports with concealed panel-hanger clips and by blind nailing on back-up strips, splined-connection strips, and similar associated trim and framing.

BUILDING INSULATION

Submit Product Data for each type of insulation product specified.

Surface-Burning Characteristics: ASTM E 84, flame-spread ratings of 25 and smoke-developed ratings of 50.

Mineral-Fiber-Blanket Insulation: ASTM C 665, Type I, unfaced with fibers manufactured from glass, slag wool, or rock wool and with R-value of 11.

FIRESTOPPING

Submit Product Data and product certificates signed by manufacturer certifying compliance with specified requirements.

Provide firestopping systems with fire-resistance ratings indicated by reference to UL designations as listed in its "Fire Resistance Directory," or to designations of another testing agency acceptable to authorities having jurisdiction.

Provide through-penetration firestopping systems with required F-ratings, as determined according to ASTM E 814, but not less than the fire-resistance rating of the constructions penetrated.

Provide through-penetration firestopping systems with T-ratings as well as F-ratings, as determined according to ASTM E 814, where indicated.

For exposed firestopping, provide products with flame-spread ratings of less than 25 and smoke-developed ratings of less than 450, as determined according to ASTM E 84.

Firestopping:

- 1. The manufacturers and products listed are approved for use.
- a) Dow Corning: 2000 Series Sealant, Foam and Intumescent Wrap.
- b) General Electric: 100 Sealant, 200 Foam.
- c) JM Fire Barrier: CP25 Sealants, Putty MPP and MPS, FS195 Wrap Strip.
- d) UGG.

Firestopping Materials, General:

- 1. Commercially manufactured products complying with the following minimum requirements.
 - a) Flame Spread: 25 Maximum in accordance with ASTM E 84.
 - b) Smoke Density: 50 Maximum in accordance with ASTM E 84.
 - c) Fuel Contribution: 25 maximum in accordance with ASTM E 84.
 - d) Nontoxicity: Nontoxic to human beings at all stages of application and during fire conditions.
- 2. Manufacturer's recommended damping materials as back-up for applied firestopping compounds.

Installation: Install firestopping systems to comply with manufacturer's written instructions and with requirements listed in the testing agency's directory for the indicated fire-resistance rating.

STEEL DOORS AND FRAMES

Submit Product Data and door schedule.

Comply with ANSI/SDI 100 and NFPA 80 for fire-rated door assemblies. Provide assemblies identical to those tested per ASTM E 152, and labeled and listed by UL, Warnock Hersey, or another testing and inspecting agency acceptable to authorities having jurisdiction.

Cold-Rolled Steel Sheets: Carbon steel complying with ASTM A 366 (ASTM A 366M), commercial quality, or ASTM A 620 (ASTM A 620M), drawing quality, special killed.

Interior Door Frames: Provide units with mitered or coped and continuously welded corners, formed from 0.0478-inch thick, cold-rolled steel for openings 48 inches or less in width and from 0.0598-inch thick steel for openings more than 48 inches in width.

Prepare doors and frames to receive mortised and concealed hardware according to SDI 107.

Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations relative to applying finishes.

FLUSH WOOD DOORS

Submit samples for factory-finished doors.

Interior Solid Core Doors for Transparent Finish: Custom Grade, 5- ply, glued-block core. Faces shall match extg. species and quality.

Interior Solid Core Doors for Opaque Finish: Custom Grade, 5- ply, glued-block. Faces shall be medium-density overlay.

Doors with Veneers: Book and balance matched.

Pair matching: Continuous matching for doors with transoms.

Fabrication and Finishing:

- 1. Factory fit doors to suit frame-opening sizes indicated and to comply with referenced quality standard.
- 2. Factory machine doors for hardware that is not surface applied.
- 3. Finish wood doors with NWMA Standard grade, System 7, water-reducible acrylic lacquer finish.

DOOR HARDWARE

Submit hardware schedule. NOTE: Schlage Everest hardware, no substitutions. GC to key cylinders. GC to install. GC to coordinate with EPC Security.

For fire-rated openings provide hardware tested and listed by UL or FM (NFPA 80). On panic exit devices provide UL or FM label indicating "Fire Exit Hardware."

Door Hardware: As indicated in the Hardware Schedule on the Drawings.

- 1. Nonremovable hinge pins for exterior and public interior exposure.
- 2. Cylinders with 6-pin lumbers.
- 3. Dogging feature on non-fire-rated exit devices.
- 4. Key locks to Owner's existing master-key system. Provide key control system, including cabinet.

GLAZING

Submit Product Data and Samples.

Comply with written instructions of glass product manufacturers; FGMA's "Glazing Manual"; and publications of AAMA, LSGA, and SIGMA.

Fire-Resistance-Rated Assemblies: Products identical to those tested per ASTM E 152 for doors and ASTM E 163 for window assemblies; both labeled and listed by UL or another testing and inspecting agency acceptable to authorities having jurisdiction.

Glass:

- 1. Float Glass: ASTM C 1036, Type I, Class 1 (clear), and Quality q3.
- 2. Heat-Treated Float Glass: ASTM C 1048, Condition A (uncoated), Type I, Class 1 (clear), Quality q3, Kind FT (fully tempered) u.n.o.

GYPSUM BOARD ASSEMBLIES

Where STC-rated assemblies are required, provide materials and construction identical to assemblies whose STC ratings were determined according to ASTM E 90 and classified according to ASTM E 413 by a qualified independent testing agency.

Where fire-resistance-rated assemblies are required, provide materials and construction identical to assemblies tested according to ASTM E 119 by an independent testing and inspecting agency acceptable to authorities having jurisdiction.

Metal Framing and Supports:

- 1. Steel framing components for suspended and furred ceilings complying with ASTM C 645 and ASTM C 754.
- a) Wire Ties: ASTM A 641 (ASTM A 641M), Class 1 zinc coating, soft temper, 0.062 inch thick.
- b) Hangers: Wire, ASTM A 641 (ASTM A 641M), Class 1 zinc coating, soft temper, 0.162-inch diameter.
- c) Garrying Channels: Cold-rolled steel, 2 inches.
- d) Furring Channels: 3/4-inch deep, cold-rolled channels.
- 2. Steel framing for partitions complying with ASTM C 645.
- a) Studs and Runners: In depth indicated and 0.0179-inch thick, unless otherwise indicated.
- b) Rigid Hat-Shaped Furring Channels: In depth indicated and 0.0179-inch thick, unless otherwise indicated.
- c) Furring Brackets: Adjustable serrated-arm type fabricated from corrosion-resistant steel sheet 0.0329-inch thick.
- d) Provide double 20 gage studs at each door jamb.
- e) At perimeter of building, all partitions shall be centered on window mullions or column centerlines unless otherwise indicated.
- f) Alignment of finished face of partition with finished face of existing column or partition is indicated on the drawing by the note "align".

Gypsum Board:

- 1. Gypsum Wallboard: ASTM C 36, in thickness indicated, with manufacturer's standard edges. Type X, where required.

Accessories:

- 1. Accessories for Interior Installation: Cornerbead, edge trim, and control joints complying with ASTM C 1047, formed from steel sheet zinc coated by hot-dip process or rolled zinc.
- 2. Acoustical Sealant for Exposed and Concealed Joints: Nonsag, paintable, nonstaining latex sealant complying with ASTM C 834.
- 3. Sound-Attenuation Blankets: Unfaced mineral-fiber-blanket insulation complying with ASTM C 665 for Type I.

Finishing Gypsum Board Assemblies: In accordance with GA-214; Level 4 finish, unless otherwise indicated, or Level 1 finish for areas where a higher level of finish is required for fire-resistance-rated assemblies; and Level 2 finish where panels form substrates for tile.

SEALING AND FINISHING RESILIENT FLOORING

Strip flooring, then apply 2 coats (min) of a sealer approved by manufacturer and then 3 coats (min) of a finish approved by the manufacturer. Follow all directions on products recommended by the manufacturer.

RESILIENT WALL BASE AND ACCESSORIES

Submit Product Data, color Samples.

Deliver to Owner at least 10 linear feet for each 500 linear feet or fraction thereof, of each type and color of resilient wall base installed.

Provide resilient rubber wall base and accessories as scheduled on the Drawings.

Apply resilient rubber wall base to walls in 80 feet lengths, columns, pilasters, casework, and other permanent trim in rooms or areas where base is required. Form wall base corners from straight pieces. Install reducer strips at edges of flooring at dissimilar materials and exposed concrete floors.

CARPET

Submit Product Data and color Samples.

Installer Qualifications: Engage an experienced installer who is certified by the Floor Covering Installation Board (FCIB) or who can demonstrate compliance with FCIB certification program requirements.

Carpet and carpet cushions that have flame-spread and smoke-developed ratings of 25 or less and 450 or less, respectively, when tested according to ASTM E 84. Comply with CRI 104, Section 6, "Site Conditions."

Deliver to Owner full-width carpet equal to 5 percent of each type and color carpet installed, packaged with protective covering for storage.

Verify with Owner what attic stock is available for use on ALL carpet types prior to ordering new. If new carpet is required provide carpet as scheduled on the Drawings.

Comply with CRI 104, Section 8, "Direct Glue-Down".

PAINTING

Submit Product Data and prepared color Samples.

Deliver to Owner a 1-gal. (3.8-L) container, properly labeled and sealed, of each color and type of finish coat paint used on Project.

Paint: Manufacturer's first-line quality paint material of the various coating types as specified and as indicated on the finish plan.

Comply with paint manufacturer's written instructions for surface preparation, environmental and substrate conditions, product mixing, and application.

Interior Paint Schedule:

- 1. Concrete Masonry Units:
 - a) Flat Acrylic: 2 coats over block filler.
 - b) Satin, Acrylic Enamel: 2 coats over block filler.
 - c) Semigloss, Alkyd Enamel: 2 coats over undercoat and filled surface.
- 2. Gypsum Board:
 - a) Flat Acrylic: 2 coats over primer.
 - b) Satin, Acrylic Enamel: 2 coats over primer.
 - c) Satin Alkyd Enamel: 2 coats over primer.
- 3. Acoustical Panel Ceiling: Flat, Acrylic-latex: 2 coats.
- 4. Woodwork and Hardboard:
 - a) Semigloss, Acrylic Enamel: 2 coats over primer.
 - b) Semigloss, Acrylic Enamel: 2 coats over wood undercoater.
 - c) Semigloss, Alkyd Enamel: 2 coats over primer.
- 5. Stained Woodwork:
 - a) Alkyd-Based, Satin Varnish: 2 coats clear-satin varnish over sealer and wood stain.
 - b) Waterborne, Satin Varnish: 2 coats clear-satin varnish over sealer and wood stain.
 - c) Water-Based, Full-Gloss, Varnish: 2 coats Full-Gloss varnish over sealer and wood stain.
 - d) Alkyd-Based Stain, Wax-Polished Finish: 3 coats paste wax over sealer and wood stain.
- 6. Natural-Finish Woodwork:
 - a) Alkyd-Based, Satin Varnish: 2 coats clear-satin varnish over sealer.
 - b) Waterborne, Satin Varnish: 2 coats clear-satin varnish over sealer.
 - c) Water-Based, Full-Gloss, Varnish: 2 coats Full-Gloss varnish over sealer.
 - d) Wax-Polished Finish: 3 coats paste wax over sealer.
- 7. Ferrous Metal:
 - a) Flat Acrylic: 2 coats over primer.
 - b) Low-Luster, Acrylic Enamel: 2 coats over primer.
 - c) Semigloss, Acrylic Enamel: One coat over undercoater and primer.
 - d) Semigloss, Alkyd Enamel: One coat over undercoater and primer.
 - e) Full-Gloss, Acrylic Enamel: 2 coats over primer.
 - f) Full-Gloss, Alkyd Enamel: 2 coats over undercoater and primer.

VISUAL DISPLAY MATERIAL

Submit Product Data and color Samples. All boards 8'w x 4'h unless noted otherwise.

Markerboards:

- 1. Materials: Walltalker Erase Rite Marker Surface; Color White, 54" Wide
- 2. Operation: Fixed.
- 3. Trim: Metal trim and tray, anodized finish. Match CSU standard.

ACOUSTICAL PANEL CEILINGS

Submit Product Data and material Samples.

Acoustical Panel Ceilings: Comply with ASTM E 1264 for Class A materials, as determined by testing identical products per ASTM E 84.

Acoustical Panels: Match existing size and finish, and adjacent ceiling height. NO SUBSTITUTIONS.

Ceiling Suspension Systems:

- 1. Direct-hung suspension system, with intermediate-duty structural classification according to ASTM C 635.
- 2. Size attachment devices for 5 times the design load indicated in ASTM C 635, Table 1, Direct Hung, unless otherwise indicated.
- 3. Zinc-coated carbon-steel wire hangers, braces, and ties complying with ASTM A 641 (ASTM A 641M), Class 1 zinc coating, soft temper.

Installation:

- 1. CISCA's "Ceiling Systems Handbook."
- 2. CISCA's "Recommendations for Direct-Hung Acoustical Tile and Lay-in Panel Ceilings."
- 3. ASTM C 636, "Standard for Ceiling Suspension System Installations."
- 4. U.B.C. Standard 47-18.

RESILIENT TILE FLOORING

Submit Product Data and color Samples.

Deliver to Owner at least 1 linear ft. of goods per every 50 linear ft. goods used or fraction thereof, of each type and color resilient goods installed.

Provide resilient floor rolled goods as scheduled on the Drawings.

Lay out rolled goods from center marks established with principal walls, discounting minor offsets, so widths at opposite edges of room are equal to one another.

Match color and pattern as exists in installation.

NOTE:
SPECIFICATIONS ARE GENERAL AND NOT ALL
DIVISIONS ARE APPLICABLE TO THIS PROJECT.
VERIFY WITH CONSTRUCTION DOCUMENTS AS
TO WHICH APPLY.

REVISIONS		
DATE	FOR	
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△		
△		
△		

TDG Architecture

TDG Architecture, Inc.

201 East Las Animas Street, Suite 113

Colorado Springs, CO 80903

719.623.5641 (Phone)

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EL PASO COUNTY

EL PASO COUNTY

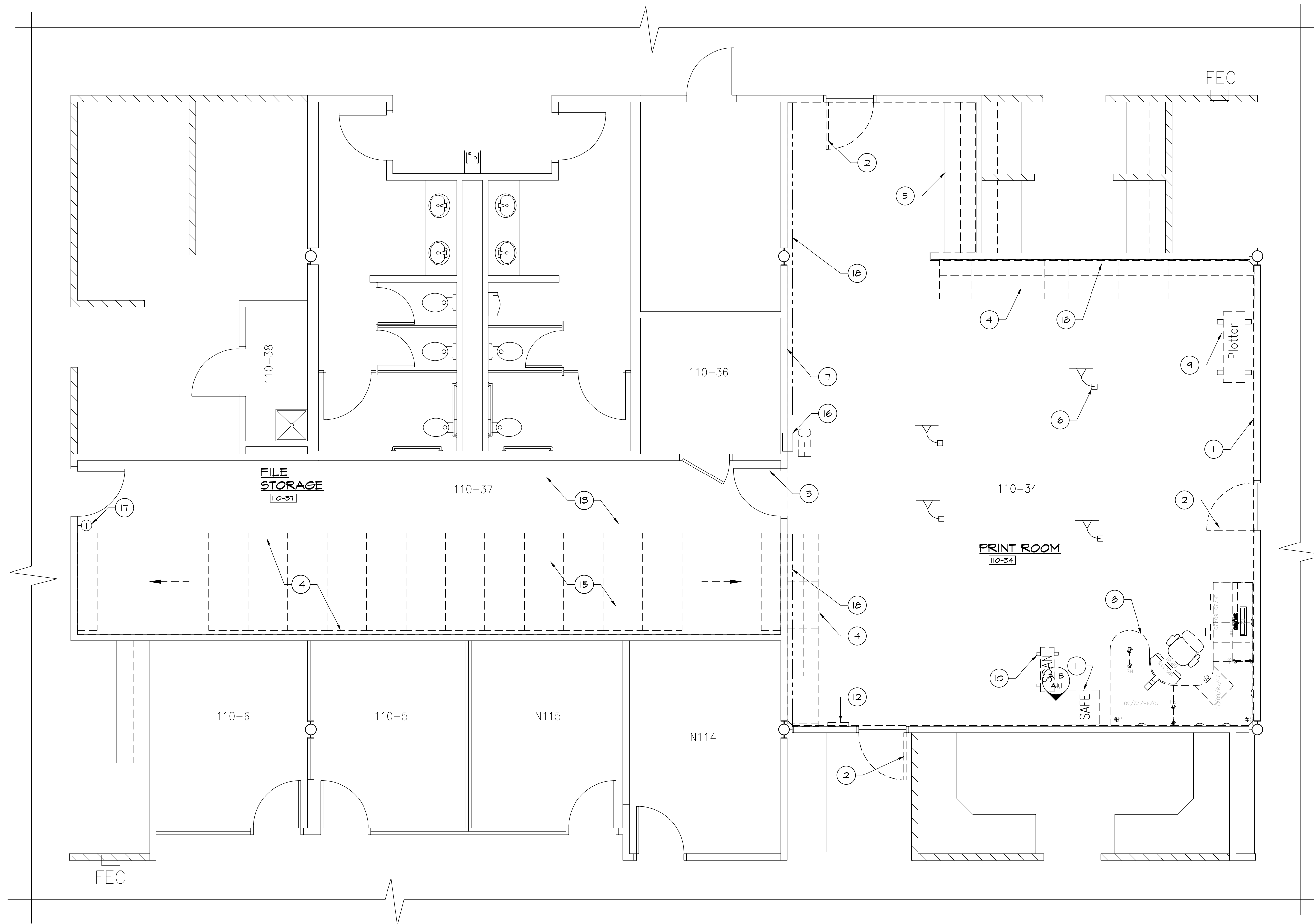
RDC DEVELOPMENT SERVICES

INTERIOR REMODEL

2880 INTERNATIONAL CIRCLE, SUITE 110

COLORADO SPRINGS, CO

SPECIFICATIONS	
DATE: 01/27/22	
DRAWN BY: tdg	
CHECKED BY: TDG	
PROJECT NO: 21147	
SHEET NO:	
G0.2	



DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES:

- 1) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING ANY WORK OR WHEN DISCREPANCIES REVEAL THEMSELVES.
- 2) ALL ELECTRICAL/TELEPHONE CONDUIT AND/OR PLUMBING WITHIN DEMOLISHED PARTITIONS AND/OR MILLWORK SHALL BE REMOVED TO THE POINT OF ORIGIN OR TERMINATED OR REMOVED UP TO A POINT REQUIRED FOR INTERFACE WITH NEW CONSTRUCTION. CONDUIT AND/OR PLUMBING SHALL NOT BE EXPOSED IN EITHER NEW OR EXISTING CONSTRUCTION.
- 3) ALL WALLS NOTED TO BE REMOVED SHALL BE FULLY REMOVED. NO FORTY WALLS ABOVE CEILING/(U.N.O.) RE-ATTACHED/RELOCATE ANY ITEMS TO REMAIN WHICH MAY HAVE BEEN ATTACHED TO WALL.
- 4) PATCH AND REPAIR EXISTING CONSTRUCTION / FINISHES, REPAIR, PREPARE FOR NEW FINISHES AS REQUIRED.
- 5) CONTRACTOR TO VERIFY DISPOSAL OR STORAGE OF REMOVED EQUIPMENT SUCH AS APPLIANCES, PLUMBING FIXTURES, ETC. WITH OWNER.

DEMOLITION PLAN NOTES

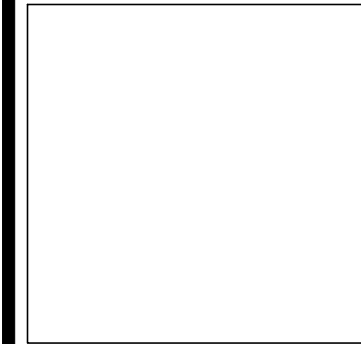
1. EXISTING INTERIOR WALLS TO REMAIN, SHOWN SOLID, TYP.
2. EXISTING INTERIOR DOORS TO BE REMOVED FOR SALVAGE, SHOWN DASHED, TYP. RETURN TO TENANT.
3. EXISTING INTERIOR DOORS TO REMAIN, SHOWN SOLID, TYP.
4. EXISTING MILLWORK AND SHELVES TO BE REMOVED FOR RELOCATION, SHOWN DASHED, TYP. PATCH AND REPAIR WALL FROM DEMOLITION.
5. EXISTING MILLWORK AND SHELVES TO BE REMAIN, SHOWN SOLID, TYP.
6. EXISTING POWER POLES TO BE REMOVED. PATCH AND REPAIR CEILING TO MATCH EXISTING, TYP.
7. EXISTING WALL COVERING TO BE REMOVED COMPLETELY FROM ROOM 110-34. PATCH AND REPAIR GYP. BD. TO LEVEL 5 FINISH.
8. EXISTING WORK STATION TO BE REMOVED BY EPC.
9. EXISTING PLOTTER TO BE RELOCATED BY EPC SUBCONTRACTOR. COORDINATE WITH EPC.
10. EXISTING SCANNER TO BE RELOCATED BY EPC SUBCONTRACTOR. COORDINATE WITH EPC.
11. EXISTING SAFE TO BE RELOCATED BY EPC. COORDINATE WITH EPC.
12. EXISTING KEY CABINET TO BE RELOCATED. PATCH AND REPAIR WALL FROM DEMOLITION.
13. EXISTING MARMOLEUM FLOORING TO BE REMOVED. PREPARE FLOOR TO RECEIVE NEW FLOORING.
14. REMOVE EXISTING FILE STORAGE CABINETS.
15. REMOVE EXISTING FILE STORAGE CABINET TRACKS. PATCH, REPAIR AND INFILL FLOOR TO SMOOTH LEVEL SURFACE TO RECEIVE NEW LVT FLOORING.
16. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN.
17. EXISTING THERMOSTAT TO REMAIN.
18. ALL DATA AND POWER AT COUNTER HEIGHT TO BE RELOCATED TO 15' AFF. TO MATCH EXISTING LOWER OUTLETS. SEE ELECT.

WALL LEGEND

- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- NEW 3-5/8" 25 GA. MTL. STUDS @ 16" OC, W/ 5/8" GYP. BD. EA. SIDE W/ SOUND BATT INSULATION TO UNDERSIDE OF STRUCTURE, TYP. MATCH EXISTING GYP. BD. TEXTURE AND FINISH

NOTE:
ALL DIMENSIONS ARE FROM FACE OF STUD FOR NEW CONSTRUCTION OR FACE OF EXISTING FINISH AT EXISTING CONDITIONS.
USE WATER RESISTANT 5/8" GYP. BD. AT ALL WET LOCATIONS.

REVISIONS		
DATE	FOR	



TDG Architecture

TDG Architecture, Inc.
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
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EL PASO COUNTY

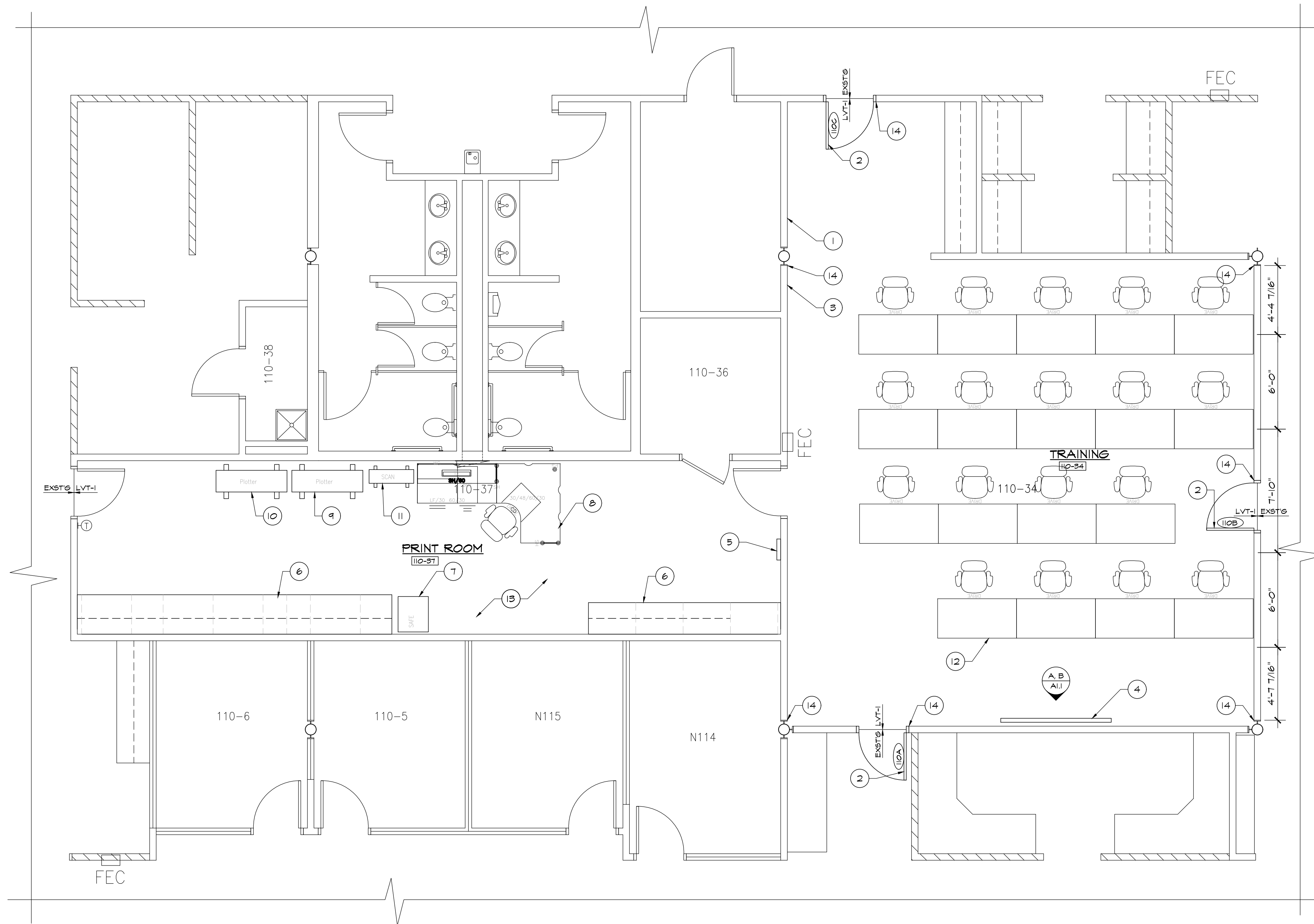
EL PASO COUNTY
RDC DEVELOPMENT SERVICES
INTERIOR REMODEL
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO

DEMOLITION FLOOR PLAN

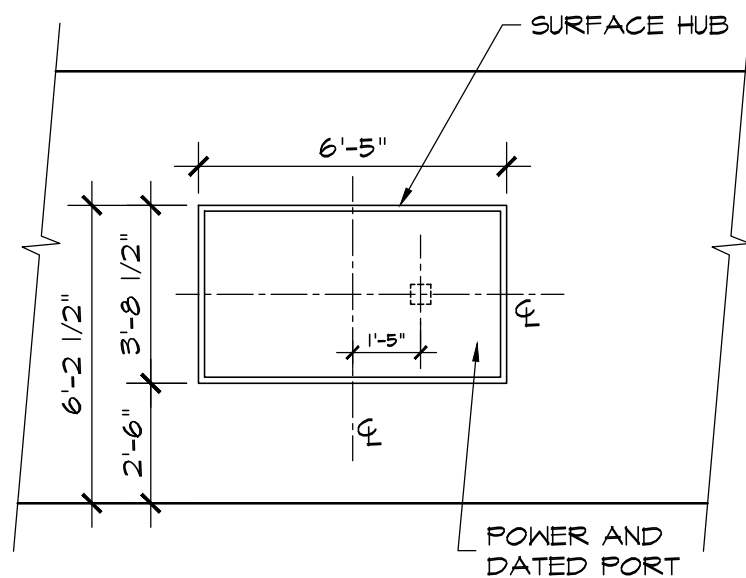
DATE: 01/27/22
DRAWN BY: tdg
CHECKED BY: TDG
PROJECT NO: 21147
SHEET NO:

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RBD and BID SET

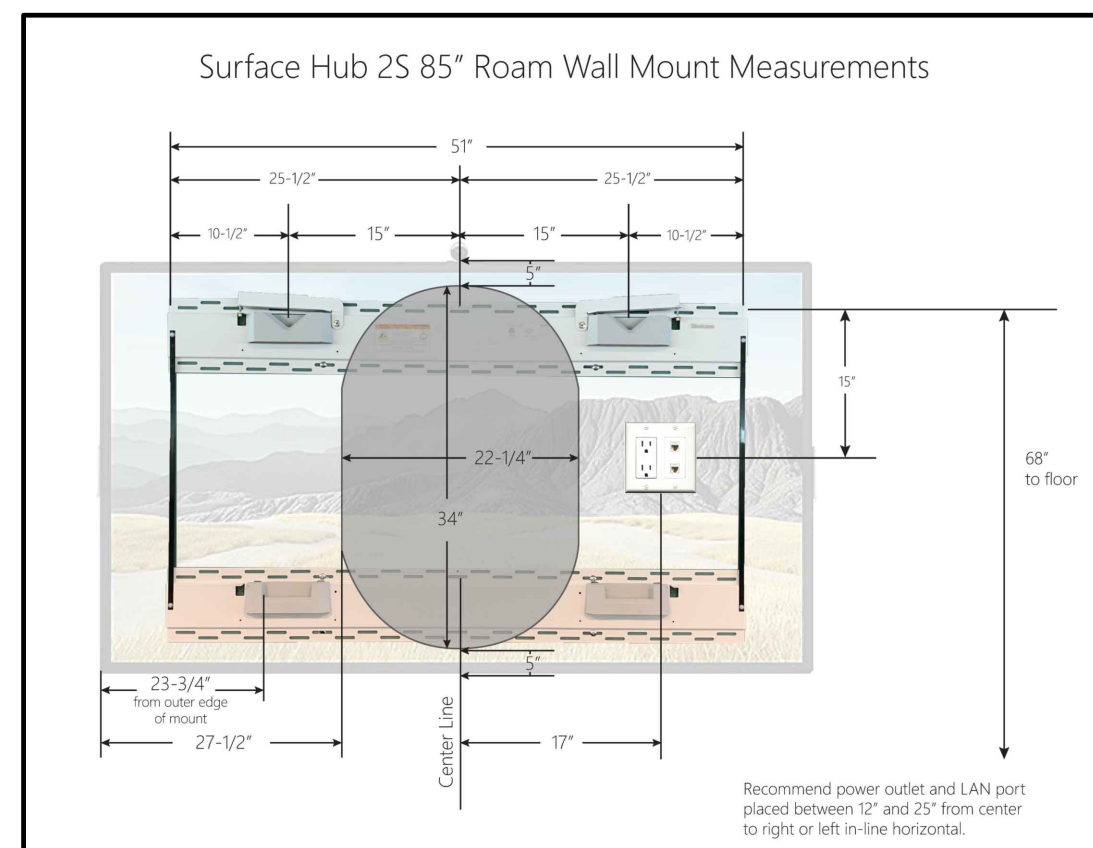


CONSTRUCTION FLOOR PLAN
SCALE: 1/4"=1'-0"



NOTE:
SEE B/A1.1 GENERAL MOUNTING FOR
ADDITIONAL INFORMATION

A ELEVATION OF MONITOR
A1.1 SCALE: 1/4" = 1'-0"



NOTE:
VERIFY WITH EPC FOR FINAL MOUNTING
REQUIREMENTS AND BRACKETS

B GENERAL MOUNTING INFORMATION
A1.1 SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS/HER BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING BEFORE STARTING ANY WORK.
3. PROVIDE NONCOMBUSTIBLE, FIRE RETARDANT TREATED WOOD BLOCKING IN WALLS AS REQUIRED FOR WALL MOUNTED MILLWORK, PANELS, EQUIPMENT, ACCESSORIES, SHELVING, WALL STOPS, AND FURNITURE. VERIFY LOCATION WITH FURNITURE VENDOR.
4. REPAIR FLOOR TO SMOOTH LEVEL SURFACE BEFORE INSTALLING NEW FLOORING. FLOAT FLOOR AS REQUIRED TO ELIMINATE ANY CHANGE IN FINISH ELEVATION BETWEEN ADJACENT MATERIALS. ALL FLOOR PREP TO BE INCLUDED IN PRICING.
5. VERIFY AVAILABILITY OF MATERIALS TO BE USED FROM BUILDING STOCK W/ BUILDING MANAGEMENT, IF APPLICABLE.
6. CONTRACTOR SHALL FIELD MEASURE EXISTING CONDITIONS PRIOR TO ORDERING, FABRICATING OR PERFORMING ANY NEW WORK. DEVIATIONS FROM CONDITIONS SHOWN ON THESE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT. DIFFERING SITE CONDITIONS FROM THOSE ON THE PLANS WILL GENERALLY NOT BE CONSIDERED A BASIS FOR CONTRACT MODIFICATIONS. THE CONTRACTOR SHALL ALLOW FOR WORST CASE SITE CONDITIONS WHENEVER POSSIBLE.
7. ALL ADHESIVE USED IN CONSTRUCTING NEW FACILITY TO BE NON-TOXIC AND ENVIRONMENTALLY SAFE.
8. MAINTAIN ONE SET OF RED LINE AS-BUILT DRAWINGS AT THE JOB SITE AND SUBMIT TO THE ARCHITECT AT THE COMPLETION OF THE WORK.

FLOOR PLAN NOTES

1. EXISTING INTERIOR WALLS TO REMAIN. TYP.
2. NEW DOORS IN EXISTING FRAMES, SEE DOOR SCHEDULE. TYP.
3. PATCH AND REPAIR GYP. BD. TO LEVEL 5 FINISH. PROVIDE NEW PAINTED FINISH. SEE FINISH SCHEDULE.
4. WALL MOUNTED 25" SURFACE HUB MONITOR. TENANT PROVIDED. GC, TO PROVIDE SOLID BACKING FOR MOUNTING PER HUB REQUIREMENTS. VERIFY MOUNTING BRACKET REQUIREMENTS. COORD. W/ EPC FOR BRACKETS. PROVIDE POWER AND DATA PER DETAIL. FINAL INSTALLATION OF MONITOR TO BE BY EPC. COORD. W/ EPC.
5. NEW LOCATION FOR KEY CABINET. MOUNT TOP AT 4" AFF.
6. RELOCATED MILLWORK AND SHELVES ABOVE.
7. EPC RELOCATED SAFE. COORD. W/ EPC.
8. NEW WORKSTATION PROVIDED AND INSTALLED BY EPC.
9. NEW PLOTTER. COORD. W/ EPC.
10. RELOCATED PLOTTER. COORD. WITH EPC.
11. RELOCATED SCANNER. COORD. WITH EPC.
12. NEW FURNITURE PROVIDED AND INSTALLED BY EPC. POWER PROVIDED BY GC. AT WALL.
13. PATCH AND REPAIR CONCRETE SLAB TO SMOOTH LEVEL FINISH PRIOR TO INSTALLING NEW FLOOR FINISH.
14. MAINTAIN EXISTING REVEAL DETAIL WITH NEW GYP. BD. REPAIR WORK AT ALL COLUMNS AND DOOR FRAMES. TYP. SEE DET. 1, 2, 3/A4.0.

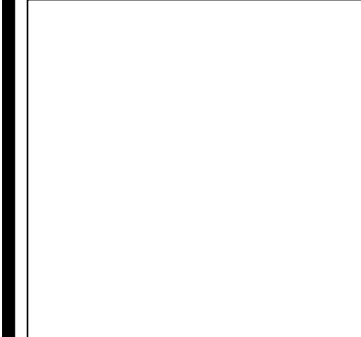
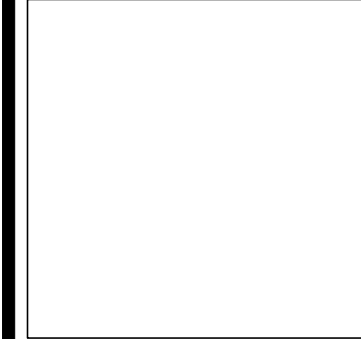
WALL LEGEND

- EXISTING EXTERIOR WALLS TO REMAIN
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- NEW 3-5/8" 25 GA. MTL. STUDS @ 16" OC, W/ 5/8" GYP. BD. EA. SIDE W/ SOUND BATT INSULATION TO UNDERSIDE OF STRUCTURE, TYP. MATCH EXISTING GYP. BD. TEXTURE AND FINISH

NOTE:
ALL DIMENSIONS ARE FROM FACE OF
STUD FOR NEW CONSTRUCTION OR
FACE OF EXISTING FINISH AT EXISTING
CONDITIONS.

USE WATER RESISTANT 5/8" GYP. BD.
AT ALL WET LOCATIONS.

REVISIONS		
DATE	FOR	



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EL PASO COUNTY

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CONSTRUCTION FLOOR PLAN

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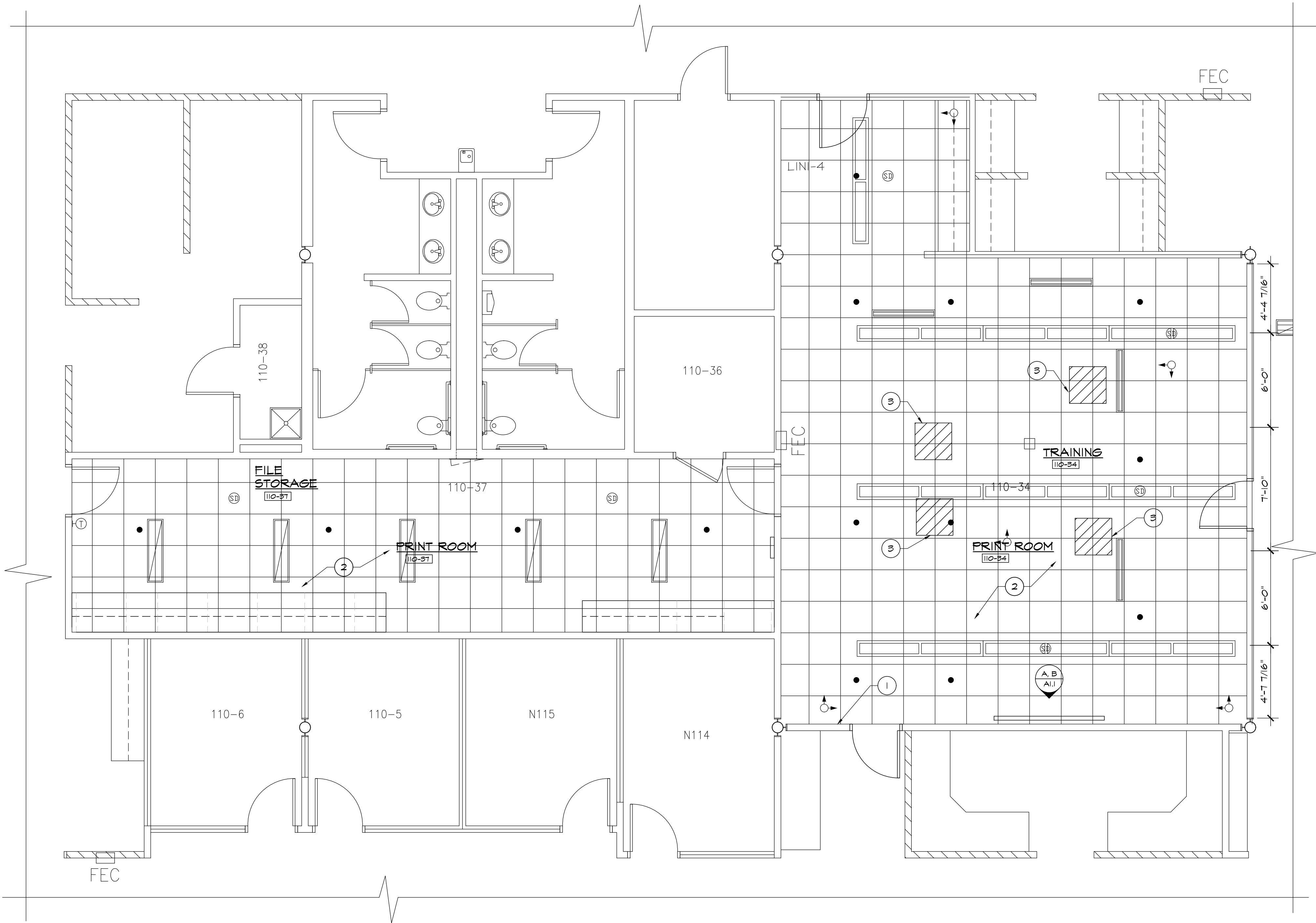
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RCP LEGEND

- EXISTING 2x4, FIXTURE TO BE REMOVED OR RELOCATED
- EXISTING AIR SUPPLY TO BE REMOVED OR RELOCATED
- EXISTING RETURN AIR GRILLE TO BE REMOVED OR RELOCATED
- EXISTING SMOKE DETECTOR TO BE REMOVED OR RELOCATED
- EXISTING CAMERA TO BE REMOVED OR RELOCATED
- EXISTING EXIT SIGN TO BE REMOVED OR RELOCATED
- EXISTING SPRINKLER HEAD W/ COVER TO BE REMOVED OR RELOCATED PER NFPA
- EXISTING CEILING OUTLET TO BE REMOVED

- EXISTING 2x4, FIXTURE TO BE REMAIN
- EXISTING AIR SUPPLY TO BE REMAIN
- EXISTING RETURN AIR GRILLE TO REMAIN
- EXISTING SMOKE DETECTOR TO REMAIN
- EXISTING CAMERA TO REMAIN
- EXISTING EXIT SIGN TO REMAIN
- EXISTING SPRINKLER HEAD W/ COVER TO REMAIN
- EXISTING CEILING OUTLET TO REMAIN

- NEW OR RELOCATED 2x4 FIXTURE
- NEW 2x4 FLUOR, FIXTURE TO MATCH EXISTING
- NEW OR RELOCATED AIR SUPPLY
- NEW OR RELOCATED RETURN AIR GRILLE
- NEW OR RELOCATED SMOKE DETECTOR TO TIE INTO EXISTING SYSTEM
- NEW OR RELOCATED CAMERA TO TIE INTO EXISTING SYSTEM
- NEW EXIT SIGN TO MATCH EXISTING
- NEW OR RELOCATED SPRINKLER HEAD TO MATCH EXISTING LOCATED PER NFPA
- D = DEMO. - NO REUSE
- E = EXISTING
- R = REUSE AND RELOCATED
- N = NEW FIXTURE



CONSTRUCTION REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS/HER BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING BEFORE STARTING ANY WORK.
- PROVIDE NONCOMBUSTIBLE, FIRE RETARDANT TREATED WOOD BLOCKING IN WALLS AS REQUIRED FOR WALL MOUNTED MILLWORK, PANELS, EQUIPMENT, ACCESSORIES, SHELVING, WALL STOPS, AND FURNITURE. VERIFY LOCATION WITH FURNITURE VENDOR.
- REPAIR FLOOR TO SMOOTH LEVEL SURFACE BEFORE INSTALLING NEW FLOORING. FLOAT FLOOR AS REQUIRED TO ELIMINATE ANY CHANGE IN FINISH ELEVATION BETWEEN ADJACENT MATERIALS. ALL FLOOR PREP TO BE INCLUDED IN PRICING.
- VERIFY AVAILABILITY OF MATERIALS TO BE USED FROM BUILDING STOCK W/ BUILDING MANAGEMENT, IF APPLICABLE.
- CONTRACTOR SHALL FIELD MEASURE EXISTING CONDITIONS PRIOR TO ORDERING, FABRICATING OR PERFORMING ANY NEW WORK. DEVIATIONS FROM CONDITIONS SHOWN ON THESE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT. DIFFERING SITE CONDITIONS FROM THOSE ON THE PLANS WILL GENERALLY NOT BE CONSIDERED A BASIS FOR CONTRACT MODIFICATIONS. THE CONTRACTOR SHALL ALLOW FOR WORST CASE SITE CONDITIONS WHENEVER POSSIBLE.
- ALL ADHESIVE USED IN CONSTRUCTING NEW FACILITY TO BE NON-TOXIC AND ENVIRONMENTALLY SAFE.
- MAINTAIN ONE SET OF RED LINE AS-BUILT DRAWINGS AT THE JOB SITE AND SUBMIT TO THE ARCHITECT AT THE COMPLETION OF THE WORK.

GENERAL RCP NOTES:

- EXISTING LIGHT FIXTURES, MECHANICAL SUPPLY AND RETURNS TO BE REUSED WHERE POSSIBLE. CLEAN SUPPLY AND RETURN AIR GRILLS TO LIKE NEW CONDITION IN ROOMS AFFECTED BY REMODEL
- MAINTAIN FIRE PROTECTION DEVICES, INCLUDING SMOKE DETECTORS, FIRE ALARMS, ALARM SPEAKERS, ADA STROBES, ETC. INCLUDE COSTS TO TIE SUCH DEVICES INTO BUILDING PANEL. VERIFY REQUIREMENTS AND QUANTITIES OF EACH DEVICE. MODIFICATIONS TO FIRE ALARM SYSTEMS BY FOF REQUIRED CONTRACTOR. GC TO CONTRACT AND COORDINATE WORK.
- BALANCE HVAC AS REQUIRED FOR NEW LAYOUT. PER MECHANICAL PLANS. PROVIDE FINAL TEST AND BALANCE PER MECH. REQUIREMENTS.
- EXISTING CEILING GRID TO REMAIN. PATCH AND REPAIR AS NECESSARY FOR DEMOLITION AND NEW CONSTRUCTION TO LIKE NEW CONDITION. REPLACE CEILING TILES AS NECESSARY. MATCH EXISTING.
- RECONFIGURE SPRINKLER SYSTEM FOR NEW ROOM AS REQUIRED BY FIRE CODES. NEW SPRINKLER HEADS TO MATCH EXISTING SPRINKLER HEADS.
- SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.

REF. CLG. PLAN NOTES

- EXISTING LIGHTING TO REMAIN. PROVIDE NEW LIGHTING SWITCHING. SEE ELEC.
- EXISTING MECHANICAL TO REMAIN. REBALANCE AIR DISTRIBUTION. SEE MECHANICAL.
- REPLACE DAMAGED TILES FROM POWER POLE REMOVAL. PATCH AND REPAIR DAMAGE TO GRID SYSTEM, IF NECESSARY.

WALL LEGEND

- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- NEW 3-5/8" 25 GA. MTL. STUDS @ 16" OC, W/ 5/8" GYP. BD. EA. SIDE W/ SOUND BATT INSULATION TO UNDERSIDE OF STRUCTURE, TYP. MATCH EXISTING GYP. BD. TEXTURE AND FINISH

NOTE:
ALL DIMENSIONS ARE FROM FACE OF STUD FOR NEW CONSTRUCTION OR FACE OF EXISTING FINISH AT EXISTING CONDITIONS.
USE WATER RESISTANT 5/8" GYP. BD. AT ALL WET LOCATIONS.

REVISIONS		
DATE	FOR	

TDG Architecture

TDG Architecture, Inc.
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623.5643 (Fax)

EL PASO COUNTY

**EL PASO COUNTY
RDC DEVELOPMENT SERVICES
INTERIOR REMODEL**

2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO

CONSTRUCTION REFLECTED CEILING PLAN

DATE: 01/27/22
DRAWN BY: tdg
CHECKED BY: TDG
PROJECT NO: 21147
SHEET NO:

A1.2

RBD and BID SET

