

Mountain View Tower Elevator Addition

Denver, CO

project data

PROJECT INFORMATION:		PROJECT NAME: MOUNTAIN VIEW TOWER ELEVATOR ADDITION	
LOCATION:		1600 DOWNING ST DENVER, CO 80218	
APPLICABLE CODES & REQUIREMENTS:			
2009 INTERNATIONAL BUILDING CODE (IBC)			
2014 NATIONAL ELECTRIC CODE (NEC)			
2009 INTERNATIONAL PLUMBING CODE (IPC)			
2009 INTERNATIONAL MECHANICAL CODE (IMC)			
2009 INTERNATIONAL FUEL GAS CODE (IFGC)			
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)			
2003 ANSI (AS REFERENCED IN THE 2009 INTERNATIONAL BUILDING CODE)			
SCOPE OF WORK: NEW ELEVATOR ADDITION, RESTROOM REMODELING, NO CHANGES TO BUILDING EXITS			
BUILDING CODE SUMMARY:			
OCCUPANCY GROUP:		B (OFFICE)	SECTION 304
		S1 (STORAGE)	SECTION 311
		S2 (OPEN PARKING GARAGE)	SECTION 311
BUILDING AREA:			
TOTAL BUILDING AREA		35,528 SF (33,418 GFA)	SECTION 502
BASEMENT AREA		4,168 (3,900 GFA)	
1ST FLOOR AREA		1,000 SF (778 GFA)	
TYP. FLOOR AREA		5,060 SF (4,790 GFA)	
ALLOWABLE BUILDING HEIGHT:			
IN FEET	MAX 160'		TABLE 503
	PROVIDED 79'		
IN STORIES	MAX 11		TABLE 503
	PROVIDED 7 + 1 BASEMENT		
ALLOWABLE FLOOR AREA:			
UNLIMITED			TABLE 503
PROVIDED	5,060 SF PER STORY		
OCCUPANCY CLASSIFICATION:			
NON-SEPARATED OCCUPANCIES			SECTION 508.3
NO SEPARATION REQ'D			SECTION 508.3.3
TYPE OF CONSTRUCTION:			
I-B			SECTION 602
WITH AUTOMATIC SPRINKLER SYSTEM IN BASEMENT ONLY			SECTION 903.3.1.1
OCCUPANT LOAD:			
BUSINESS AREA 100 GROSS			SECTION 1004
32,715 / 100 = 327 OCCUPANTS			
STORAGE AREA 500 GROSS			
703 / 500 = 1 OCCUPANT			
TRAVEL DISTANCE:			
WITHOUT SPRINKLER SYSTEM		100'	TABLE 1016.1
WITH SPRINKLER SYSTEM (BASEMENT)		200'	
PROVIDED		92'	
NUMBER OF EXITS:			
REQUIRED		2	SECTION 1021
PROVIDED		2	
PLUMBING SYSTEM			
OFFICE			CHAPTER 29
			TABLE 2902.1
	WC	UR	LAV
MEN (164)	5	-	4
WOMEN (164)	5	-	4
REQUIRED M	5	-	4
PROVIDED M	8	-	4
REQUIRED W	5	-	4
PROVIDED W	8	-	8

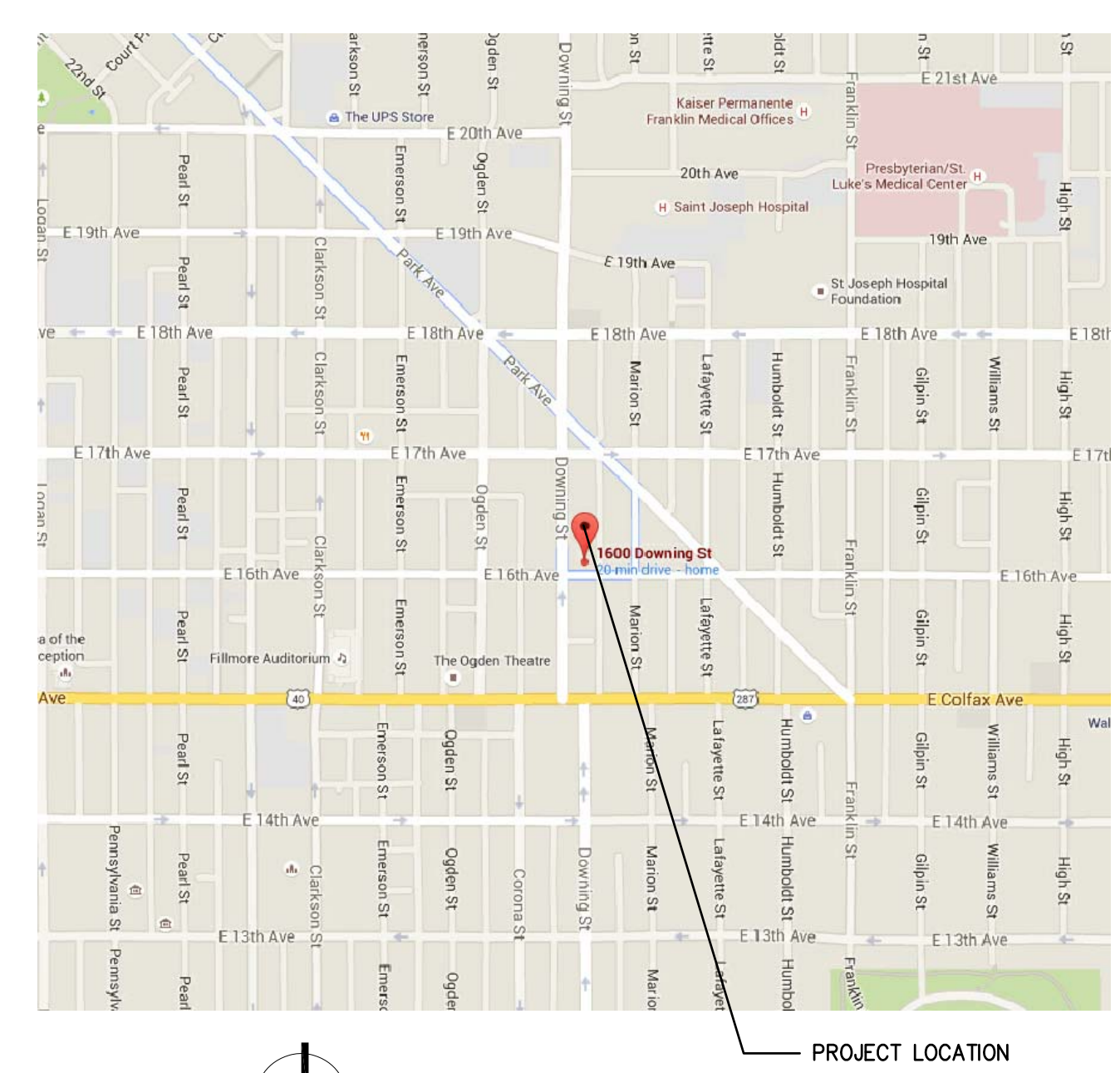
list of alternatives

- ADD: ELEVATOR ELECTRICAL EQUIPMENT CLOSET, RE: 2/A2.6. PROVIDE WALL TYPE W3 AND PAINTED HOLLOW METAL DOOR WITH STORAGE LOCKSET. BASE BID IS ELEVATOR EQUIPMENT CONTAINED WITHIN SHAFT. ELEVATOR IS TO BE MACHINE-ROOM-LESS (MRL).
- DEDUCT: E.I.F.S. SYNTHETIC STUCCO SYSTEM IN LIEU OF BASE BID 3-COAT STUCCO. PROVIDE SUBSTITUTION REQUEST FOR APPROVAL.

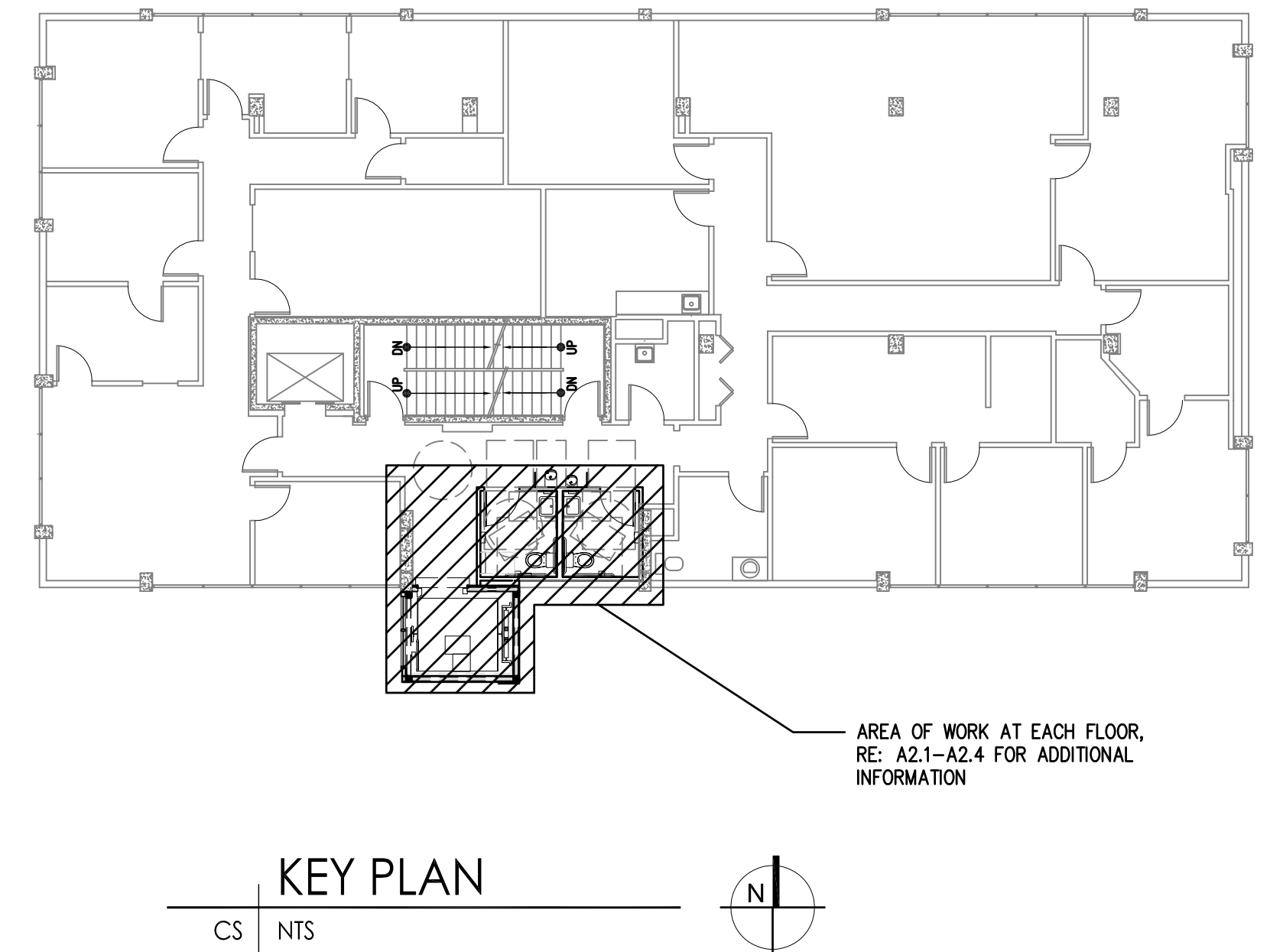
project directory

owner	architect	consultants
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GARY GORDON gary@iron-stone.com 215.470.6876 (phone)	DANE VEROW dverow@greywolfstudio.com	Mechanical, Plumbing: VH Engineering, LLC 1825 LAWRENCE STREET, SUITE 250 DENVER, CO 80202 303.296.6900 (phone)
contractor		Electrical: KLOK GROUP Box 914 Golden, CO, 80402 720.810.7396 (fax)
TBD		LEIF ROSENVOLD leif@klokgroup.com
		SCOTT R HARBAUGH scott@vh-eng.com
		Geotechnical Engineer: TERRACON CONSULTANTS, INC. 10625 W. I-70 FRONTAGE RD. N, STE 3 WHEAT RIDGE, CO 80033 303.423.3300 303.423.3353 (FAX)
		WILLIAM D RETHAMEL, P.E. bill.rethamel@terracon.com

vicinity map



building plan



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BID SCOPE SUMMARY:

INCLUDES ALL: EXCAVATION; SHORING; DRILLING; FOUNDATION ENGINEERING & PLACEMENT; ELEVATOR PIT CONCRETE & REBAR & EMBED PLATE PLACEMENT; BACKFILLING; COMPACTION; FOUNDATION DAMPROOFING; INSULATION; SIDEWALK DEMOLITION; TEMPORARY SIDEWALK & ANY PROTECTION REQUIRED; LANDSCAPING & IRRIGATION RESTORATION; SUMP PIT PLACEMENT; SUMP DRAIN LINE; RELOCATION OF EXISTING IRRIGATION BACKFLOW PREVENTER; RELOCATION OF EXISTING FIRE DEPARTMENT CONNECTION; RELOCATION OF EXISTING FIRE SPRINKLER SYSTEM DRAIN DISCHARGE PIPE; SURVEYING; PERMITTING FOR TEMPORARY SIDEWALK AND RELOCATION & WORK IN RIGHT OF WAY & DUMPSTERS, ETC.; TREE PROTECTION AS REQUIRED BY CITY OF DENVER. ALL LANDSCAPING & IRRIGATION RESTORATION REQUIRED DUE TO BUILDING CONSTRUCTION ACTIVITY; ANY REQUIRED BUILDING DEMOLITION & RESTORATION; ELEVATOR TOWER STRUCTURE; COMPLETE ELEVATOR; EXTERIOR WALL CONSTRUCTION & FINISHES; STOREFRONT & CURTAIN WALL CONSTRUCTION; INDICATED INTERIOR FINISHES INCLUDING ACOUSTICAL CEILING TILE; NEW PARTITION & DOORS; ALL INDICATED INTERIOR PLUMBING; ALL INDICATED ELECTRICAL & HVAC WORK; ROOFING AT ELEVATOR TOWER; NEW CONCRETE SIDEWALKS; ANY REQUIRED OVERHEAD PROTECTION; PROTECTION OF EXISTING BUILDING STRUCTURE & FINISHES TO REMAIN; RADIOGRAPHIC INVESTIGATION OF EXISTING SLAB REBAR; TOILET ACCESSORIES. MAY INCLUDE ADDITIONAL ITEMS NOT LISTED HERE.

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PROJECT NUMBER	14-384
DRAWN	JH
CHECKED	DV
ISSUE	
10.07.15	ENCR. PERMIT
11.24.15	BLDG. PERMIT
02.26.16	BID
REVISIONS	

SECTION 10800 – TOILET AND BATH ACCESSORIES

I. SUMMARY OF WORK

- Work includes but is not limited to:
- Toilet Accessories
 - Provided and installed by vendor

II. PRODUCTS

(REFER TO SCHEDULE – SHEET A3.3)

III. EXECUTION

Install all toilet and bath accessories in strict accordance with manufacturer's recommendations and requirements.

END OF SECTION 10800

II. PRODUCTS (All hardware to comply with A.D.A. and local fire code)

The following manufacturers are approved subject to compliance with requirements of the Contract Documents approval of manufacturers other than those listed shall be in accordance with Division 1, paragraph 1.02 A.

Item:	Manufacturer:	Approved:
Hinges	Stanley	Hager, McKinney
Locksets and Cylinders	Best	Schlage ND, Sargent 11 line
Pulls	Rockwood	Hager, Trimco
Closers	Stanley	LCN 4041, Norton 7500
Stops	Rockwood	Hager, Trimco
Gasket	Pemco	Hager, National Guard

III. EXECUTION

Install hardware for long life under hard use. Install hardware in sets as described on sheet A6.0. Sets are as follows:

A. manufacturer's abbreviations:	
1. Best	BE
2. Pemco	PE
3. Rockwood	RO
4. Stanley	ST

SET #1 – TOILET

3	HINGES
1	PRIVACY LOCK SET
1	WALL BUMPER
3	DOOR SILENCERS
1	CLOSER
1	KICK PLATE

SET #2 – ENTRY

BY DOOR MANUFACTURER	
1 EA	TOP, BOTTOM & INTERMEDIATE PIVOTS
1	HEAVY DUTY CLOSER
1	EXTERIOR PULL
1	RIM EXIT DEVICE
1	THRESHOLD
1	FULL SEAL KIT
1	CYLINDER

END OF SECTION 08710

SECTION 09255 – GYPSUM BOARD ASSEMBLIES

II. SUMMARY OF WORK

Work includes but is not limited to:

- Drywall Partitions

II. PRODUCTS

- Stud Track
- Metal Studs
- Furring Channels:
- 5/8" Fire Code Gypsum Board
- 5/8" Moisture Resistant Gypsum Board
- Drywall tape
- Joint Compound

III. EXECUTION

Install all gypsum board systems in strict accordance with the manufacturer's recommendations for project condition.

END OF SECTION 09255

SECTION 09255 – ACOUSTICAL PANEL CEILINGS

I. SUMMARY OF WORK

Work includes but is not limited to:

- Suspended Ceiling Grid
- Acoustical Ceiling Grid

II. PRODUCTS

- Ceiling grid:
 - Armstrong – 1/2" Prelude (white) exposed tee grid
 - USG-DX exposed tee grid
- Ceiling Tiles:
 - Armstrong – Cotego 2' x 4' tile (white)
 - USG – Omni fissured 2' x 4' tile (white)

III. EXECUTION

Install all ceiling system components in strict accordance with the manufacturer's recommendations.

END OF SECTION 09255

SECTION 09300 – CERAMIC TILE

I. SUMMARY OF WORK

Work includes but is not limited to:

- Interior Ceramic Wall Tiles
- Interior Porcelain Flooring Tiles

II. PRODUCTS

- Daltile, Cliff Pointe, Sunrise CP81, 12"x12"
- Daltile, Cliff Pointe, Rock CP84, 12"x12"
- Arizona Tiles, Fibra, Silk, 12"x24"
- Arizona Tiles, Alloy, Innox, 4"x24" (Cut from 12"x24")
- Arizona Tiles, Fibra, Silk, 4"x24" (Cut from 12"x24")
- Daltile, Cliff Pointe, Rock CP84, 6"x12" COVE BASE
- Arizona Tiles, Fibra, Silk, 6"x24" Base

III. EXECUTION

Install in strict accordance with manufacturer's recommendations.

END OF SECTION 09300

SECTION 09900 – PAINTING

I. SUMMARY OF WORK

Work includes but is not limited to:

- Painting of Gypsum Board (Eggshell finish on walls, satin on ceilings)
- Painting of Hollow Metal Doors and Frames (Semi-gloss Finish)
- Painting of EIFS

II. PRODUCTS

Paint Type "A" – Gypsum Board
First Coat – Pigmented PVA Sealer
Second and Third Coat – Wall Paint

Paint Type "B" – Primed Metal
First Coat – 75 Sinco Prime Undercoat
Second and Third Coat – Enamel

Paint Type "C" – Galvanized Metal
First Coat – White Prime
Second and Third Coat – Enamel – sheen as noted on drawings.

III. EXECUTION

Install all paint products in strict accordance with the manufacturer's recommendations. Confirm that all surfaces are prepared for paint.

END OF SECTION 09900

SECTION 07210 – BUILDING INSULATION

II. PRODUCTS

- Treated Lumber
- Fire Retardant Lumber
- Plywood

III. EXECUTION

1. Install all materials of this section for long life under use.
2. All wood that contacts masonry, steel or concrete shall be pressure treated.
3. All concealed blocking shall be fire retardant.

END OF SECTION 06100

I. SUMMARY OF WORK

Work includes but is not limited to:

- Rigid foam insulation at roof and foundation
- Batt insulation in walls
- Rigid foam insulation at EIFS

II. PRODUCTS

- Batt insulation: Owens Corning or equal
- Roof insulation: Owens Corning Rigid R-30
- Foundation insulation: R-10
- EIFS insulation: 1-1/2" rigid per IEFS manufacturer

III. EXECUTION

1. Install per manufacturers recommendations

END OF SECTION 07210

SECTION 07240 – EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

I. SUMMARY OF WORK

Work includes but is not limited to:

- Composite wall cladding of rigid insulation and reinforced finish coating.
- Incidental use of same finish coating applied directly to concrete and masonry.

II. PRODUCTS

- Acceptable Manufacturers:
 - Parex USA, Inc.; Product Watermaster: www.parex.com.
 - STO Corp.; Product Therm NEXT EIFS: www.stocorp.com.
 - Omega Products International, Inc.; Product Arkoflex Water Managed EIFS: www.omega-products.com.
 - Dryvit Systems, Inc.; Product Outslution Plus MD; www.dryvit.com.

III. EXECUTION

1. Install in accordance with EIFS manufacturer's instructions and ASTM C1397.
2. Where different requirements appear in either document, comply with the most stringent.

END OF SECTION 07240

SECTION 07430 – COMPOSITE PANELS

I. SUMMARY OF WORK

Work includes but is not limited to:

- Aluminum-faced composite panels, attachments and sealants.

II. PRODUCTS

- Composite Panels: Laminators Incorporated; Omega-Lite; 1-Piece, Tight-Fit Molding Installation System. Standard PVDF/Kynar 500 painted finish from manufacturer's standard color chart, to be verified in field.

III. EXECUTION

1. Install all composite panel system components in strict accordance with the manufacturer's recommendations.

END OF SECTION 07430

SECTION 08211 – FLUSH WOOD DOORS

I. SUMMARY OF WORK

Work includes but is not limited to:

- Solid-core doors

II. MATERIALS

1. Interior solid core doors: Equal to RACO, 20 minute, plastic laminate faced doors in sizes shown on plans: Prep for hardware.

III. EXECUTION

1. Install all doors in strict accordance with manufacturers' directions. All door components should be installed for long life under hard use. Reseal the edges of doors that have been modified in the field.

END OF SECTION 08211

SECTION 08410 – ALUMINUM ENTRANCES AND STOREFRONTS

I. SUMMARY OF WORK

Work includes but is not limited to:

- Exterior Storefront
- Storefront Entrance

II. PRODUCTS

- Exterior Storefront Framing: Kawneer, Trifab 451T in dark bronze finish to match existing
- Aluminum Entry Door with heavy duty hardware
- 1" insulated glass, clear with low E coating

III. QUALITY ASSURANCE

Each exterior window and door shall be labeled by the manufacturer to certify compliance with the requirements of National Fenestration Rating Council per NFRC 100 and 200 for field verification by the inspector.

IV. EXECUTION

Install storefront systems in strict accordance with the manufacturer's recommendations.

END OF SECTION 08410

SECTION 08441 – GLAZED ALUMINUM CURTAIN WALLS

I. SUMMARY OF WORK

Work includes but is not limited to:

- Aluminum Curtain Wall Systems, including perimeter trims, stools, accessories, shims and anchors, and perimeter sealing of curtain wall framing.
- Delegated Design to comply with all codes and requirements of jurisdictions relevant to the project location.

II. PRODUCTS

- Exterior Curtain Wall System: Kawneer Company Inc. – 2250 IG.
- 1" insulating, laminated (for elevator shaft), Low-E coated, bronze tinted glass to match existing glass. Confirm product selection with Owner.

III. QUALITY ASSURANCE

1. Each contiguous section of exterior curtain wall shall be labeled by the manufacturer to certify compliance with the requirements of National Fenestration Rating Council per NFRC 100 and 200 for field verification by the inspector.

III. EXECUTION

1. Install all curtain wall system components in strict accordance with the manufacturer's recommendations.

END OF SECTION 08441

SECTION 08710 – DOOR HARDWARE

I. SUMMARY OF WORK

Work includes but is not limited to:

- Hardware ☉ Wood Doors
- Hardware ☉ Storefront Doors

SECTION 0100 – SUMMARY OF WORK

A. SUMMARY OF WORK

1. Work of this contract comprises construction of a seven (7) story steel-framed elevator tower addition on the exterior of existing 7-story office building, as well as required associated interior lobby and restroom remodeling as shown on drawings and specified herein.

2. It is not intended that these specifications and drawings include everything necessary to perform the entire work properly. Every item necessary required may not be specifically mentioned or shown. Unless expressly stated otherwise, all systems and equipment shall be provided complete and operable.

3. Contractor shall determine scope of building contract based on Bid scope Summary on Drawing Cover Sheet CS and reasonable deductions therefrom, and shall completely describe all assumptions, exceptions and qualifications in bid.

4. Considerable construction phasing and coordination with building management will be required to accommodate use of facility by tenants during construction. Include contingencies and list assumptions in bid.

5. Title and headings to division sections and paragraphs in these contract documents are introduced for convenience and shall not be taken as a correct or complete segregation of the several units of materials and labor. No responsibility either direct or implied is assumed by the architect or owner for omission or duplications by the contractor or his subcontractors, due to real or alleged error in arrangement of the contract documents. Supplier in lieu of preparation of shop drawings signifies his acceptance.

6. Refer to Structural, Mechanical, Plumbing and Electrical Drawings for additional specification information.

END OF SECTION 0100

SECTION 01300–SUBMITTALS

A. General contractor shall review and submit samples, product data, schedules and shop drawings as required:

Stucco or EIFS
Composite Panels & Accessories
Tile Grout
Ceramic or Porcelain Floor & Wall Tile
Pre-finished Metal Cap Flashing
Aluminum Curtainwall Mullions
Aluminum Storefront Mullions
FRP
Plastic Laminate Millwork
Interior Wall Paint
Window Glass (Curtain Wall and Storefront Door & Windows)
Sealants
Decorative River Rock for Lobby 101
Elevator Design, Components and Finishes
Smoke Curtain
Mechanical, Plumbing and Electrical Equipment, Fixtures and Other Products
Acoustical Ceiling Grid and Tile
Wood Doors and Finishes
Door Frames
Door Hardware
Wall Covering
Glass

to the owner for review prior to any fabrication or installation. Submittals shall be scheduled in a timely and orderly manner so as to prevent delays in construction.

B. Inform the owner in writing at the time of submission or any proposed deviation in submittals from the requirement of the contract documents.

C. By reviewing and submitting shop drawings and samples, the general contractor indicates that he has determined and verified field measurements, field construction criteria, material, catalogue numbers and similar data, and that each submittal has been checked and coordinated with the requirements of the contract documents.

D. SHOP DRAWINGS

- Provide shop drawings as required by the various specification sections.
- Submit one reproducible and three prints of each shop drawing or one digital copy in PDF format include general contractor's stamp and review comments indicating that general contractor has reviewed the submittal and that it complies.
- When required, revisions shall be incorporated and resubmitted.
- Review by the owner shall be for design concept only. The contractor is responsible for the accuracy of shop drawings, proper fittings, coordination, construction techniques, and materials. Review of shop drawings shall not be construed as approving departures from the contract documents.

E. SAMPLES

- Provide a minimum of two samples of all finish materials from list in section 01300 B.. Ship samples prepaid.
- Rejected samples shall be resubmitted as soon as possible and shall be identified as "resubmitted samples".
- Refer to specifications section for additional requirements.

END OF SECTION 01300

SECTION 01400 – QUALITY CONTROL

A. Maintain quality control over supplies, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.
B. Comply with manufacturers instructions, including each step in sequence.
C. Should manufacturers instructions conflict with contract documents, request clarification from the architect before proceeding.
D. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion or disfigurement.

END OF SECTION 01400

SECTION 01631 – SUBSTITUTIONS

A. All substitutions must be accepted by the architect and owner in writing.

B. Contractor shall investigate the proposed product and determine if it is equal in all respects to that specified. Provide the architect with copy of the originally specified material along with a copy of the specifications for the proposed substitute material.

C. Architect shall make recommendations to the owner, and the owner shall be the judge of acceptability and reserve the rights to reject proposals for any reason.

END OF SECTION 01631

SECTION 01700 – CONTRACT CLOSEOUT

A. Contractor and the applicable subcontractor shall furnish to owner written instruction and/or manufacturers operating and maintenance procedures for all equipment installed under electrical, plumbing, and air conditioning subcontractors, as well as for finishes & elevator

B. Contractor shall provide a minimum one year written warranty against defect in all materials, equipment and workmanship unless a longer warranty is specified.

C. PROJECT CLEANUP

- Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.
- Clean surfaces exposed to view, remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
- Clean equipment and fixtures, clean or replace filters on mechanical equipment.

END OF SECTION 01700

SECTION 02110 – SITE CLEANING

A. SUMMARY

- Protect existing trees to remain.
- Strip topsoil and stockpile in areas indicated.
- Clear and grub site of trees, shrubs, and other vegetation, including stumps, roots, and debris.
- Fill depressions caused by site clearing operations with the appropriate material.
- Remove and/or relocate above-grade and below-grade improvements as necessary for new construction.
- Remove and store salvage items on owners premises.

B. DISPOSAL OF WASTE MATERIALS.

- Burning: Not permitted.
- Disposal: Off owners property as permitted by law.

Refer to civil/site drawings and specifications by others

END OF SECTION 02110

SECTION 06100– ROUGH CARPENTRY

I. SCOPE OF WORK

Work includes but is not limited to:

- Grounds
- Blocking
- Telephone Boards

I. SUMMARY OF WORK

Work includes but is not limited to:

1. Machine-room-less (MRL) electric traction passenger elevator and all associated equipment, supports, controls, finishes, doors, frames, thresholds, lighting, ventilation and communications components for a fully functioning system.
2. Where permitted by code, provide all elevator equipment including controls, drives, transformers, and rescue features within the elevator hoistway.
3. Delegated Design to comply with all codes and requirements of jurisdictions relevant to the project location.
4. Permitting with the local Authority Having Jurisdiction.
5. Coordination with Owner and Contractor for timely and efficient completion of work with minimal disturbance to existing tenants.
6. Regular maintenance and warranty service for a period of 12 months after completion of work.

II. PRODUCTS

1. Electric Gearless Traction Passenger Elevator: Basis of design is the Schindler 3300 Gearless Traction Elevator.
2. Elevator Equipment Summary:
 - a. Application: Machine Room Less (MRL)
 - b. Counterweight Location: Side
 - c. Machine Location: Top of the hoistway mounted on car and counterweight guide rails
 - d. Control Space Location: Top landing entrance frame or entrance frame at one floor below the top landing
 - e. Service: General Purpose Passenger
 - f. Quantity: 1 Unit
 - g. Capacity: 3500 lbs
 - h. Speed: 150 fpm
 - i. Travel: 63' 6"
 - j. Landings: 7
 - k. Front Openings: 7
 - l. Rear Openings: 0
 - m. Operation: Microprocessor Single Car Automatic Operation
 - n. Clear Inside Dimensions: 6'-9 3/8" Wide X 4'-4 4/8" Deep
 - o. Cab Height: 7' 9"
 - p. Guide Rails: Equivalent to 12 lb. per foot
 - q. Entrance Type and Width: Two Speed Side Opening 3' 6" Wide X 7' 0" High doors
 - r. Entrance Height: 7'-0"
 - s. Power Supply: 240 Volts 3 Phase 60 Hz
3. Performance:
 - a. Car Speed: -10% to +5% of contract speed under any loading condition or direction of travel.
 - b. Car Capacity: Safely lower, stop and hold up to 125% of rated load per code.
4. Ride Quality:
 - a. Vertical Vibration (maximum): 25 mg
 - b. Horizontal Vibration (maximum): 15 mg
 - c. Vertical Jerk (maximum): 2 ft/sec³
 - d. Acceleration (maximum): 1.6 ft/sec²
 - e. In Car Noise: 53-60 dB(A)
 - f. Stopping Accuracy: ±5mm
 - g. Starts per hour (maximum): 180
5. Elevator Operation:
 - a. Simplex Collective Operation: Using a microprocessor based controller, operation shall be automatic by means of the car and hall buttons. When all calls have been answered, the car shall park at the last landing served.
 - b. Group Automatic Operation with Demand-Based Dispatching: Provide reprogrammable group automatic system that assigns cars to hall calls based on a dispatching algorithm designed to minimize passenger waiting time.
6. Operating Features – Standard:
 - a. Door Light Curtain Protection
 - b. Static AC Drive
 - c. Phase Monitor Relay
 - d. Cab Overload with Indicator
 - e. Load-weighing
 - f. Central Alarm
 - g. Remote Monitoring
 - h. Firefighter's Operation
 - i. Automatic Evacuation
 - i. When the main line power is lost for longer than 5 seconds the emergency battery power supply provides power automatically to the elevator controller. If the car is at a floor when the power fails, it remains at that floor, opens its doors, and shuts down. If the car is between floors, it is raised or lowered to the first available landing, opens its doors, and shuts down.
 - j. Independent Service
7. Controller: Provide microprocessor based control system to perform all of the functions of safe elevator operation, as well as perform car and group operational control.
 - a. All high voltage (110v or above) contact points inside the inspection and test panel shall be protected from accidental contact in a situation where the access panels are open.
 - b. The controller shall be distributed throughout the elevator system located in the overhead, cab and inspection and test panel. The inverter will be mounted in the overhead adjacent to the hoist machine and an inspection and test panel will be located in the door jamb at the top floor or one floor below the top floor. No elevator equipment mechanical rooms or closets are required.
 - c. Provide multi-bus control architecture to reduce cabling, material and waste.
8. Drive: Provide a Variable Voltage Variable Frequency AC Closed Loop drive system. Provide stable start without high peak current, quickly reaching a low energy consumption level.
9. Inspection and Test Panel: Integrated control equipment, main inspection and test panel in door frame at top level served or at one floor below the top level served.
10. Machine:
 - a. Gearless asynchronous AC motor with integral drive sheave, service and emergency brakes.
 - b. Design machine to enable direct power transfer, thereby avoiding loss of power.
 - c. Design machine to be compact, lightweight and durable to optimize material usage and save space.
 - d. Mount to structural support channels on top of guide rail system as applicable in hoistway overhead.
11. Governor:
 - a. Tension type over-speed governor with remote manual reset.
 - b. Mount to structural support channels as applicable in hoistway overhead.
12. Buffers, Car and Counterweight: Compression spring type buffers to meet code.
13. Hoistway Operating Devices:
 - a. Emergency Stop switch in the pit.
 - b. Terminal stopping switches.
 - c. Emergency stop switch on the machine.
14. Positioning System: System consisting of proximity sensors and door zone vanes.
15. Guide Rails and Attachments: Provide Tee-section steel rails with brackets and fasteners. Side counterweight arrangements shall have a dual purpose bracket that combines both counterweight guide rails, and one of the car guide rails to building fastening.
16. Suspension System: Non circular Elastomeric coated suspension media with high tensile grade steel cords.
17. Governor rope: Steel wire rope with 6 mm diameter.
18. Hoistway Doors and Frames:
 - a. UL rated with required fire rating.
 - b. Doors: Rigid flush panel construction with reinforcement ribs.
 - c. Frames: Securely fasten at corners to form unit frame. Frames shall be bolted.
19. Finish:
 - a. Exposed Areas of Corridor Frames: Painted Color – All Floors
 - b. Doors: Painted Color – All Floors
 - c. Sills: Aluminum – All Floors
20. Entrance Markings and Jamb Plates: Provide standard entrance jamb tactile markings on both jambs, at all floors. Plate Mounting: Refer to manufacturer drawings.
21. Car Frame and Safety: Provide car frame with adequate bracing to support the platform and car enclosure. The safety shall be integral to the car frame and shall be flexible guide clamp type.
22. Platform: Provide platform of steel construction with plywood subfloor and aluminum threshold.
23. Car Guides: Provide sliding guide shoes mounted to top and bottom of both car and counterweight frame. Arrange each guide shoe assembly to maintain constant contact on the rail surfaces. Provide retainers in areas with seismic design requirements.
24. Provide central guiding system to reduce mechanical friction and energy consumption.

25. Steel Cab:
 - a. Fire rating: Provide Class B fire rating for cab, or Class A fire rating where required by local Code.
 - b. Design cab to comply with LEED Indoor Environmental Quality requirements through use of Low-Emitting Materials on walls, ceiling and subflooring.
 - c. Car wall finish: Steel Plastic Laminate Finish selected from manufacturer's standard selections.
 - d. Base and frieze: Aluminum.
 - e. Car front finish: Brushed stainless steel.
 - f. Car door finish: Brushed stainless steel.
 - g. Ceiling: Canopy ceiling, finished in Painted Silver Metallic With Compact Fluorescent Lighting. Provide lighting consisting of four compact energy saving lights located in two semi-oval lateral cutouts located on the center-sides of the cab ceiling, Lexan lens cover.
 - h. Handrail: 1-3/8" Round And Curved Brushed Aluminum. Locate on Rear Wall.
 - i. Flooring: By others. Not to exceed 3/8" finished depth.
 - j. Ventilation: Provide one-speed fan in canopy.
 - k. Emergency Car Lighting: Provide an emergency power unit employing a 12 volt sealed rechargeable battery and static circuits to illuminate the elevator car and provide current to the alarm bell in the event of building power failure.
 - l. Emergency Siren: Provide siren mounted on top of the car that is activated when the Alarm button in the car operating panel is engaged.
 - m. Emergency Exit Switch: Provide an electrical contact to open the safety circuit when the emergency car top exit is opened. When the exit door is opened, the top exit switch shall signal the control and the car will be unable to move.
 - n. Emergency Exit Lock: Provide an emergency exit lock where required by local code.
 - o. Emergency Exit Guard: Provide emergency exit guard on top of car when required for hoistway wall to platform clearance exceeds 12' or for multiple cars in hoistway.
26. Door Operator: Provide a closed loop VVVF high performance door operator with frequency controlled drive for fast and reliable operation to open and close the car and hoistway doors simultaneously.
27. In case of interruption or failure of electric power, the doors can be readily opened by hand from within the car, in accordance with applicable code. Provide emergency devices and keys for opening doors from the landing as required by local code.
28. Doors shall open automatically when the car has arrived at or is leveling at the respective landings. Doors shall close after a predetermined time interval or immediately upon pressing of a car button. Provide door open button in the car operating panel. Momentary pressing of this button shall reopen the doors and reset the time interval.
29. Provide door hangers and tracks for each car and hoistway door. Contour tracks to match the hanger sheaves. Design hangers for power operation with provisions for vertical and lateral adjustment. Hanger sheaves shall have polyurethane tires and pre-lubricated sealed for life bearings.
30. Electronic Door Safety Device: Equip car doors with concealed transmitter and receiver infrared beam devices to detect presence of object in process of passing through hoistway entrance and car doorway (light curtain device).
 - a. Use multi-beam scanning without moving parts to detect obstructions in door opening.
 - b. Detector Device: Prevent doors from closing, or if they have already started closing, cause doors to reopen and remain open while object is within detection zone.
 - c. Horizontal Beams: Minimum of 33 infra red beams to fill doorway from ground level to a height of 6 feet.
31. Car Operating Panel: Provide a car operating panel with all push buttons, key switches and message indicators for elevator operation.
 - a. Full height car operating panel shall be surface-mounted on front return.
 - b. Comply with handicap requirements.
 - c. Push Buttons: Mechanical, illuminating using long-lasting LEDs for each floor served.
 - d. Emergency Buttons: Provide in accordance with code. Emergency alarm button, door open and door close buttons.
32. Features of the Car Operating Panel Shall Include:
 - a. Audible chime to signal that the car is either stopping at or passing a floor served by the elevator.
 - b. Raised markings and Braille provided to the left hand side of each push button.
 - c. Car Lantern: Provide LED illuminated car lantern with direction arrows to comply with local code when hall lanterns are not provided.
 - d. Door open and close push buttons.
 - e. Firefighter's hot and Phase 2 Key-switch
 - f. Inspection key-switch.
 - g. Key-switch for optional Independent Service Operation
 - h. Illuminated alarm button with raised marking.
 - i. Elevator Data Plate marked with elevator capacity and car number.
 - j. Help Button: Activation of help button will initiate two-way communication between car and a location inside the building, switching over to alternate location if call is unanswered, where personnel are available to take the appropriate action. Visual indicators are provided for call initiation and call acknowledgement.
 - k. Certificate Frame.
33. Hall Fixtures: Provide hall fixtures with necessary push buttons and key switches for elevator operation.
 - a. Push buttons: Metallic tactile push buttons, up button and down button at intermediate floors, single button at each terminal floor.
 - b. Height: Comply with handicap requirements.
 - c. Illumination: Illuminating using long-lasting low power LEDs.
34. Hall Lanterns and Position Indicators.
 - a. LED illuminated direction arrows with audible and visible call acknowledgement.
 - b. Hall Lantern at floors N/A.
35. Hoistway access switches: Provide key-switch at top and/or bottom floor in entrance jamb as required by local code.
36. Firefighter's Phase 1 Service: Key switch in brushed stainless steel cover plate.
37. Fixture Cover Plates: For push buttons, hall lanterns and position indicators, resistant white back-printed glass, no screws required for mounting. Provide stainless steel cover plates for Firefighter's Phase 1 switch and hoistway access switches, with tamper resistant screws in same finish.
38. Mounting: Mount hall fixtures in entrance frames.

III. EXECUTION

1. EXAMINATION
 - a. Examine hoistways, hoistway openings, and pits before starting elevator installation.
 - b. Verify hoistway, pit, overhead, and openings are of correct size, within tolerances, and are ready for work of this section.
 - c. Verify walls are plumb where openings occur and ready for entrance sill installation. Traditional sill angle or concrete sill support shall not be required.
 - d. Verify hoistway is clear and plumb, with variations not to exceed -0 to +1 inch at any point. Verify projections greater than 4" must be beveled not less than 75 degrees from horizontal. No negative tolerance is permitted for minimum hoistway dimensions.
 - e. Verify minimum 2-hour fire-resistance rating of hatch walls.
 - f. Notify Architect in writing of dimensional discrepancies or other conditions detrimental to proper installation or performance of elevators.
 - g. Do not proceed with elevator installation until unsatisfactory conditions have been corrected in a manner acceptable to manufacturer/installer.
 2. INSTALLATION
 - a. Install elevators in accordance with manufacturer/installer's instructions and ANSI/ASME A17.1.
 - b. Set entrances in vertical alignment with car openings, and aligned with plumb hoistway lines.
 3. FIELD QUALITY CONTROL
 - a. Perform tests of elevator as required by ANSI/ASME A17.1 and governing codes.
 4. ADJUSTING
 - a. Adjust elevators for proper operation in accordance with manufacturer/installer's instructions.
 - b. Adjust elevators for smooth acceleration and deceleration of car so not to cause passenger discomfort.
 - c. Adjust doors to prevent opening of doors at landing on corridor side, unless car is at rest at that landing, or is in leveling zone and stopping at that landing.
 - d. Adjust automatic floor leveling feature at each floor to within 1/4 inch of landing.
 - e. Repair minor damages to finish in accordance with manufacturer/installer's instructions and as approved by Architect.
 - f. Remove and replace damaged components that cannot be successfully repaired as determined by Architect.
 5. CLEANING
 - a. Clean elevators promptly after installation in accordance with manufacturer/installer's instructions.
 - b. Do not use harsh cleaning materials or methods that could damage finish.
 6. PROTECTION
 - a. Protect installed elevators from damage during construction in accordance with the negotiated temporary use agreement between Owner and manufacturer's installer.
- END OF SECTION 08411

GENERAL NOTES

- CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED IN THE DRAWINGS
- NO CONSTRUCTION SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OFFICE OF THE CITY FORESTER
- PER CITY CODE, EXISTING TREES IN PUBLIC RIGHT OF WAY SHALL BE PROTECTED PER FORESTRY STANDARDS & PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ISSUE OF DEMOLITION PERMIT, APPROVED BY FORESTRY, AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. NO CONSTRUCTION SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OFFICE OF THE CITY FORESTER.

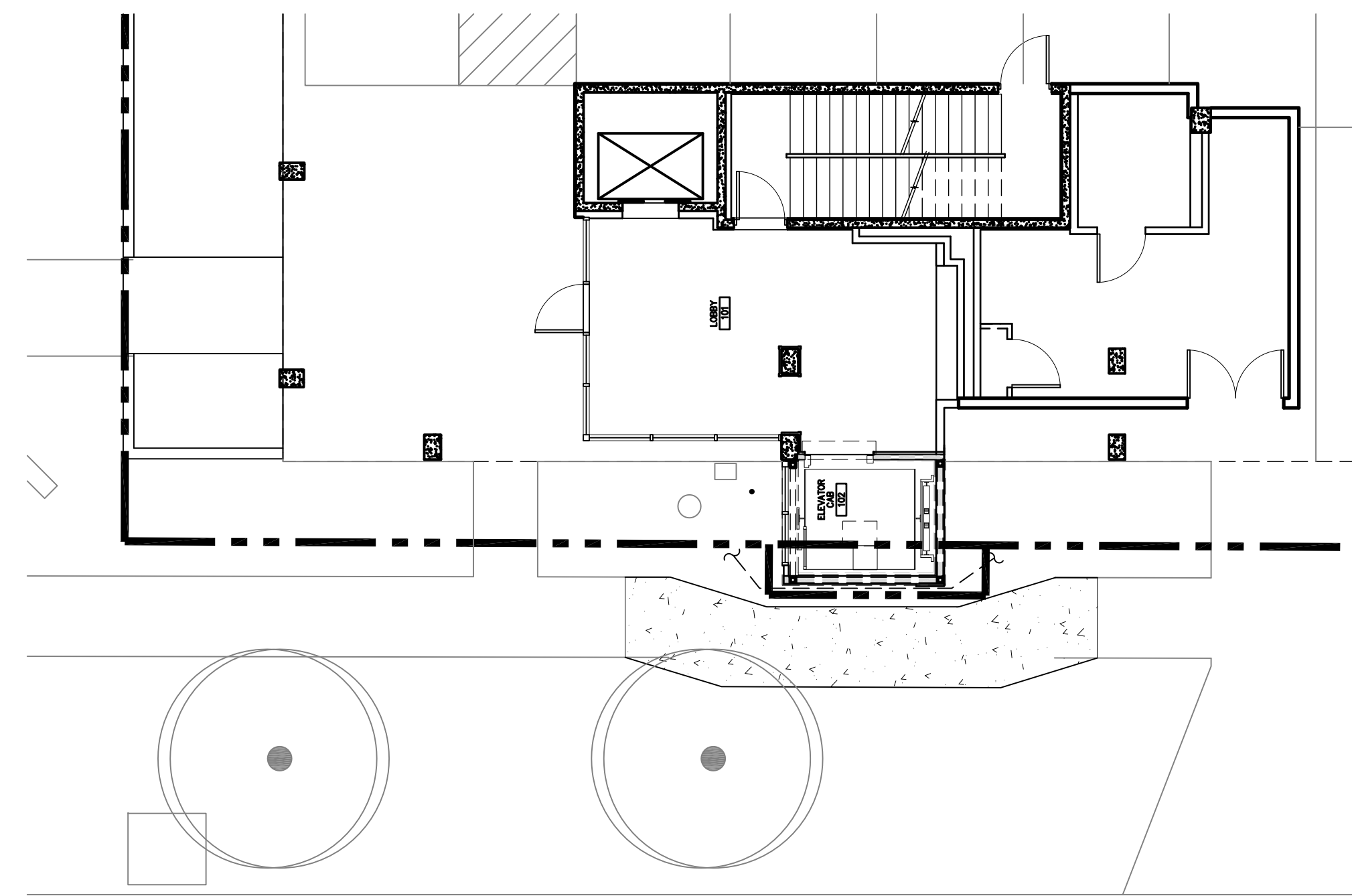
PER CITY CODE, ALL TREE WORK IN DENVER LIMITS (INCLUDING TRIMMING) SHALL BE PERFORMED BY A TREE CONTRACTOR LICENSED BY THE OFFICE OF THE CITY FORESTER. IF EXISTING ROW TREE NEEDS TO BE TRIMMED FOR ELEVATOR SHAFT CLEARANCE, A FORESTRY-LICENSED TREE CONTRACTOR MUST PERFORM THE WORK. CONTACT FORESTRY OFFICE (FORESTRY@DENVERGOV.ORG OR 720-913-0651) FOR A COPY OF MOST CURRENT LIST OF LICENSED TREE CONTRACTORS.

THE CONTRACTOR SHALL OBTAIN ROW PERMITS TO PERFORM THE WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE A CURRENT AND APPROPRIATE ROW LICENSE TO PERFORM THE WORK.

PROVIDE VISUAL MARKERS/REFLECTORS ON THE ENCROACHMENT TO WARN APPROACHING PEDESTRIANS.

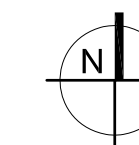
DURING THE CONSTRUCTION PERIOD, THE ROW INSPECTOR AND CONTRACTOR TOGETHER SHALL PERFORM A VISUAL CHECK OF THE CONDITION OF THE INFRASTRUCTURE IN THE ROW AROUND THE BUILDING'S PARCEL. THE REPAIRS OF SIDEWALKS, GUTTERS, CURBS, DRIVEWAYS, DRAIN CHASES, AND ALLEY ACCESSES MAY BE REQUIRED AS NEEDED. THE UPGRADE OF PEDESTRIAN RAMPS TO CURRENT CITY STANDARDS MAY BE REQUIRED AS NEEDED. ANY REQUIRED WORK SHALL BE COMPLETED TO THE ROW INSPECTOR'S SATISFACTION PRIOR TO THEIR SIGNING OF THE FINAL CERTIFICATE OF OCCUPANCY.

PUBLIC SERVICE COMPANY OF COLORADO OWNS AND OPERATES AN EXISTING UNDERGROUND ELECTRIC CONDUIT, AND AN EXISTING UNDERGROUND ELECTRIC TRANSMISSION LINE WITHIN THE EAST 16TH AVENUE RIGHT-OF-WAY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE EXCAVATING. USE CAUTION WHEN EXCAVATING WITHIN 18-INCHES OF EACH SIDE OF THE MARKED FACILITIES. PLEASE BE AWARE THAT ALL RISK AND RESPONSIBILITY FOR THIS REQUEST ARE UNILATERALLY THAT OF THE REQUESTOR. MIKE DIEHL (SITING AND LAND RIGHTS SUPERVISOR, 303-571-7260) MUST BE CONTACTED FOR THE LOCATION OF THIS ELECTRIC TRANSMISSION LINE, VERIFICATION OF LINE DEPTH, AND ON-SITE SUPERVISION.



3 ENLARGED SITE PLAN

A1.1 1/8" = 1'-0"



KEY NOTES

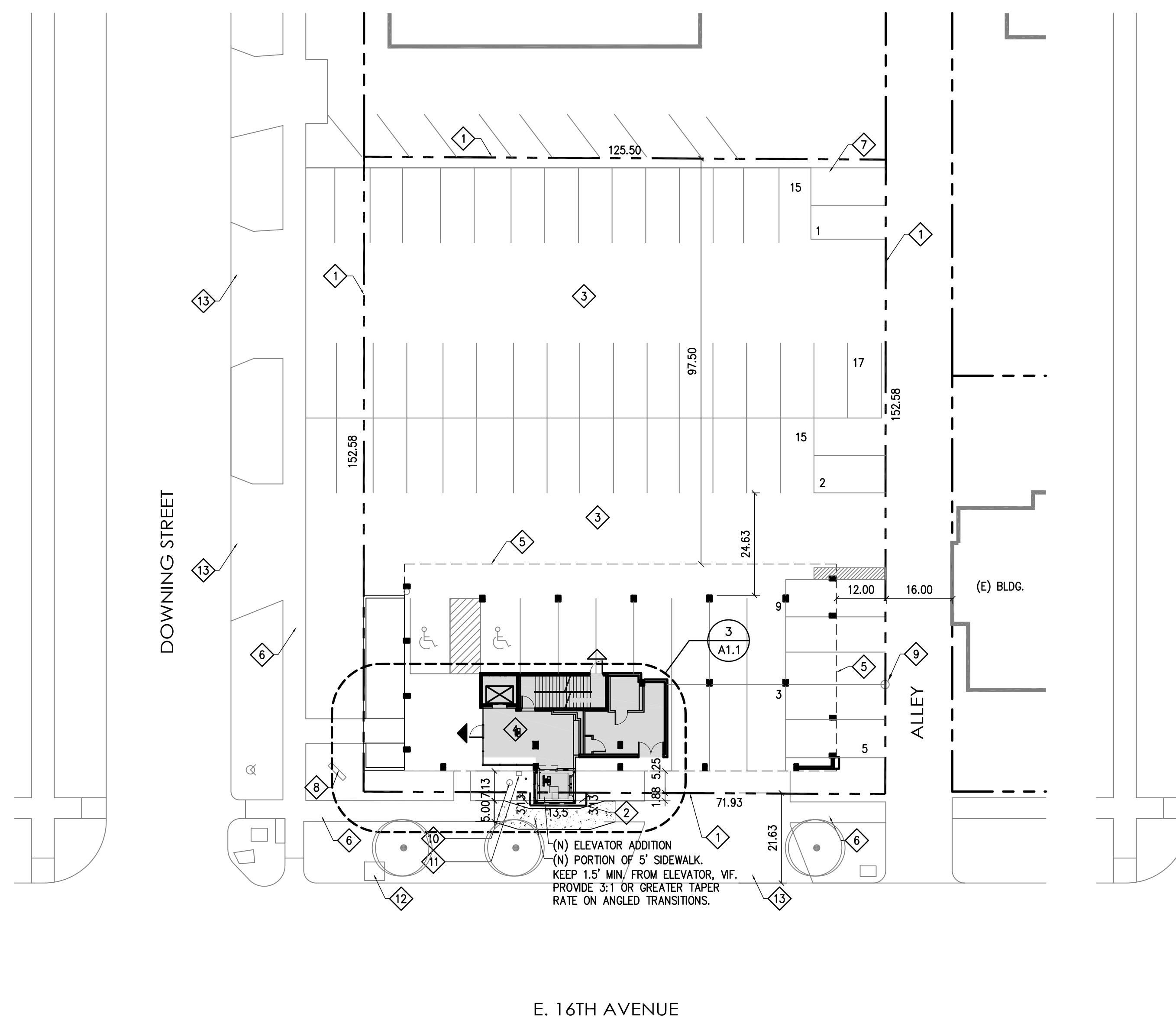
- 1 PROPERTY LINE
- 2 ELEVATOR ENCROACHMENT LINE
- 3 (E) PARKING LOT
- 4 (E) BUILDING
- 5 (E) BUILDING OVERHANG ABOVE
- 6 (E) CONCRETE SIDEWALK
- 7 (E) TRASH ENCLOSURE
- 8 (E) SIGN
- 9 (E) ELECTRIC POLE
- 10 (E) WATER METER
- 11 (E) SPRINKLER BOX
- 12 (E) STORM INLET
- 13 (E) CURB CUT

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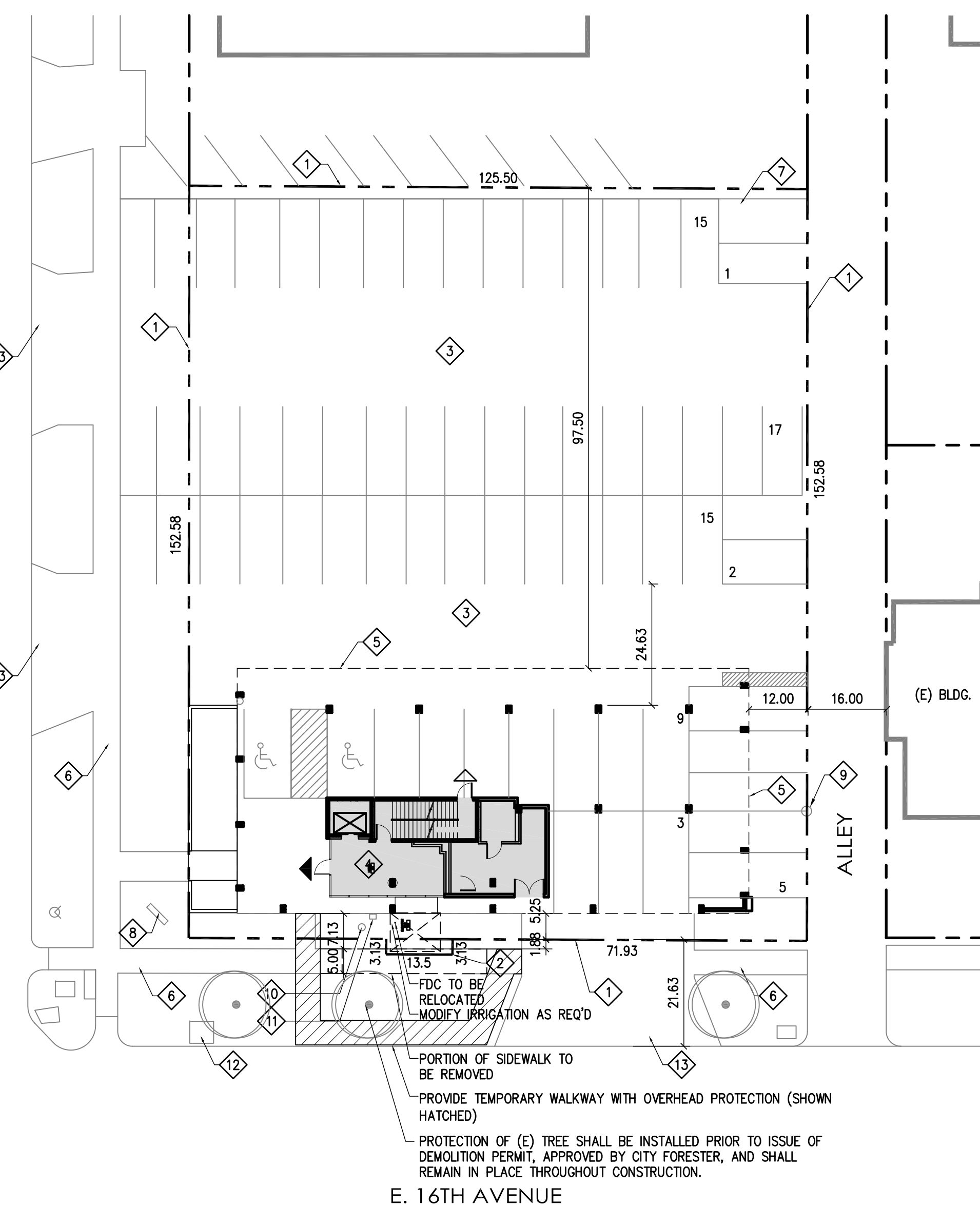
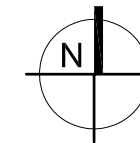
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11.24.15 BLDG. PERMIT
02.26.16 BID

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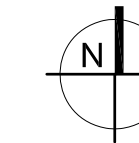
2 SITE PLAN

A1.1 1" = 20'-0"



1 DEMOLITION SITE PLAN

A1.1 1" = 20'-0"

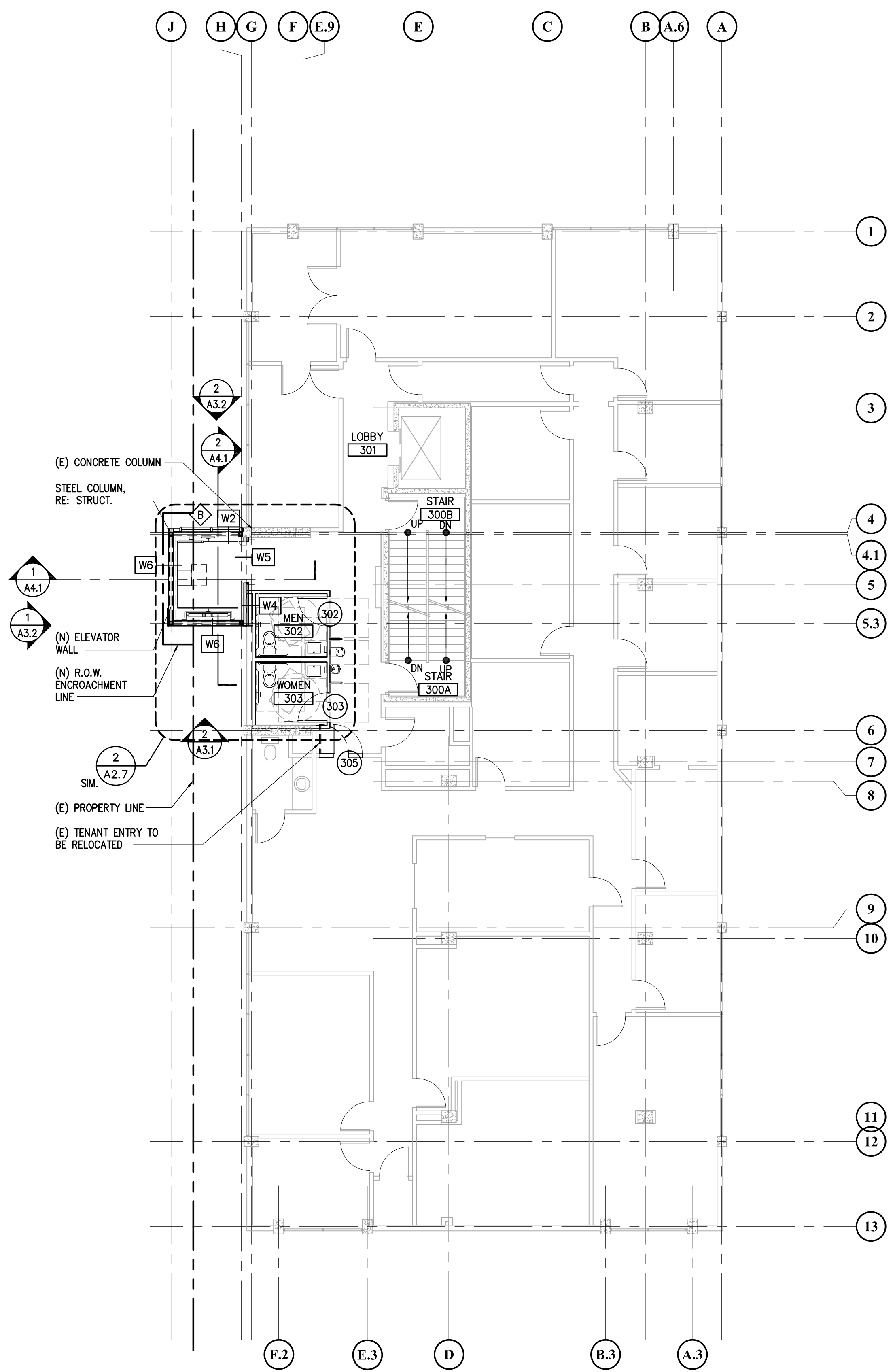


GENERAL NOTES

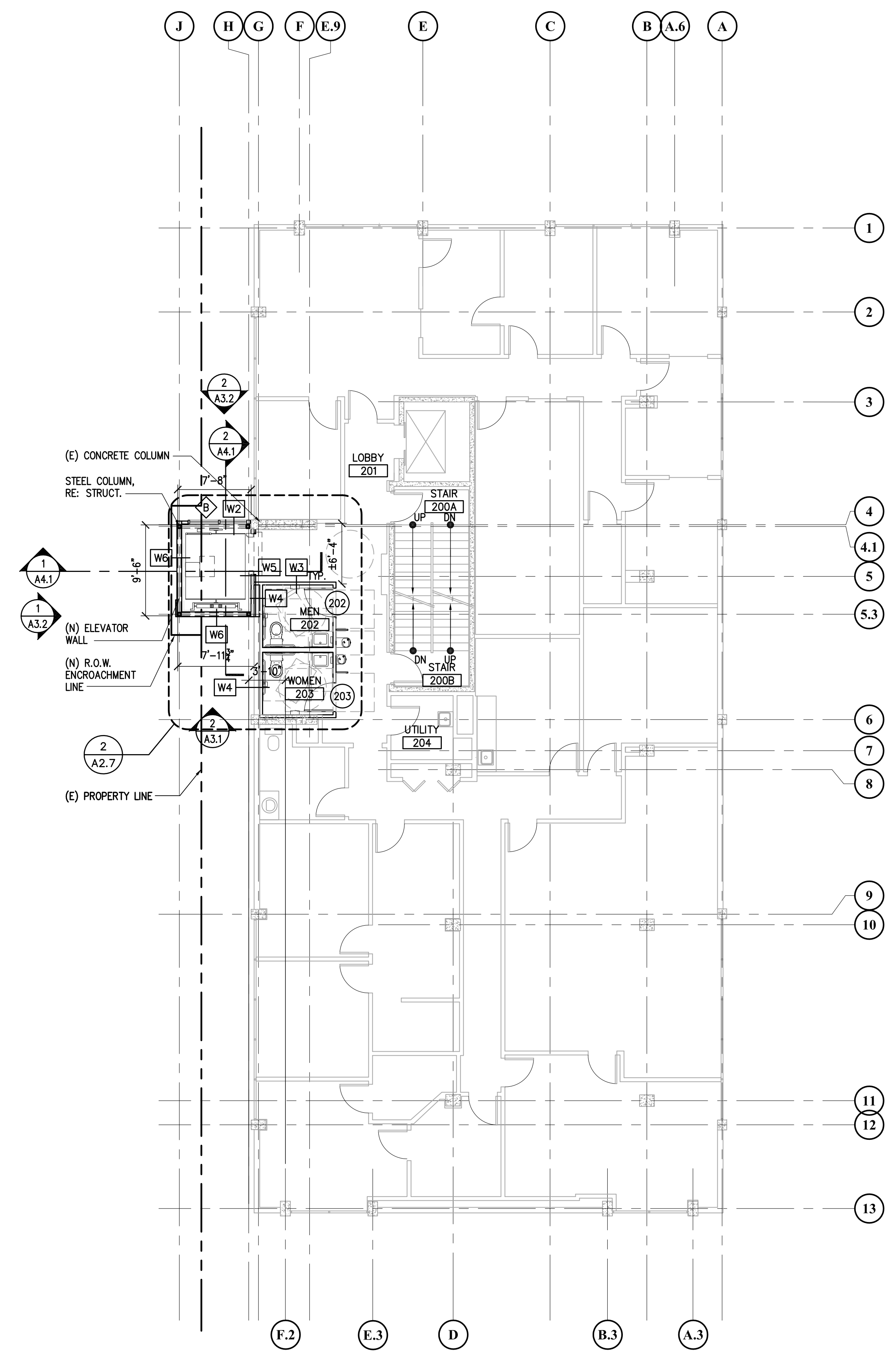
- CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED IN THE DRAWINGS
- USE $\frac{3}{8}$ " WR G.B. (FIBEROCK) @ MET SIDE OF PARTITION
- ALL STUDS ARE 16" O.C. U.N.O.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE U.N.O.
- ALL INTERIOR DOORS ARE LOCATED 4" FROM ADJACENT WALL ON HINGE SIDE U.N.O.
- PROVIDE DOUBLE 20 GA. STUDS (MIN.) AT ALL DOOR JAMBS.
- ALL FULL HEIGHT WALLS SHALL HAVE SIP TRACK AT STRUCTURE ABOVE
- ALL EXPOSED STRUCTURE WITHIN ELEVATOR SHAFT TO BE SPRAYED TO PROVIDE 2 HR FR PROTECTION.

PARTITION TYPES

- W1** PIT WALL:
EXPOSED 8" TH. CONCRETE WALL. PROVIDE DAMPROOFING AS REQ'D IN SOILS REPORT. RE: STRUCT.
- W2** EXTERIOR WALL:
6" 25 GA METAL STUDS @ 16" O.C. W/ R-19 BATT FIBERGLASS INSULATION, VAPOR BARRIER & $\frac{5}{8}$ " GYP. BD. ON INTERIOR SIDE AND SHEATHING, WEATHER BARRIER AND STUCCO FINISH ON EXTERIOR RE: EXTERIOR ELEVATIONS, HEIGHT UP TO STRUCTURE ABOVE
- W3** TYP. INTERIOR WALL (NOT KEYED IN THE DRAWINGS):
 $\frac{3}{8}$ " 25 GA METAL STUDS @ 16" O.C. W/ SOUND INSULATION & $\frac{5}{8}$ " INTERIOR GYP. BD. ON BOTH SIDES. HEIGHT 6" ABOVE CEILING.
- W4** FURRING WALL:
 $\frac{3}{8}$ " 25 GA METAL STUDS @ 16" O.C. W/ $\frac{5}{8}$ " INTERIOR GYP. BD. ON INTERIOR SIDE OVER (E) WALL. HEIGHT 6" ABOVE CEILING.
- W5** ELEVATOR ENCLOSURE INT. WALL (2HR FR):
UL U411
2 LAYERS OF $\frac{5}{8}$ " GYP. BOARD ULTRALIGHT FIRECODE X ON INTERIOR SIDE OVER 3-5/8" MTL. STUD FRAMING WITH R-13 BATT INSULATION, 2 LAYERS OF $\frac{5}{8}$ " GYP. BOARD ULTRALIGHT FIRECODE X AND FINISH PER FINISH PLANS. RE: DESIGN UL U411 FOR DETAILED INFORMATION ON WALL ASSEMBLY.
- W6** ELEVATOR ENCLOSURE EXT. WALL (2HR FR):
DESIGN NO. U423
BXUV.U423
FIRE-RESISTANCE RATINGS - ANS/UL 263
2 LAYERS OF $\frac{5}{8}$ " GYP. BOARD ON INTERIOR SIDE OVER 6" MTL. STUD FRAMING WITH R-19 BATT INSULATION, 2 LAYERS OF FIRE-RETARDANT-TREATED WOOD STRUCTURAL PANEL SHEATHING ON EXTERIOR SIDE, WEATHER BARRIER AND FINISH PER A3.1 & A3.2 EXTERIOR ELEVATIONS. RE: DESIGN NO. U423 FOR DETAILED INFORMATION ON WALL ASSEMBLY.
- W7** TYP. RESTROOM COMMON WALL (NOT KEYED IN THE DRAWINGS):
6" 25 GA METAL STUDS @ 16" O.C. W/ SOUND INSULATION & $\frac{5}{8}$ " INTERIOR GYP. BD. ON BOTH SIDES. HEIGHT 6" ABOVE CEILING.



2 3RD FLOOR PLAN
A2.2 1/8" = 1'-0"



1 2ND FLOOR PLAN
A2.2 1/8" = 1'-0"

Plot File Path: \\S:\384\1600 Down\Drawings\384_A2.2_2ND & 3RD FLOOR PLAN.dwg
Plot Date/Time: 02/26/16 07:12pm

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11.24.15 BLDG. PERMIT
02.26.16 BID

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4TH & 5TH FLOOR PLANS

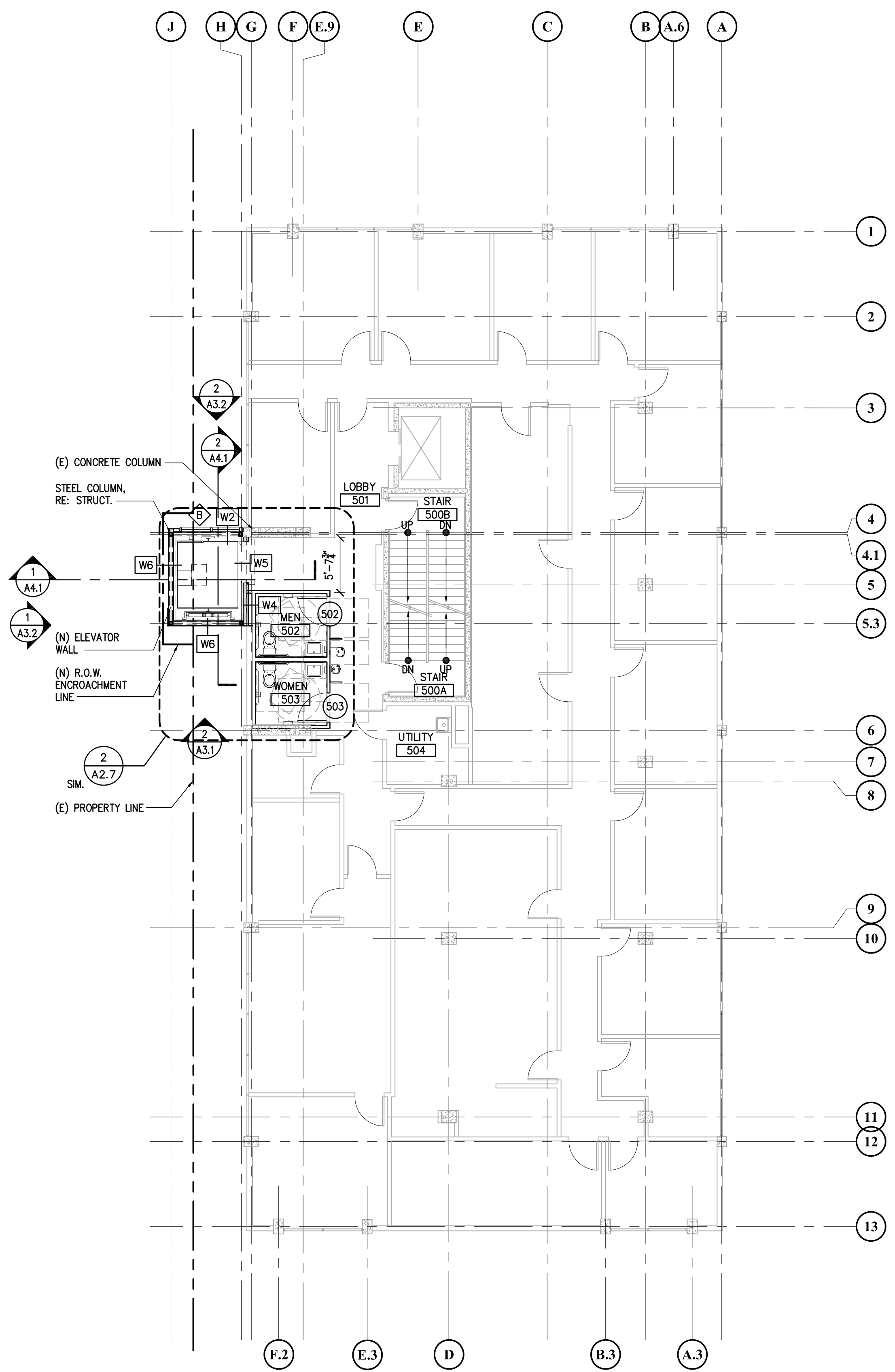
A2.3

GENERAL NOTES

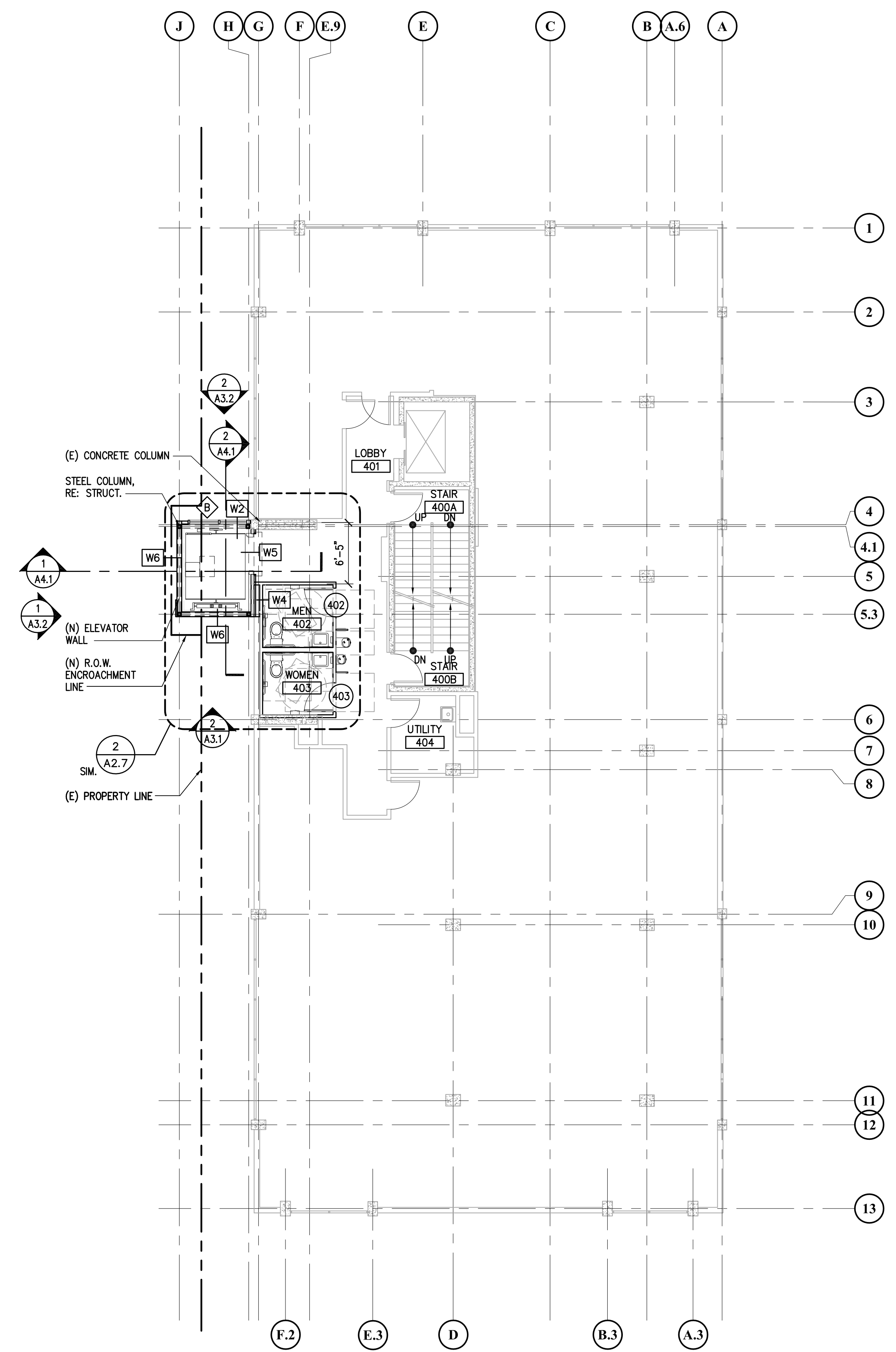
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- PROVIDE DOUBLE 20 GA. STUDS (MIN.) AT ALL DOOR JAMBS.
- ALL FULL HEIGHT WALLS SHALL HAVE SIP TRACK AT STRUCTURE ABOVE
- ALL EXPOSED STRUCTURE WITHIN ELEVATOR SHAFT TO BE SPRAYED TO PROVIDE 2 HR FR PROTECTION.

PARTITION TYPES

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- W2** EXTERIOR WALL:
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- W3** TYP. INTERIOR WALL (NOT KEYED IN THE DRAWINGS):
3/8" 25 GA METAL STUDS @ 16" O.C. W/ SOUND INSULATION & 5/8" INTERIOR GYP. BD. ON BOTH SIDES. HEIGHT 6" ABOVE CEILING.
- W4** FURRING WALL:
3/8" 25 GA METAL STUDS @ 16" O.C. W/ 5/8" INTERIOR GYP. BD. ON INTERIOR SIDE OVER (E) WALL. HEIGHT 6" ABOVE CEILING.
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UL U411
2 LAYERS OF 5/8" GYP. BOARD ULTRALIGHT FIRECODE X ON INTERIOR SIDE OVER 3-5/8" MTL. STUD FRAMING WITH R-13 BATT INSULATION, 2 LAYERS OF 5/8" GYP. BOARD ULTRALIGHT FIRECODE X AND FINISH PER FINISH PLANS. RE: DESIGN UL U411 FOR DETAILED INFORMATION ON WALL ASSEMBLY.
- W6** ELEVATOR ENCLOSURE EXT. WALL (2HR FR):
DESIGN NO. U423
BXUV.U423
FIRE-RESISTANCE RATINGS - ANS/UL 263
2 LAYERS OF 5/8" GYP. BOARD ON INTERIOR SIDE OVER 6" MTL. STUD FRAMING WITH R-19 BATT INSULATION, 2 LAYERS OF FIRE-RETARDANT-TREATED WOOD STRUCTURAL PANEL SHEATHING ON EXTERIOR SIDE, WEATHER BARRIER AND FINISH PER A3.1 & A3.2 EXTERIOR ELEVATIONS. RE: DESIGN NO. U423 FOR DETAILED INFORMATION ON WALL ASSEMBLY.
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6" 25 GA METAL STUDS @ 16" O.C. W/ SOUND INSULATION & 5/8" INTERIOR GYP. BD. ON BOTH SIDES. HEIGHT 6" ABOVE CEILING.



2 5TH FLOOR PLAN
A2.3 1/8" = 1'-0"



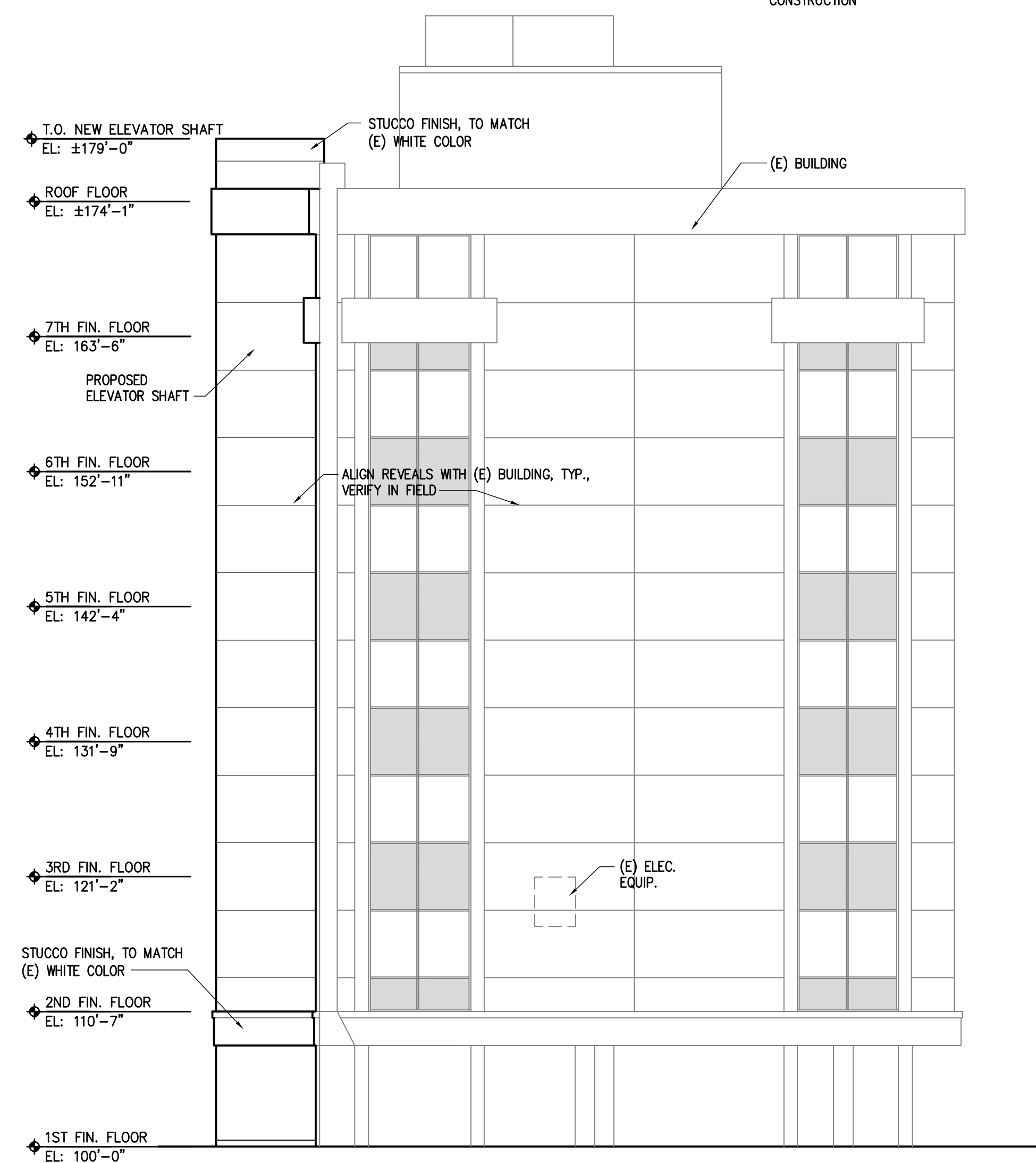
1 4TH FLOOR PLAN
A2.3 1/8" = 1'-0"

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GENERAL NOTES

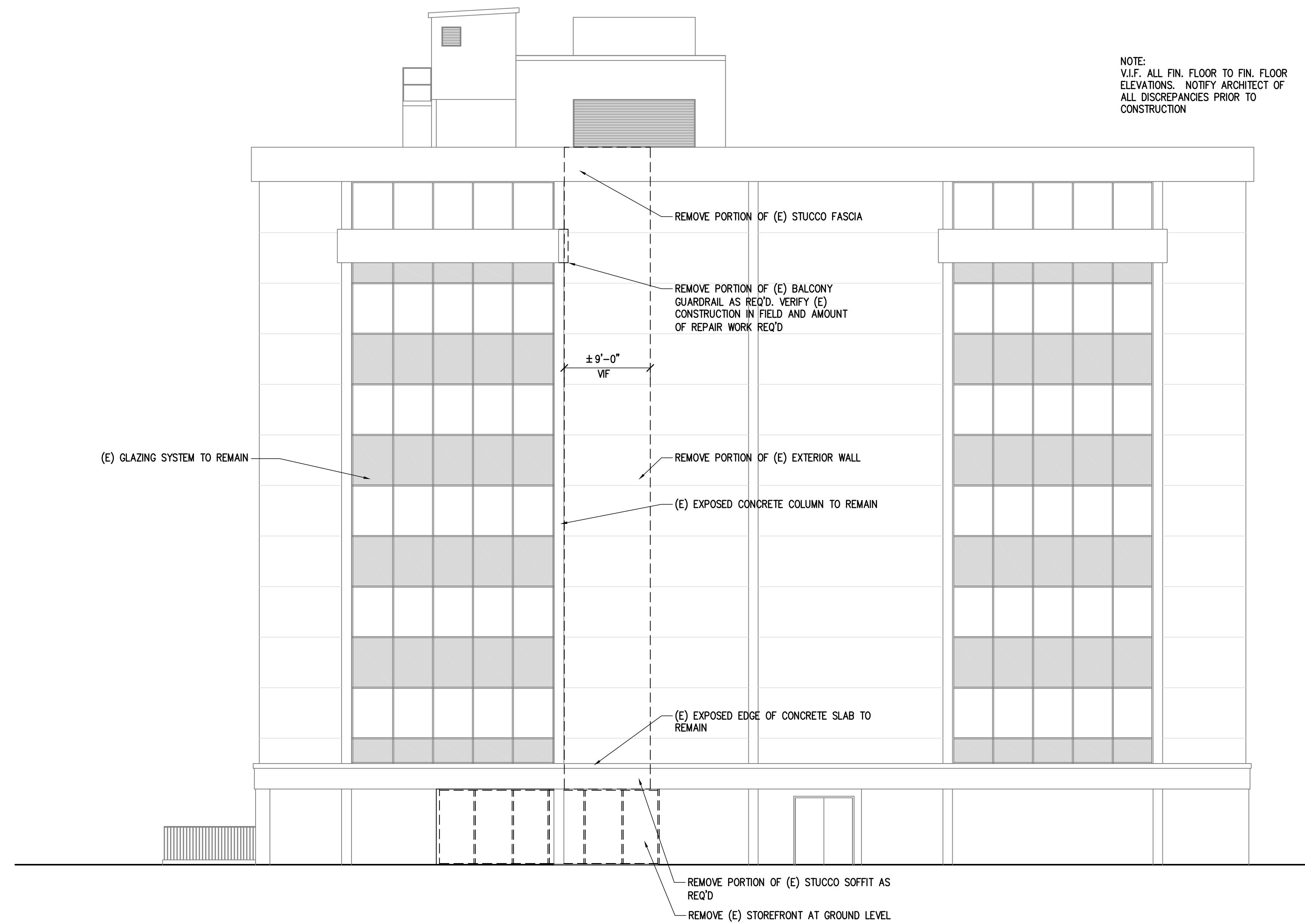
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3. PROVIDE PROPER SHORING, PROTECTION AND OTHER SAFETY MEASURES TO ENSURE SAFETY OF TENANTS, WORKERS AND GENERAL PUBLIC.
4. COORDINATE DEMOLITION AND NEW CONSTRUCTION PHASING WITH BUILDING MANAGEMENT

NOTE:
V.I.F. ALL FIN. FLOOR TO FIN. FLOOR
ELEVATIONS. NOTIFY ARCHITECT OF
ALL DISCREPANCIES PRIOR TO
CONSTRUCTION



2 EAST ELEVATION
A3.1 1/8" = 1'-0"

NOTE:
V.I.F. ALL FIN. FLOOR TO FIN. FLOOR
ELEVATIONS. NOTIFY ARCHITECT OF
ALL DISCREPANCIES PRIOR TO
CONSTRUCTION



1 DEMOLITION SOUTH ELEVATION
A3.1 1/8" = 1'-0"

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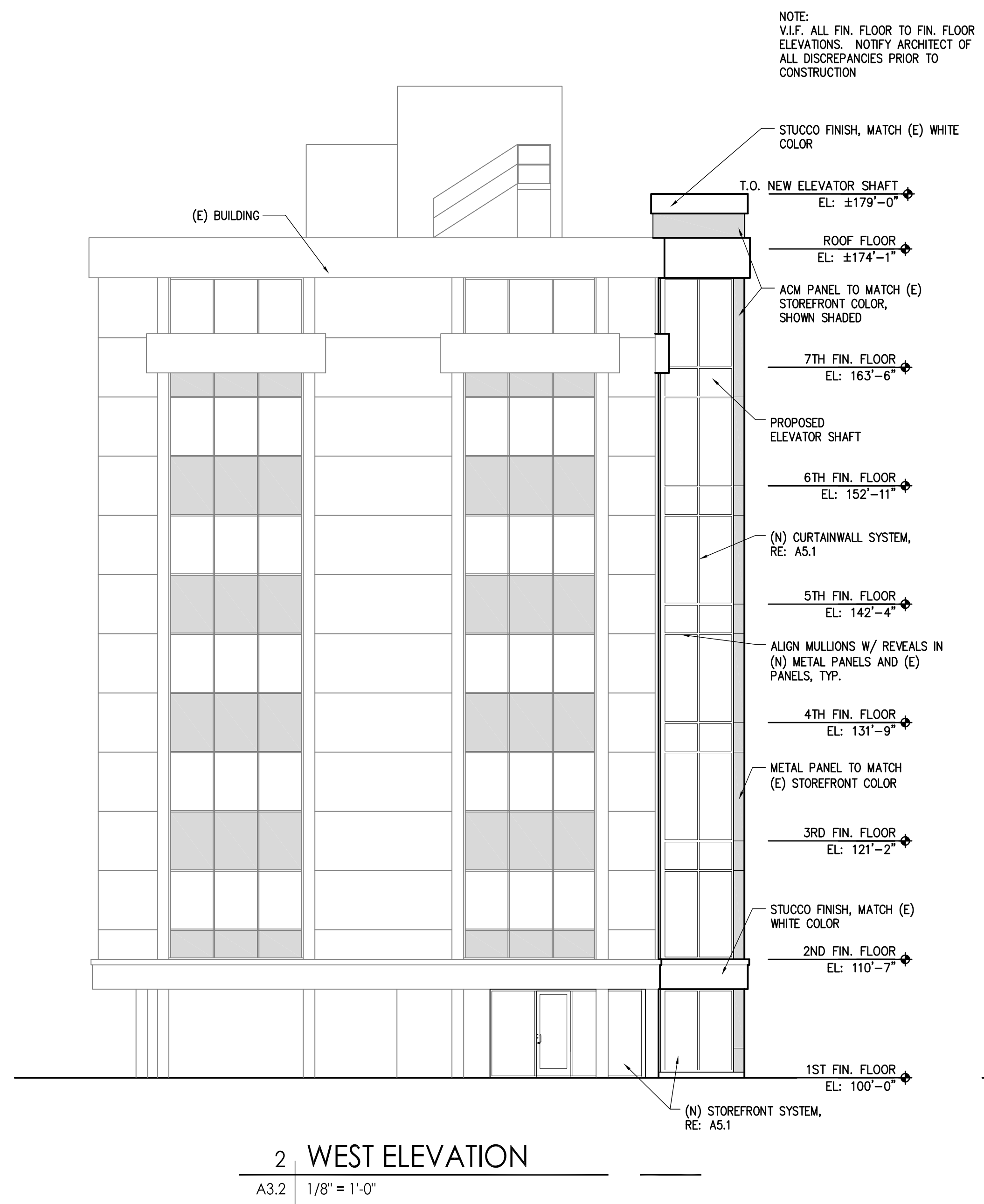
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02.26.16 BID

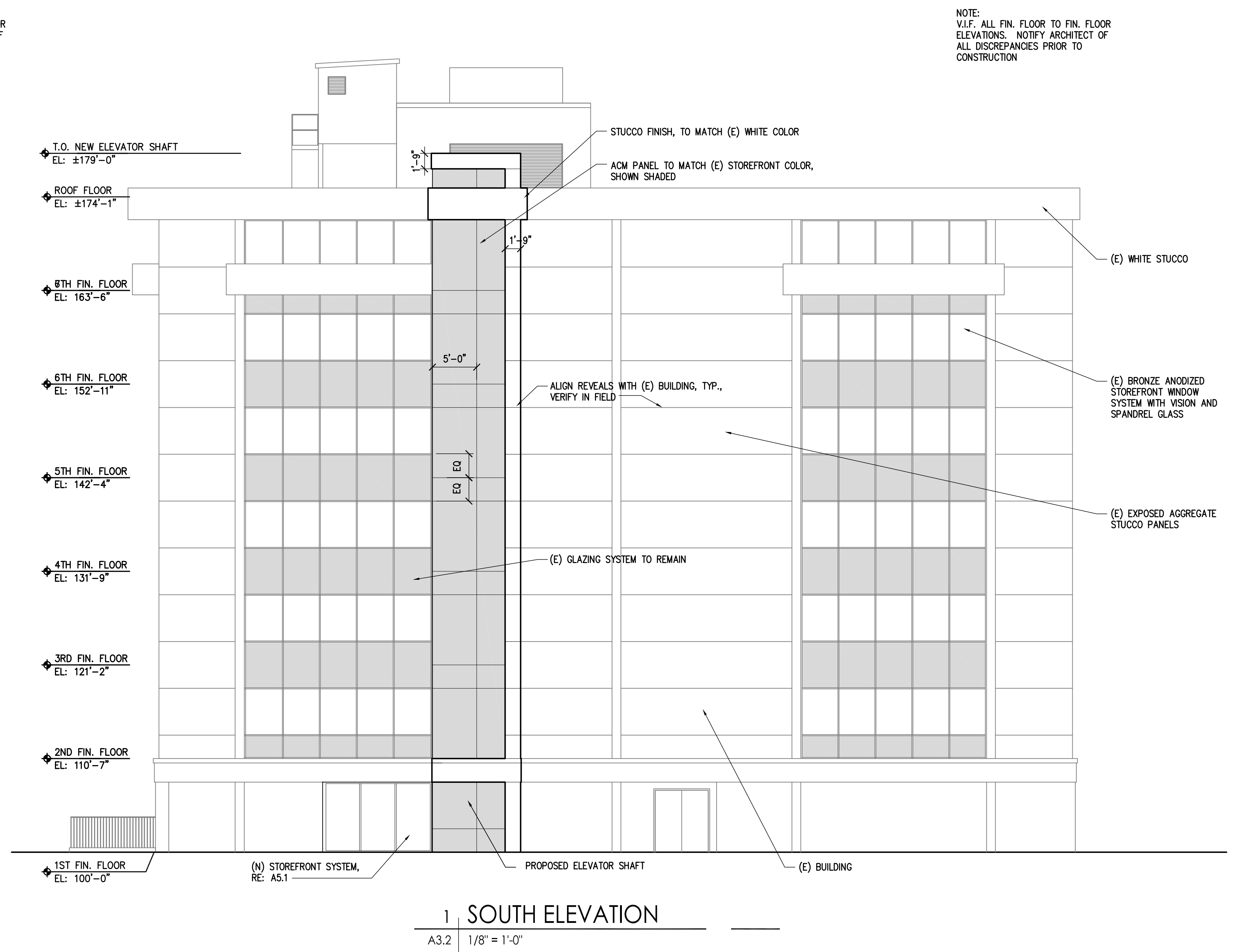
REVISIONS

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3. PROVIDE PROPER SHORING, PROTECTION AND OTHER SAFETY MEASURES TO ENSURE SAFETY OF TENANTS, WORKERS AND GENERAL PUBLIC.
4. COORDINATE DEMOLITION AND NEW CONSTRUCTION PHASING WITH BUILDING MANAGEMENT



2 WEST ELEVATION
A3.2 1/8" = 1'-0"



1 SOUTH ELEVATION
A3.2 1/8" = 1'-0"

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02.26.16 BID

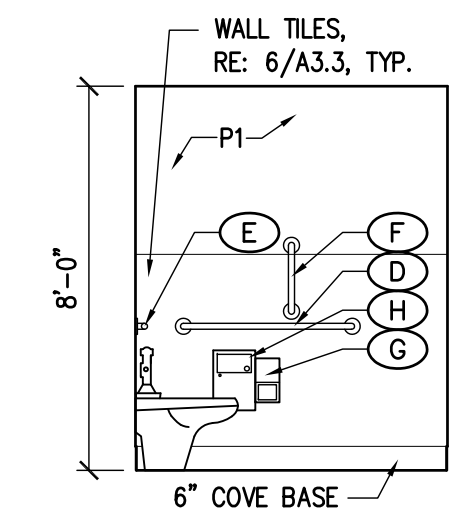
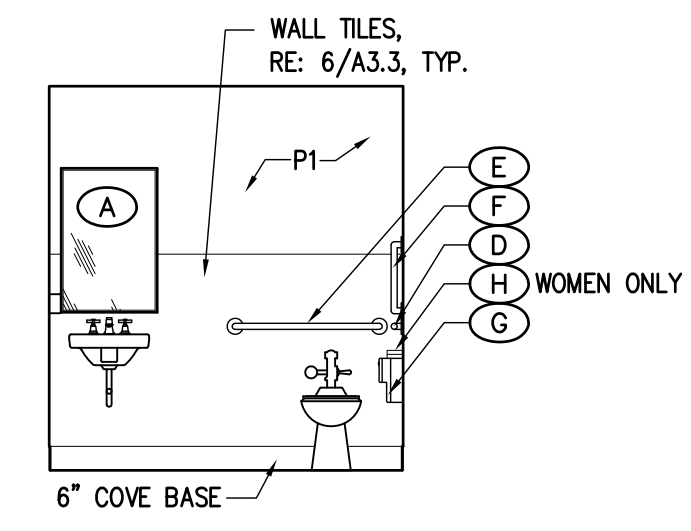
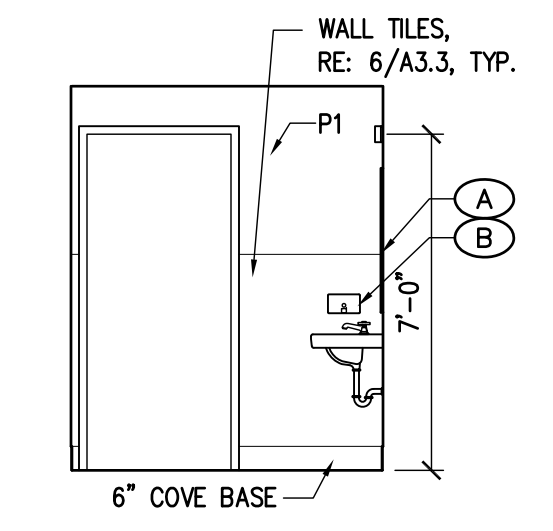
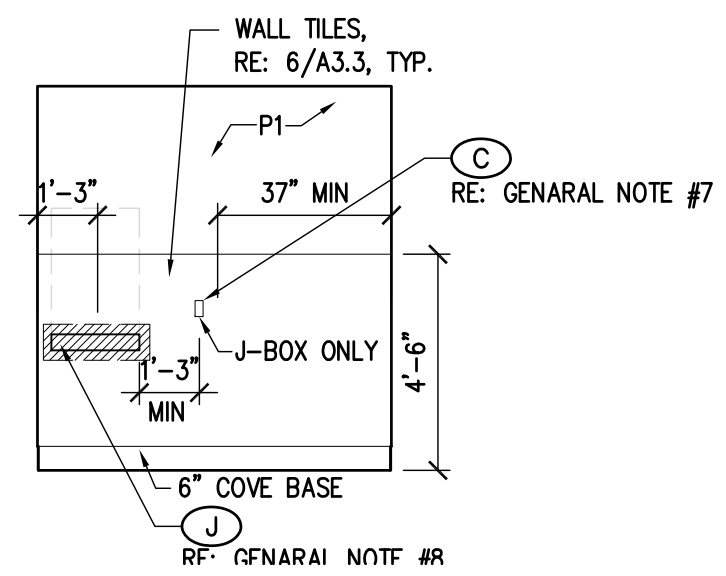
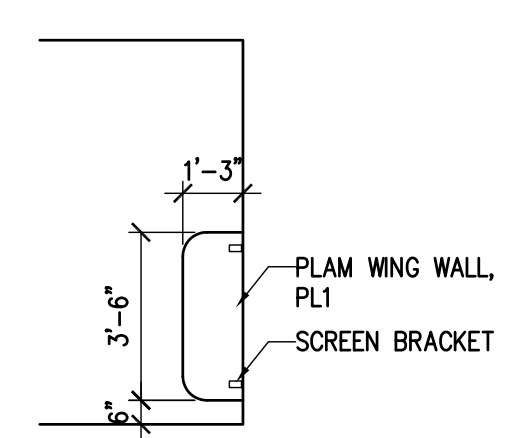
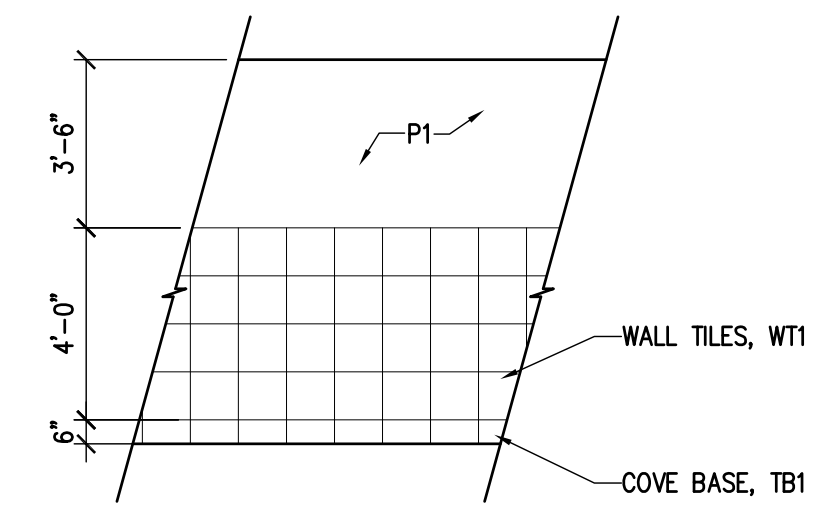
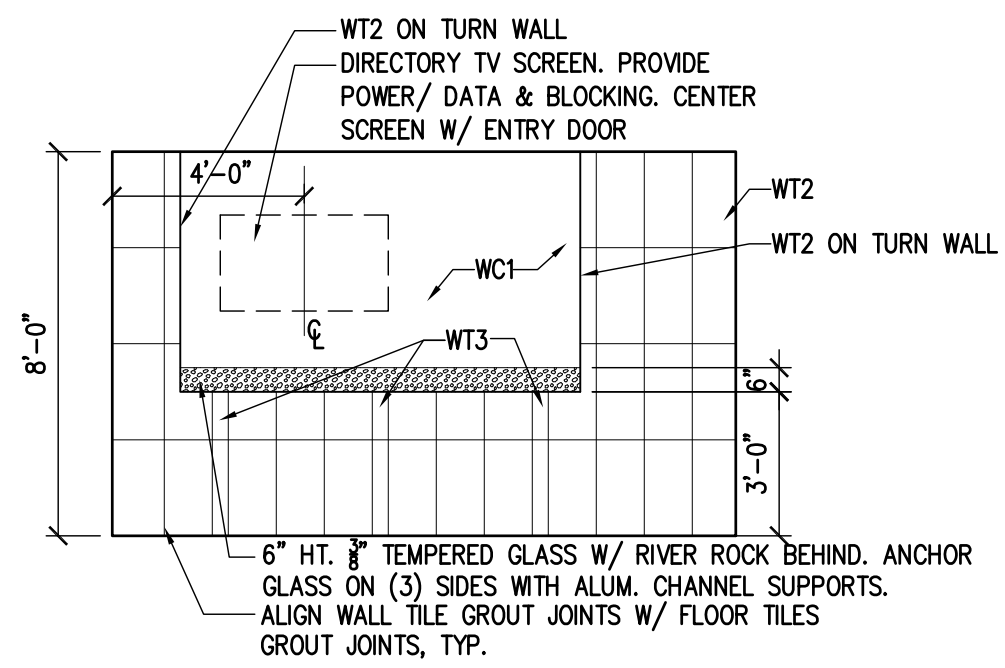
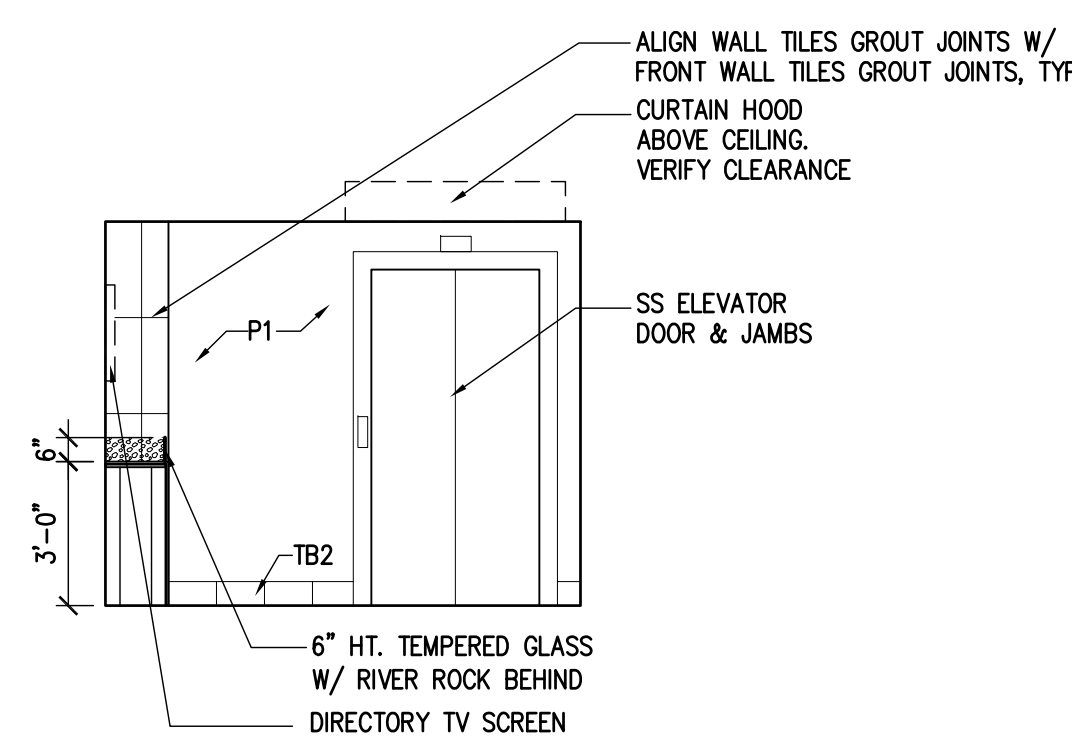
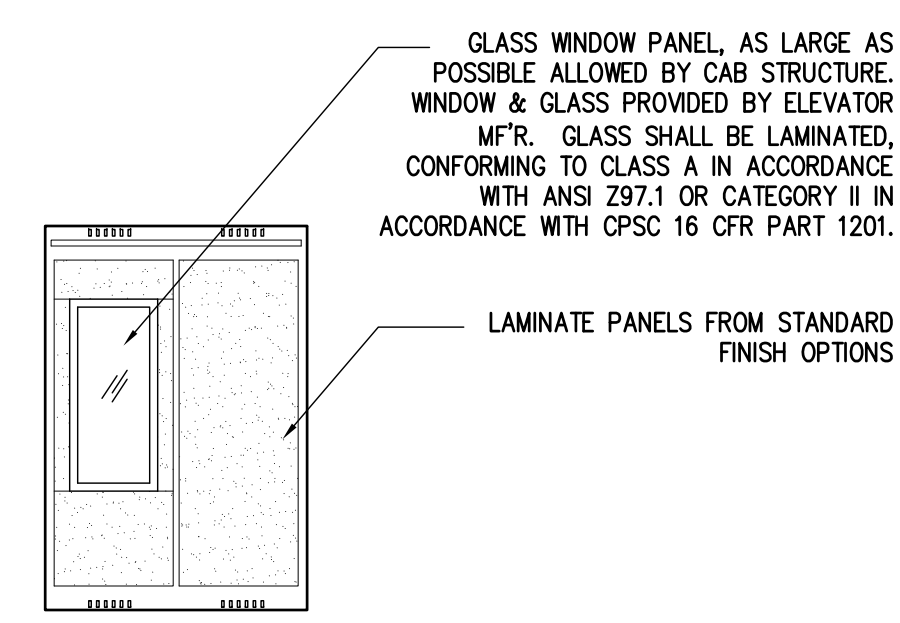
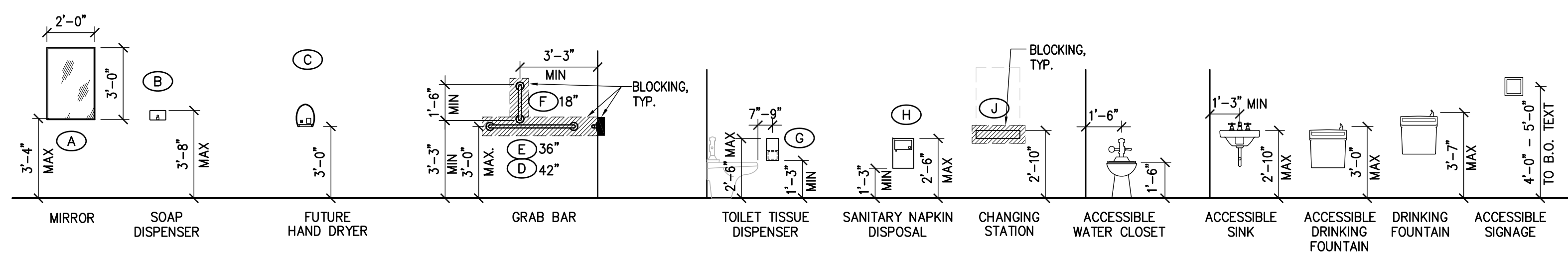
REVISIONS

GENERAL NOTES

- CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED IN THE DRAWINGS
- PROVIDE SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES.
- OPENING/OPERATING OF ALL EQUIPMENT / ACCESSORIES MUST CLEAR ALL POSSIBLE OBSTRUCTIONS - GC TO COORDINATE.
- MOUNT ALL HANDICAP TOILET ACCESSORIES PER ADA GUIDELINES.
- MOUNT ALL OTHER ACCESSORIES PER MANUFACTURERS RECOMMENDATIONS
- PROVIDE REQ'D REINFORCEMENT BEHIND GRAB BARS
- PROVIDE J-BOX ONLY AT EA TOILET ROOM FOR FUTURE HAND DRYER. HAND DRYER LOCATION IS SHOWN AT 4/A3.3
- PROVIDE BLOCKING ONLY IN WOMEN TOILET ROOM ON EACH FLOOR FOR FUTURE CHANGING STATION. CHANGING STATION LOCATION IS SHOWN AT 4/A3.3
- PROVIDE ROBE HOOK AT EA TOILET ROOM'S SIDE DOOR

ACCESSORIES SCHEDULE

KEY	ITEM	MANUFACTURER	MODEL NO.	MOUNTING HEIGHT	REMARKS
(A)	MIRROR	BOBRICK	B-165 2436	MOUNTED @ HC HEIGHT	
(B)	SOAP DISPENSER	BOBRICK - CLASSIC	B-2112	MOUNTED @ HC HEIGHT	
(C)	HAND DRYER (J-BOX ONLY)	TBD	TBD	MOUNTED @ HC HEIGHT	NOTE #7
(D)	42" GRAB BAR	BOBRICK	B-6806.99x42	PROVIDE SOLID BLOCKING	
(E)	36" GRAB BAR	BOBRICK	B-6806.99x36	PROVIDE SOLID BLOCKING	
(F)	18" GRAB BAR	BOBRICK	B-6806.99x18	PROVIDE SOLID BLOCKING	
(G)	TOILET TISSUE DISPENSER	BOBRICK - CLASSIC	B-2888	MOUNTED @ HC HEIGHT	
(H)	SANITARY NAPKIN DISPOSAL	BOBRICK - CLASSIC	B-254, B-354	MOUNTED @ HC HEIGHT	
(J)	CHANGING STATION (BLOCKING ONLY)	BOBRICK	KB101-00	PROVIDE SOLID BLOCKING	NOTE #8



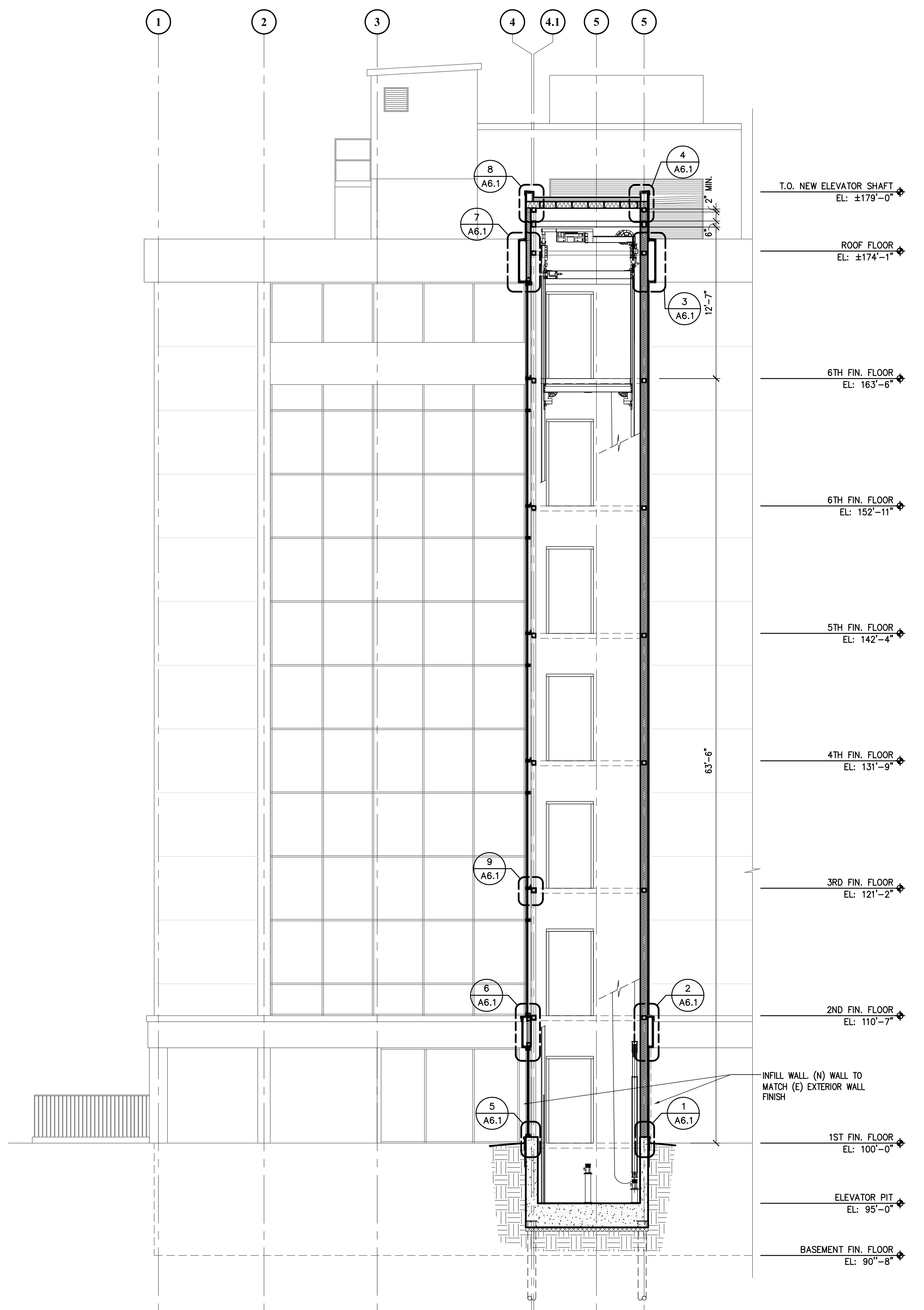
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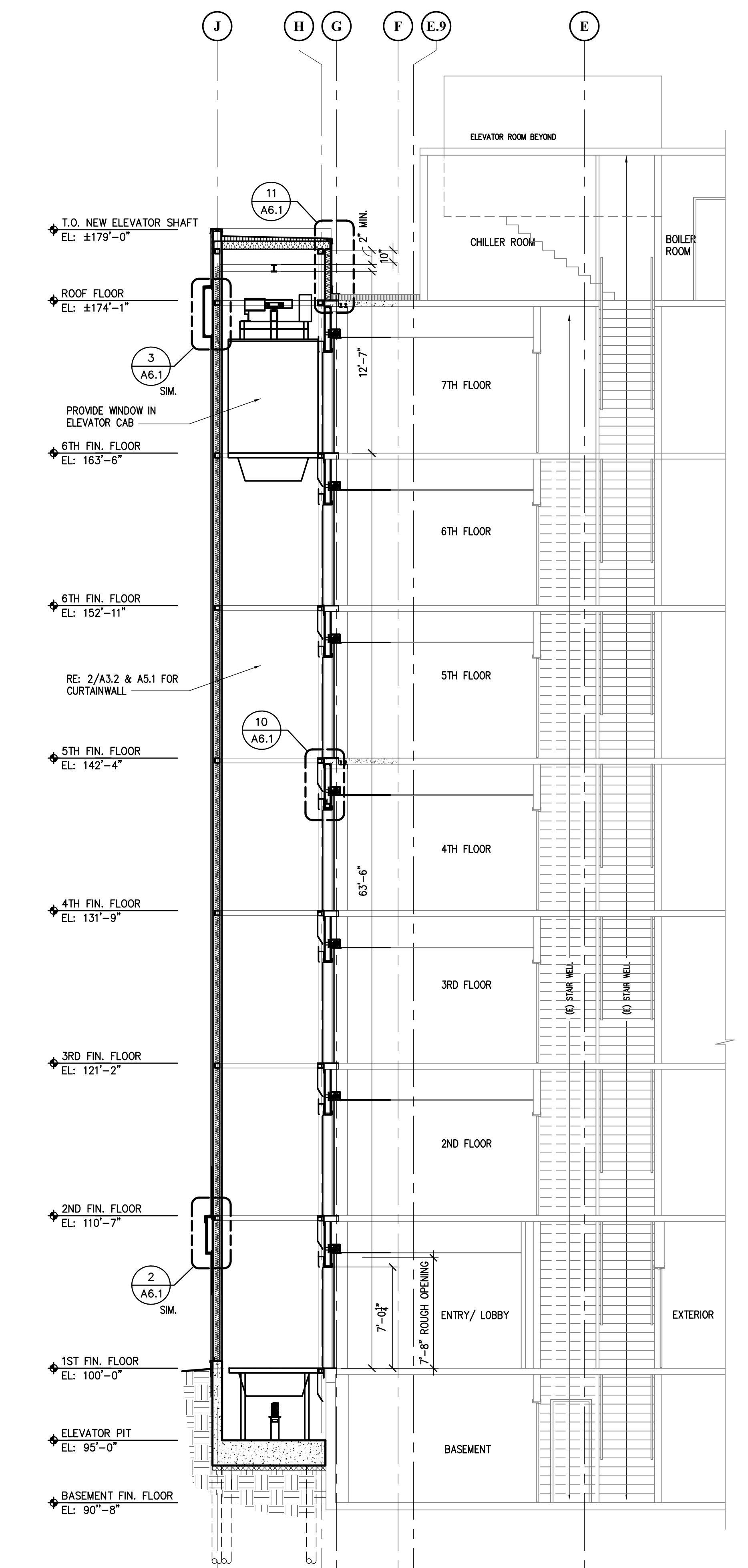
GREY WOLF ARCHITECTURE

ARCHITECTURE PLANNING
INTERIOR DESIGN
1543 champs st. #200
denver, co 80202
phone: 303.292.9107
fax: 303.292.4297

MOUNTAIN VIEW TOWER IMPROVEMENTS
1600 DOWNING STREET
DENVER, CO



1 ELEVATOR SHAFT SECTION
A4.1 3/16" = 1'-0"



1 ELEVATOR SHAFT SECTION
A4.1 3/16" = 1'-0"

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PROJECT NUMBER 14-384
DRAWN XX
CHECKED KWH

ISSUE
10.07.15 ENCR. PERMIT
11.24.15 BLDG. PERMIT
02.26.16 BID

REVISIONS

BUILDING SECTIONS

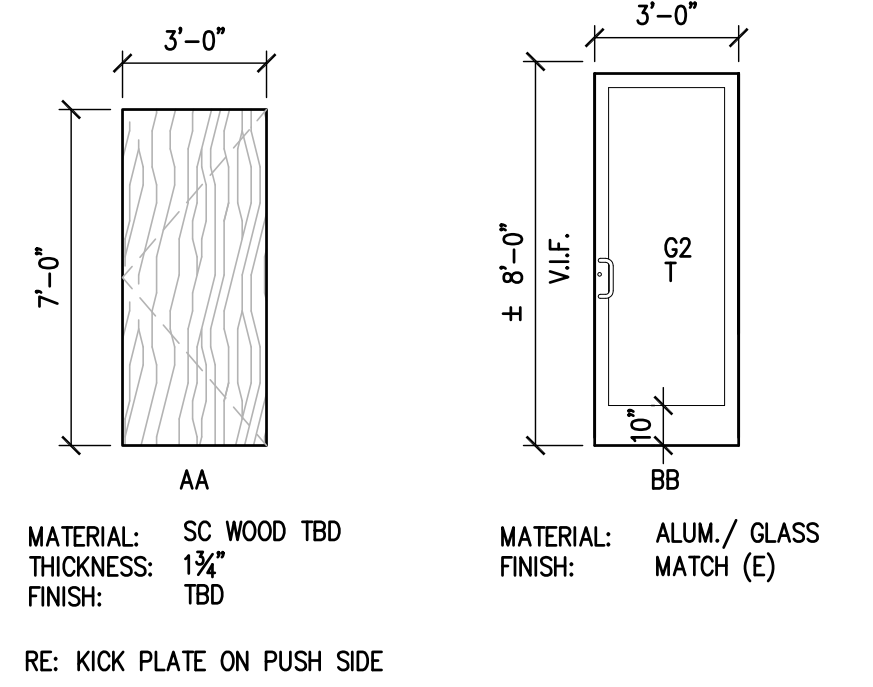
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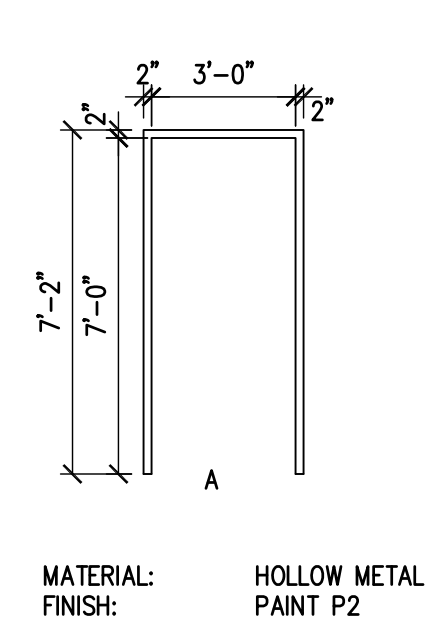
DOOR SCHEDULE														
DR #	DOOR SIZE	DOOR			FRAME			DETAILS			LABEL	HDWR GROUP	REMARKS	DR #
		TYPE	MATL.	FIN.	TYPE	MATL.	FIN.	HEAD	JAMB	SILL				
101	3'-0" x 8'-0" V.I.F.	BB	AL/ GL MATCH (E)									2	101	
202	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	202
203	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	203
302	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	302
303	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	303
305	RELOCATED (E)													305
402	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	402
403	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	403
502	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	502
503	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	503
602	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	602
603	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	603
702	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	702
703	3'-0" x 7'-0"	AA	H.M. STAIN	A	H.M.	PAINT	-	-	-	-	-	1	1	703

1. 1" UNDERCUT ON DOOR

DOOR TYPES



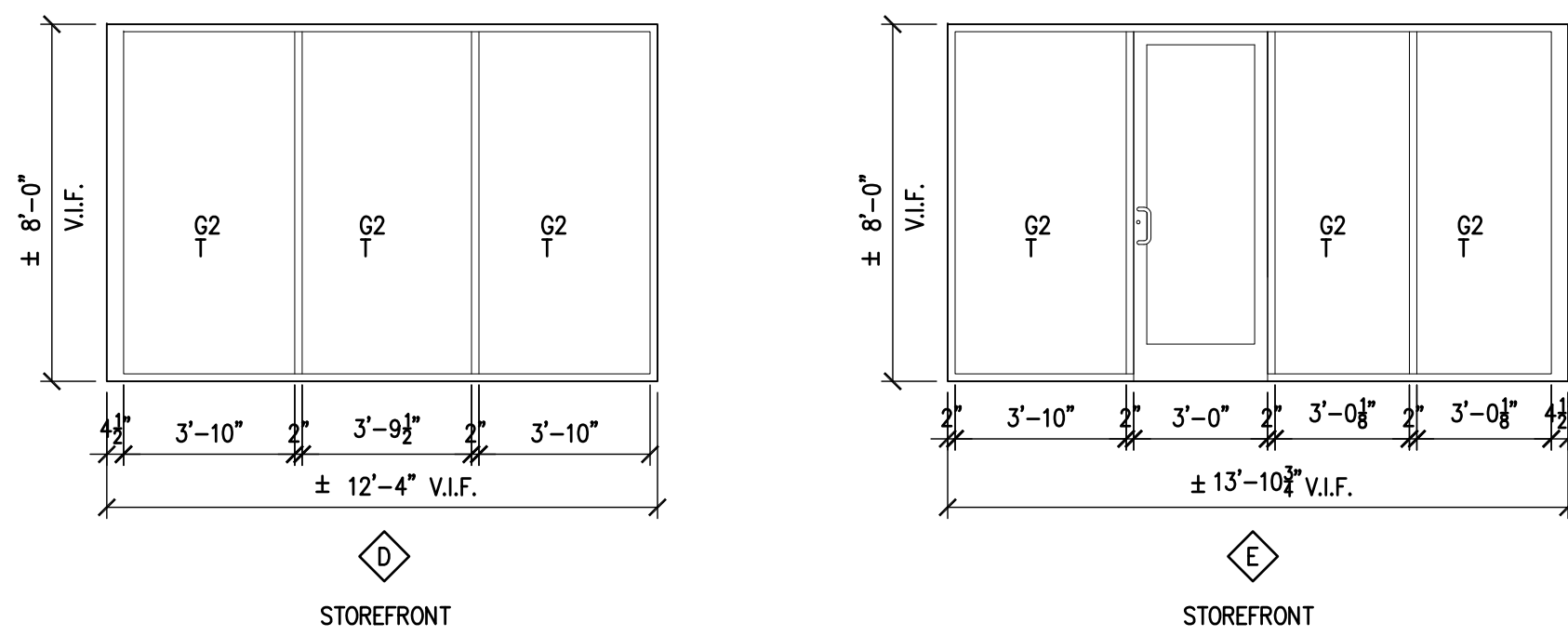
FRAME TYPES



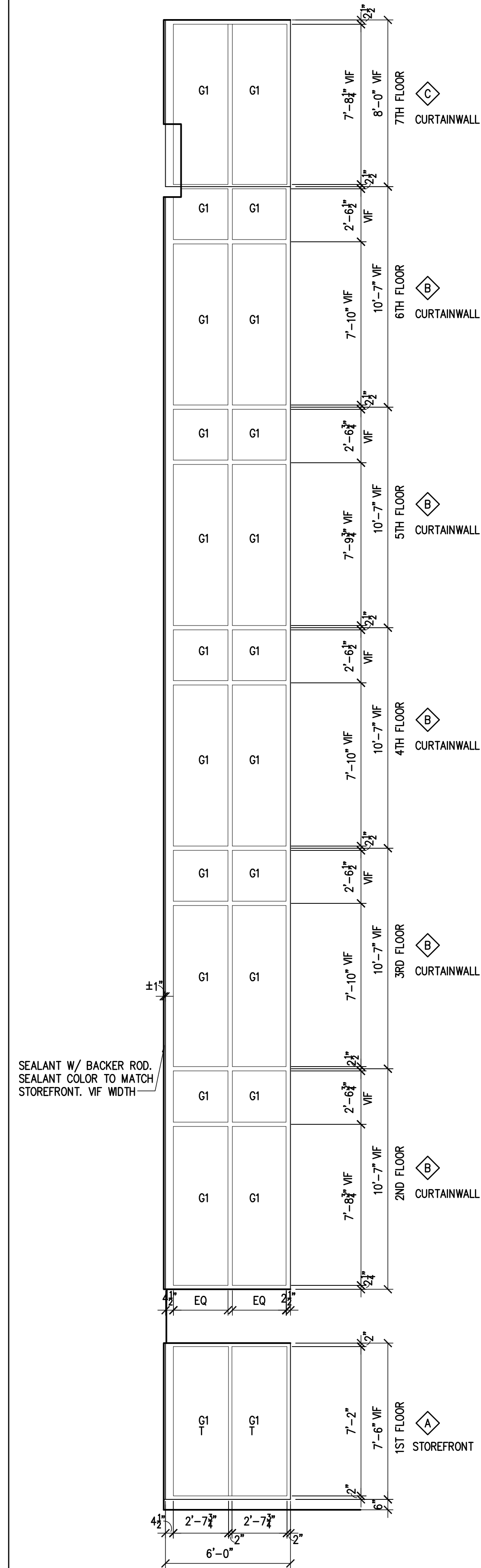
HARDWARE TYPES

- SET #1 - TOILET
- 3 HINGES
 - 1 PRIVACY LOCK SET
 - 1 WALL BUMPER
 - 3 DOOR SILENCERS
 - 1 CLOSER
 - 1 KICK PLATE
- SET #2 - ENTRY
BY DOOR MANUFACTURER
- 1 EA TOP, BOTTOM & INTERM. PIVOTS
 - 1 HEAVY DUTY CLOSER
 - 1 EXTERIOR PULL
 - 1 RIM EXIT DEVICE
 - 1 THRESHOLD
 - 1 FULL SEAL KIT
 - 1 CYLINDER

WINDOW TYPES



WINDOW TYPES



GENERAL NOTES

- CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED IN THE DRAWINGS
- ALL INTERIOR DOORS TO BE SOLID CORE WOOD VENEER DOOR, THICKNESS 1 3/4" U.N.O. FINISH TO MATCH (E) RELOCATED (E) DOOR, FRAME AND HARDWARE WHERE POSSIBLE.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM A.F.F. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
- ALL HM FRAMES SHALL HAVE RUBBER JAMB BUMPERS.
- REINFORCE FRAMES AT HARDWARE LOCATIONS
- GC TO VERIFY ROUGH OPENINGS IN (E) WALL AND WALL THICKNESS PRIOR TO ORDERING WINDOWS AND DOOR FRAMES
- GC TO VERIFY WITH STOREFRONT MFR. THAT EXTERIOR WINDOWS MEET LOCAL WIND LOADING REQUIREMENTS. FIELD VERIFY DIMENSIONS PRIOR TO ORDERING STOREFRONT.
- PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE
- DOORS AND WINDOWS MUST MEET REQUIREMENTS IN IECC A502.4 FOR AIR LEAKAGE
- ALUMINUM STOREFRONT AND CURTAINWALL TO BE BRONZE ANODIZED (MATCH (E) WINDOW FRAME)
- REFERENCE INTERIOR ELEVATION 7/A3.3 FOR LOCATION OF TEMPERED GLASS ACCENT FEATURE TO BE PROVIDED IN LOBBY 101.

GLAZING SCHEDULE

- G1 1" INSULATED LAMINATED EXTERIOR GLAZING, BRONZE (VERIFY COLOR OF GLASS WITH OWNER). LAMINATED GLASS SHALL CONFORM TO ANSI Z97.1 OR CPSC 16 CFR PART 1201.
- G2 1" INSULATED CLEAR EXTERIOR GLAZING WITH LOW-E COATING
- T TEMPERED

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REVISIONS
01.15.16 1ST CITY RESUB

DOOR & WINDOW SCHEDULES

A5.1

