

GENERAL NOTES TO DRAWINGS:

1. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL LAWS, THE ADA, ALL CODES, ORDINANCES, RULES AND REGULATIONS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION.
2. THESE PLANS ARE BASED UPON THE DESIGNER'S BEST INTERPRETATIONS OF THE AMERICAN DISABILITIES ACT (ADA). THE ADA IS SUBJECT TO INTERPRETATION BY THE COURTS. THEREFORE, THE DESIGNER, BARSCH DESIGN, AND ITS AGENTS, ASSUME NO LIABILITY OR RESPONSIBILITY FOR INTERPRETATIONS OR APPLICATION OF THE ADA TO THIS PROJECT, NOR FOR WORK UNDERTAKEN TO CORRECT ACTUAL OR UNDERSTOOD DEFICIENCIES.
3. THE CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
4. BEFORE COMMENCEMENT OF THE WORK, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WITH THE CONTRACT DOCUMENTS. ANY DEVIATIONS, DISCREPANCIES, AND/OR CONFLICTS SHALL BE REPORTED TO BARSCH DESIGN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY QUESTIONS OR CLARIFICATIONS REGARDING 'BUILDING STANDARD' CONSTRUCTION OR MATERIALS SHALL BE DIRECTED TO BARSCH DESIGN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD THE CONTRACTOR PROCEED WITHOUT CONTACTING BARSCH DESIGN, THE CONTRACTOR MAY, AT NO COST TO THE OWNER, TENANT, BARSCH DESIGN, OR THE LIKE, BE REQUIRED TO REPAIR, REPLACE AND CORRECT ANY AND ALL DEFECTS AND PROBLEMS ARISING DUE TO HIS PROCEEDING WITHOUT CONTACT, CLARIFICATION AND/OR RECOMMENDATION.
5. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN, LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
A. NEW DRYWALL PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED ON PLANS (I.E. 'FINISH' OR 'CLEARY').
B. EXISTING PARTITIONS ARE DIMENSIONED TO ROUGH WALL SURFACE.
C. MASONRY WALLS ARE DIMENSIONED TO ROUGH WALL SURFACE.
D. WINDOW WALLS ARE DIMENSIONED FROM CENTERLINE OF MULLION. GLASS SIZES SHOWN ON DRAWINGS ARE NOMINAL. ACTUAL SIZES MAY BE SMALLER.
6. THE PRESENCE OF A ORTEGON - DESIGN REPRESENTATIVE ON THE JOB SITE DOES NOT IMPLY CONCURRENCE WITH OR APPROVAL OF THE WORK.
7. THE CONTRACTOR SHALL HALT THE WORK WHEN NOTIFIED OF A PROPOSED CHANGE OR IF UNSATISFACTORY RESULTS ARE ANTICIPATED. PROCEED ONLY AFTER RECEIVING ADDITIONAL INFORMATION AND INSTRUCTIONS FROM BARSCH DESIGN.
8. THE CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK. MATERIALS SHALL BE JOINED UNIFORMLY AND ACCURATELY SO THEY MEET WITH NEAT, STRAIGHT LINES, FREE OF BLEMISHES OR OVERLAPS. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUMB, AND AT ACCURATE RIGHT ANGLES, OR FLUSH WITH ADJOINING MATERIALS AS APPROPRIATE. WORK OF EACH TRADE SHALL MEET OR EXCEED ALL NATIONAL STANDARDS PUBLISHED BY OR FOR THAT TRADE.
9. THE CONTRACTOR SHALL COORDINATE ALL WORK PERFORMED BY THE OWNER, TENANT, AND THEIR AGENTS. WHEN INFORMATION IS INADEQUATE, REQUEST FURTHER INSTRUCTIONS BEFORE PROCEEDING.
11. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, CONSTRUCTION TECHNIQUES SHALL CONFORM TO ACCEPTED CONSTRUCTION INDUSTRY PRACTICE AND GOVERNING REGULATORY STANDARDS. CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS AND FIELD CONDITIONS AND NOTIFY THE DESIGNER OF ANY ERRORS OR CONFLICT BEFORE COMMENCING WITH THE WORK.
12. THE CONTRACTOR WARRANTS TO THE DESIGNER THAT HE/SHE POSSESS THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE, THE CONTRACTOR OR OWNER HAS RESTRICTED THE DESIGNER'S SCOPE OF PROFESSIONAL SERVICES. IN RELIANCE ON THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR OWNER, THE DESIGNER HAS UNDERTAKEN A LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED 'BUILDERS' PLANS' IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE 'BUILDERS' PLANS' TO FIELD CONDITIONS ENCOUNTERED AND MAKE LOGICAL ADJUSTMENTS IN FIT FORM, DIMENSION AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE 'BUILDERS' PLANS'. IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OR ANY ASPECT OF THE PROJECT, HE/SHE SHALL IMMEDIATELY NOTIFY THE DESIGNER. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FOR THE CONSEQUENCES.
13. DIMENSIONS ARE TO FACE OF WALL CORE (I.E. STUD FACE), TOP OF FLOOR SHEATHING, FACE OF CONCRETE OR MASONRY EXCEPT AS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. INTERIOR FRAME WALLS ARE WOOD 3-1/2" THICK UNLESS OTHERWISE INDICATED. GYPSUM BOARD SHEATHING IS 1/2" THICK UNLESS OTHERWISE NOTED. ROUGH DOOR JAMB OFFSETS ARE 3" UNLESS OTHERWISE NOTED. ANGLES WHICH APPEAR TO BE 45 DEGREES ARE SO UNLESS OTHERWISE INDICATED. ITEMS WHICH APPEAR TO BE CENTERED, ARE SO UNLESS OTHERWISE INDICATED.
14. FIXTURES, EQUIPMENT, MILLWORK, HARDWARE, FINISHES WHICH ARE NOT FULLY SPECIFIED IN THE DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THEIR ACQUISITION AND INSTALLATION.
- NOTE:
THESE DRAWINGS ARE FOR THE SOLE USE OF THIS PROJECT EXCLUSIVELY. ANY MEANS TO REPRODUCE, DUPLICATE ANY PORTION, ENABLE DISCLOSURE, OR OTHER USE FOR WHICH IT IS INTENDED TO REPRESENT IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT BY ORTEGON - DESIGN.



VACINITY MAP

CODE ANALYSIS:
BUILDING CODE: N/A

ZONE DISTRICT: R-1

SCALE: N/A

OPEN SPACE: N/A

SHEET INDEX:
A0.0 COVER SHEET
A1.0 SITE PLAN
A2.0 NS ELEVATIONS
A2.1 EW ELEVATIONS

PROJECT DATA:

LEGAL DESCRIPTION:	N/A
OWNER:	LIVING WATER CHURCH
DESIGNER:	ELIJAH ORTEGON / BARCH
STRUCTURAL ENGINEER:	NA
CONTRACTOR:	FOREMAN HEATING & COOLING

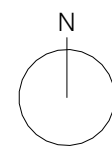
REDEVELOPMENT
PLAN

08.19.2024
REVISION:

ORTEGON DESIGN - BUILD
6143 UNO STREET
ARVADA, COLORADO 80003
720.388.9107
ELIJAH ORTEGON / BARCH

A0

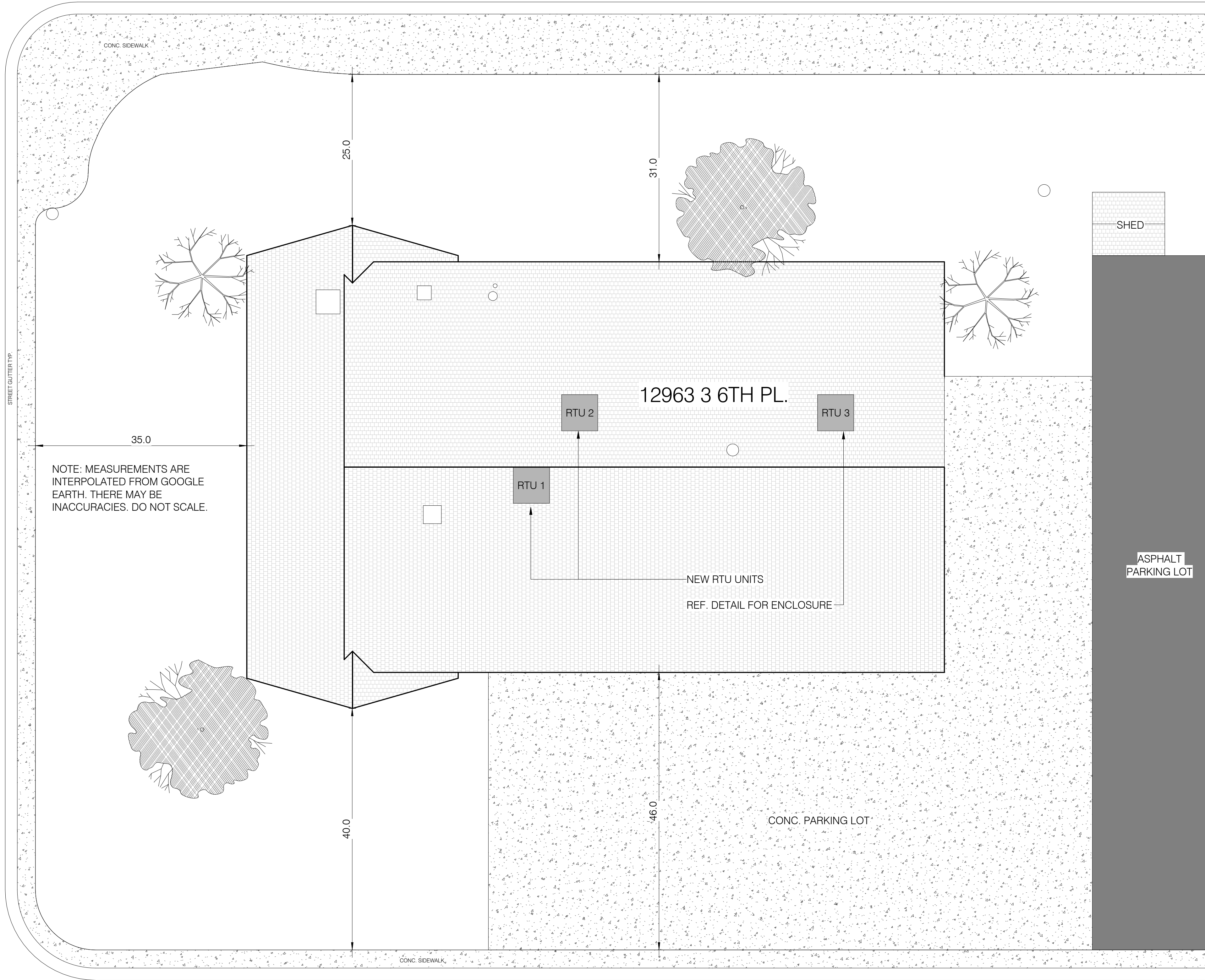
SITE PLAN
SCALE 1" = 10'-0" @ 24" X 36"



TOLEDO ST.

E 6TH AVE.

E 6TH PL.



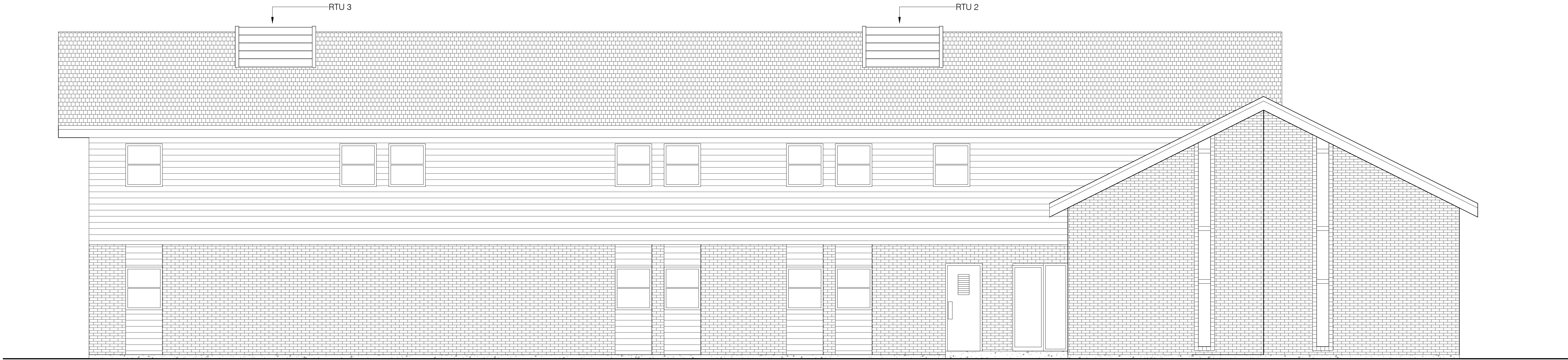
08.19.2024
REVISION:

REDEVELOPMENT
PLAN

12963 E 6TH PL.
AURORA, CO

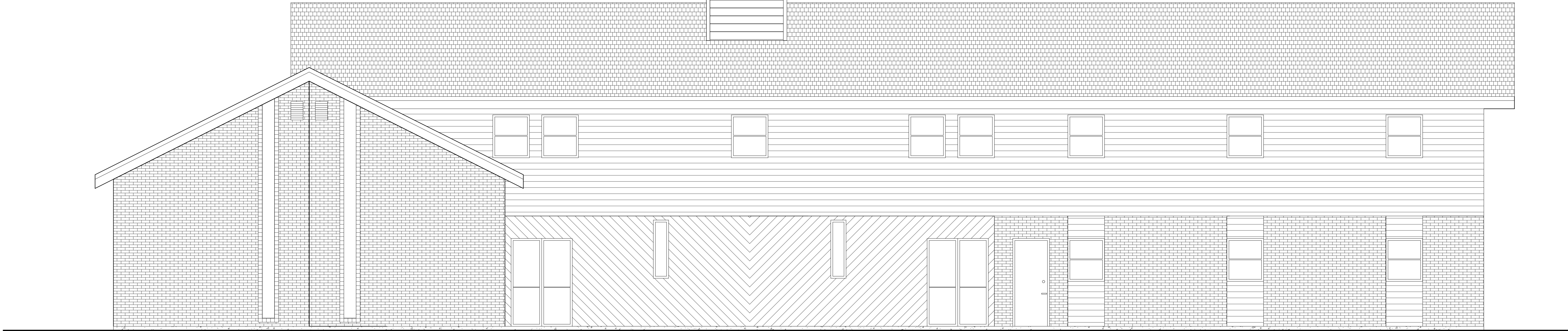
ORTEGON DESIGN - BUILD
6143 UNO STREET
ARVADA, COLORADO 80003
720.388.9107
ELIJAH ORTEGON / B ARCH

A1.0



NORTH ELEVATION
SCALE: 1/4" = 1'-0" @ 24" X 36"

RTU 1



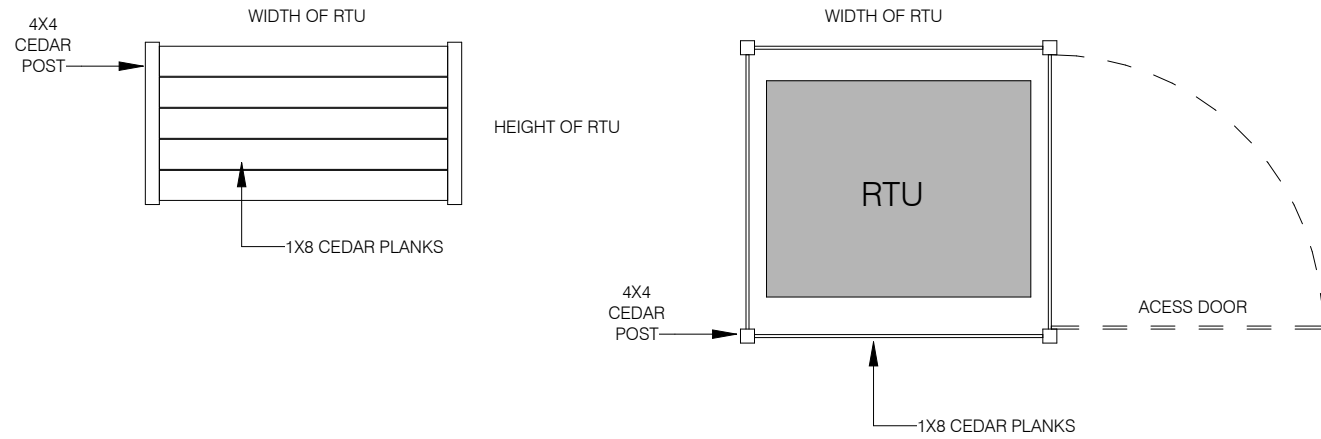
SOUTH ELEVATION
SCALE: 1/4" = 1'-0" @ 24" X 36"

RTU 1

RTU ENCLOSURE DETAIL

ELEVATION VIEW

PLAN VIEW



NOTE: FENCE WILL ENCLOSE ALL SIDES OF EACH RTU UNIT PER CODE. ONE ACCESS DOOR SHALL BE PROVIDED PER ENCLOSURE.

ORTEGON DESIGN - BUILD
6143 UNO STREET
ARVADA, COLORADO 80003
720.388.9107
ELLIAH ORTEGON / B ARCH

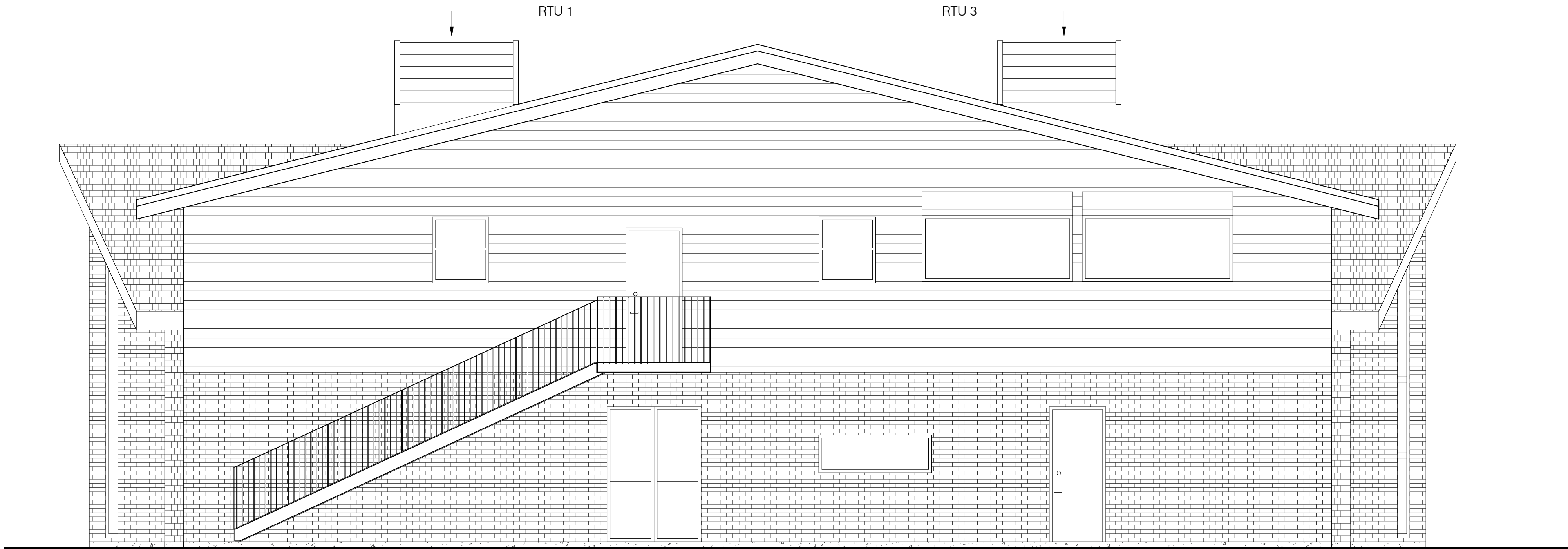
12963 E 6TH PL.
AURORA, CO

REDEVELOPMENT
PLAN

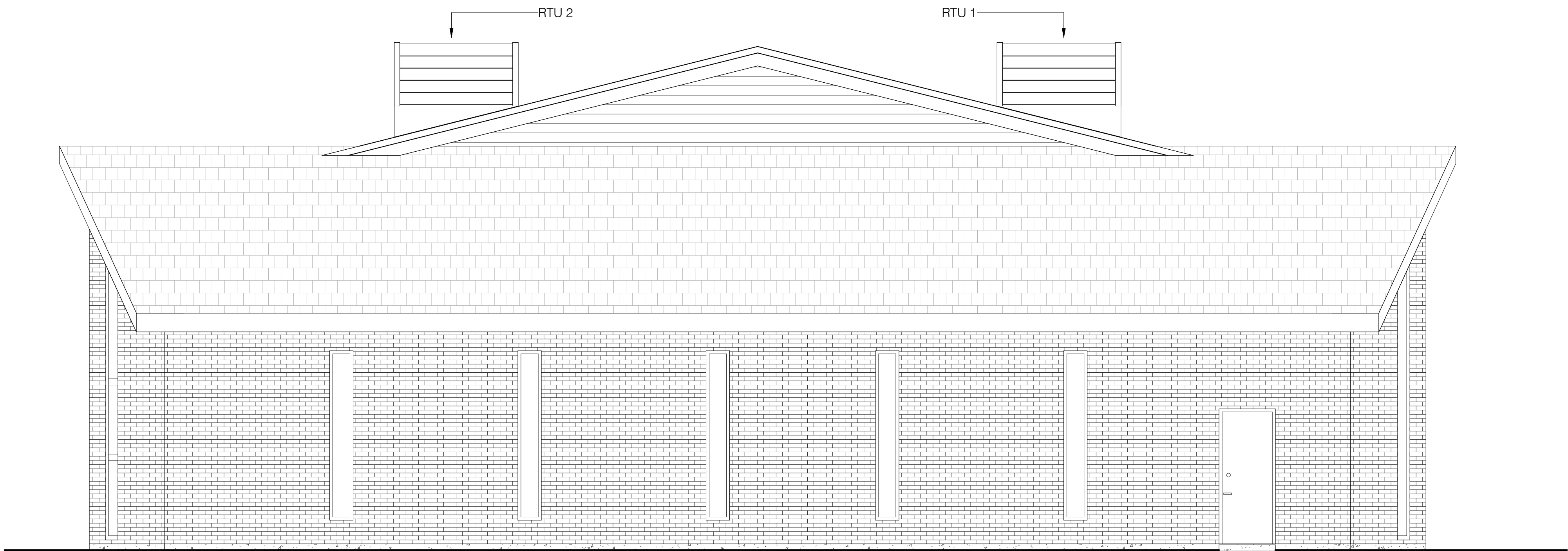
08.19.2024

REVISION:

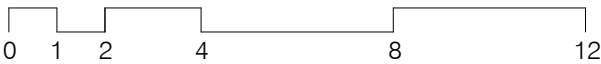
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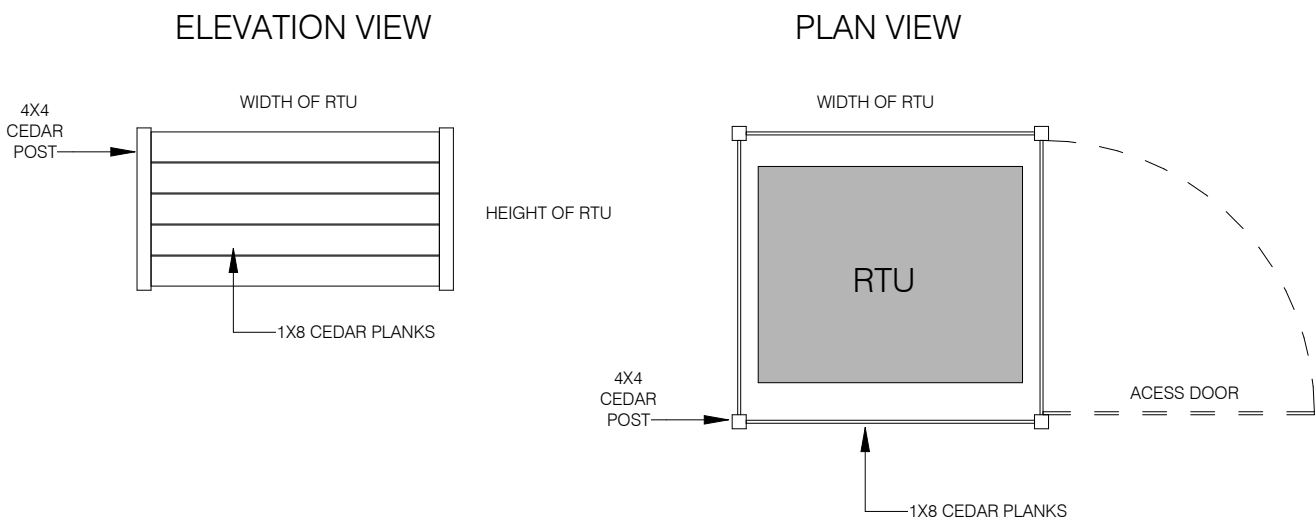
EAST ELEVATION
SCALE: 1/4" = 1'-0" (8'-24" X 36")



WEST ELEVATION
SCALE: 1/4" = 1'-0" (8'-24" X 36")



RTU ENCLOSURE DETAIL



NOTE: FENCE WILL ENCLOSE ALL SIDES OF EACH RTU UNIT PER CODE. ONE ACCESS DOOR SHALL BE PROVIDED PER ENCLOSURE.
