

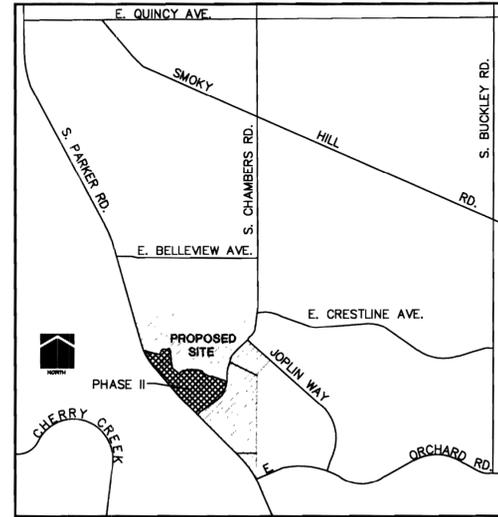
# SITE PLAN FOR PIONEER HILLS PHASE II EAST ONE-HALF OF SECTION 18, T.5 S., R.66 W. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## GENERAL NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION/MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE APPROVED GDP/PDP.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THESE EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS SHOWN ON THE APPROVED SUBDIVISION PLAT OF RECORD MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, OR CHANGE IN SURFACE SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE UTILITY EASEMENTS SHOWN ON THE APPROVED SUBDIVISION PLAT OF RECORD. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLAN OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE; LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 41-833(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.
- SITE PLAN ADMINISTRATIVE REVIEW AND APPROVAL PROCEDURES ARE AS STIPULATED IN THE APPROVED GDP/PDP AND IDENTIFIED ON THE COVER SHEET NOTE TITLED "SITE PLAN APPROVAL PROCEDURES".
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. HIS SUCCESSOR AND ASSIGNS COORDINATE THE INSTALLATION WITH AURORA PUBLIC WORKS AT (303) 739-7300.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

## DEVELOPMENT NOTES

- PHASE II IMPROVEMENTS TO THE MELVIN-LEWIS CEMETERY WILL INCLUDE CONSTRUCTION OF FENCES AND WALLS.
- DRIVEWAYS WITH DESIGNATED FIRE ACCESS LANES SHALL BE CONSTRUCTED WITH A PAVEMENT SECTION APPROVED BY THE CITY OF AURORA FOR EMERGENCY VEHICLES ACROSS THE ENTIRE WIDTH OF THE DRIVE.
- ARCHITECTURAL FEATURES (IE. ROOF OVER HANGS, FOUNDATIONS, FOOTINGS ECT.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE NUMBER OF PARKING SPACES REQUIRED FOR LOT 1, BLOCK 2 SHALL BE THE AGGREGATE NUMBER OF PARKING SPACES LOCATED ON LOT 1, BLOCK 2. ACCORDINGLY, THE SATISFACTION OF ANY AND ALL PARKING REQUIREMENTS OF THE CITY FOR LOT 1, BLOCK 2 AND/OR ANY FUTURE LOTS CREATED WITHIN THE BOUNDARIES OF THE CURRENT LOT 1, BLOCK 2 SHALL BE DETERMINED BY THE AGGREGATE NUMBER OF PARKING SPACES LOCATED ON ALL LOTS.



VICINITY MAP  
1"=2000'

## SHEET INDEX

SP1	COVER SHEET
SP2-SP3.1	SITE PLAN
SP4-SP5.1	GRADING PLAN
SP6-SP7	UTILITY PLAN
L3.10-L3.19	LANDSCAPE PLAN
A4.0-A4.15	ARCHITECTURAL ELEVATIONS
SD1-SD3	SITE DETAILS

## LOT DATA

LOT DESIGNATIONS	LOT 1, BLOCK 2	LOT 3, BLOCK 1	LOT 4, BLOCK 1	LOT 6, BLOCK 1
LOT SIZE: LAND AREA WITHIN PROPERTY LINE	17.1095 AC.	1.2553 AC.	0.6074 AC.	1.3003 AC.
GFA (PER 146-2 CITY CODE)	158,067 SF (EST.)	4,073 SF (EST.)	3,724 SF (EST.)	4,022 SF (EST.)
NUMBER OF BUILDINGS	15	1	1	1
NUMBER OF STORIES	1	1	1	1
MAXIMUM BUILDING HEIGHT	40'	30'	26'	30'
TOTAL BUILDING COVERAGE	158,067 SF (21.2%)	4,073 SF (7.4%)	3,724 SF (14.1%)	4,022 SF (7.1%)
HARD SURFACE AREA	447,426 SF (60.0%)	25,823 SF (47.2%)	16,726 SF (63.2%)	24,114 SF (42.6%)
LANDSCAPE AREA (PER 146-95 CITY CODE)	139,797 SF (18.8%)	24,784 SF (45.4%)	6,008 SF (22.7%)	28,505 SF (50.3%)
PHASED NATIVE GRASS AREA	0	0	0	0
PRESENT ZONING CLASSIFICATION	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL	PD-COMMERCIAL
PROPOSED USES	RETAIL	COMMERCIAL	RETAIL	RETAIL
PERMITTED MAXIMUM SIGN AREA	SEE GDP/PDP BOOK	SEE GDP/PDP BOOK	SEE GDP/PDP BOOK	SEE GDP/PDP BOOK
TYPE OF SIGN	SEE GDP/PDP BOOK	SEE GDP/PDP BOOK	SEE GDP/PDP BOOK	SEE GDP/PDP BOOK
LOADING SPACES PROVIDED	0	0	0	0
TOTAL PARKING SPACES PROVIDED (INCL. HC)	855	27	16	57
PARKING SPACES REQUIRED	791 (5.0/1000 S.F.)	21 (5.0/1000 S.F.)	19 (5.0/1000 S.F.)	20 (5.0/1000 S.F.)
HANDICAP SPACES PROVIDED	27	2	1	3
HANDICAP SPACES REQUIRED	16 (2% OF TOTAL)	1	1	3

**DEVELOPER**  
GOLDBERG PROPERTY ASSOCIATES, INC.  
1120 LINCOLN STREET, SUITE 1101  
DENVER, CO 80203  
TELE: (303) 759-8000  
CONTACT: MARK GOLDBERG

**THE UNIVERSITY IMPROVEMENT CORPORATION**  
REAL ESTATE CENTER,  
COLLEGE OF BUSINESS  
CAMPUS BOX 419  
BOULDER, CO 80309  
CONTACT: BYRON KOSTE

**PLANNER/ LANDSCAPE ARCHITECT/CIVIL ENGINEER**  
CLC ASSOCIATES, INC.  
8480 E. ORCHARD ROAD STE. 2000  
ENGLEWOOD, CO 80111  
TELE: (303) 770-5600  
CONTACT: MICHELLE WILSON (PLANNER)  
JIM SHIPTON (LANDSCAPE ARCHITECT)  
KEITH HENSEL, P.E. (ENGINEER)

**eBlueprint**  
ABADAN  
files available at www.eblueprint.com

## AMENDMENTS

- CHICK-FIL-A PIONEER HILLS SITE AMENDMENT. EXPANSION OF DRIVE-THRU, ADDITION TO BUILDING AREA, NEW PARKING LOT ISLAND CURB AND GUTTER.
- MOUNTAIN MIKE'S PIZZA PIONEER HILLS SITE AMENDMENT. ADDITION OF AN OUTDOOR DINING PATIO.

## LEGAL DESCRIPTION

LOT 1, BLOCK 2, AND LOTS 3, 4 & 6, BLOCK 1, PIONEER HILLS SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF Mark A. Goldberg HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 22 DAY OF August AD, 2010

GOLDBERG PROPERTY ASSOCIATES, INC.  
A COLORADO CORPORATION  
BY: Mark A. Goldberg  
ITS: President

## NOTARIAL

STATE OF COLORADO ) ss  
COUNTY OF Denver )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August AD, 2010 BY Mark A. Goldberg

WITNESS MY HAND AND OFFICIAL SEAL

Colleen G  
MY COMMISSION EXPIRES 10/21/11 NOTARY/BUSINESS ADDRESS: 1120 Lincoln St. #1101, Denver, CO 80203

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: Caroline Wilson DATE: 8/16/10  
PLANNING DIRECTOR: Debbie M. Bolker DATE: 8-6-10  
PLANNING COMMISSION: NA DATE: \_\_\_\_\_  
CITY COUNCIL: Mark A. Goldberg DATE: 8/9/10  
ATTEST: Spencer S. Jelski DATE: 8-9-10

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

**CLC Associates, Inc.**  
Planning  
Engineering  
Architecture  
Landscape Architecture  
Land Surveying  
8480 E. Orchard Rd., Suite 2000  
Englewood, Colorado 80111  
Phone: (303) 770-5600  
Fax: (303) 770-2469

Description  
CITY OF AURORA SUBMITTAL  
2ND SUBMITTAL  
3RD SUBMITTAL  
REV. 1, SITE PLAN AMENDMENT  
07/20/2010  
07/20/2010  
07/20/2010  
07/20/2010

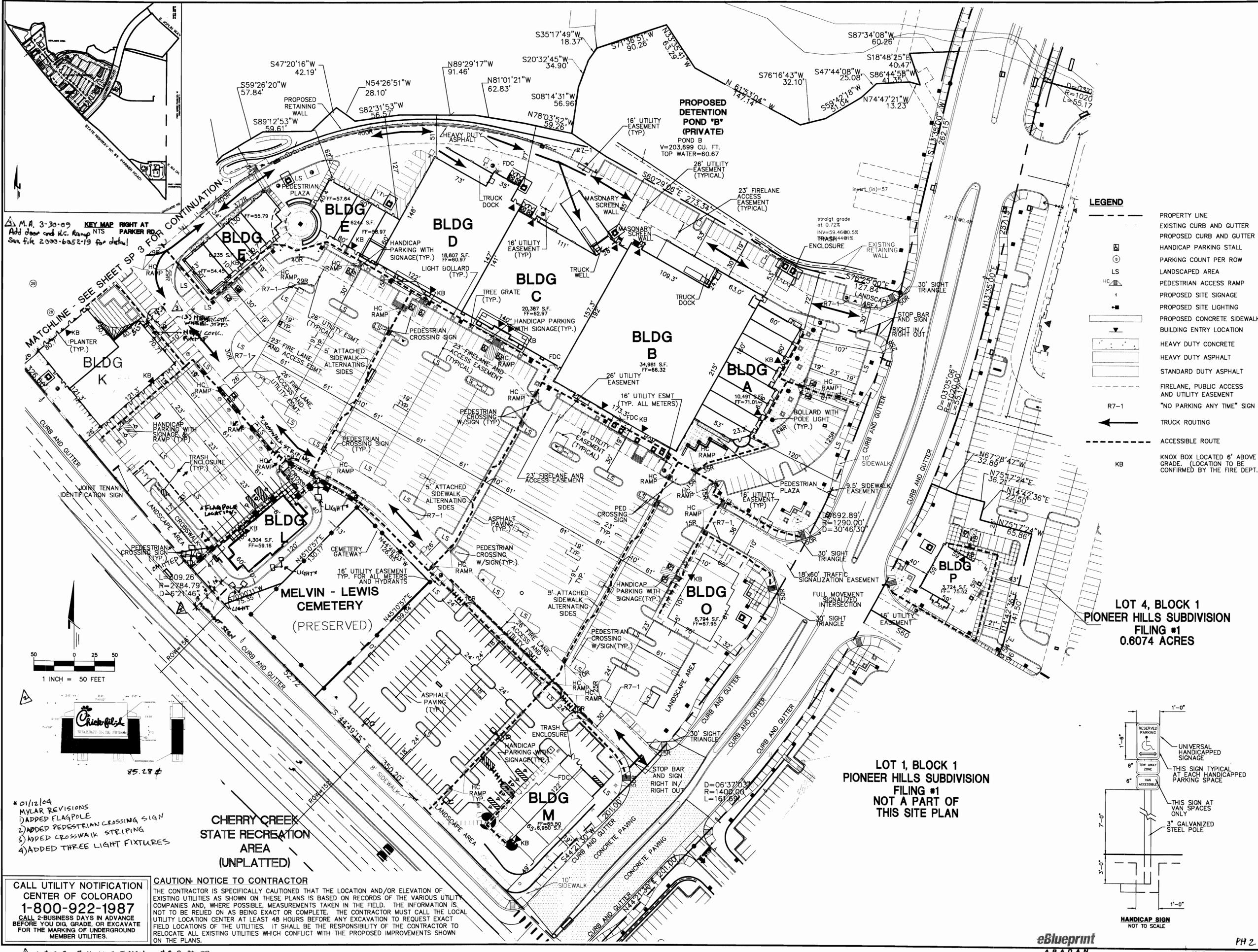
Project Number: 98.076  
Drawn By: JLS/GMJ  
Designed By: KEH  
Checked By: KEH

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SITE PLAN SUBMITTAL  
PIONEER HILLS  
PHASE II  
PARKER AND CHAMBERS RD.  
AURORA, COLORADO

Sheet Title  
COVER SHEET

SP1  
Sheet Number



**LEGEND**

---	PROPERTY LINE
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	HANDICAP PARKING STALL
---	PARKING COUNT PER ROW
LS	LANDSCAPED AREA
HC	PEDESTRIAN ACCESS RAMP
---	PROPOSED SITE SIGNAGE
---	PROPOSED CONCRETE SIDEWALK
---	BUILDING ENTRY LOCATION
---	HEAVY DUTY CONCRETE
---	HEAVY DUTY ASPHALT
---	STANDARD DUTY ASPHALT
---	FIRELANE, PUBLIC ACCESS AND UTILITY EASEMENT
R7-1	"NO PARKING ANY TIME" SIGN
---	TRUCK ROUTING
---	ACCESSIBLE ROUTE
KB	KNOX BOX LOCATED 6' ABOVE GRADE. (LOCATION TO BE CONFIRMED BY THE FIRE DEPT.)

**DESCRIPTION**

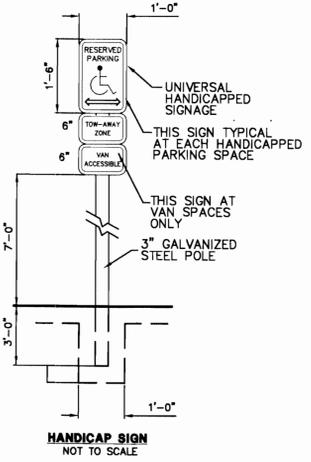
Date	09/05/2000
CITY OF AURORA SUBMITTAL	11/15/2000
PLANNING RECRUITMENT	01/17/2001
2ND SUBMITTAL	10/15/02
PLANNING G AND ZONING COMMENTS	05/05/03
BUILDING W AMENDMENT	

Project Number: 98.076  
 Drawn By: JMT  
 Designed By: KEH  
 Checked By: KEH

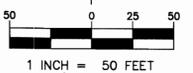
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**LOT 4, BLOCK 1  
 PIONEER HILLS SUBDIVISION  
 FILING #1  
 0.6074 ACRES**

**LOT 1, BLOCK 1  
 PIONEER HILLS SUBDIVISION  
 FILING #1  
 NOT A PART  
 OF THIS SITE PLAN**



M.A. 3-30-09 KEY MAP RIGHT AT PARKER RD. Add door and H.C. Ramp. See file 2000-6052-19 for detail.



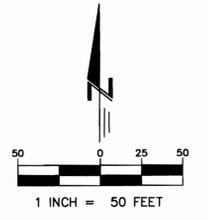
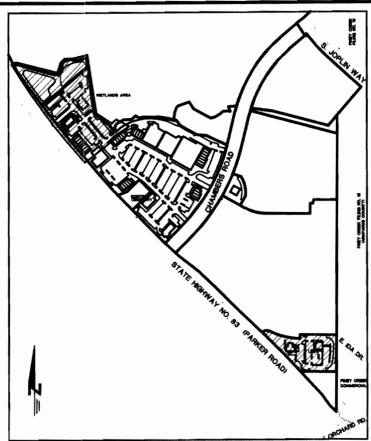
- \* 01/12/04 MYLAR REVISIONS
- 1) ADDED FLAGPOLE
- 2) ADDED PEDESTRIAN CROSSING SIGN
- 3) ADDED CROSSWALK STRIPING
- 4) ADDED THREE LIGHT FIXTURES

**CAUTION: NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**CALL UTILITY NOTIFICATION CENTER OF COLORADO  
 1-800-922-1987**  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

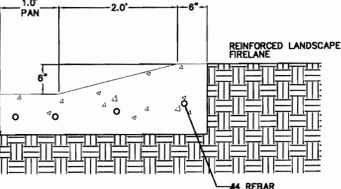
**SITE PLAN SUBMITTAL  
 PIONEER HILLS  
 PHASE II  
 PARKER AND CHAMBERS RD.  
 AURORA, COLORADO**

**Sheet Title  
 SITE PLAN  
 SP 2  
 Sheet Number**



**LEGEND**

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- ⊠ HANDICAP PARKING STALL
- ⊙ PARKING COUNT PER ROW
- LANDSCAPED AREA
- HC PEDESTRIAN ACCESS RAMP
- ⬇ PROPOSED SITE SIGNAGE
- ⬆ PROPOSED SITE LIGHTING
- PROPOSED CONCRETE SIDEWALK
- BUILDING ENTRY LOCATION
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- FIRELANE, PUBLIC ACCESS AND UTILITY EASEMENT
- R7-1 "NO PARKING ANY TIME" SIGN
- ACCESSIBLE ROUTE
- KB KNOX BOX LOCATED 6' ABOVE GRADE. (LOCATION TO BE CONFIRMED BY THE FIRE DEPT.)

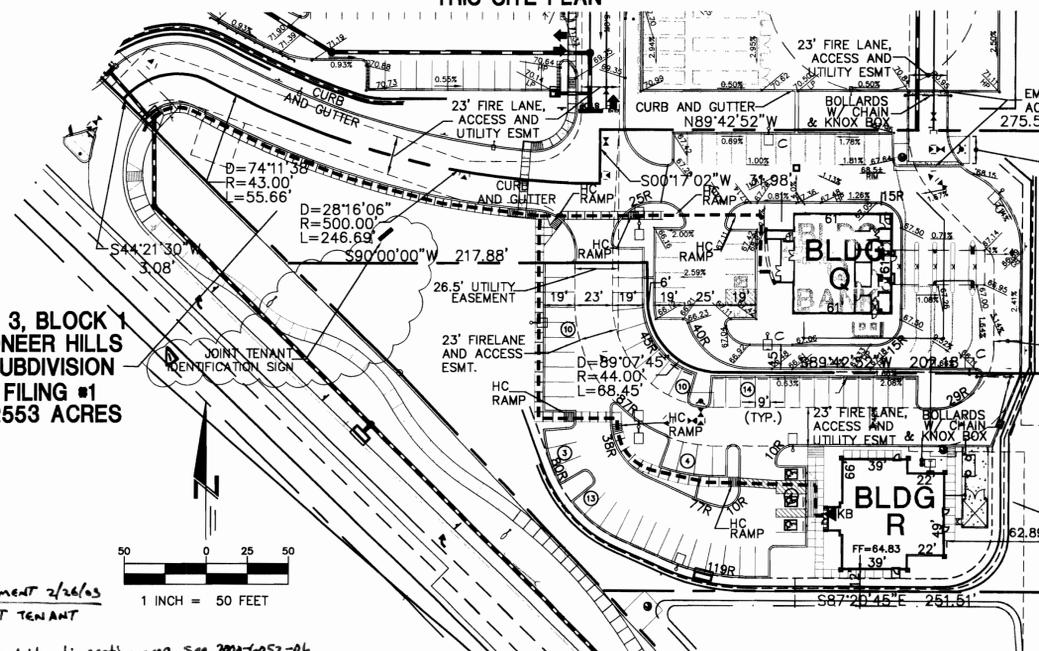


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 I = 5619.86  
 T = 5619.76

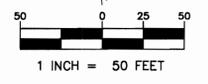
**LOT 1, BLOCK 1  
 PIONEER HILLS SUBDIVISION  
 FILING #1  
 NOT A PART OF  
 THIS SITE PLAN**

**CHERRY CREEK  
 STATE RECREATION  
 AREA  
 (UNPLATTED)**

**WETLANDS**



**LOT 3, BLOCK 1  
 PIONEER HILLS  
 SUBDIVISION  
 FILING #1  
 1.2553 ACRES**



Minor Amendment 2/26/03

ADD JOINT TENANT SIGN.

MA 03/06/03 Add patio seating area See 2000-6052-06

**CAUTION NOTICE TO CONTRACTOR**

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Minor Amendment 6-24-05  
 Revise per Parker Car Wash  
 Site Plan Case # 2000-6052-15

**LOT 6, BLOCK 1  
 PIONEER HILLS SUBDIVISION  
 FILING #1  
 1.3003 ACRES**

EX. MH 2007  
 RIM = 5631.05  
 IN = 5621.25  
 OUT = 5621.15

EX. MH 2006  
 RIM = 5626.12  
 IN = 5620.72  
 OUT = 5620.52  
 IN(10") = 5621.52

**SITE PARKING DATA**

	LOT 3, BLOCK 1	LOT 6, BLOCK 1
HANDICAP PARKING PROVIDED:	2	4
STANDARD PARKING PROVIDED:	20	48
TOTAL PARKING PROVIDED:	22	52
PARKING RATIO:	4.98 SP./1000 S.F.	13.16 SP./1000 S.F.

**LOT 1, BLOCK 2  
 PIONEER HILLS SUBDIVISION  
 FILING #1  
 17.1095 ACRES**

Date: 09/05/2000  
 Description: CITY OF AURORA SUBMITTAL  
 2ND SUBMITTAL  
 MINOR AMENDMENT  
 01/17/2001  
 11/11/02

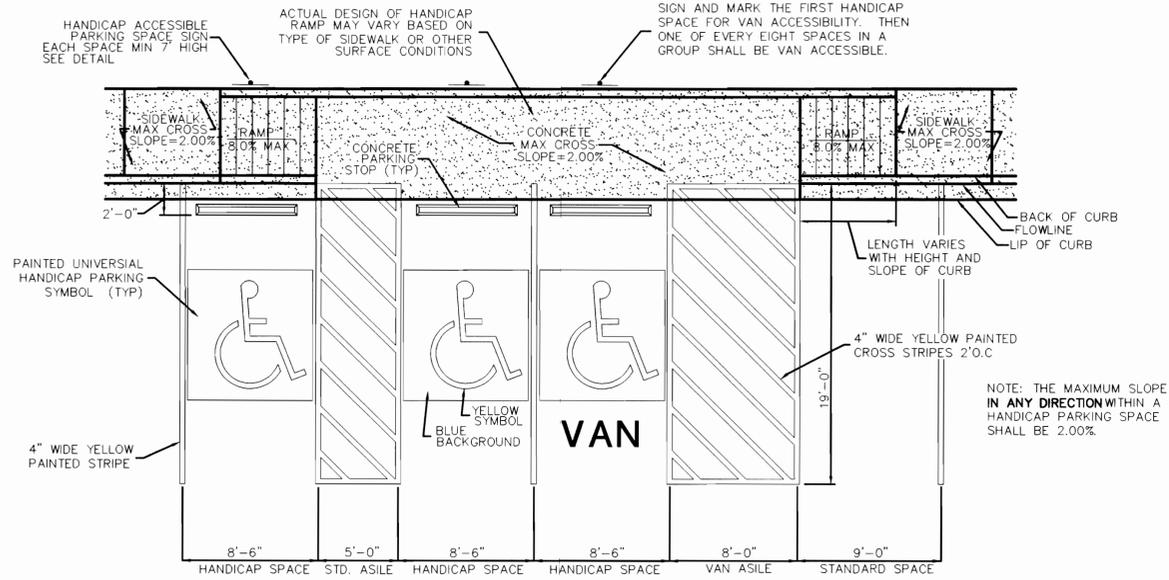
Project Number: 98.076  
 Drawn By: JMT  
 Designed By: KEH  
 Checked By: KEH

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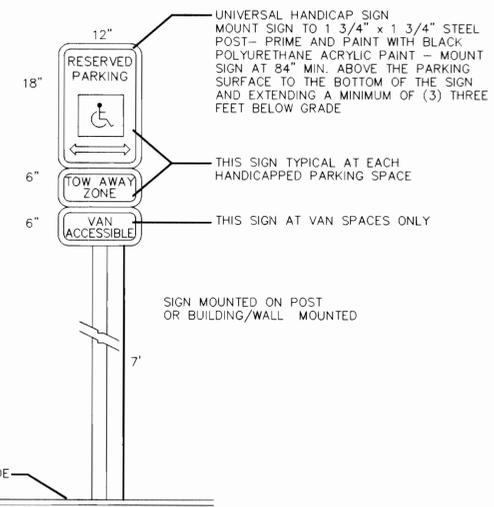
**SITE PLAN SUBMITTAL  
 PIONEER HILLS  
 PHASE II  
 PARKER AND CHAMBERS RD.  
 AURORA, COLORADO**

Sheet Title  
**SITE PLAN**  
 Sheet Number  
**SP 3**

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 ABADAN  
 files available at www.eblueprint.com



**HANDICAP PARKING LAYOUT**  
 NOT TO SCALE



**H.C. SIGN (R7-8)**  
 NOT TO SCALE

PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES.

Date: 09/08/2000  
 City of Aurora Submittal: 07/17/2001  
 Description: CITY OF AURORA SUBMITTAL 2ND SUBMITTAL

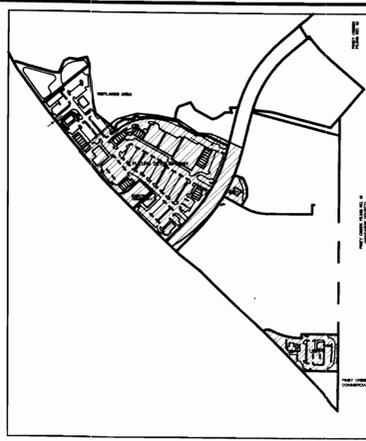
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SITE PLAN SUBMITTAL  
**PIONEER HILLS PHASE II**  
 PARKER AND CHAMBERS RD.  
 AURORA, COLORADO

**CALL UTILITY NOTIFICATION**  
 CENTER OF COLORADO  
**1-800-922-1987**  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

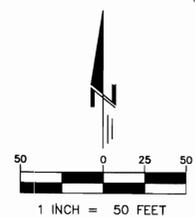
**CAUTION- NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



KEY MAP  
NTS

- LEGEND**
- 5455 EXISTING STORM SEWER LINE
  - EXISTING CONTOUR
  - EXISTING FENCE
  - EXISTING RETAINING WALL
  - PROPOSED STORM SEWER AND INLET WITH MANHOLE
  - PROPOSED CONTOUR
  - SLOPE
  - PROPOSED RETAINING WALL
  - RETAINING WALL SECTION (SEE SHEET SP.5.1)

MATCHLINE - SEE SHEET SP 5 FOR CONTINUATION

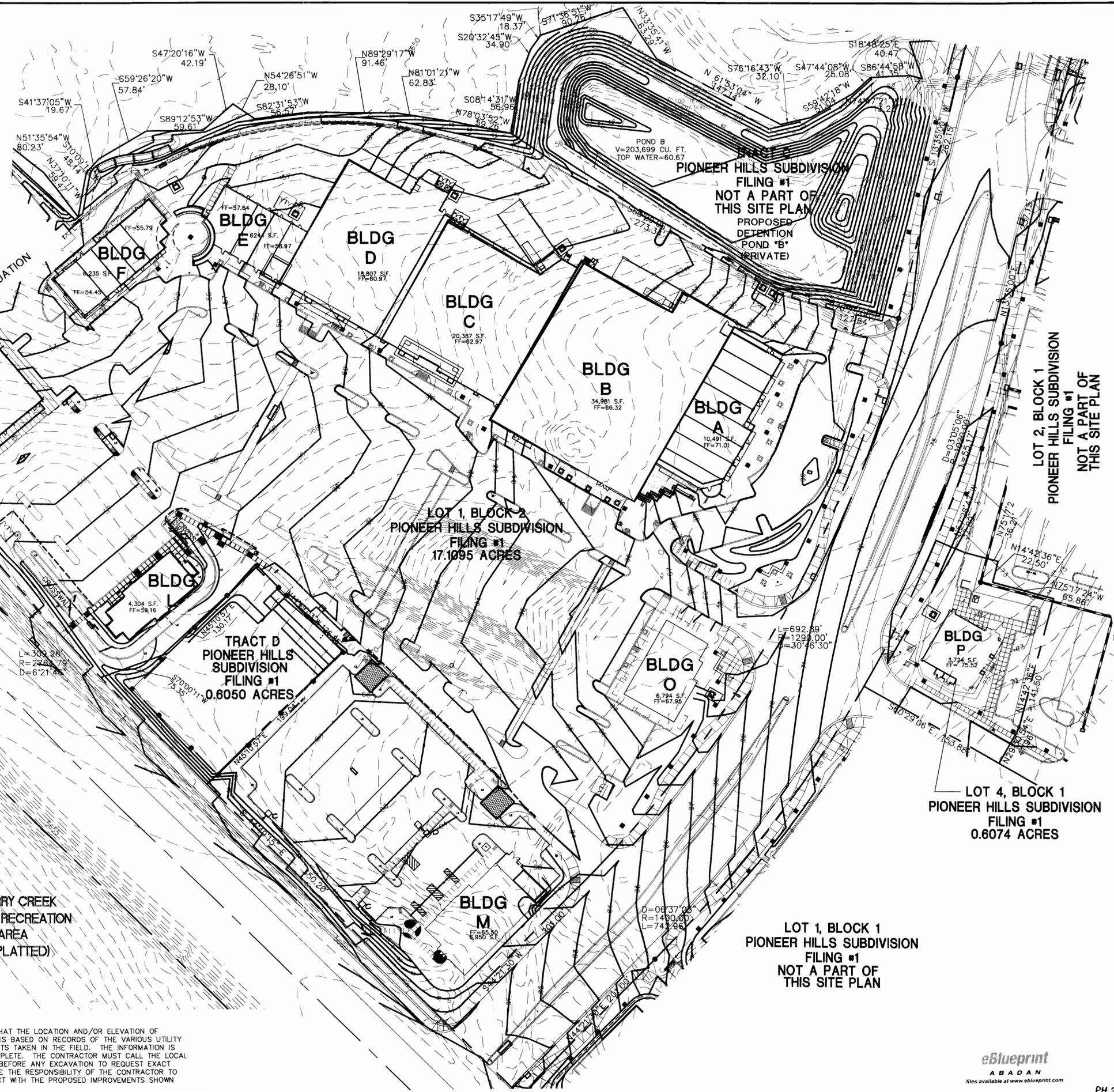


X, MH 2008  
= 56.38, 9.3  
56.22, 2.3  
56.22, 0.3

CHERRY CREEK  
STATE RECREATION  
AREA  
(UNPLATTED)

**CALL UTILITY NOTIFICATION**  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

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PIONEER HILLS SUBDIVISION  
FILING #1  
NOT A PART OF  
THIS SITE PLAN  
PROPOSED  
DETENTION  
POND 'B'  
(PRIVATE)

LOT 1, BLOCK 2  
PIONEER HILLS SUBDIVISION  
FILING #1  
17.1095 ACRES

TRACT D  
PIONEER HILLS  
SUBDIVISION  
FILING #1  
0.6050 ACRES

LOT 4, BLOCK 1  
PIONEER HILLS SUBDIVISION  
FILING #1  
0.6074 ACRES

LOT 1, BLOCK 1  
PIONEER HILLS SUBDIVISION  
FILING #1  
NOT A PART OF  
THIS SITE PLAN

LOT 2, BLOCK 1  
PIONEER HILLS SUBDIVISION  
FILING #1  
NOT A PART OF  
THIS SITE PLAN

**GLC**  
Associates, Inc.  
Planning  
Engineering  
Architecture  
Landscape Architecture  
Land Surveying  
8490 E Orchard Rd, Suite 2000  
Englewood, Colorado 80111  
Phone: (303) 770-5600  
Fax: (303) 770-2349

PREPARED UNDER THE DIRECT  
SUPERVISION OF  
KEITH E. HENSEL, P.E.  
COLORADO REGISTRATION  
NO. 28345  
FOR AND ON BEHALF OF  
GLC ASSOCIATES, INC.

Date	Description
07/15/2009	DRIVING RESUBMITTAL
07/15/2009	2ND SUBMITTAL
03/20/2001	3RD SUBMITTAL
10/15/02	PLANNING AND ZONING COMMENTS
05/05/03	BUILDING M. AMENDMENT

Project Number: 98.076  
Drawn By: JMT  
Designed By: KEH  
Checked By: KEH

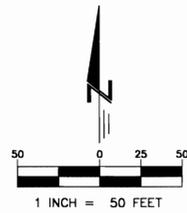
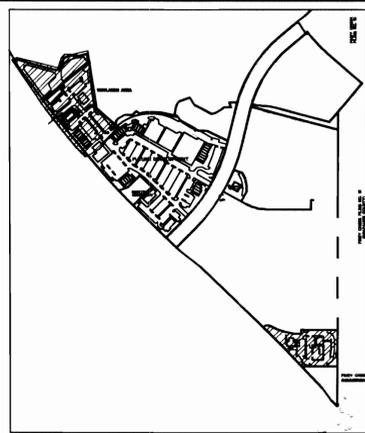
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SITE PLAN SUBMITTAL  
**PIONEER HILLS  
PHASE II**  
PARKER AND CHAMBERS RD.  
AURORA, COLORADO

Sheet Title  
GRADING PLAN  
**SP 4**  
Sheet Number

eBlueprint  
ABADAN  
files available at www.eblueprint.com

PH 2



KEY MAP  
NTS

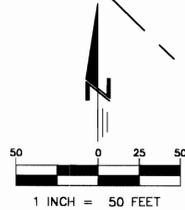
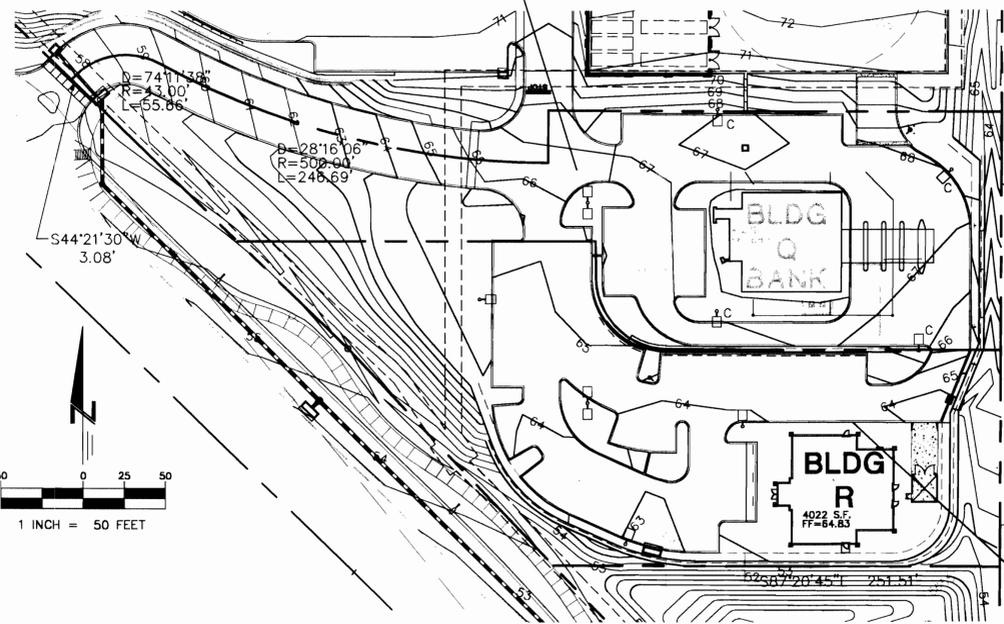
**LEGEND**

- EXISTING STORM SEWER LINE
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING RETAINING WALL
- PROPOSED STORM SEWER AND INLET WITH MANHOLE
- PROPOSED CONTOUR
- 1.00% SLOPE
- PROPOSED RETAINING WALL
- RETAINING WALL SECTION (SEE SHEET SP5.1)

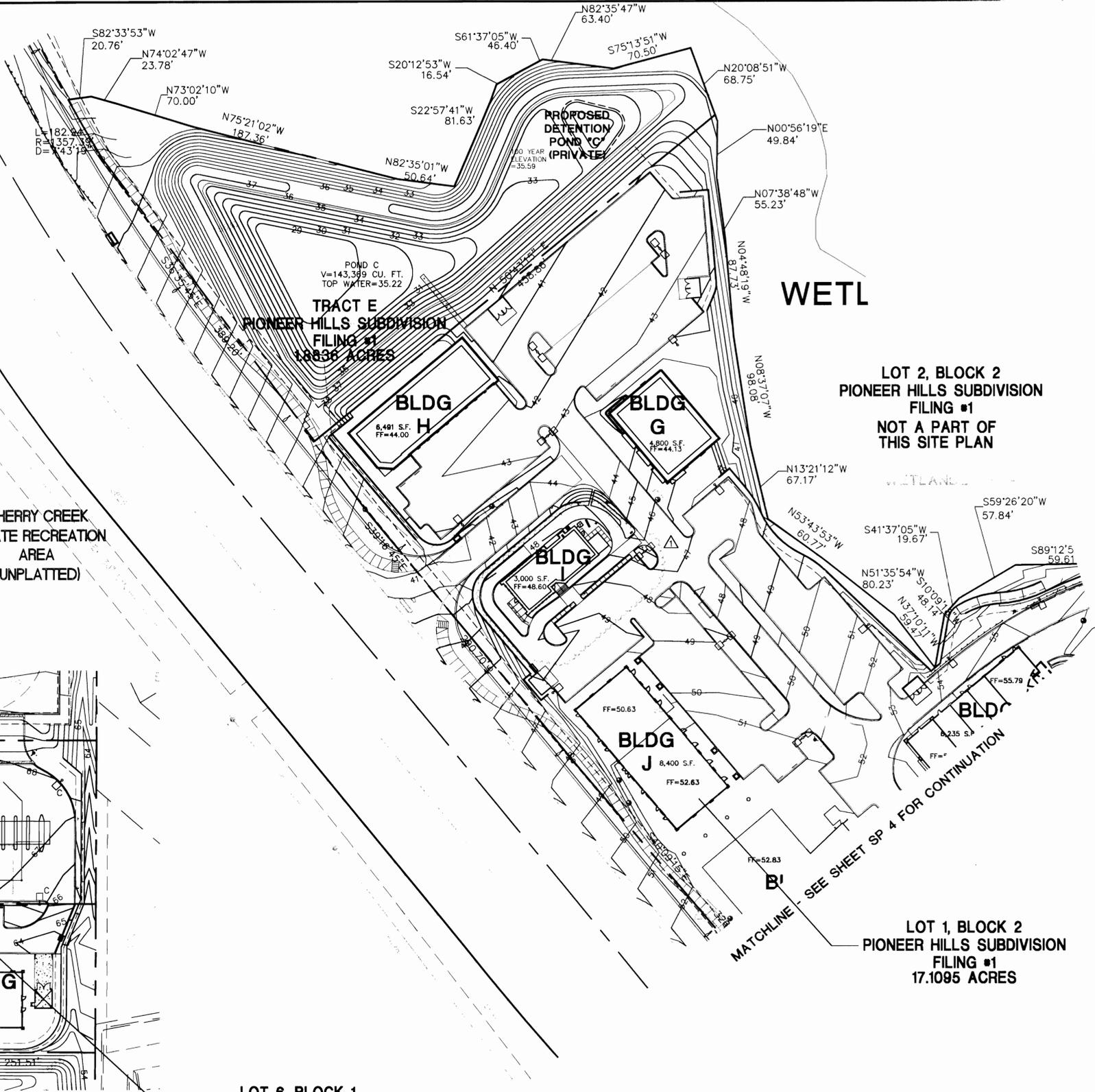
EX. MH 2005  
RIM = 5625.36  
IN = 5619.86  
OUT = 5619.76

CHERRY CREEK  
STATE RECREATION  
AREA  
(UNPLATTED)

LOT 3, BLOCK 1  
PIONEER HILLS SUBDIVISION  
FILING #1  
1.2553 ACRES



LOT 6, BLOCK 1  
PIONEER HILLS SUBDIVISION  
FILING #1  
1.3003 ACRES



WETL

LOT 2, BLOCK 2  
PIONEER HILLS SUBDIVISION  
FILING #1  
NOT A PART OF  
THIS SITE PLAN

WETLAND

LOT 1, BLOCK 2  
PIONEER HILLS SUBDIVISION  
FILING #1  
17.1095 ACRES

MATCHLINE - SEE SHEET SP 4 FOR CONTINUATION

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
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Land Surveying  
8480 E. Orchard Rd., Suite 2000  
Englewood, Colorado 80111  
Phone: (303) 770-3500  
Fax: (303) 770-2349

PREPARED UNDER THE DIRECT  
SUPERVISION OF  
KEITH E. HENSEL, P.E.  
COLORADO REGISTRATION  
NO. 28345  
FOR AND ON BEHALF OF  
CLC ASSOCIATES, INC.

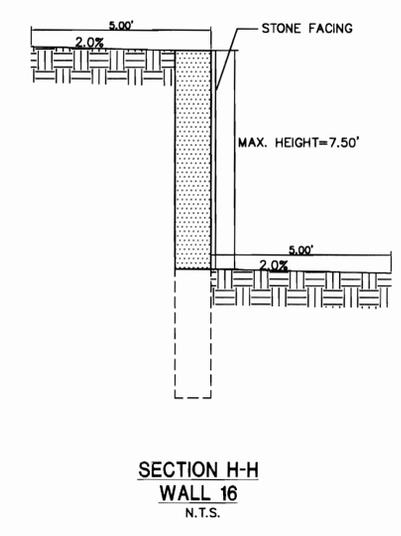
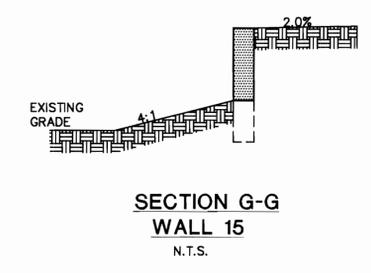
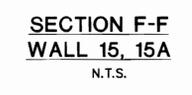
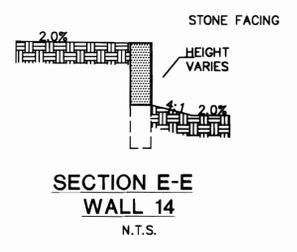
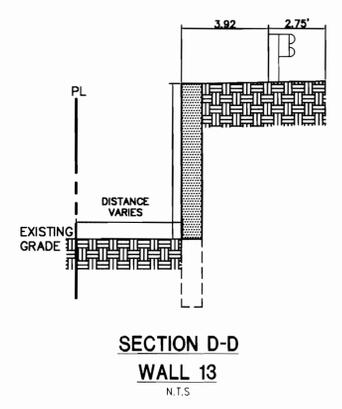
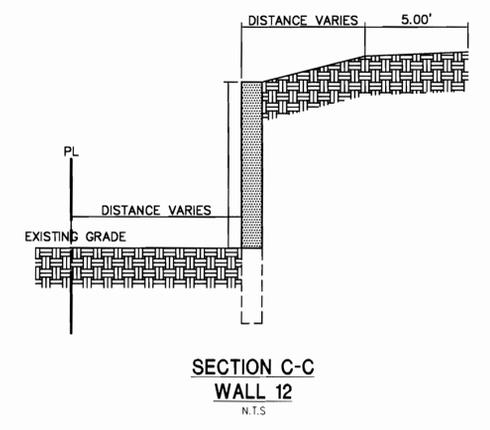
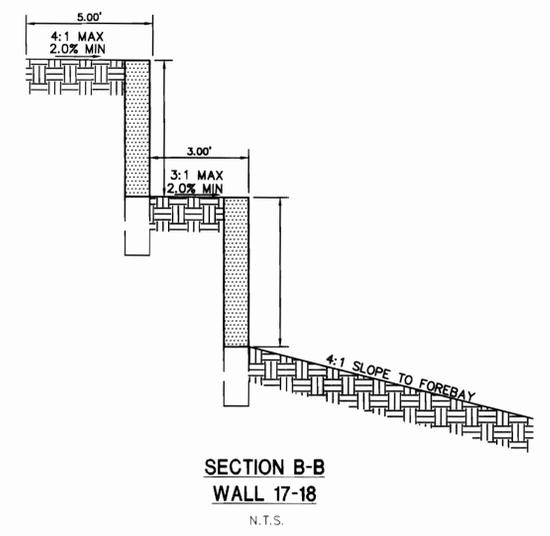
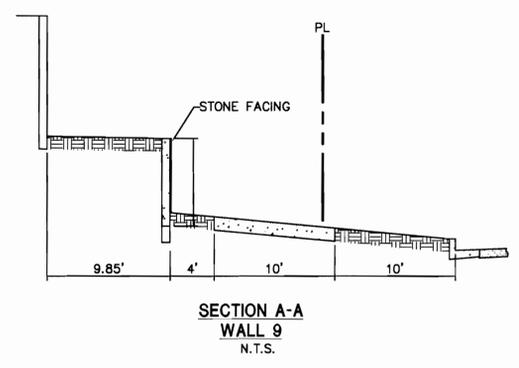
Date	Description
07/17/2000	ORIGINAL PREPARATION
11/15/2000	PLANNING RESUBMITTAL
01/17/2001	2ND SUBMITTAL
03/30/2001	3RD SUBMITTAL
5/8/02	WENDEY'S PAD SITE (BLDG I)

Project Number: 98.076  
Drawn By: JMT  
Designed By: KEH  
Checked By: KEH

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SITE PLAN SUBMITTAL  
**PIONEER HILLS  
PHASE II**  
PARKER AND CHAMBERS RD.  
AURORA, COLORADO

Sheet Title  
GRADING PLAN  
**SP 5**  
Sheet Number



PREPARED UNDER THE DIRECT SUPERVISION OF KEITH E. HENSEL, P.E. COLORADO REGISTRATION NO. 28345 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

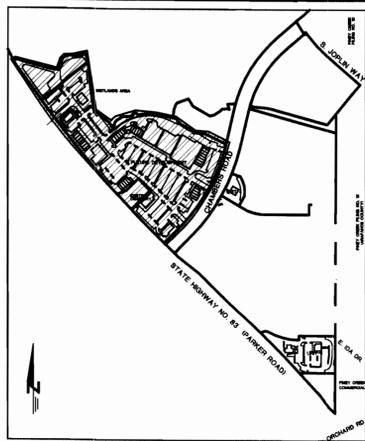
Description	Date
ORIGINAL PREPARATION	11/13/2000
1ST SUBMITTAL	01/17/2001
2ND SUBMITTAL	03/30/2001
3RD SUBMITTAL	

Project Number: 98,076  
 Drawn By: JMT  
 Designed By: KEH  
 Checked By: KEH

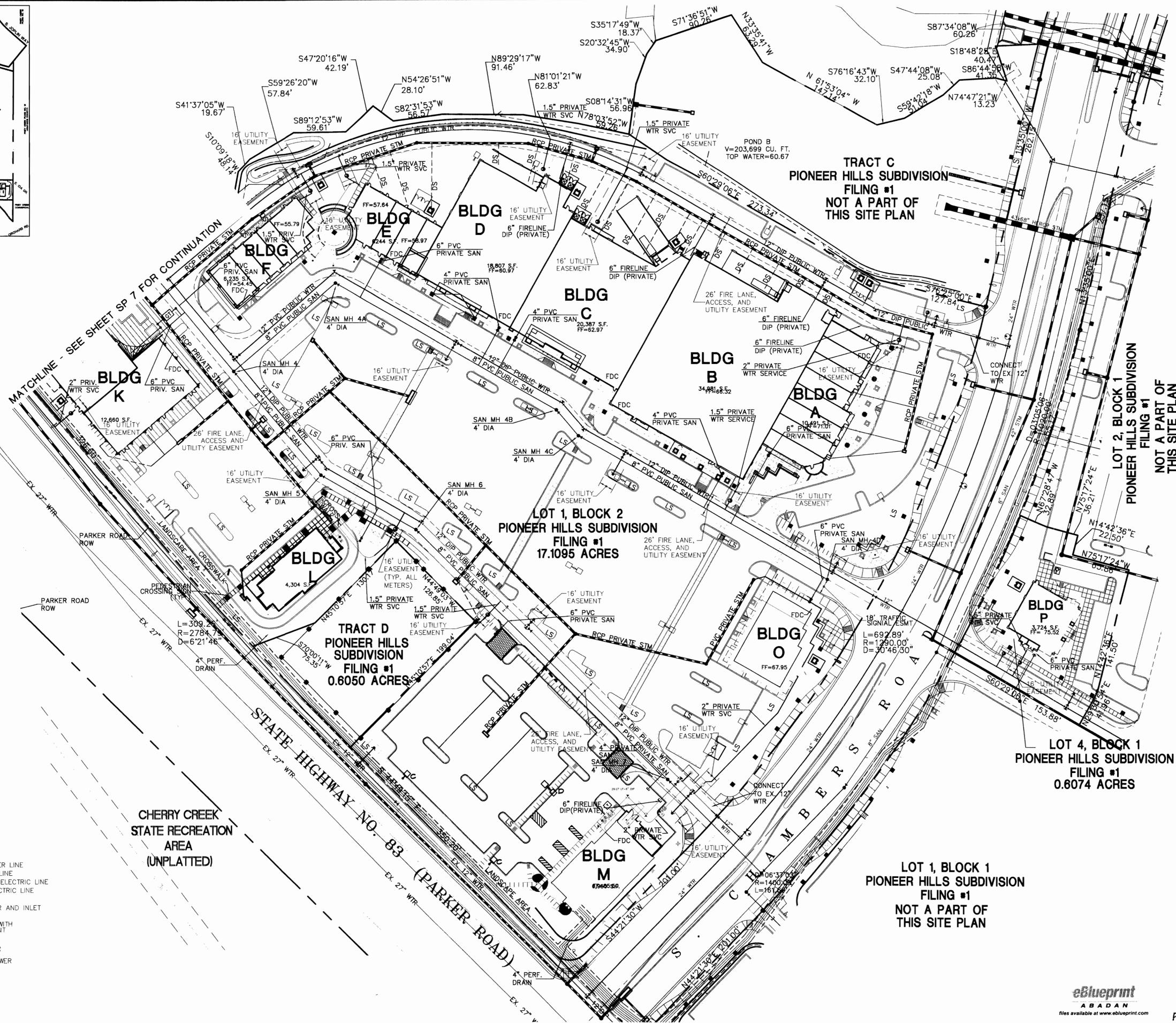
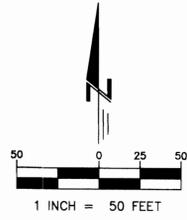
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SITE PLAN SUBMITTAL  
**PIONEER HILLS  
 PHASE II**  
 PARKER AND CHAMBERS RD.  
 AURORA, COLORADO

Sheet Title  
**RETAINING WALL  
 SECTION DETAILS**  
**SP 5.1**  
 Sheet Number



KEY MAP  
NTS



TRACT C  
PIONEER HILLS SUBDIVISION  
FILING #1  
NOT A PART OF  
THIS SITE PLAN

LOT 1, BLOCK 2  
PIONEER HILLS SUBDIVISION  
FILING #1  
17.1095 ACRES

TRACT D  
PIONEER HILLS SUBDIVISION  
FILING #1  
0.6050 ACRES

LOT 4, BLOCK 1  
PIONEER HILLS SUBDIVISION  
FILING #1  
0.6074 ACRES

LOT 1, BLOCK 1  
PIONEER HILLS SUBDIVISION  
FILING #1  
NOT A PART OF  
THIS SITE PLAN

LOT 2, BLOCK 1  
PIONEER HILLS SUBDIVISION  
FILING #1  
NOT A PART OF  
THIS SITE PLAN

- LEGEND**
- EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLE
  - EXISTING STREET LIGHT
  - EXISTING SANITARY SEWER LINE
  - EXISTING STORM SEWER LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING WATER LINE
  - PROPOSED STORM SEWER AND INLET WITH MANHOLE
  - PROPOSED WATER LINE WITH VALVE AND FIRE HYDRANT
  - PROPOSED WATER METER
  - PROPOSED SANITARY SEWER
  - UTILITY EASEMENT

CHERRY CREEK  
STATE RECREATION  
AREA  
(UNPLATTED)

STATE HIGHWAY NO. 83  
(PARKER ROAD)

PARKER ROAD  
CHAMBERS ROAD

Associates, Inc.  
Planning  
Engineering  
Architecture  
Landscape Architecture  
Land Surveying  
9485 E. Orchard Rd., Suite 2000  
Englewood, Colorado 80111  
Phone: (303) 770-5600  
Fax: (303) 770-3449

PREPARED UNDER THE DIRECT  
SUPERVISION OF  
KEITH E. HENSEL, P.E.  
COLORADO REGISTRATION  
NO. 28345  
FOR AND ON BEHALF OF  
CLC ASSOCIATES, INC.

Description  
ORIGINAL PREPARATION  
2ND SUBMITTAL  
BUILDING M AMENDMENT  
Date  
07/17/2000  
08/05/2000  
07/17/2000  
05/05/03

Project Number: 98.076  
Drawn By: JMT  
Designed By: KEH  
Checked By: KEH

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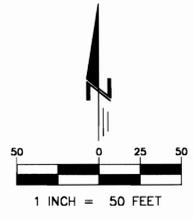
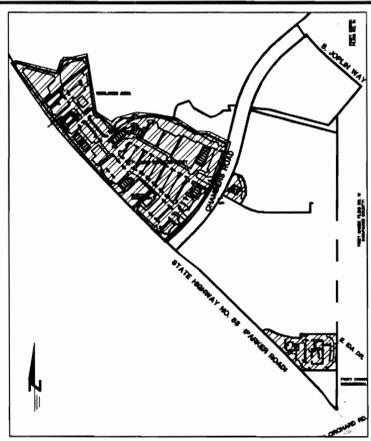
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**PIONEER HILLS  
PHASE II**  
PARKER AND CHAMBERS RD.  
AURORA, COLORADO

Sheet Title  
**OVERALL UTILITY  
PLAN**  
SP 6  
Sheet Number

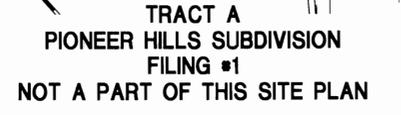
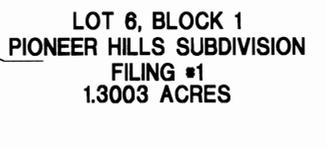
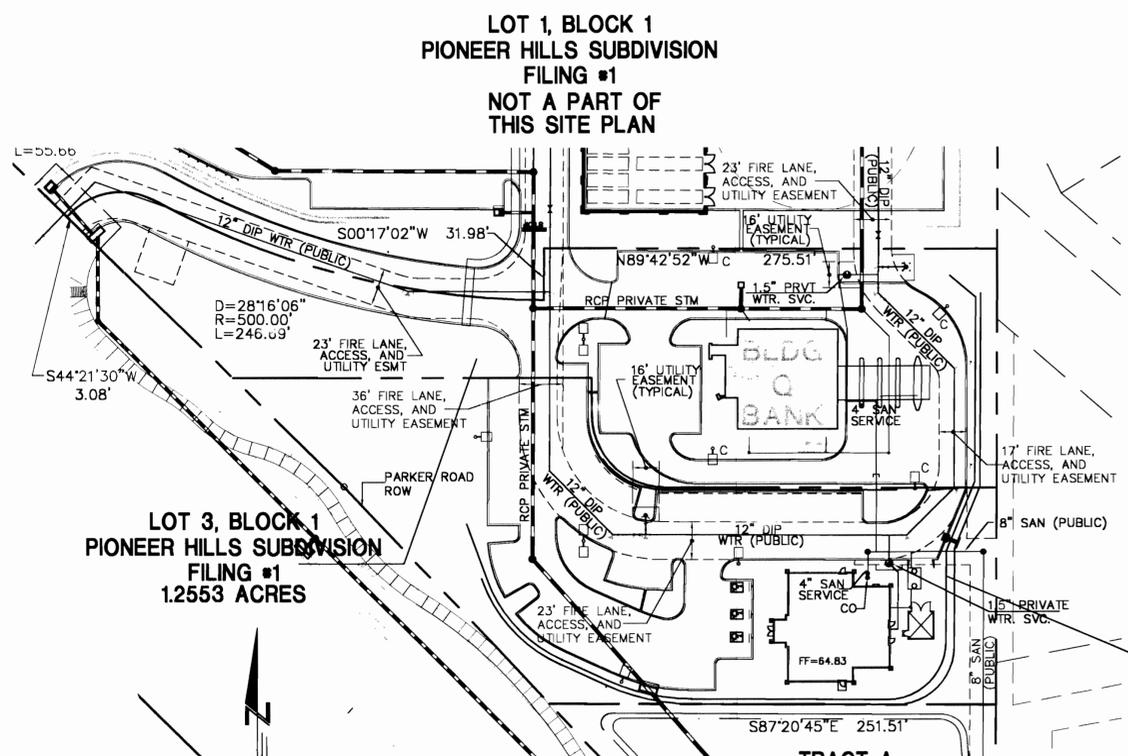
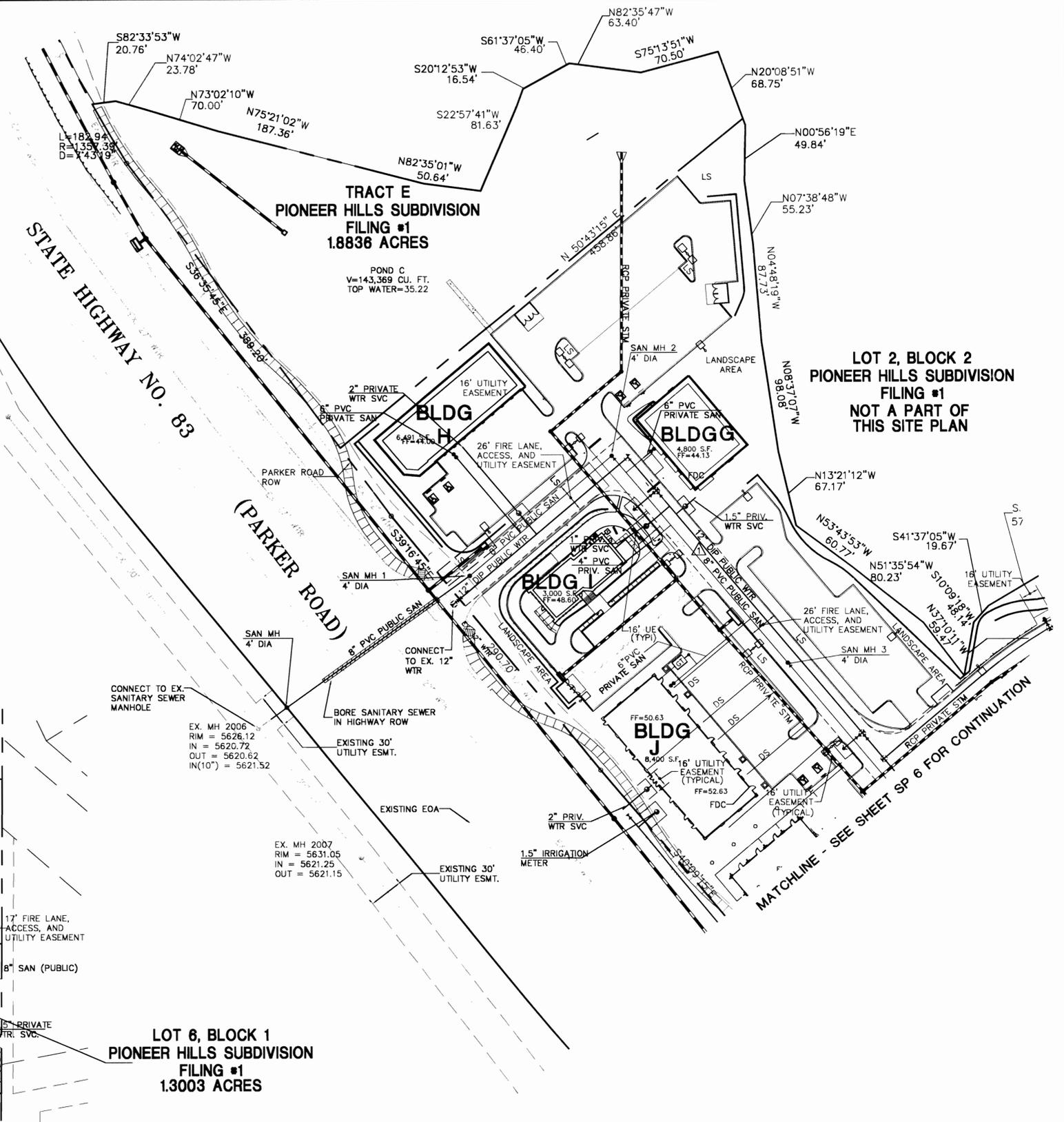
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ABADAN  
files available at www.eBlueprint.com

PH 2

PIONEER HILLS 2000-6052-09



- LEGEND**
- EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLE
  - EXISTING STREET LIGHT
  - EXISTING SANITARY SEWER LINE
  - EXISTING STORM SEWER LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING WATER LINE
  - PROPOSED STORM SEWER AND INLET WITH MANHOLE
  - PROPOSED WATER LINE WITH VALVE AND FIRE HYDRANT
  - PROPOSED WATER METER
  - PROPOSED SANITARY SEWER
  - UTILITY EASEMENT



**CLC Associates, Inc.**  
 Planning  
 Engineering  
 Architecture  
 Landscape Architecture  
 Land Surveying  
 8480 E. Orchard Rd., Suite 2000  
 Englewood, Colorado 80111  
 Phone: (303) 770-3600  
 Fax: (303) 770-2349

PREPARED UNDER THE DIRECT SUPERVISION OF KEITH E. HENSEL, P.E. COLORADO REGISTRATION NO. 28345 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
07/17/2000	ORIGINAL PREPARATION
11/05/2000	PLANNING RESUBMITTAL
01/17/2001	2ND SUBMITTAL
5/8/02	WENDY'S PAD SITE (BLDG I)

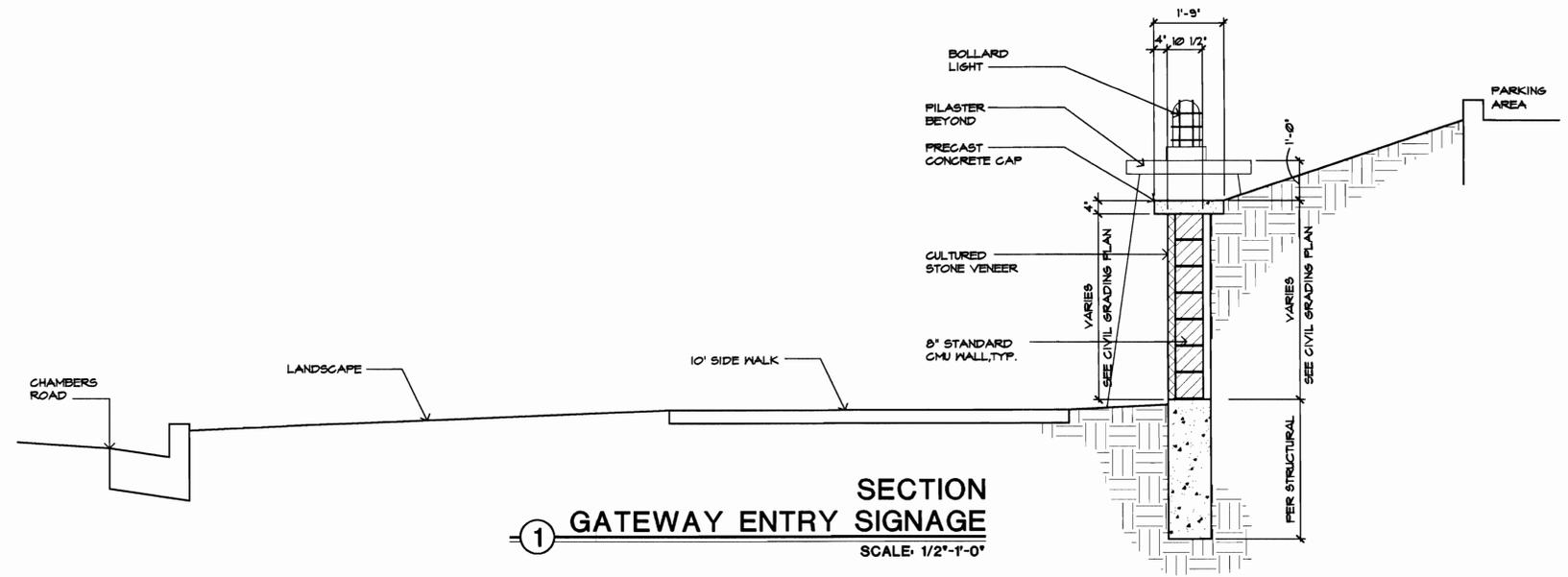
Project Number: 98.076  
 Drawn By: JMT  
 Designed By: KEH  
 Checked By: KEH

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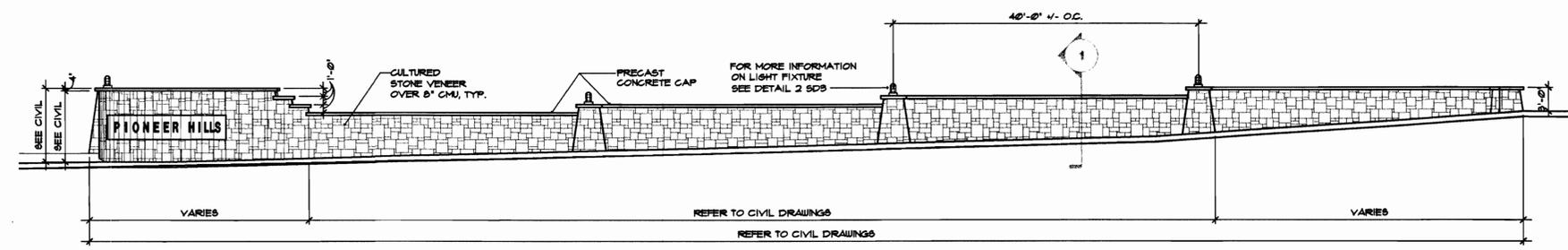
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**PIONEER HILLS PHASE II**  
 PARKER AND CHAMBERS RD.  
 AURORA, COLORADO

Sheet Title  
**OVERALL UTILITY PLAN**  
 SP 7  
 Sheet Number

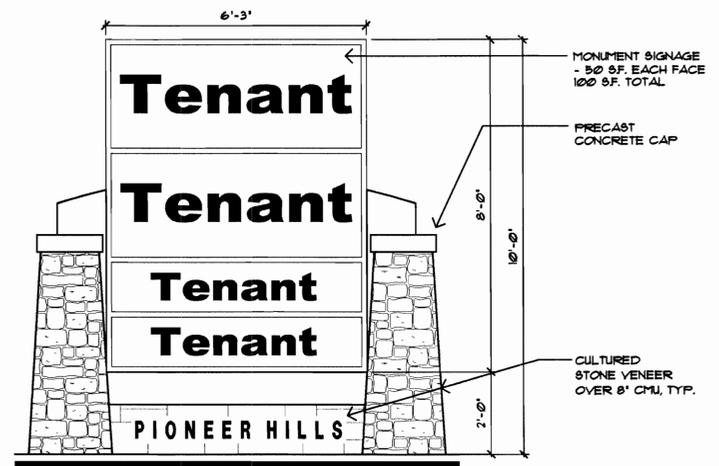
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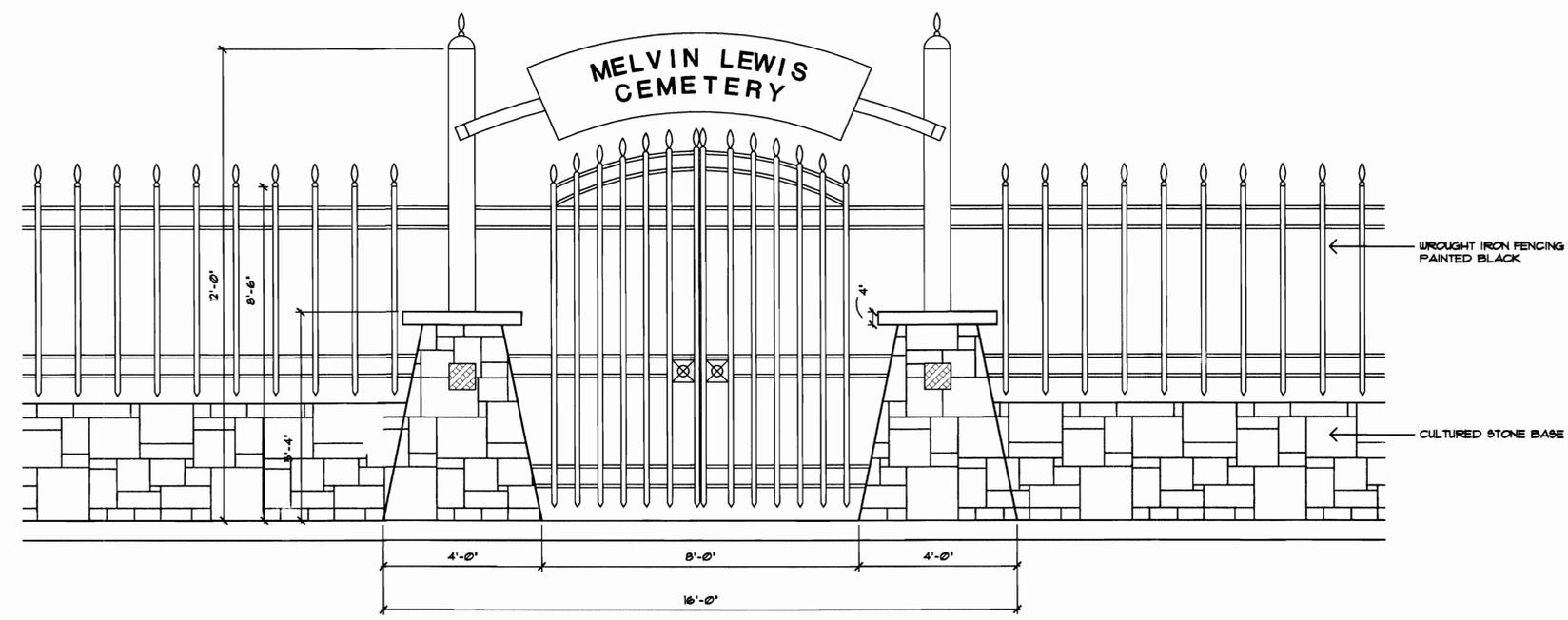
**SECTION 1 GATEWAY ENTRY SIGNAGE**  
 SCALE: 1/2"-1'-0"



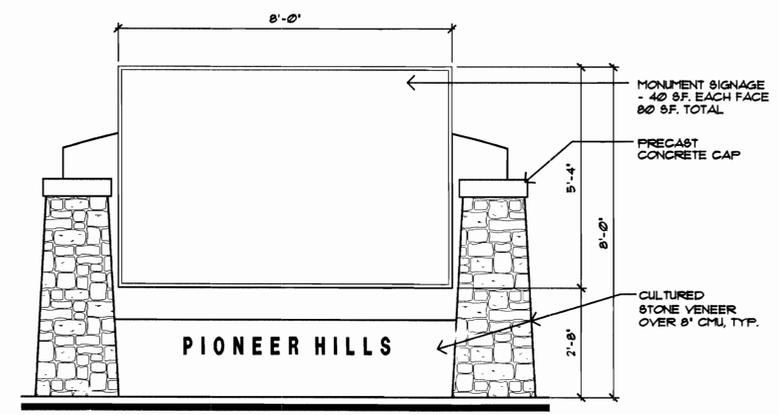
**ELEVATION 2 GATEWAY ENTRY SIGNAGE**  
 SCALE: 1/8"-1'-0"



**JOINT TENANT IDENTIFICATION SIGN 4**  
 SCALE: 1/2"-1'-0"



**CEMETERY ENTRANCE 3**  
 SCALE: 1/2"-1'-0"



**PROJECT IDENTIFICATION SIGN 5**  
 SCALE: 1/2"-1'-0"

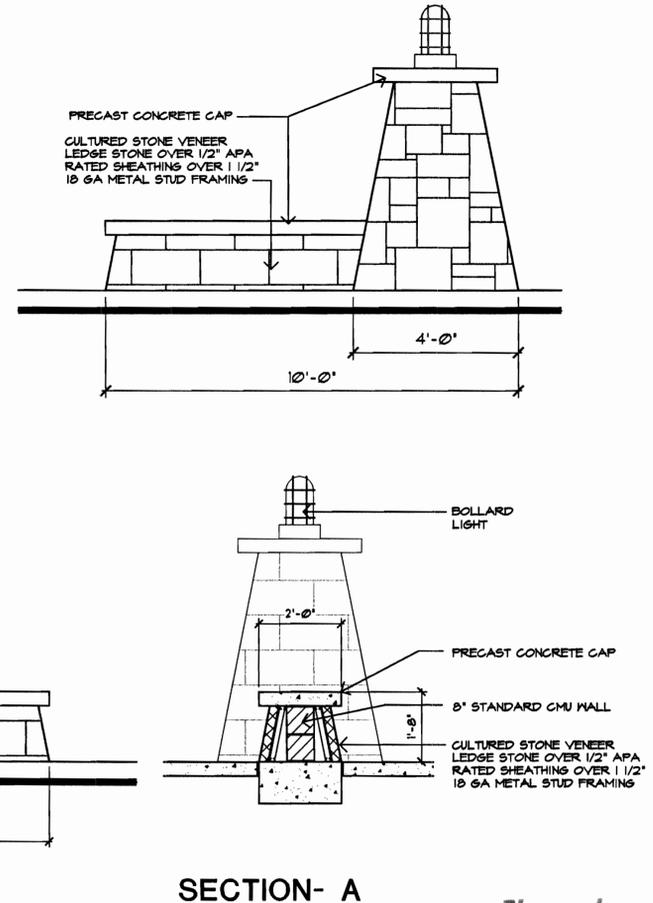
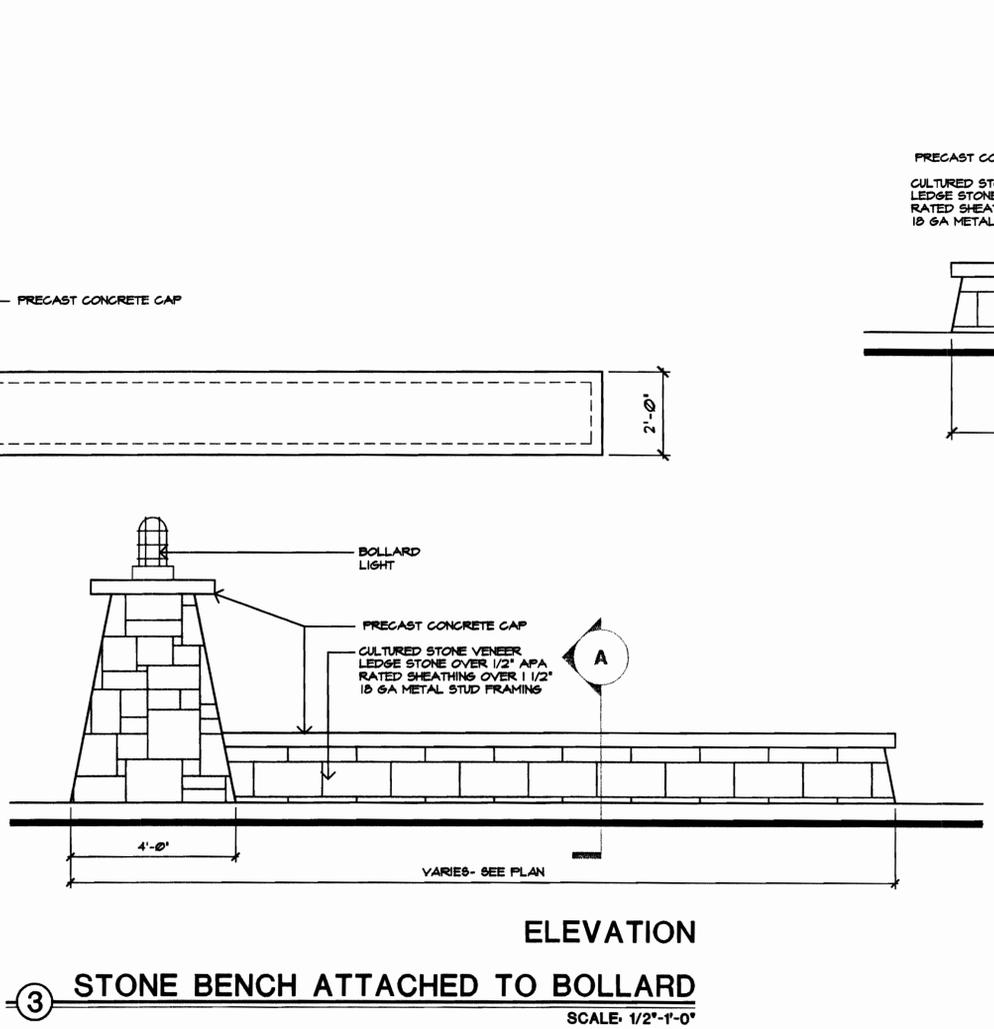
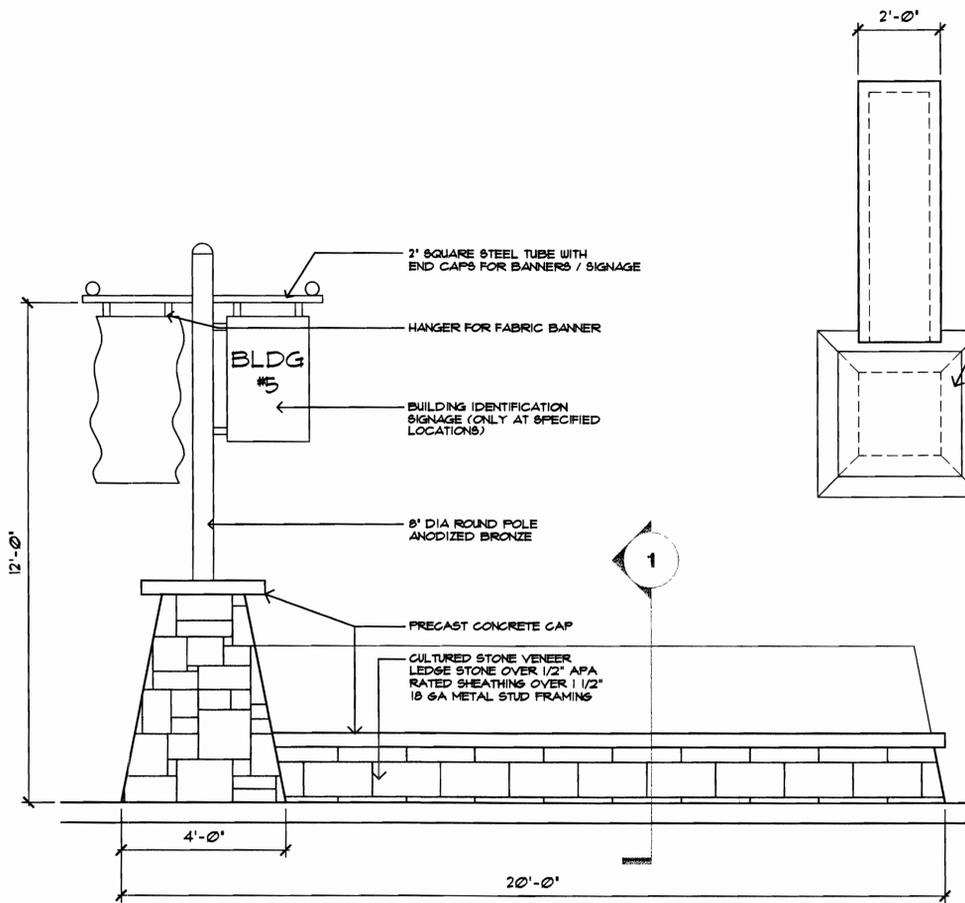
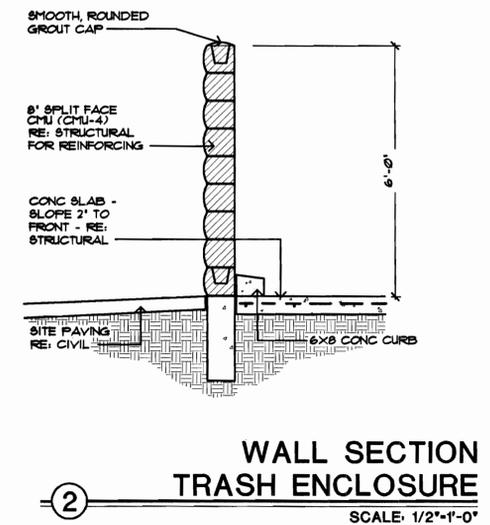
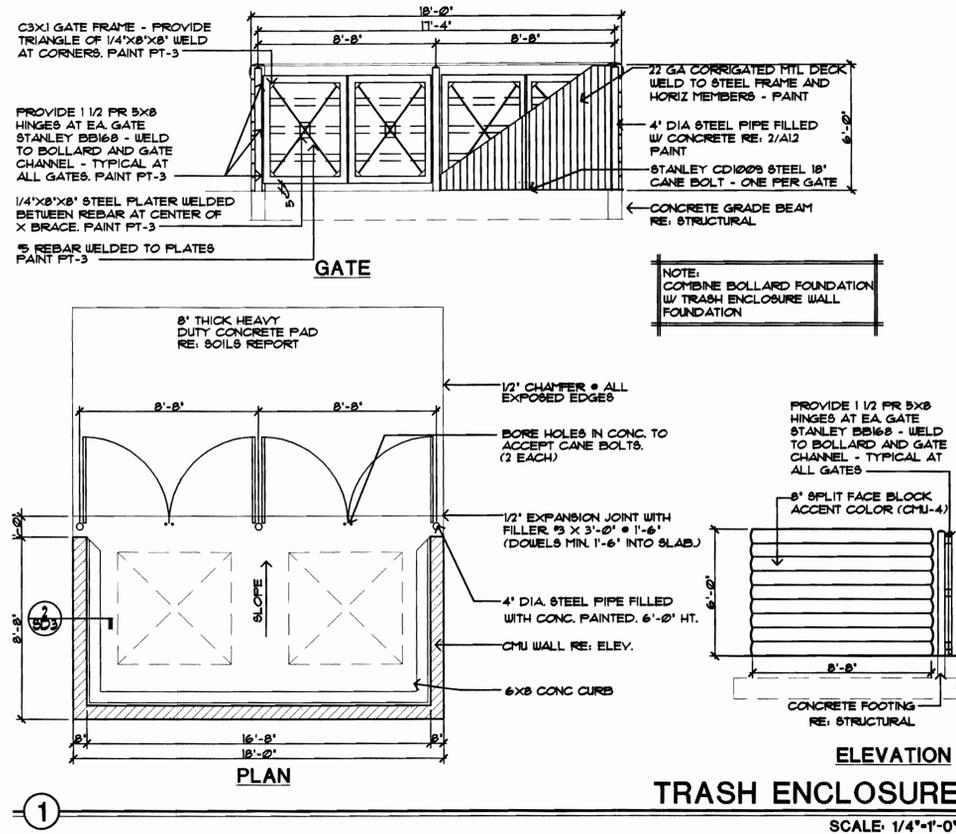
Date	Description
11/15/2000	PLANNING RESUBMITAL
1/11/01	PLANNING RESUBMITAL
03/30/01	PLANNING RESUBMITAL

Project Number: 98.076  
 Drawn By: JDC  
 Designed By: JDC  
 Checked By: JHS

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**PIONEER HILLS PHASE II**  
 PARKER AND CHAMBERS RD.  
 AURORA, COLORADO

Sheet Title  
 SITE DETAILS  
 SD1  
 Sheet Number



Date	Description
11/15/2000	PLANNING RESUBMITAL
1/11/01	PLANNING RESUBMITAL
03/30/01	PLANNING RESUBMITAL

Project Number: 98.076  
 Drawn By: JDC  
 Designed By: JDC  
 Checked By: JHS

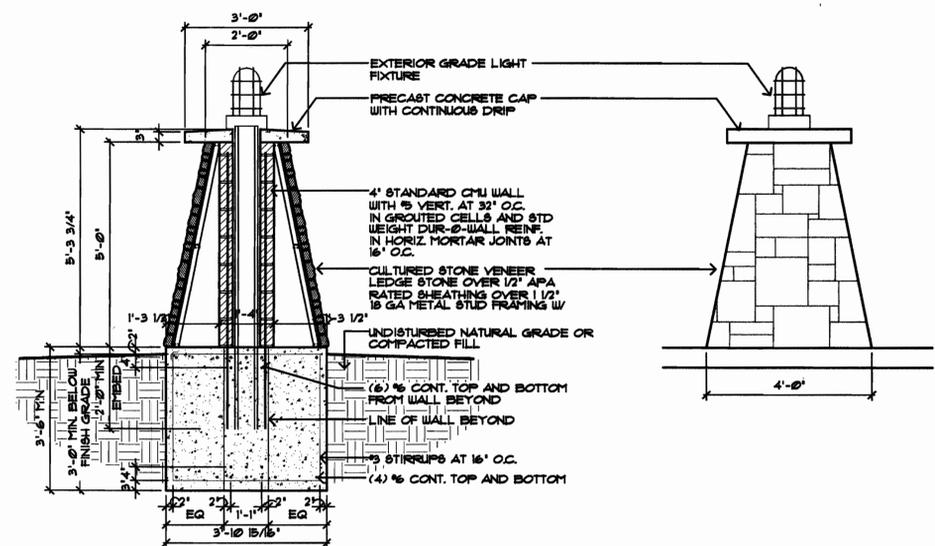
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**PIONEER HILLS PHASE II**  
**PARKER AND CHAMBERS RD.**  
**AURORA, COLORADO**

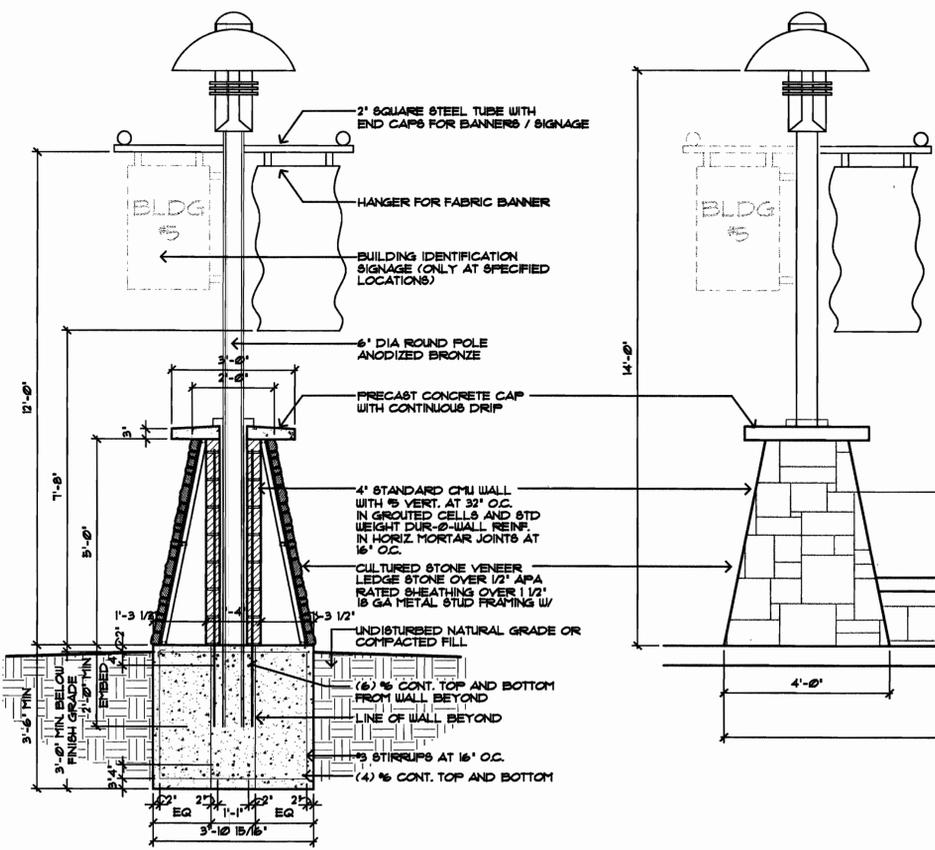
**SD2**

Sheet Title  
 SITE DETAILS  
 Sheet Number

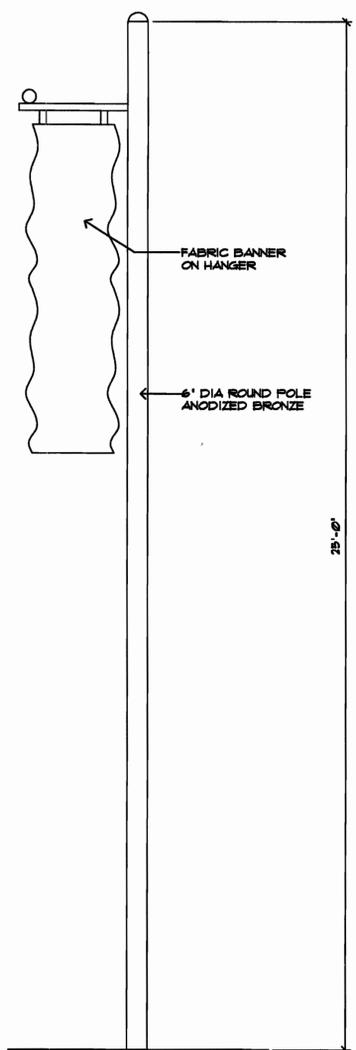
P:\PROJECTS\06-076\CONV\site plan - Phase II\SITE details.dwg, 09/07/00 02:48:34 PM, Plotted by: Nizar



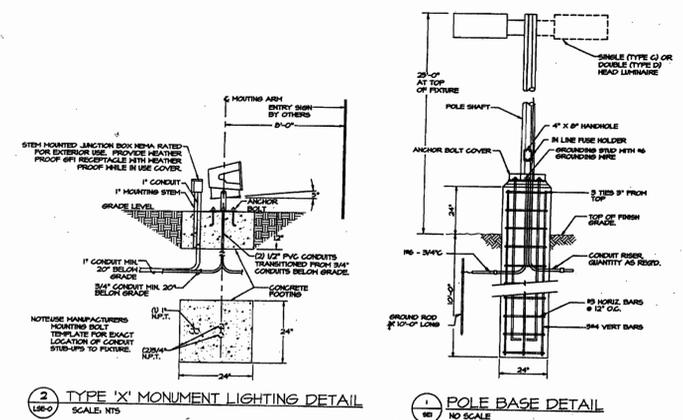
**SECTION / ELEVATION AT LIGHT MONUMENT**  
 SCALE: 1/2" = 1'-0"



**SECTION / ELEVATION AT SIGN BOLLARD**  
 SCALE: 1/2" = 1'-0"



**FLAG POLE DETAIL**  
 SCALE: 1/2" = 1'-0"



**MAGNUSQUARE® II SERIES** Vertical Lamp MSV

Job: Pioneer Hills Type: C & D

Dimensions		
A	B	C
14.7"	12.2"	21.0" sq.
374 mm	309 mm	533 mm

**Specifications**

Housing: Rugged, one piece aluminum, formed and welded for long term weatherability.  
 Ballast: Mounted to a pre-galvanized steel end support which ties into arm or yoke for secure, cool operation.  
 Lens / Door Frame: Door assembly is hinged and held in place by twin securing screws. A one piece lens gasket seals to reflector giving protection from dirt and insects.  
 Electrocoat® Finish: Electrostatically applied powder coating, high temperature bonded to surface for maximum adherence and finish hardness.  
 Additional Features: All fixtures supplied with lamp for installation convenience. Various optical distributions available. A selection of mounting arms and adapters allow use on new or existing poles. Hubbell SSP steel of SAP aluminum poles are recommended. Units are NRTL/C certified and UL listed for use in North America.

**WALL MOUNTED / SITE FIXTURE**  
 SCALE: NTS

**MONTEGO MODEL INFORMATION**

Model	Lamp	Pole	Mounting
MT550	70 MH/HPS	8' - 10'	A-B-C-D-E
MT600	150 MH/HPS	10' - 12'	A-B-C-D-E
MT600T	150 MH/HPS	10' - 12'	A-B-C-D-E
MT600V	150 MH/HPS	10'	A-B-C-D-E
MT800	250 MH/HPS	12' - 14'	A-B-C-D-E

**WALL MOUNTED DECORATIVE FIXTURE**  
 SCALE: NTS

Date: 05/05/00  
 08/01/00  
 11/15/00  
 10/16/02

Description:  
 CITY OF AURORA SUBMITTAL  
 SECOND SUBMITTAL  
 PLANNING RE-SUBMITTAL  
 PLANNING AND ZONING COMMENTS

Project Number: 98.076  
 Drawn By: JDC  
 Designed By: JDC  
 Checked By: JHS

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**PIONEER HILLS PHASE II**  
**PARKER AND CHAMBERS RD.**  
 AURORA, COLORADO

Sheet Title  
**SITE DETAILS**  
**SD3**  
 Sheet Number

# MOUNTAIN MIKE'S PIZZA

5448 S. PARKER RD., AURORA, CO 80015



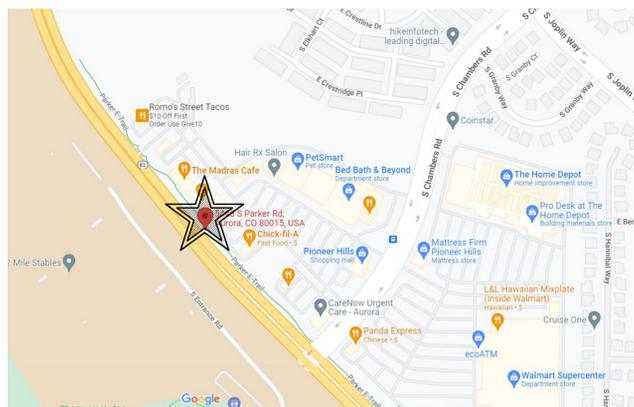
## GENERAL NOTES

- ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS, AND ORDINANCES AND AS SPECIFIED BY ALL GOVERNING AUTHORITIES WHERE APPLICABLE. REFERENCE IS TO THE LATEST ACCEPTED EDITION OR REVISION. IN THE EVENT OF CONFLICT WITH CODE REQUIREMENTS, THAT CODE REQUIREMENT OR NOTE WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
- THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING ANY PORTION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS, OR WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY FOR CLARIFICATION.
- DIMENSIONS ARE FROM FACE OF WALL OR TO CENTER OF WALL AS INDICATED ON DRAWINGS, UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. WALLS NOT DIMENSIONED ARE TO ALIGN WITH EXISTING WALLS OR BE ABUTTED OR APPLIED TO EXISTING WALLS PER DRAWINGS. DOORS NOT DIMENSIONED AND SHOWN JAMB TIGHT SHALL BE SET 3" FROM PERPENDICULAR WALL TO OUTER EDGE OF DOOR JAMB.
- REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND PROVIDE NECESSARY BRACING PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, AS WELL AS THE DRAWINGS OF OTHER CONSULTANTS, ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF WORK SHOWN ON THE DRAWINGS OF CONSULTANTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE DRAWINGS OF THE CONSULTING ENGINEERS TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS AND NOT BROUGHT TO THE ARCHITECT'S ATTENTION SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND AT NO EXPENSE TO THE OWNER OF ARCHITECT.
- PRIOR TO PERFORMANCE OF WORK, THE CONTRACTOR SHALL REQUIRE EACH SUBCONTRACTOR TO NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS FOR HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
- CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL OPENINGS WITH ALL DRAWINGS AND MANUFACTURED ITEMS WHERE APPLICABLE.
- THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- THE CONTRACTOR HEREIN AGREES TO REPAIR OR REPLACE ANY OR ALL WORK, TOGETHER WITH ANY OTHER ADJACENT WORK WHICH MAY BE DISPLACED IN CONNECTION WITH SUCH REPLACEMENT, THAT MAY PROVE TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, ORDINARY WEAR AND UNUSUAL ABUSE OR NEGLIGENCE EXCEPTED.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, LANDSCAPING, MATERIALS, ETC., DURING CONSTRUCTION. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES DISRUPTED OR DAMAGED DURING CONSTRUCTION TO MATCH EXISTING ADJACENT SURFACES.
- THE CONTRACTOR SHALL ON A DAILY BASIS KEEP THE PREMISES FREE FROM ALL ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES, SUBCONTRACTORS, OR WORK, AND AT THE COMPLETION OF THE WORK SHALL REMOVE ALL RUBBISH, DEBRIS, EQUIPMENT, AND SURPLUS MATERIALS FROM IN AND ABOUT THE BUILDING AND LEAVE THE PREMISES "BROOM CLEAN".
- ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS BY THE CONTRACTOR OR OWNER WITHOUT THE ARCHITECT'S APPROVAL IN WRITING RELEASES THE ARCHITECT OF RESPONSIBILITY AND LIABILITY IN CONNECTION WITH ALL WORK SO INVOLVED.
- CLARIFICATIONS ON AND/OR INCONSISTENCIES WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL CHARGES WILL NOT BE GRANTED BASED ON CLAIMS OF INCOMPLETE, INACCURATE, OR INCONSISTENT DRAWINGS AND SPECIFICATIONS.
- THE ARCHITECT SHALL REVIEW OR TAKE OTHER APPROPRIATE ACTION UPON CONTRACTOR'S SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, BUT SHALL DO SO ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT CONDUCTED FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES OR FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OF SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S REVIEW SHALL NOT CONSTITUTE ACCEPTANCE OF SAFETY PRECAUTIONS OR, UNLESS OTHERWISE SPECIFICALLY STATED BY THE ARCHITECT, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES.

## SYMBOLS

	DETAIL NUMBER	
	SHEET NUMBER	<b>SECTION</b>
	DETAIL NUMBER	
	SHEET NUMBER	<b>DETAIL</b>
	DETAIL NUMBER	
	SHEET NUMBER	<b>INTERIOR ELEVATION</b>
	ELEVATION NUMBER	
		<b>REVISION CLOUD &amp; DELTA</b>
		<b>NORTH ARROW</b>
		<b>DATUM ELEVATION</b>
		<b>WALL TAG</b>
		<b>DOOR NUMBER</b>
		<b>ROOM NUMBER &amp; NAME</b>
	ROOM NAME	
		<b>KEYNOTE</b>
		<b>FINISH TAG</b>
		<b>EQUIPMENT NUMBER</b>

## VICINITY MAP



★ 5448 S. PARKER RD. AURORA, CO 80015

## SHEET INDEX

T-1.0	COVER SHEET
T-1.1	GENERAL NOTES
T-1.2	GENERAL NOTES
T-1.3	ACCESSIBILITY NOTES AND DETAILS
A-1.0	FLOOR PLAN & NOTES
A-1.0C	PATIO PLAN & DETAILS

## ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
A.C.T.	ACOUSTICAL TILE	M.B.	MARKER BOARD
ADMIN.	ADMINISTRATION	MET.	METAL
BLD'G	BUILDING	(N)	NEW
B.N.	BULL NOSE	N.I.C.	NOT IN CONTRACT
B.L.	BUILDING LINE	N.O.	NUMBER
C.B.	CHALK BOARD	O.C.	ON CENTER
CEM.	CEMENT	O.D.	OUTSIDE DIAMETER
CEM. PLAS.	CEMENT PLASTER	OPEN'G	OPENING
C.F.	CUBIC FEET	OPP.	OPPOSITE
CL'G	CEILING	PL.	PLATE
CLSRM	CLASSROOM	PLYWD	PLYWOOD
CLR	CLEAR	PR.	PAIR
CMU	CONCRETE MASONRY UNIT	REQ.	REQUIRED
CONC.	CONCRETE	S.F.	SQUARE FEET
C.T.	CERAMIC TILE	SHT	SHEET
DET.	DETAIL	SIM.	SIMILAR
DETS	DETAILS	S.S., ST.S.	STAINLESS STEEL
DIA	DIAMETER	S.	STANDARD
(E)	EXISTING	STRUC.	STRUCTURAL
EXIST'G	EXISTING	T.O.	TOP OF
EL.	ELEVATION	T.A.	TOP OF ASPHALT PAVING
ELEV.	ELEVATION ELEVATOR	T.B.	TACK BOARD
E.P.	ELECTRICAL PANEL	T.C.	TOP OF CONC., T.O. CURB
EQ.	EQUAL	T.W.	TOP OF WALL
F.G.	FINISH GRADE	TYP.	TYPICAL
F.H.C.	FIRE HOSE CABINET	U.N.O.	UNLESS NOTED OTHERWISE
FIN.	FINISH, FINISHED	V.C.T.	VINYL COMBINATION TILE
FLR	FLOOR	VERT.	VERTICAL
FTG	FOOTING	VEST.	VESTIBULE
GA.	GAUGE	W/	WITH
GALV.	GALVANIZED	W/O	WITHOUT
GYP. BD.	GYPSONUM BOARD	W.I.	WROUGHT IRON
HORIZ.	HORIZONTAL		
I.C.	INTERCOM		
I.D.	INSIDE DIAMETER		
INFO.	INFORMATION		

## PROJECT SUMMARY

**PROJECT ADDRESS:**  
5448 S. PARKER RD.  
AURORA, CO 80015

**PROJECT DESCRIPTION:**  
NEW OUTDOOR PATIO FOR A "MOUNTAIN MIKE'S PIZZA" RESTAURANT.

**SCOPE OF WORK:**  
WORK TO INCLUDE A NEW PATIO RAILING AND THE ADDITION OF OUTDOOR TABLES & CHAIRS

**CODE ANALYSIS:**  
2021 INTERNATIONAL BUILDING CODE (IBC)  
2021 INTERNATIONAL MECHANICAL CODE (IMC)  
2021 INTERNATIONAL FIRE CODE (IFC)  
2021 INTERNATIONAL PLUMBING CODE (IPC)  
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2020 NATIONAL ELECTRICAL CODE (NEC)  
CITY OF AURORA AMENDMENTS

**CONSTRUCTION TYPE:** UBC V-N/NON-SPRINKLERED  
**OCCUPANCY GROUP:** B  
**BUILDING USE:** RESTAURANT  
**NUMBER OF STORIES:** 1  
**TOTAL PATIO AREA:** 407 SQ. FT.

**ARCHITECT:**  
GWA ARCHITECTURE, INC.  
1000 CORPORATE CENTER DR., SUITE 550  
MONTEREY PARK, CA 91754  
PH: (626) 288-6898  
FAX: (626) 768-7101

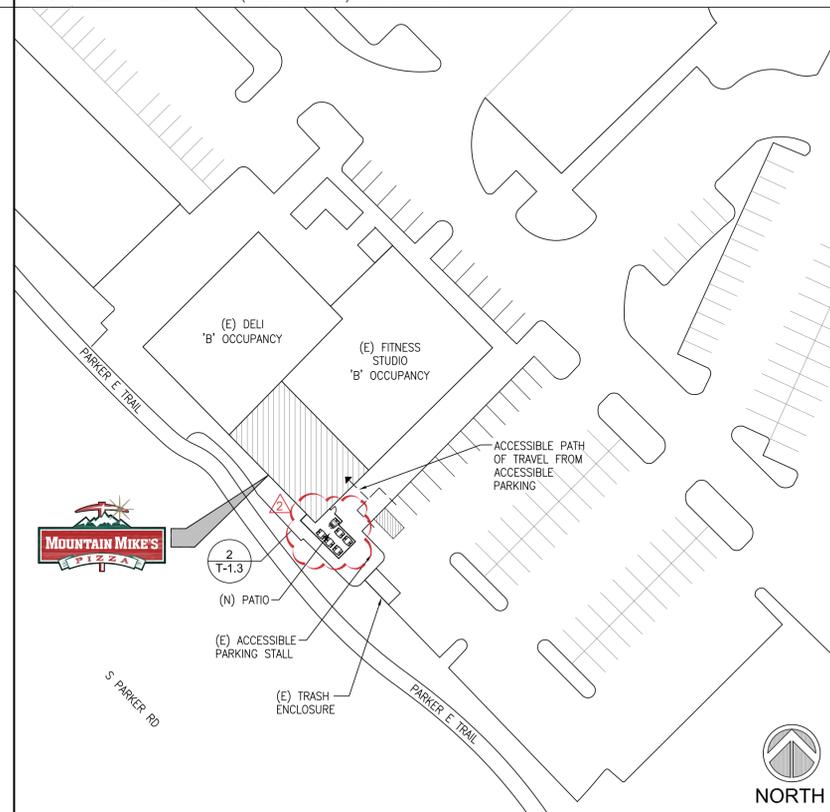
**TENANT:**  
BVT INVESTMENTS INC.  
PO BOX 130  
CASTLE ROCK, CO 80104  
ATTN: CHRIS PLUCINSKI  
PH: 818-571-6881  
EMAIL: [chrisp@bvt-investment.com](mailto:chrisp@bvt-investment.com)

**LANDLORD:**  
PIONEER HILLS SPE, LLC  
18881 VON KARMAN, STE. 800  
IRVINE, CA 92612  
ATTN: JACK CARROLL  
PH: 949-705-5000  
EMAIL: [JACK.CARROLL@SPERRYCGA.COM](mailto:JACK.CARROLL@SPERRYCGA.COM)

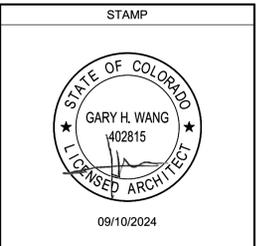
**NUMBER OF PATIO SEATS:** 24 (INCL. 1 ACCESSIBLE)

**OCCUPANT LOAD (OUTDOOR PATIO):** OCC. LOAD  
PATIO DINING AREA 393 SQ.FT. / 15 = 27  
TOTAL OCCUPANT LOAD: 27  
NO. OF EXITS REQUIRED (1-50 OCC.): 1  
NO. OF EXITS PROVIDED: 1

## SITE PLAN (REFERENCE ONLY) NOT TO SCALE



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



REVISIONS:	
△	BUILDING CORRECTIONS 02.28.24
△	MINOR AMENDMENT
△	-
△	-
△	-
△	-

ISSUE DATE:	
1ST	--
2ND	--
3RD	--
4TH	--
5TH	--
6TH	--

**JOB NUMBER**  
ARCH PROJECT #: 21-\_\_\_

<b>DRAWN BY</b> EM	<b>CHECK BY</b> ADR
-----------------------	------------------------

**SHEET CONTENT**  
INDEX NOTES, PROJECT INFO,  
VICINITY MAP,  
BLDG. DEPT NOTES

**SHEET NO**  
**T-1.0**

## GENERAL CONSTRUCTION NOTES

- CODES**  
ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL STATE AND LOCAL CODES AND ORDINANCES. NOTHING SHOWN IN THESE DRAWINGS SHALL BE CONSTRUED AS PERMISSION TO VIOLATE ANY OF THE GOVERNING CODES.
- PERMITS**
  - THE OWNER WILL PAY FOR THE BUILDING PERMIT AND ANY SEWER, WATER, OR OTHER LOCAL JURISDICTIONAL FEES OR ASSESSMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS WITH REGARD TO PERMITS, FEES AND TEMPORARY AS WELL AS PERMANENT UTILITIES. THE SUBCONTRACTORS SHALL OBTAIN CITY LICENSES AND SUBMIT SAME TO THE JOB SUPERINTENDENT BEFORE STARTING WORK. EACH SUBCONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS REQUIRED FOR THEIR PORTION OF THE WORK.
  - THE PLAN CHECK FEE SHALL BE SECURED AND PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE TAKEN OUT AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
  - THE CONTRACTOR SHALL OBTAIN PERMITS FROM THE LOCAL STATE DIVISION OF INDUSTRIAL SAFETY AS REQUIRED AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE DIVISION.
- CONSTRUCTION DOCUMENTS**
  - THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE DRAWINGS OR REASONABLY INFERRED THEREFROM. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED. SAFETY IN OR ABOUT THE JOB SITE METHODS OF PERFORMANCE OR TIMELINES IN THE PERFORMANCE OF THE WORK IF DISCREPANCY EXISTS BETWEEN PLANS OF DIFFERENT SCALES, THE LARGER SCALE PLAN SHALL GOVERN. NOTIFY ARCHITECT OF SUCH DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
- BIDS**
  - BIDDERS PRIOR TO SUBMITAL OF BIDS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE ARCHITECTS' PLANS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY, OMISSION, CLARIFICATION, OF ANY INFORMATION NECESSARY FOR COMPLETION OF THEIR SCOPE OF WORK.
  - ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES REQUIRED TO PERFORM ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED OR REQUIRED BY ANY APPLICABLE CODE TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
  - CONTRACTORS PRIOR TO BIDDING SHALL GUARANTEE THAT ALL OTHER SUB-BIDDERS OR SUB CONTRACTORS SHALL BE GIVEN COMPLETE FULL SETS OF PLANS TO INSURE THAT THEY HAVE INCLUDED ALL ITEMS NECESSARY TO COMPLETE THEIR WORK. ANY ITEM MISSED BY THESE SUBCONTRACTORS IN THEIR BIDS SHALL BE ABSORBED BY THE GENERAL CONTRACTOR AT HER/HIS OWN EXPENSE AND IN NO WAY WILL AFFECT ANY ADDITIONAL COST OVER AND ABOVE THE FINAL BID.
  - ALL TRADES SHALL PROVIDE BIDS ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY ALTERNATE SHALL BE SUBMITTED TO THE OWNER (IN WRITING) FOR APPROVAL PRIOR TO ACCEPTANCE OF BID.
- CONTRACTOR**
  - PRIOR TO COMMENCING, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND VERIFY CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY WITH THE PROPER UTILITY COMPANY THE LOCATIONS OF ALL EXISTING BELOW GRADE UTILITIES AND THEIR SERVICE CONNECTION PRIOR TO THE COMMENCEMENT OF WORK.
  - NO CONTRACTOR, SUBCONTRACTOR, OR SUBCONTRACTOR IS TO START HIS WORK UNTIL HE/SHE HAS FIRST EXAMINED THE EXISTING CONDITIONS. IF FOR ANY REASON A PERFECT JOB IS IMPOSSIBLE IT SHALL BE IMMEDIATELY REPORTED TO THE PROJECT SUPERINTENDENT AND ARCHITECT BEFORE PROCEEDING WITH THE JOB.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR COORDINATION OF HIS WORK WITH THAT OF OTHER TRADES AND FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER.
  - CONTRACTOR TO VERIFY AND ENSURE AVAILABILITY AND TIMELY DELIVERY OF SPECIFIED OR SUBSTITUTED PRODUCTS PRIOR TO CONSTRUCTION. HE SHALL NOTIFY ARCHITECT OF POSSIBLE CHANGES TO ANY CONSTRUCTION DOCUMENTS OR DELAY DUE TO NON AVAILABILITY OR LATE DELIVERY OF MATERIALS. ARCHITECT IS NOT RESPONSIBLE FOR NON AVAILABILITY OR LATE DELIVERY OF PRODUCTS DURING CONSTRUCTION.
  - ANY CONTRACTOR PRIOR TO INSTALLATION OR PROCUREMENT OF MATERIALS SHALL NOTIFY ARCHITECT OF PROBLEMS IF ANY. FAILURE TO DO SO SHALL MEAN THAT ALL NECESSARY CORRECTIVE MEASURE, DOCUMENTATION, ETC. SHALL BE DONE BY THAT CONTRACTOR AT HIS OWN EXPENSE AND TIME.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE CONSTRUCTION OF THE WORK AND SHALL CALL THE ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
  - PROVIDE ALL NECESSARY BACKING AND FRAMING FOR ALL WALL MOUNTED ITEMS, LIGHT FIXTURES AND ALL OTHER ITEMS REQUIRED SAME.
- LIABILITIES**
  - THE DESIGN PROFESSIONAL (DP) SHALL CONSULT WITH THE CLIENT REGARDING THE PROBABLE SERVICES REQUIRED TO COMPLY WITH AMERICAN DISABILITIES ACT (ADA). THE DP IS NOT AN ATTORNEY NOR SHOULD THE DP'S RENDERING AN OPINION OF PROBABLE SERVICES REQUIREMENTS BE CONSIDERED EQUIVALENT TO A LEGAL INTERPRETATION OF ADA. THE DP'S OPINION WILL BE BASED SOLELY ON HIS OR HER OWN EXPERIENCE AND KNOWLEDGE. THIS REQUIRES THE DP TO MAKE A CERTAIN NUMBER OF ASSUMPTIONS AS TO THE TYPES OF DISABILITIES COVERED BY ADA. THE DEGREE OF ACCESS THAT IS READILY ACHIEVABLE AND WHAT CONSTITUTES "READILY ACCESSIBLE AND USABLE", GIVEN THE ASSUMPTIONS WHICH MUST BE MADE THE DP CANNOT AND DOES NOT GUARANTEE THE ACCURACY OF HIS OR HER OPINION AS TO FULL COMPLIANCE AND IN RECOGNITION OF THAT FACT, THE CLIENT WAIVES ANY CLAIM AGAINST THE DP RELATIVE TO THE ADEQUACY OF THE OPINION TO FULLY COMPLY WITH ADA REQUIREMENTS.
  - THE ARCHITECT WHO SIGN THESE PLANS, SPECIFICATIONS AND INSTRUMENTS OF SERVICE SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES OR USES NOT AUTHORIZED OR APPROVED BY THE ARCHITECT. THE SIGNING OF THESE DOCUMENTS WILL NOT IMPOSE A LEGAL DUTY OR RESPONSIBILITY TO OBSERVE THE CONSTRUCTION OF THE FIXED WORKS SUBJECT TO THESE DOCUMENTS.
  - ALL BRACING NECESSARY FOR CONSTRUCTION PURPOSES BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - THE DESIGN ADEQUACY AND SAFETY OF THE ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

- INTENTION**  
THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS / EQUIPMENT AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK.
- SUBSTITUTION**  
NO SUBSTITUTION SHALL BE MADE WITHOUT THE OWNERS APPROVAL.
- CHANGES**  
THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
- SCOPE**  
ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY. REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR COMPLETE AND PROPERLY FINISHED JOB.
- CUTTING AND PATCHING**  
ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.
- CLEANING**  
THE CONTRACTOR SHALL CLEAN-UP, REMOVE AND DISPOSE IN A LEGAL MANNER ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB.
- INSULATION**
  - ROOF INSULATION SHALL BE RATED FIBERGLASS BATTS BETWEEN BOTTOM CHORDS OF TRUSSES OR BETWEEN ROOF JOISTS PER TITLE 24 REQUIREMENTS.
  - RATED FIBERGLASS INSULATION LIKEWISE BE PROVIDED AT THE EXTERIOR STUD WALLS BETWEEN STUDS PER TITLE 24 REQUIREMENTS.
  - REFER TO ENERGY CONSERVATION NOTES AND MANDATORY MEASURES FOR ADDITIONAL INSULATION NOTES AND REQUIREMENTS.

## GENERAL NOTES

- THE TERM 'CONTRACTOR' AS USED HERE IN AND ON THE DRAWINGS SHALL ALSO BE APPLICABLE TO EACH SUBCONTRACTOR AS REQUIREMENTS PERTAIN TO HIS TRADE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO FLOOR PLANS AND ELEVATIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY, IN WRITING, OF ALL AND ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS AND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO SITE PLAN AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY, IN WRITING, OF ALL AND ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS AND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- ALL WRITTEN DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS.
- ALL WRITTEN DIMENSIONS SHALL HAVE PREFERENCE OVER SCALES SHOWN ON ALL PLANS, DRAWINGS AND DETAILS.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THE DRAWINGS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ANY AND ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY THEIR OPERATIONS IN PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES PRIOR TO DEMOLITION EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND AVAILABILITY OF ALL OFF-SITE UTILITY LINES.
- AREAS DESIGNATED FOR OFF-STREET PARKING AND LOADING, REQUIRED ACCESS DRIVES AND MANEUVERING AREAS SHALL NOT BE USED FOR THE OUTDOOR STORAGE OF MATERIALS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE LOCAL BUILDING CODE AS ADOPTED AND AMENDED BY LOCAL GOVERNING AUTHORITIES.
- THIS STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING AS REQUIRED TO ASSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OF PORTION THEREOF DURING CONSTRUCTION.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- NEITHER THE OWNER OR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. IT IS THE INTENT OF THESE CONSTRUCTION DOCUMENTS TO INCORPORATE THE SAFETY STANDARDS OF THE STATE CODE DIVISION OF INDUSTRIAL SAFETY.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR THE SIMILAR WORK SHOWN ON THE DRAWINGS AND/OR SHALL CONFORM TO ACCEPTED STANDARDS OF PRACTICE.
- DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR, WITHOUT DAMAGE, FOR ANY DAMAGE CAUSED BY HIM OR HIS SUB-CONTRACTOR.
- ALL GLASS AND GLAZING SHALL COMPLY WITH STATE AND LOCAL CODES THE U.S. CONSUMER PRODUCTS SAFETY COMMISSION SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
- ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED TO, BUT NOT LESS THAN A FORCE OF FIVE(5) POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO THE WALLS.
- CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, STAIR RAILINGS, MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
- WHEN SHOP DRAWINGS ARE REQUIRED, ALL DIMENSIONS ARE TO BE VERIFIED AT THE JOB SITE BY THE CONTRACTOR PRIOR TO FABRICATION OF.
- VERIFY LOCATION AND SIZE OF ALL OPENINGS WITH ALL DRAWINGS AND MANUFACTURED ITEMS WHERE APPLICABLE.
- VERIFY INSERTS AND EMBEDDED ITEMS WITH ALL DRAWINGS AND MANUFACTURED ITEMS WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM, WITHOUT COST TO OWNER, WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT. EXCEPTION, THE ROOFING SUBCONTRACTOR SHALL SUBMIT A MAINTENANCE AGREEMENT, CO-SIGNED BY THE CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO YEARS.
- THE CONTRACTOR SHALL SUBMIT COPIES OF MANUFACTURERS CATALOG SHEETS, BROCHURES, SHEETS OF COLOR SAMPLES, INSTALLATION INSTRUCTIONS, ETC. ON MANUFACTURED PRODUCTS, USED OR INSTALLED IN THE PROJECT FOR OWNERS ACCEPTANCE BEFORE PURCHASE OF DELIVERY TO THE SITE. NON-COMPLIANCE MAY RESULT IN REJECTION OR NON-ACCEPTANCE.
- MATERIALS AND PRODUCTS MUST BE DELIVERED TO THE BLDG. SITE IN ORIGINAL PACKAGES, MATERIAL AND PRODUCTS SHALL BE STORED OFF THE GROUND ON WOOD BLOCKING IN AN UPRIGHT POSITION, PROTECTED FROM THE ELEMENTS, IN A MANNER TO PREVENT DAMAGE OR MARRING OF FINISH.
- ALL WORKS SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LOCAL BUILDING CODE, AND ANY OTHER REGULATING AGENCIES HAVING AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
- APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OR FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR HIS ENGINEER FOR INTERPRETATION OR CLARIFICATIONS.

- THE CONTRACTOR SHALL TAKE ALL MEANS NECESSARY TO PROTECT HIS PORTION OF THE WORK BEFORE, DURING, AND AFTER INSTALLATION, AND TO PROTECT THE INSTALLED WORK AND MATERIALS OF OTHER TRADES. IN THE EVENT OF DAMAGE, THE CONTRACTOR SHALL MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.
  - WORKMANSHIP SHALL CONFORM TO THE BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADES INVOLVED, AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION REGULARLY FURNISHED OR REQUIRED FOR COMPLETION, INCLUDING ANY FINISH REQUIRED FOR SUCCESSFUL OPERATION AS INTENDED. WORK SHALL BE EXECUTED BY MECHANICS SKILLED IN THEIR RESPECTIVE LINES OF WORK.
  - THE ARCHITECT DOES NOT GUARANTEE THE CONTRACTORS PERFORMANCE, AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY ELIBILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSIONS OR COMMISSIONS OF THE CONTRACTOR.
  - THE GENERAL CONTRACTOR AS WELL AS MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS MUST VERIFY ALL EQUIPMENT REQUIREMENTS WITH THE EQUIPMENT SUPPLIER BEFORE ANY WORK IS DONE.
  - LOCATION OF ALL MECHANICAL ROOF OPENINGS SHALL BE DETERMINED AND VERIFIED BY THE MECHANICAL CONTRACTOR.
- EXISTING BUILDING AND STRUCTURES
- WHEN A RENOVATION, STRUCTURAL REPAIR, ALTERATION, OR ADDITION TO AN EXISTING BUILDING OCCURS, COMPLIANCE INCLUDES THE FOLLOWING:
    - THE AREA OF RENOVATION, STRUCTURAL REPAIR, ALTERATION, OR ADDITION MUST FULLY COMPLY.
    - A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION MUST FULLY COMPLY.
    - SANITARY FACILITIES, AND, WHEN PROVIDED, DRINKING FOUNTAINS AND PUBLIC TELEPHONES, SERVING THE AREA OF RENOVATION, STRUCTURAL REPAIR, ALTERATION OR ADDITION MUST FULLY COMPLY.
  - BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC SANITARY FACILITIES AND/OR ELEVATIONS FOR PUBLIC USE THAT CONFORM TO ADA SHALL HAVE THIS INFORMATION POSTED IN THE BUILDING LOBBY, PREFERABLY AS PART OF THE BUILDING DIRECTORY.
- SUMMARY OF WORK/RESPONSIBILITIES/COORDINATION
- THIS PROJECT SHALL CONFORM TO THE CURRENT EDITIONS OF THE LOCAL BUILDING CODE AND CITY AND COUNTY LAWS AND ORDINANCES.
  - CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE BUILDING CODES AND ALL OTHER APPLICABLE ORDINANCES, REGULATIONS, DRAWINGS, AND GENERAL NOTES CONTAINED HEREIN. GENERAL CONTRACTOR IS RESPONSIBLE FOR READING THE TENANT CRITERIA BOOK PRIOR TO BEGINNING THE PROJECT. THE BOOK INCLUDES INFORMATION AND DETAILS CRITICAL TO THE JOB.
  - THE DRAWINGS ARE NOT INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHMENT WORK. THE INTENTION OF THESE DOCUMENTS IS ONLY TO SHOW MATERIALS, EQUIPMENT, AND THEIR FINISHED CONDITION FOR THE PROPER COMPLETION OF THE WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK.
  - THESE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLIMENTARY. WORK REQUIRED TO BE DONE BY ONE DOCUMENT AND NOT BY OTHERS SHALL BE DONE AS IF REQUIRED BY ALL.
  - WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THIS PROJECT.
  - IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTION, OR DETAILS ON DRAWINGS.
  - WORK NOT INCLUDED IN CONTRACT- ITEMS DESIGNATED AS 'N.I.C.', FUTURE, OR BY OWNER SHALL BE EXCLUDED FROM THIS CONTRACT. ALL OTHER DOCUMENTS AND MATERIALS REQUIRED BY THESE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR JOB SITE CONDITIONS OR COMPLIANCE WITH SAFETY REGULATIONS GOVERNING WORK PERFORMED ON THIS PROJECT.

- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THESE PLANS, SHALL CONDUCT THEIR OPERATIONS SO THAT THE PUBLIC IS PROTECTED - AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH ANY AND ALL OTHER APPLICABLE STATE AND / OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT AND THAT THIS REQUIREMENT SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS CHECK DIMENSIONS AND DETAILS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL. REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES.
- CONTRACTOR IS ALSO RESPONSIBLE TO VERIFY WITH MALL MANAGEMENT THE EXACT LOCATION OF THE LEASE LINE AND OTHER EXISTING REQUIREMENTS NOT NOTED ON THESE PLANS.
- ALL OMISSIONS AND ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN THE GENERAL NOTES AND NOTES ON THE DRAWINGS, OR BETWEEN NOTES ON DRAWINGS AND SPECIFIC DETAILS, THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE ARCHITECT WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS AND THE RESULTING ADDITIONAL COSTS OR CREDITS SHALL BE INCLUDED IN THE CONTRACTORS BASE BID. IN THE EVENT THAT THIS REQUIREMENT IS NOT ADHERED TO, ADDITIONAL CHARGES DURING THE CONSTRUCTION PHASE WILL NOT BE CONSIDERED BY THE OWNER AND THE ARCHITECT. THE SUBCONTRACTORS FAILURE DURING THE BID PHASE TO BRING DISCREPANCIES OR UNAVAILABILITY OF PROPRIETARY PRODUCTS TO THE GENERAL CONTRACTORS ATTENTION WILL NOT BE CONSIDERED BY THE OWNER AND THE ARCHITECT AS AN APPROPRIATE REASON FOR ADDITIONAL COMPENSATION.
  - LOCATIONS OF ANY AND ALL UTILITIES SHOWN ARE APPROXIMATE AND THE CONTRACTOR SHALL CONTACT THE ARCHITECT & OWNER IF UNKNOWN CONDITIONS ARISE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, AND PROCEDURES REQUIRED FOR THE PERFORMANCE OF HIS OR HER SUBCONTRACTORS WORK IN, ON, OR ABOUT THE JOB SITE.



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

ARCHITECT

**GWA**  
ARCHITECTURE

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STAMP

GARY H. WANG  
402815  
LICENSED ARCHITECT

09/10/2024

PROJECT NAME/ADDRESS:

**MOUNTAIN MIKE'S**  
PIZZA  
Aurora, CO

5448 S. PARKER RD.,  
AURORA, CO 80015

REVISIONS:		
△	BUILDING CORRECTIONS	02.28.24
△	MINOR AMENDMENT	
△	-	
△	-	
△	-	
△	-	

ISSUE DATE:	
1ST	-
2ND	-
3RD	-
4TH	-
5TH	-
6TH	-

JOB NUMBER

ARCH PROJECT #: 21-\_\_

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SHEET CONTENT

GENERAL NOTES

SHEET NO

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# GENERAL NOTES (CONT.)

13. THE CONTRACTORS SHALL PROVIDE ANY AND ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY AND ALL PARTS OF THE PROJECT DURING CONSTRUCTION.

14. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE ARCHITECT AND LANDLORD OR MALL MANAGEMENT.

15. PRIOR TO THE FINAL PAYMENT, THE CONTRACTOR SHALL DELIVER TO THE OWNER ALL GUARANTEES, WARRANTIES, MAINTENANCE MANUALS, PARTS LISTS, OPERATING INSTRUCTIONS, AIR BALANCE REPORTS, AS BUILT DRAWINGS AND COMPLETION OF ALL ITEMS ON THE FINAL PUNCH LIST AND SIGNED BY TENANT.

16. UNLESS SPECIFIED OR INDICATED ON DRAWINGS, THE CONTRACTOR SHALL APPLY, INSTALL, CONNECT, ERECT, USE, CLEAN, AND CONDITION MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS' CURRENT PRINTED RECOMMENDATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE SUCCESSFUL COORDINATION AND INSTALLATION OF OWNERS EQUIPMENT AND FIRE SUPPRESSION SYSTEM. VERIFY SIZES OF THE EQUIPMENT BY THE OWNER PRIOR TO THE START OF CONSTRUCTION, IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO CHECK THE DIMENSIONS IN THE FIELD, PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE SAME.

17. NUMBER OF SPECIFIED ITEMS REQUIRED WHENEVER IN THESE GENERAL NOTES, AN ARTICLE, DEVICE OR PIECE OF EQUIPMENT IS REFERENCED TO IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE SHOWN IN THE DRAWINGS OR REQUIRED TO COMPLETE THE INSTALLATION.

18. CLEAN UP UPON COMPLETION, REMOVE ALL SURPLUS MATERIAL, EQUIPMENT DEBRIS INCIDENTAL TO THIS WORK, AND LEAVE THE PREMISES IN A "VACUUM" CONDITION.

19. GUARANTEE  
THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WITHOUT COSTS TO THE OWNER WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

20. IF ANY CONTRACTOR CLAIMS THAT ANY INSTRUCTIONS FROM THE ARCHITECT OR OWNER INVOLVES EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE WRITTEN NOTICE TO THE ARCHITECT AND OWNER THEREOF WITHIN A REASONABLE TIME AFTER THE RECEIPT OF SUCH INSTRUCTIONS NOT LATER THAN 5 DAYS THEREFROM, AND, IN ANY EVENT, BEFORE PROCEEDING TO EXECUTE THE WORK, EXCEPT IN EMERGENCY ENDANGERING LIFE OR PROPERTY, AND THE PROCEDURE SHALL THEN BE AS PROVIDED FOR CHANGES IN THE WORK, NO SUCH CLAIM SHALL BE VALID UNLESS SO MADE.

21. THE OWNER SHALL CONTRACT WITH MASTER PROTECTION / FIRE PROTECTION SYSTEM FOR THE 'ANSUL' FIRE SUPPRESSION SYSTEM.

22. TENANT MUST MAKE A SEPARATE APPLICATION AND PAY A PLAN CHECK FEE FOR ANY AND ALL STORE SIGNS TO THE BUILDING AND SAFETY DEPARTMENT.

23. NO HAZARDOUS WASTE TO BE STORED ON THIS SITE.

24. THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER, MANAGERIAL AND ORIGINAL OCCUPANTS THE FOLLOWING:

- A. A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES, CONSERVATION OF SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTION ON HOW TO USE EFFICIENTLY.
- B. REQUIRED ROUTINE MAINTENANCE ACTION SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE MAINTENANCE MANUAL.
- C. A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEM IS DESIGNED TO PROVIDE TO EACH AREA.

25. EACH HVAC SYSTEM SHALL BE EQUIPPED WITH AT LEAST ONE AUTOMATIC SERVICE TO SETBACK OF SHUTOFF THE SYSTEM DURING PERIODS OF NON-USE OR ALTERNATE USE OF THE BUILDING SPACES OR ZONES SERVED BY THE SYSTEM. EXCEPTION SHALL AUXILIARY HVAC SYSTEMS WHOSE INPUT POWER IS LESS THAN 500 WATTS MAY HAVE READILY ACCESSIBLE MANUAL ON/OFF SWITCHING INSTEAD.

26. AUTOMATIC TEMPERATURE CONTROLS FOR HVAC SYSTEMS SHALL COMPLY WITH THE FOLLOWING:

- A. EACH ZONE SHALL BE PROVIDED WITH AT LEAST ONE AUTOMATIC TEMPERATURE CONTROL FOR THAT ZONE.
- B. MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55°F TO 85°F.
- C. OPERATE ZONE HEATING AND COOLING IN SEQUENCE IF BOTH ARE PROVIDED.
- D. PROVIDE A TEMPERATURE RANGE ADJUSTABLE UP TO 10 DEGREES BETWEEN FULL HEATING AND FULL COOLING TO THE ZONE.

27. AIR HANDLING DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED.

28. MECHANICAL VENTILATION SUPPLY AND EXHAUST SYSTEMS WITH MORE THAN 5000 CFM OF AIR SHALL BE PROVIDED WITH AUTOMATIC DAMPERS INTERLOCKED AND CLOSED ON FAN SHUTDOWN.

29. GRAVITY VENTILATION SYSTEM SHALL BE PROVIDED WITH AUTOMATIC DAMPERS INTERLOCKED AND CLOSED ON FAN SHUTDOWN.

30. GRAVITY VENTILATION SYSTEM SHALL BE PROVIDED WITH AUTOMATIC OR READILY ACCESSIBLE MANUALLY OPERATED DAMPERS IN ALL OPENINGS TO THE OUTSIDE, EXCEPT COMBUSTION AIR OPENINGS.

31. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE FULLY OPERABLE WITHIN THE ENTIRE COVERED MALL BUILDING AND APPROVED BY THE FIELD FIRE INSPECTOR PRIOR TO THE OCCUPANCY AIR OPENINGS.

## FINISHES GYPSUM WALL BOARD

1. PROVIDE GYPSUM WALLBOARD, STEEL FRAMING COMPONENTS, AND ACCESSORIES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. PRODUCTS SPECIFIED HEREIN ARE AS MANUFACTURED BY U.S. GYPSUM. EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS WILL BE CONSIDERED PROVIDED THEY MEET THOSE ESTABLISHED STANDARDS. MAKE APPROPRIATE SUBMITTAL FOR ANY SUBSTITUTIONS.

2. ALL WORK SHALL COMPLY WITH FIRE RESISTIVE MATERIALS AND PLASTER AND OTHER APPLICABLE REGULATIONS.

### 3. FINISH

- A. UNLESS NOTED OTHERWISE (E.G. SPECIAL WALL COVERING AREAS) ALL GYPSUM WALLBOARD SHALL BE TAPED, SPACKLED, AND PAINTED.
- B. VERIFY ANY SPECIAL FINISH AREA PRIOR TO COMMENCING WORK.
- C. CONTRACTOR IS TO PROVIDE A PAINT ROLLER TEXTURE TO WALLS ONLY. SEE FINISH SCHEDULE FOR EXISTING WALLS.

## CEMENTITIOUS BACKER UNITS (C.B.U.)

### 1. REQUIREMENTS

- A. SET TILE IN LATEX MODIFIED DRY-SET MORTAR

### 2. MATERIALS

- A. CEMENTITIOUS BACKER UNITS – ANSI A118.9.
- B. 2" GLASS FIBER MESH TAPE.
- C. FASTENERS – NON-CORROSSIVE AND NON-OXIDIZING.
- D. GROUT – ANSI A118.6 (USE TYPE RECOMMENDED BY TILE MANUFACTURER)

### 3. PREPARATION BY CEMENTITIOUS BACKER UNIT INSTALLERS

- A. MAXIMUM VARIATION IN THE BACKING SURFACE 1/8" IN 6'-0" FROM THE REQUIRED PLANE
- B. HORIZONTAL AND VERTICAL JOINTS AND CORNERS 1/8" SPACING FILLED SOLID WITH LATEX MODIFIED DRIED-SET MORTAR.
- C. GLASS FIBER MESH TAPE-EMBED IN A SKIN COAT OF THE MORTAR OVER JOINTS AND CORNERS

### 4. INSTALLATION SPECIFICATIONS

- A. CEMENTITIOUS BACKER UNITS – ANSI A108.11.
- B. TILE-ANSI A108.5.
- C. GROUT – ANSI A108.10.

## PAINTING

1. SEE FINISH SCHEDULE FOR PAINT PRODUCTS.

2. THE WORK INCLUDES, BUT IS NOT LIMITED TO FURNISHING OF MATERIALS AND EQUIPMENT, AND COMPLETION OF PAINTING AND PAINTER'S FINISH ON EXPOSED SURFACES AS REQUIRED TO COMPLETE FINISHING OF THE WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE OF MATERIALS AND APPLICATION WITH GOVERNING AGENCIES (LOCAL STATE AND FEDERAL) IN CONNECTION WITH THIS PROJECT.

4. THE FOLLOWING EXPOSED SURFACES ARE TO BE PAINTED OR STAINED:

- A. ALL GYPSUM WALLBOARD NOT COVERED BY OTHER MATERIALS.
- B. ALL EXISTING WALLBOARD TO A MIN. OF 6" ABOVE ROOM CEILING, TYPICAL UNLESS NOTED OTHERWISE ON ROOM FINISH SCHEDULE.
- C. ALL METAL IN IMPROVED AREAS NOT PRE-FINISHED PRIOR TO INSTALLATION.
- D. ALL WOOD SURFACES, TRIM, OR PIECES NOT PRE-FINISHED PRIOR TO INSTALLATION. (DO NOT PAINT INTERIOR ELEMENTS NORMALLY CONCEALED SUCH AS STRUCTURAL COMPONENTS).

### 5. MATERIALS

A. PAINT PRODUCTS SHALL BE MANUFACTURED BY DUNN-EDWARDS OR APPROVED EQUAL.

- B. ACCESSORY MATERIALS SUCH AS TURPENTINE / THINNER / UNSEED OIL SHALL BE APPROVED BY THE COATING MANUFACTURER.
- C. THE NUMBER OF COATS IS TO BE THREE MINIMUM. ADDITIONAL COATS SHALL BE APPLIED AT NO ADDITIONAL COST IF NECESSARY TO COMPLETELY HIDE BASE MATERIALS, PRODUCE UNIFORM COLOR, AND PROVIDE SATISFACTORY FINISH RESULTS. APPLY THE PAINT AS FOLLOWS:

1ST COAT W101 VINYLASTIC  
2ND COAT W440 DECOGIO SEMI-GLOSS ENAMEL  
3RD COAT W440 DECOGIO SEMI-GLOSS ENAMEL

C. APPLICATION AND SURFACE PREPARATION SHALL BE DONE ACCORDING TO MANUFACTURER'S WRITTEN SPECIFICATIONS AND APPLICATION INSTRUCTIONS. ALL FINISHES SHALL BE APPLIED EVENLY AND BE FREE OF RUNS, SAGS, SKIPS, CRAWLS OR DEFECTS.

D. THE CONTRACTOR SHALL PROTECT HIS OWN WORK, AND ADJACENT WORK AND MATERIALS, WITH SUITABLE COVERINGS OR MASKINGS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING THE AREA OF HIS WORK AS WELL AS REMOVAL OF EXCESS MATERIAL (EITHER FROM ADJACENT SURFACES OR EXTRA MATERIALS).

E. SURFACES TO BE PAINTED OR STAINED SHALL BE FREE OF OIL GREASE, LOOSE PAINT, OR OTHER FOREIGN MATERIAL.

6. VERIFY FINISHES ON SIGNAGE WITH ARCHITECT. ALL METAL PAINT TO BE AUTO BODY PAINT.

## CABINET WORK

1. MAKE ALL FINISHED WORK PER THE DETAILED DRAWINGS AND GRADE REQUIREMENTS OF THE WOODWORK INSTITUTE. 'MANUAL OR MILLWORK' (W.I.C.)

2. TAKE SUCH FIELD MEASUREMENTS AS MAY BE REQUIRED.

3. ALL FINISHED WOOD AND CABINET MATERIALS SHALL HAVE MOISTURE CONTENT NOT EXCEEDING 12 % BY WEIGHT.

4. PLASTIC LAMINATE FINISHING SHALL CONFORM TO REQUIREMENTS OF ARCHITECTURAL WOODWORK INSTITUTE. 'QUALITY STANDARDS' FOR 'CUSTOM' GRADE AND NOTES CONTAINED HEREIN.

5. INSTALLATION  
INSTALL UNITS LEVEL AND PLUMB WITH TIGHT JOINTS BETWEEN ANY MULTIPLE UNITS. SCRIBE TO WALL AND OTHER SURFACES AS REQUIRED. ADJUST ALL DRAWERS, DOORS AND MOVABLE PARTS TO OPERATE EASILY AND SMOOTHLY WITHOUT BINDING.

6. ALL DRAWERS TO BE FULL EXTENSION SIDES WITH A 75 LBS. LOAD CAPACITY.

7. ALL CORIAN COUNTERTOP JOINTS TO BE EQUALLY SPACED.

8. MILLWORK CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

9. THE GENERAL CONTRACTOR AND MILLWORK CONTRACTOR ARE TO COORDINATE AND INSTALL ALL REQUIRED BLOCKING, ANGLE BRACES, SUPPORTS, ETC. TO ADEQUATELY SUPPORT ALL COUNTERS.

10. FINISHES  
COUNTERTOP FINISH PER FINISH SCHEDULE  
CABINET FACES PER FINISH SCHEDULE

11. HARDWARE PER FLOOR PLAN AND FINISH SCHEDULE (TYP.)

HINGE  
TEN MFG. INC. SELF CLOSING HINGE – PAT. #5,103,532  
PROVIDED BY EB. BRADLEY MODEL #TNI – CONTACT:  
(213) 585-9201

## ELECTRICAL

1. CENTER OF ELECTRICAL AND DATA RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 15" A.F.F. TO THE BOTTOM OF THE OUTLET BOX

2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" MAX A.F.F. TO THE TOP OF THE OUTLET BOX OR SWITCH. 11B-308.1.1 & 11B-308.1.2

3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.

4. THE INSTALLATION OF FIRE ALARM EQUIPMENT AND SYSTEMS IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL CODES.

## HAZARDS AND PROTRUDING OBJECTS

1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES

2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.

3. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.

4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

5. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM.

6. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.

7. ALL ROOF PENETRATIONS MUST BE COMPLETED BY THE LANDLORD'S DESIGNATED ROOFING CONTRACTOR AT THE TENANTS EXPENSE, IF REQUIRED PER LL WORK LETTER.

8. THE TENANT SHALL SLEEVE, FIRE STOP, FLASH AND CAULK ALL FLOOR PENETRATIONS SO THAT THIS ODORS AND LIQUIDS WILL NOT PENETRATE THE SLAB AT THE OPENINGS.

## SIGNAGES

1. THE SIGNAGE AT THE STOREFRONT WILL BE CONTRACTED DIRECTLY BY THE OWNER. THE GENERAL CONTRACTOR MUST PROVIDE THE REQUIRED J-BOXES AS WELL AS ACCESS PANELS TO ALL NEON SIGNAGE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE SIGN CONTRACTOR AND MAKING SURE THE JOB IS DONE ON TIME. FULLY DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE ACTUAL PLANS ONLY SHOW LIMITED DESIGN DETAILS AND ARE NOT ADEQUATE FOR CONSTRUCTION OF THE SIGN. A SEPERATE PERMIT WILL BE REQUIRED.

2. BARRIER LAWS FOR THE PHYSICALLY HANDICAPPED. (BELOW ARE MINIMUM GUIDELINES PER TITLE 24). SHOULD THERE BE A CONFLICT BETWEEN THESE MINIMUM REQUIREMENTS AND WHAT IS CALLED FOR ON THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE ARCHITECT PRIOR TO PROCEEDING WITH WORK SO AFFECTED.

## ENTRANCES AND EXITS

1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE.

2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

3. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOBS OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. PANIC BARS, PUSH-PULL ACTIVATION BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.

5. HAND ACTVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.

6. EVERY DOORWAY LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32".

7. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLE TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.

8. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD BEVELED OF THE DOORWAY.

9. DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION WHERE NARROW FRAME DOORS ARE USED. A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

10. RECESSED DOOR MATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.

11. MAXIMUM EFFORT TO OPERATED DOORS SHALL NOT EXCEED 5 1/2 LBF FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATION DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. NOT TO EXCEED 15 POUNDS.



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## ARCHITECT



## STAMP



09/10/2024

## PROJECT NAME/ADDRESS:



## REVISIONS:

NO.	DESCRIPTION	DATE
1	BUILDING CORRECTIONS	02.28.24
2	MINOR AMENDMENT	
3		
4		
5		
6		

## ISSUE DATE:

1ST	--
2ND	--
3RD	--
4TH	--
5TH	
6TH	

## JOB NUMBER

ARCH PROJECT #: 21-\_\_\_

DRAWN BY	CHECK BY
EM	ADR

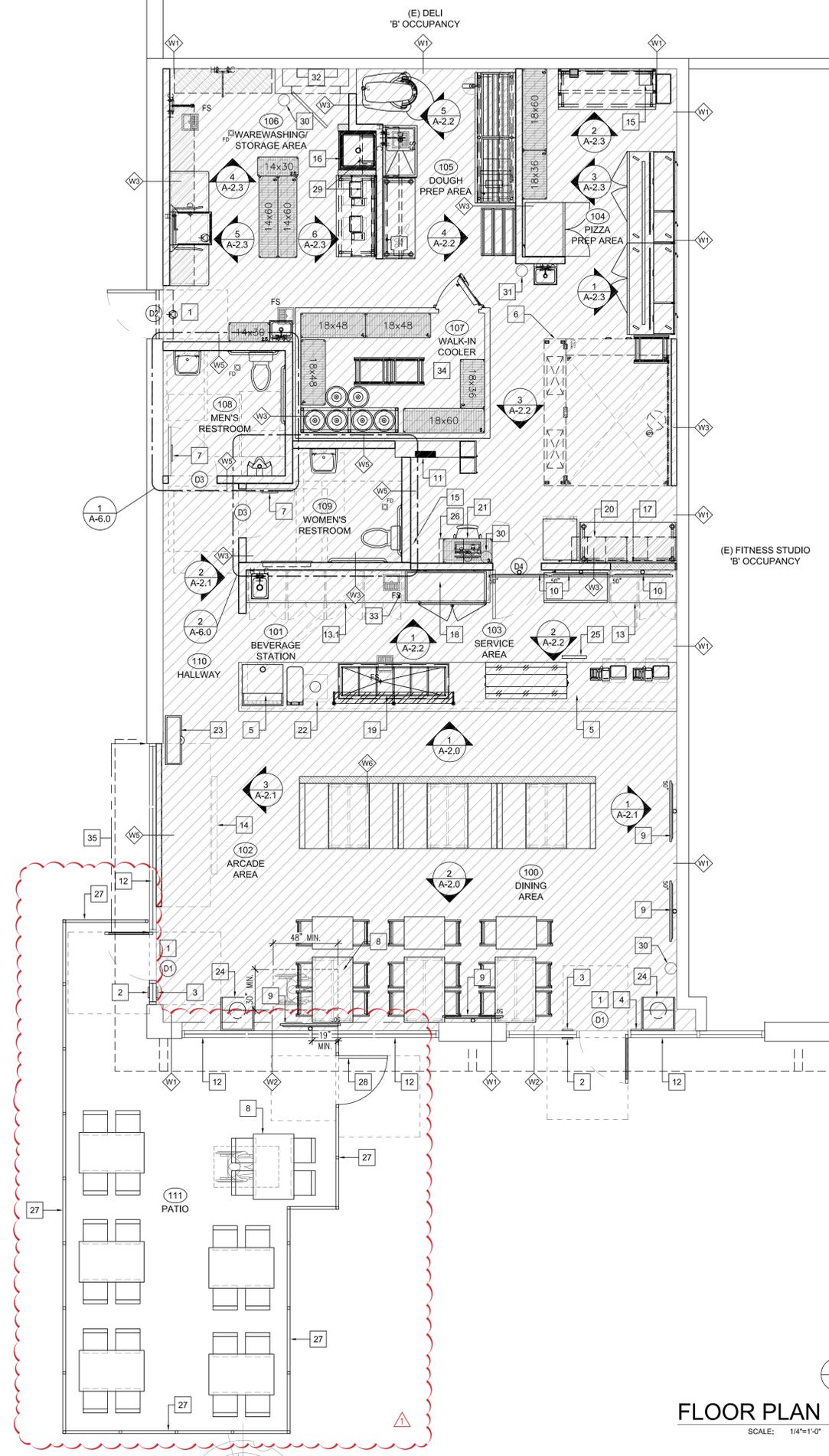
## SHEET CONTENT

GENERAL NOTES

## SHEET NO

T-1.2





**KEY NOTES**

- 1 PROVIDE SIGN "THIS DOOR TO REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED".
- 2 PROVIDE SIGN OF INTERNATIONAL SYMBOL ACCESSIBILITY (IBC SEC. 1111) SEE DETAIL 3/T-1.3.
- 3 TACTILE EXIT SIGN (IBC SEC. 1013.4). SEE DETAIL 7/T-1.3
- 4 CAPACITY SIGN PER IBC SEC. 1004.9.
- 5 SERVICE COUNTER, FRONT FACE TO BE PONY WALL, COUNTER TO SIT ON METAL BRACKETS/LOW WALLS. REFER TO ENLARGED PLAN 1/A-3.4 AND DETAILS/ELEVATIONS ON SHEETS A-3.2, A-3.4 AND A-3.5. COUNTER AT 34" HIGH A.F.F.
- 6 TYPE-I EXHAUST HOOD ABOVE, REFER TO MECHANICAL PLANS
- 7 ACCESSIBLE RESTROOM DOOR SIGNAGE, SEE DETAIL 11/T-1.3
- 8 ACCESSIBLE SEATING @ 34" MAX. HEIGHT A.F.F. SEE DETAIL 8/T-1.3
- 9 EXISTING DIGITAL TV TO BE WALL MOUNTED OR MOUNTED ON TELESCOPING MOUNTS AT FRONT WINDOWS; REFER TO DETAIL 2/A-1.1
- 10 DIGITAL MENU BOARD - G.C. TO ATTACH TO THE WALLS AND/OR WITH CEILING MOUNT - PROVIDE RECESSED POWER CONNECTION BOXES AND RECESSED DOUBLE UNCTION FOR EACH MENU TV- GADGET ATTACHED TO MONITOR OF THE MENUS. G.C. TO PROVIDE BLOCKING TO THE ROOF FRAMING. REFER TO DETAIL 2/A-1.1
- 11 EXISTING ELECTRICAL PANEL TO REMAIN; REFER TO ELECTRICAL SHEETS.
- 12 EXISTING STOREFRONT GLAZING (FIXED & NON-OPENABLE) W/ TEMPERED GLASS.
- 13 BAR BACK SERVICE COUNTER MILLWORK, REFER TO INTERIOR ELEVATIONS FOR HEIGHTS
- 14 BACK BAR SERVICE COUNTER MILLWORK, REFER TO INTERIOR ELEVATIONS FOR HEIGHTS
- 15 LED BULB GAMES SIGN (C.F.C.I); PROVIDE POWER 110V RECESSED RECEPTACLE (TYP.); CONTROLLED BY LIGHT SWITCH; G.C. TO VERIFY LOCATION AND SIGN DIMENSIONS, PROVIDED BY OWNER/INSTALLED BY G.C. - ADD DIMMER
- 16 NUCO CO2 CONTROL PANEL - COORDINATE W/ CO2 VENDOR
- 17 MOP SINK W/ VACUUM BREAKER/BACK FLOW PREVENTER W/ CHEMICAL SHELF AND BROOM RACK.
- 18 NEW PASS-THRU WINDOW (48"W X 24"H); REFER TO INTERIOR ELEVATIONS & DETAIL 6/A-3.2 G.C. TO PROVIDE SUBWAY TILE FINISH W/ RONDEC 90 CORNER SCHLUTER TRIM ALL AROUND THE OPENING
- 19 BEER TOWER; G.C. TO PROVIDE PLYWOOD BACKING PER DETAIL 7/A-3.2
- 20 SNEEZE GUARD - CUSTOM MADE BY G.C. REFER TO DETAIL 2/A-3.2
- 21 PIZZA BOX CABINET; PROVIDE PLYWOOD BACKING. SEE DETAIL 1/A-3.2
- 22 MANAGER'S STATION, REFER TO DETAIL 2/A-3.5.
- 23 TRASH GROMMET - 8"ØX2" POLISHED STAINLESS STEEL BY HARDWARE CONCEPT OR MOCKETT COIN MACHINE, PROVIDED BY OWNER/INSTALLED BY G.C.; POWER TO BE PROVIDED BY G.C.
- 24 TRASH RECEPTACLE - LANCASTER TABLE & SEATING 35 GAL. BLACK RECEPTACLE W/ "THANK YOU" SWING DOOR; PROVIDE PATIO TRASH RECEPTACLES AS REQUIRED FOR OUTDOOR WEATHER; VERIFY W/ OWNER
- 25 PICK-UP & TO GO ORDERS SIGN ABOVE (COORDINATE W/ CORPORATE); PROVIDED BY OWNER INSTALLED BY G.C.
- 26 SAFE ON 4" CONCRETE CURB.
- 27 NEW PATIO RAILING; REFER TO SHEET A-1.0C
- 28 NEW PARTIAL HEIGHT PATIO DOOR; REFER TO SHEET A-1.0C
- 29 WATER HEATER ABOVE PER PLUMBING SHEETS
- 30 FIRE EXTINGUISHER "2A10BC" TYPE MOUNT @ 48" A.F.F.
- 31 FIRE EXTINGUISHER "K" TYPE MOUNT @ 48" A.F.F.
- 32 EXISTING UTILITY CLOSET TO REMAIN - NOT A PART
- 33 G.C. TO PROVIDE LOUVER VENT ON THE SIDE
- 34 PRE-FABRICATED WALK-IN COOLER BY AIRCOOLER OR EQUAL; REFER TO SHEET A-3.5
- 35 G.C. TO INSTALL OPAQUE FILM OR BLACK OUT GLASS ALONG THE FURR-OUT WALL OR INSTALL MOUNTAIN MIKE'S GRAPHICS

**NOTES**

REFER TO SHEET A-1.0A FOR ROOM FINISH, DOOR AND WALL SCHEDULES, AND SHEET A-1.0B FOR DIMENSIONED FLOOR PLAN AND NOTES.

**PLUMBING FIXTURE CALCULATION**

TABLE A: OCCUPANT LOAD FACTOR (IPC 2019)

OCCUPANT LOAD:		OCC. LOAD
DINING AREA	338 SQ.FT.	/ 15 = 24
OUTDOOR PATIO AREA	393 SQ.FT.	/ 15 = 26
SERVICE AREA	110 SQ.FT.	/ 100 = 2
KITCHEN/PREP AREA	529 SQ.FT.	/ 200 = 4
STORAGE AREA	494 SQ.FT.	/ 300 = 2
		58
<b>TOTAL OCCUPANT LOAD:</b>		<b>58</b>

TABLE 422.1 TYPE OF OCC.: RESTAURANT (A-2)

	WATER CLOSET (FIXTURES PER PERSON)		URINAL (FIXTURES PER PERSON)		LAVATORIES (FIXTURES PER PERSON)	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
29	29		1: 1-75	1: 1-75	1: 1-200	1: 1-200
PROVIDED			1	1	1	1

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)<sup>a</sup>

OCCUPANCY	A, E		I-1, I-3, I-4		I-2	R <sup>b</sup>	F-2, S-2 <sup>c</sup> , U		B <sup>d</sup> , F-1, M-5-1		H-1		H-2		H-3, H-4		H-5		
	S	NS	S	NS			S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S
A, E	N	N	1	2	2	NP	1	2	N	1	1	NP	NP	3	4	2	3	2	NP
I-1, I-3, I-4	1	2	N	N	2	NP	1	NP	1	2	1	NP	NP	3	NP	2	NP	2	NP
I-2	2	NP	2	NP	N	N	2	NP	2	NP	2	NP	NP	3	NP	2	NP	2	NP
R <sup>b</sup>	1	2	1	NP	2	NP	N	N	1 <sup>e</sup>	2 <sup>e</sup>	1	NP	NP	3	NP	2	NP	2	NP
F-2, S-2, U	N	1	1	2	2	NP	1 <sup>e</sup>	2 <sup>e</sup>	N	N	1	NP	NP	3	4	2	3	2	NP
B <sup>d</sup> , F-1, M-5-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
H-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
H-2	3	4	3	NP	3	NP	3	NP	3	4	2	3	NP	NP	N	NP	1	NP	1
H-3, H-4	2	3	2	NP	2	NP	2	NP	2	3	1	2	NP	NP	1	NP	1 <sup>f</sup>	NP	1
H-5	2	NP	2	NP	2	NP	2	NP	2	NP	1	NP	NP	NP	1	NP	1	NP	NP

<sup>a</sup> Buildings equipped throughout with an automatic fire alarm system installed in accordance with Section 903.3.1.1.  
<sup>b</sup> Buildings not equipped throughout with an automatic fire alarm system installed in accordance with Section 903.3.1.1.  
<sup>c</sup> No separation requirement.  
<sup>d</sup> Not a fire hazard.  
<sup>e</sup> See Section 420.  
<sup>f</sup> The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.  
<sup>g</sup> See Sections 406.3 and 406.4.  
<sup>h</sup> Separation is not required between occupancies of the same classification.  
<sup>i</sup> See Section 422.2 for ambulatory care facilities.  
<sup>j</sup> Occupancy separations that serve to define fire area limits established in Chapter 9 for requiring fire protection systems shall also comply with Section 707.3.10 and Table 707.3.10 in accordance with Section 907.7.



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ARCHITECT

**GWA ARCHITECTURE**  
 1500 Corporate Center Drive  
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 Menlo Park, CA 91754  
 Tel: (650) 268-6698  
 Member of The American Institute of Architects

STAMP

GARY H. WANG  
 402815  
 LICENSED ARCHITECT  
 02/28/2024

PROJECT NAME/ADDRESS:

**MOUNTAIN MIKE'S PIZZA**  
 Aurora, CO  
 5448 S. PARKER RD.,  
 AURORA, CO 80015

REVISIONS:

NO.	DESCRIPTION	DATE
1	BUILDING CORRECTIONS	02.28.24
2		
3		
4		
5		
6		

ISSUE DATE:

NO.	DATE
1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

JOB NUMBER  
 ARCH PROJECT #: 21-\_\_\_\_\_

DRAWN BY: EM  
 CHECK BY: ADR

SHEET CONTENT  
 FLOOR PLAN

SHEET NO

**A-1.0**

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

