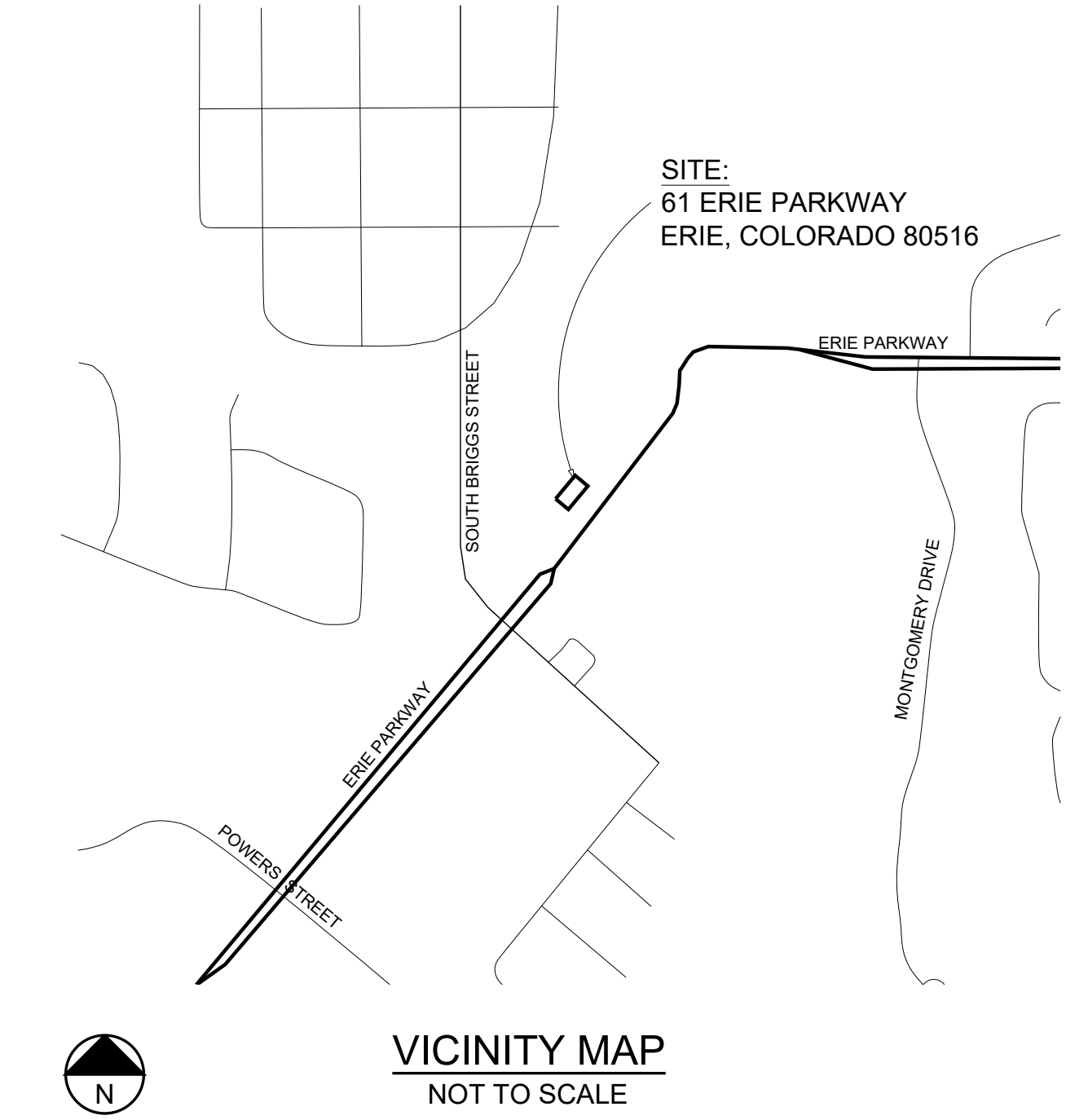


ERIE MEDICAL OFFICE - TENANT IMPROVEMENTS



PROJECT SCOPE:

TENANT IMPROVEMENTS TO SUITES 100, 103 AND THE UNFINISHED PORTION OF SUITE 101, TOTALING 3,470 S.F., OF THE EXISTING 1 STORY, 8,169 S.F. BURLINGTON MEDICAL CENTER CONDOMINIUM BUILDING, ON A 85,912 S.F. SITE AT 61 ERIE PARKWAY IN ERIE, COLORADO

CONSTRUCTION SHALL INCLUDE INTERIOR RENOVATIONS INCLUDING NEW TOILET ROOMS, AND EXTERIOR WORK INCLUDING MODIFICATIONS TO THE EXISTING EAST WALK FOR ADA REQUIREMENTS.

PROJECT DATA:

JURISDICTION:	CITY OF ERIE BUILDING DIVISION 645 HOLBROOK STREET ERIE, COLORADO 80516 (303) 926-2700
BUILDING CODES:	2015 ERIE ADOPTED AMENDMENTS FOR: 2015 INTERNATIONAL BUILDING CODE 2017 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL FUEL GAS CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL EXISTING BUILDING CODE

ZONING ANALYSIS:

SITE AREA:	1.07 ACRES - 66,912 S.F.
ZONING DISTRICT:	PD - PLANNED DEVELOPMENT
PROPOSED USE:	BUSINESS (MEDICAL OFFICE)
NUMBER OF BUILDINGS:	1
NUMBER OF STORIES:	1
BUILDING HEIGHT:	18'-0"

PARKING REQUIRED - 1 PER 260 S.F.	3,063 S.F. / 260 S.F. = 16 SPACES
16-60-600-000 (ERIE-A)	
PARKING PROVIDED:	73 SPACES

CODE ANALYSIS:
(2015 INTERNATIONAL BUILDING CODE)

CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY GROUP:	GROUP B - BUSINESS (MEDICAL OFFICE)
FIRE PROTECTION:	NON-SPRINKLERED
FLOOR AREA:	8,169 S.F.
OCCUPANT LOAD:	82

SECTION/TABLE

SECTION 304

SECTION 903

SECTION 1004

BUILDING ANALYSIS:

SUITE 100	1,247 S.F.
SUITE 101	3,525 S.F.
SUITE 102 (N.I.C.)	2,489 S.F.
SUITE 103	908 S.F.
COMMON:	0 S.F.
TOTAL AREA:	8,169 S.F.

OCCUPANT LOADS:

SUITE 100:	USE: MEDICAL OFFICE	(1:100 GROSS)	AREA: 1,247 S.F.	OCCUPANT LOAD: 13
SUITE 101:	DENTAL OFFICE	(1:100 GROSS)	3,525 S.F.	36
SUITE 103:	OFFICE	(1:100 GROSS)	908 S.F.	10

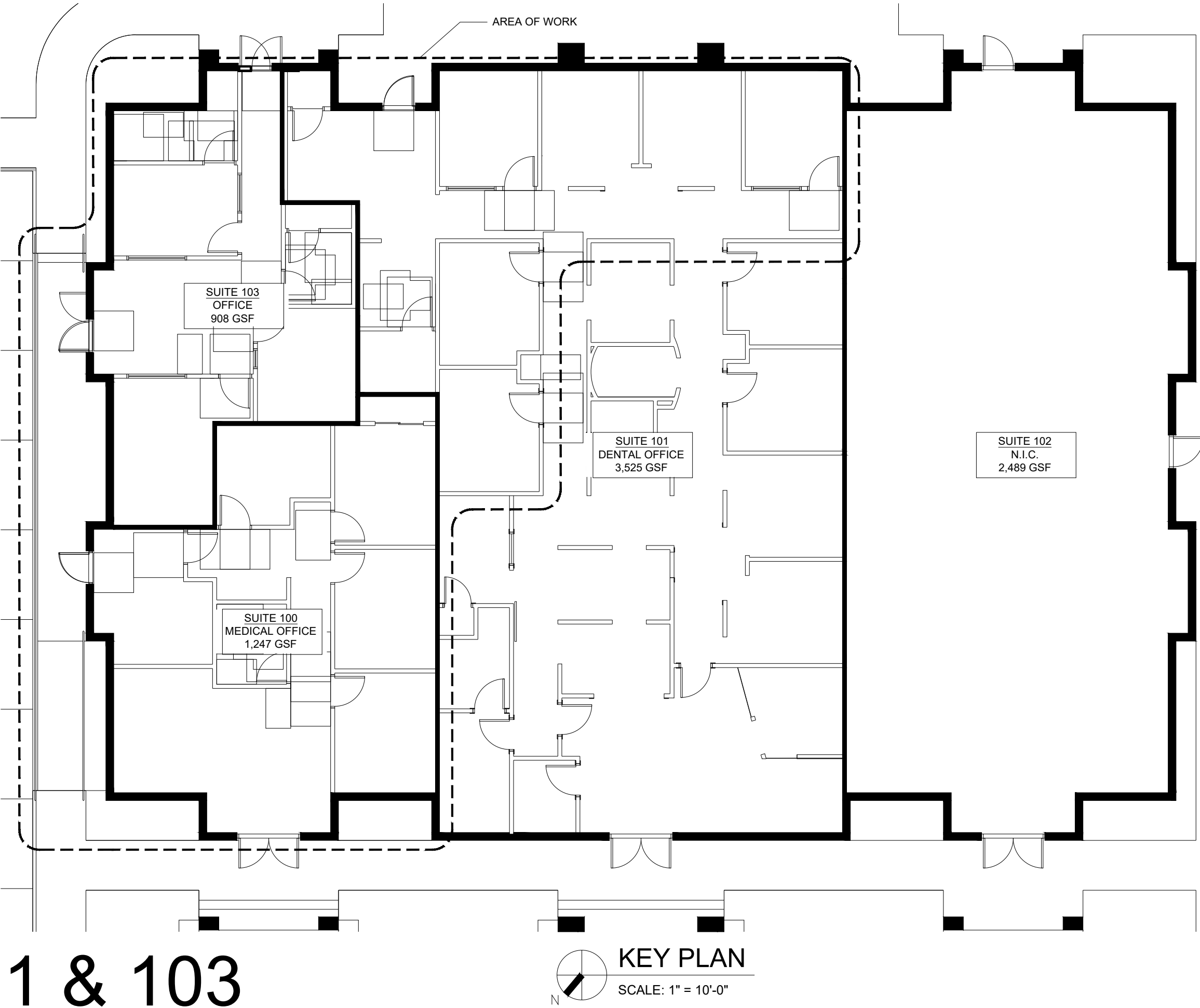
PLUMBING FIXTURE REQUIREMENTS:

SUITE 100	FIXTURE	LOAD	OCCUPANCY	REQUIRED	PROVIDED	REMARKS
	WATER CLOSETS	1:40	13	1	1	
	LAVATORIES	1:40	13	1	1	
	DRINKING FOUNTAINS	None required	13	0	1	SECT. 2902.6
	SERVICE SINK	None required	13	0	0	TAB. 2902.1, EXC. "e"
SUITE 101	FIXTURE	LOAD	OCCUPANCY	REQUIRED	PROVIDED	
	WATER CLOSETS	1:40	36	2	3	
	LAVATORIES	1:40	36	2	3	
	DRINKING FOUNTAINS	1:100	36	1	1	
	SERVICE SINK	1 required	36	1	1	
SUITE 103	FIXTURE	LOAD	OCCUPANCY	REQUIRED	PROVIDED	
	WATER CLOSETS	1:40	10	1	2	1 W/C FOR PRIVATE USE
	LAVATORIES	1:40	10	1	2	1 LAV FOR PRIVATE USE
	DRINKING FOUNTAINS	None required	10	0	1	SECT. 2902.6
	SERVICE SINK	None required	10	0	1	TAB. 2902.1, EXC. "e"

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH CONSTRUCTION DOCUMENTS AND SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES WHICH MAY AFFECT WORK OF THIS PROJECT. GENERAL CONTRACTOR SHALL PERFORM ALL WORK WHICH MAY BE REASONABLY INFERABLE FROM THE CONSTRUCTION DRAWINGS AS NECESSARY TO ACHIEVE THE INTENDED RESULTS AS INDICATED ON THE DRAWINGS.
- ALL WORK SHALL MEET OR EXCEED REQUIREMENTS OF ALL APPLICABLE BUILDING CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DETAILS WHICH MAY NOT CONFORM TO SUCH CODES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. IN THE EVENT OF CONFLICTING OR UNCLEAR INFORMATION, GENERAL CONTRACTOR SHALL CONTACT ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WITH WORK AFFECTED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND PAYING ALL ASSOCIATED FEES, TAXES AND LICENSES.
- GENERAL CONTRACTOR SHALL PROVIDE ALL CUSTOMARY GENERAL CONDITIONS ASSOCIATED WITH PROJECTS OF THIS TYPE AND SCOPE INCLUDING BUT NOT LIMITED TO: TRASH DUMPSTER, HAULING, FINAL CONSTRUCTION CLEANING, CONSTRUCTION SITE SECURITY.
- GENERAL CONTRACTOR SHALL PROVIDE LIABILITY, WORKMAN'S COMPENSATION AND OTHER REQUIRED INSURANCE.
- GENERAL CONTRACTOR TO PROVIDE FIRST - AID KIT ON SITE AT ALL TIMES DURING CONSTRUCTION UNTIL ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- NO SMOKING SHALL BE ALLOWED INSIDE STRUCTURE AT ANY TIME.
- NO DOGS SHALL BE ALLOWED ON SITE AT ANY TIMES.
- RADIOS SHALL NOT BE HEARD AT ANY LOCATION OFF SITE.

61 ERIE PARKWAY, SUITES 100, 101 & 103
ERIE, COLORADO 80516



PROJECT #20355

PROJECT ADDRESS:

ERIE MEDICAL OFFICE BUILDING
61 ERIE PARKWAY
ERIE, COLORADO 80516

LEGAL DESCRIPTION:

UNITS 100, 101, 103
HAPPY LAW UPTOWN CONDOMINIUMS,
COUNTY OF WELD,
STATE OF COLORADO.

OWNER:

COMVET GROUP, LLC
61 ERIE PARKWAY, SUITE 100
ERIE, COLORADO 80516
(303) 223-4096
CONTACT: LOGAN GROVER

TENANT:

MINI MINNERS PEDIATRIC DENTISTRY
61 ERIE PARKWAY, SUITE 101
ERIE, COLORADO 80516
(303) 552-3700

CONTACT:

ARCHITECT:

PAPPAS ARCHITECTURE + DESIGN LLC
5455 EAST EVANS PLACE
DENVER, COLORADO 80222
(303) 733-0877

CONTACT: PETER D. PAPPAS

ELECTRICAL ENGINEER:

KAZIN & ASSOCIATES, INC.
9364 TEDDY LANE, SUITE 101
LONE TREE, COLORADO 80124
(720) 489-1609

CONTACT: DAVID KAZIN, P.E.

MECHANICAL/PLUMBING ENGINEER:

MCDONALD CONSULTING & DESIGN
10698 AMESBURY WAY
HIGHLANDS RANCH, COLORADO 80128
(303) 875-9293

CONTACT: PETER MCDONALD, P.E.

DRAWING INDEX:

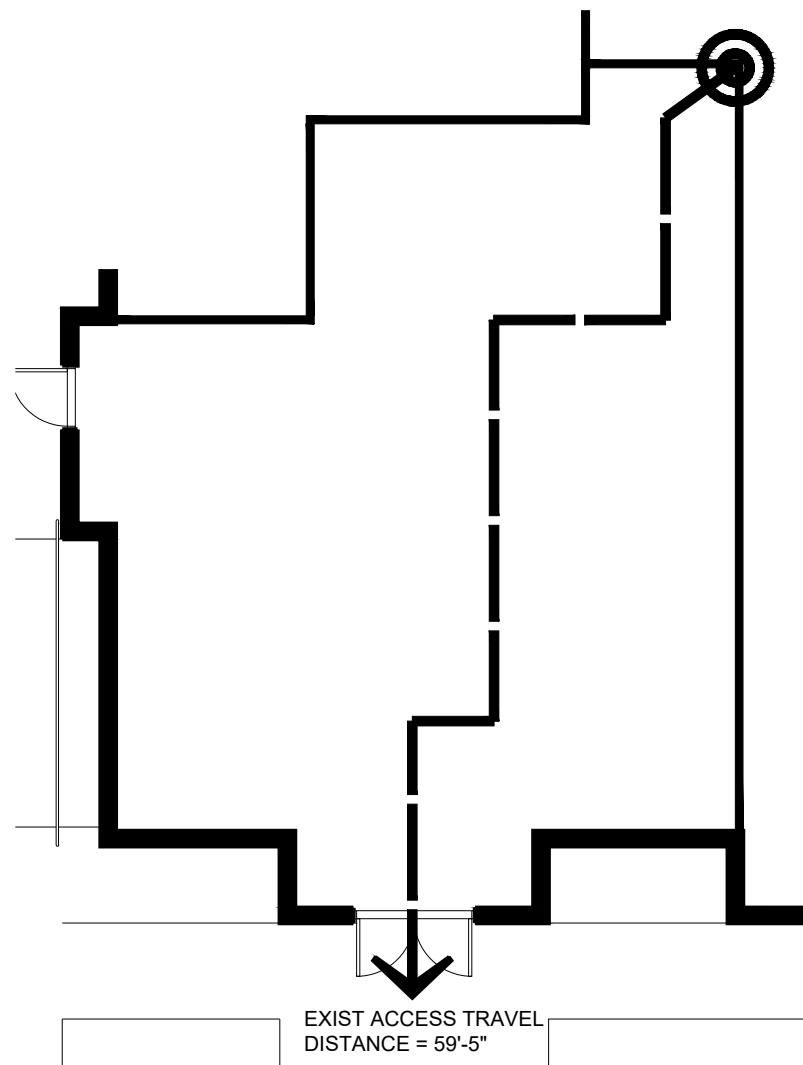
SH#	TITLE
T1	PROJECT DATA / NOTES
T2	EXIT PLANS
SP1	SITE PLAN
SP2	SITE DETAILS
D1	DEMOLITION PLAN
A1	FLOOR PLAN
A2	REFLECTED CEILING PLAN
A3	TOILET PLANS
A4	INTERIOR ELEVATIONS
A5	ARCHITECTURAL DETAILS
A6	ACCESSIBILITY
A7	SCHEDULES
M1	MECHANICAL PLAN
M2	MECHANICAL NOTES
P1	PLUMBING PLAN
P2	PLUMBING NOTES
E1	ELECTRICAL NOTES
E2	ONE-LINE DIAGRAM / SCHEDULES
E3	POWER PLAN
E4	LIGHTING PLAN

ERIE MEDICAL OFFICE
TENANT IMPROVEMENTS
61 ERIE PARKWAY
ERIE, COLORADO 80516

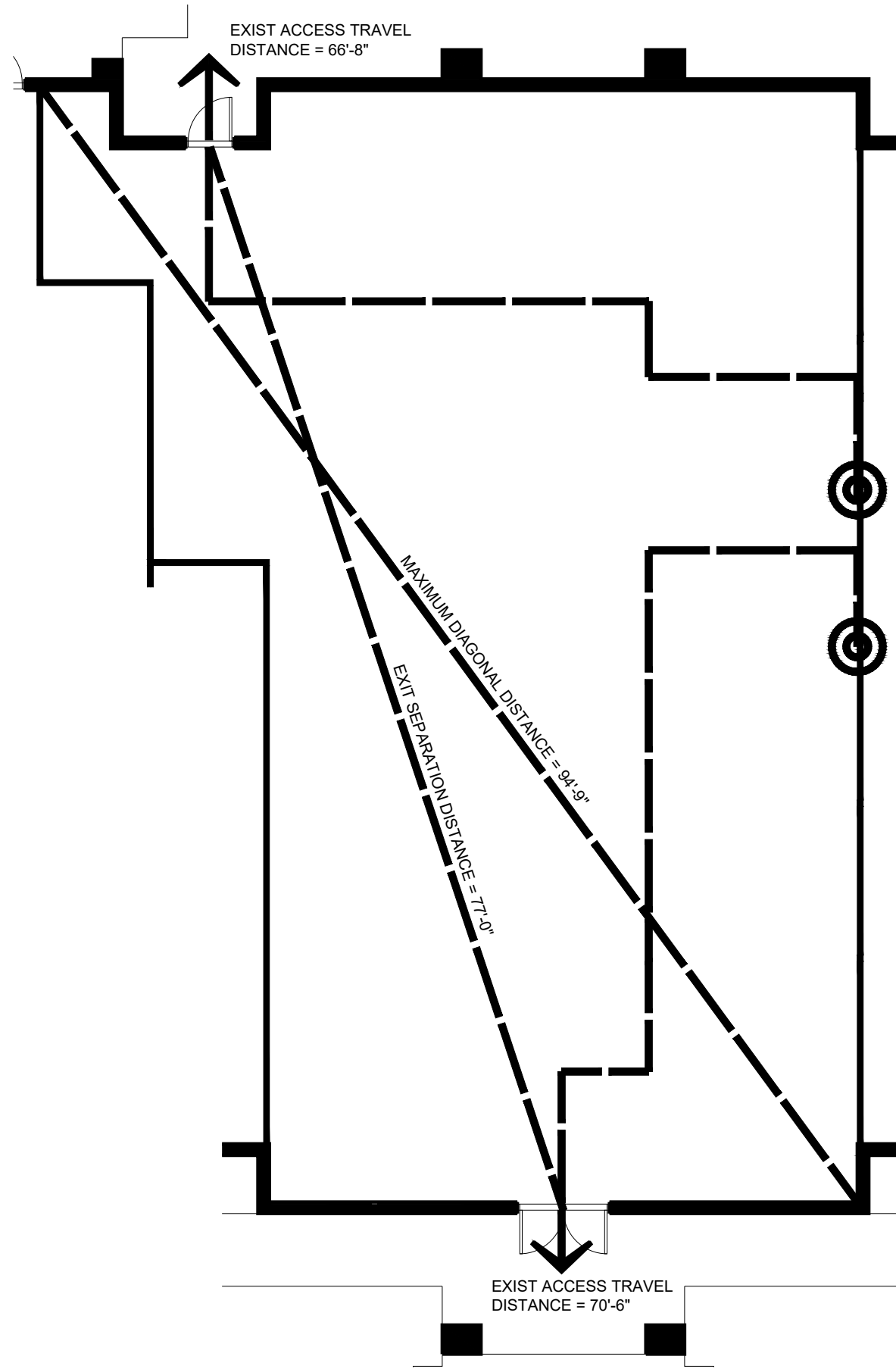
NOT FOR CONSTRUCTION

Pappasarchitecture design, llc

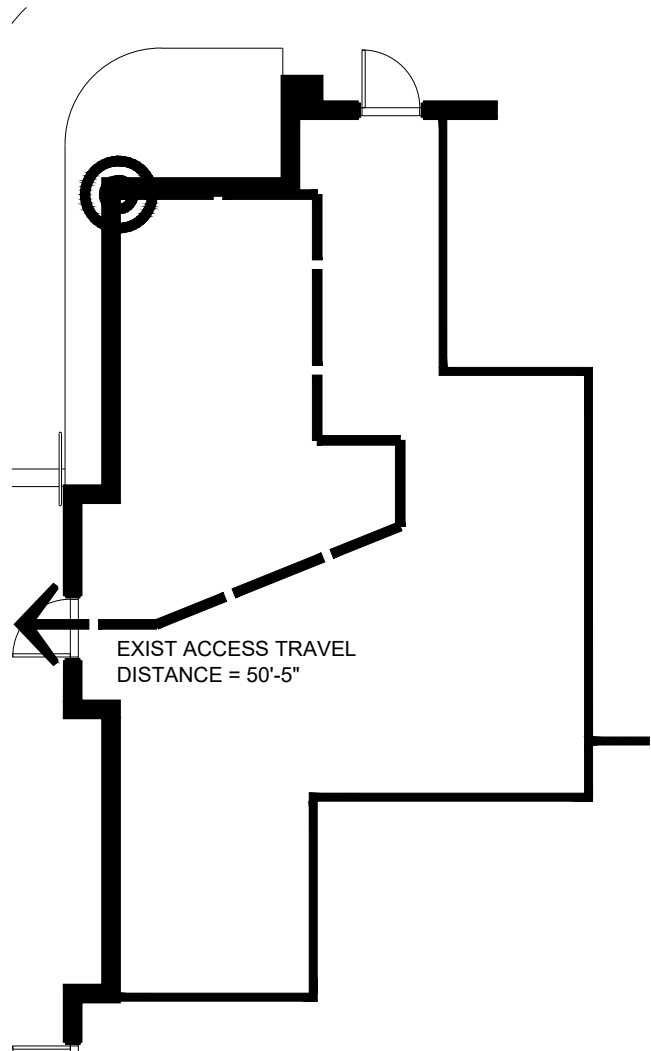
5455 East Evans Place
P: 303.733.0877 F: 303.733.3477
papp@pappasarch.com



EXIT PLAN - SUITE 100
SCALE: 1" = 10'-0"



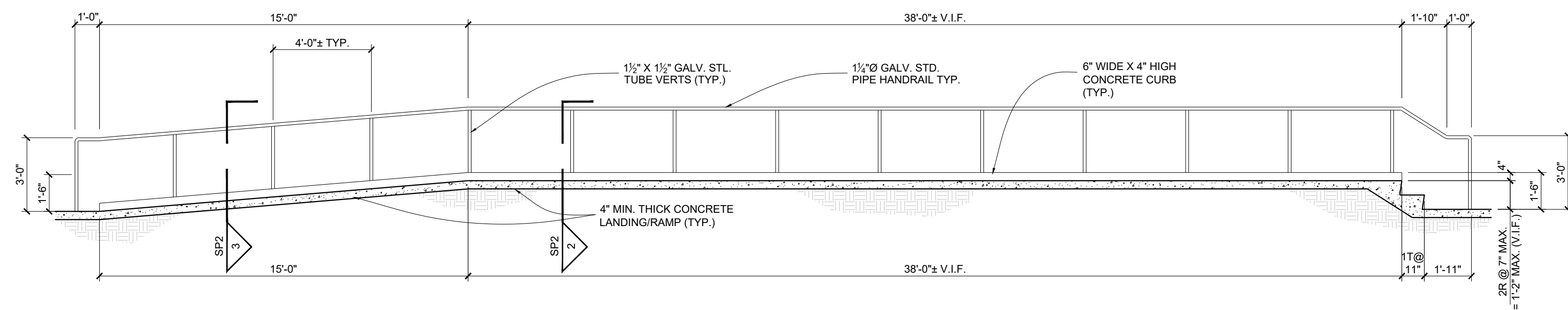
EXIT PLAN - SUITE 101
SCALE: 1" = 10'-0"



EXIT PLAN - SUITE 103
SCALE: 1" = 10'-0"

EXITING ANALYSIS

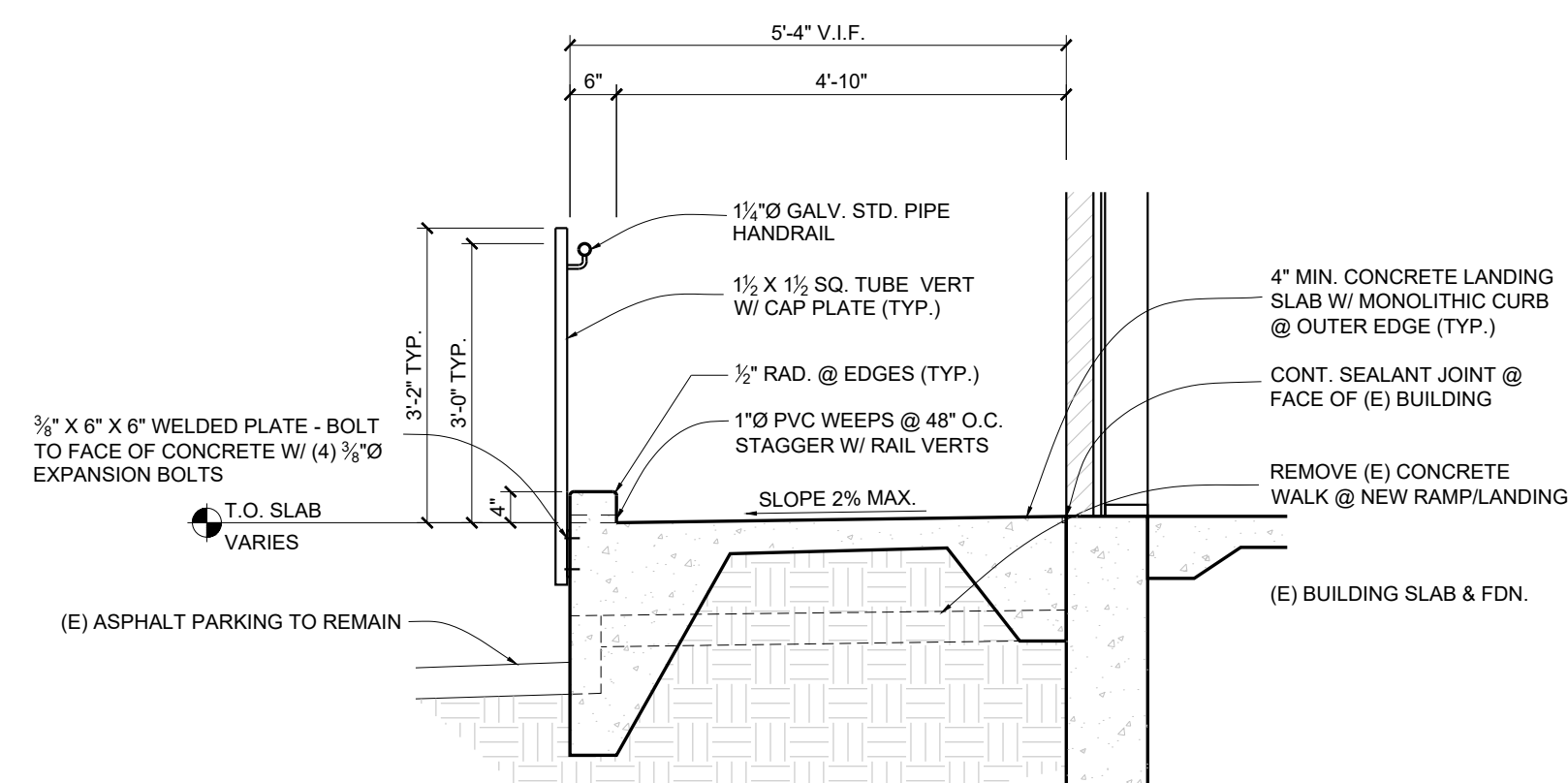
SUITE 100	REQUIRED	ACTUAL/PROVIDED	CODE SECTION	REMARKS
GROSS FLOOR AREA		1,247 S.F.		
OCCUPANT LOAD	1:100 GROSS	13	1004.1.2	
NO. OF EXITS	1	2	1006.2.1	
MAX. DIAGONAL DISTANCE		N/A	1007.1.1	
EXIT SEPARATION DISTANCE	N/A	N/A	1007.1.1	
EXIT ACCESS TRAVEL DISTANCE	200' MAX.	59'-5"	1017.2	
SUITE 101				
GROSS FLOOR AREA		3,525 S.F.		
OCCUPANT LOAD	1:100 GROSS	36	1004.1.2	
NO. OF EXITS	2	2	1006.2.1	
MAX. DIAGONAL DISTANCE		94'-9"	1007.1.1	BASED ON EGRESS TRAV. DIST.
EXIT SEPARATION DISTANCE	47'-5" MIN.	77'-0"	1007.1.1	DIAG/2 MIN.
EXIT ACCESS TRAVEL DISTANCE	200' MAX.	70'-6"	1017.2	
SUITE 103	REQUIRED	ACTUAL/PROVIDED	CODE SECTION	
GROSS FLOOR AREA		908 S.F.		
OCCUPANT LOAD	1:100 GROSS	10	1004.1.2	
NO. OF EXITS	1	2	1006.2.1	
MAX. DIAGONAL DISTANCE	N/A	N/A	1007.1.1	
EXIT SEPARATION DISTANCE	N/A	N/A	1007.1.1	
EXIT ACCESS TRAVEL DISTANCE	200' MAX.	59'-5"	1017.2	



1
SP2

LANDING/RAMP SECTION

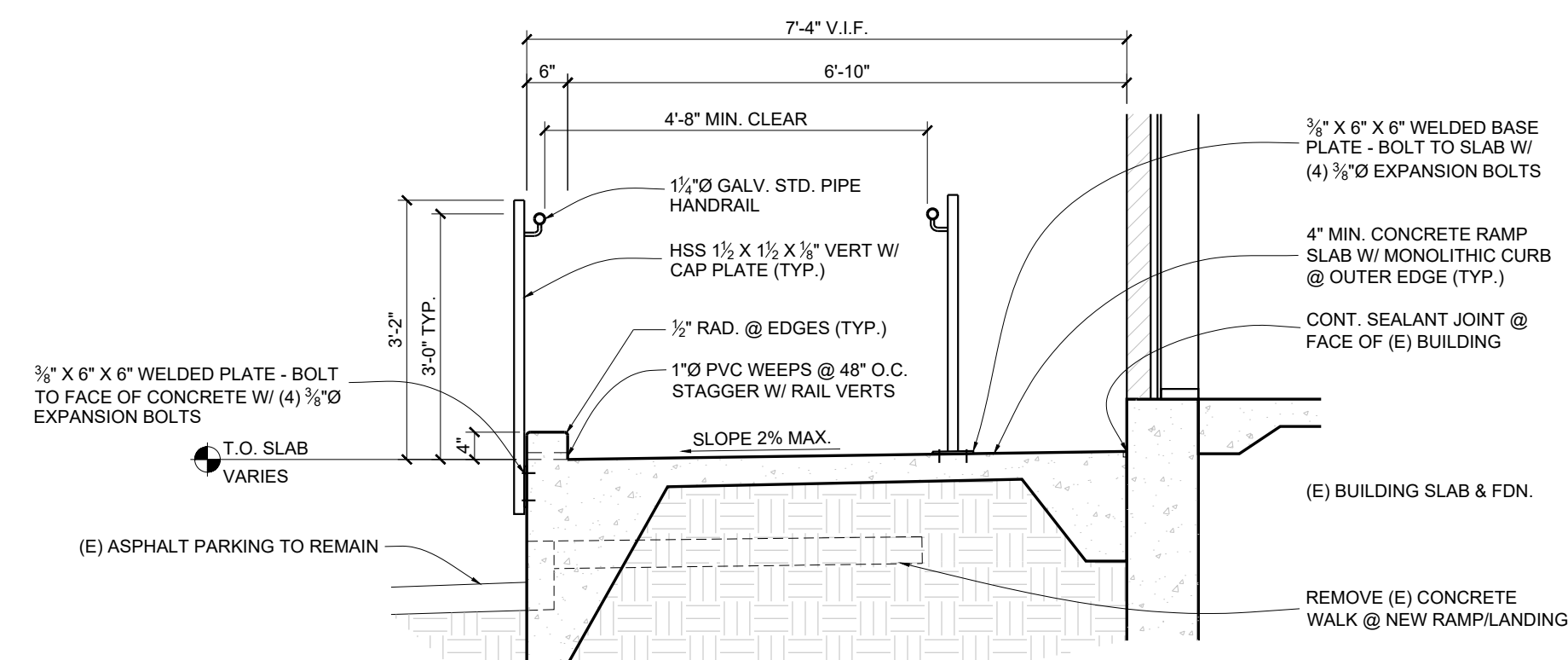
SCALE: 1/4" = 1'-0"



2
SP2

LANDING SECTION

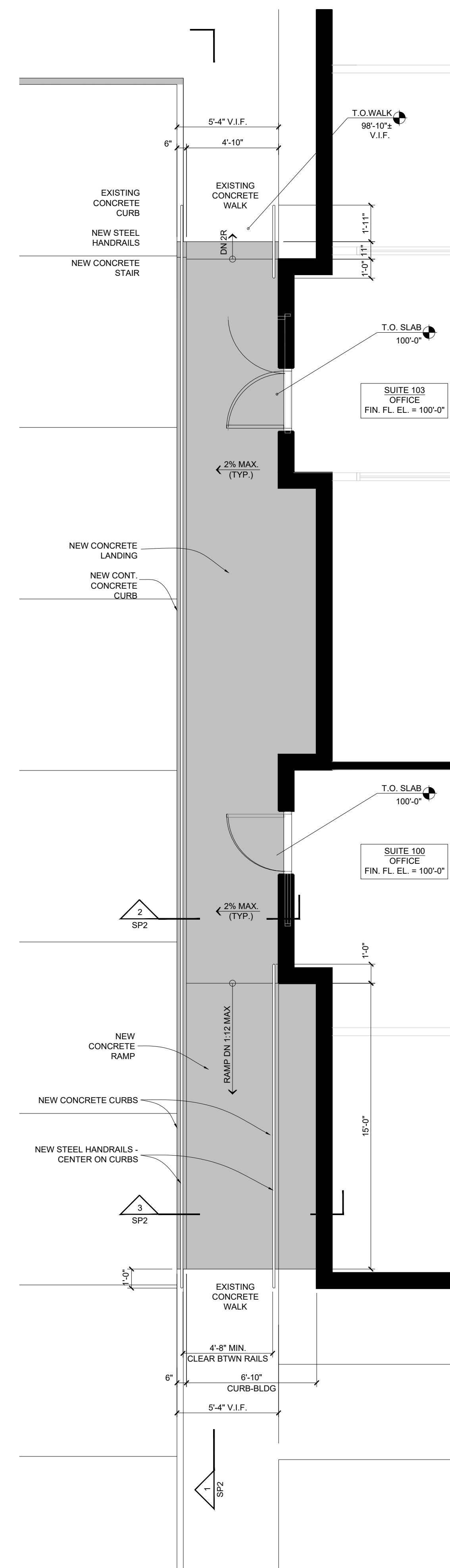
SCALE: 1/2" = 1'-0"



3
SP2

RAMP SECTION

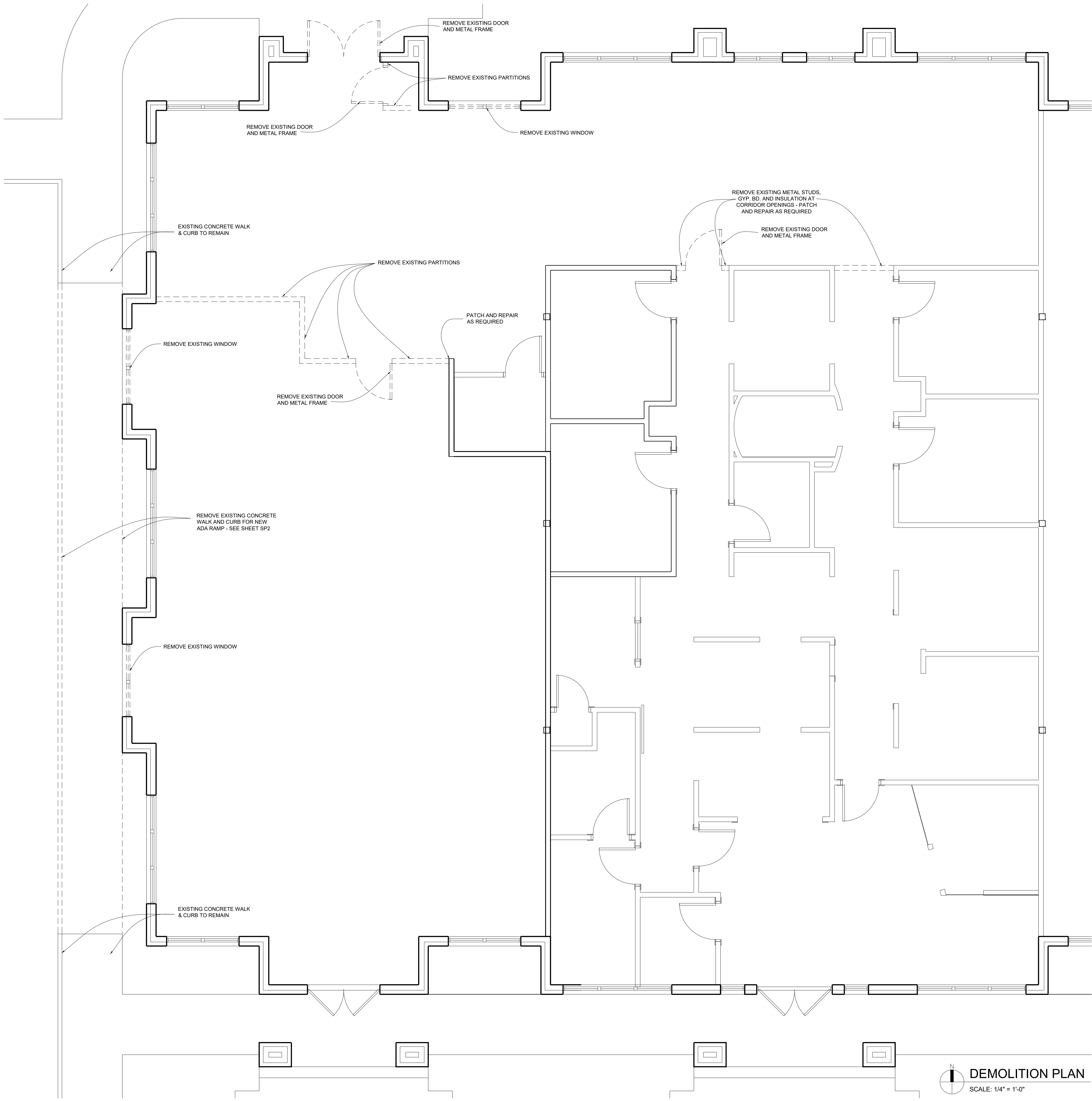
SCALE: 1/2" = 1'-0"



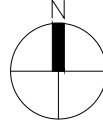
 ENLARGED PLAN AT RAMP
SCALE: 1/4" = 1'-0"

SITE DETAILS SP2

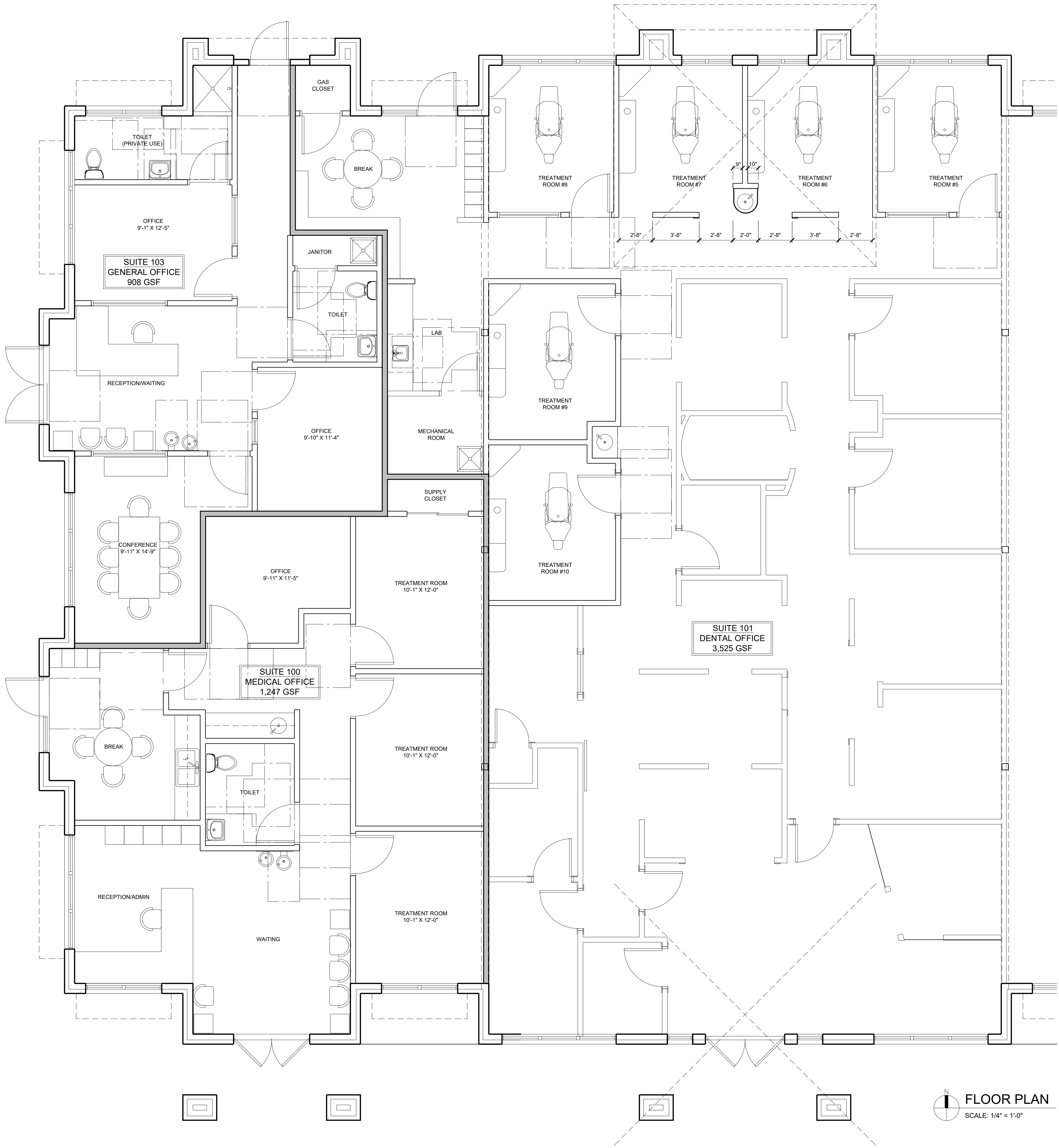
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- DEMOLITION NOTES:**
1. PREPARE, PATCH AND REPAIR CONCRETE SLAB TO RECEIVE NEW FLOOR FINISHES.
 2. COORDINATE EQUIPMENT POWER AND DATA ROUGH-INS WITH PROPOSED EQUIPMENT LOCATIONS AND MOVE/ADJUST AS REQUIRED PRIOR TO PLACEMENT OF FLOOR FINISHES.
 3. PATCH AND REPAIR EXISTING GYP. BOARD AT JOINTS WITH NEW PARTITIONS. FEATHER EXISTING FINISHES IN WITH NEW.
 4. ALL EXISTING STRUCTURAL COLUMNS TO REMAIN.
 5. SAVE AND STORE EXISTING DOORS AND WINDOWS FOR RE-USE IN NEW CONSTRUCTION.

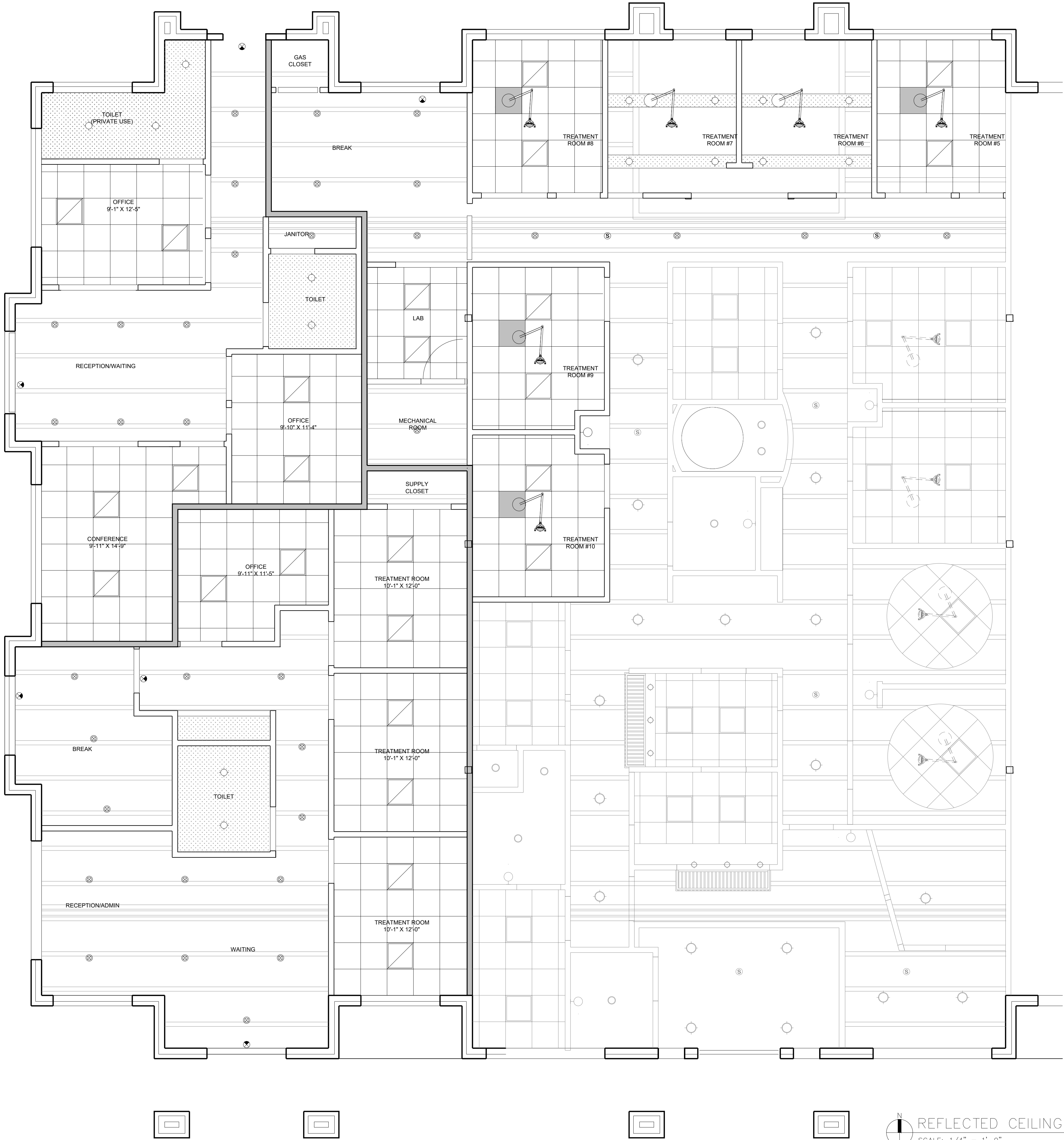
 **DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

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

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- REFLECTED CEILING PLAN NOTES:
1. COORDINATE CEILING LAYOUT WITH EXISTING MECHANICAL EQUIPMENT AS REQUIRED.
 2. COORDINATE CEILING LAYOUT WITH TENANT FIXTURE AND EQUIPMENT LOCATIONS AS REQUIRED.
 3. ALL NEW CEILINGS TO BE LOCATED AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED.
 4. BRACE TOPS OF PARTITIONS TO STRUCTURE AT A SPACING NOT TO EXCEED 6'-0" O.C.
 4. CONTRACTOR SHALL PROVIDE CEILING FRAMING AS REQUIRED TO ACCOMMODATE CEILING MOUNTED LIGHT FIXTURES (TO BE SUPPLIED AND INSTALLED BY TENANT).

REFLECTED CEILING PLAN LEGEND:

	OPEN TO STRUCTURE ABOVE
	2'x2' ACOUSTIC TILE CEILING
	GYP. BOARD CEILING
	2'x4' LED LIGHT FIXTURE
	2'x2' LED LIGHT FIXTURE
	SUPPLY AIR DIFFUSER
	RETURN AIR
	RECESSED CAN LIGHT
	CEILING MOUNT FIXTURE
	PENDANT LIGHT FIXTURE
	CEILING MOUNTED SPEAKER
	EXHAUST FAN
	WALL SCONCE
	ILLUMINATED EXIT SIGN
	TRACK LIGHT

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