



GENERAL SPECIFICATIONS

- 1.1 Project Description: The proposed project consists of a remodel to Suite "R" located at 6436 Hwy 85-87 fountain CO80817.
- 1.2 Construction type: The building is classified as type IIB construction. New construction shall conform to this type of construction & comply to all requirements of 2003 IBC and local adopted codes.
- 1.3 Demolition: General Contractor to coordinate construction scheduling and demolition plans with Owner's representative. Contractor shall reuse existing construction materials only where noted. Salvageable material not reused on the project shall be stockpiled within this building, as directed by the Owner's representative. Non-salvageable materials shall be removed from the site. Contractor shall see that all scheduled demolition is performed per the plans. Asbestos materials shall properly contained or disposed of per environmental regulatory requirements. Testing for asbestos shall be the responsibility of the Owner. Materials to be removed occurring adjacent to, or fastened to, asbestos material shall be demolished in a manner that does not disturb the asbestos wherepossible.
- 1.4 Structural: Components of the building shall not be altered or modified during construction except as specifically detailed on the plans. Abandoned utilities may be demolished as required to clear the remodel area. Other active utilities shall be re-routed and operational prior to demolition as also required to clear the remodel area. Design and construction of all changes to existing and new work (mechanical, plumbing, and electrical) is the responsibility of the design/build team; all required costs shall be incorporated into the Contractor's bid proposal. The scope of work related to the services/utilities shall be as required per field verification of existing conditions.
- 2.1 Sitework: Access to an existing dumpster on the site, access to the project, and delivery of material shall be coordinated with the Owner's representative.
- 3.1 Concrete: Floors shall be patched, repaired and leveled as required for a smooth, flat, and unbroken substrate to receive proposed floor finish materials.
- 4.1 Masonry: NotApplicable.
- 5.1 Metals: The fire protection of existing steel columns and beams shall be maintained.
- 6.1 Walls: The location of the walls on the plans are positioned with respect to the existing conditions. Final locations to be verified by Owner/architect after all walls are "snapped out" on the floor. Studs shall be placed at 24" O.C. as indicated on plan or details. Provide blocking for rails, fixtures, dispensers, shelving, and other wall mounted devices. Walls shall be constructed per details with gypsum wallboard each side of metal studs, depth as required to match any existing adjacent conditions and for placement of door frames. Gauge of studs shall be selected based upon wall height and depth for required stability and rigidity per the IBC and US Gypsum Wall System Guidebook. Existing walls in the Tenant space shall be patched, repaired, and retextured as required to match the existing appearance. Entire existing walls shall be textured where patching occurs as required to maintain a uniform appearance. Walls shall be typically constructed to the existing ceiling grid height (12'-0" +/-) or as noted on plan.
- 6.2 Counters & Cabinets: By Tenant.
- 6.3 Millwork: NotApplicable.
- 7.1 Moisture protection: NotApplicable
- 8.1 Doors and Frames: Doors and frames shall be provided as noted. Existing doors may remain where noted and shall be repaired and refinished to match new doors.

- Frames: Hollow metal Timely type, full height (6'-10" +/-).
- Doors: Match Building Standard, full height - 1 3/4' x 30' x 6'-8" unless noted otherwise.
- Hardware: 1 1/2 pair butts, lever passage latch-set or locksets, silencers, and wall or floor stop at the typical condition.
- Finish: Match BuildingStandard
- 9.1 Ceilings: The ceiling is a 24' x 48" suspended acoustic ceiling at approximately 8'-0" above the floor. Replace any damaged tile through out the suite due to construction.
- 9.2 Paint: Surfaces shall be painted as indicated on the drawings. Gyp. Bd. surfaces shall have a prime coat plus 2 finish coats. Existing surfaces shall be patched, repaired, and painted as required for complete coverage. Paint colors to be selected by Tenant.
- 9.3 Floors: All flooring and base to be selected by Tenant. Color to be selected by Architect upon receiving samples from contractor.
- 9.5 Wall Base: 4" coved base shall be provided typically. Color to be selected by Architect upon receiving samples from contractor.
- 9.6 Metal Trim: Provide metal drywall trim at corners and edges of walls for straight and true wall lines. Provide reveal trim where noted or detailed. Metal trim shall be as manufactured by Gordon or Pitcon. Metal trim shall be painted equal to the wall of installation or black at reveal conditions.
- 10.1 Restrooms: See details
- 11.1 Furnishings: By Tenant
- 13 Special Construction: Not Used
- 14 Conveying Systems: Not Used
- 15. Mechanical: Relocate existing mechanical to maintain existing HVAC of all the rooms of the Tenant areas. The air supply and controls shall be modified as required to provide control of the entire Tenant space from within the Tenant space. No portion of the Tenant's HVAC shall be controlled from an adjacent space. The Owner's mechanical maintenance specialist shall be consulted for the design by Contractor of the proposed changes. Add existing rooftop units as feasible if additional capacity is required by current codes.
- 16. Plumbing: Provide an electric water heater of sufficient size to provide adequate hot water for all occupants of the Tenant space, above the ceiling of the Restroom on a constructed platform. All plumbing fixtures shall be new and shall conform to ADA handicapped requirements.
- 16.1 Electrical: New and reused fixtures, lenses, outlets, and cover plates shall be used if cleaned to nearly new condition. Provide a unit cost for retrofitting the light fixtures with high efficiency ballasts, new 3 tube reflectors and diffusers for increased energy efficiency. Lights shall be switched on the adjacent wall beyond the door site when in the open position. Provide standard and GFI duplex outlets at all water sources. Maintain or add power to the water heaters. Coordinate with Tenant for the power requirements of all equipment. Electric power shall be provided to all devices.
- 16.3 Safety: Provide smoke detectors each side of the Tenant's entrance as required by code. Provide sprinkler system as req'd to meet local codes- provide alternate for fully recessed heads within entire area.

16.4 Safety: Exit signs are to be provided as required by the Regional Building Department. Exit sign style shall match building standard. Signs shall have faces on both sides where required and shall have directional arrows. Illumination of the signs shall be powered by both a conventional circuit source and an emergency backup source.

General Notes

- 1) Contractor to verify all dimensions and existing conditions and report all discrepancies between existing and architectural plans to Architect before commencing any portion of the work. Prior to bidding, contractor shall inspect existing condition of buildout and determine extent necessary to complete the common area remodel.
- 2) All work shall conform to building codes and requirements. Exit signs, emergency lighting, rated exit systems shall be as required by current building codes. All new construction shall meet ADA Requirements as outlined by ADAG. Provide fire extinguishers/cabinets as may be required by Colorado Springs Fire Department. All walkways, entries, doors, hardware, outlets, switches, etc., provided shall meet requirements of the Americans with Disabilities Act. In the event there is a conflict between these documents and requirements of "the Act", the requirements of "the Act" shall apply.
- 3) The "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" Document A-201, issued by the American Institute of Architects, latest edition, and its Supplements if any, relates directly to the Work of this Project and is hereby made a part of the Contract.
- 4) All exits shall be openable from the inside without the use of a key, tool, or special knowledge, unless exit doors are provided with a sign stating "This door must remain unlocked during occupancy" per the 2003 IBC.
- 5) Contractor must submit lien releases with each pay request.
- 6) Contractor shall pay for all necessary permits or fees.
- 7) Contractor shall not make any material substitutions or detail changes without Architect's approval. No change orders will be allowed without prior written approval by the Architect. Process all change orders as required by the "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" Document A-201.
- 8) Owner shall pay all utility bills relating to the space under construction for the construction period.
- 9) The Owner has contracted directly with the following persons/firms who will be solely responsible for Design, Design Calculations, Drawings, and Specifications (stamped and sealed by engineer, if required by local codes) in their respective areas.
 - *Electrical: McM Engineering
 - *Mechanical: Lane Pinnow
 - *Plumbing: Lane Pinnow
- 10) Contractor shall provide complete manuals and as-built drawings to the Architect upon completion of the project.
- 11) 1 yr. warranty shall begin as dated on the "Certificate of Substantial Completion" issued by Architect.

CALVARY FELLOWSHIP FOUNTAIN VALLEY

TENANT FINISH SUITE "R" - PHASE I BECKETT DEVELOPMENT

6436 HWY 85/87 FOUNTAIN, CO 80817

OWNER:
BECKETT DEVELOPMENT
CONTACT- ROI STEINER
104 S. CASCADE AVE STE 201
COLORADO SPRINGS, CO 80903
719.328.1500

ARCHITECT:
YOW ARCHITECTS
CONTACT- LARRY WHITTAKER
115 S. WEBER
COLORADO SPRINGS, CO 80903
719.475.8133

MECHANICAL, PLUMBING:
PINNOW ENGINEERING
CONTACT- LANE PINNOW
PO BOX 331
CASCADE, CO 80809
719-684-2209

ELECTRICAL:
McM ENGINEERING LLC
CONTACT- PAUL PROULX
3585 VAN TEYLLINGGEN DRIVE SUITE G
COLORADO SPRINGS CO 80917
719-473-4456

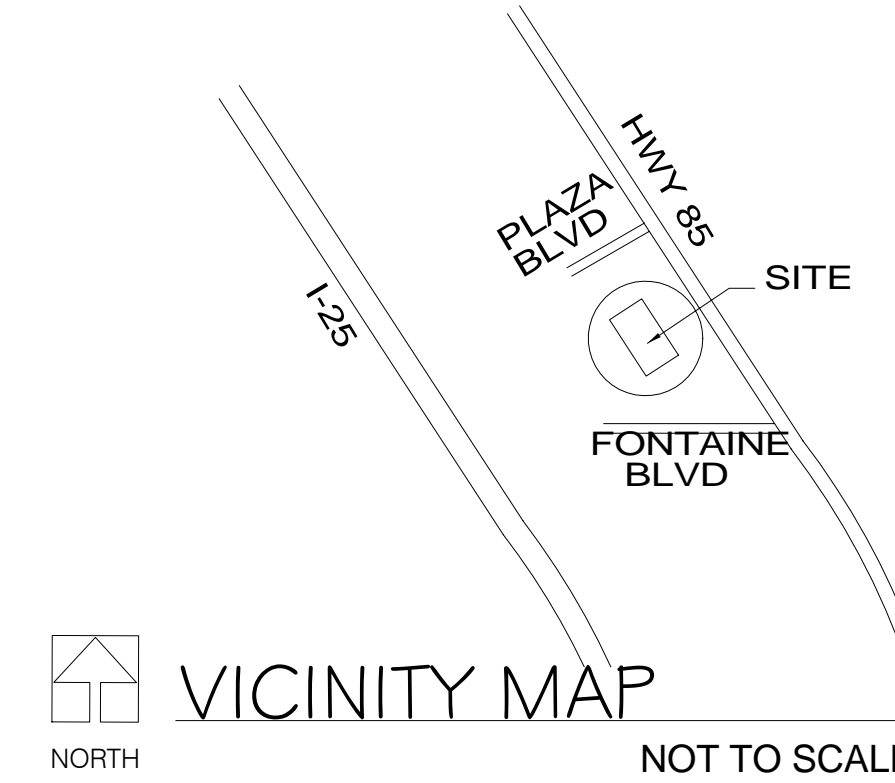
TENANT:
CALVARY FELLOWSHIP - FOUNTAIN VALLEY

BUILDING INFORMATION:
CONSTRUCTION TYPE- IIB
EXISTING ONE STORY BUILDING- FULLY SPRINKLERED WITH NFPA13 SPRINKLER HEADS AS DETERMINED BY OWNER

PROJECT AREA:
Total suite sq. ft. (All Phases) = 33,187 S.F.
OCCUPANCY: A3 (ASSEMBLY) S.F. (net using table 1004.1.2) = 19,362
Phase I (net)s.f. = 7,780

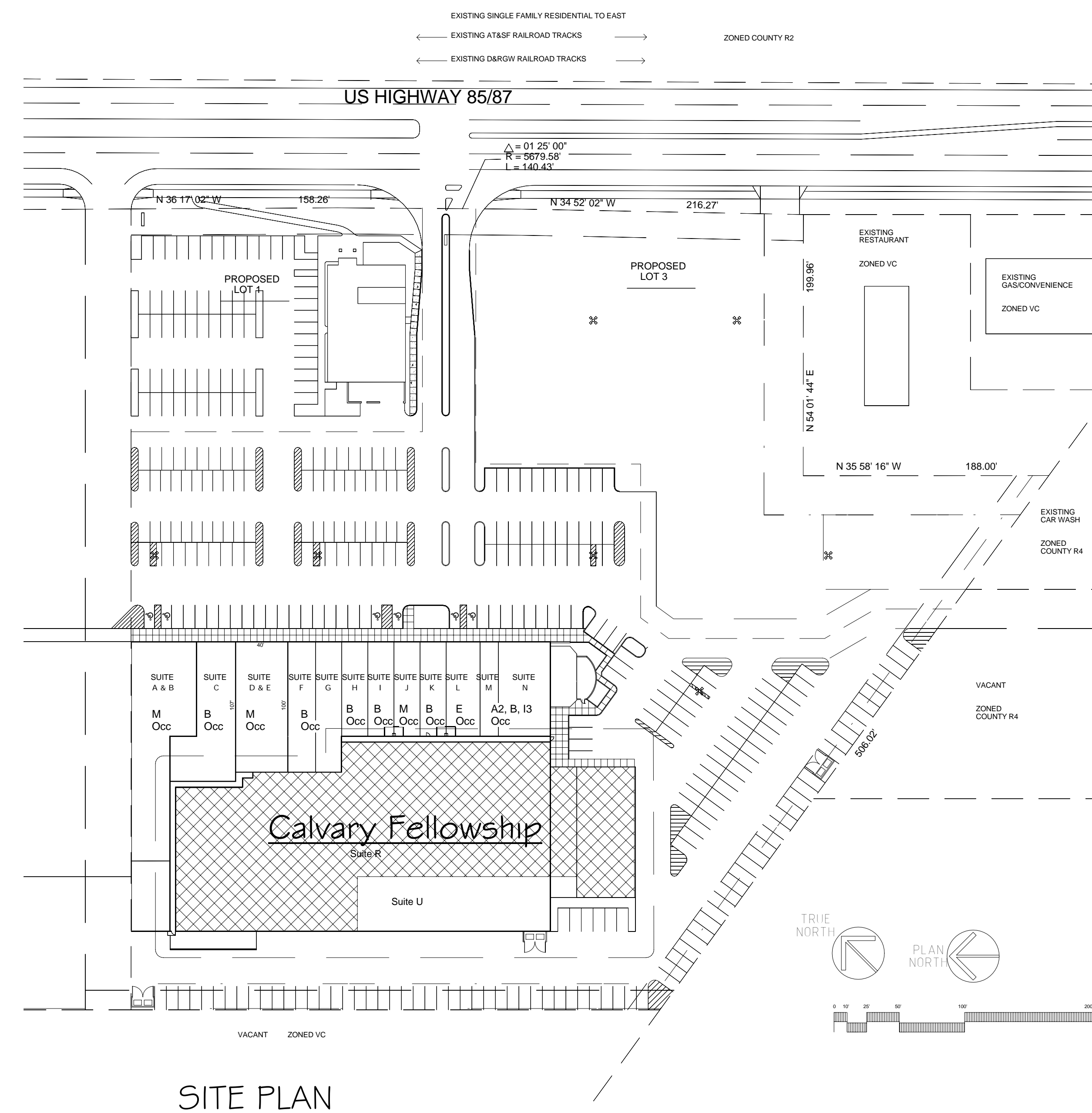
OCCUPANT LOAD:
All Phases 19,362 s.f. Net S.F. / 7 = 2766

Phase I 7,780 s.f. Net S.F. / 7 = 1111



*** ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:
2003 INTERNATIONAL BUILDING CODE

LEGAL DESCRIPTION: LOT 2 THE MART SUB
TAX I.D. NUMBER: 65133-14-027



3 Site Data
3/8" = 1'-0"

Yergensen, Obering, & Whittaker
A Professional Corporation
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Structural:	MCA
Electrical:	ENCS
Mechanical:	ENCS
Plumbing:	ENCS

Revision Schedule	
No.	Date

Calvary Fellowship - Fountain Valley
Suite "R" - PHASE I
6436 South Highway 85-87
Fountain, Colorado 80817

Project Number
08.012

Date
9-22-08

Drawn By
jhw

Checked By
law

A100
Cover Sheet
Scale
As indicated