

TENANT IMPROVEMENT - GEICO, AURORA 10550 E. GARDEN DRIVE, UNIT 104

PROJECT DESCRIPTION:

TENANT IMPROVEMENTS FOR SUITE 104:
ADDITION OF ONE SINK IN THE BREAK ROOM, REMOVAL OF SMALL SECTIONS OF ONE WALL. ADDITION OF 6 WALLS TO ENCLOSE A PRIVATE OFFICE, AN OPEN OFFICE, A MAIL ROOM AND A RECEPTION AREA.

SITE ADDRESS:

10550 E. GARDEN DRIVE, UNIT 104
AURORA, CO 80012

OWNER:

GEICO
10550 E GARDEN DRIVE, SUITE 104
AURORA, CO 80112

DESIGNER:

ROBIN PASLEY
414 SOUTH NEVADA AVENUE
COLORADO SPRINGS, CO 80903

ARCHITECT:

MATTHEW HOOD
2930 AVONDALE DR
COLORADO SPRINGS, CO 80917
archood@gmail.com

MECHANICAL/PLUMBING ENGINEER:

TUCKER ENVIRONMENTAL ENGINEERING GROUP, INC
200 QUEBEC ST. BUILDING 600, SUITE 211
DENVER, CO. 80230
303-321-0550
DAVE@TEEGING.COM

ELECTRICAL ENGINEER:

GSM ENGINEERING
COLORADO SPRINGS, CO
719-238-0946
GSM.ENGIN@GMAIL.COM

CODE STUDY:

APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2014 NATIONAL ELECTRICAL CODE (NEC)
* THE INTERNATIONAL FIRE CODE AND AMENDMENTS ARE ADOPTED BY THE FIRE AUTHORITY. PLANS ARE REVIEWED FOR COMPLIANCE WITH THIS CODE BY THE FIRE DEPARTMENT.

SCOPE OF WORK DESCRIPTION:
(SEE PROJECT DESCRIPTION)

OVERALL BUILDING DESCRIPTION:
TOTAL SHELL AREA (THREE SPACES) 7,245 S.F.
EXISTING AREA TO REMODEL 2,209 S.F. (ALLOWABLE = 23,000 S.F.)
HEIGHT 1-STORY, 28'-2"
NUMBER OF LEVELS 1

BUILDING CODE ANALYSIS (PARKING STRUCTURE):
OCCUPANCY CLASSIFICATION - B
TYPE OF CONSTRUCTION - IIB
FIRE SPRINKLER SYSTEM - FULLY SPRINKLERED

THE EXISTING BUILDING CONTAINS AN A-2 TENANT ON EITHER SIDE OF THIS TENANT IMPROVEMENT (NORTH AND SOUTH).

FIRE RESISTIVE REQUIREMENTS:
BUILDING ELEMENTS - EXISTING
STRUCTURAL FRAME - EXISTING

BEARING WALLS
EXTERIOR - 0 (EXISTING)
INTERIOR - 0 (EXISTING)

NONBEARING WALLS & PARTITIONS
EXTERIOR 10'x <30' FROM
PROPERTY LINE - 0 (EXISTING)
INTERIOR - 0

FLOOR CONSTRUCTION - 0 (EXISTING)
ROOF CONSTRUCTION - 0 (EXISTING)

FIRE WALLS - NA
FIRE BARRIERS - NA
FIRE PARTITIONS - NA

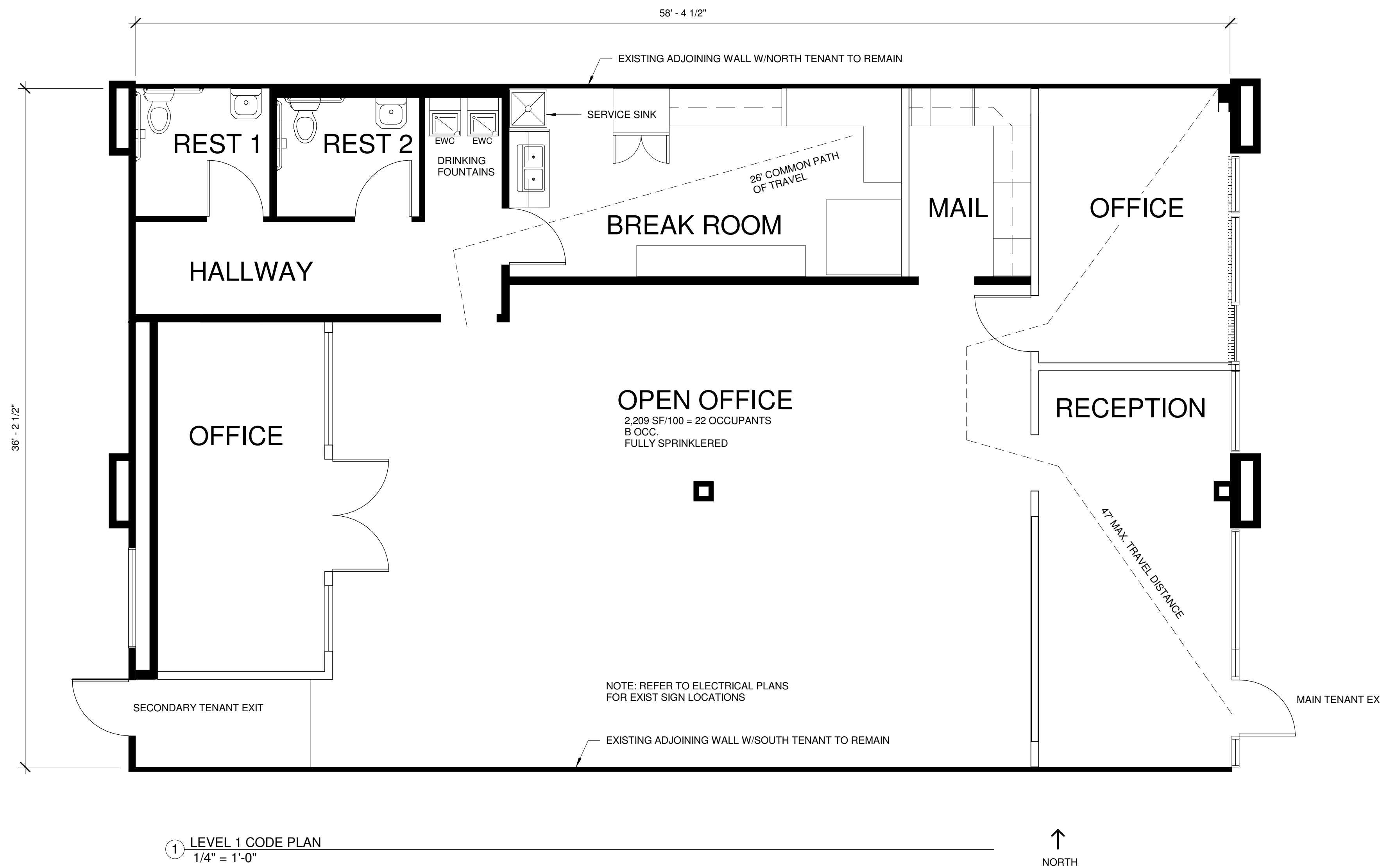
REQUIRED OCCUPANCY SEPARATION:
PER TABLE 506.2 FOR A-2 (MOST RESTRICTIVE ADJOINING OCCUPANCY), 9,500 IS INCREASED TO 38,000 S.F. THEREFORE NON-SEPARATED MIXED B AND A-2 IS ALLOWED.

MAIN LEVEL OCCUPANT LOAD: 2,209s.f./100 Gross = 22 OCCUPANTS
1 EXIT REQUIRED LESS THAN 49 OCCUPANTS, 2 EXITS PROVIDED

PLUMBING FIXTURE CALCULATION:
WATER CLOSETS/URINALS = 1/25 = 1 REQUIRED, 1 PROVIDED
LAVATORIES = 1/40 = 1 REQUIRED, 1 PROVIDED
DRINKING FOUNTAINS = 1/100 = 1 REQUIRED, 2 PROVIDED
OTHER = 1 SERVICE SINK = 1 REQUIRED, 1 PROVIDED

EXIT WIDTH CALCULATION:
22 OCC. X .15" PER (W/AUTOMATIC SPRINKLER SYSTEM) = 3.3 REQUIRED, 33" PROVIDED

DOOR HARDWARE:
REFER TO DOOR SCHEDULE FOR LEVER TYPE



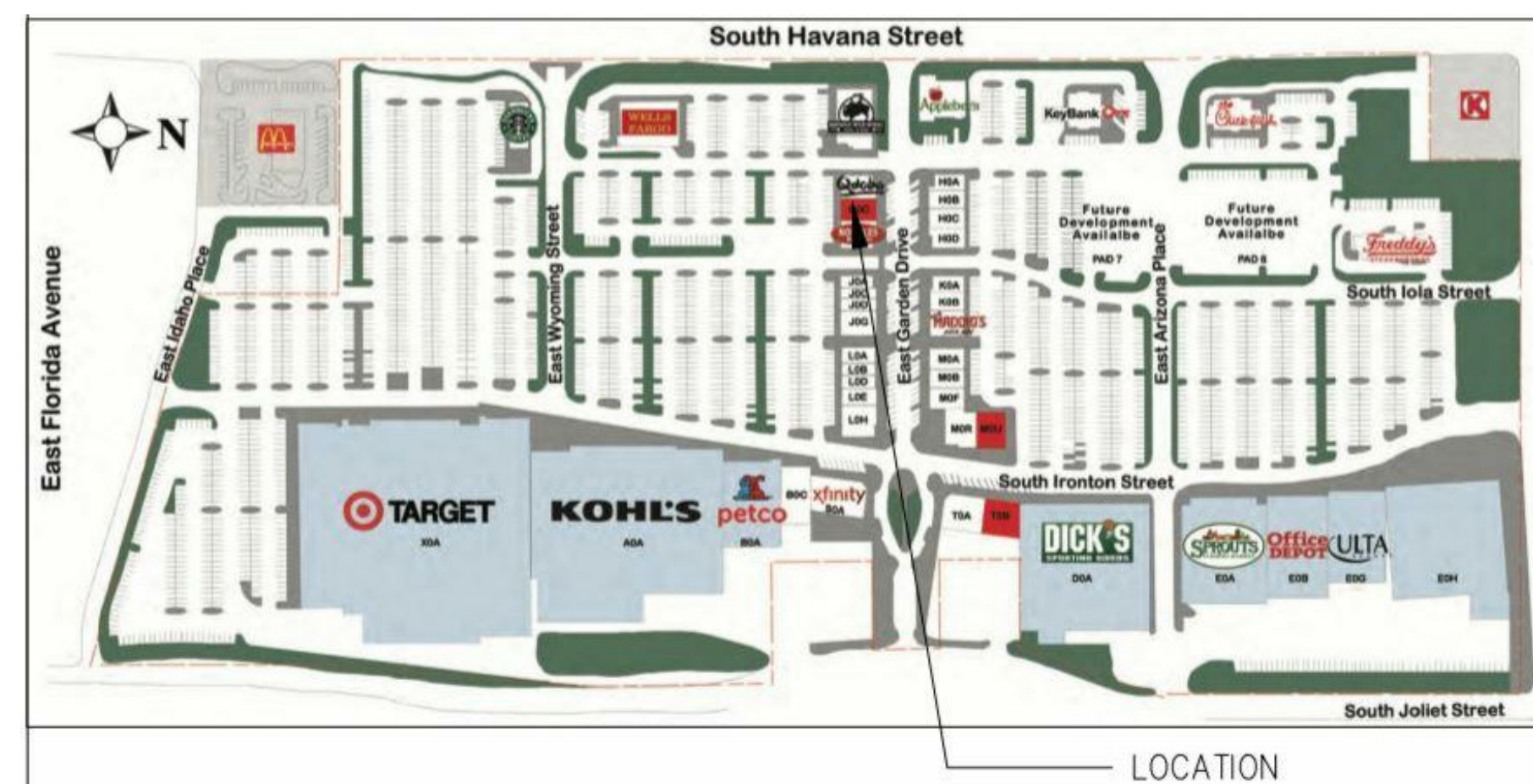
1 LEVEL 1 CODE PLAN
1/4" = 1'-0"



DRAWING INDEX:

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I-02	DEMOLITION PLAN
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M-1	MECHANICAL/PLUMBING SPECS, ABBRVS, LEGEND AND SHEET LOG
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E-3	ELECTRICAL AND COMMUNICATION SPECIFICATION

VICINITY MAP:



LEGEND

PLAN NOTES

KEYNOTES

GEICO AURORA
10550 E. GARDEN DR, UNIT 104
AURORA, CO 80012



Robin
Pasley
Interiors

COVER PAGE

T-1.0