



# INTERGROUP ARCHITECTS

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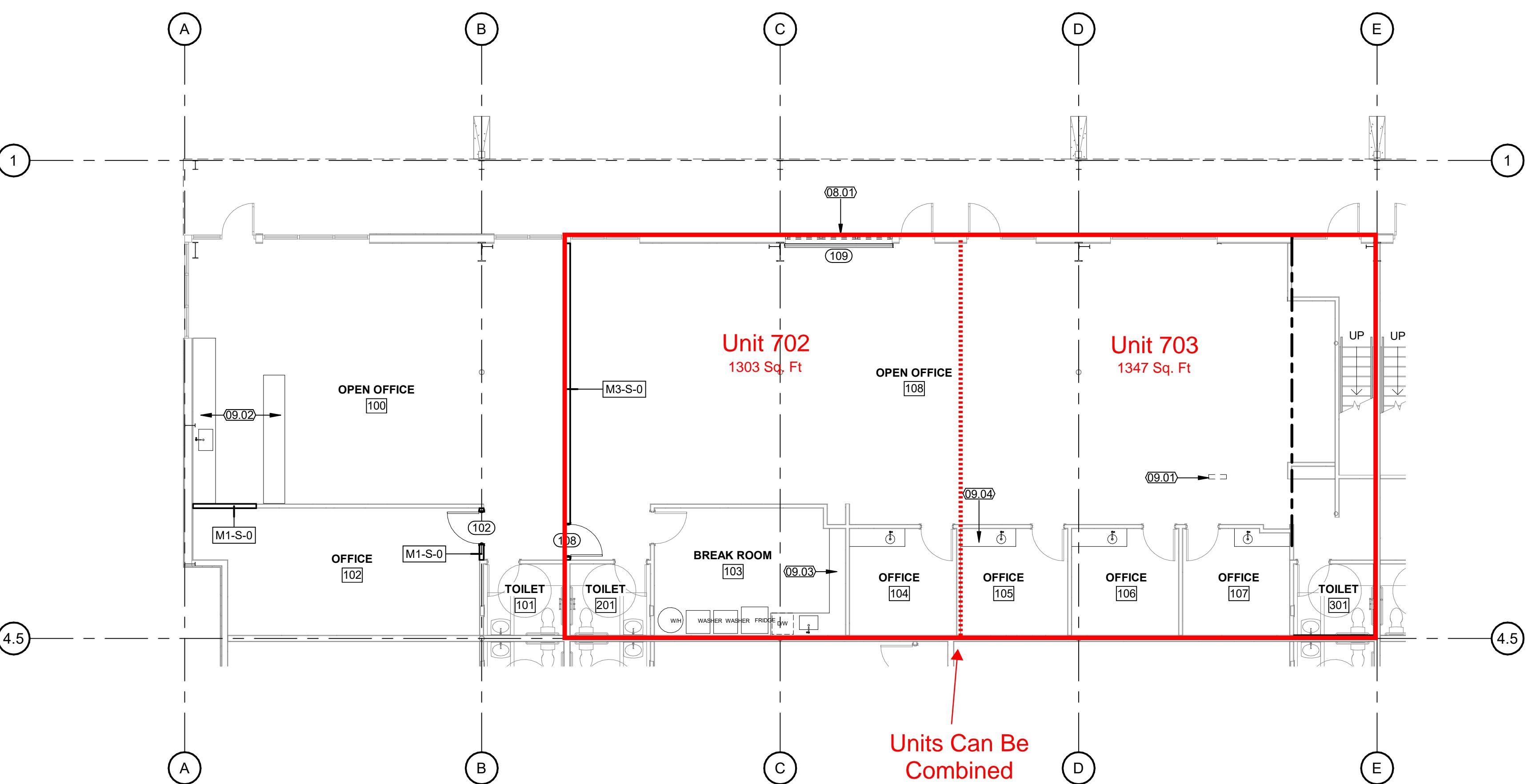
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# MICRO FLEX OFFICES

6670 HOLMAN STREET, UNITS 701, 702 & 703  
ARVADA, COLORADO 80004

# A2.1

## FIRST FLOOR PLA



# FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



## KEYNOTES:

- 08.01 REMOVE EXISTING ALUMINUM STOREFRONT SYSTEM.
- 08.09 REMOVE EXISTING WOOD WINDOW FRAME, GLAZING, DOOR AND WALL ABOVE.
- 09.01 REMOVE EXISTING WALL.
- 09.02 QUARTZ COUNTERTOPS WITH BASE CABINETS BELOW.
- 09.03 QUARTZ COUNTERTOP WITH BASE CABINETS BELOW AND WALL CABINETS ABOVE.
- 09.04 FUTURE SOLID SURFACE COUNTERTOP AND SINK, TYP.

## GENERAL NOTES:

1. ONLY THE KEYNOTES USED ON EACH SHEET APPEAR IN THE KEYNOTES LIST ON EACH SHEET.
2. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, U.N.O.
3. ALL EXPOSED STEEL IS TO HAVE AN ARCHITECTURAL GRADE FINISH AND BE PAINTED. SEE FINISH LEGEND. CONCEAL FASTENERS, GRIND WELDS SMOOTH, REMOVE BURR AND SHARP EDGES, ETC.
4. ALL MISC. METALS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
5. PROVIDE FIRE EXTINGUISHER IN SEMI-RECESSED CABINET. FIRE EXTINGUISHER TO BE 13#. (TRAVEL DISTANCE NOT TO EXCEED 75' AND MIN. 1/3,000 S.F.) SEE SPECIFICATIONS AND COORDINATE LOCATIONS WITH LOCAL FIRE AUTHORITY.
6. CONTRACTOR MUST VERIFY, COORDINATE AND COMPLY WITH ALL CURRENT BUILDING CONSTRUCTION STANDARDS. VERIFY ALL REQUIREMENTS WITH THE OWNER.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN, PRIOR TO PROCEEDING WITH ANY PRICING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING ANY QUESTIONS ABOUT THE SITE AND/OR DESIGN INTENT, BEFORE PROCEEDING WITH THE WORK OR RELATED WORK, IN QUESTION.
8. THE CONTRACTOR IS TO PROVIDE COMPLETE AND OPERATIONAL BUILDING SYSTEMS / COMPONENTS. PRICE ALL MISCELLANEOUS ITEMS NOT SPECIFICALLY NOTED BUT REQUIRED FOR THE PROPER EXECUTION OF THE WORK.

## WALL LEGEND - METAL STUD FRAMING

**WALL HEIGHT KEY (AS INDICATED ON PLANS):**  
P = PARTIAL HEIGHT WITH TOP CAP. PROVIDE STEEL BRACE  
BOLTED TO FLOOR AT END OF WALL.  
C = TO UNDERSIDE OF CEILING GRID  
A = TO 6" ABOVE CEILING, BRACE TO STRUCTURE  
S = TO UNDERSIDE OF DECK, PROVIDE SLIPHEAD WITH **1-1/2"** OF  
COMPRESSION AND **1 1/2"** OF EXTENSION.

## WALL TAG

### NOTES:

1. AT GYPSUM BOARD WALLS AND CEILINGS PROVIDE CONTROL JOINTS AT A MINIMUM OF EVERY 30 LINEAR FEET OF UNINTERRUPTED SURFACE.
2. ALL NEW INTERIOR PARTITIONS MUST BE SECURELY FASTENED IN ORDER TO MEET THE HORIZONTAL LOAD REQUIREMENT OF 5 LBS. PER SQ. FT. THIS MAY REQUIRE BRACING TO THE STRUCTURE ABOVE OR CROSS BRACING TO ADJACENT PERPENDICULAR WALLS.

TYPE	PLAN	DESCRIPTION
M1-S		<b>NON RATED WALL (4 7/8"):</b> 25 GA. 3 5/8" STEEL STUDS AT 24" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE TO UNDERSIDE OF JOISTS.
M3-S		<b>NON RATED FULL HEIGHT DEMISING WALL (7 1/4"):</b> 18 GA. 6" STEEL STUDS AT 24" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE TO UNDERSIDE OF STRUCTURE / ROOF DECK. PROVIDE 6" SOUND BATT INSULATION FULL HEIGHT.