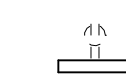
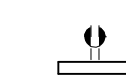
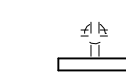
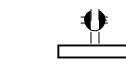
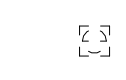
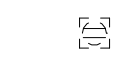
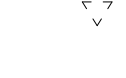
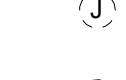
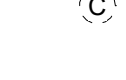
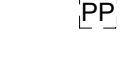


ELECTRICAL FIXTURE LEGEND (DEMO):

-  DUPLEX OUTLET - TO BE REMOVED
-  DUPLEX OUTLET - DEDICATED TO BE REMOVED
-  QUADPLEX OUTLET - TO BE REMOVED
-  QUADPLEX OUTLET - DEDICATED TO BE REMOVED
-  FLOOR OUTLET - SINGLE TO BE REMOVED
-  FLOOR OUTLET - DUPLEX TO BE REMOVED
-  FLOOR OUTLET - DEDICATED DUPLEX TO BE REMOVED
-  FLOOR OUTLET - QUADPLEX TO BE REMOVED
-  FLOOR OUTLET - DEDICATED QUADPLEX TO BE REMOVED
-  DATA OUTLET TO BE REMOVED
-  TELEPHONE / DATA OUTLET TO BE REMOVED
-  JUNCTION BOX TO BE REMOVED
-  COVERED PLATE TO BE REMOVED
-  POWER POLE TO BE REMOVED

GENERAL NOTES - DEMOLITION

- ALL DOORS, FRAMES AND HARDWARE WHICH ARE NOT REUSED ARE TO BE SALVAGED, MOVED AND STOCKED AS DIRECTED BY OWNER.
- PROTECTION OF FLOORS, DOORS AND WALLS IN CORRIDOR AND ELEVATOR LOBBY TO BE PROVIDED.
- PROVIDE ADEQUATE PROTECTION OF EXISTING MINI-BLINDS.
- EXISTING MILLWORK TO BE REMOVED AND REUSED WHERE POSSIBLE OR RETURNED TO BLDG. STOCK.
- ALL SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL OF OWN DEBRIS.
- EXISTING WORK WHICH IS TO REMAIN SHALL BE REPAIRED AND/OR RECONDITIONED AS REQUIRED TO MATCH AND BLEND WITH NEW WORK. THE SCOPE AND LIMIT OF WHICH SHALL AS APPROVED BY THE OWNER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE HVAC AND PLUMBING AS REQUIRED BY DEMOLITION. SOME EXISTING ELECTRICAL IS SHOWN. VERIFY IN FIELD. ALL ABANDONED ELECTRICAL TO BE TAKEN BACK TO SOURCE.
- SALVAGED AND NOT RE-USED MATERIALS SHALL BE RETURNED TO BLDG. STOCK.
- GENERAL CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS TO PROVIDE SECURED STORAGE FOR ALL REUSABLE MATERIALS.
- "AS BUILT" DIMENSIONS AND EXISTING CONDITIONS MAY NOT HAVE BEEN VERIFIED. DISCREPANCY BETWEEN ACTUAL BUILD-OUT AND DEMOLITION PLANS MAY EXIST. CONTRACTOR TO FIELD VERIFY.
- CONTRACTOR SHALL PATCH WALLS, WINDOW SILLS, CEILING AND FLOORING WHERE DEMOLITION OCCURS. ALL MATERIALS REMOVED DURING DEMOLITION SHALL BE STORED AS DIRECTED BY OWNER. ALL COLUMNS EXPOSED DURING DEMOLITION SHALL BE FURRED OUT AS REQUIRED UNLESS NOTED OTHERWISE.
- DEMOED WALLS THAT GO TO STRUCTURE NEED TO BE REMOVED ABOVE CEILING ALL THE WAY TO STRUCTURE.
- THE GC IS RESPONSIBLE FOR THE REMOVAL OF ABANDONED PHONE AND DATA CABLE LOCATED ABOVE THE CEILING. VERIFY WITH BUILDING MANAGER AND FIELD VERIFY REQUIREMENTS.

DEMOLITION KEYED NOTES

- D1

DEMO ALL EXISTING FINISHES. SCRAPE ANY REMAINING GLUE RESIDUE. PATCH CONCRETE AS REQUIRED TO ACHIEVE LEVEL SUBFLOOR. FLOORS TO BE SWEEPED CLEAN. G.C. TO EXPLORE FESABILITY OF MAINTAINING EXISTING TILE FLOORING AND INSTALLING NEW FLOOR FINISH ABOVE.
- D2

DEMO ALL EXISTING PERIMETER WINDOW COVERINGS AND ASSOCIATED HARDWARE.
- D3

DEMO EXISTING CEILING GRID, TILE AND LIGHTING THROUGHOUT. DISPOSE OR SALVAGE LIGHT FIXTURES PER PROPERTY MANAGEMENT INSTRUCTIONS.
- D4

AT RESTROOMS, REMOVE ALL EXISTING FINISHES, RESTROOM PARTITIONS, PLUMBING FIXTURES, AND ACCESSORIES.
- D5

REMOVE EXISTING MILLWORK, SINK AND ASSOCIATED PLUMBING. REMOVE SUPPLY, AND TERMINATE PER CODE. PATCH SURROUNDING FINISHES AS REQUIRED.
- D6

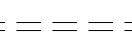
REMOVE ALL WALLCOVERING, WOOD PANELING AND WAINSCOTTING THROUGHOUT. PROVIDE CLEAN DRYWALL FINISH
- D7

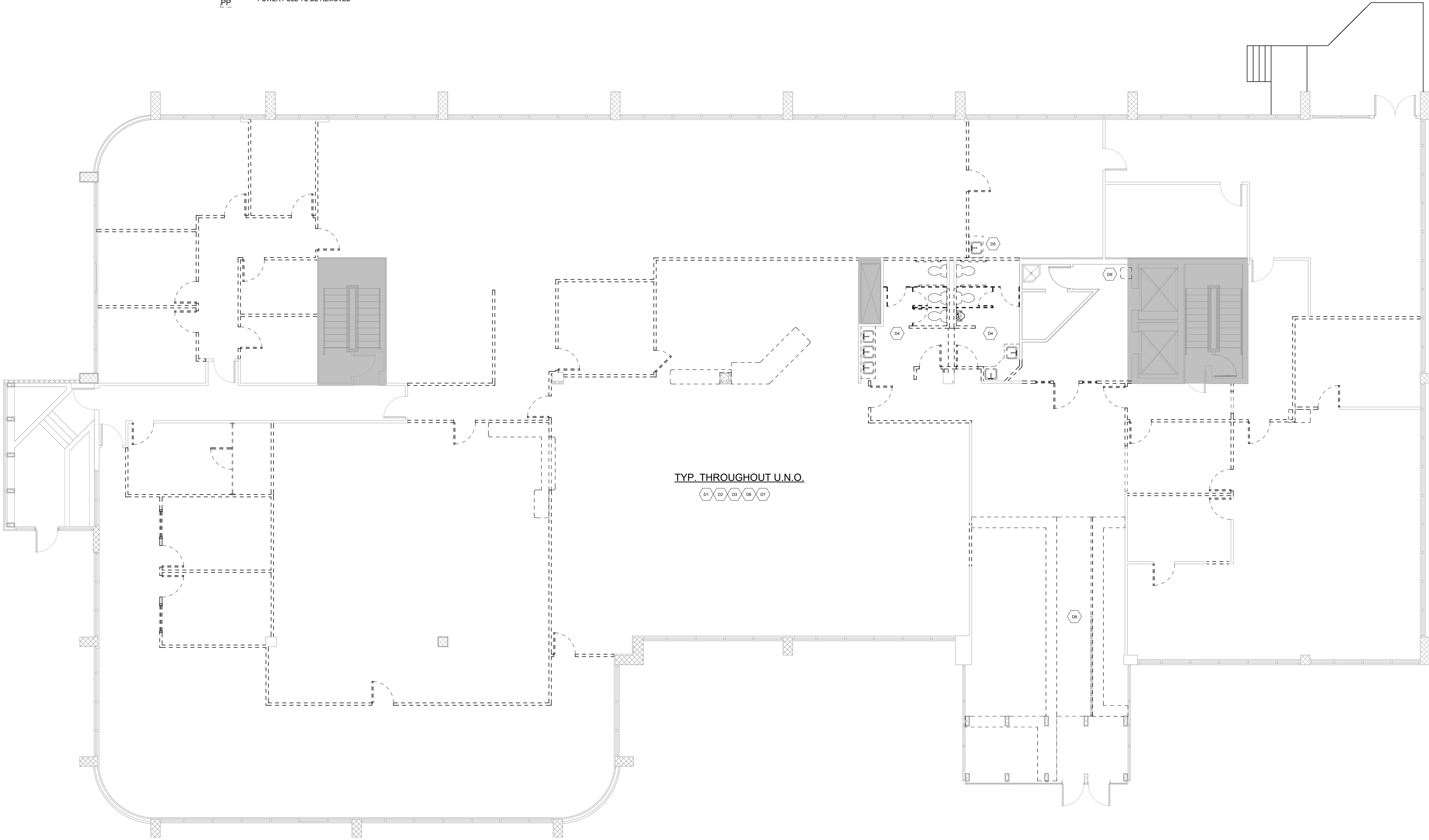
REMOVE ALL POPCORN CEILINGS AT HARD LID LOCATIONS. PROVIDE CLEAN GYP FINISH.
- D8

AT LOBBY, REMOVE CEILING FANS, PLANTERS, MISC RECESSED WALL FEATURES. AT STONE PLANTERS TO BE REMOVED, PATCH AND REPAIR WALL PANELING, GLULAM SUPPORTS & STONE MASONRY AS REQ'D FOR FINISHED LOOK TYP.
- D9

REMOVE WATER FOUNTAIN, SALVAGE FOR RE-USE ON GROUND LEVEL OR LEVEL 3.

DEMO PARTITION LEGEND:

-  EXISTING PARTITION TO REMAIN
-  EXISTING PARTITION / ITEM TO BE REMOVED
-  N.I.C





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2850 YOUNGFIELD STREET
LAKEWOOD CO, 80215

LEVEL 01

NOT FOR CONSTRUCTION

WE APPROVE THE INFORMATION SHOWN ON THE DRAWING.
WE UNDERSTAND THAT ANY CHANGES MAY RESULT IN A
CHANGE IN THE SCOPE OF WORK AND AFFECT THE COST OF
THE PROJECT.

AUTHORIZED SIGNATURE _____ DATE _____

PROJECT: WHITE BOX

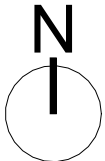
SUITE: LEVEL I

DRAWN BY: PP/AK

REVIEWED BY: PP

No.	Description	Date
PA	PRICING PLAN	02.10.26
PB	PRICING PLAN REVISION	04.10.26

PRICING PLAN



GENERAL NOTES - COMMON SPACES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF w/ ALL FIELD CONDITIONS AND DIMENSIONS & CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN, PRIOR TO PROCEEDING w/ THE CONSTRUCTION PRICING AND/OR CONSTRUCTION. SHOULD THERE BE ANY QUESTIONS REGARDING THE EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE INTERIOR ARCHITECT PRIOR TO PROCEEDING w/ THE WORK, OR RELATED WORK, IN QUESTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF w/ EXISTING CONDITIONS RELATED TO DEMOLITION WORK.
3. REWORK EXISTING CEILINGS AS REQUIRED FOR CONSTRUCTION FOR MECH., ELECT., & LIGHTING. CLEAN ALL CEILING DEVICES & ADJUST OR REPLACE ANY MISSING PARTS. REPLACE ANY DAMAGED OR SOILED CEILING TILES.
4. IF APPLICABLE, ADJUST (BALANCE) MECHANICAL SYSTEM AS REQUIRED FOR NEW CONSTRUCTION.
5. RELOCATE EXIT SIGNS AS REQUIRED.
6. LOCATE NIGHT LIGHTING AS REQUIRED.
7. ALL AREAS AFFECTED BY DEMOLITION SHALL BE REPAIRED OR REPLACED TO LIKE NEW. FINISHES SHALL MATCH EXIST. U.O.N.
8. THE CONTRACTOR IS TO PROVIDE COMPLETE & OPERATIONAL BLDG. SYSTEMS/COMPONENTS. PRICE ALL MIS. ITEMS NOT SPECIFICALLY NOTED BUT NEEDED FOR THE PROPER EXECUTION OF THE WORK.
9. PROVIDE BLDG. STD. CARPET, BASE & PAINT THROUGHOUT, U.O.N. REMOVE EXISTING FLOOR COVERING & WALL FINISHES, U.O.N. & PREP. ALL FLOORS & WALLS FOR NEW FINISHES, TYP. U.O.N.
10. PROVIDE LEVER HARDWARE AS REQUIRED BY A.D.A. (ENTRY/EXIT DOORS & COMMON AREA USAGE DOORS I.E. CONFERENCE ROOMS & BREAK ROOMS) VERIFY & RE-USE EXISTING WHERE POSSIBLE. HARDWARE FINISH SHALL BE CONSISTENT THROUGHOUT.
11. THE G.C. SHALL PROVIDE ALL LIFE SAFETY ELEMENTS AS REQ'D PER CODE INCLUDING BUT NOT LIMITED TO HORNS, STROBES, SMOKE DETECTORS, SPRINKLERS, LAYOUT OF DETECTORS & SPRINKLERS, EXIT SIGNS, AREA OF EVACUATION ASSISTANCE, ETC.
12. FURNITURE SUPPLIER TO FIELD VERIFY EXISTING CONDITIONS. DO NOT SCALE FROM PLAN. W.M.I. INC. WILL NOT BE RESPONSIBLE IF FURNITURE & FURNITURE SYSTEMS DO NOT FIT.
13. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
14. ALL 2 1/2" STUD WALLS WHICH EXTEND ABOVE 9'-0" IN HEIGHT SHALL HAVE 25 GA. METAL STUDS AT 16" O.C. IF WALLS EXCEED 13'-0" IN HEIGHT STUDS SHALL BE 12" O.C. 3 5/8" STUD WALLS SHALL HAVE 25 GA. METAL STUDS @ 24" O.C.
15. THIS PLAN IS FOR REPRESENTATION ONLY. ACTUAL CONDITIONS MAY VARY SLIGHTLY FROM PLAN. ALL VENDORS TO FIELD VERIFY CRITICAL DIMENSIONS.
16. ALL FURNISHINGS-I.E. DESKS, CREDENZAS, FILE CABINETS, TABLES, SEATING, PLANTS, EQUIPMENT ETC. ARE SHOWN FOR SCALE AND LOCATION INFORMATION ONLY AND ARE TO BE PROVIDED BY THE OWNER. NOT IN CONTRACT UNLESS OTHERWISE NOTED.
17. WHERE EXISTING, THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING ABANDONED OR UNUSED WIRES AND CABLES LOCATED ABOVE THE CEILING, IN THEIR ENTIRETY, THROUGHOUT SCOPE OF WORK IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION REGARDING SUCH WIRES AND CABLES LOCATED WITHIN RETURN AIR PLENUMS.

GENERAL NOTES - ELECTRICAL

1. UNLESS DENOTED WITH "N" ALL ELECTRICAL SHOWN IS EXISTING TO REMAIN.
2. ALL COMPUTER AND TELEPHONE CABLING SHALL BE PULLED BY LANDLORD REPRESENTATIVE.

ELECTRICAL FIXTURE LEGEND:

-  DUPLEX OUTLET
-  DUPLEX OUTLET - DEDICATED
-  FLOOR OUTLET - SINGLE
-  FLOOR OUTLET - QUADPLEX
-  TELEPHONE / DATA OUTLET
-  JUNCTION BOX
-  COVERED PLATE



IMAGE FOR CONCEPTUAL USE ONLY

GENERAL NOTES - TENANT SPACES

1. ANY NON-STANDARD TENANT FINISH MATERIALS SELECTED BY THE TENANT ARE NOT GUARANTEED OR WARRANTED BY THE LANDLORD.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF w/ ALL FIELD CONDITIONS AND DIMENSIONS & CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN, PRIOR TO PROCEEDING w/ THE CONSTRUCTION PRICING AND/OR CONSTRUCTION. SHOULD THERE BE ANY QUESTIONS REGARDING THE EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE INTERIOR ARCHITECT PRIOR TO PROCEEDING w/ THE WORK, OR RELATED WORK, IN QUESTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF w/ EXISTING CONDITIONS RELATED TO DEMOLITION WORK.
4. REWORK EXISTING CEILINGS AS REQUIRED FOR CONSTRUCTION FOR MECH., ELECT., & LIGHTING. CLEAN ALL CEILING DEVICES & ADJUST OR REPLACE ANY MISSING PARTS. REPLACE ANY DAMAGED OR SOILED CEILING TILES.
5. ADJUST (BALANCE) MECHANICAL SYSTEM AS REQUIRED FOR NEW CONSTRUCTION.
6. RELOCATE EXIT SIGNS AS REQUIRED.
7. LOCATE NIGHT LIGHTING AS REQUIRED.
8. ALL AREAS AFFECTED BY DEMOLITION SHALL BE REPAIRED OR REPLACED TO LIKE NEW. FINISHES SHALL MATCH EXIST. U.O.N.
9. THE CONTRACTOR IS TO PROVIDE COMPLETE & OPERATIONAL BLDG. SYSTEMS/COMPONENTS. PRICE ALL MIS. ITEMS NOT SPECIFICALLY NOTED BUT NEEDED FOR THE PROPER EXECUTION OF THE WORK.
10. ALL TELEPHONE & COMPUTER EQUIPMENT INSTALLATION IS BY TENANT UNDER SEPARATE CONTRACT.
11. PROVIDE BLDG. STD. CARPET, BASE & PAINT THROUGHOUT, U.O.N. REMOVE EXISTING FLOOR COVERING & WALL FINISHES, U.O.N. & PREP. ALL FLOORS & WALLS FOR NEW FINISHES, TYP. U.O.N.
12. PROVIDE LEVER HARDWARE AS REQUIRED BY A.D.A. (ENTRY/EXIT DOORS & COMMON AREA USAGE DOORS I.E. CONFERENCE ROOMS & BREAK ROOMS) VERIFY & RE-USE EXISTING WHERE POSSIBLE. HARDWARE FINISH SHALL BE CONSISTENT THROUGHOUT.
13. ANY WINDOW COVERINGS AT PERIMETER WALLS TO BE IN GOOD WORKING ORDER. CONFIRM NEW WINDOW COVERINGS OR REPAIRS/ REPLACEMENTS w/ BLDG. LANDLORD. CLEAN WINDOW COVERINGS. CONTACT W/ BLIND SHINE.
14. PROVIDE WATER HEATER AT NEW PLUMBING/SINK AREAS IF NEEDED.
15. TENANT TO PROVIDE LOCATION & SPEC. OF ALL EQUIP. INCLUDING BUT NOT LIMITED TO LASER PRINTERS, COPIERS, FILE SERVERS, P.C.S, ETC.
16. THE G.C. SHALL PROVIDE ALL LIFE SAFETY ELEMENTS AS REQ'D PER CODE INCLUDING BUT NOT LIMITED TO HORNS, STROBES, SMOKE DETECTORS, SPRINKLERS, LAYOUT OF DETECTORS & SPRINKLERS, EXIT SIGNS, AREA OF EVACUATION ASSISTANCE, ETC.
17. FURNITURE SUPPLIER TO FIELD VERIFY EXISTING CONDITIONS. DO NOT SCALE FROM PLAN. WARING ASSOCIATES WILL NOT BE RESPONSIBLE IF FURNITURE & FURNITURE SYSTEMS DO NOT FIT.
18. PROVIDE TRIM AT TOP OF ALL NEW DRYWALL PARTITIONS TO MATCH EXISTING. PATCH TRIM ON EXISTING PARTITIONS AS NECESSARY. VERIFY.
19. ALL CORE DRILLS & FLOOR PENETRATIONS SHALL BE X-RAYED OR SCANNED AT BUILDING ENGINEER'S DISCRETION. PERFORM AFTER HOURS.
20. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
21. ALL 2 1/2" STUD WALLS WHICH EXTEND ABOVE 9'-0" IN HEIGHT SHALL HAVE 25 GA. METAL STUDS AT 16" O.C. IF WALLS EXCEED 13'-0" IN HEIGHT STUDS SHALL BE 12" O.C. 3 5/8" STUD WALLS SHALL HAVE 25 GA. METAL STUDS @ 24" O.C.
22. MODIFY LIGHT SWITCHING THROUGHOUT TO OCCUR WITHIN TENANT SPACE.
23. THIS PLAN IS FOR REPRESENTATION ONLY. ACTUAL CONDITIONS MAY VARY SLIGHTLY FROM PLAN. ALL VENDORS TO FIELD VERIFY CRITICAL DIMENSIONS.
24. ALL FURNISHINGS - I.E. DESKS, CREDENZAS, FILE CABINETS, TABLES, SEATING, PLANTS, EQUIPMENT ETC. ARE SHOWN FOR SCALE AND LOCATION INFORMATION ONLY AND ARE TO BE PROVIDED BY THE TENANT, NOT IN CONTRACT UNLESS OTHERWISE NOTED.
25. WHERE EXISTING, THE GENERAL CONTRACTOR SHALL REMOVE ALL FIBERGLASS BATT INSULATION LAYING ABOVE THE CEILING THROUGHOUT THIS TENANT SPACE. WHERE FIBERGLASS BATTS ARE REQUIRED TO BE USED IN THE RETURN AIR PLENUM FOR SOUND ATTENUATION PURPOSES, THEY SHALL BE ENCAPSULATED IN FOIL FACED MATERIAL, COMPLYING WITH THE REQUIREMENTS OF CURRENT CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION FOR USE IN RETURN AIR PLENUMS (CLASS I MATERIALS).
26. WHERE EXISTING, THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING ABANDONED PARTIAL WALLS HANGING FROM THE DECK ABOVE TO THE CEILING, IN THEIR ENTIRETY, THROUGHOUT THIS TENANT SPACE.
27. WHERE EXISTING, THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING ABANDONED OR UNUSED WIRES AND CABLES LOCATED ABOVE THE CEILING, IN THEIR ENTIRETY, THROUGHOUT THIS TENANT SPACE IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION REGARDING SUCH WIRES AND CABLES LOCATED WITHIN RETURN AIR PLENUMS.
28. ALL THERMOSTATS, FIRE ALARM DEVICES, OUTLETS, SWITCHES, ETC. MUST BE COORDINATED W/ ARCHITECT AT ALL FEATURE WALL LOCATION(S).

ENGINEERING KEYED NOTES

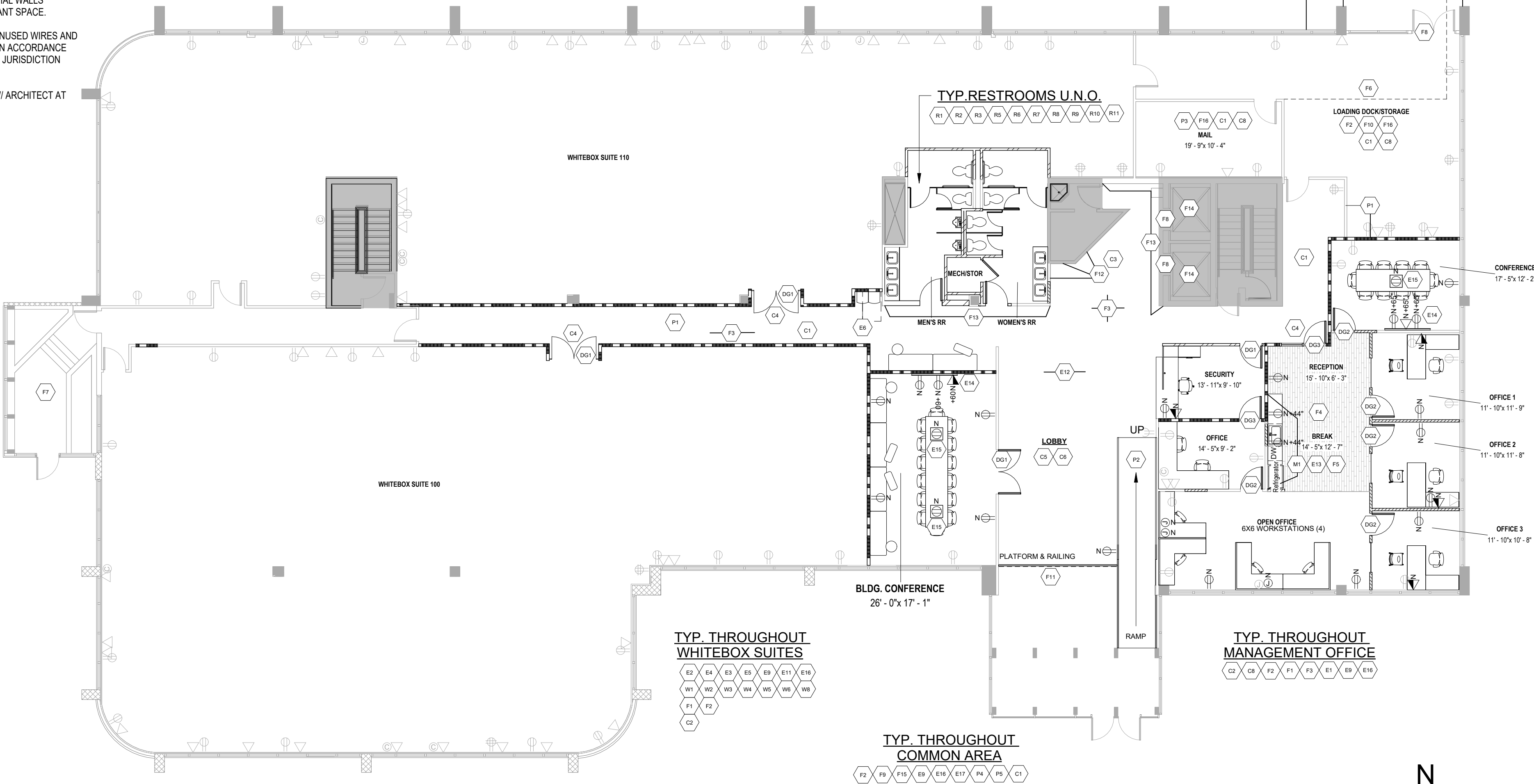
- E1 FURNITURE WORKSTATIONS BY TENANT. PROVIDE JUNCTION BOXES OR POWER AS SHOWN ON PLAN, REFER TO ENGINEERING. TENANT OR TENANTS' VENDOR TO VERIFY POWER AS SHOWN WILL, POWER SYSTEMS APPROPRIATELY. ENGINEER TO CONFIRM WITH TENANT'S VENDOR FOR ALL POWER REQUIREMENTS AND LOCATIONS. FINAL LOCATIONS FOR POWER TO BE CONFIRMED IN FIELD BY FURNITURE VENDOR.
- E2 ALL LAMPING IN LIGHT FIXTURES SHALL BE BLDG. STD., AND ALL FIXTURES MUST BE OPERATIONAL AND SWITCHED.
- E3 ALL DIFFUSER GRILLES SHALL BE REMOVED CLEANED, PAINTED AND RE-INSTALLED. GRILLES THAT CANNOT BE CLEANED OR SATISFACTORILY PAINTED SHALL BE REPLACED WITH NEW.
- E4 ANY THERMOSTATS LEFT HANGING FROM CEILING SHALL BE COILED BELOW CEILING TILE AT 72" A.F.F.
- E5 ALL EXIT SIGNS SHALL BE REMOVED AND REPLACED WITH NEW BLDG. STD. LED STYLE WITH WHITE BACKGROUND AND GREEN LETTERS.
- E6 PROVIDE NEW BLDG. STD. H.L.O. ADA COMPLIANT DRINKING FOUNTAIN WITH BOTTLE FILLER. PROVIDE IN WALL BLOCKING FOR ADEQUATE SUPPORT. SPEC. GLOBAL INDUSTRIAL BI-LEVEL REFRIGERATED BOTTLE FILLING STATION, MODEL #WB701243.
- E9 REWORK EXISTING HVAC, LIGHTING, SWITCHING, CEILING GRID/TILE CONSISTENT THROUGHOUT U.O.N., FIRE AND LIFE SAFETY AS REQUIRED FOR NEW LAYOUT. ENGINEERING SHOULD BE DONE ON THE ENTIRE SUITE. REMOVE ALL HEAT PANLES, MODULE AND EXISTING CONTROLS. PROVIDE NEW VAV AND HONEYWELL 7 DAY THERMOSTAT CONTROLS THROUGHOUT AS REQUIRED FOR NEW CONSTRUCTION. PRICE NEW DDC CONTROLS THROUGHOUT AS AN ALTERNATE.
- E11 CHANGE ANY LIGHT FIXTURES TYPICAL THROUGHOUT THAT ARE NON BLDG. STD. TO CURRENT BLDG. STD. MANUFACTURER AND STYLE (PROVIDED BY LANDLORD). CONTRACTOR TO VERIFY EXACT COUNT AND THAT NEW LIGHT FIXTURES AS REQUIRED WILL FIT IN EXISTING LOCATIONS AND WITH EXISTING CEILING GRID AND TILE SYSTEM. PRICE NEW CEILING TILE AS SECONDARY ALTERNATE. COORDINATE WITH PROPERTY MANAGEMENT.
- E12 ALL EXISTING WOOD CEILING FEATURES TO REMAIN. PROTECT AS REQUIRED DURING DEMOLITION/CONSTRUCTION. EXISTING SURFACE MOUNTED LIGHTS TO REMAIN, RE-LAMP WITH NEW LED BULBS. PRICE AS ALTERNATE: REPLACE ANY SURFACE MOUNTED LIGHTS CURRENTLY INSTALLED 1 FOR 1 WITH NEW EURLKA TANGRAM-ESSENTIAL OR EQUAL
- E13 PROVIDE ADA UNDERMOUNT STAINLESS STEEL SINK, ADA FAUCET, GARBAGE DISPOSAL AND ADA DISHWASHER. SINK-ELKAY ELUHAD281650PD 30"W OR EQUAL. FAUCET: DELTA "TRINISC" SINGLE HANDLE ADA WITH PULL DOWN INTEGRAL SPRAYER, OR EQUAL. DISHWASHER: BOSCH 300 SERIES, STAINLESS STEEL SGE53X55UC OR EQUAL
- E14 PROVIDE BLOCKING IN WALL FOR LANDLORD PROVIDED FLAT SCREEN AND FLAT SCREEN MOUNT. PROVIDE POWER AND VIDEO FEED AT HEIGHT TO COORDINATE WITH BRACKET INSTALL. COORDINATE FINAL LOCATION AND HEIGHT WITH LANDLORD AND OR VENDOR.
- E15 PROVIDE UNDER CARPET POWER TRACK USE LEGRAND "CONNECTRAC" OR EQUAL FOR PRICING PURPOSES. PLACEMENT OF TRACK TO BE DETERMINED BY, AND COORDINATED WITH, BUILDING MANAGEMENT'S FURNITURE VENDOR.
- E16 ALL OUTLETS AND ELECTRICAL HVAC CONTROLS/SWITCHES/DEVICES TO BE REPLACED WITH NEW WHITE DEVICES THROUGHOUT
- E17 AT LOBBY, REWORK HVAC FOR ADDITIONAL COOLING CAPABILITIES. THIS AREA IS CURRENTLY UNDERSERVED BY EXISTING HEAT LOADS.

FINISH KEYED NOTES

- F1 NEW ROLLER SHADES THROUGHOUT TO BE COORDINATED IN SEPARATE CONTRACT BY OWNER.
- F2 PAINT EXISTING WOOD SILL AND GYP. BD. ON SIDES AND TOP OF WINDOW FRAME.
- F3 PROVIDE NEW BLDG. STD CARPET TILE, PAINT AND 4" RUBBER WALL BASE. USE \$42/SY CARPET (INSTALLED) ALLOWANCE FOR PRICING PURPOSES.
- F4 PROVIDE LVT AT THIS LOCATION, USE \$78/SF (INSTALLED) ALLOWANCE FOR PRICING PURPOSES
- F5 PROVIDE DECORATIVE BACKSPLASH TILE AT THIS LOCATION, 24" ABOVE COUNTERTOP, USE \$156/SF (MATERIAL) ALLOWANCE FOR PRICING PURPOSES. PROVIDE SCHLUTER AT EXPOSED EDGES.
- F6 PROVIDE PAINTED LINES TO DELINEATE FREE AND CLEAR PATH OF EGRESS AS REQUIRED BY CODE.
- F7 BASE BID. PROVIDE NEW WALK OFF CPT AND ACCENT STRIPS AT STAIRS AS REQ'D. PRICE AS ALTERNATE: IN LIEU OF WALK OFF CPT AT THIS LOCATION PROVIDE PORCELAIN FLOOR TILE AT THIS LOCATION, USE \$78/SF (MATERIAL) ALLOWANCE FOR PRICING PURPOSES. CONTRACTOR TO ENSURE SUBSTRATE IS PREPPED APPROPRIATELY TO RECEIVE MATERIAL FOR LEVEL INSTALLATION. PROVIDE CRACK ISOLATION MEMBRANE BETWEEN TILE AND CONCRETE.
- F8 PAINT EXISTING DOOR TO REMAIN WITH SCUFFMASTER. FINISH TBD.
- F9 ALL INSET ART BY OTHERS.
- F10 EXISTING EXPOSED CONCRETE TO REMAIN AT THIS LOCATION, CLEAN AS REQUIRED FOR LIKE NEW CONDITION. PROVIDE NEW BLDG. STD. PAINT AND 4" RUBBER WALL BASE BID.
- F11 BASE BID. PROVIDE LVT AT THIS LOCATION, USE \$78/SF (INSTALLED) ALLOWANCE FOR PRICING PURPOSES. PRICE AS ALTERNATE: PROVIDE PORCELAIN FLOOR TILE AT THIS LOCATION, USE \$128/SF (MATERIAL) ALLOWANCE FOR PRICING PURPOSES. CONTRACTOR TO ENSURE SUBSTRATE IS PREPPED APPROPRIATELY TO RECEIVE MATERIAL FOR LEVEL INSTALLATION. PROVIDE CRACK ISOLATION MEMBRANE BETWEEN TILE AND CONCRETE.
- F12 REMOVE WOOD PANEL AT THIS LOCATION. PATCH AND REPAIR AS REQ'D. PROVIDE NEW LEVEL 5 GYP FINISH.
- F13 EXISTING WOOD PANELING TO REMAIN. PATCH AND REPAIR AS REQ'D FOR LIKE NEW APPEARANCE. PRICE AS ALTERNATE: REMOVE WOOD PANELING AND REPAIR WALL WITH NEW LEVEL 5 DRYWALL FINISH AND PAINT.
- F14 ELEVATOR CAB INTERIORS BY OWNER
- F15 AT LOBBY, ALL WOOD ABOVE CEILING LINE AT ATRIUM TO REMAIN. COORDIANTE WITH ARCHITECT AND OWNER FOR FINAL DEMOLITION SCOPE OF WOOD PANELING.
- F16 PROVIDE NEW BLDG. STD. PAINT AND 4" RUBBER WALL BASE AT THIS LOCATION. AT MAIL ROO, RE-FINISH EXISTING VCT FLOOR TO REMAIN.

PARTITION KEYED NOTES

- P1 PROVIDE NEW OR UPGRADE EXISTING WALL TO BLDG. STD. 1-HR FIRE-RATED CORRIDOR PARTITION. WALL ASSEMBLY SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE. ADD BATT INSULATION IN STUD CAVITY AND ABOVE CEILING AS REQUIRED TO MAINTAIN BLDG. STD. FIRE- AND SOUND-RATED CONSTRUCTION. USE BLOW-IN INSULATION TO FILL EXISTING PARTITION STUD CAVITIES AS REQUIRED. PROVIDE FIRESTOPPINGS AT ALL PENETRATIONS AND JOINTS PER UL LISTED ASSEMBLY AND CODE.
- P2 PROVIDE NEW BLDG. STD. INTERIOR ADA-COMPLIANT RAMP WITH MAXIMUM 1:12 SLOPE, LVT FINISH (\$78/SF MATERIAL), AND CODE-COMPLIANT LANDINGS. PROVIDE ADA-COMPLIANT HANDRAILS AT BOTH SIDES. EDGE PROTECTION, AND TRANSITIONS. PROVIDE GUARDRAILS AS REQUIRED BY ELEVATION CHANGE. BASE BID: AIRCRAFT CABLE RAILING. PRICE AS ALTERNATE: GLASS RAILING. PRICE AS ALTERNATE: PROVIDE CONCEALED LED BASE TAPE LIGHT AT WOOD WALL PANELING ABOVE RAMP. RE: SEPARATE CONCEPTUAL DESIGN.
- P3 PROVIDE NEW MAIL SLOTS AS REQUIRED BY USPS. TO BE COORDIANTE BY OWNER.
- P4 EXTERIOR GLAZING AND DOOR REPAIR BY OWNER.
- P5 PATCH EXTERIOR WALL STONE FACADE AS REQUIRED BY DEMOLITION



1 PRICING PLAN
3/32" = 1'-0"

RESTROOM KEYED NOTES

- R1 REVISE RESTROOM LAYOUT AS SHOWN ON PLAN. RE-USE EXISTING DOORS. PROVIDE NEW HARDWARE AS REQUIRED. NEW BUMPED OUT WALL TO BE A SOUND PARTITION TO DECK, WITH SOUND GAP BETWEEN STUDS AND SOUND BATT INSULATION.
- R2 PROVIDE NEW WATER CLOSETS, URINALS AND FLUSH VALVES.
- R3 PROVIDE NEW FLOOR TILE AND TILE WALL BASE, ASSUME \$109/SF FOR PRICING PURPOSES. INCLUDE ALLOWANCE FOR PREMIUM SCHLUTER FOR ALL MATERIAL TRANSITIONS.
- R5 PROVIDE NEW QUARTZ COUNTER AND 4" SIDE SPLASH; AS REQ'D. PROVIDE NEW BLDG. STD. FAUCETS, AND PORCELAIN UNDERMOUNT ADA COMPLIANT SINKS AND MANUAL FAUCET. REFERENCE SCHEDULE.
- R6 PROVIDE NEW BLDG. STD. DECORATIVE MIRRORS (QTY'S PER RESTROOM).
- R7 PROVIDE NEW RESTROOM TALL PARTITIONS AS SHOWN ON PLAN. BOBRICK DURALINE SERIES STANDARD HEIGHT, FLOOR TO CEILING ANCHORED, OVERHEAD BRACKET, SOLID PHENOLIC PANELS, COLOR TBD. PRICE AS ALTERNATE: PROVIDE NEW BOBRICK STAINLESS STEEL PARTITIONS.
- R8 PROVIDE NEW RESTROOM ACCESSORIES TO MATCH BUILDING STANDARDS. PATCH EXISTING / REVISE OPENINGS AS REQUIRED FOR RECESSED ACCESSORIES. REFERENCE SCHEDULE.
- R9 PROVIDE LEAK PAN & DETECTION SYSTEM UNDER WATER HEATER, G.C. TO COORDIANTE WITH TENANT VENDOR FOR INSTALL.
- R10 PROVIDE NEW EXHAUST / VENT PER CODE. EXHAUST/VENT FAN TO BE SWITCHED WITH CAN / VANITY LIGHTING. PROVIDE NEW 4" MUD-IN RECESSED DOWN LIGHT FIXTURES. ASSUME (8) FIXTURES PER RESTROOM.
- R11 REPLACE ALL FLOOR DRAIN COVERS AT RESTROOMS WITH NEW STAINLESS STEEL. PRICE AS ALTERNATE: MATTE BLACK FINISH.

REFLECTED CEILING PLAN KEYED NOTES

- C1 EXISTING GYP CEILINGS TO REMAIN AT COMMON CORRIDOR. REFINISH FROM REMOVED POPCORN CEILING. PROVIDE NEW RECESSED CAN LIGHTING. USE 1 FIXTURE/805SF FOR PRICING PURPOSES.
- C2 PROVIDE NEW BLDG. STD. ACOUSTIC CEILING ASSEMBLY, ARMSTRONG DUNE SECOND LOOK OR EQUAL. PROVIDE NEW RECESSED DOWN LIGHT FIXTURES IN LOBBY/CORRIDOR. ASSUME FOCAL POINT ID# 3.5" ADJUSTABLE ACCENT TRIMLESS OR EQUAL FOR PRICING PURPOSES. 1FIXTURE/805SF. PRICE AS ALTERNATE: G.C. TO VERIFY NEW CEILING CAN BE INSTALLED AT 8'-2" AFF.
- C3 AT ELEVATOR LOBBY: EXISTING WOOD CEILING SOFFIT SURROUND TO REMAIN. PATCH AND REPAIR. WOOD CEILING GRID, EGGRATE PANELS & LIGHTING TO BE REMOVED. REPLACE WITH NEW BLDG. STD. GRID AND ARMSTRONG METALMESH PANELS. PROVIDE NEW GRID MOUNTED LED FIXTURES. (QTY 5) USE EURLKA TANGRAM ESSENTIAL 450 FOR PRICING PURPOSES.
- C4 AT ALL TENANT ENTRIES, PROVIDE GYP. BD. CEILING FEATURE. TO BE PAINTED AN ACCENT COLOR. PROVIDE (QTY 2) DECORATIVE WALL SCONCE FIXTURES. USE \$800/EA (FIXTURE) ALLOWANCE FOR PRICING PURPOSES. REFERENCE SUPPLEMENTAL SHEET FOR ADDITIONAL DESIGN CLARIFICATION.
- C5 PRICE AS ALTERNATE: AT LOBBY, PROVIDE NEW DECORATIVE PENDANT LIGHT, USE \$5,000 (FIXTURE) ALLOWANCE FOR PRICING PURPOSES. G.C. TO INCLUDE AS PART OF THIS. AN ALLOWANCE OF \$2,500.00 FOR STRUCTURAL ENGINEER REVIEW AND LOAD ANALYSIS.
- C6 AT LOBBY, ALL WOOD CEILING ELEMENTS TO REMAIN. PATCH AND REPAIR AS REQ'D FOR LIKE NEW APPEARANCE. ALL LIGHTING TO REMAIN. RE-BULB FIXTURES WITH NEW LEADS. 1 FOR 1 REPLACEMENT.
- C7 PROVIDE NEW LED LIGHT FIXTURES AND EMERGENCY LIGHTING AS REQUIRED BY CODE.
- C8 EXISTING CEILING GRID AND TILE TO REMAIN. CHANGE ANY LIGHT FIXTURES TYPICAL THROUGHOUT THAT ARE NON BLDG. STD. TO CURRENT BLDG. STD. TO CURRENT BLDG. STD. MANUFACTURER AND STYLE (PROVIDED BY LANDLORD). CONTRACTOR TO VERIFY EXACT COUNT. ASSUME 1 FIXTURE/ 80 SF.

WHITE BOX KEYED NOTES

- W1 AT ALL EXISTING PARTITIONS TO REMAIN, INCLUDING WINDOW SILL WALLS, COLUMNS, ETC., PATCH AND REPAIR DRYWALL WHERE REQUIRED. THIS SHALL INCLUDE TAPING AND FINISHING INCOMPLETE INSTALLATIONS; REPAIR OF DINGED CORNERS AND CORNER BEADS, AND REPAIR OF NAIL HOLES AND MISCELLANEOUS DAMAGE. THE SCOPE OF ALL WORK MUST BE VERIFIED IN EACH SUITE BY THE GC PRIOR TO SUBMITTING A BID.
- W2 UNLESS NOTED OTHERWISE, ALL WALL COVERING AND/OR POLYMYX FINISH SHALL BE REMOVED, WALLS SKIM COATED AND PREPARED FOR NEW PAINT. THIS SHALL INCLUDE WINDOW SILL WALLS, COLUMNS, ETC. THE SCOPE OF WORK MUST BE VERIFIED IN EACH SUITE BY THE GC PRIOR TO SUBMITTING A BID.
- W3 ALL REMAINING VERTICAL SURFACES SHALL BE PAINTED THROUGHOUT. ONE COAT ON EXISTING PAINTED SURFACES AND TWO COATS ON UNFINISHED OR DARK COLORED WALLS. SKIM COAT AS REQUIRED. UNLESS NOTED OTHERWISE: PAINT SHALL BE BENJAMIN MOORE ECO SPEC. "SUPER WHITE" EGGSHELL FINISH.
- W4 ALL DOORS TO REMAIN SHALL HAVE CONSISTENT STAIN, AND HAVE SCRATCHES AND MARKS TOUCHED UP, AND ALL SHALL BE WIPED DOWN FOR A CLEAN "LIKE NEW" APPEARANCE. HINGES, CLOSERS, ETC. SHALL ALSO BE CLEANED.
- W5 ALL DOOR FRAMES THAT REMAIN SHALL BE PAINTED.
- W6 UPON COMPLETION OF WORK, EACH SUITE SHALL BE "DETAIL CLEANED" THROUGHOUT.
- W8 REPLACE ALL COVER PLATES WITH NEW BLDG. STD. WHITE COVER PLATES WITH WHITE OUTLETS.

DOORS & GLAZING KEYED NOTES

- DG1 PROVIDE NEW BLDG. STD. 1-HR FIRE-RATED DOUBLE DOOR WITH HOLLOW METAL FRAMES AND FIRE RATED VISION PANELS. SELF-CLOSING DEVICES AS REQ'D. FINISH: TBD. PROVIDE ADA-COMPLIANT PANIC HARDWARE AND FIRE-RATED LEVER SETS. INSTALL FIRE-RATED GASKETS AND SMOKE SEALS AS REQUIRED. PRICE AS ALTERNATE: PROVIDE FIRE-RATED STOREFRONT DOUBLE GLASS DOOR SYSTEM, MATTE BLACK.
- DG2 PROVIDE NEW BLDG. STD. DOOR ASSEMBLY. CHECK WITH PROPERTY MANAGEMENT FOR BUILDING STOCK. THOSE NOT NOTED ARE EXISTING TO REMAIN. CONTRACTOR TO VERIFY ALL NECESSARY REQUIREMENTS FOR USING DOOR ASSEMBLIES IN NEW LOCATIONS WITH NEW PARTITIONS. DOOR HARDWARE TO BE LEVER AND CONSISTENT THROUGHOUT SPACE. MATCH DOOR SPECIES, STAIN AND FINISH TO BLDG. STD. M FRAME. BASE BID: MATCH EXISTING HEIGHT. PRICE AS ALTERNATE: DOORS TO BE 8'H TYP."
- DG3 PROVIDE NEW BLDG. STD. 1-HR FIRE-RATED DOOR WITH HOLLOW METAL FRAMES. SELF-CLOSING DEVICES AS REQ'D. FINISH: TBD. PROVIDE ADA-COMPLIANT PANIC HARDWARE AND FIRE-RATED LEVER SETS. INSTALL FIRE-RATED GASKETS AND SMOKE SEALS AS REQUIRED.

MILLWORK KEYED NOTES

- M1 PROVIDE NEW BLDG. STD. PL. LAM. BASE WITH QUARTZ COUNTERTOP AT 34" A.F.F. WITH ADA SINK BASE SECTION AND BACK/SIDE SPLASH AS REQUIRED. PULLS TO BE 6" BLDG. STD. PULLS. STYLE TBD.



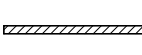
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LEVEL 01

NOT FOR CONSTRUCTION

PARTITION LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW BLDG. STD. PARTITION, FLOOR TO FINISHED CEILING
-  NEW BLDG. STD. 1HR RATED PARTITION
-  NEW BLDG. STD. CORRIDOR PARTITION, MATCH CONSTRUCTION
-  N.I.C.

WE APPROVE THE INFORMATION SHOWN ON THE DRAWING. WE UNDERSTAND THAT ANY CHANGES MAY RESULT IN A CHANGE IN THE SCOPE OF WORK AND AFFECT THE COST OF THE PROJECT.

AUTHORIZED SIGNATURE _____ DATE _____

PROJECT: WHITE BOX

SUITE: LEVEL I

DRAWN BY: PP/AK

REVIEWED BY: PP

No.	Description	Date
PA	PRICING PLAN	02.10.26
PB	PRICING PLAN REVISION	04.10.26

PRICING PLAN