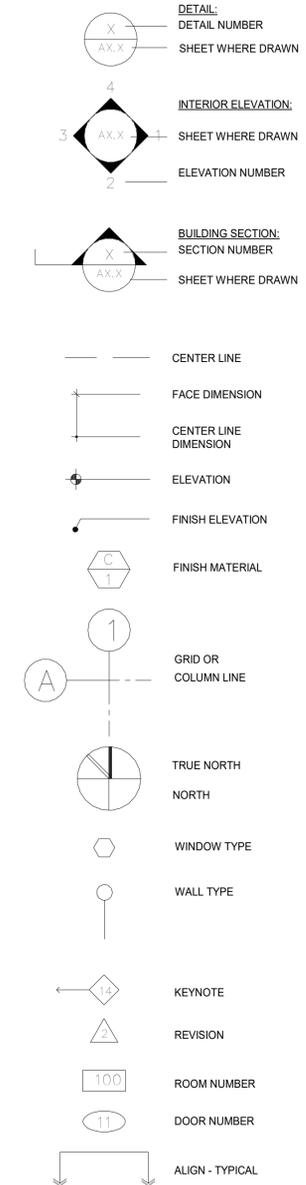


ABBREVIATIONS

Table of abbreviations including A.B. ANCHOR BOLT, A.C. AIR CONDITIONING, A.D. ACCUSTICAL, A.D. ACCESS DOOR/AREA DRAIN, ADD ADDENDUM OR ADDITION, ADJ ADJUSTABLE, A.E.F.F. ABOVE EXISTING FINISH FLOOR, ALUM ALUMINUM, ALT ALTERNATE, AND AND, ANGLE ANGLE, ANOD ANODIZED, ARCH ARCHITECT(URAL), ASPH ASPHALT, AT AT, BD BOARD, BTWN BETWEEN, B.F. BOTTOM OF FOOTING, BLDG BUILDING, BLKG BLOCKING, BM BEAM, B.N. BOUNDARY NAIL, B.O. BOTTOM OF, BOT BOTTOM, BRG BEARING, BSMT BASEMENT, B.U. BUILT-UP, C (or ) CHANNEL, CER CERAMIC, CB CATCH BASIN, C.I.P. CAST-IN-PLACE, C.J. CONTROL JOINT, CL CENTERLINE, CLG CEILING, CLR (CLEAR)ANCE, CMU CONCRETE MASONRY UNIT, CLOS CLOSET, C.O. CLEAN OUT, COL COLUMN, CONC CONCRETE, CONSTR CONSTRUCTION, CONT CONTINUOUS, COORD COORDINATE, CORR CORRIDOR, CSK COUNTERSINK, CTR CENTER, PENNY (NAILS), DP DAMPROOFING, D.F. DRINKING FOUNTAIN/, DBL DOUGLAS FIR, DIA ( ) DIAMETER, DIAG DIAGONAL, DIAPH DIAPHRAGM, DIM DIMENSION, D.L. DEAD LOAD, DN DOWN, D.S. DOWNSPOUT, DTL DETAIL, DWG DRAWING, DWLS DOWELS, DWR DRAWER, EA EAST, E.B. EXPANSION BOLT, E.J. EXPANSION JOINT, ELEC ELEVATOR, ELEV ELEVATION, E.N. EDGE NAIL, ENC ENCLOSURE, EQ EQUAL, EQUIP EQUIPMENT, E.W. EACH WAY, EWC ELECTRIC WATER COOLER, EXT EXTERIOR, EXST EXISTING, F.B. FLAT BAR, F.D. FLOOR DRAIN, FDN FOUNDATION, F.E. FIRE EXTINGUISHER, F.E.C. FIRE EXTINGUISHER CABINET, F.F. FINISH FLOOR / FACTORY FINISH, F.F.E FINISHED FLOOR ELEVATION, F.P.E FINISHED PAVING ELEVATION, F.G. FINISHED GRADE, F.H.C. FIRE HOSE CABINET, FIN FINISH, FLR FLOOR, FLUOR FLUORESCENT, F.N. FIELD NAILING, F.O. FACE OF (SPECIFY ITEM), F.O.B. FACE OF BRICK, F.O.C. FACE OF CONCRETE, F.O.F. FACE OF FINISH, F.O.M. FACE OF MASONRY, F.O.P. FACE OF PANEL, F.O.S. FACE OF STUD, FT FOOT/FEET, FTG FOOTING, F.S. FLOOR SINK, GA GAUGE, GALV GALVANIZED, G.I. GALVANIZED IRON, GL GLASS, GLB GLU LAM BEAM, GYP. BD. GYPSUM BOARD, H.C. HOLLOW CORE, HDR HEADER, HDWR HARDWARE, HGR HANGER, H.M. HOLLOW METAL, HORIZ HORIZONTAL, HR HOUR, HT HEIGHT, HVAC HEATING, VENTILATING AND AIR CONDITIONING, H.W. HANGAR

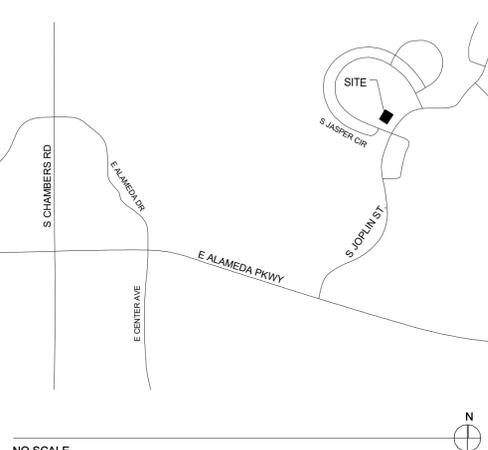
REFERENCE SYMBOLS



GENERAL NOTES

- 1. As a minimum standard, all construction work shall comply with all applicable building codes, building department supplemental procedures and newsletters and NFPA bulletins.
2. The general contractor, the subcontractors, and material suppliers shall refer to the drawings and schedules as a whole when determining the construction requirements for the project.
3. The general contractor is responsible for identifying all areas on the project which require tolerances between rough openings and/or finish materials and provide for the proper tolerances to complete the construction in accordance with the requirements of the contract documents.
4. All drawings and schedules in the bid package are to be considered equal parts of this contract package. The contractor and his sub-contractors shall be responsible for the review and coordination of all drawings, schedules, and specifications, including civil, architectural, structural, mechanical, plumbing, electrical and fire protection. All discrepancies, omissions or errors that occur shall be brought to the attention of the architect in writing prior to the submission of bids so that clarification may be issued.
5. Any work performed in conflict with any part of the contract documents or code requirements shall be corrected by the contractor at his own expense and at no expense to the owner or architect.
6. Prior to the start of construction, the general contractor shall verify location of transformers and underground utilities with appropriate utility companies. In addition, the general contractor shall verify the actual static water pressure at the property line and report the findings in writing to the architect and mechanical engineer prior to the start of construction.
7. The general contractor and his sub-contractors shall be responsible for the coordination of their work with the work of others. Sub-contractors shall verify that any work related to them, which must be provided by others, has been completed and is adequate prior to commencing their work.
8. All dimensions shall take precedence over scale shown on plans, sections, and details. Dimensions are to face of stud or slab unless otherwise noted on drawings. Do not scale drawings.
9. The general contractor is solely responsible for safety items and procedures during the term of construction.

VICINITY MAP



PROJECT TEAM

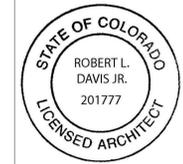
PROJECT APPLICANT: Priderock Capital Partners, 525 Okeechobee Blvd., Suite 1650, West Palm Beach, FL 33401
CIVIL ENGINEER: Martin/Martin, 1600 Specht Point Road #117, Fort Collins, CO 80525, t 970 295 4722
STRUCTURAL, MECHANICAL, ELECTRICAL ENGINEER: PEC, 420 Linden Street, Suite 110, Fort Collins, CO 80524, t 970 232 9558
ARCHITECT: Davis Davis Architects, 141 S. College Ave., Suite 102, Fort Collins, CO 80524, t 970 482 1827, f 970 484 8037
CONTRACTOR: NOT YET KNOWN
LANDSCAPING ARCHITECT: NOT YET KNOWN

Sheet List

Table with columns: Sheet Number, Sheet Name, Sheet Issue Date. Lists sheets T0.0 through A6.0 and S5.2, including Cover Sheet, Code Plan, Site Plan, First Floor, Finish Plan, Roof, Reflected Ceiling Plan, Elevations, Building Sections, Wall Sections, Enlarged Elevations, Details, Schedules, Mechanical Cover Sheet, and Mech. Specifications.

Table with columns: Sheet Number, Sheet Name, Sheet Issue Date. Lists sheets M2.1 through P3.1, including HVAC Plan, HVAC Schedules and Details, Plumbing Plans, and Plumbing Schedules and Details.

141 South College Ave. Ste. 102 Fort Collins Colorado 80524 970 . 482 . 1827



Clubhouse for Glen at the Park
490 S. Joplin Street, Aurora CO 80017

SET ISSUE COMMENT REVISION 2 7.10.17
COMMENT REVISION 3.16.17
REVISED SET 3.2.17
FINAL CONCEPT REVIEW 1/9/17
SHEET ISSUE REVISION DATE

Revision Date 03/16/17
Project number GLEN
Drawn by NS, KB, CJ
Checked by LD, BD



**CODE ANALYSIS**

APPLICABLE CODES: 2015 International Building Code  
2015 International Mechanical Code  
2015 International Fuel Gas Code  
2015 International Energy Conservation Code  
2014 National Electrical Code  
2015 International Plumbing Code  
City of Aurora Amendments

ZONING: R-2M

DESCRIPTION: Highline Village Sub F# No. 1 (ARAP)  
SUBDIVISION: 001  
LOT: 001  
BLOCK: 001

ADDRESS: 490 South Joplin Street  
Aurora, CO 80017

OCCUPANCY: A3  
CONSTR. TYPE: VB  
SPRINKLERS: NO  
ALLOWABLE AREA: 10,824 SF  
ACTUAL AREA: 3,196 SF  
ALLOWABLE HT.: 40 FT (1 STORY)  
ACTUAL HT.: 18 FT 10 IN (1 STORY)

**Table 602 Fire Resistance for Exterior Walls Based on Fire Separation Distance**

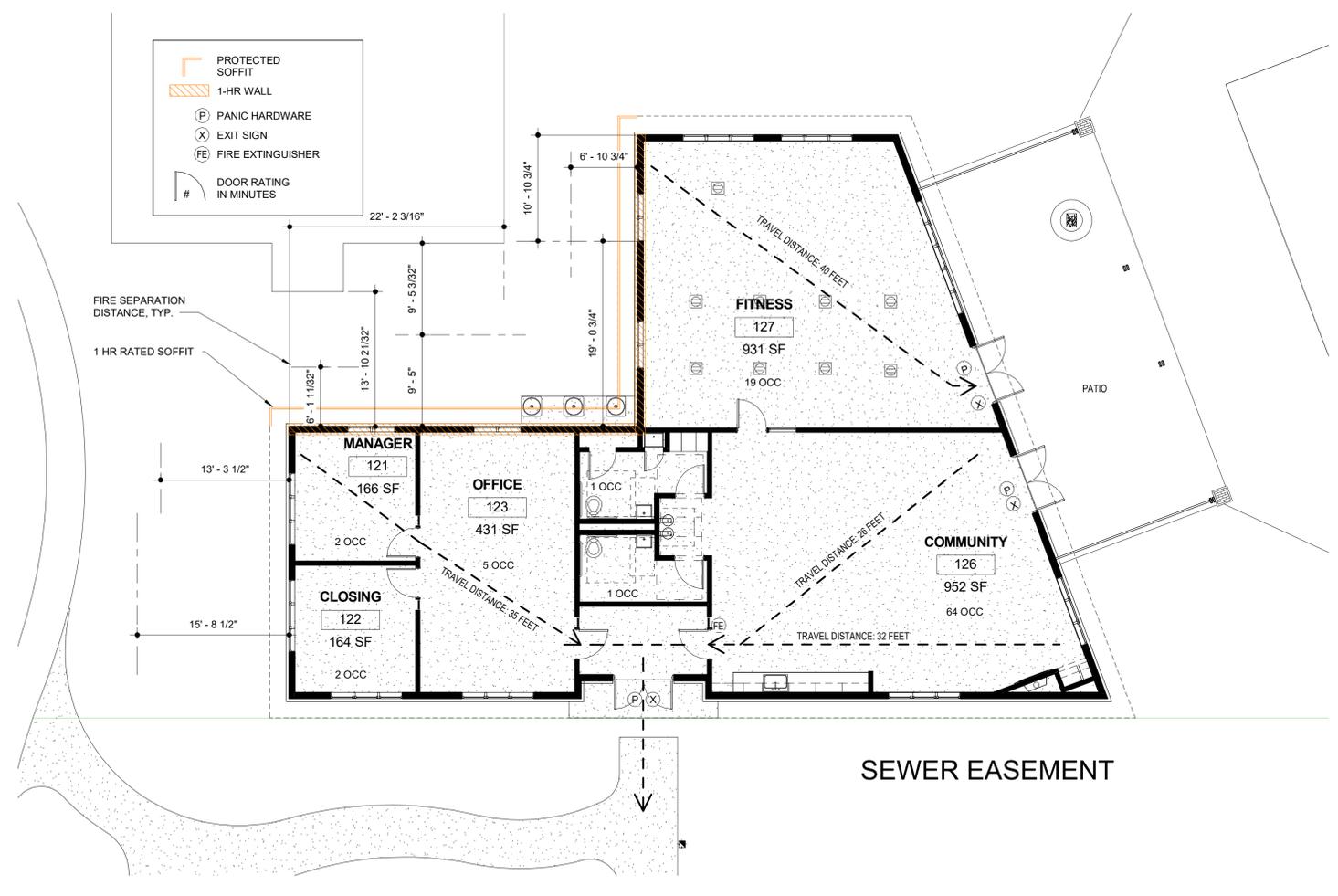
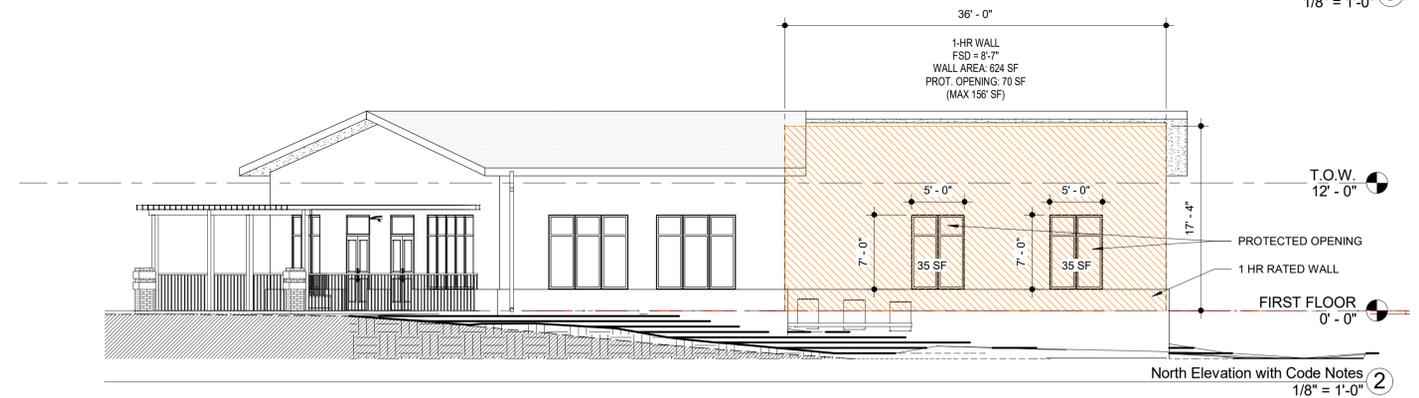
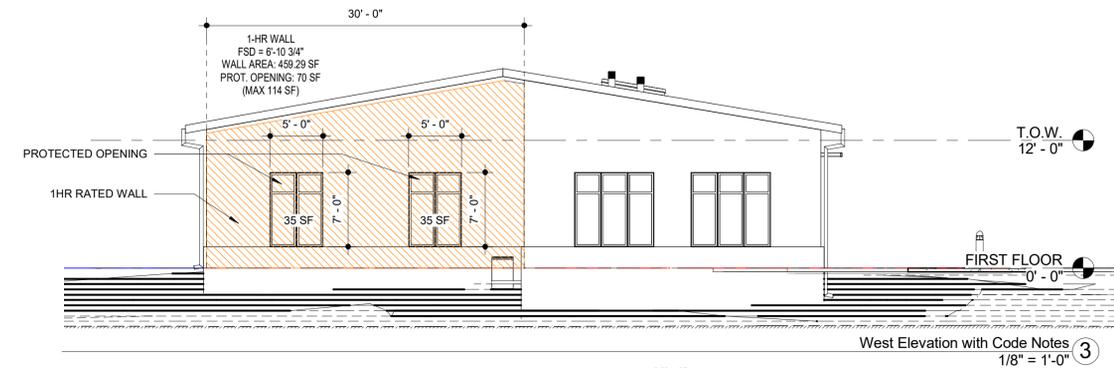
FSD=X feet	Rating
X<5	1 hr
5<X<10	1 hr
10<X<30	0 hr
X>30	0 hr

**Table 705.8 Max Area of Exterior Wall Openings Based on FSD and Degree of Opening Protection**

FSD	Opening Protection	Allowable Area
5 to < 10	UP, NS	10%
	P	25%
10 to < 15	UP, NS	15%
15 to < 20	UP, NS	25%
20 to < 25	UP, NS	45%
25 to < 30	UP, NS	70%
30 or greater	UP, NS	No limit

OCCUPANT LOAD: 94  
# EXITS: 4

ALLOWABLE TRAVEL DISTANCE: 200 FEET  
ACTUAL TRAVEL DISTANCE: 37 FEET (MAXIMUM)



FIRST FLOOR CODE PLAN  
1/8" = 1'-0" ①

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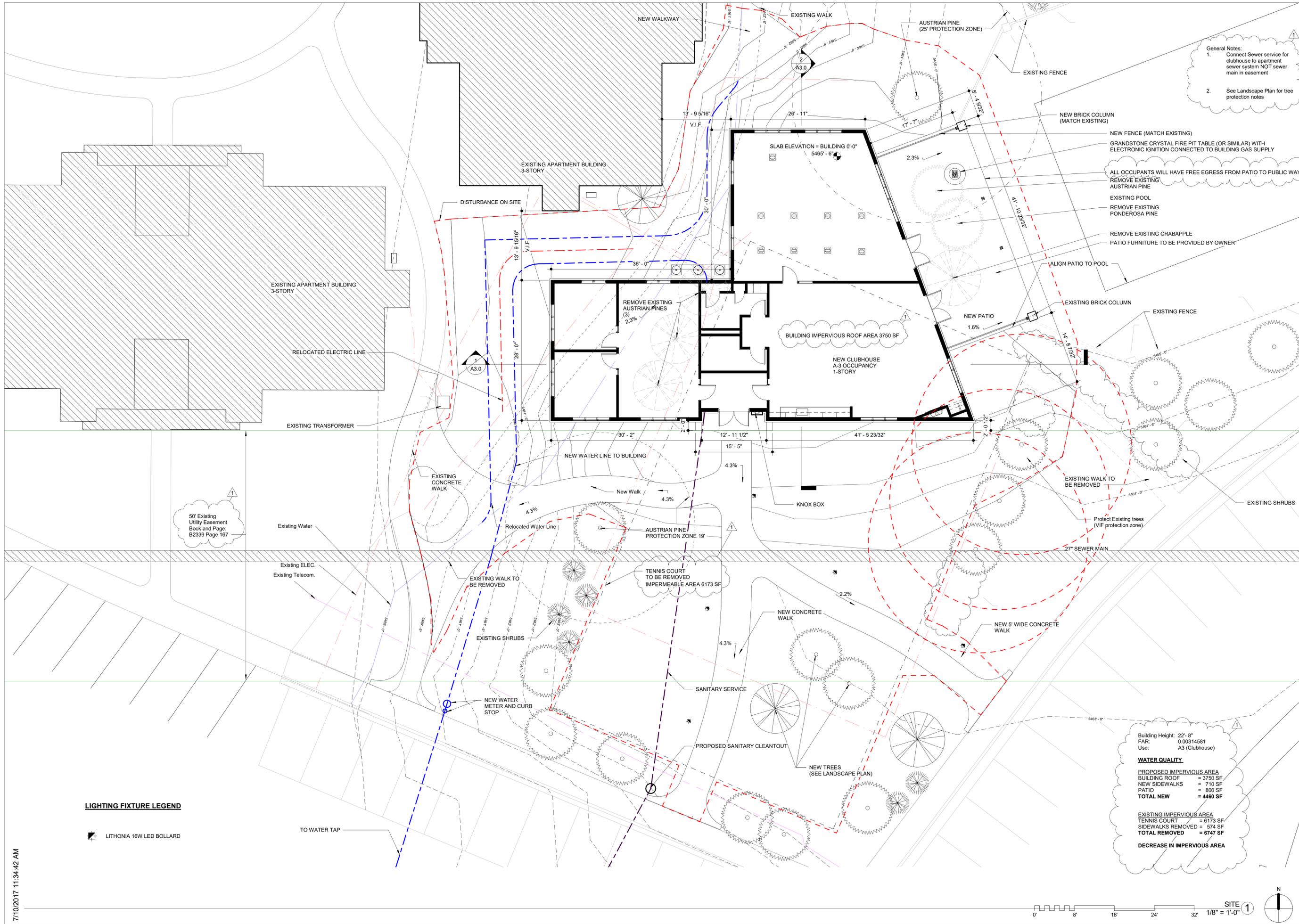
Revision Date 03/2/17  
Project number GLEN  
Drawn by Author  
Checked by Checker

Code Plan

T1.0  
Scale As Noted



- General Notes:
1. Connect Sewer service for clubhouse to apartment sewer system NOT sewer main in easement
  2. See Landscape Plan for tree protection notes



50' Existing Utility Easement Book and Page: B2339 Page 167

**LIGHTING FIXTURE LEGEND**

LITHONIA 16W LED BOLLARD

TO WATER TAP

Building Height:	22'-8"
FAR:	0.00314581
Use:	A3 (Clubhouse)
<b>WATER QUALITY</b>	
PROPOSED IMPERVIOUS AREA	= 3750 SF
BUILDING ROOF	= 710 SF
NEW SIDEWALKS	= 800 SF
PATIO	= 800 SF
<b>TOTAL NEW</b>	<b>= 4460 SF</b>
<b>EXISTING IMPERVIOUS AREA</b>	
TENNIS COURT	= 6173 SF
SIDEWALKS REMOVED	= 574 SF
<b>TOTAL REMOVED</b>	<b>= 6747 SF</b>
<b>DECREASE IN IMPERVIOUS AREA</b>	

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Checked by	LD, BD
<b>Site Plan</b>	



**A1.0**  
Scale As Noted

Clubhouse for Glen at the Park

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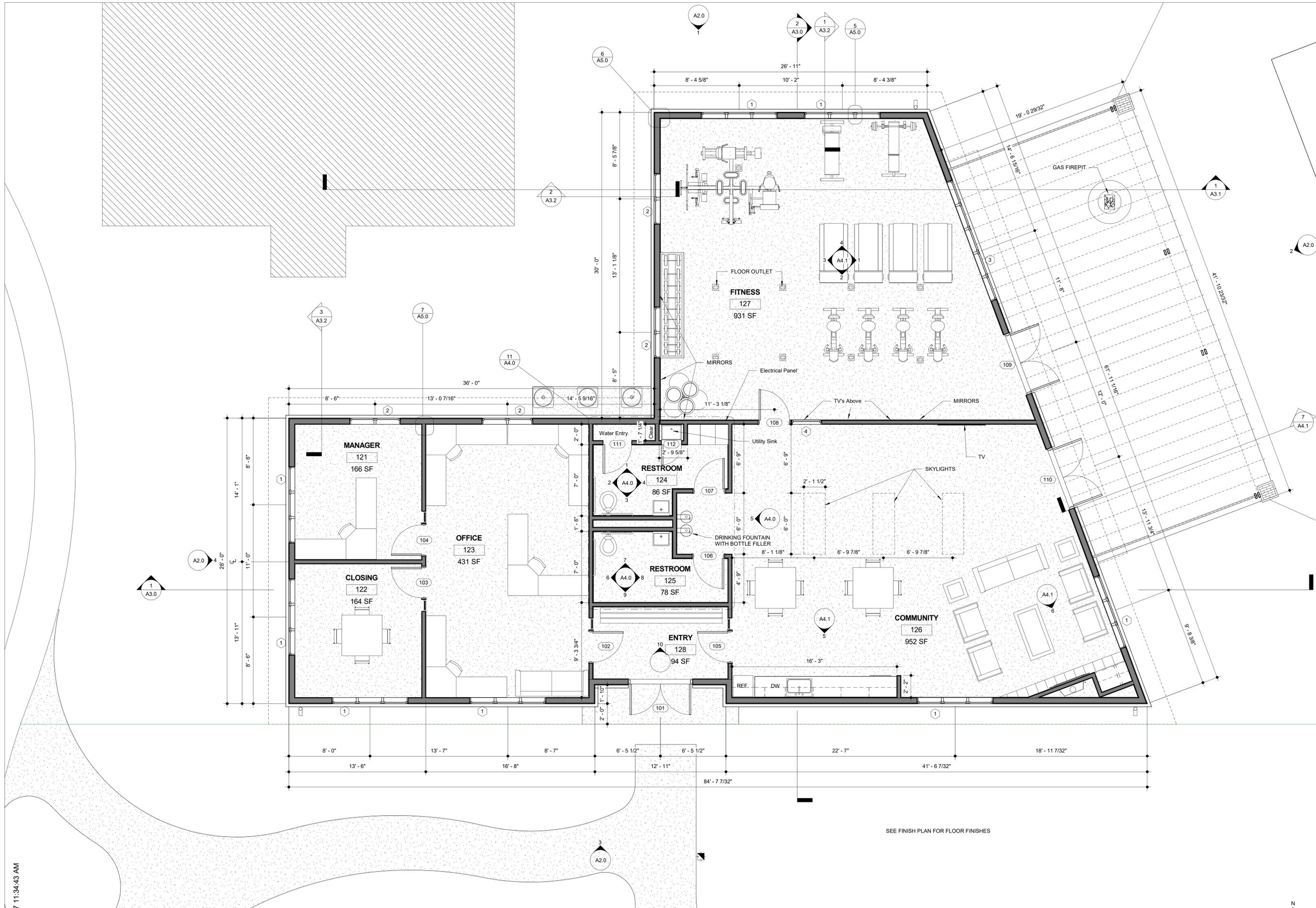
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Drawn by	NS, KB, CJ
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First Floor

A1.1

Scale As Noted



SEE FINISH PLAN FOR FLOOR FINISHES

FIRST FLOOR  
1/4" = 1'-0" 12



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Clubhouse for Glen at the Park  
490 S. Joplin Street, Aurora CO 80017

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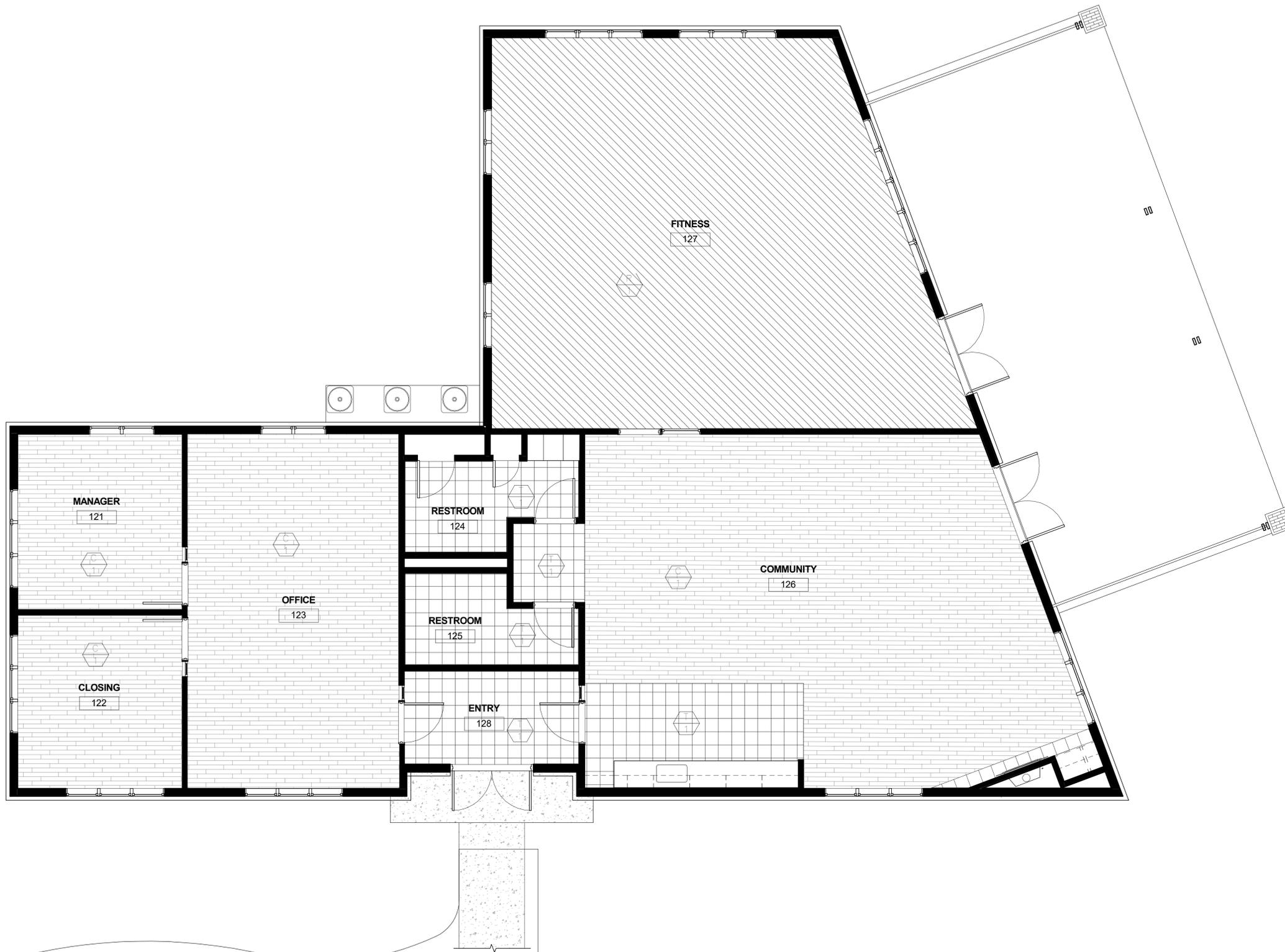
Revision Date	03/16/17
Project number	GLEN
Drawn by	Author
Checked by	Checker

Finish Plan

A1.2  
Scale As Noted

**SYMBOL LEGEND**

	TILE 1	
	Faux Wood Vinyl Plank	
	RUBBER FLOOR 25% COLOR	



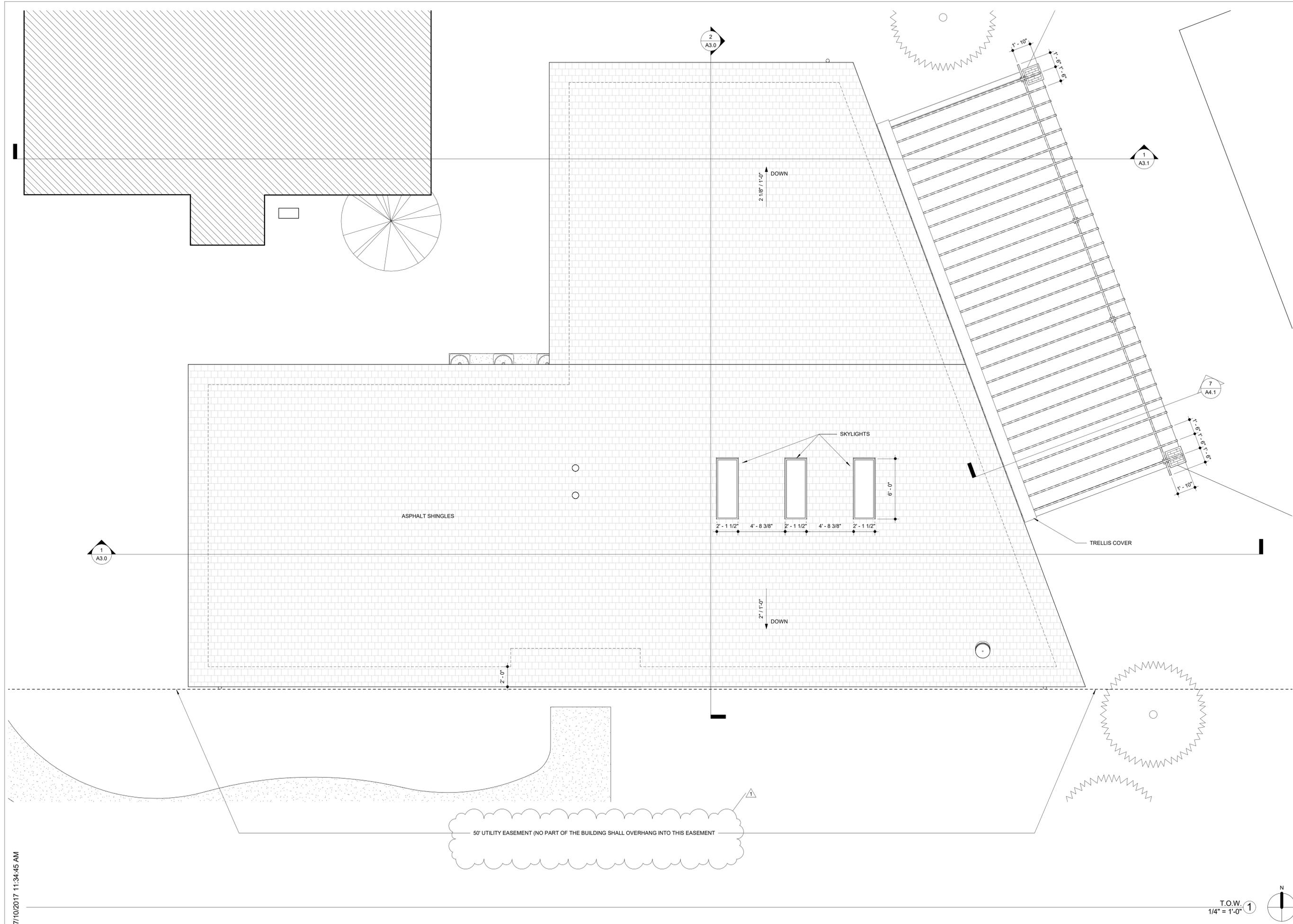
FINISH FLOOR 1  
1/4" = 1'-0"





# Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017



1  
A3.0

2  
A3.0

1  
A3.1

7  
A4.1

ASPHALT SHINGLES

SKYLIGHTS

TRELLIS COVER

50' UTILITY EASEMENT (NO PART OF THE BUILDING SHALL OVERHANG INTO THIS EASEMENT)

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Roof

T.O.W. 1  
1/4" = 1'-0"



A1.4  
Scale As Noted



Clubhouse for Glen at the Park

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ATTACH CEILING TO BOTTOM OF TRUSS



**LIGHTING FIXTURE LEGEND**

-  LITHONIA 30W LED 2x2 TROFFER
-  PRUDENTIAL LTG 1.85W LED 2' WALL MOUNT
-  LITHONIA 12W LED 6" CAN
-  LITHONIA 20W LED WALLPACK
-  LITHONIA 20W LED WALLPACK WITH BATTERY BACKUP
-  LITHONIA 12.5W LED 2' UNDERCAB
-  OLYMPUS 60W LED 25" PENDANT
-  LITHONIA LED EXIT COMBO

SET ISSUE  
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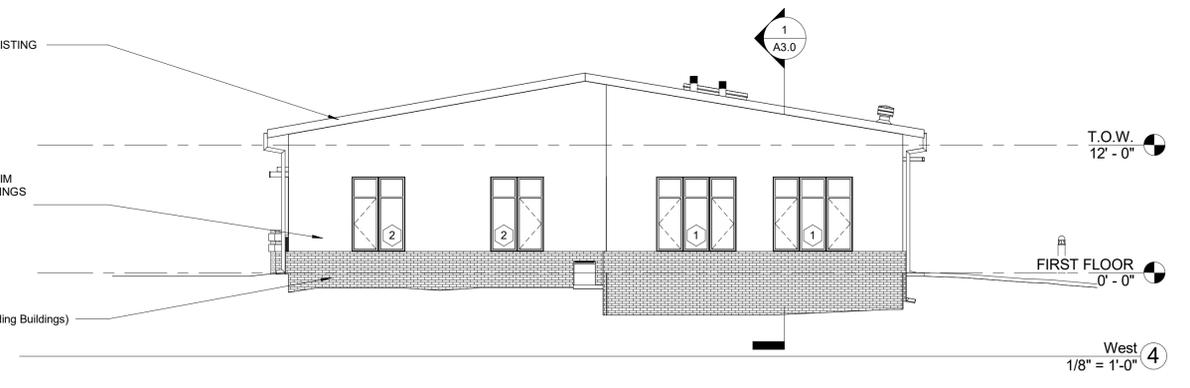
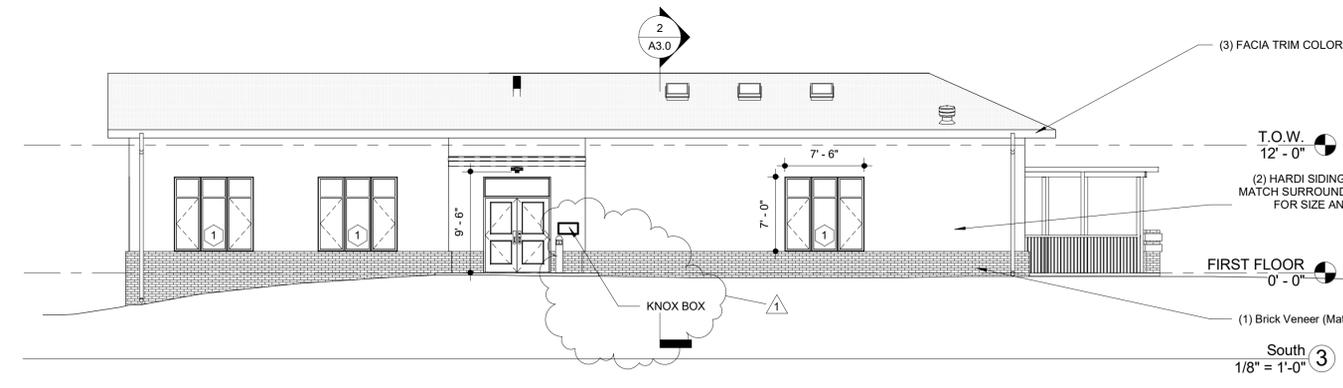
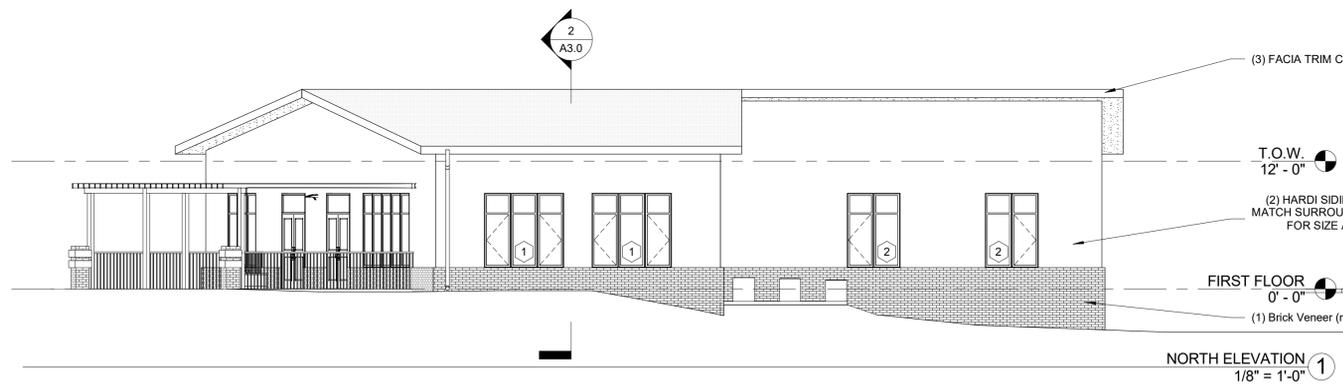
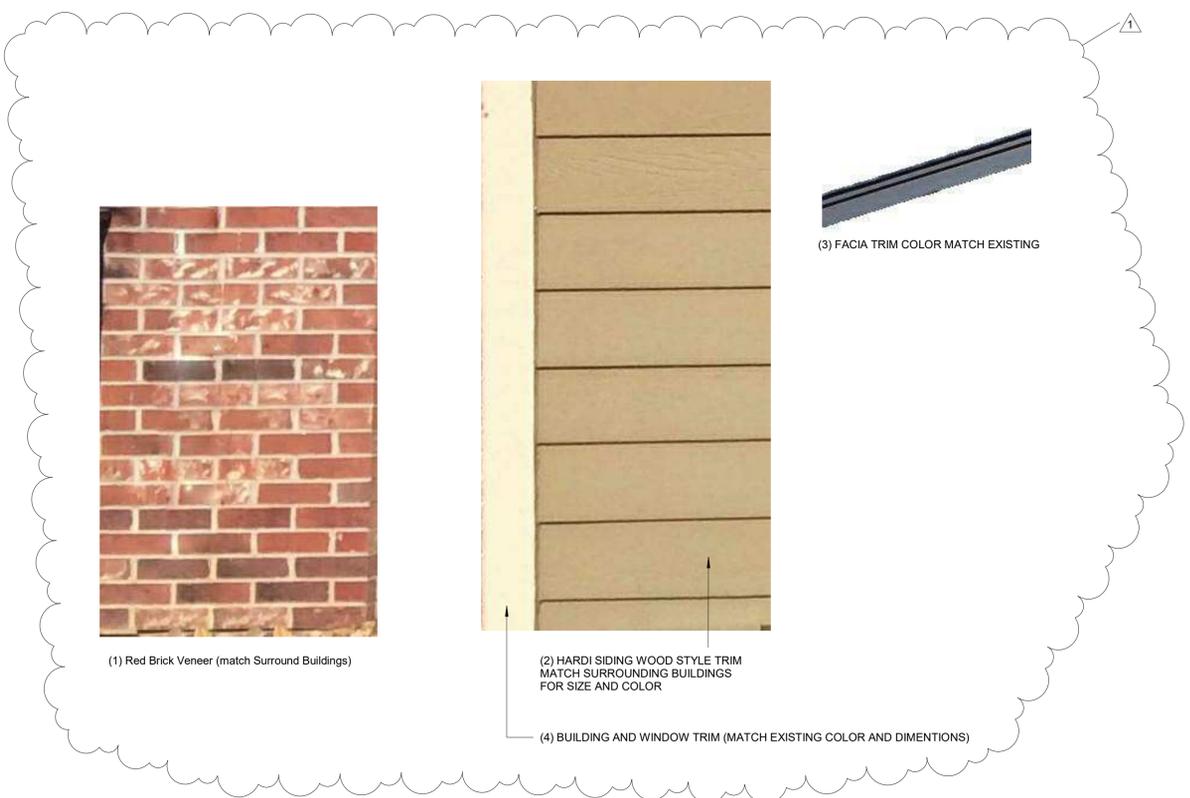
Reflected  
Ceiling Plan  
First Floor  
A1.5  
Scale As Noted

FIRST FLOOR ①  
1/4" = 1'-0"



Notes:  
\* All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material, color, and design matching the building. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a Certificate of Occupancy.

No Rooftop Mechanical Equipment should be needed and no vents greater than eight inches in diameter are expected.



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Elevations

A2.0  
Scale As Noted

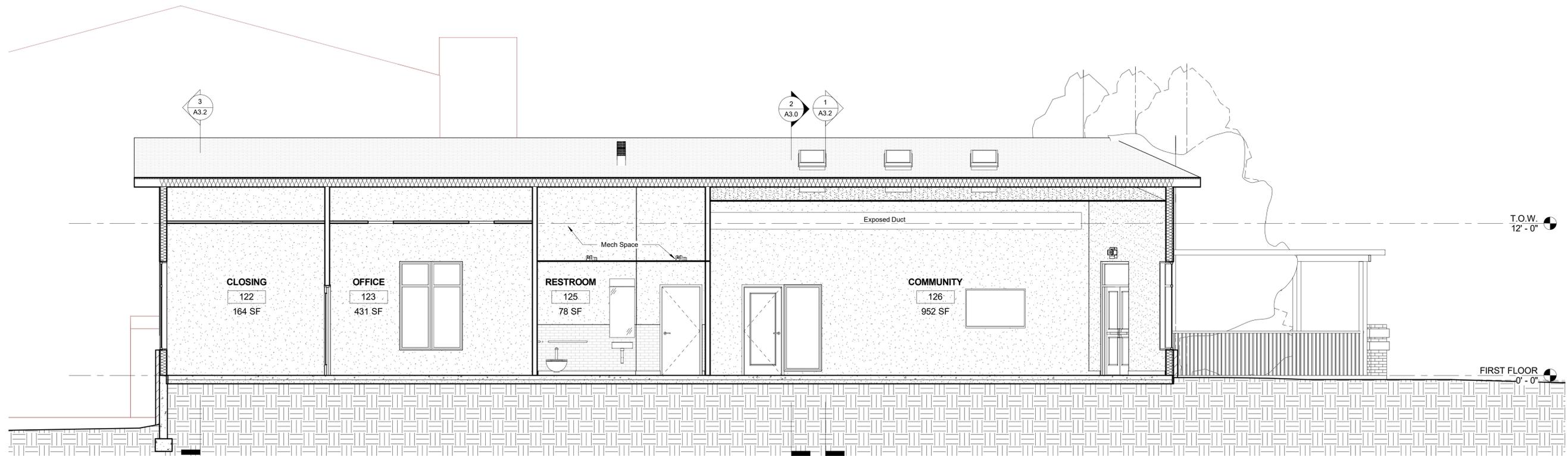
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Clubhouse for Glen at the Park  
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Clubhouse for Glen at the Park

490 S. Joplin Street, Aurora CO 80017



REVISION	DATE
1	3/16/17

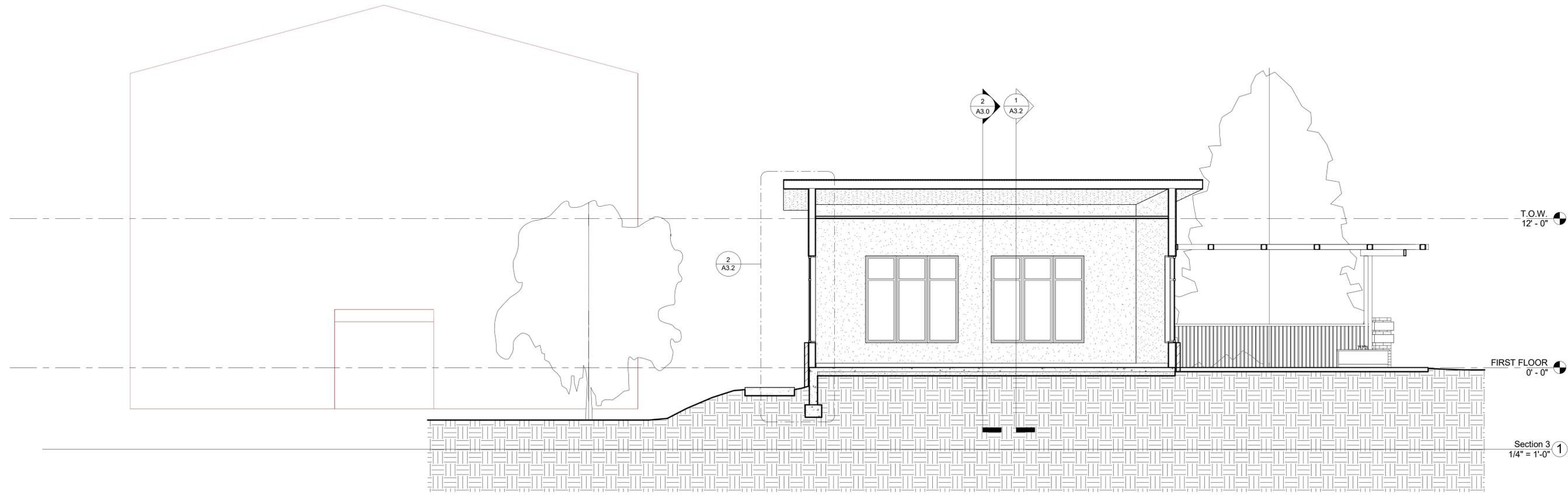
  

REVISION	DATE
1	3/16/17

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Building Sections

A3.0  
Scale As Noted



Clubhouse for Glen at the Park

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Building  
Sections

A3.1

Scale As Noted



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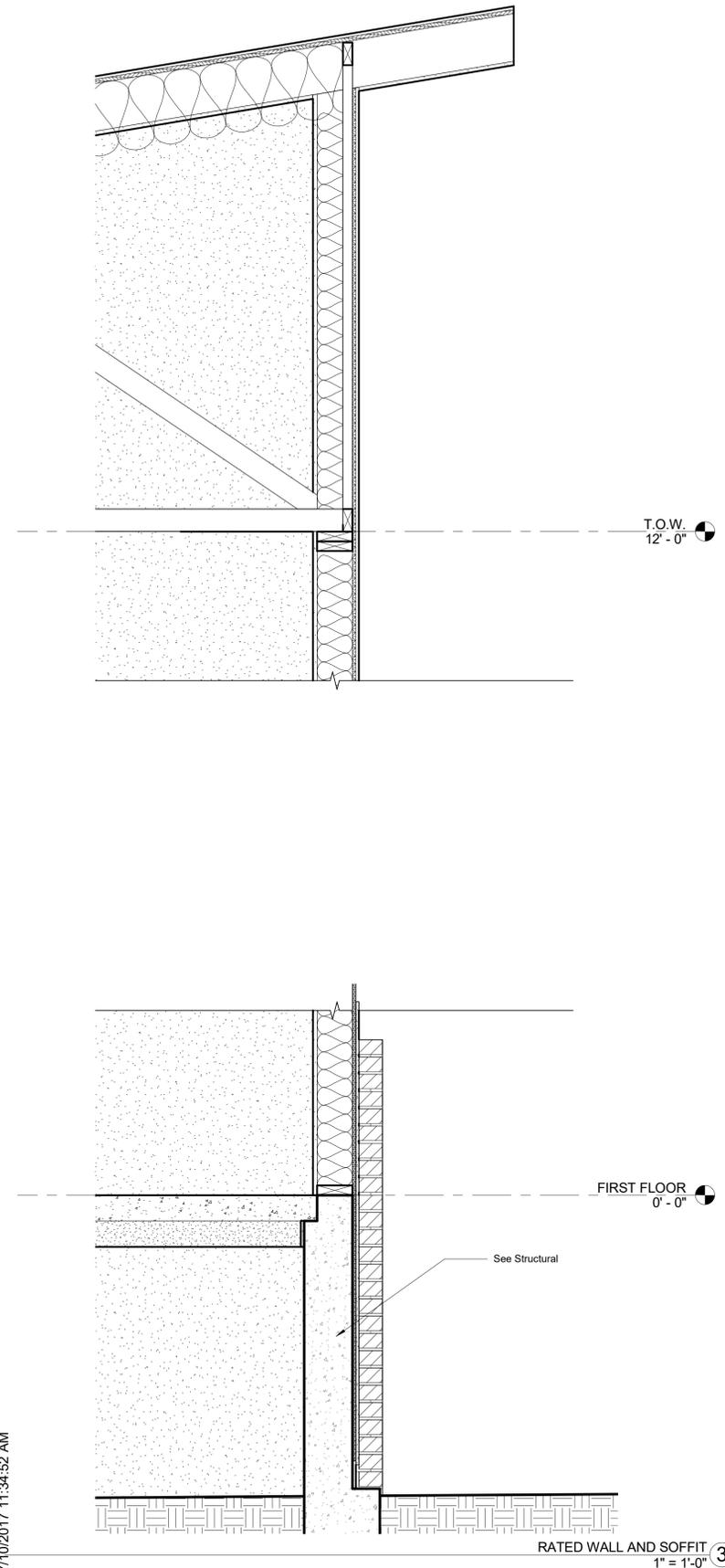
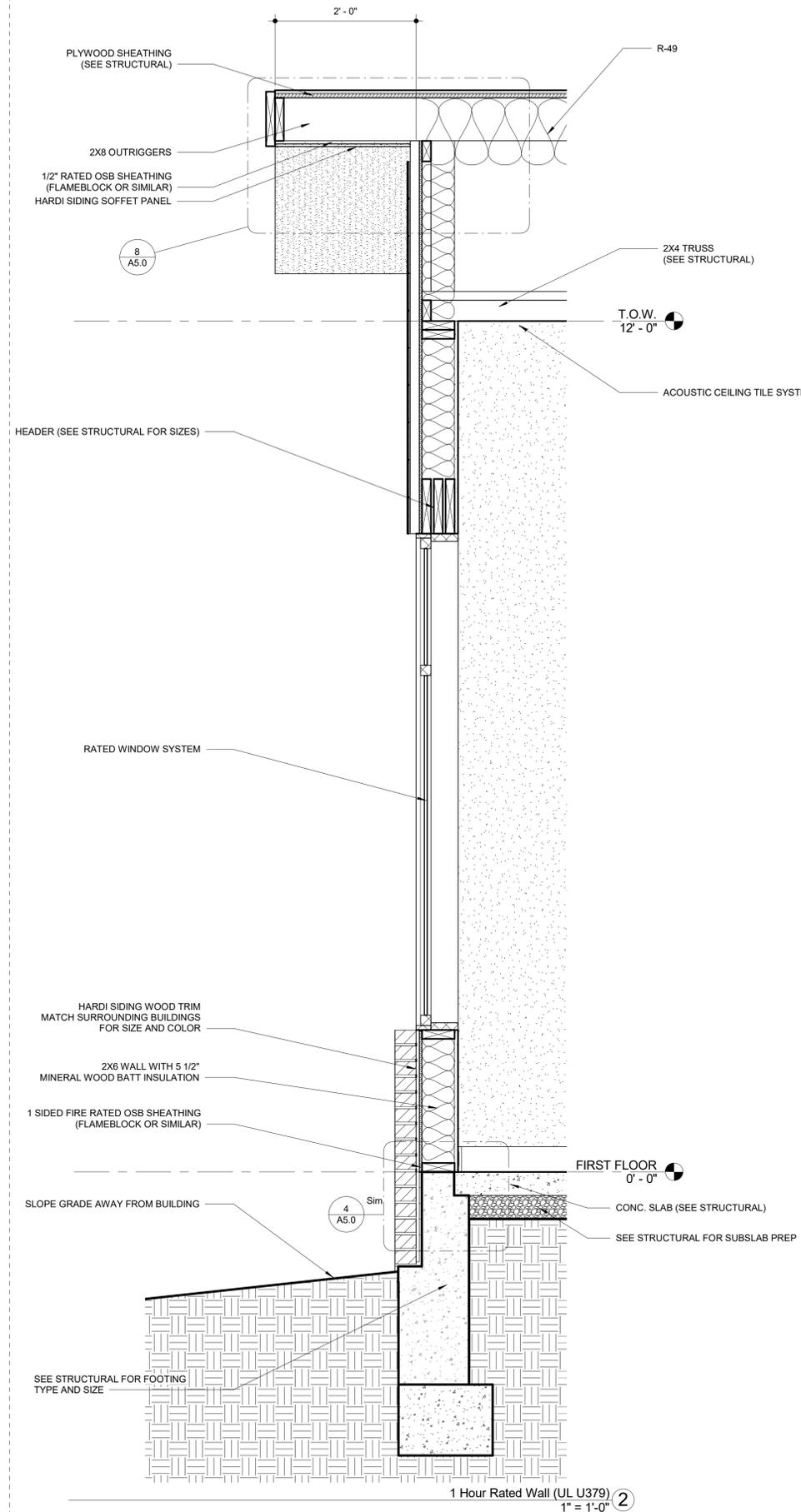
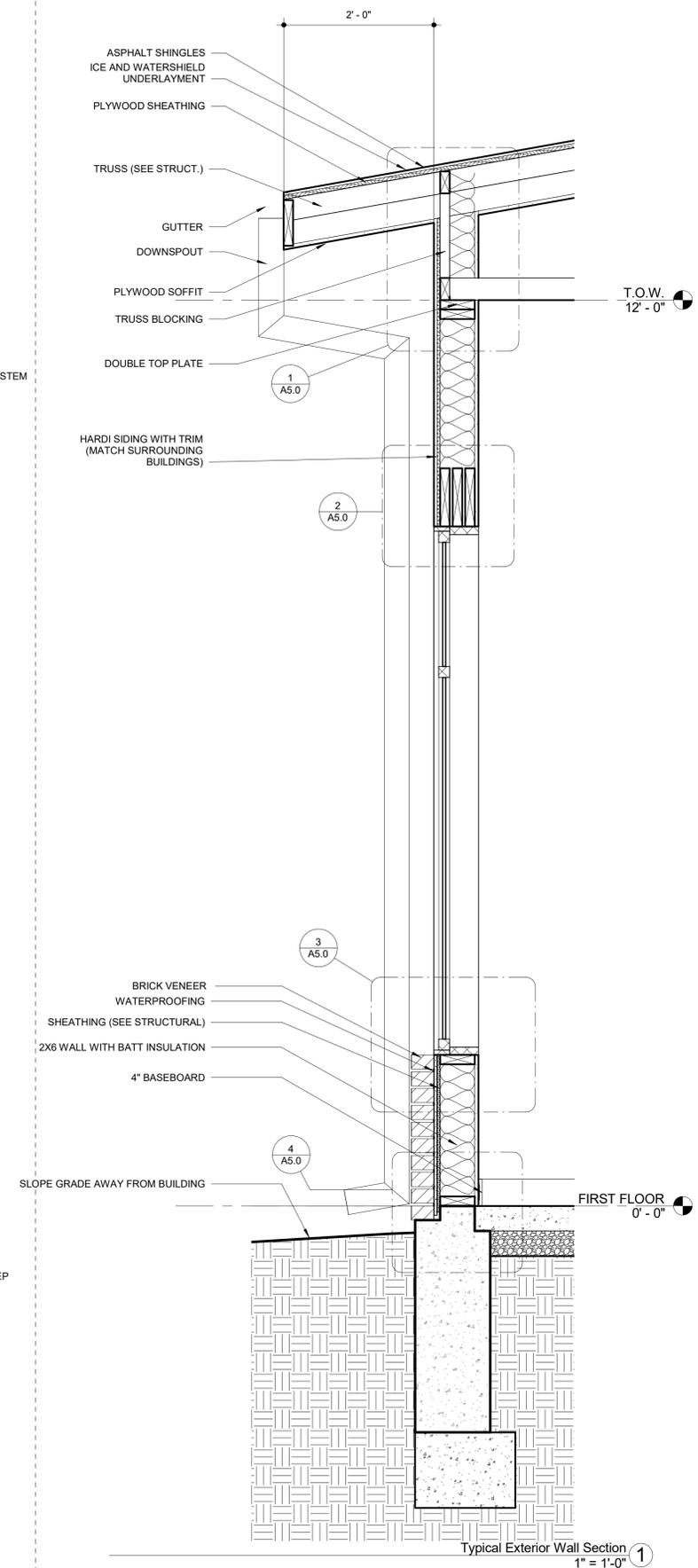
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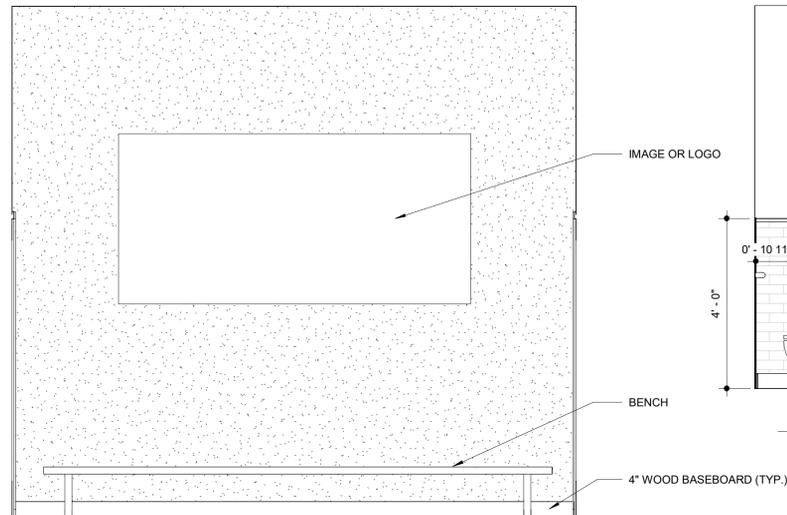
Wall Sections  
Exterior

A3.2

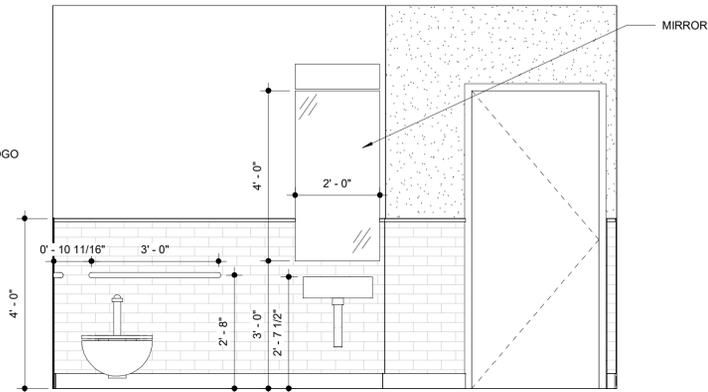
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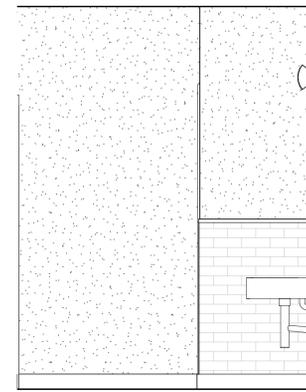
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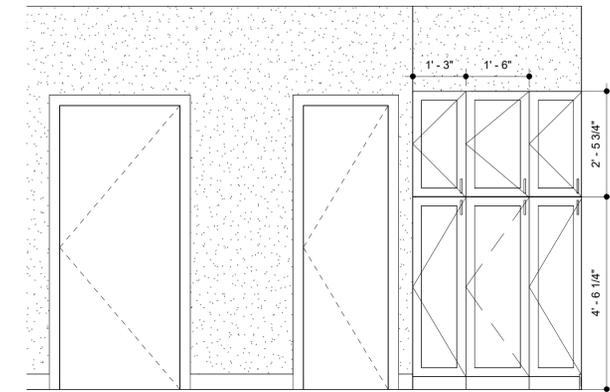
Entry Elevation  
1/2" = 1'-0" 10



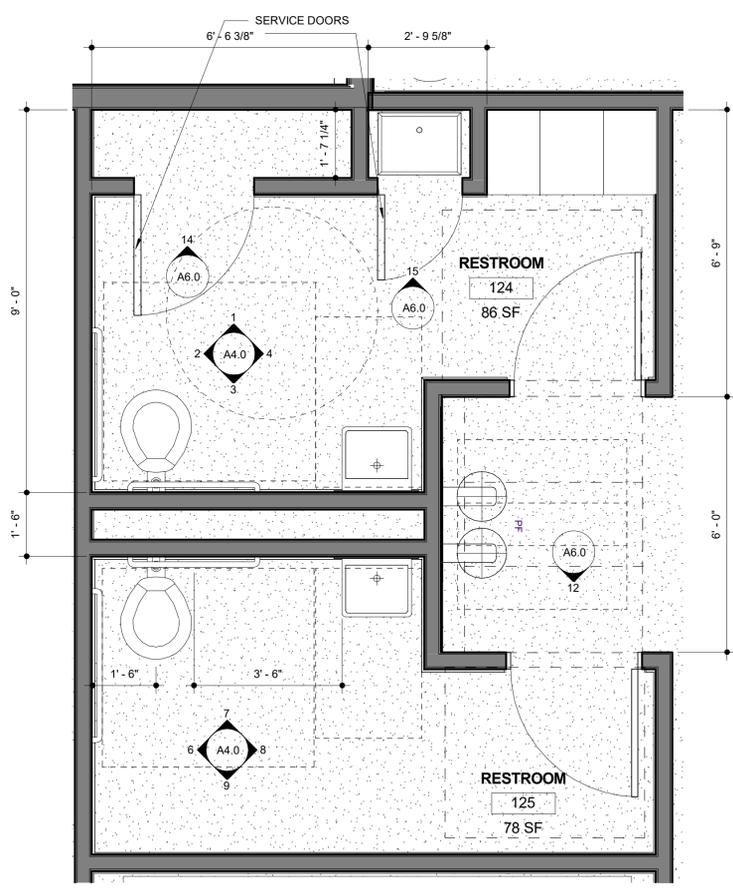
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1/2" = 1'-0" 7



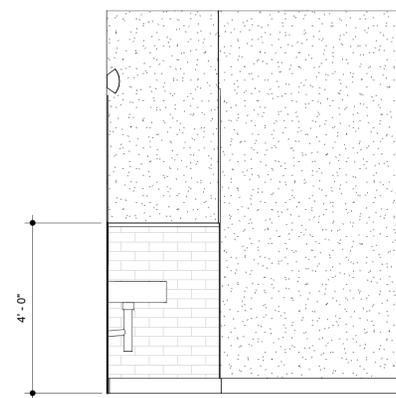
Restroom 1 East  
1/2" = 1'-0" 4



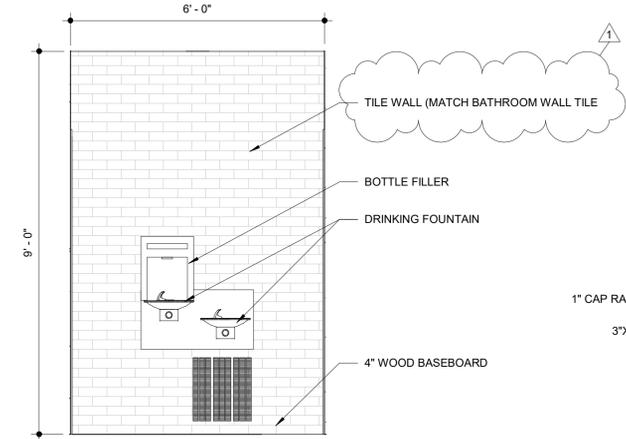
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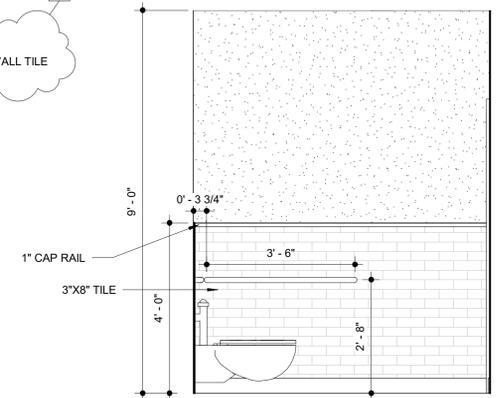
RESTROOMS AND DRINKING FOUNTAIN  
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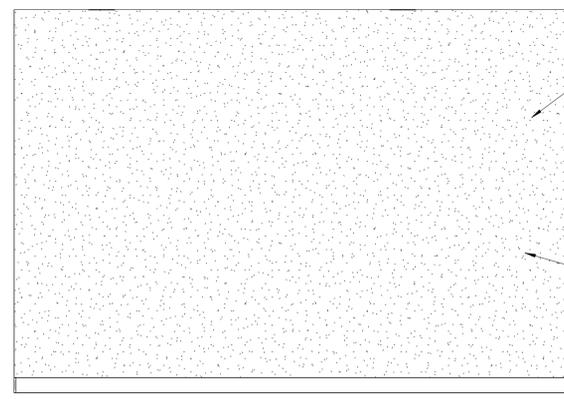
Restroom 2 East  
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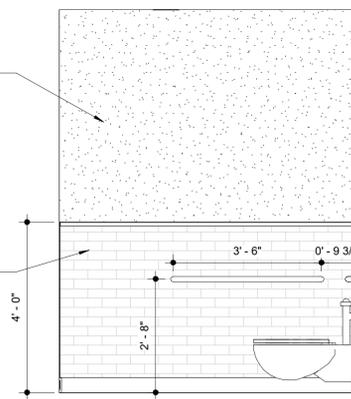
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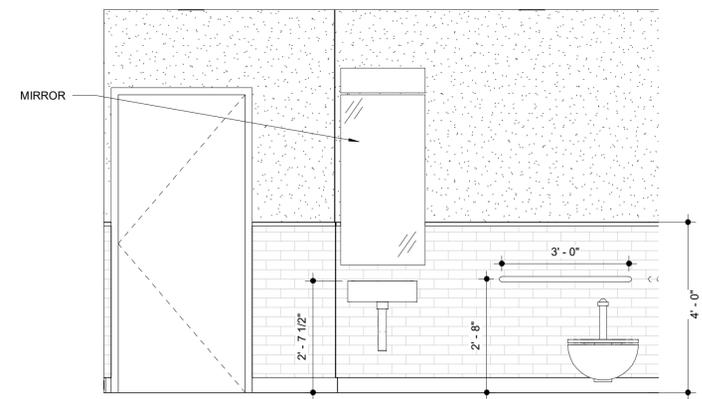
Restroom 1 West  
1/2" = 1'-0" 2



Restroom 2 South  
1/2" = 1'-0" 9



Restroom 2 West  
1/2" = 1'-0" 6



Restroom 1 South  
1/2" = 1'-0" 3

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Enlarged Elevations

A4.0  
Scale As Noted

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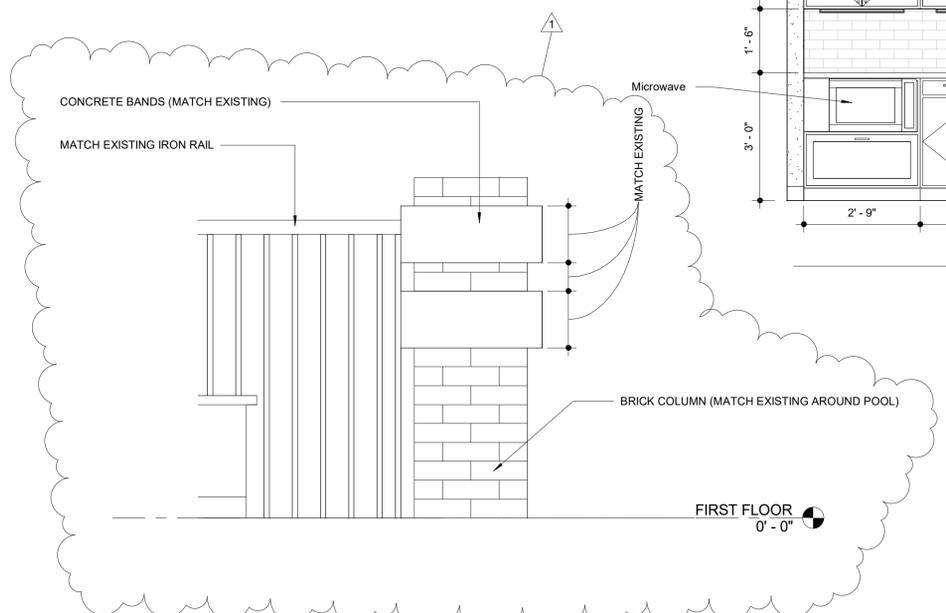
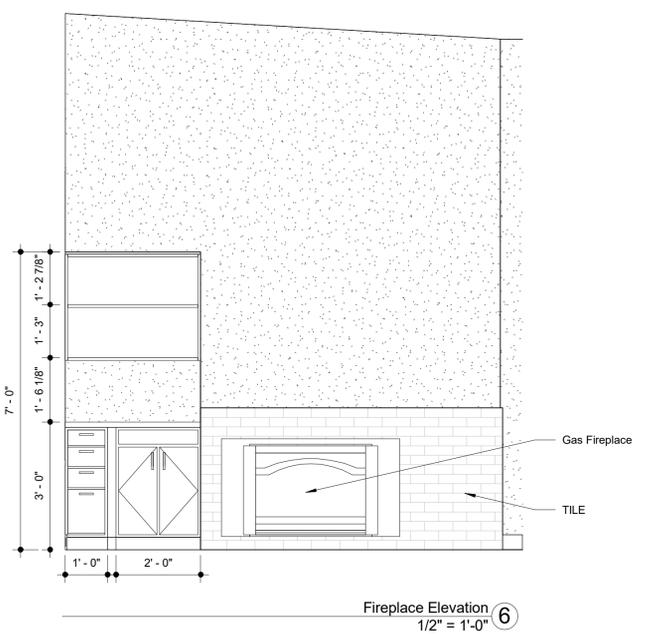
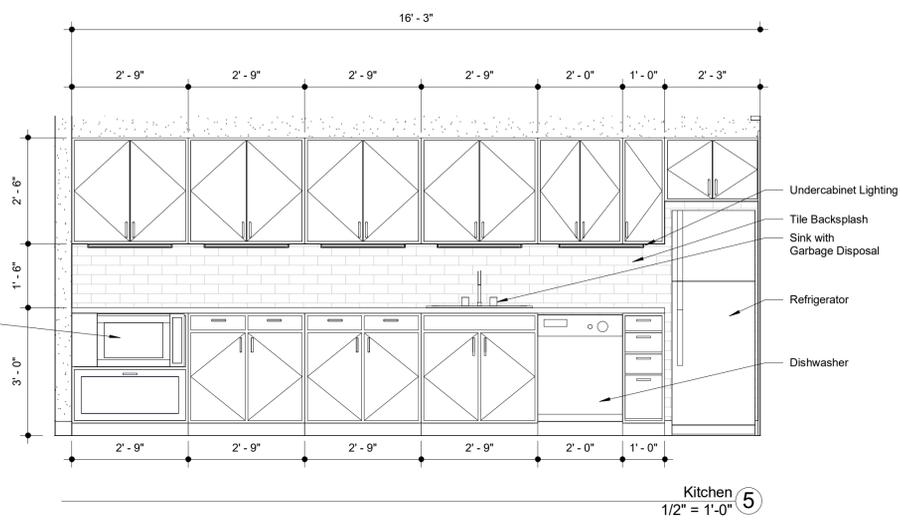
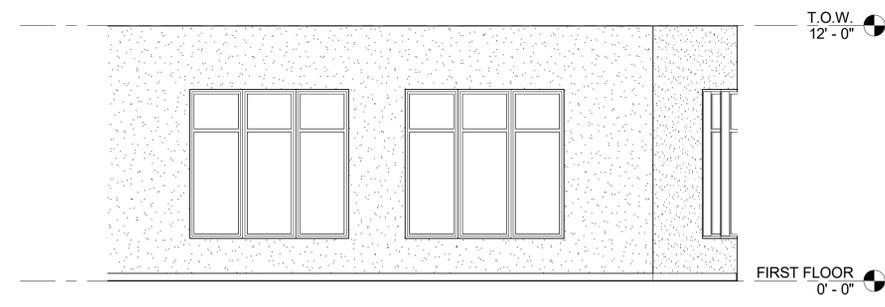
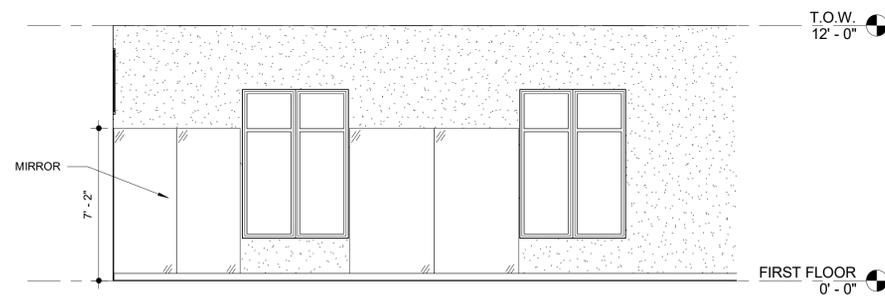
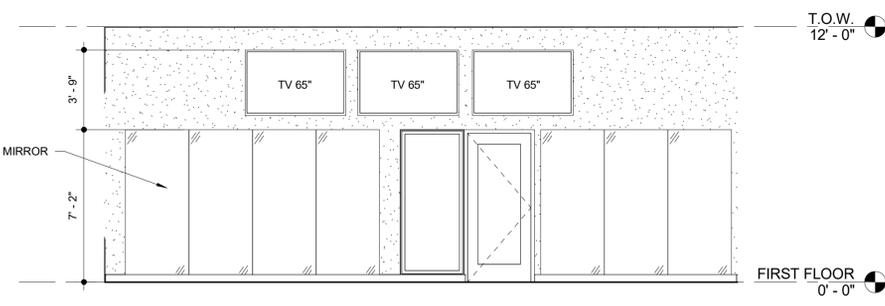
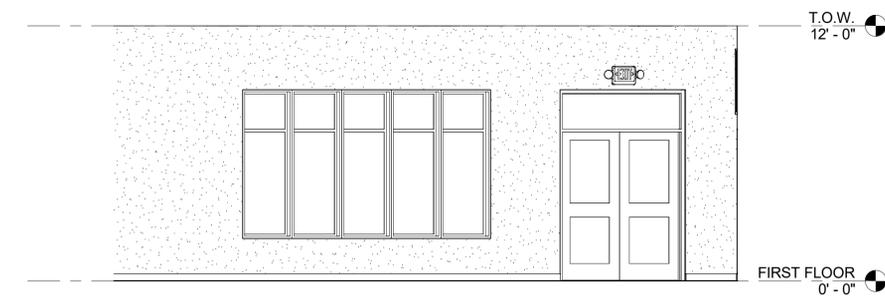
SHEET ISSUE REVISION	DATE
1	3/16/17

Revision Date	03/2/17
Project number	GLEN
Drawn by	Author
Checked by	Checker

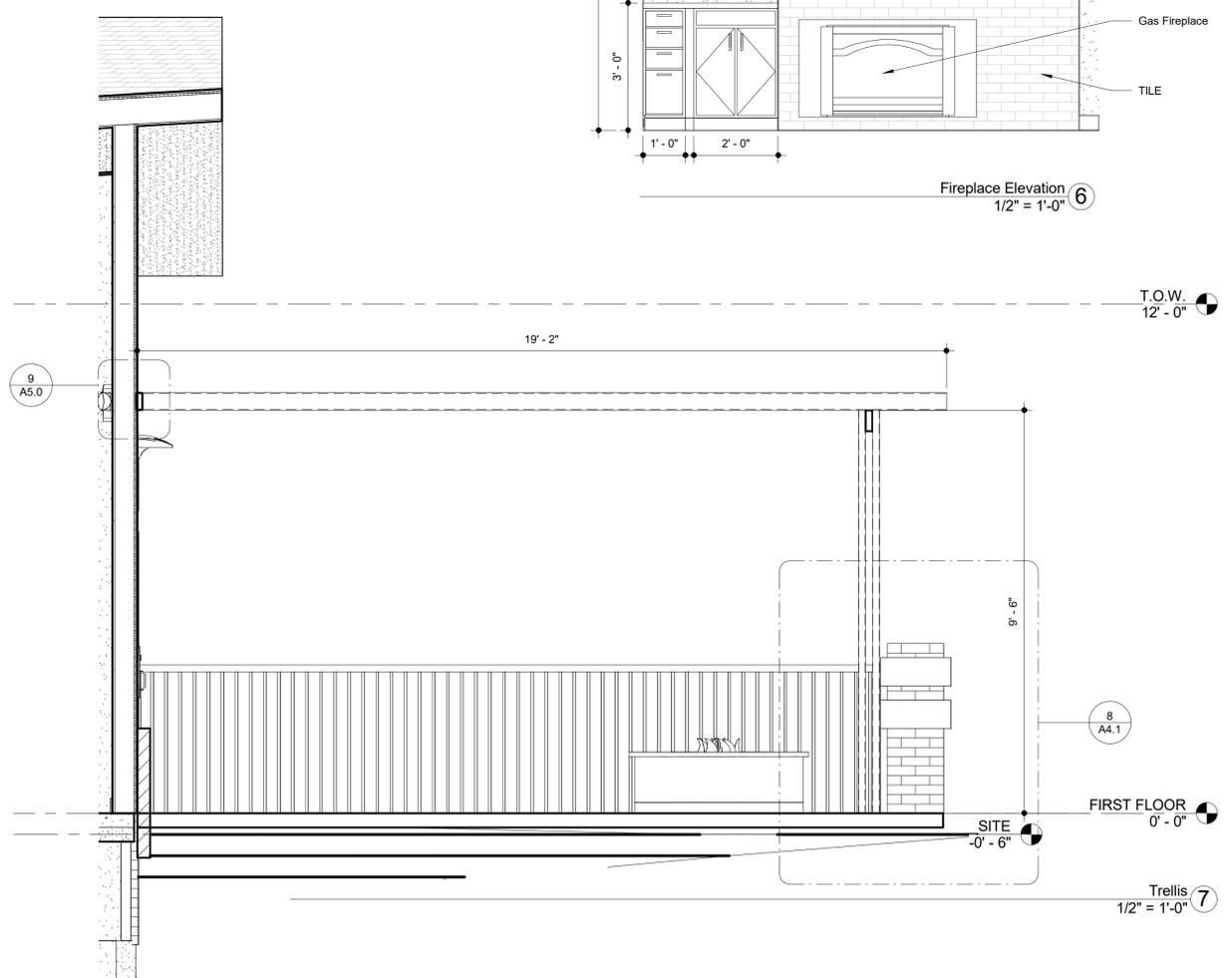
Enlarged Plans/Elevations

A4.1

Scale As Noted



FENCE DETAIL 1" = 1'-0" 8

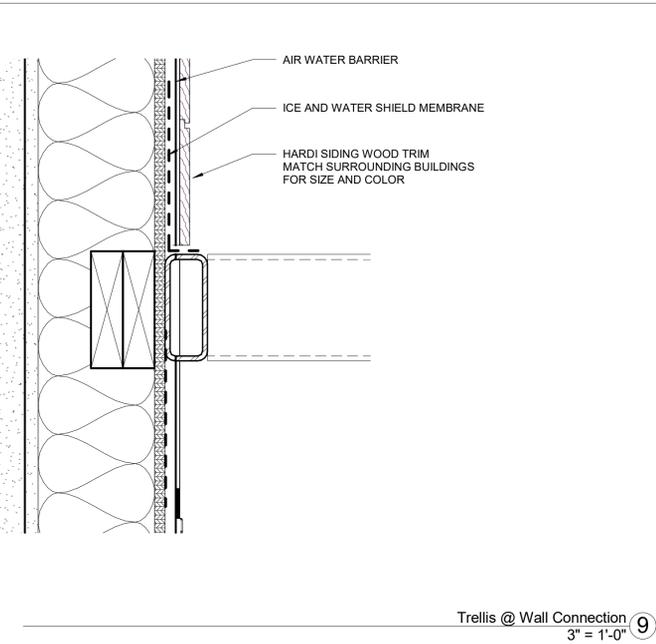


7/10/2017 11:34:55 AM

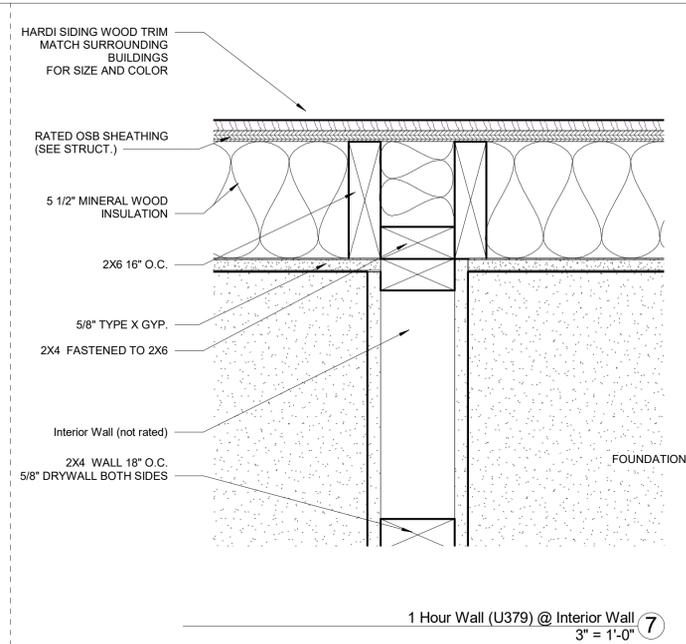


Clubhouse for Glen at the Park

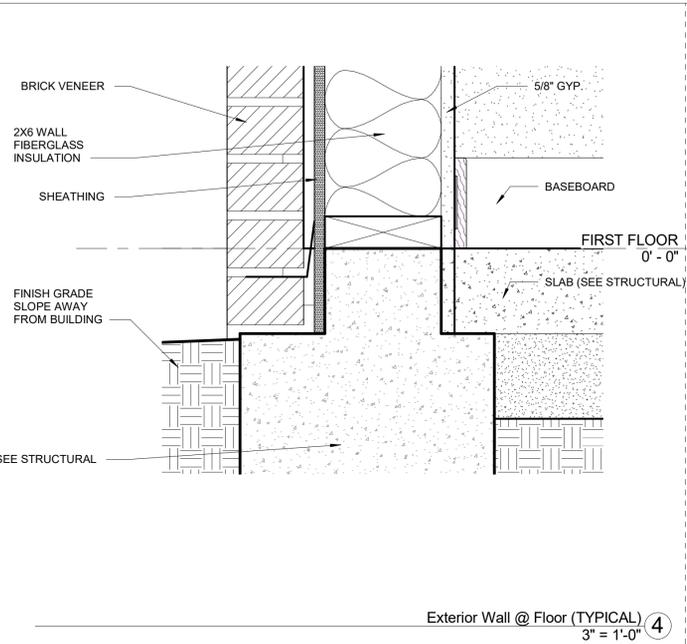
490 S. Joplin Street, Aurora CO 80017



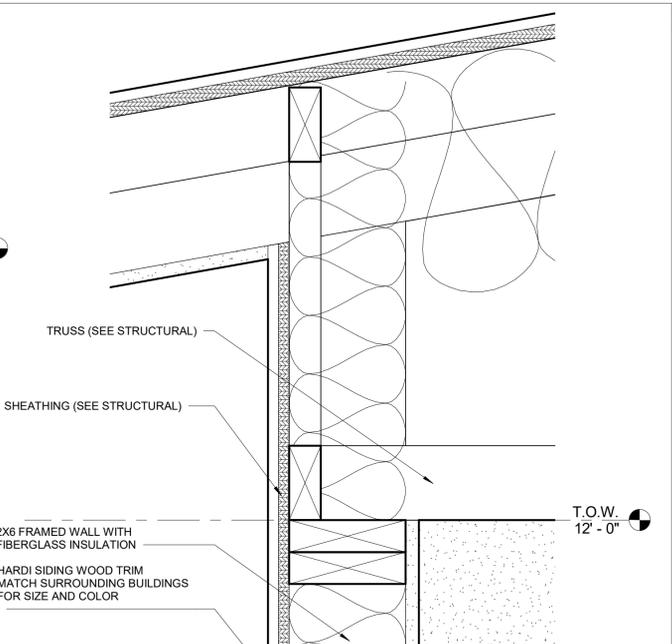
Trellis @ Wall Connection  
3" = 1'-0" 9



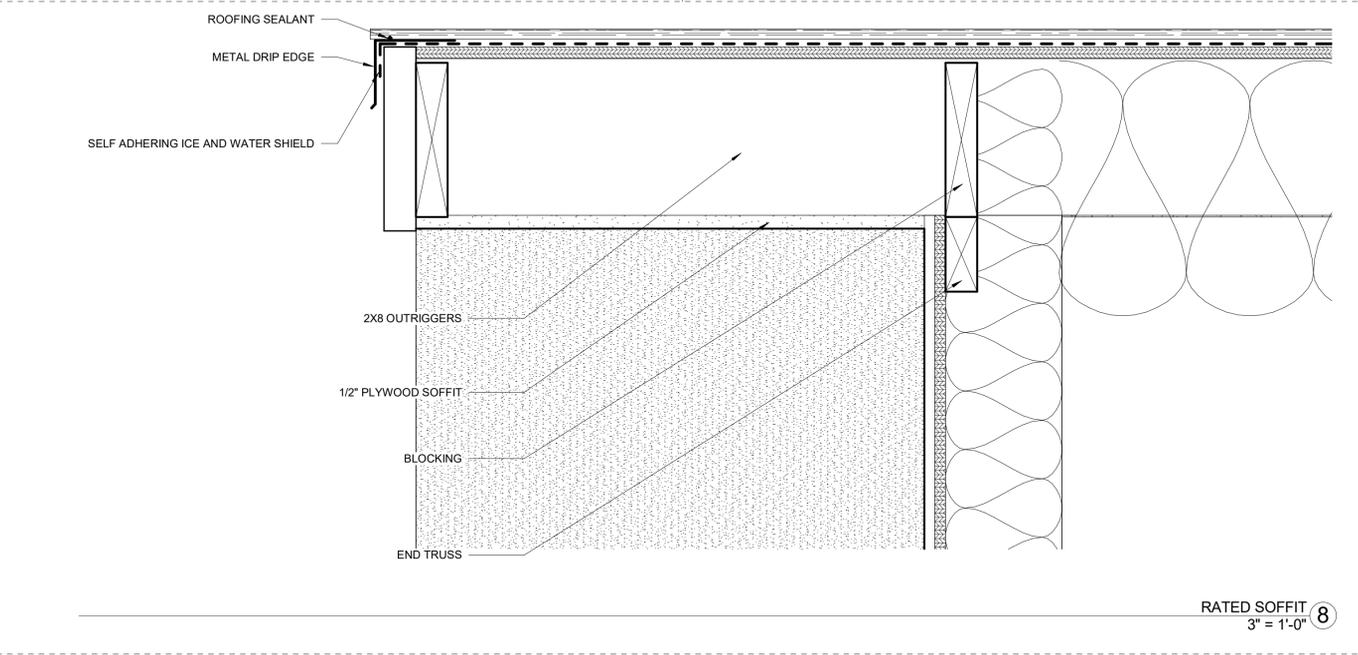
1 Hour Wall (U379) @ Interior Wall  
3" = 1'-0" 7



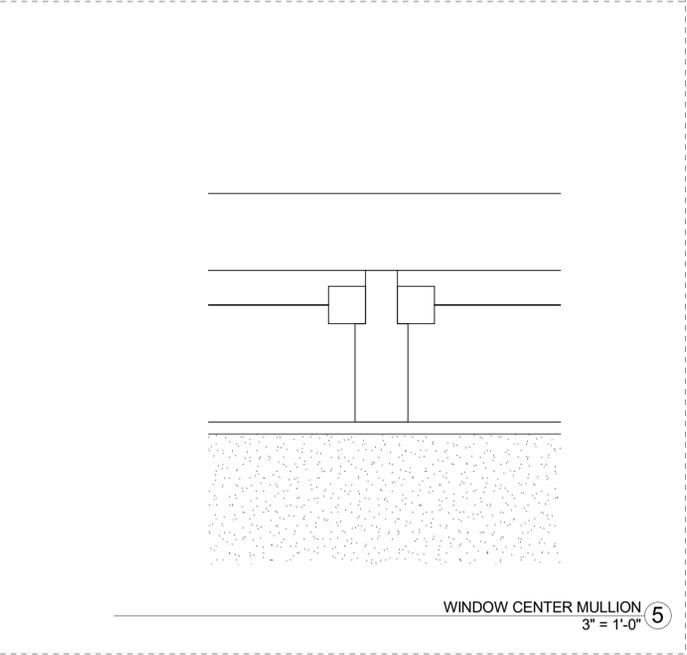
Exterior Wall @ Floor (TYPICAL)  
3" = 1'-0" 4



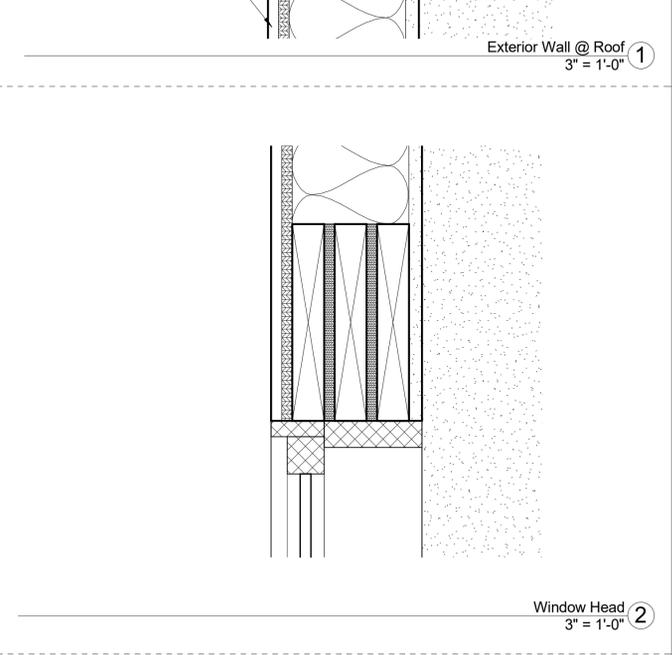
Exterior Wall @ Roof  
3" = 1'-0" 1



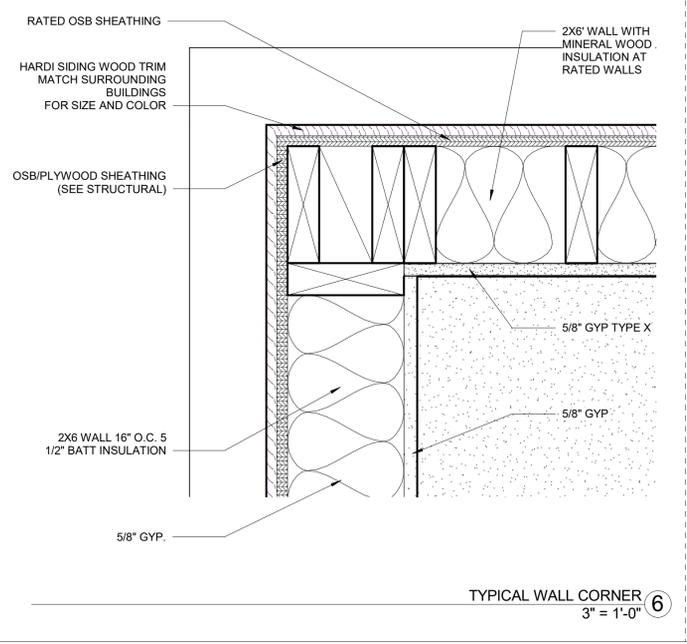
RATED SOFFIT  
3" = 1'-0" 8



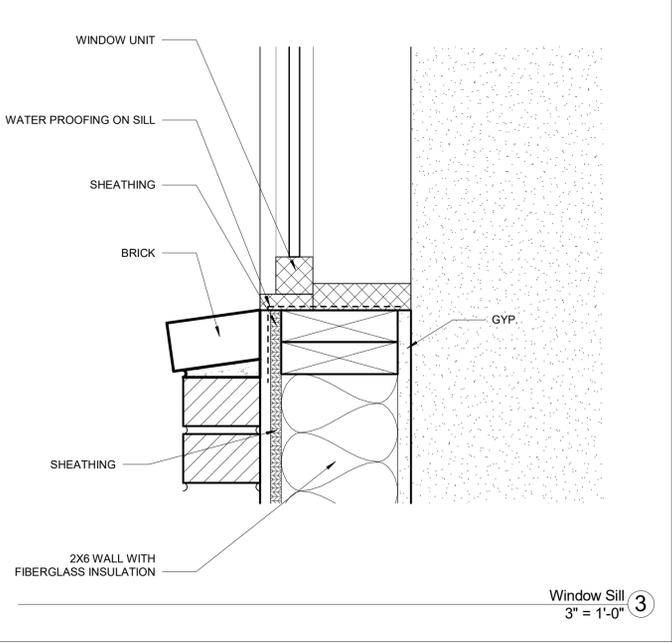
WINDOW CENTER MULLION  
3" = 1'-0" 5



Window Head  
3" = 1'-0" 2



TYPICAL WALL CORNER  
3" = 1'-0" 6



Window Sill  
3" = 1'-0" 3

SET ISSUE	REVISION	DATE
COMMENT	REVISION 2	7.10.17
COMMENT	REVISION	3.16.17
REVISED	SET	3.2.17
FINAL CONCEPT	REVIEW	1/9/17
SHEET ISSUE	REVISION	DATE

Revision Date	03/2/17
Project number	GLEN
Drawn by	NS, KB, CJ
Checked by	LD, BD

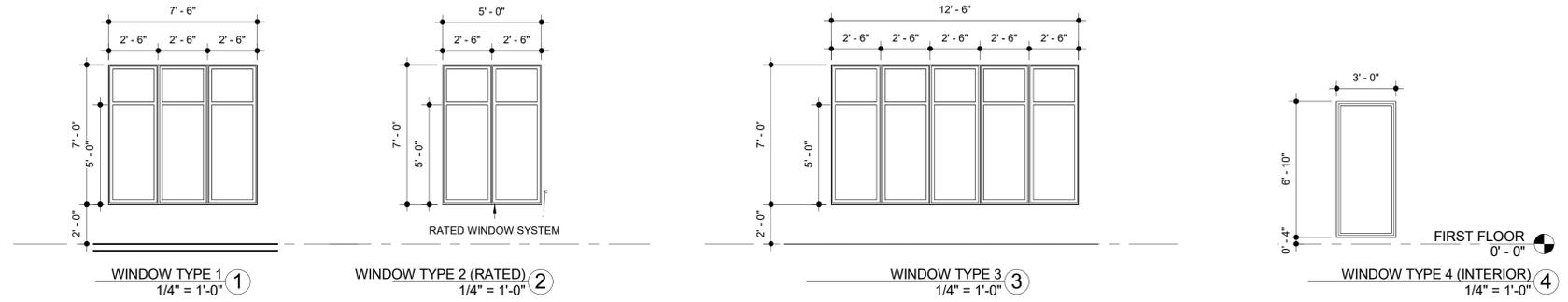
Details

A5.0  
Scale As Noted



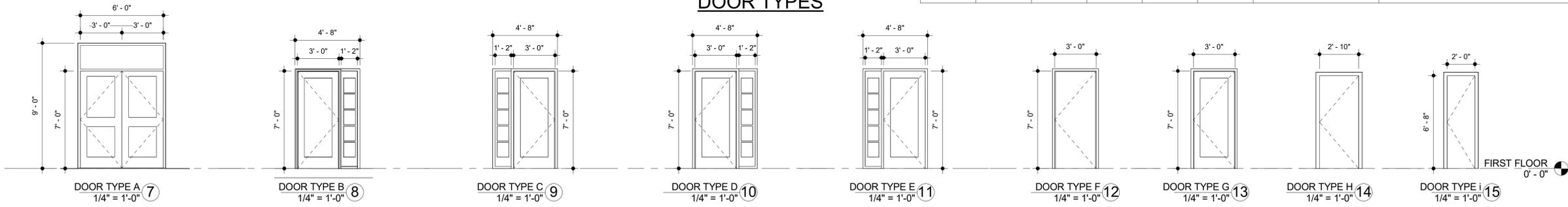
Room Schedule							
Number	Name	Area	Wall Finish	Floor Finish	Base Finish	Ceiling Finish	Comments
121	MANAGER	166 SF	GYP. SMOOTH FINISH PAINTED	VINYL PLANK (WOOD STYLE)	WOOD	ACOUSTIC CEILING 2', 2'	
122	CLOSING	164 SF	GYP. SMOOTH FINISH PAINTED	VINYL PLANK (WOOD STYLE)	WOOD	ACOUSTIC CEILING 2', 2'	
123	OFFICE	431 SF	GYP. SMOOTH FINISH PAINTED	VINYL PLANK (WOOD STYLE)	WOOD	ACOUSTIC CEILING 2', 2'	
124	RESTROOM	86 SF	GYP./ WITH 6"X12" Dal-Tile COLOR TO BE SELECTED	Dal-Tile EARTHTONE BROWN COLOR TO BE SELECTED	TILE MATCH WALL TILE	GYP. SMOOTH FINISH PAINTED	
125	RESTROOM	78 SF	GYP./ WITH 6"X12" Dal-Tile COLOR TO BE SELECTED	Dal-Tile EARTHTONE BROWN COLOR TO BE SELECTED	TILE MATCH WALL TILE	GYP. SMOOTH FINISH PAINTED	
126	COMMUNITY	952 SF	GYP. SMOOTH FINISH PAINTED WITH WAINSCOT PANELING ON WEST AND NORTH	VINYL PLANK (WOOD STYLE)	WOOD	GYP. SMOOTH FINISH PAINTED	
127	FITNESS	931 SF	GYP. SMOOTH FINISH PAINTED	RUBBER FLOOR (Roll)	WOOD	ACOUSTIC CEILING 2', 2'	
128	ENTRY	94 SF	GYP. SMOOTH FINISH PAINTED	Dal-Tile EARTHTONE BROWN COLOR TO BE SELECTED	WOOD	GYP. SMOOTH FINISH PAINTED	
131	WATER ENTRY CLOSET	10 SF	GYP. SMOOTH FINISH PAINTED	Dal-Tile EARTHTONE BROWN COLOR TO BE SELECTED	RUBBER	GYP.	
132	UTILITY SINK CLOSET	4 SF	GYP. SMOOTH FINISH PAINTED	Dal-Tile EARTHTONE BROWN COLOR TO BE SELECTED	RUBBER	GYP.	

**WINDOW TYPES**



Door Schedule							
Mark	Operation	Frame Type	Head Height	Width	Fire Rating	Comments	Description
101		A	7' - 0"	6' - 0"	n/a	DOUBLE ENTRY	EXTERIOR DOOR
102		B	7' - 0"	3' - 0"	n/a		STAIN GRADE WOOD WITH LITE
103		C	7' - 0"	3' - 0"	n/a		STAIN GRADE WOOD WITH LITE
104		D	7' - 0"	3' - 0"	n/a		STAIN GRADE WOOD WITH LITE
105		E	7' - 0"	3' - 0"	n/a		STAIN GRADE WOOD WITH LITE
106		F	7' - 0"	3' - 0"	n/a		STAIN GRADE WOOD NO LITE
107		F	7' - 0"	3' - 0"	n/a		STAIN GRADE WOOD NO LITE
108		G	7' - 0"	3' - 0"	n/a		STAIN GRADE WOOD WITH LITE
109		A	7' - 0"	6' - 0"	n/a	Double Door	EXTERIOR DOOR
110		A	7' - 0"	6' - 0"	n/a	Double Door	EXTERIOR DOOR
111		H	6' - 8"	2' - 10"	n/a		STAIN GRADE NO LITE
112		i	6' - 8"	2' - 0"	n/a		STAIN GRADE NO LITE

**DOOR TYPES**



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SET ISSUE  
COMMENT REVISION 2  
7.10.17

COMMENT REVISION  
3.16.17

REVISED SET  
3.2.17

FINAL CONCEPT REVIEW  
1/9/17

SHEET ISSUE  
REVISION DATE

Revision Date 03/16/17  
Project number GLEN  
Drawn by NS, KB, CJ  
Checked by LD, BD

Schedules and Diagrams

A6.0

Scale As Noted