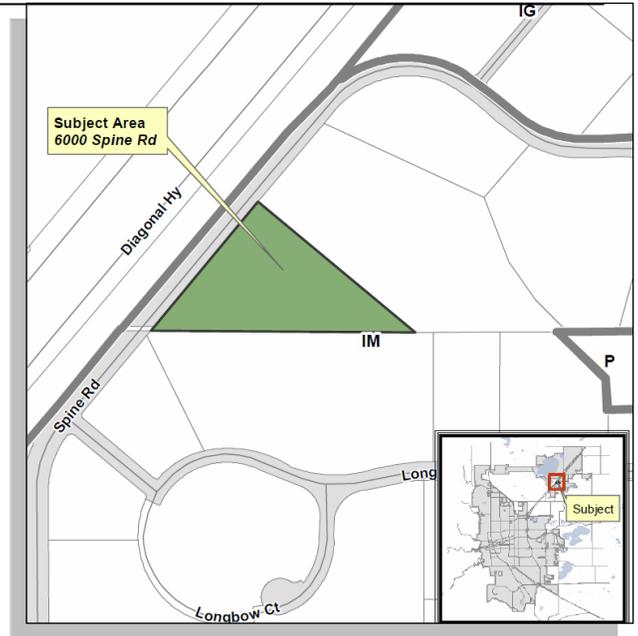


MEMORANDUM

TO: Planning Board
FROM: Elaine McLaughlin, Case Manager
DATE: March 28, 2016
SUBJECT: **Call Up Item:** USE REVIEW (LUR2016-00016): Use Review for a proposed Business Support Services (property management offices) use within an existing office building located in the Industrial Manufacturing zoning district at 6000 Spine Road. The call-up period expires on **April 11, 2016.**

Background. The applicant is requesting Use Review approval to house the property management offices for Thistle LLC Management Offices which serves as property management and oversees the marketing, leasing and maintenance of over 650 permanently affordable residential properties in the city of Boulder and Boulder County. The site is located within the Industrial – Manufacturing zoning district which is defined within the Land Use Code section 9-5-2, B.R.C. 1918 as, “*primarily used for research, development, manufacturing and service industrial uses in buildings on large lots.*”

Because the location of the existing office building is within the Industrial Manufacturing zoning district, a Use Review is required for a “Business Support Service” land use; “property management offices” are defined as a business support service within the Land Use Code, section 9-16, B.R.C. 1981.



Project Proposal. The proposal is for the tenant finish for Thistle LLC Management Offices of an 8,059 square foot office space within an existing two story office building. The existing context and building are shown in the photos on the following page. Project plans are presented in **Attachment C**.

Public Comment. Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property and a sign posted on the property for at least 10 days. All notice requirements of section 9-4-3, “*Public Notice Requirements*,” B.R.C. 1981 have been met. There were no comments received regarding the application.

Analysis. The proposal was found to be consistent with the Use Review criteria pursuant to subsection 9-2-15(e), “*Criteria for Review*,” B.R.C. 1981. Refer to **Attachment B** for the complete Use Review analysis.

Conclusion. Staff finds that the proposed project meets the relevant criteria of section 9-2-15, “*Use Review*,” B.R.C. 1981. The proposal was **approved** by staff on **March 28, 2016** and the decision may be called up before Planning Board on or before **April 11, 2016**. Questions about the project or decision should be directed to the Case Manager, Elaine McLaughlin at (303) 441-4130 or at mclaughline@bouldercolorado.gov

Attachments:

- A. Signed Disposition
- B. Analysis of Use Review Criteria
- C. Project Plans



Figure 1: Aerial of Site Context



Figure 2: Existing Building



**CITY OF BOULDER
Planning and Development Services**

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • email plandevelop@bouldercolorado.gov
www.boulderplandevelop.net

**CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION**

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

DECISION: **Approved with Conditions**
PROJECT NAME: **THISTLE MANAGEMENT OFFICES**
DESCRIPTION: **Use Review for a 8,059 square foot Business Support Services use (property management offices for Thistle LLC) within an existing building located in the Industrial Manufacturing (IM) zoning district.**

LOCATION: **6000 SPINE RD**
COOR: **N10E02**
LEGAL DESCRIPTION: **Lot 21, GUNBARREL BUSINESS PARK WEST, City of Boulder, County of Boulder, State of Colorado**

APPLICANT: **Jerry Moore**
OWNER: **6000 Spine LLC**
APPLICATION: **Use Review, LUR2016-00016**
ZONING: **IM (Industrial Manufacturing)**
CASE MANAGER: **Elaine McLaughlin**
VESTED PROPERTY RIGHT: **NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

Approved On: 3-28-16
Date

By: 
Charles Ferro, Development Review Manager, Land Use

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: 4-11-16

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND FINAL PLANS FOR CITY SIGNATURE MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED

SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the applicant must begin and substantially complete the approved development within three years from the date of final approval. Failure to "substantially complete" (as defined in Section 9-2-12) the development within three years shall cause this development approval to expire.

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant on March 22, 2016 and the written statement dated March 22, 2016** on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operate in compliance with the following restrictions:
 - a. The size of the approved use shall be limited to 8,059 square feet.
 - b. The approved use shall be closed from 6:00 p.m. to 7:00 a.m. seven days per week.
2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.

(e) **Criteria for Review:** No use review application will be approved unless the approving agency finds all of the following:

√ (1) **Consistency With Zoning and Nonconformity:** The use is consistent with the purpose of the zoning district as set forth in [section 9-5-2](#), "Zoning Districts," B.R.C. 1981, except in the case of a nonconforming use;

The project site is zoned Industrial – Manufacturing (IM); the zoning district purpose for IM is defined as, “primarily used for research, development, manufacturing and service industrial uses in buildings on large lots.” Within this zoning district, a business support services use must be approved through a Use Review.

√ (2) **Rationale:** The use either:

√ (A) Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

n/a (B) Provides a compatible transition between higher intensity and lower intensity uses;

The proposed Thistle LLC Management Offices serve as property management which oversees the marketing, leasing and maintenance of over 650 permanently affordable residential properties in the city of Boulder and Boulder County. Given that the intended use of the space within this Industrial Manufacturing zoned property is to function as office space, the use can be considered a compatible transition between higher intensity uses (such as those typically found and permitted by-right) in a manufacturing context, and other uses nearby such as the Leanin’ Tree Museum located to the south.

n/a (C) Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and non-residential mixed uses in appropriate locations, and group living arrangements for special populations; or

n/a (D) Is an existing legal non-conforming use or a change thereto that is permitted under subsection (f) of this section;

√ (3) **Compatibility:** The location, size, design, and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties or for residential uses in industrial zoning districts, the proposed development reasonably mitigates the potential negative impacts from nearby properties;

The approximately 8,059 square foot office space within an existing office building that is a part of the Gunbarrel Business Park West will be compatible with, and have minimal negative impact on the use of nearby properties or offices. Because the property management offices will have regular office hours, there’s little in the way of a potential negative impact generated by this use in this context.

√ (4) **Infrastructure:** As compared to development permitted under [section 9-6-1](#), "Schedule of Permitted Land Uses," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a nonconforming use, the proposed development will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater, and storm drainage utilities and streets;

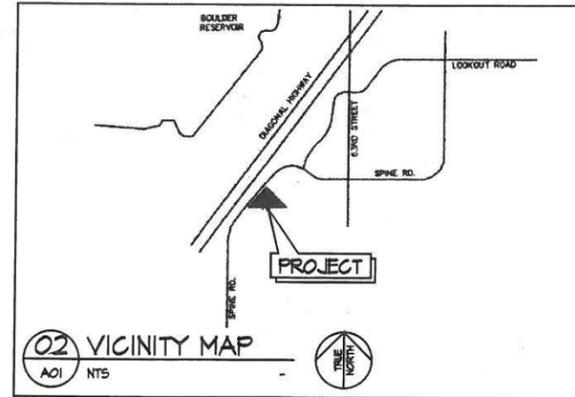
The infrastructure for the site is already integrated into the urban context of the site.

√ (5) **Character of Area:** The use will not change the predominant character of the surrounding area;

The existing building, where the property management offices are proposed, is within the Gunbarrel Business Park West which essentially is a suburban office park. Having "headquarter" offices for the Thistle LLC in this building and location will not change the predominate character of the surrounding area which is that of corporate-type office buildings and warehouses.

n/a (6) **Conversion of Dwelling Units to Nonresidential Uses:** There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts to nonresidential uses that are allowed pursuant to a use review, or through the change of one nonconforming use to another nonconforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental, or recreational need in the community including, without limitation, a use for a daycare center, park, religious assembly, social service use, benevolent organization use, art or craft studio space, museum, or an educational use.

Not applicable to this case, this is not a proposed conversion of residential to non-residential use.



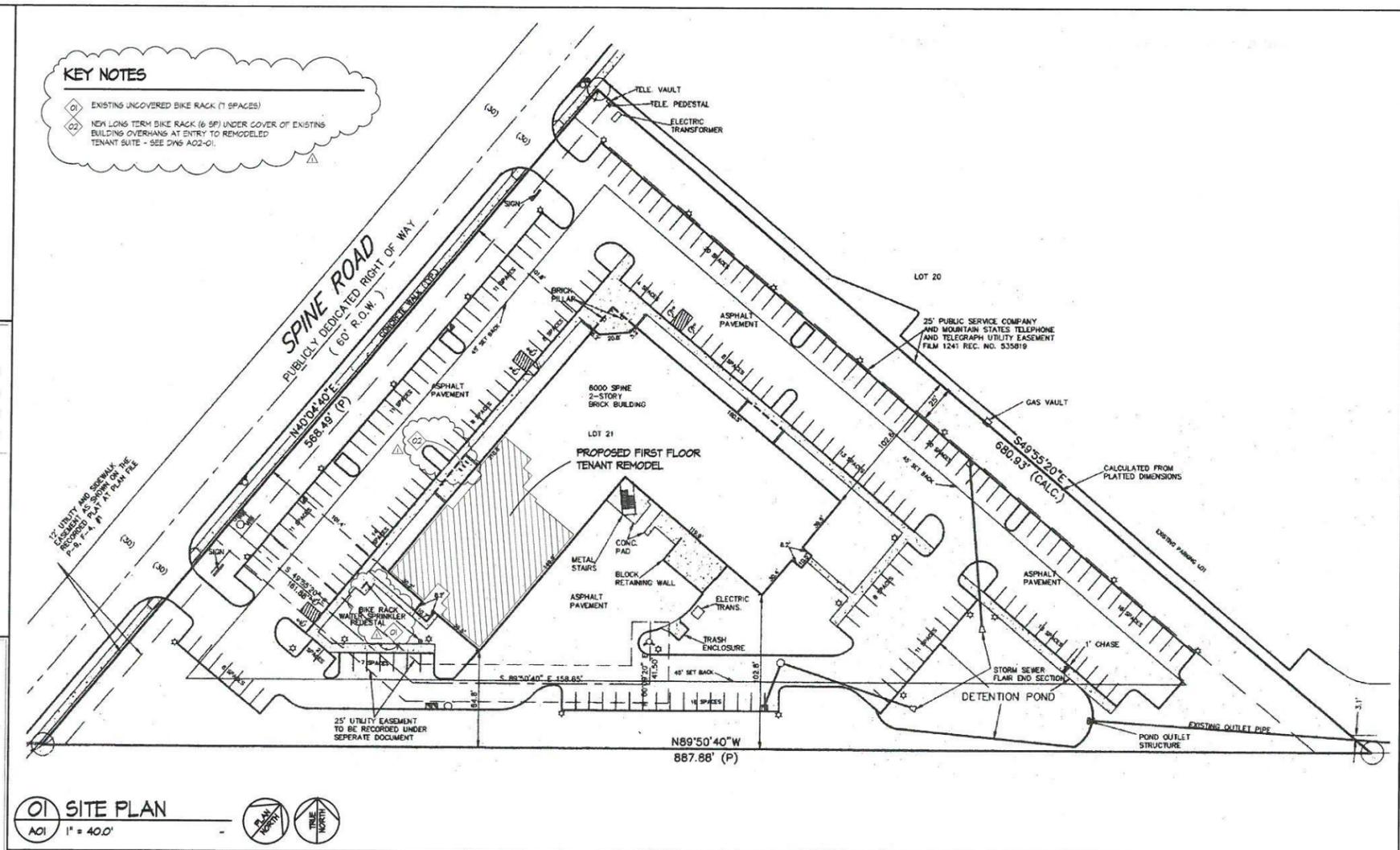
THISTLE TENANT REMODEL
6000 Spine Road, Boulder CO

OWNER: 6000 Spine LLC	[Jody Williams] 1375 Walnut Street, Boulder, CO 80302	(303) 616-2157
TENANT: Thistle Communities	[Mary Duval] 15 Third Avenue, Longmont CO 80501	(303) 651-9496
GENERAL CONTRACTOR: The Magnolia Building Company	[Brien McMahon] 8801 Magnolia Rd, Nederland, CO 80466	(303) 618-8226
ARCHITECT: JM Associates, Inc.	[Jerry Moore] PO Box 18390, Boulder CO 80308	(303) 446-1867

03 PROJECT DATA
AO1

A. Zoning	IM																																				
B. Construction Type	B-B (fully sprinklered)																																				
C. Occupancy	B (Office)																																				
D. Allowable Area	Unlimited (per IBC Section 507.4 with automatic fire sprinkler system)																																				
E. Building Height	36'-0"																																				
F. Building Areas	First Floor: 28,095 sf Second Floor: 28,840 sf TOTAL BUILDING AREA: 57,035 sf																																				
G. Floor Area Ratio	Building Area: 57,035 sf Site Area: 193,095 sf FAR: .294																																				
H. Parking	Required: (57,035 sf @ 1 per 400 sf) 143 sp Provided: Handicap Standard (75% of tot req) 108 sp TOTAL 218 sp																																				
I. Remodel Area (This Permit)	8,059 sf																																				
J. Energy Code	City of Boulder Ordinance No. 7630 Statement of Compliance																																				
K. Egress	Tenant occupant load for this remodel = 81 (8,059 sf @ 100 sf) 2 exits required, 2 exits provided. See Dwg D1A(2) for Exit Access Travel and Exit Separation distances.																																				
L. Plumbing Fixtures	<table border="1"> <tr> <th></th> <th>M</th> <th>W</th> <th>Tot. Req.</th> <th>Provided</th> <th></th> </tr> <tr> <td>Occupant Load</td> <td>40.5</td> <td>40.5</td> <td>81.00</td> <td></td> <td></td> </tr> <tr> <td>Water Closets</td> <td>1.31</td> <td>1.31</td> <td>2.62</td> <td>3.00</td> <td>Men, Women, Unisex</td> </tr> <tr> <td>Lavatory</td> <td>1.00</td> <td>1.00</td> <td>2.00</td> <td>3.00</td> <td>Men, Women, Unisex</td> </tr> <tr> <td>Drinking Fountain</td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td></td> </tr> <tr> <td>Service Sink</td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td></td> </tr> </table>		M	W	Tot. Req.	Provided		Occupant Load	40.5	40.5	81.00			Water Closets	1.31	1.31	2.62	3.00	Men, Women, Unisex	Lavatory	1.00	1.00	2.00	3.00	Men, Women, Unisex	Drinking Fountain	1.00	1.00	1.00	1.00		Service Sink	1.00	1.00	1.00	1.00	
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Service Sink	1.00	1.00	1.00	1.00																																	
M. Accessibility	With the addition of ADA/ANSI signage identifying the Suite exits and Unisex toilet, and addition of an accessible drinking fountain serving the Tenant Suite, the Project is in compliance with the requirement of 2012 IBC Section 3411.7 for an accessible route from accessible parking to the primary function area which shall include accessible toilet facilities and drinking fountain serving the area of primary function. The estimated cost of these accessibility improvements is \$1,450.																																				
N. Bike Parking	<table border="1"> <tr> <th></th> <th>Existing Building</th> <th>Provided</th> <th>Short Term (Uncovered)</th> <th>Long Term (Covered)</th> </tr> <tr> <td>This Remodel</td> <td></td> <td>Required (8,059 sf @ 1/1500 sf) Additionally Provided</td> <td>2 sp</td> <td>4 sp</td> </tr> </table>		Existing Building	Provided	Short Term (Uncovered)	Long Term (Covered)	This Remodel		Required (8,059 sf @ 1/1500 sf) Additionally Provided	2 sp	4 sp																										
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04 CODE ANALYSIS
AO1



A. APPLICABLE CODES:
All work and construction techniques shall conform to accepted construction industry practice and governing regulatory standards including the 2012 International Building Code Suite as adopted by the City of Boulder. Contractor shall thoroughly review the drawings and field conditions and notify the architect of any error or conflict before commencing with the work.

B. CONTRACTOR COMPETENCE
The Contractor warrants to the Architect that he possesses the particular competence and skill in construction necessary to build this project without full engineering and architectural services, and, for the reason that the Contractor wishes to rely upon his own competence, the Contractor or Owner has restricted the Architect's scope of professional services. In reliance on the Contractor's warranty and at the express request of the Contractor or Owner, the Architect has undertaken a limited scope of professional services. The construction documents provided by the limited services shall be termed "Builder's Plans" in recognition of the Contractor's sophistication. Construction will require that the Contractor adapt the "Builder's Plans" to the field conditions encountered, and make logical adjustments in fit, form, dimension and quantity that are treated only generally by the "Builder's Plans". In the event additional detail or guidance is needed by the Contractor or Owner for construction of any aspect of the project, he shall immediately notify the Architect. Failure to give a simple notice shall relieve the Architect of responsibility for the consequences.

C. DIMENSIONING
Dimensions are to rough-suit, top of floor sheathing, face of concrete or masonry except as noted otherwise. Do not scale drawings. Interior frame walls are 3/8" thick unless otherwise indicated. Gypsum board sheathing is 5/8" thick unless otherwise noted. Rough door jamb offsets are 3" unless otherwise noted. Angles which appear to be 45 degrees are so unless otherwise indicated. Items which appear to be centered in the surface or assembly which they occupy, are so unless otherwise indicated.

D. FIRE EXTINGUISHERS
Portable fire extinguishers shall be provided and installed per 2012 IFC Section 906 and shall be maintained in accordance with NFPA 10.

E. ELECTRICAL/DATA DROP REQUIREMENTS
Verify that the Tenant Suite electrical service is fully segregated from adjoining suites and building common areas. All existing duplex outlets should remain in service. Add additional 20V outlets as necessary in each room to meet the following minimum requirements:
Private Offices (3) duplex (2) data drops
Conference Rm (3) duplex (2) data drops
Break Room (1) OFI duplex at refrigerator (3) OFI duplex above counter top (1) switched outlet for garbage disposal (1) single J-box for dishwasher power (2) duplex outlets / (1) data drop above each length of counter (1) dedicated duplex outlet / (1) data drop at each copier

05 GENERAL NOTES
AO1

KEY NOTES

- EXISTING UNCOVERED BIKE RACK (7 SPACES)
- NEW LONG TERM BIKE RACK (6 SP) UNDER COVER OF EXISTING BUILDING OVERHANGS AT ENTRY TO REMODELED TENANT SUITE - SEE DWG A02-01.

F. LIGHTING
Reuse existing recessed fluorescent light fixtures on existing flex connections as required for uniform light distribution. Update existing fluorescent lights with new EM packs for compliance at locations to be determined in the field.

G. HVAC REQUIREMENTS
Verify that the Tenant Suite HVAC systems and controls are segregated from adjoining suites and building common areas. Relocate existing HVAC diffusers on existing flex as required for uniform air distribution. Provide and verify adequate supply and return diffusers for each new area or room. Install (1) thermostat controlled spring mounted transfer fan from IT room into ceiling plenum. Install appropriately sized lowered return air grill in lower third of door into IT room.

H. ADA/ANSI COMPLIANT WALL-MOUNTED TACTILE SIGNAGE
Provide and install (1) exit sign adjacent to each suite exit. Provide new "Unisex" and "In-Suite Shower" signage for Unisex toilet room.

I. FIRE SUPPRESSION, SPRINKLERS AND ALARM COMPONENTS
Relocate / reconfigure fire sprinkler heads and fire alarm components as required. Fire suppression updates shall be completed on a design-build basis.

J. EXIT LIGHTS AND EMERGENCY LIGHTING
See Drawing D1A(2) for location of existing and proposed new exit lighting. Verify location and extent of existing emergency lighting and supplement with additional as required for code compliance.

K. PAINTING
Provide new paint throughout suite including (1) accent color wall at location to be determined with Tenant prior to painting.

L. CEILING
Rearrange or remove and replace damaged or discolored ceiling tiles as required for continuous and uniform appearance throughout. Above the ceiling of all private offices provide 5-1/2" unfaced fiberglass ball insulation on existing ceiling tile in return air plenum. Place batts tight to one another for uniform, continuous and uninterrupted acoustical coverage.

06 ABBREVIATIONS
AO1

MARK	CONSTRUCTION	MARK	CONSTRUCTION
-	None	L6	Laminated glass
AC	Suspended acoust. cig	MFB	Manual flush bolt
AFB	Auto flush bolts/Coordinator	PB	Pushbar
AS	Astragal	PH	Phonic hardware
BS	Ball hinges	PL	Passage latchset
CG	Clear glass	PLO	Passage latch operator
CL	Close	PP	Push plate
CN	Concrete	PR	Privacy lockset
CP	Carpet	PT	Paint
CR	Card reader	RF	Resilient flooring
CT	Ceramic tile	RS	Resilient
DB	Deadbolt	SC	Sealed concrete
DK	Dummy knob	SH	Security hinge pins
EO	Electric outlet	SL	Staircase
EP	Epoxy paint	STL	Steel
ES	Electrostatic dissipative vinyl tile	SS	Smoke seal
EVT	Electrostatic dissipative vinyl tile	TG	1/4" Tempered glass
EX	Existing	TH	Threshold
FS	Floor stop	V	Vinyl
GB	Gypsum board	VT	Vinyl Tile
HM	Hardwood hollow metal	WB	Wall bumper
IS	Insulating material	WC	Wood
KPL	Numeric Key Pad Lockset	WG	Wire glass
KL	Keypad lockset	WS	Weather stripping

JM Associates, Inc.
Architecture / Planning
PO Box 18390 Boulder, CO 80308 (303) 446-1867

Thistle Tenant Remodel
6000 Spine Road - Ste 130
Boulder, Colorado

A01

12/4/15	PERMIT
03/22/16	REVISION

KEY NOTES

- Ⓛ (E) CONSTRUCTION TO REMAIN - TYPICAL
- Ⓜ (E) CONSTRUCTION TO BE REMOVED
- Ⓝ (E) TRANSFORMER AND ELECTRIC PANELS
- Ⓞ 5'-0" x 7'-2 1/4" 6"Y BOARD WRAPPED OPENING
- Ⓟ 6"Y BOARD WRAPPED BULKHEAD ABOVE AT TRANSITION BETWEEN DIFFERING CEILING GRIDS. HOLD BOTTOM OF FINISHED BULKHEAD AT 1" BELOW LOWEST CEILING PLANE
- Ⓠ THIS PARTITION ALIGNS WITH PARTITION TO SOUTH WHICH ALIGNS ON (E) WINDOW MULLION
- Ⓡ NEW BASEWALL CABINETS WITH PLASTIC LAMINATE COUNTER AND BACKSPLASH. HOLD COUNTER HEIGHT TO 34" MAX ABOVE FLOOR.
- Ⓢ PROVIDE CEILING FLENNX TRANSFER FAN AN DOOR LOUVER AT THIS LOCATION - SEE DWG 01/005 GENERAL NOTES ITEM 6.
- Ⓣ WHERE NEW PARTITION ABUTS (E) MULLION, PROVIDE 1" ARMAFLEX COMPRESSIBLE CLOSED CELL FOAM HEAD TO SILL BETWEEN MULLION AND PARTITION WALL. BREAK METAL TERMINATION CAP - TYPICAL.
- Ⓤ TUBULAR STEEL INVERTED U BIKE RACK WITH EMBEDDED BASE - 3 PLACES (6 BIKES) - SEE CITY OF BOULDER PUBLIC WORKS TECH DWG 23023
- Ⓥ OUTLINE 6' x 10' MIN CLEAR AREA AROUND BIKE RACKS
- Ⓦ OUTLINE OF EXISTING CONCRETE ENTRY SLAB AND ENTRY COVER ABOVE

WALLS TYPICAL EVERYWHERE

- Ⓜ 5/8" METAL STUD PARTITION W/ 3/4" 6"Y BOARD BOTH SIDES TO (E) GL6 GRID. FILL WALL CAVITY FULL HEIGHT W/ 2 1/2" ACOUSTIC BATT INSULATION.

DOORS ALL DOOR LATCHSETS TO BE ADA COMPLIANT.

- ⓐ 3070 SG FLUSH WOOD DOOR IN HOLLOW METAL FRAME TO MATCH EXISTING. PROVIDE KEYPAD LOCKSET AND WALL BUMPER STOP AT EA DOOR.
- ⓑ (2) 3070 SG FLUSH WOOD DOOR IN HOLLOW METAL FRAME TO MATCH EXISTING. PROVIDE KEYPAD LOCKSET ON ACTIVE LEAF, MANUAL FLUSH BOLTS ON INACTIVE LEAF AND 2 WALL BUMPER STOP FOR EA LEAF. CONSULT WITH TENANT FOR LOCATION OF DOORS WITH CLOSERS.
- ⓒ REMODEL (E) ALUMINUM STOREFRONT SYSTEM TO ADD 3070 STOREFRONT DOOR AND FIXED SIDELIGHT WITH STYLE AND FINISH TO MATCH EXISTING. PROVIDE PADDLE LATCHSET AND CLOSER FOR DOOR. ALL GLAZING TO BE DOUBLE INSULATING LOW-E GLASS WITH U-FACTOR OF 0.32 OR BETTER.
- ⓓ (2) 3070 SG FLUSH WOOD BIFOLD DOOR IN 6"Y 6" WRAPPED OPENING
- ⓔ (2) 3070 SG FLUSH WOOD BIFOLD DOOR IN 6"Y 6" WRAPPED OPENING

WINDOWS INTERIOR BORROWLITES

- ⓐ 4'-0" x 3'-6" (GLASS SIZE) BORROWLITE IN HOLLOW METAL FRAME WITH 1/4" CLR TEMPERED GLASS. ALIGN HEAD OF BORROWLITE WITH HEAD OF ADJACENT DOOR.
- ⓑ 8'-0" x 3'-6" (GLASS SIZE) BORROWLITE IN HOLLOW METAL FRAME WITH 1/4" CLR TEMPERED GLASS. ALIGN HEAD OF BORROWLITE WITH HEAD OF ADJACENT DOOR.

EQUIPMENT BY TENANT

- ⓑ MULTIFUNCTION COPIER
- Ⓞ 6x6 MODULAR WORKSTATIONS
- Ⓞ 6x6 MODULAR WORKSTATIONS
- Ⓞ FILE CABINETS
- Ⓞ STACKED LOCKERS
- Ⓞ 24" x 48" SHLF UNITS
- Ⓞ FURNITURE
- Ⓞ 16" x 48" SHLF UNITS
- Ⓞ REFRIGERATOR WITH ICE MAKER

FLOORING

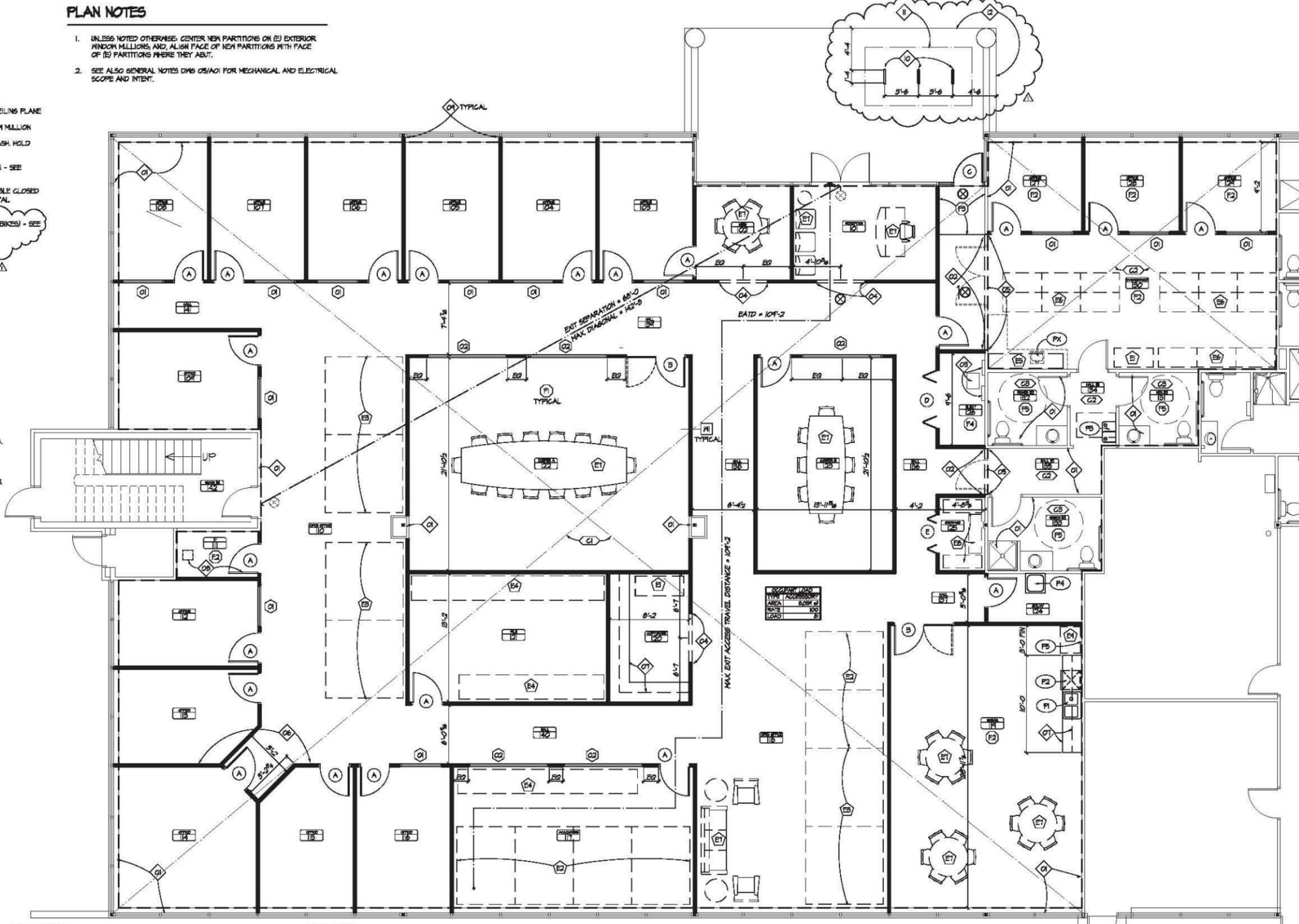
- Ⓛ CARPET AND 4" RESILIENT BASE EVERYWHERE UNLESS NOTED OTHERWISE
- Ⓜ VINYL COMPOSITION TILE AND 4" RESILIENT BASE
- Ⓝ WALK-OFF MAT AND 4" RESILIENT BASE
- Ⓞ CONG FLOOR AND 4" RESILIENT BASE
- Ⓟ (E) CERAMIC TILE FLOORING

CEILING

- Ⓛ (E) 2x4 SUSPENDED ACOUSTICAL CEILING @ 8'-10"
- Ⓜ (E) 2x2 SUSPENDED ACOUSTICAL CEILING @ 8'-10"
- Ⓞ (E) FRAMED 6"Y BOARD CEILING @ 8'-0"

PLAN NOTES

1. UNLESS NOTED OTHERWISE, CENTER NEW PARTITIONS ON (E) EXISTING WINDOW MULLIONS AND ALIGN FACE OF NEW PARTITIONS WITH FACE OF (E) PARTITIONS WHERE THEY ABUT.
2. SEE ALSO GENERAL NOTES DWG 05/101 FOR MECHANICAL AND ELECTRICAL SCOPE AND INTENT.



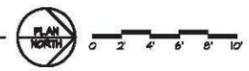
PLUMBING

- Ⓧ (E) SINGLE BOWL SINK TO BE REMOVED. CAP SUPPLY AND WASTE LINES.
- Ⓜ STAINLESS STEEL DOUBLE BOWL SINK W/ DISPOSER
- Ⓝ DISHWASHER
- Ⓞ ADA COMPLIANT H/LD DRINKING FOUNTAIN
- Ⓟ WALL MOUNT UTILITY SINK
- Ⓠ ROUGH-IN FOR 1/2" ICE MAKER LINE

EGRESS

- Ⓛ (E) EXIT SIGN TO REMAIN
- Ⓜ NEW OVERHEAD EXIT SIGN
- Ⓝ NEW DIRECTIONAL EXIT SIGN
- Ⓞ MAX. EXIT
- Ⓟ EXIT SEPARATION
- Ⓠ MAX. DIAGONAL

01 FIRST FLOOR
A02 3/16" = 1'-0"



JM Associates, Inc.
Architecture / Planning

PO Box 13396
Boulder, Colorado 80528
(303) 449-1887

Thistle Tenant Remodel
6000 Spine Road - Ste 130
Boulder, Colorado

A02

12/11/15	PERMIT
03/22/16	REVISION