Ramirez, Johnson, and Associates 3377 Blake St Suite 101 Denver, CO 80205 p 720) 598-0774 e paul@rja-eng.com contact Paul Plewczynski

**WORKING NORTH** 

JURISDICTION:

CITY OF LONGMONT, CO

#### **CURRENT LOT ZONING:**

CONTRACTOR TO COMPLY WITH THE FOLLOWING ADOPTED BUILDING CODES:

2018 IBC 2018 IFGC 2018 IMC 2018 IPC 2018 IEBC 2018 IECC 2018 IFC

2017 NEC 2009 ICC/ANSI A117.1

\*AND ANY LOCAL AMENDMENTS TO THE BUILDING CODE OCCUPANCY TYPE CLASSIFICATION:

MERCANTILE GROUP M (IBC)

**CONSTRUCTION TYPE CLASSIFICATION:** 

CODE INFORMATION

IBC: TYPE II-B FULLY SPRINKLERED THROUGHOUT

STORIES: 1

# OCCUPANCY COUNT FOR TENANT FINISH SPACE (IBC 1004) - REFER TO AREA PLAN ON SHEET A0 FOR A GRAPHIC DESCRIPTION

MERCANTILE AREA - 60 GROSS PER OCCUPANT = 1927 SF / 60 SF = 32.1 =**33 OCCUPANTS** BUSINESS AREA - 150 GROSS PER OCCUPANT = 2067 SF / <math>150 SF = 13.7 =**14 OCCUPANTS** 

TOTAL OCCUPANTS = 33 + 14 = 47 OCCUPANTS

MEANS OF EGRESS OUT OF TENANT SPACE

EGRESS WIDTH FACTOR WITH SPRINKLER SYSTEM (IBC 1005.1) - 0.15 INCHES PER OCCUPANT = 0.15 INCHES X 47 OCCUPANTS = 7 INCHES, THEREFORE THE MINIMUM ALLOWABLE WIDTH OF 36 INCHES PER IBC TABLE 1020.2 WILL BE USED. MINIMUM CLEAR WIDTH AT DOORWAYS SHALL BE 32 INCHES IN ACCORDANCE WITH IBC 1010.1.1

PLUMBING SYSTEMS (PER IBC TABLE 2902.1):

MERCANTILE TYPE CLASSIFICATION REQUIRES:

1 WATER CLOSET PER 500 1 LAVATORY PER 750 1 DRINKING FOUNTAIN PER 1,000

1 SERVICE SINK FOR AN OCCUPANT LOAD OF 16 OR MORE

PLUMBING FIXTURES PROVIDED: MERCANTILE

THE TOTAL NUMBER OF OCCUPANTS HAS BEEN DETERMINED TO BE 47

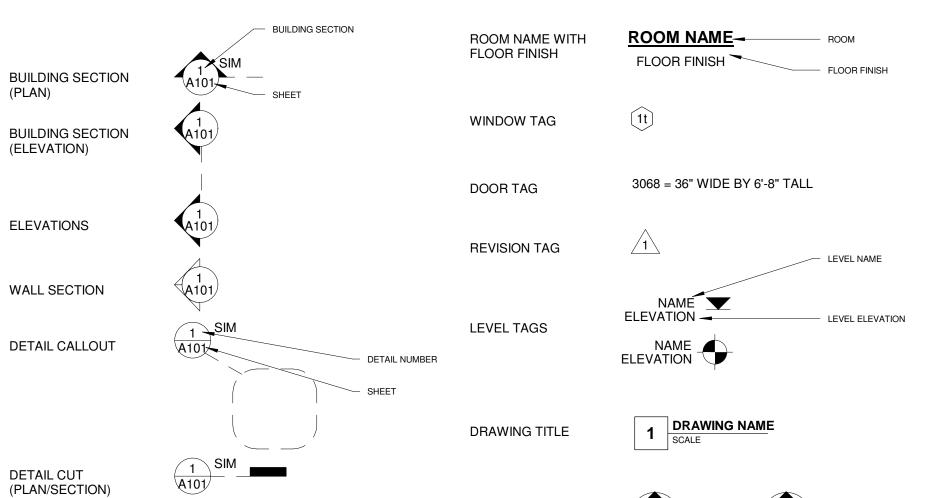
WATER CLOSET (1 REQUIRED): 2 PROVIDED LAVATORY (1 REQUIRED): 3 PROVIDED SERVICE SINK (1 REQUIRED): 1 PROVIDED DRINKING FOUNTAIN (1 REQUIRED): 1 PROVIDED (DUAL-LEVEL)

DRAWING SYMBOL LEGEND

ABOVE

RELATED DETAIL

CUT BELOW OR



NORTH ARROWS

	DRAWING LIST
NO.	NAME
A0	COVER
A0.1	GENERAL ARCHITECTURAL NOTES
A0.2	ADA ACCESSIBLE ROUTES
A0.3	LIFE SAFTEY PLANS
A1	MAIN FLOOR PLAN
A2	REFLECTED CEILING PLAN
A3	DETAILS AND INTERIOR ELEVATIONS
A4	POINT OF SALE EXTERIOR ELEVATION DETAILS
A5	POINT OF SALE INTERIOR ELEVATION DETAILS
A6	GROOMING CHECK IN DETAILS
A7	GROOMING ROOM DETAILS
A8	DAYCARE ROOM DETAILS
A9	D.I.Y. WASH ROOM DETAILS
A10	RETAIL SHELVING DETAILS
A11	CEILING FRAMING PLAN
A12	3D FRAMING
A13	METAL STUD FRAMING GUIDELINES
A14	FIRE HYDRANT DETAILS
A15	SPECIFICATION SHEETS

AREA SCHEDULE		
AREA		
1927 SF		
2067 SF		
3995 SF		
-		

OVERALL DOOR SCHEDULE				
CONSTRUCTION TYPE	WIDTH	HEIGHT	COMMENTS	COUNT
1630	1' - 6"	3' - 0"		2
3030	3' - 0"	3' - 0"		1
3068	3' - 0"	6' - 8"		7
3068 W/ LITE	3' - 0"	6' - 8"	TEMPERED	3
4030	4' - 0"	3' - 0"		1

### Grand total: 14

OVERALL WINDOW SCHEDULE						
TYPE MARK	TYPE	WIDTH	HEIGHT	COUNT		
Α	Fixed 36" x 36"	3' - 0"	3' - 0"	1		
В	Fixed 72" x 36"	6' - 0"	3' - 0"	2		

Grand total: 3



2 3D PERSPECTIVE Dee-O-Gee INTERIOR

# **PROJECT DESCRIPTION:**

THE EXISTING SPACE CURRENTLY HAS NO TENANT.

A DOG SUPPLIES RETAIL STORE WITH DOG DAY CARE AND GROOMING SERVICES IS TO OCCUPY THE SPACE. NO EXTERIOR WORK IS TO OCCUR.

THIS UNIT WILL BE SEPARATED INTO BUSINESS AND MERCANTILE SPACES. THE RETAIL AREA SHALL BE CLASSIFIED AS MERCANTILE SPACE, AND THE BUSINESS SPACE WILL CONTAIN THE FOLLOWING SPACES:

- SELF WASH STATION - 2 ADA RESTROOMS

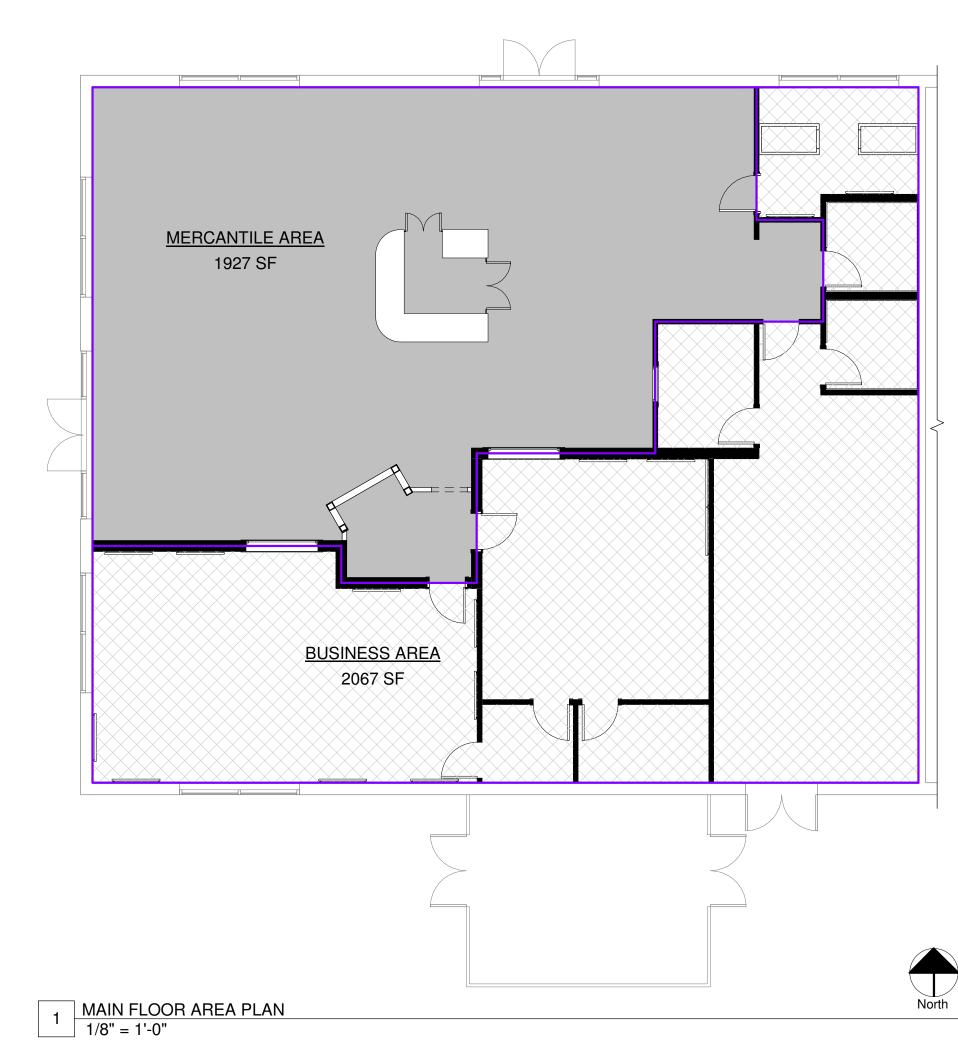
- OFFICE - BREAKROOM

- STORAGE - DRYING ROOM - GROOMING ROOM

- GROOMING CHECK-IN - DOG DAY CARE

ELECTRICAL SWITCHES, OUTLETS, LIGHTING AND HVAC UPDATES SHALL BE EXECUTED PER THE MECHANICAL ENGINEER'S PLANS.





**PRODUCTIONS** 

**COVER** 

9

60 SQ FT / PERSON MERCANTILE AREA: MERCANTILE SQUARE FOOTAGE: 1925 SQ FT CH. 3 USE AND OCCUPANCY CLASSIFICATION MERCANTILE 2 OCCUPANT LOAD: 1925 / 60 = 32.1 = **32 OCCUPANTS SECTION 309.1 MERCANTILE GROUP M BUSINESS AREA:** GROUP M OCCUPANCY INCLUDES: **BUSINESS 1 SQUARE FOOTAGE:** 2069 SQ SF THE USE OF A BUILDING OR STRUCTURE OR A PORTION THEREOF FOR THE DISPLAY AND SALE OF MERCHANDISE, AND INVOLVES STOCKS OF GOODS, WARES OR **BUSINESS 1 OCCUPANT LOAD:** 2069 / 150 = 13.7 = **14 OCCUPANTS** MERCHANDISE INCIDENTAL TO SUCH PURPOSES AND ACCESSIBLE TO THE PUBLIC. TOTAL OCCUPANTS = 32 + 14 = 47 **OCCUPANTS** CH. 5 GENERAL BUILDING HEIGHTS AND AREAS 1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD. THE REQUIRED CAPACITY, IN INCHES (MM), OF THE MEANS OF EGRESS FOR ANY ROOM, AREA, SPACE OR STORY SHALL BE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH SECTIONS 1005.3.1 AND 1005.3.2: ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE TYPE M: 55 1005.3.2 OTHER EGRESS COMPONENTS. THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: TYPE M: 3 MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT. ALLOWABLE AREA FACTOR IN SQUARE FEET: TYPE M: 50,000 NEW HALLWAY WIDTH MIN.: 36 INCHES PER IBC TABLE 1020.2 1005.7.1 DOORS. DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT

1. SURFACE-MOUNTED LATCH RELEASE HARDWARE SHALL BE EXEMPT FROM INCLUSION IN THE 7- INCH MAXIMUM ENCROACHMENT WHERE BOTH OF 1.1 THE HARDWARE IS MOUNTED TO THE SIDE OF THE DOOR FACING AWAY FROM THE ADJACENT WALL WHERE THE DOOR IS IN THE OPEN POSITION. 1.2 THE HARDWARE IS MOUNTED NOT LESS THAN 34 INCHES NOR MORE THAN 48 INCHES ABOVE THE FINISHED FLOOR.

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE

#### TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY: MAXIMUM OCCUPANT LOAD OF SPACE: 49 PERSONS WITH SPRINKLER SYSTEM: 75 FEET OCCUPANCY: MAXIMUM OCCUPANT LOAD OF SPACE: 49 PERSONS WITH SPRINKLER SYSTEM: 100 FEET

1006.3.2 EGRESS BASED ON OCCUPANT LOAD. EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.2. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 1006.3.3. THE REQUIRED NUMBER OF EXITS, OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, FROM ANY STORY OR OCCUPIED ROOF SHALL BE MAINTAINED UNTIL ARRIVAL AT THE EXIT DISCHARGE OR A PUBLIC WAY.

#### TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY: MINIMUM NUMBER OF EXITS: 2 EXITS

1006.3.3 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.3(1) OR 2. ROOMS, AREAS AND SPACES COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.

1008.2 ILLUMINATION REQUIRED. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS

1010.1.1 SIZE OF DOORS. THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES NOMINAL. MEANS OF EGRESS DOORS IN A GROUP I-2 OCCUPANCY USED FOR THE MOVEMENT OF BEDS SHALL PROVIDE A CLEAR WIDTH NOT LESS THAN 411/2 INCHES. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES NOMINAL. THE HEIGHT OF DOOR OPENINGS SHALL BE NOT LESS THAN 80 INCHES. 6. SPECIAL-HAZARD AREAS, INCLUDING BUT NOT LIMITED TO LABORATORIES, COMPUTER ROOMS AND GENERATOR ROOMS, WHERE REQUIRED BY THE FIRE CODE

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

#### TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY: WITH SPRINKLER SYSTEM: 250 FEET OCCUPANCY: WITH SPRINKLER SYSTEM: 300 FEET

1017.3 MEASUREMENT. EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA, OR SPACE ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

1020.1 CONSTRUCTION. CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.

4. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1006.2.

1020.2 WIDTH AND CAPACITY. THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE 1020.2.

#### **TABLE 1020.2 MINIMUM CORRIDOR WIDTH**

WITH AN OCCUPANT LOAD OF LESS THAN 50 36 INCHES

#### **CHAPTER 11 ACCESSIBILITY**

1103.1 WHERE REQUIRED. SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES.

1103.2.2 EMPLOYEE WORK AREAS. SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL ONLY BE REQUIRED TO COMPLY WITH SECTIONS 907.5.2.3.1, 1009 AND 1104.3.1 AND SHALL BE DESIGNED AND CONSTRUCTED SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER AND EXIT THE WORK AREA. WORK AREAS, OR PORTIONS OF WORK AREAS, OTHER THAN RAISED COURTROOM STATIONS IN ACCORDANCE WITH SECTION 1108.4.1.4, THAT ARE LESS THAN 300 SQUARE FEET IN AREA AND LOCATED 7 INCHES OR MORE ABOVE OR BELOW THE GROUND OR FINISHED FLOOR WHERE THE CHANGE IN ELEVATION IS ESSENTIAL TO THE FUNCTION OF THE SPACE SHALL BE EXEMPT FROM ALL REQUIREMENTS.

1104.3 CONNECTED SPACES. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES CONNECTING ACCESSIBLE PEDESTRIAN WALKWAYS AND THE PUBLIC WAY.

1104.3.1 EMPLOYEE WORK AREAS. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE ROUTES.

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PAYMENT FOR AND THE ACQUISITION OF ALL REQUIRED PERMITS AND

2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATE THE INSTALLATION OF ALL NEW UTILITIES AND METER LOCATIONS WITH THE UTILITY COMPANY OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL PERTINENT DOCUMENTS AVAILABLE REGARDING THE CONSTRUCTION OF THIS PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF

FEES ASSOCIATED WITH THE PROJECT.

CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING TO THE MATTER. 4. CHANGES, OR DEVIATIONS FROM THE DOCUMENTS, MADE BY THE CONTRACTOR OR THEIR SUPPLIERS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ARE UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THEREFROM.

5. PRIOR TO THE BEGINNING ANY NEW WORK OR INSTALLATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE AND VERIFY THAT ALL WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF SUBSEQUENT WORK. THE COMMENCEMENT OF ANY WORK SHALL INDICATE THAT ALL PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE WAS FOUND TO BE ACCEPTABLE AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. ANY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF, OR PERFORMANCE OF THE SCOPE OF WORK.

7. ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. UNDER NO CONDITION DOES THE ARCHITECT HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY THE CONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.

8. THE CONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE ARCHITECT, OWNER AND

9. ALL EXPOSED STEEL SURFACES THAT ARE WELDED ARE TO BE GROUND SMOOTH (PRIMED AND PAINTED).

10. DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO THE EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE, PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION

11. IF, DURING THE COURSE OF ANY REQUIRED DEMOLITION WORK PERFORMED BY THE CONTRACTOR(S), OWNERS, OR OTHERS UNDER THE TERMS OF THE SUBCONTRACT OR OTHER AGREEMENT, HAZARDOUS WASTE IS ENCOUNTERED, SAME SHALL BE REMOVED AND DISPOSED OF AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. THE ARCHITECT AND GENERAL CONTRACTOR IS NOT KNOWLEDGEABLE OF THE EXISTENCE OF HAZARDOUS WASTE AND SHALL NOT BE HELD RESPONSIBLE FOR THE REMOVAL OF HAZARDOUS WASTE

12. THE CONTRACTOR(S) SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.

13. ALL DIMENSIONS OF NEW WALLS ARE TO FACE THE FRAMING UNLESS OTHERWISE NOTED ON DRAWING 14. DO NOT SCALE THE DRAWINGS, IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION.

15. PROVIDE WATER-RESISTANT SHEET ROCK AT ALL APPLICATIONS WHICH MAY BE SUBJECT TO THE ADVERSE EFFECTS OF MOISTURE.

16. FRAME DOOR OPENINGS SUCH THAT EACH ROUGH OPENING JAMB IS A MINIMUM OF 4 INCHES TO THE NEAREST INSIDE CORNER UNLESS OTHERWISE NOTED, TO ALLOW FOR FULL CASING AND TRIM.

**TABLE 504.4** 

**TABLE 506.2** 

CH.6 TYPE OF CONSTRUCTION

STRUCTURAL FRAME: BEARING WALLS EXTERIOR:

FLOOR AND ROOF:

LESS THAN 5 FEET:

INTERIOR BEARING WALLS:

II-B CONSTRUCTION, SPRINKLERED

SEPARATION BETWEEN USES HORIZONTAL:

GREATER THAN OR EQUAL TO 30 FEET:

NON-BEARING INTERIOR PARTITIONS:

**EXIT PASSAGEWAYS:** 

ROOMS AND ENCLOSED SPACES:

CORRIDORS:

CHAPTER 10 MEANS OF EGRESS

SECTION 406.2.2.

SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FLOOR.

PROJECT HORIZONTALLY MORE THAN 4 INCHES INTO THE CIRCULATION PATH.

CHAPTER 9 FIRE PROTECTION SYSTEMS

GENERAL ALL WALLS U.N.O: NON-BEARING EXTERIOR WALLS:

**CHAPTER 8 INTERIOR FINISHES** 

FLOOR CONSTRUCTION:

ROOF CONSTRUCTION:

TABLE 601 FIRE RESISTANCE RATING OF BUILDING ELEMENTS

GREATER THAN OR EQUAL TO 5 FEET/LESS THAN 10 FEET:

GREATER THAN OR EQUAL TO 10 FEET/ LESS THAN 30 FEET:

TABLE 602 FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE

TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

1. IN GROUP A, B, E, F, H, I, M, R-1, R-2, R-4 AND S OCCUPANCIES.

2. WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT.

1. SLOPED CEILINGS IN ACCORDANCE WITH SECTION 1207.2.

4. STAIR HEADROOM IN ACCORDANCE WITH SECTION 1011.3 5. DOOR HEIGHT IN ACCORDANCE WITH SECTION 1010.1.1.

6. RAMP HEADROOM IN ACCORDANCE WITH SECTION 1012.5.2

3. ALLOWABLE PROJECTIONS IN ACCORDANCE WITH SECTION 1003.3.

[F] 906.1 WHERE REQUIRED. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS:

VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATIONS OF EXTINGUISHERS.

1003.3 PROTRUDING OBJECTS: PROTRUDING OBJECTS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1003.3.1 THROUGH 1003.3.4.

3. IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED.

5. WHERE REQUIRED BY THE INTERNATIONAL FIRE CODE SECTIONS INDICATED IN TABLE 906.1

1003.2 CEILING HEIGHT: THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES.

8. AREAS ABOVE AND BELOW MEZZANINE FLOORS IN ACCORDANCE WITH SECTION 505.2.

**EXCEPTION:** DOOR CLOSERS AND STOPS SHALL NOT REDUCE HEADROOM TO LESS THAN 78 INCHES.

**EXCEPTION:** HANDRAILS ARE PERMITTED TO PROTRUDE 4 1/2" INCHES FROM THE WALL OR GAURD.

1003.3.4 CLEAR WIDTH. PROTRUDING OBJECTS SHALL NOT REDUCE THE MINIMUM CLEAR WIDTH OF ACCESSIBLE ROUTES.

THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS.

0 HOURS

0 HOURS

0 HOURS

0 HOURS

0 HOUR

0 HOUR,

0 HOUR,

0 HOUR.

803.13 INTERIOR FINISH REQUIREMENTS BASED ON OCCUPANCY: INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.13 FOR THE GROUP AND LOCATION DESIGNATED. INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 AND

MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.1, SHALL BE PERMITTED TO BE USED WHERE A CLASS A CLASSIFICATION IN ACCORDANCE WITH ASTM E 84 IS

4. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION, EXCEPT GROUP R-3 OCCUPANCIES, IN ACCORDANCE WITH SECTION 3315.1 OF THE INTERNATIONAL

7. THE CLEAR HEIGHT OF FLOOR LEVELS IN VEHICULAR AND PEDESTRIAN TRACFFIC AREAS OF PUBLIC AND PRIVATE PARKING GARAGES IN ACCORDANCE WITH

1003.3.1 HEADROOM: PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MINIMUM CEILING HEIGHT REQUIRED BY SECTION 1003.2 PROVIDED A MINIMUM

HEADROOM OF 80 INCHES SHALL BE PROVIDED FOR ANY WALKING SURFACE, INCLUDING WALKS, CORRIDORS, AISLES AND PASSAGEWAYS. NOT MORE THAN 50 PERCENT OF

A BARRIER SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES HIGH ABOVE THE FINISHED FLOOR. THE LEADING EDGE OF SUCH A BARRIER

1003.3.3 HORIZONTAL PROJECTIONS. OBJECST WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISHED FLOOR SHALL NOT

1003.4 SLIP-RESISTANT SURFACE. CIRCULATION PATH OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.

[F] 906.6 UNOBSTRUCTED AND UNOBSCURED. PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH

[F] 906.7 HANGERS AND BRACKETS. HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS

SUPPLIED. HANGERS OR BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION

2. CEILINGS OF DWELLING UNITS AND SLEEPING UNITS WITHIN RESIDENTIAL OCCUPANCIES IN ACCORDANCE WITH SECTION 1207.2.

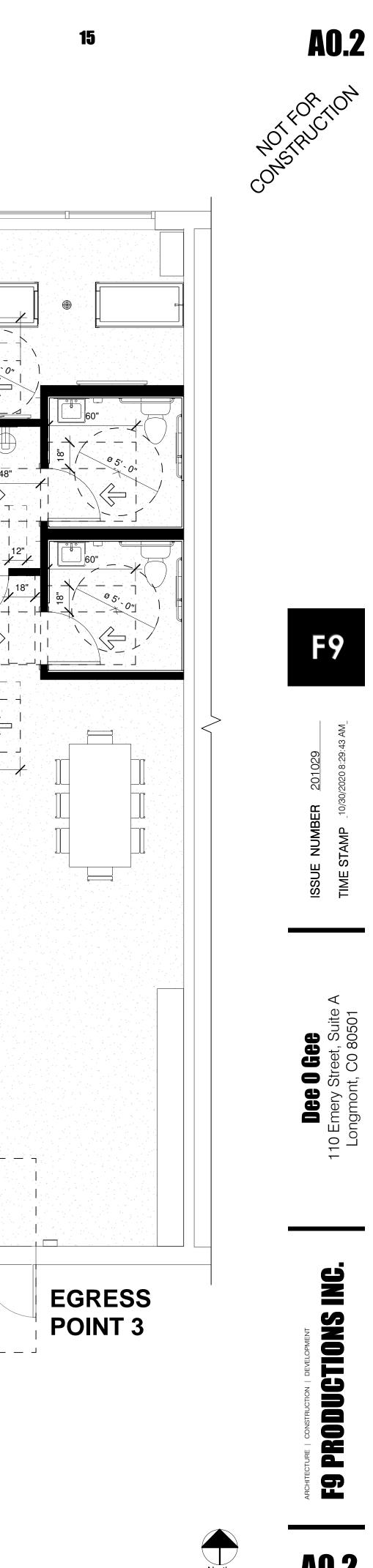
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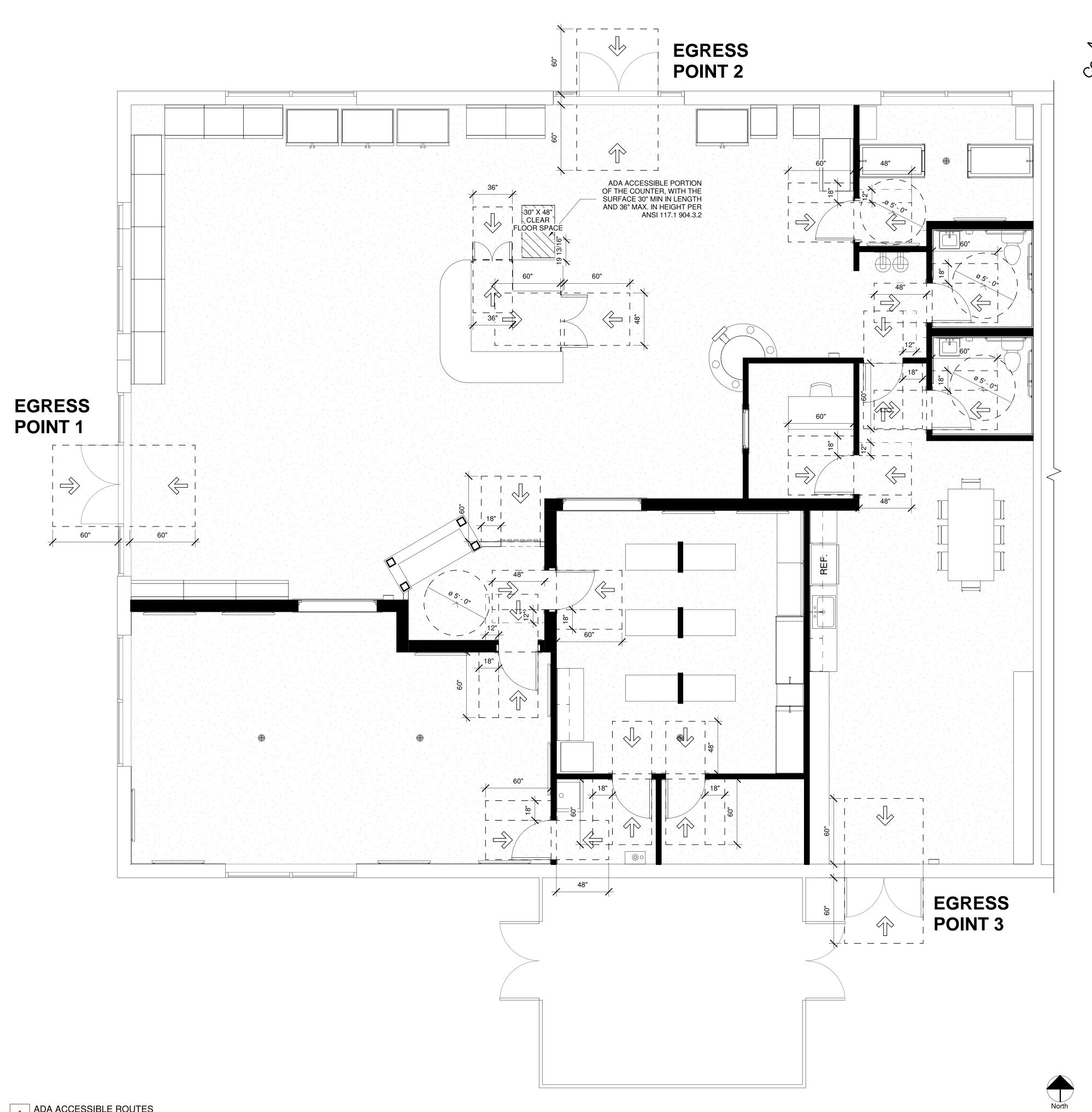
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TYPE M: 1 HOURS

TYPE M: 0 HOURS

**GENERAL ARCHITECTURAL NOTES** 



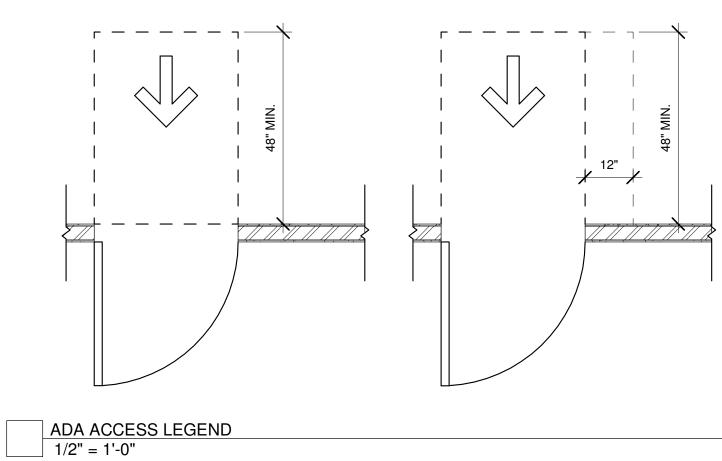


30" X 48" CLEAR FLOOR SPACE BATHROOM 2 30" X 48" CLEAR FLOOR SPACE

2

2 ADA ACCESSIBLE RESTROOMS
1/2" = 1'-0"

FRONT APPROACH, PULL SIDE FRONT APPROACH, PUSH SIDE, DOOR PROVIDED W/ BOTCH CLOSER AND LATCH FRONT APPROACH, **PUSH SIDE** 



1 ADA ACCESSIBLE ROUTES 1/4" = 1'-0"

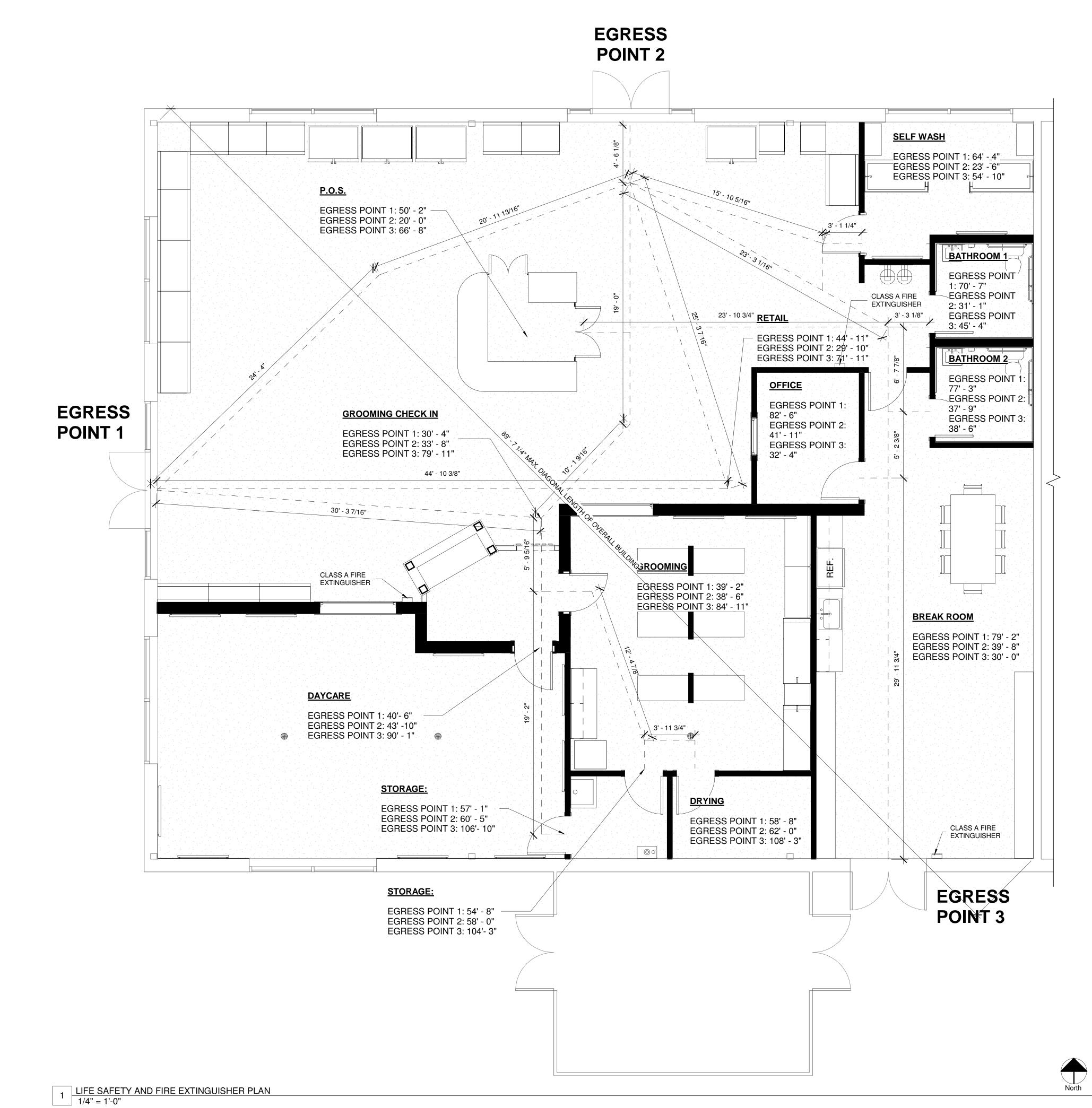
ADA ACCESSIBLE ROUTES

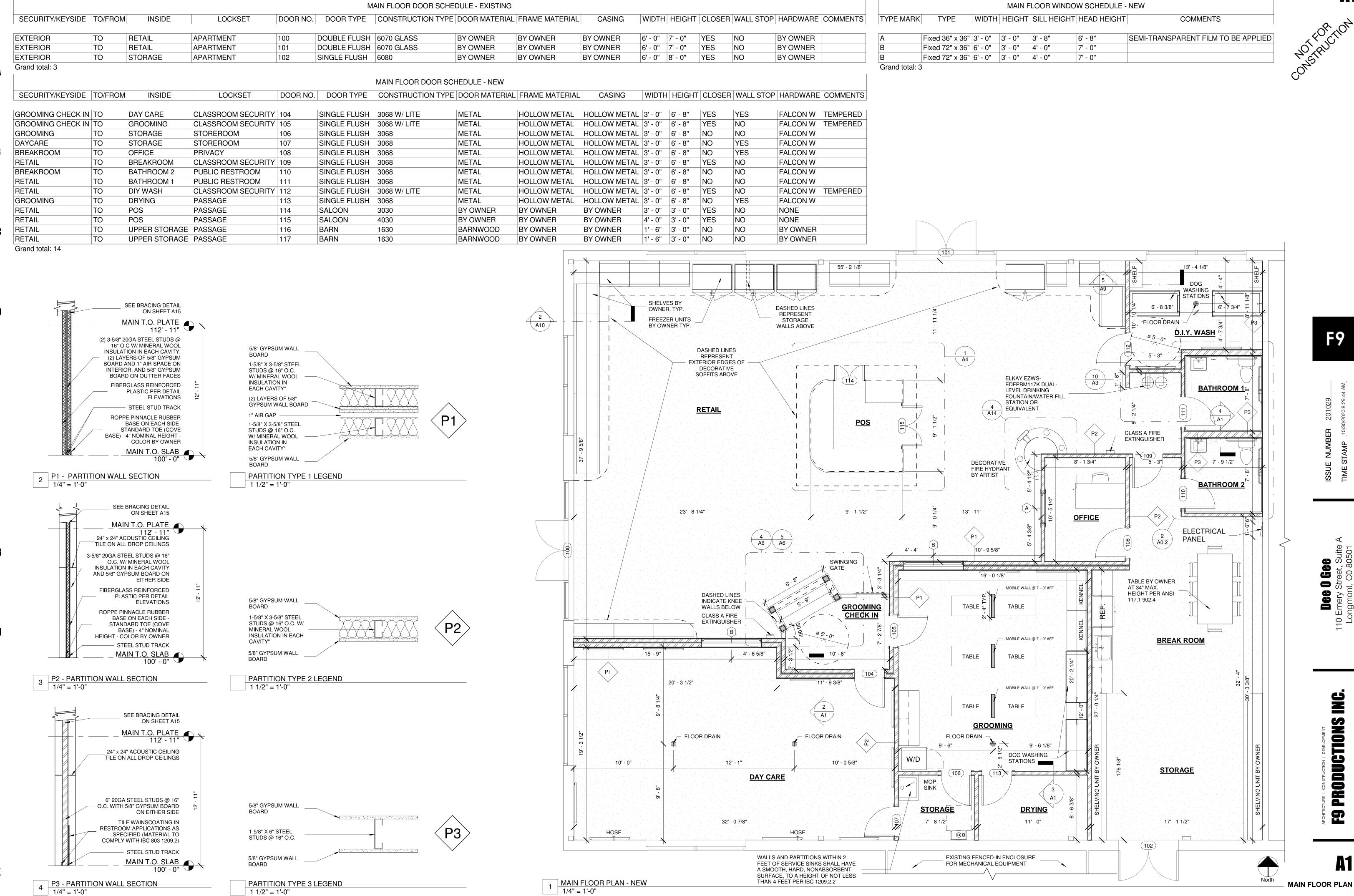


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PRODUCTIONS INC.

LIFE SAFTEY PLANS

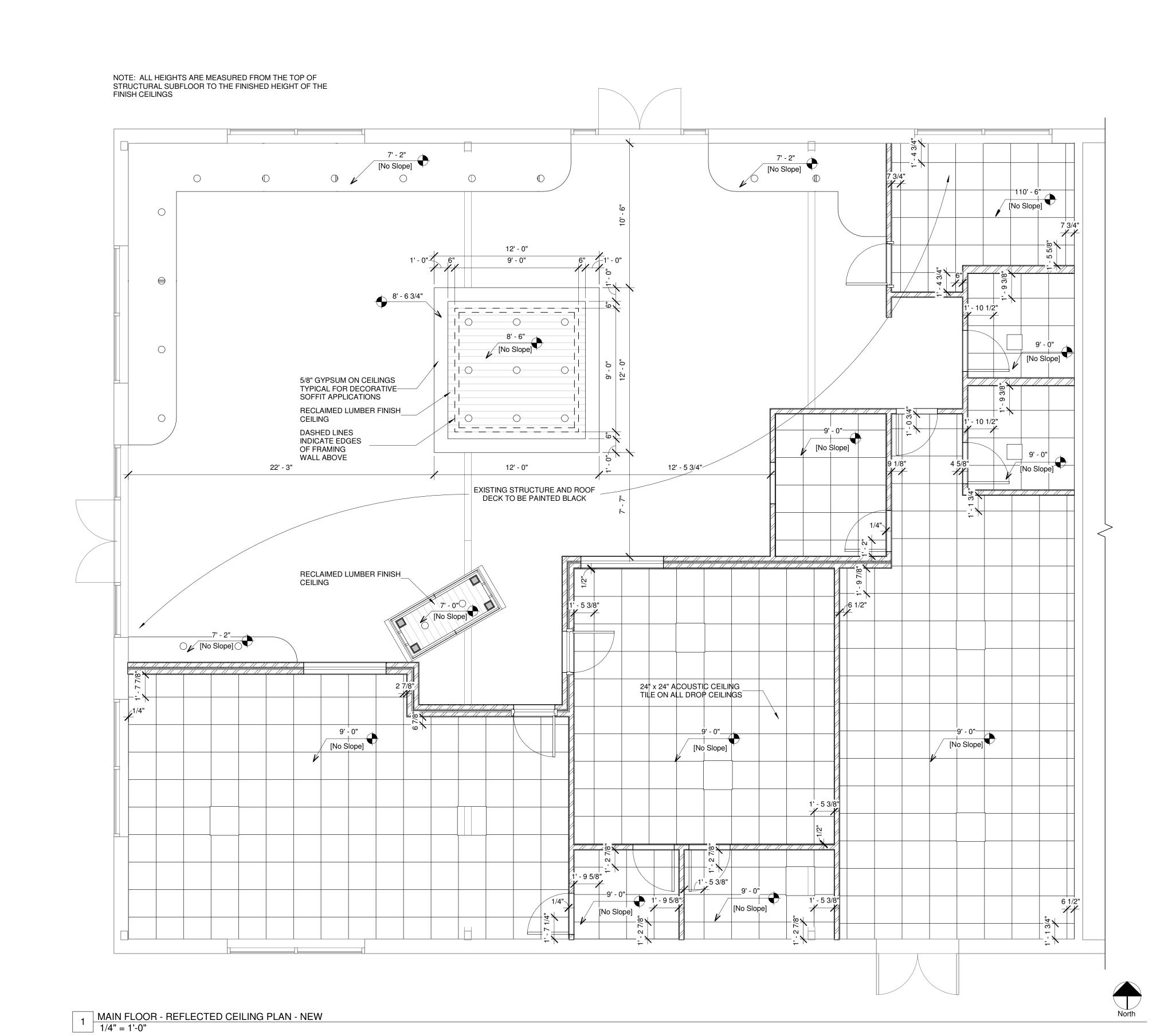


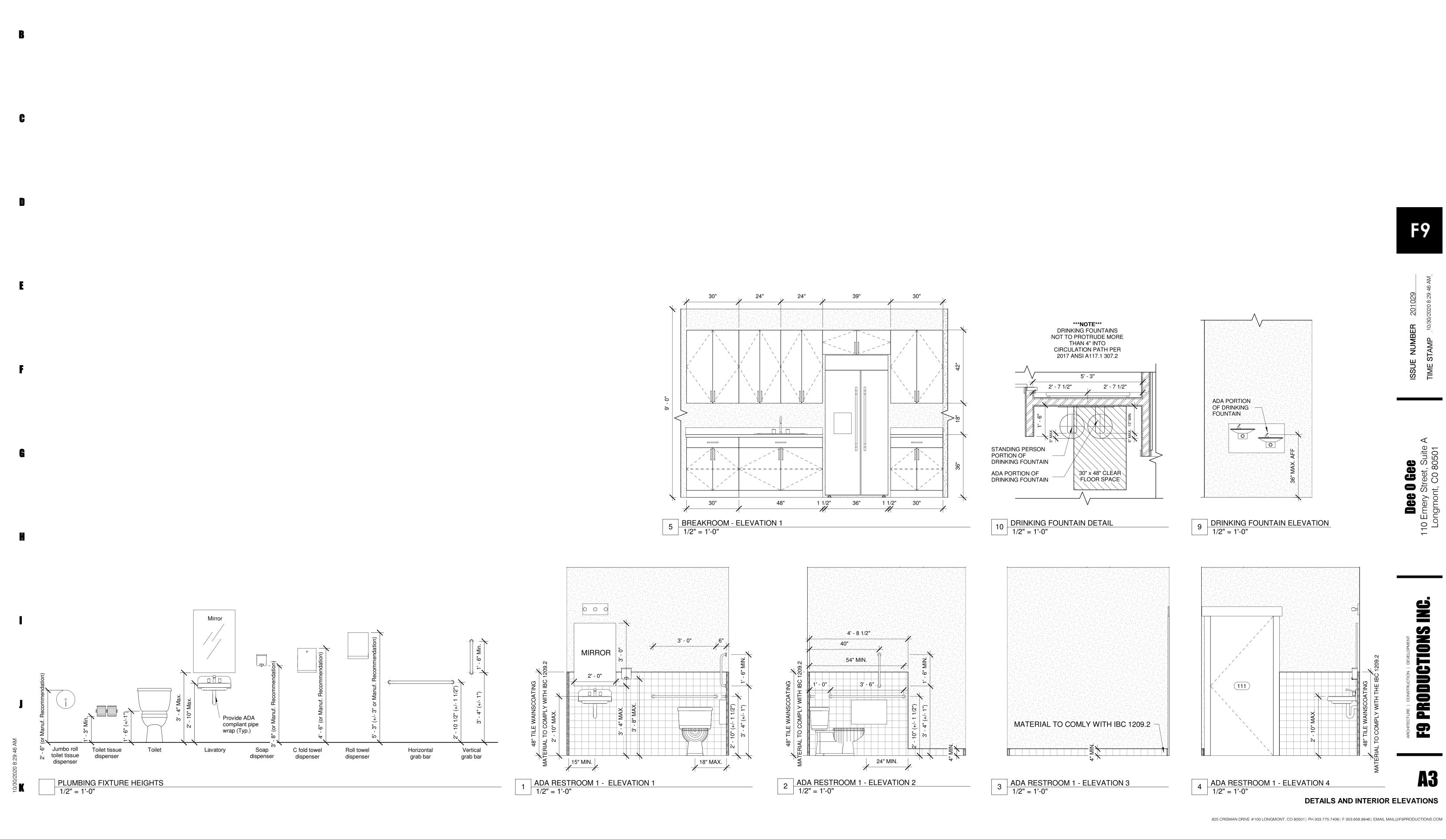


A1

**15** 

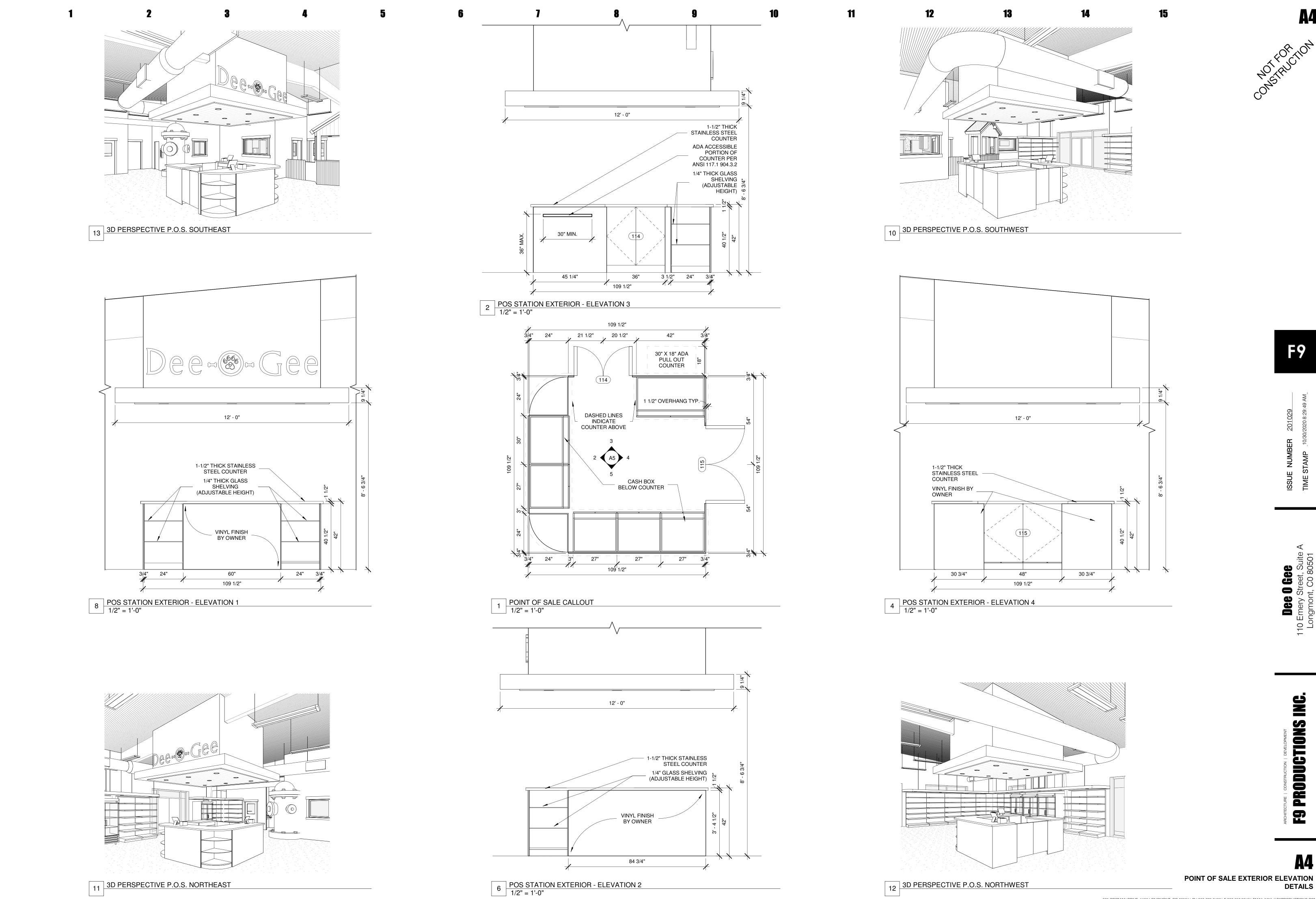
REFLECTED CEILING PLAN



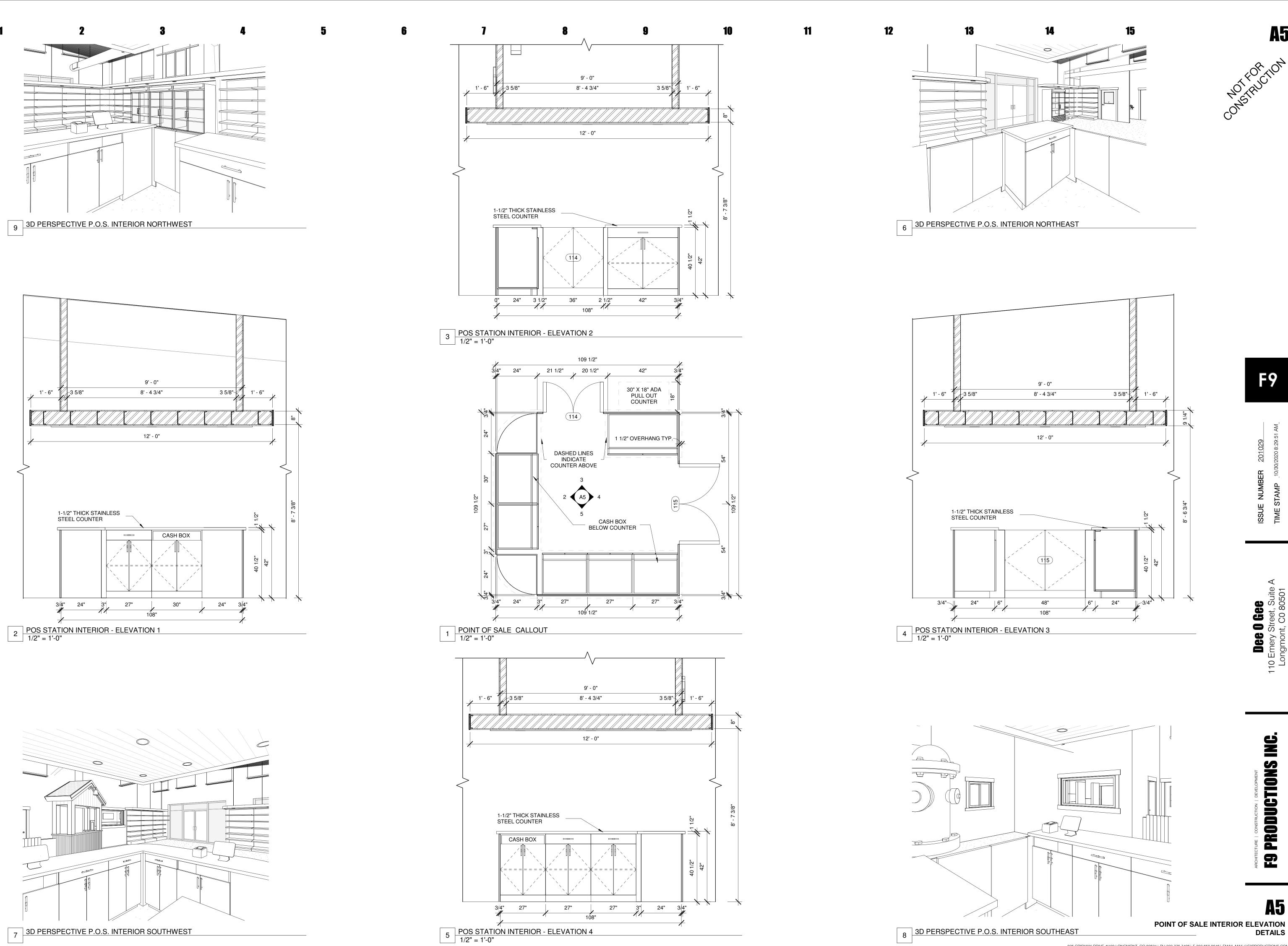


**Dee 0 Gee** 110 Emery Street, Su Longmont, C0 805

PRODUCTIONS INC.



F9 PRODUCTIONS INC.

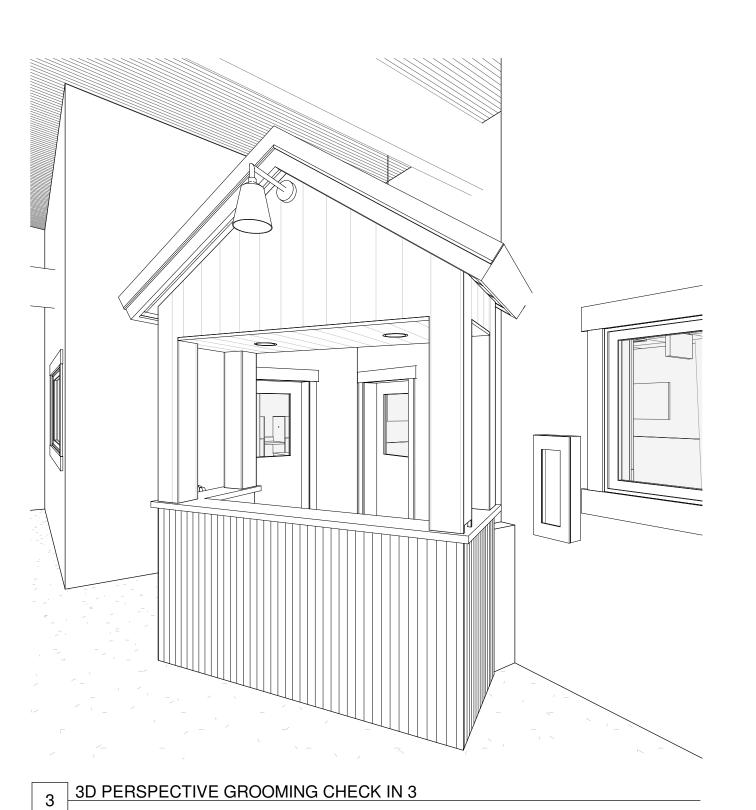


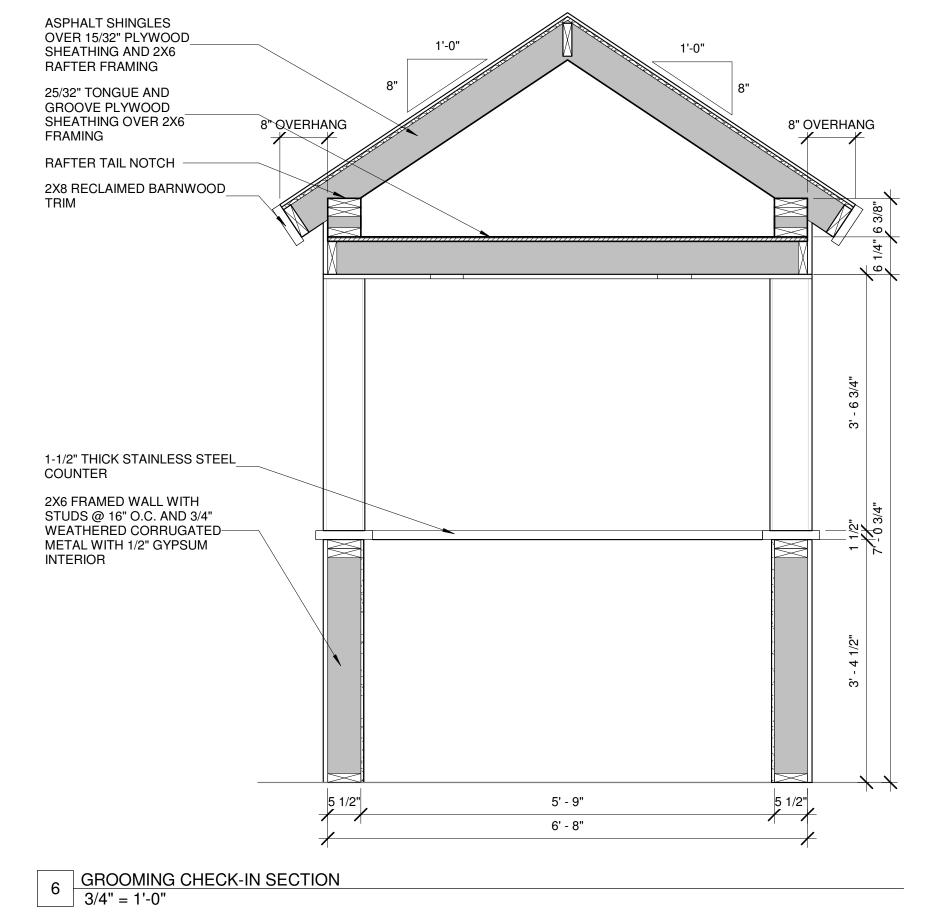
825 CRISMAN DRIVE #100 LONGMONT, CO 80501 | PH 303.775.7406 | F 303.658.9846 | EMAIL MAIL@F9PRODUCTIONS.COM

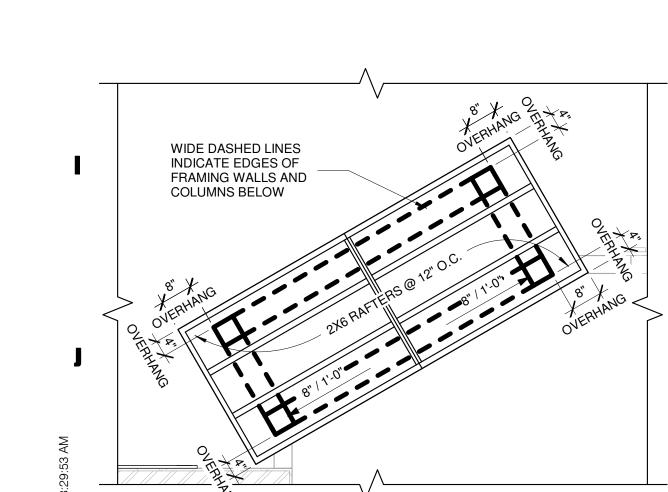
F9 PRODUCTIONS INC.

**DETAILS** 





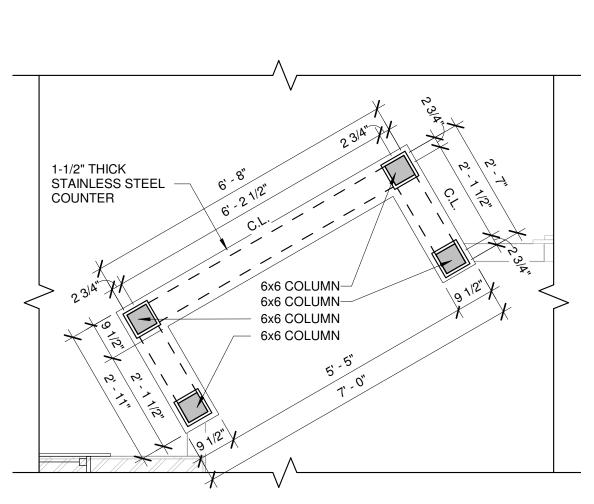




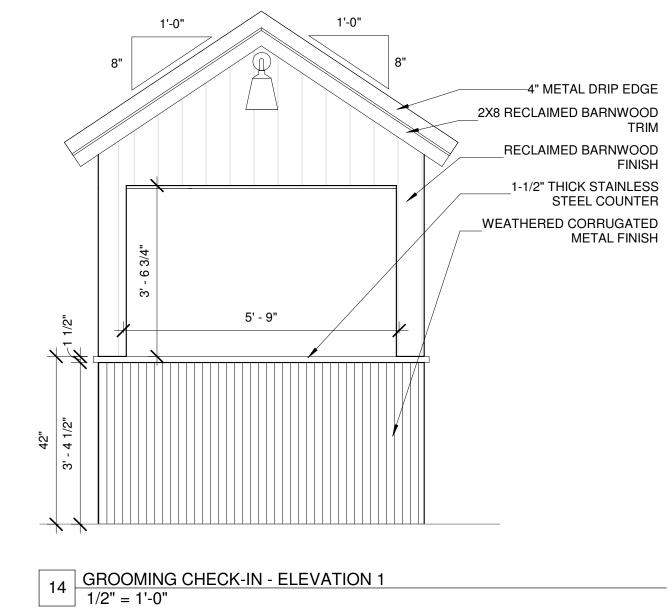
GROOMING CHECK IN ROOF CALL OUT

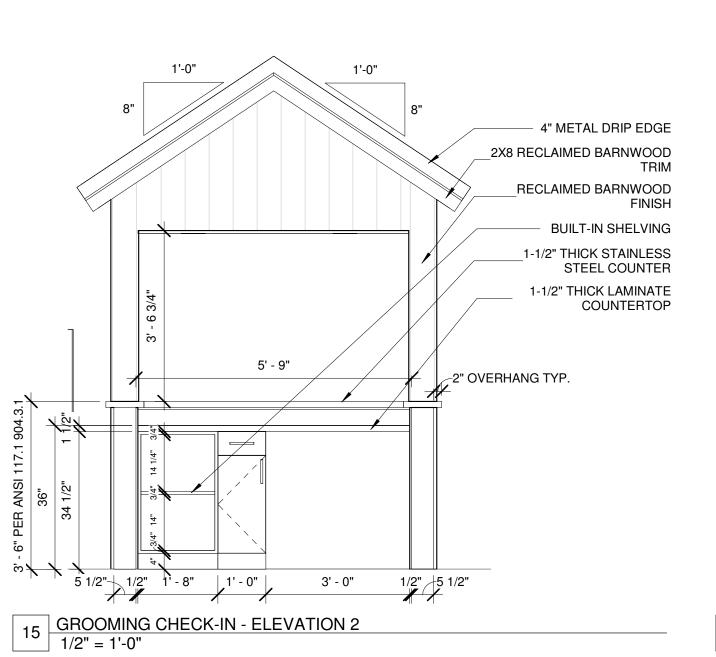
1/2" = 1'-0"

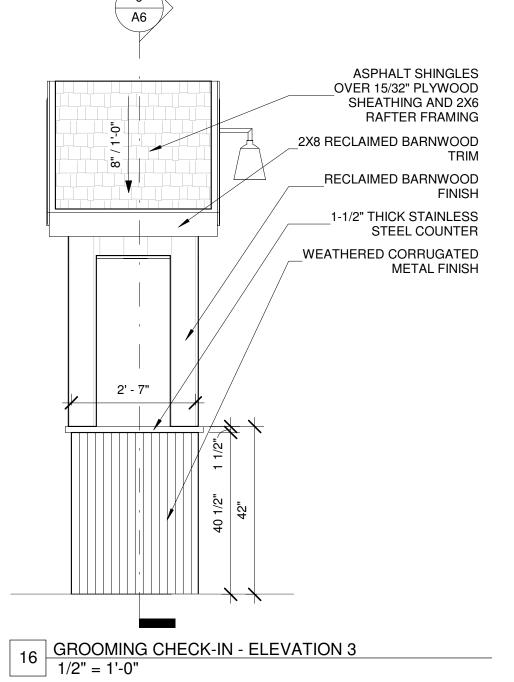
3D PERSPECTIVE GROOMING CHECK IN 1



4 GROOMING CHECK IN CALL OUT
1/2" = 1'-0"







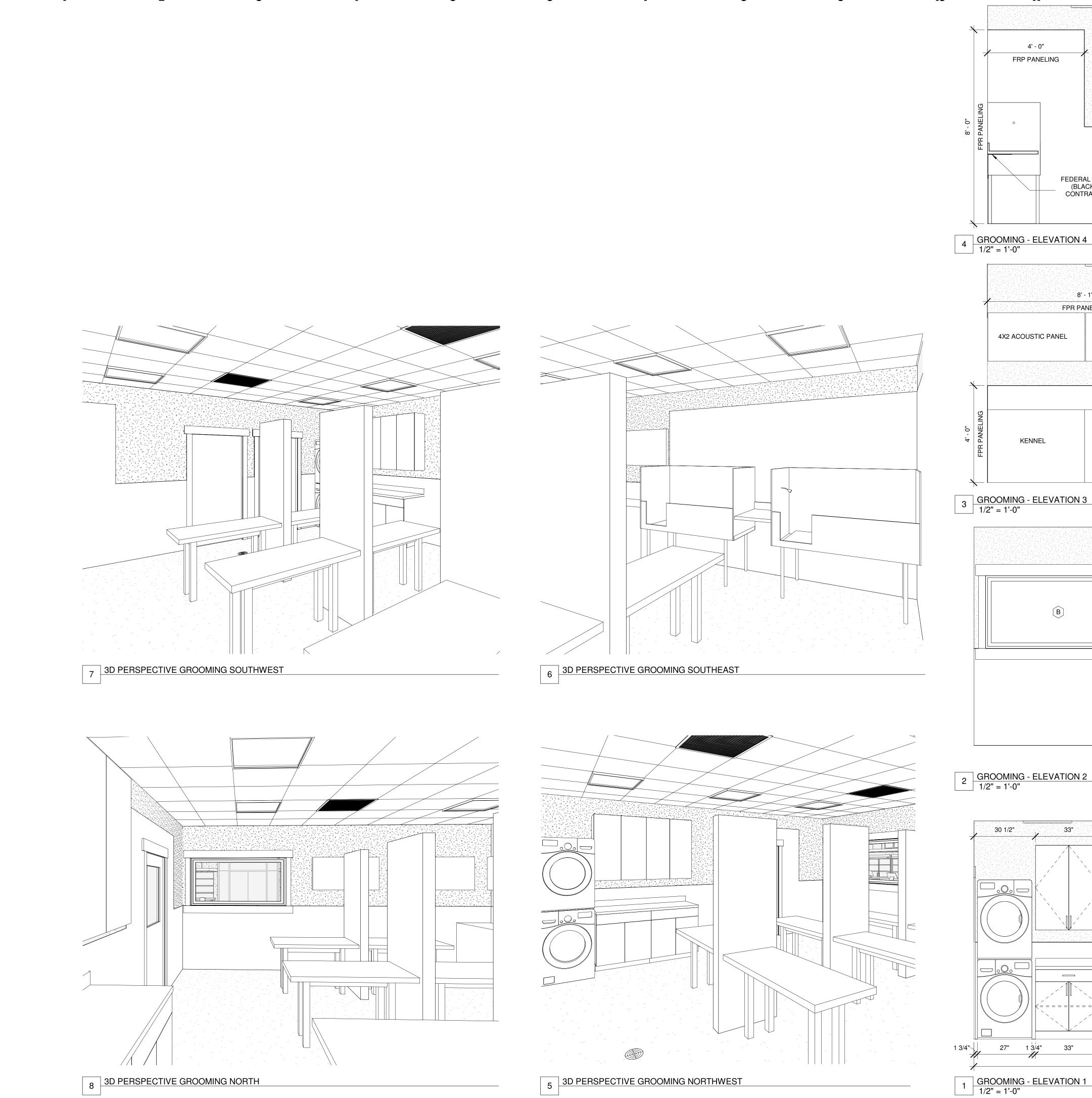
F9 PRODUCTIONS

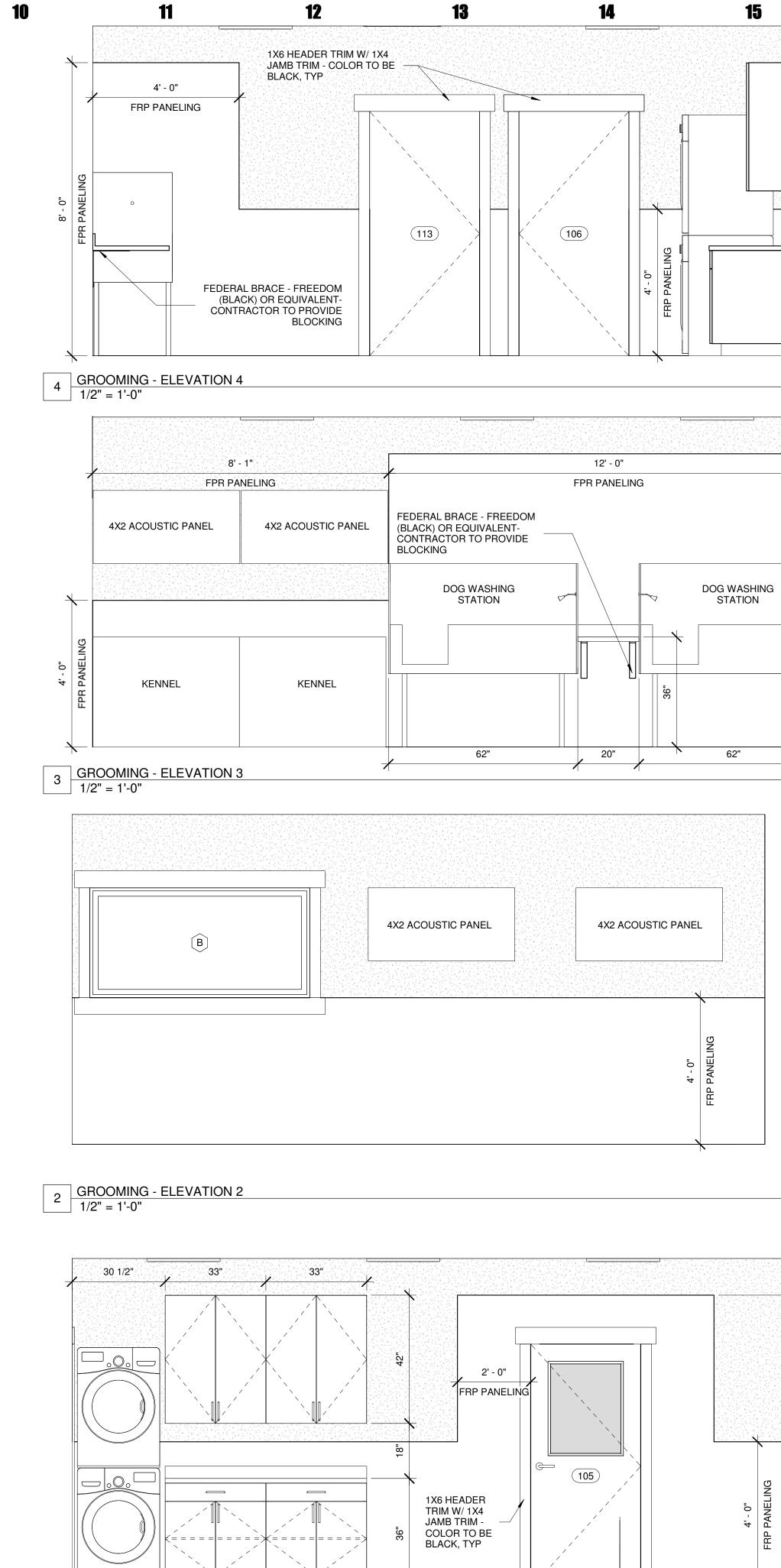
Dee O Gee

**GROOMING CHECK IN DETAILS** 

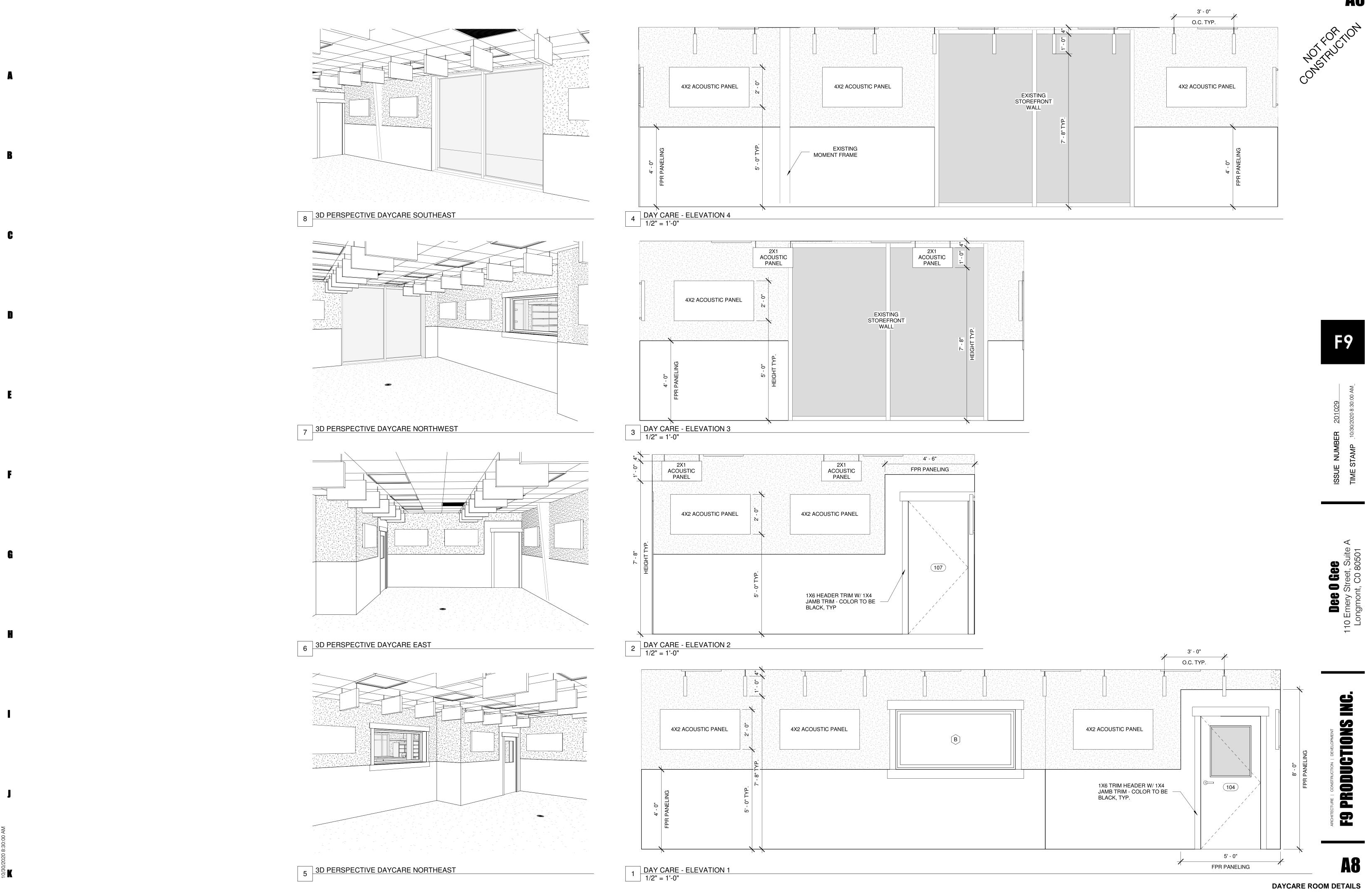






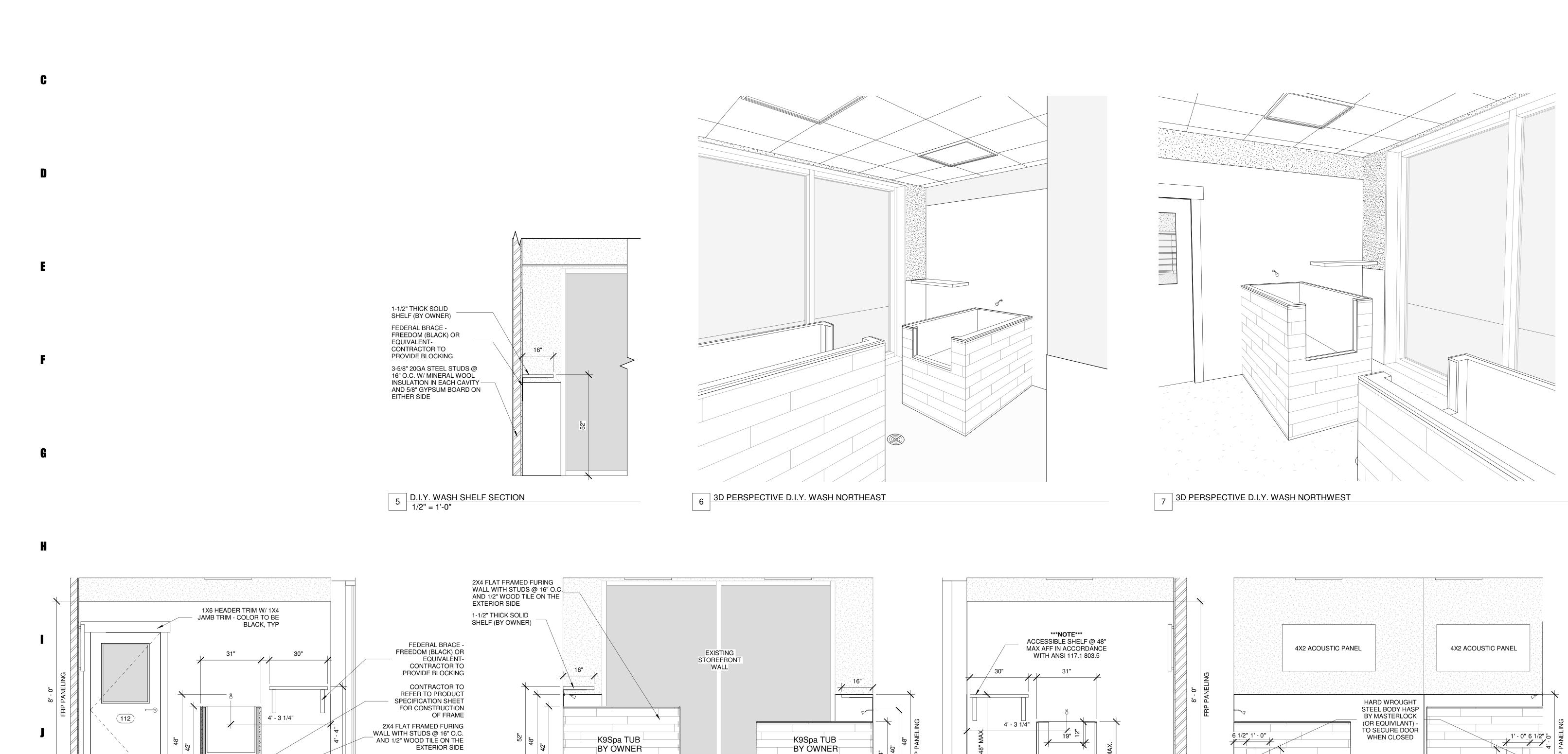


20' - 0 7/8"



**F**3

D.I.Y. WASH ROOM DETAILS



58 1/8"

58 1/8"

2 D.I.Y. WASH - ELEVATION 2 1/2" = 1'-0"

3' - 5 1/8"

TUB BY

63 7/8"

D.I.Y. WASH - ELEVATION 1

1/2" = 1'-0"

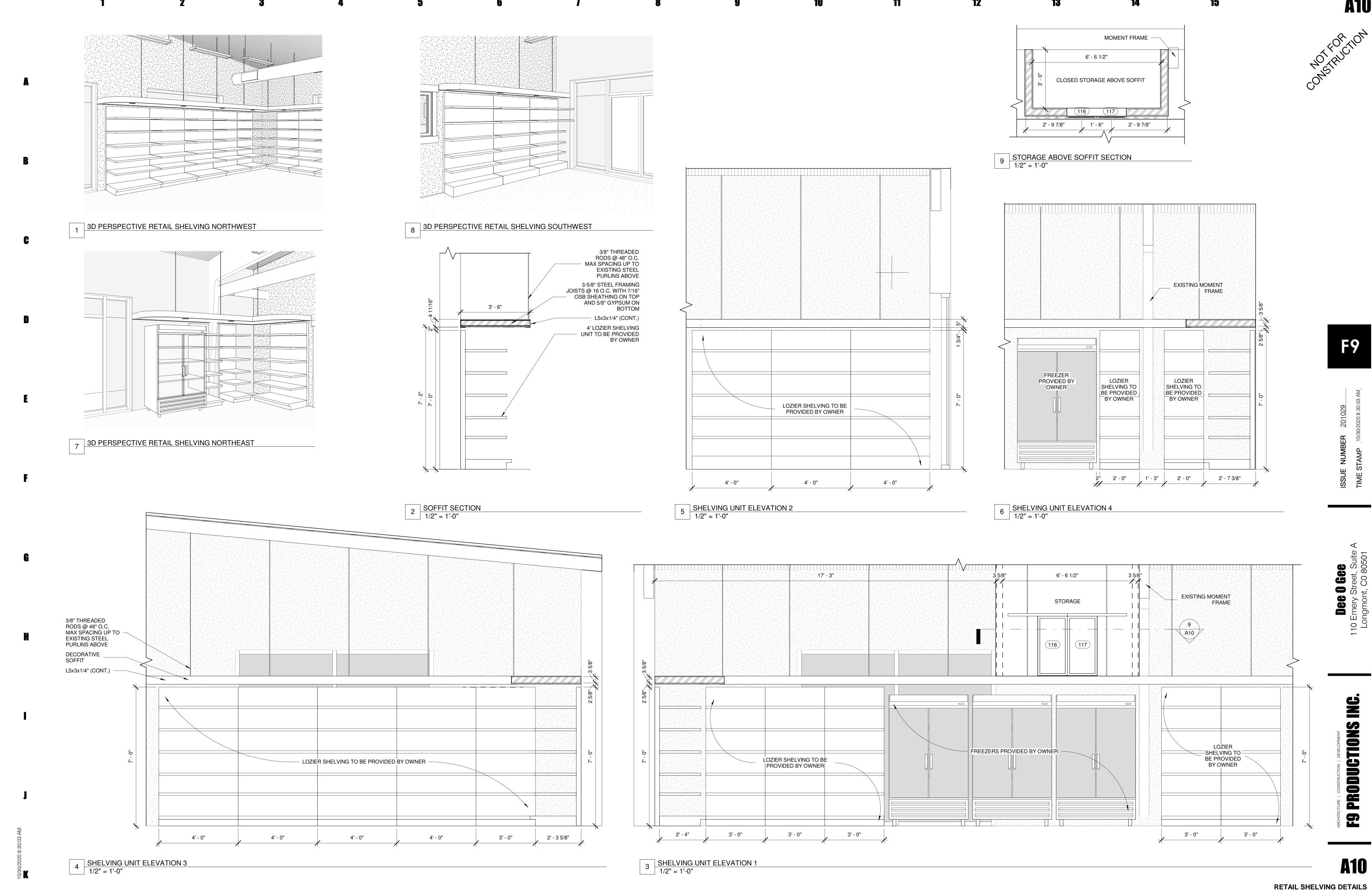
K9Spa TUB

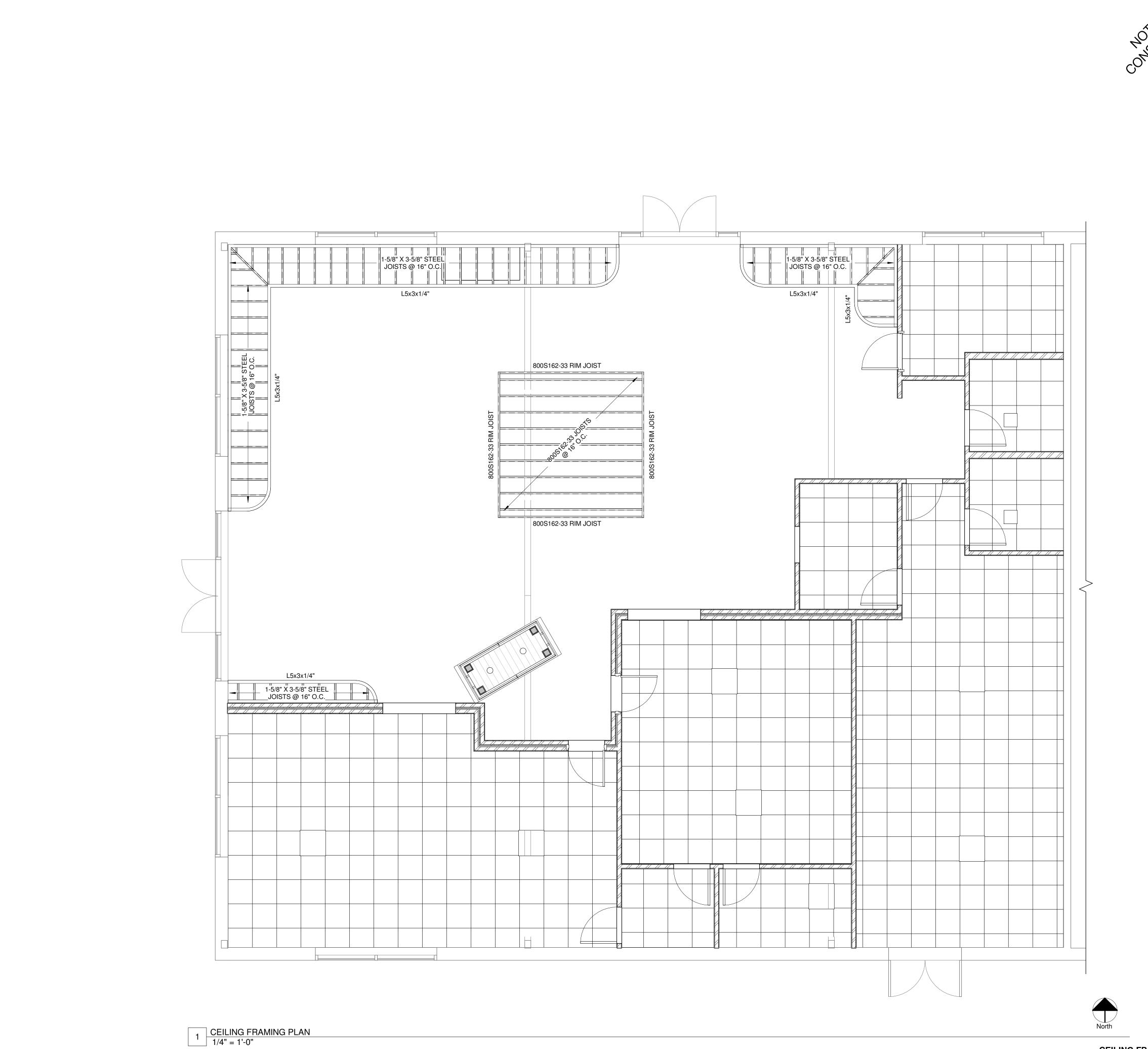
BY OWNER

3' - 0 7/8" 1 1/2" 2' - 2" 1 1/2" 3' - 5 1/4"

3 ADA D.I.Y. WASH - ELEVATION 3
1/2" = 1'-0"

4 PLUMBING ACCESS DOOR ELEVATION 1/2" = 1'-0"

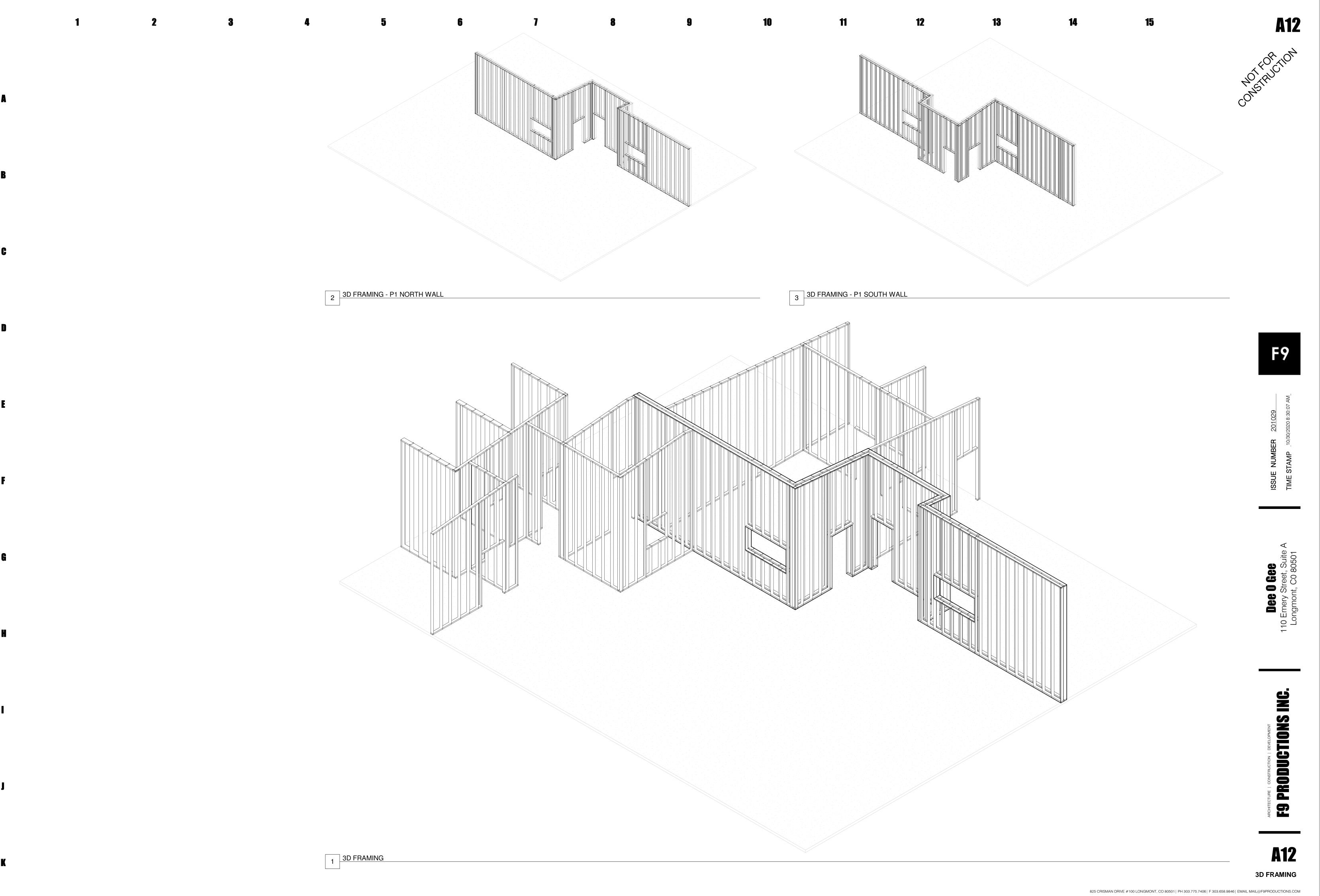




**Dee 0 Gee**110 Emery Street, Suite A
Longmont, C0 80501

F9 PRODUCTIONS INC.

**CEILING FRAMING PLAN** 



F9 PRODUCTIONS INC.

3D FRAMING

EXAMPLE: 800 S 162 54

S = STUD AND JOIST

U = CHANNEL

DEPTHS

162 = 1~0"

250 = 2~8"

350 = 3~8"

362 = 3~0"

400 = 4"

600 = 6"

800 = 8" 1000 = 10"

1200 = 12"

STEEL FRAMING SCHEDULE

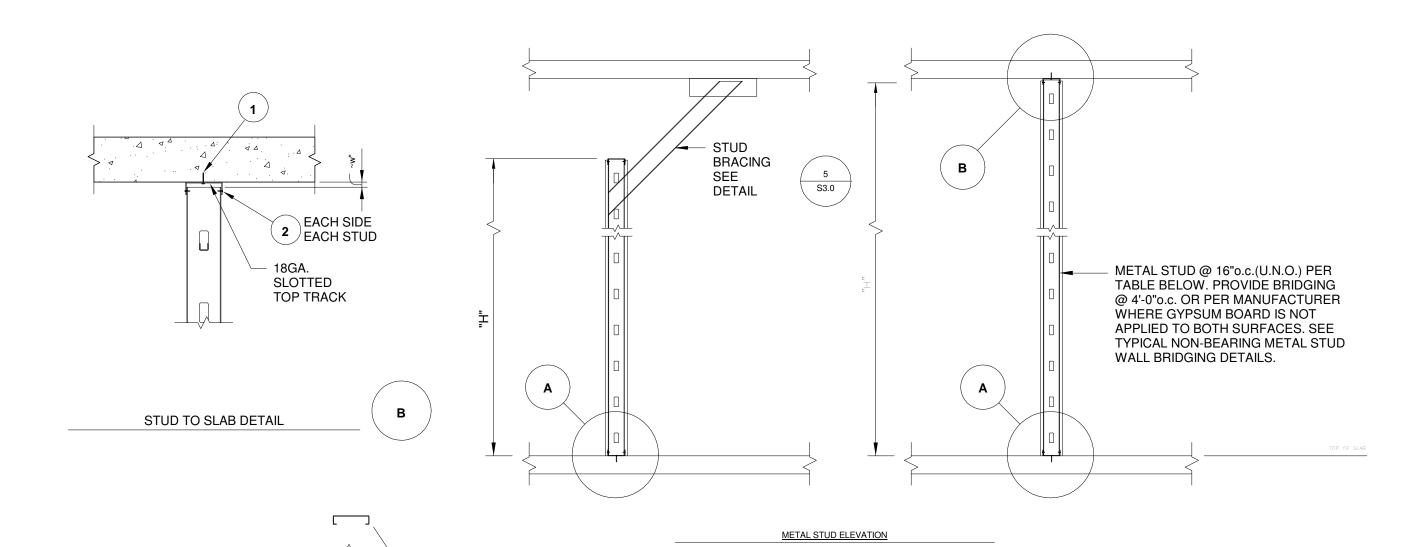
150 = 1~8"

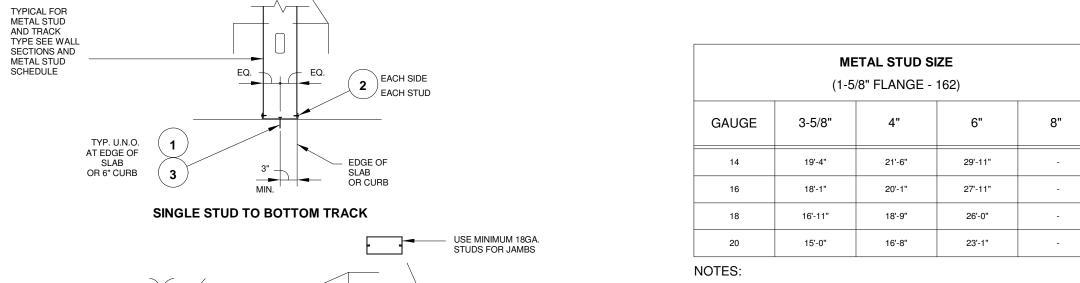
\* 95% OF DESIGN THICKNESS

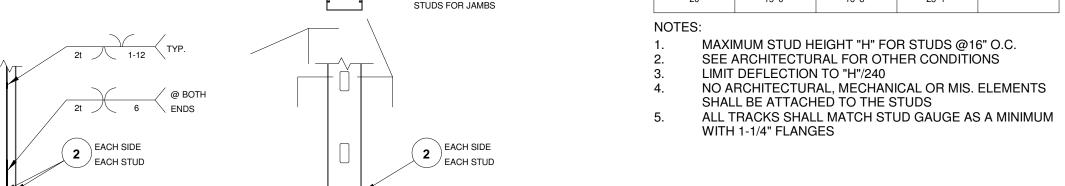
T-SECTIONS U-SECTIONS F-SECTIONS TRACK CHANNEL FURRING CHANNEL S-SECTIONS C-STUD/JOIST

1. SEE LIGHT GAGE FRAMING NOTES FOR ADDITIONAL REQUIREMENTS

2. ALL STUDS TO BE USED AS JOISTS-TO BE "UNPUNCHED"







**BOX STUD TO BOTTOM TRACK** 

STUD TO SLAB DETAIL

 "t" INDICATES STUD THICKNESS. 2. WELDING PROCEDURE PER AWS D1.3.

1. FOR STEEL STUD AND TRACK TYPE, SEE PLANS, SECTIONS AND METAL

2. FOR METAL STUD FASTENERS, SEE METAL STUD FASTENER SCHEDULE.

STUD SIZE SCHEDULE.

METAL STUD FASTENER SCHEDULE			
MARK	FASTENERS SIZE AND SPACING	REMARKS	
1	HILTI X-U UNIVERSAL POWDER DRIVEN FASTENERS W/MINIMUM PENETRATION OF 1" @ 32"o.c. (AT POST-TENSION SLABS PENETRATION TO BE ~w" @ 16"o.c.)	ESR-2 269 LARR # 25675	
2	#10 SHEET METAL SCREW x 1" LONG	-	
3	HILTI KB-TZ ∼6"∅ x 2~0" EXPANSION ANCHORS @ 32"o.c.	ESR-1917 LARR#25701	

SILL/HEAD TRACK  CLIP ANGLE: 16GA.x2x2x(STUD WIDTH	SILL/HE. TRACK		16GA.x1~8x1~8x W LONG ANGLE w/(3)#10 S.M.S. EACH LEG	MEMBERS SEE SCHEDU	LE
LESS 1") W/(3)#10 S.M.S. EA. LEG (w/(3)HILTI X-EDNI AT HSS COLUMN)			PROVIDE (4)#10 S.M.S. BOTH SIDES	~P16GA.x6 w/(8)#10 S.M.S. EACH SIDE OF LINTEL	
#10 S.M.S. EACH SIDE	ALTERNATE DOUBLE JAMB		FLANGE AND		
(w/HILTI X-EDNI EACH SIDE AT HSS COLUMN)	TRACK (2)#10 S.M.S.	JAMB PER	SCHEDULE -	JAMB PER SCHEDULE —	
DOUBLE JAMB  DETAIL  NOTE:	(w/(2)HILTI X-EDNI AT HSS COLUMN) TRACK WEB AS CUT AND FOLD OVER SHOWN		ALTERNATE D		RACTORS OPTION.  C  ROVIDE 16GA. RACK
1. SEE DETAILS F&G FOR ALTERNATE CON	SYMMETRICAL @ ~C	CRIPPLE FRAM	TRAMBOT WITH FLAM	A. UNPUNCHED CK TOP AND TOM OF LINTEL H 1~8" NGES S.M.S. EACH	ACH SIDE OF JAMB /ITH 1~8" FLANGES
PROVIDE DBL. JAMB STUDS 20GA. FOR LINTEL SPANS UP TO 6'-0"; AND 16GA. FOR LINTEL SPANS 6'-0" AND GREATER  (1) PAY PLICE (TRACK)	C B i	CRIPPLE	LINT	D, EACH SIDE  JAMB AT  EXTERIOR LINTEL  SCHEDULE  > 6'-0" ONL'	
(1) BAY BLKG. (TRACK OR STUD) @ DOOR OPENINGS ONLY  STEEL STUDS FOR SIZE AND SPACING FOR INTERIOR WALL SEE SCHEDULE FOR EXTERIOR	LINTEL BEAM SEE SCHEDULE —		STUD #10.5 12"0. U.N.	CAL S.M.S. @ c. O.	AT BOTH ENDS
WALLS SEE WALL ELEVATIONS ————————————————————————————————————	RS E		LII	NTEL SCHEDULE U.N.O.	<b>A</b>
BOTTOM TRACK	51.61		SPAN	LINTEL SIZE	COMMENTS
			<6'-0"	(2)400S162-43	-
NOTES: 1. PROVIDE BRIDGING @ 4'-0" o.c. OR PER MANUFA	CTURER WHERE	THE COOLING HOE 2004	6'-0"<-<8'-0"	(2)600S162-43	-
GYPSUM BOARD IS NOT APPLIED TO BOTH SURF 2. PROVIDE 16GA. TRACK WITH 1~8" FLANGE U.N.C	ACES TRACK FOR SPAI	RE OCCURS USE 16GA. NS < 8'-0" SPANS > 8'-0" AND < 10'-0"	8'-0"<-<10'-0"	(2)600S162-54	-
ELEVAT	FOR OPENINGS :		10'-0"<-<15'-0"	(2)600S162-54	AT INTERIOR LINTELS ONLY
ELEVAT	ION		15'-0"20'-0"	(2)8005162-68	

#10 S.M.S. EACH SIDE (w/HILTI X-EDNI EACH

SIDE AT HSS COLUMN)

TYPICAL 16GA.x1~8x1~8x

15'-0"<-<20'-0"

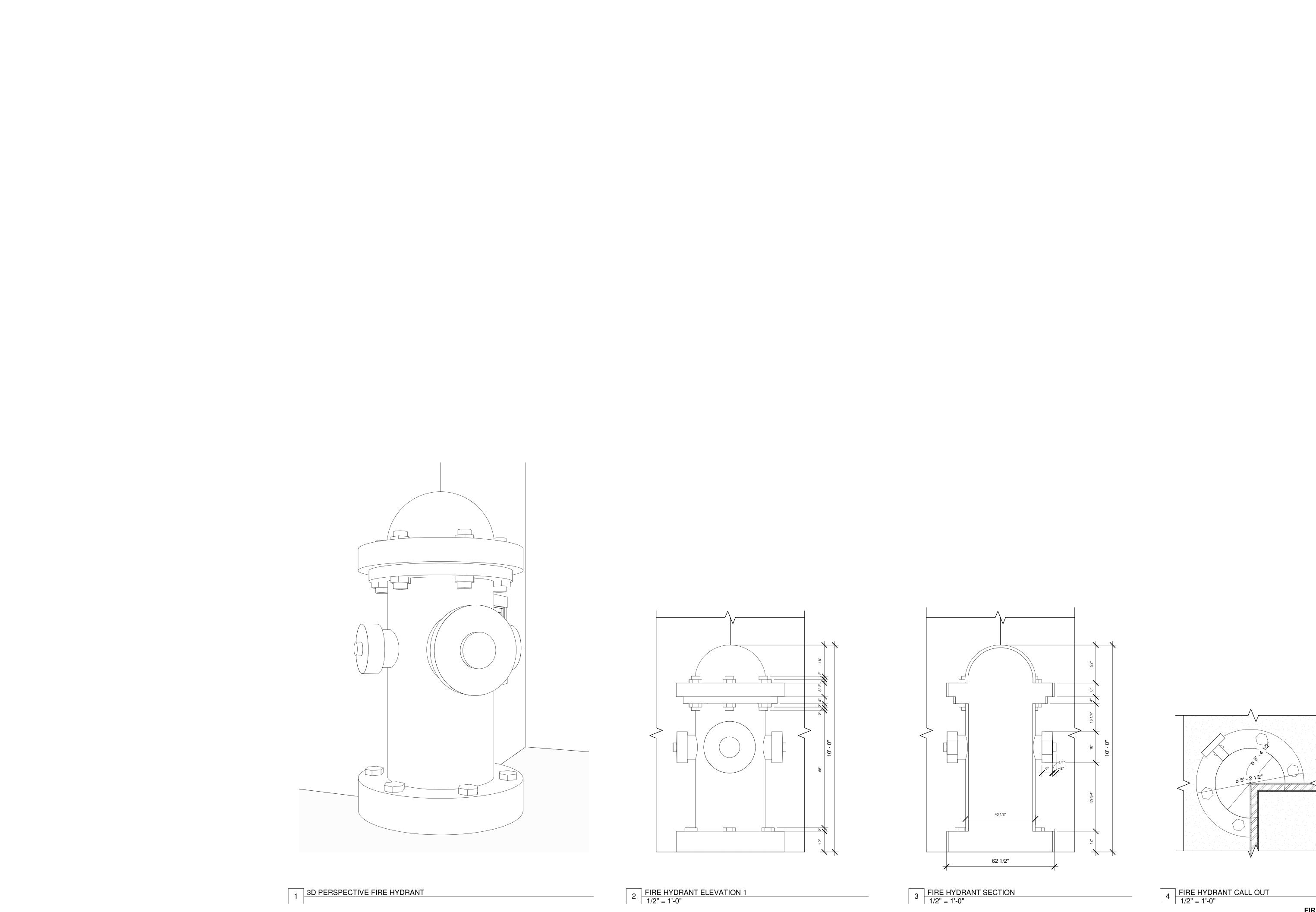
(2)800S162-68

- LINTEL **MEMBERS** 

TYPICAL METAL STUD FRAMING GUIDELINE

METAL STUD FRAMING GUIDELINES

PRODUCTIONS INC.



**Dee 0 Gee** 110 Emery Street, Su Longmont, C0 805

F9 PRODUCTIONS INC.

**A14** FIRE HYDRANT DETAILS Elkay EZH2O Bottle Filling Station with Integral SwirlFlo Fountain Non-Filtered Non-Refrigerated Stainless Model EZWS-EDFPBM117K INSTALLER NOTE
This clinking foundain is furnished with a bubbler and verve including all connecting fittings which ere manufactured of completely lead froe meter at Shut off valve mot furnished) to accept 2/8° O.D. unplated copper tube.

# Acoustical Surfaces, Inc.

123 Columbia Court North . Suite 201 . Chaska, MN 55318 (952) 448-5300 • Fax (952) 448-2613 • (800) 448-0121 Email: sales@acousticalsurfaces.com Visit our Website: www.acqusticalsurfaces.com

We Identify and S.T.O.P. Your Noise Problems

## Sound Silencer (PEPP)

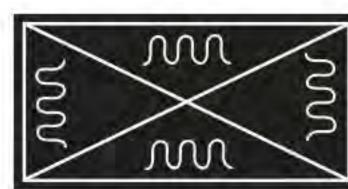
#### **INSTALLATION & CLEANING INSTRUCTIONS**

\*Sound Silencer is Not UV Stable and Will Degrade in Direct Sunlight Over Time

Receiving & Storage: Check carrons upon receipt & report any damage to shipper & supplier, Always store cartons in a dry area.

Cutting: PEPP is most easily cut with a sharp, heavy duty table saw or band saw. A long razor blade knife can also be used but requires several passes. Use caution if cutting PEPP on a table saw, panels could jam and or be pull through by blade. Saws may result in a rough and uneven cut if not done properly.

Application & Adhesive: Install PEPP directly to substrate. Apply adhesive to back of panel at 1/4" adhesive bead around perimeter and an X from corner to corner is usually sufficent. Acoustical Surfaces adhesive, or a good grade fast drying construction adhesive is recommended. Press panel into place using large surface area block to avoid creating small indentations in panel surface. Support panel until adhesive is cured. 1" PEPP weighs 1/4 lb per sq. ft. Uneven or rough surfaces may require adhesive, applied with 1/4" notched trowel to entire substrate. Overhead or applications with extremes in heat or humidity may require adhesive and/or mechanical fastening by batten strip or screws with large washers on all four corners and center of panel.



Cleaning & Maintenance: Accumulation of dust and dirt are best removed with a soft brush attachment on a vacuum cleaner. Use vacuum attachments with a least 1" soft brushes to avoid damage to panel. Water & cleaning solutions may be used on panel.

Painting: PEPP may be painted with a very light coat of spray applied latex or Fire Retardant paint without significantly altering acoustic performance.

Handling: Pepp is made from polypropolyene based products. MSDS information available on request. Pepp is Class A fire retardant ASTM E84 Certified.

Dosimetry Testing • On-Site Noise Evaluations • Design Layout • Octave Band Analysis • Urethane & Metamine Foams • Sound Barriers . Acoustic Composites . Vibration Control . Acoustic Wall Panels . Sound Curtain Systems . Soft & Hard Enclosures . Acoustical Pipe Whap

unitarealing Products • Senso \* Calling & Wall Parnish • Scand Control Cartalys • Equipment Endouses • Accessical Balthai S. Birmans • Bold West & Varnar Accessical Calling & Wall Systems Probustanti Autio Acceptes - Vitration & Durging Control - Fire Retained Acceptes - Hearing Protects in - Moustain Science - Resident Protects - Flore Impact Noise Registrant and Absorbant - Wass Barrians - Fotos Wrassad Wall Panels - Accounted Four (Egy Chala) - Accounted Statement & Adjustique - Outdoor Note Control - Assessm Latering Devices

· OSHN, FDA, ADA Compiliance · On-Site Absention Antequal · Accomited Design & Committing · Longe Inventory · Fast Blickman · No Project for Large or Singl · Major Cristal Accepted

ACOUSTIC PANELS SPEC SHEET

#### Elkay EZH2O Bottle Filling Station with Integral SwirlFlo Fountain ELKAY Non-Filtered Non-Refrigerated Stainless SPECIFICATIONS Model EZWS-EDFPBM117K PRODUCT SPECIFICATIONS Elkay EZH2O® Bottle Filling Station with Integral SwinFlo® Fountain Non-Filtered Non-Refrigerated Steinless, Features shall include Hands Furnished with Flexi-Guard @ Safety Bubbler, Electronic Bottle, Filler Sensor With Mechanical Front Bubbler Button activation. Product shall be Wall Mount (Inwall Frame/Plate), for Indoor applications, serving 2 station(s). Unit shall be certified to UL 399 and CAN/CSA C22.2 No 372 (lead free) and meets Federal and State low-lead requirements. Flow, Antimicrobial, Real Drain echanical Front Bubbler Button

Included with Product: Fountain (EDFPBM117WS), Mounting Frame (MFWS200) ▼ Ships in multiple box PRODUCT COMPLIANCE Special Note: Coming soon: Elkay's ezH2O is getting a new look. The model you receive may have an updated logo, different from ADA & ICC A117.1 ASME A112.19.3/CSA B45.4 · Mechanically-Activated bubbler continues to supply water in Buy American Act CAN/CSA C22,2 No. 120

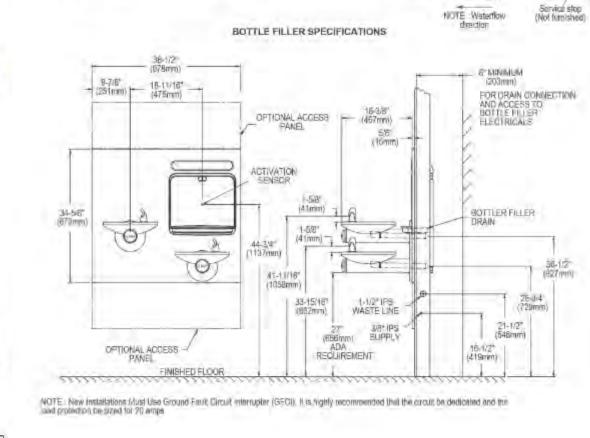
NSF/ANSI 61 & 372 (lead free)

from date of installation. Warranty pertains to drinking water applications only. Non-drinking water applications are not

covered under warranty. Warranty (PDF) PTIONAL ACCESSORIES

In Resping with our policy of continuing product interovement. Ethay reserves the right to change product specifications without notice. Please visit ethay com for the most current varsion of Ethay product specification sheets. This specification describes on Ethay product with design, quality, and functional benefits to the user. the most current varsion of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producem: offerings: be certain these features are not overlocked.

EZWS-EDFPBM117K spec pdf



Elkay EZH2O Bottle Filling Station with Integral SwirlFlo Fountain

Non-Filtered Non-Refrigerated Stainless

Model EZWS-EDFPBM117K

Simply push in [Tube is secured [Push in collet to

Suffer to attach in position referese title

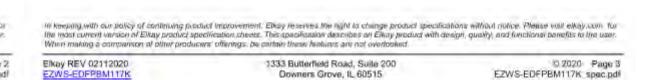
"14" O.D. Tube currend Building water supply intelligence cold water supply intelligence cold

EZWS-EDFPBM117K\_spec.pdf

OPERATION OF QUIDK CONNECT FITTINGS

In keeping with our policy of continuing product improvement. Elkey reserves the right to change product specifications without notice. Please visit elkey com to

Downers Grove, IL 60515



Downers Grove, IL 60515

WALL LAYOUT

DRINKING FOUNTAIN SPEC SHEET

Approx. Shipping Weight:

event of service disruptions

Green Ticker: Informs user of number of 20 oz plastic water

components to inhibit the growth of mold and mildew.

 Laminar flow provides clean fill with minimal splash Silver for Antimicrobial protection on key plastic.

Real Drain System eliminates standing water;

No. of Stations Served:

what is shown here.

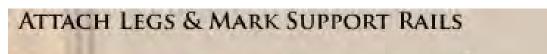
CONTACT

1333 Butterfield Road, Suite 200

Downers Grove, IL 60515







ELKAY

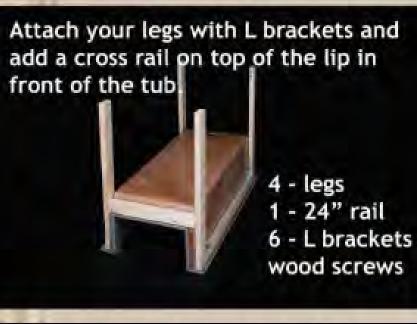
SPECIFICATIONS

IMPORTANT!
INSTALLER PLEASE NOTE:
The grounding of electrical equipment such as telephone, compulers, etc. In water lines is a common procedure. This grounding may be in the building or may occur away from the building. This grounding can cluste electrical feedback into a water cooler, creating an electricys which causes a metallic taste or ossues an increase in the metal content of the water. This condition is avoidable by using the process malaristic as religiant below. The train fillings which

These products are designed to operate on 20 psi to 105 pis supply line

be proper materials as indicated below. The drain fittings which

are provided by the installer should also be plastic to electrically boiste the pooler from the building plumbing system.





# ATTACH SUPPORT RAILS AS MARKED

ELKAY

**SPECIFICATIONS** 

withing safe reach of power cord

MOUNTING INSTRUCTIONS

Refer to rough-in for location of plumbing and electrical sources. The support frame is to be installed first. Harig upper penel to hariger on frame. Fourtains are to be afflictlyed to panel.

fountains and driller. (For details see the

m sellation requires trap to be matalled in

well. Trap and service stop not included.

and wall frame. Water service lines, waste lines and electrical are assembled as required. Perform a first check for waxs and correct functions.

FRAME -

ng 37-1/2" W x 31-3/4" H and 25" above the floor line ELECTRICAL DATA Electrical outlet, three (3) conductor grounded, Locate



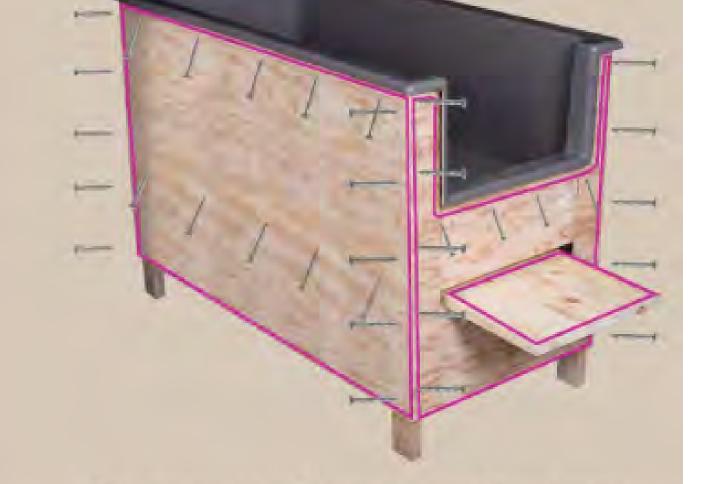


# ATTACH BASE TO FLOOR & WALL

Attach 2 "L" brackets to each leg, then attach to

floor - we suggest sinking 3" bolts/screws into a

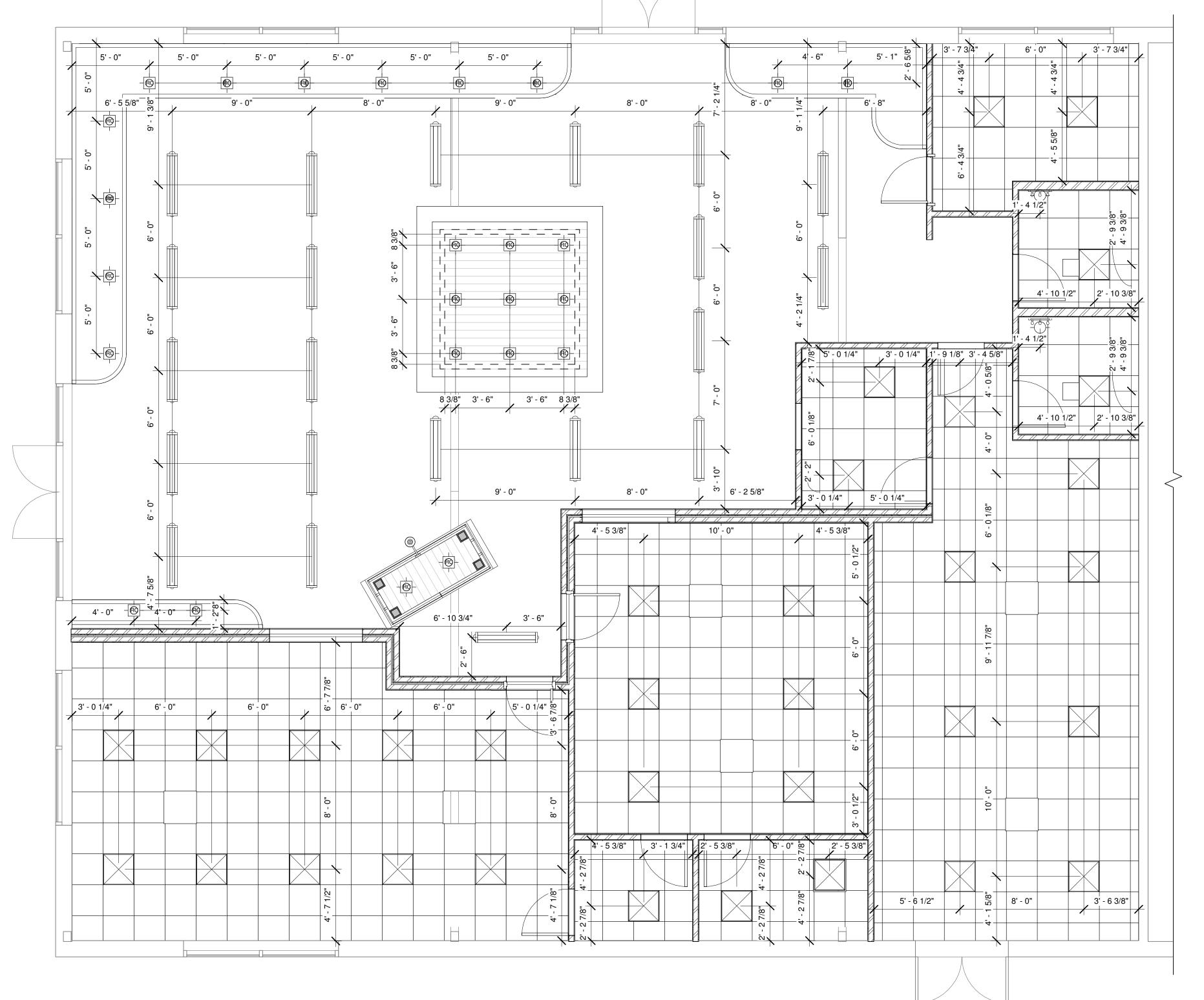




ADD SIDES & STEPS/RAMP

You can now cover & seal your base. Some popular options are: Paint, Wood Seal, Linoleum, Tile or Formica!

F9 PRODUCTIONS INC.



1 MAIN FLOOR - REFLECTED CEILING PLAN - CONCEPTUAL ELECTRICAL 1/4" = 1'-0"

CONCEPTUAL ELECTRICAL PLAN

**Dee 0 Gee** 110 Emery Street, Su Longmont, C0 805

**PRODUCTIONS**