

ADDENDUM

Project: **La Jara Dental Clinic – Addition & Remodel** Project No.: 2614

Addendum No.: **02**

Project Address: **421 Walnut Street, La Jara, CO 81140**

Date: **09/14/2026**

Owner: **Valley-Wide Health Systems**

From (Architect): **Keys + Lauer Architects**

Instructions to Prospective Bidders:

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents and/or prior Addenda as noted below. All conditions, requirements, materials and workmanship are to be as described in the Contract Documents unless specifically stated otherwise. This Addendum consists of 1 pages and includes specification sections and details.

1. Changes to prior Addenda:

- a. None.

2. Clarifications to Bidding Requirements:

- a. Add a \$5,000 allowance to bid for exterior improvements. Use of this allowance will be directed by the owner.

3. Changes to Conditions of the Contract:

- a. None

4. Changes to Drawings:

- a. T-001: Include \$5,000 allowance noted above. This requirement has been added to cover sheet.
- b. AD-101 & A-101 & M-111: Scope added to demo work on West wall. Contractor is responsible for removing baseboard heater and wire mold along this wall. If wire mold is in use, reroute wire and new wire mold up over new hallway opening.
- c. AD101 & A-101: Existing access to crawl space needs to move. Remove existing panel and infill per A-101. New access will be in office 106. Confirm exact location with owner on site. Flooring and sub flooring to be demoed for new access. Existing access panel to be reused.
- d. A-101: Carpet tile specification added.
- e. PD-111 & P-111: Remove and relocate existing cleanout as noted.
- f. ED-121 & E-121 & E-601: New electric service needed. Demo existing. Contractor to re-feed existing panel A from new service.

End of Addendum

VALLEY-WIDE HEALTH SYSTEMS
LA JARA DENTAL CLINIC - ADDITION & REMODEL
421 WALNUT STREET
LA JARA, CO 81140

PROJECT INFORMATION

OWNER:	VALLEY-WIDE HEALTH SYSTEMS
PROJECT ADDRESS:	421 WALNUT STREET LA JARA, CO 81140 CONEJOS COUNTY
PROJECT DISRIPTION:	REMODEL OF EXISTING DENTAL CLINIC WITH SMALL ADDITION
PROJECT SQUARE FOOTAGE:	EXISTING: 1,554 SF ADDITION: 230 SF REMODEL AREA: 780 SF
PARCEL NUMBER:	572114327913
LEGAL DESCRIPTION:	LAJARA ORIG BLK 27 LOTS 13- 14- 15 NEIGHBORHOOD: 5-LAJARA (5) SECTION 14 TOWNSHIP 35 RANGE 9
PROPOSED USE:	BUSINESS - CLINIC
PARCEL SIZE:	0.241 ACRES

CODE INFORMATION

CODES:	2018 IBC - INTERNATIONAL BUILDING CODE 2018 IFC - INTERNATIONAL FIRE CODE 2018 IPC - INTERNATIONAL PLUMBING CODE 2018 IMC - INTERNATIONAL MECHANICAL CODE 2018 NEC - NATIONAL ELECTRICAL CODE 2018 ECC - INTERNATIONAL ENERGY CODE
PROPOSED USE:	BUSINESS - CLINIC, OUTPATIENT
CONSTRUCTION TYPE:	V-B (NON-SPRINKLERED, NON RATED)
FIRE SPRINKLER:	NONE REQUIRED
FLOOR AREA:	ALLOWED: 9,000 SF (TABLE 506.2) PROPOSED: 1,784 SF [1,554 EXISTING + 230 ADDITION]
BUILDING HEIGHT:	ALLOWED: 2 STORY / 40' ALLOWED (TABLE 503) PROPOSED: 1 STORY; 10' HEIGHT
OCCUPANT LOAD:	BUSINESS AREAS = 100 GROSS 1784 / 100 = 18 TOTAL OCCUPANT LOAD = 18 OCCUPANTS
EXITING:	NUMBER OF EXITS REQ'D = 1 NUMBER OF EXITS PROVIDED = 2 ALLOWED TRAVEL DISTANCE = 200' MAXIMUM TRAVEL DISTANCE = 70'
INSULATION:	CLIMATE ZONE 5 ROOF INSULATION REQUIRED: ATTIC: R-38 WALLS - WOOD FRAME: R-20 SLAB ON GRADE: R-10 FOR 24" OPERABLE PENETRATION: U=0.45 MAX., SHGC=0.33 MAX

PLUMBING FIXTURE COUNT

OCCUPANT LOAD = 18
B CLASSIFICATION

WATER CLOSETS:

BOTH MALE AND FEMALE = 1 PER 25 FOR THE FIRST 50 PERSONS
REQUIRED: 9 MALES = 1 FIXTURE AND 9 FEMALES = 1 FIXTURE
2 TOTAL FIXTURES REQUIRED

PROVIDED: 2 UNISEX SINGLE USER TOILETS

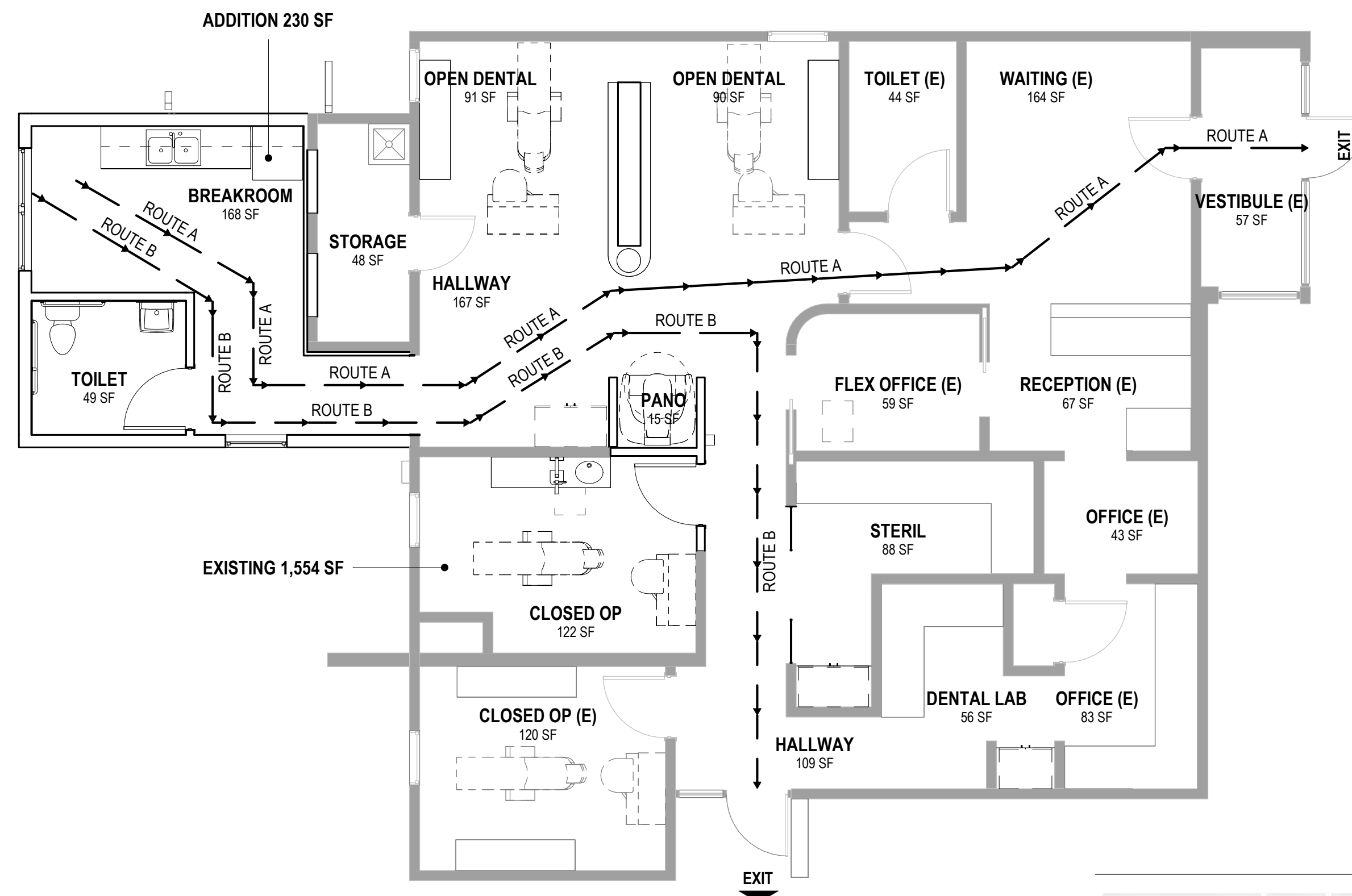
LAVATORIES:

BOTH MALE AND FEMALE = 1 PER 40 FOR THE FIRST 50 PERSONS
REQUIRED: 9 MALES = 1 FIXTURE AND 9 FEMALES = 1 FIXTURE
2 TOTAL FIXTURES REQUIRED

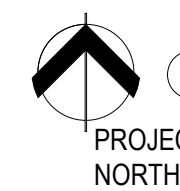
PROVIDED: 2 UNISEX SINGLE USER TOILETS

1 DRINKING FOUNTAIN REQUIRED (1 PER 100) - WATER COOLER PROVIDED

1 SERVICE SINK REQUIRED - 1 EXISTING



EGRESS PATH LENGTH	
PATH NAME	LENGTH
ROUTE A	70' - 0"
ROUTE B	66' - 6"



1 MAIN LEVEL - CODE PLAN
3/16" = 1'-0"

ADD ALTERNATES

ADD ALT. #1: ADDITIONAL FULL HEIGHT CABINET
DESCRIPTION: ADD FULL HEIGHT CABINET NEXT TO NEW PANO ALCOVE AS SHOWN IN DETAIL 4/A-101

ADD ALT. #2: SWITCH TO TILE IN TOILET 113
DESCRIPTION: SWITCH FROM FRP TO TILE-1 ON ALL 4 WALLS, TILE FROM FRP TO 5'-6" A.F.F. PAINT ABOVE TILE, SWITCH FLOORING FROM LVT-2 TO TILE-1

ADD ALT. #3: EXISTING STUCCO IMPROVEMENT
DESCRIPTION: PATCH AND REPAINT EXISTING STUCCO. PATCH AS NEEDED TO MATCH EXISTING COLOR.

ADD ALT. #4: ADD SIDE GLAZING AT STERIL
DESCRIPTION: ADD (2) SIDELITES AT WALL OPENING IN STERIL. EACH IS 2'-0" x 6'-8" TALL WITH 1/4" ALUMINUM CHAMFER TOP AND BOTTOM AND 1" ALUM. CHAMFER EACH SIDE. GLAZING IS 1/4" CLEAR TEMPERED.

ADD ALT. #5: NEW CARPET
DESCRIPTION: REPLACE ALL EXISTING CARPET WITH NEW CARPET TILE.

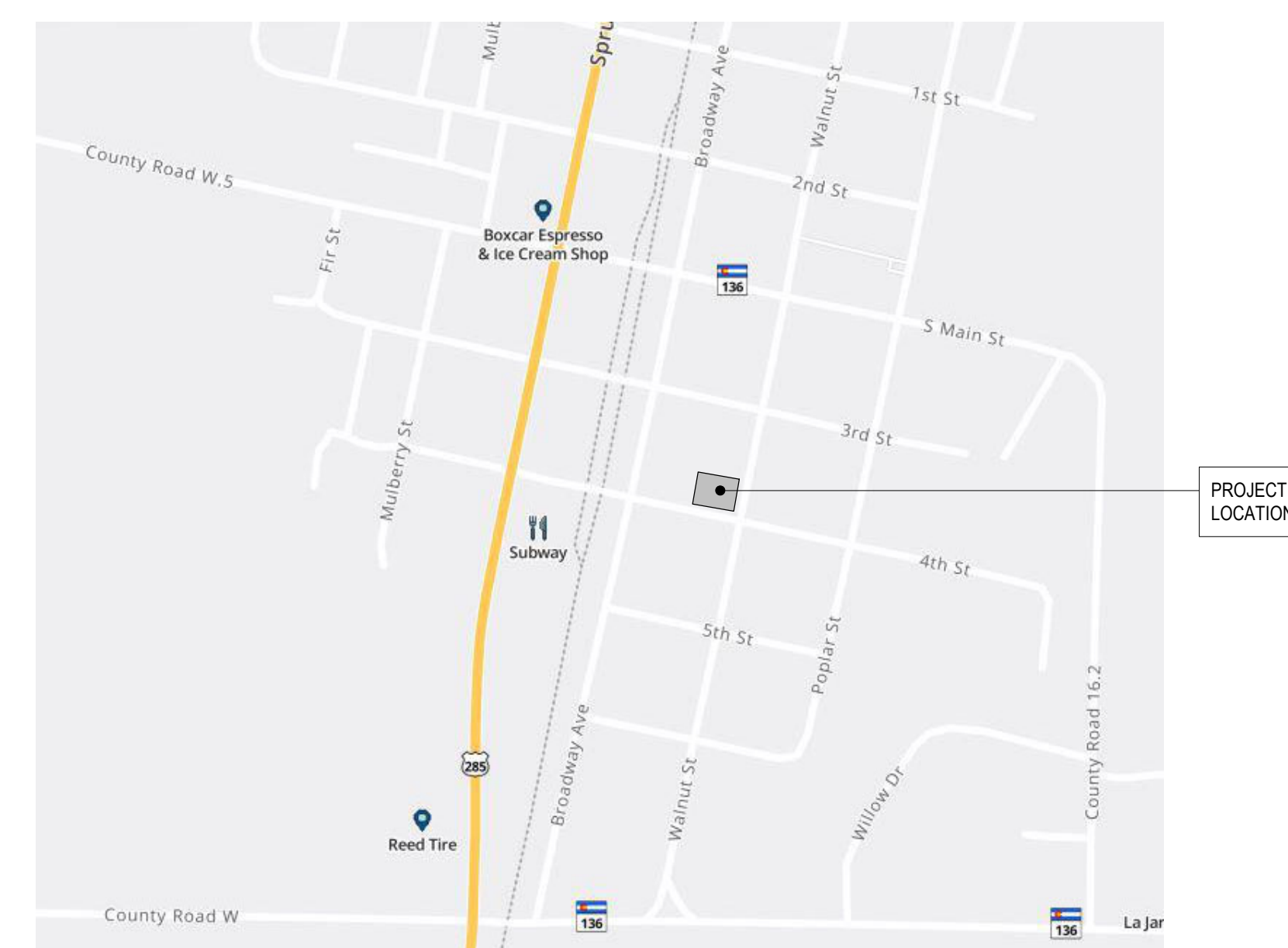
ALLOWANCES

1. INCLUDE A \$5,000 ALLOWANCE TO BID FOR EXTERIOR IMPROVEMENTS. USE OF THIS ALLOWANCE WILL BE DIRECTED BY THE OWNER.

DRAWING INDEX

GENERAL T-001	COVER SHEET
SITE AS-101	SITE PLAN
ARCHITECTURAL	
AD-101	DEMO PLAN
A-101	FLOOR PLAN & INTERIOR ELEVATIONS
A-111	ROOF & REFLECTED CLNG PLAN
A-301	BUILDING ELEVATIONS & SECTIONS
A-601	DOOR SCHEDULE & DETAILS
MECHANICAL	
M-001	GENERAL INFORMATION
M-111	MECHANICAL PLAN
PLUMBING	
P-001	GENERAL INFO AND SCHEDULES
PD-111	PLUMBING DEMO PLAN - WASTE AND VENT
P-111	PLUMBING PLAN - WASTE AND VENT
P-111A	PLUMBING PLAN - DOMESTIC WATER
P-111B	PLUMBING PLAN - COMPRESSED AIR & VACUUM
ELECTRICAL	
E-001	ELECTRICAL INFORMATION
ED-111	ELECTRICAL DEMO PLAN - LIGHTING
ED-121	ELECTRICAL DEMO PLAN - POWER
E-111	ELECTRICAL PLAN - LIGHTING
E-121	ELECTRICAL PLAN - POWER
E-601	ONE-LINE DIAGRAM AND SCHEDULES

VICINITY MAP



OWNER

VALLEY-WIDE HEALTH
128 MARKET STREET
ALAMOSA, CO 81101
PHONE: 719-589-5161
CONTACT: JOE ALDRICH

ARCHITECT

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LISA CARPENTER

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PEYTON, CO 80831
PHONE: (719) 330-6823
CONTACT: MICHAEL CHIARTANO

ELECTRICAL ENGINEER

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CONTACT: MICHAEL CHIARTANO

VALLEY-WIDE HEALTH SYSTEMS
LA JARA DENTAL CLINIC - ADDITION &
REMODEL
421 WALNUT STREET
LA JARA, CO 81140

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PROJECT #: 2614
DATE: 8/21/2026
ISSUED FOR: PERMIT & BID

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SHEET TITLE:

COVER
SHEET

SHEET #:

T-001

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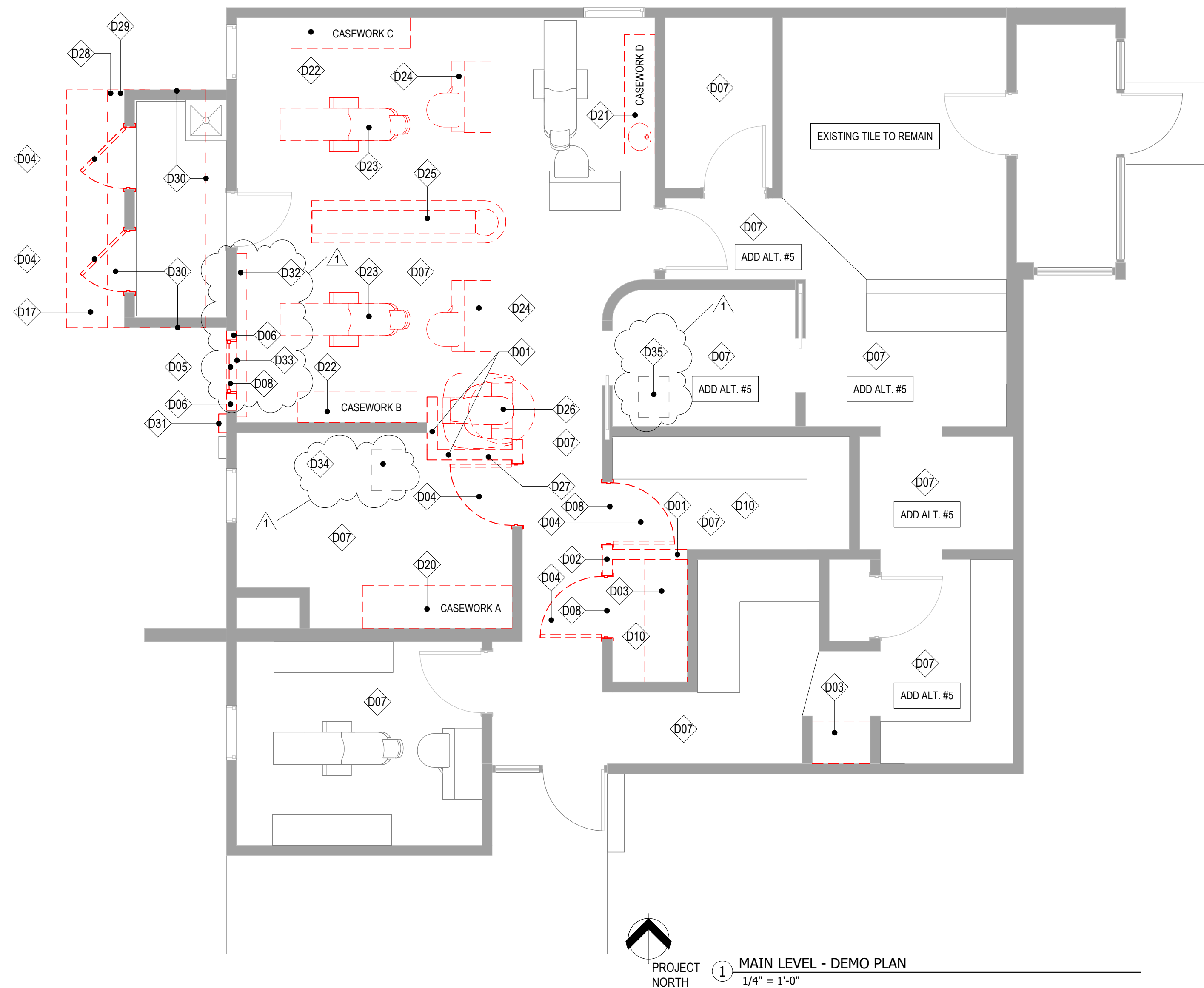


8.25.2026

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DEMO PLAN GENERAL NOTES

1. ELEMENTS OR PORTIONS OF ELEMENTS TO BE REMOVED ARE SHOWN DASHED, REFER TO KEY NOTES FOR ADDITIONAL CLARIFICATION.
2. DEMOLITION PLANS ARE DIAGRAMMATIC. PROVIDE COMPLETE DEMOLITION AS REQUIRED FOR NEW WORK.
3. AREAS OF DEMOLITION ARE APPROXIMATE. COORDINATE DEMOLITION WITH EXISTING CONDITIONS, NEW CONSTRUCTION, AND ADDITIONAL SCOPE OF WORK INCLUDED IN MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS.
4. ANY HIDDEN ITEMS OR VARIATION FROM THE DRAWINGS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO REMOVAL.
5. PROTECT EXISTING WALLS, CEILINGS, FLOORS, FINISHES AND OTHER ITEMS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACE ITEMS DAMAGED DURING CONSTRUCTION.
6. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS FOR ADDITIONAL DEMOLITION REQUIREMENTS, INCLUDING NEW OPENINGS IN WALLS AND ABOVE CEILINGS REQUIRED FOR THE WORK.

WALL LEGEND

EXISTING WALL

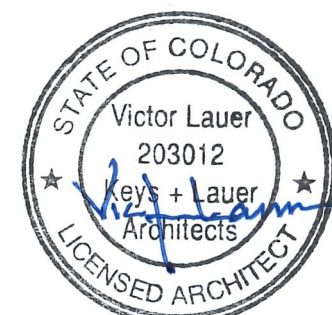
WALL TO BE REMOVED

DEMO KEYNOTES

- | | |
|-----|--|
| D01 | DEMO WALL AS INDICATED, DEMO FROM FLOOR TO TOP OF WALL |
| D02 | DEMO WALL AS INDICATED, DEMO TO A HEIGHT OF 6'8" TO ALIGN WITH ADJACENT DOOR HEAD HEIGHTS |
| D03 | DEMO CASEWORK - INCLUDING LOWER CABINETS, UPPER CABINETS, AND COUNTERTOP |
| D04 | DEMO DOOR AND FRAME, SAVE EXISTING DOORS FOR REUSE |
| D05 | DEMO GLAZING |
| D06 | DEMO WALL TO HEIGHT OF WINDOW HEADER, DEMO STOPS TO ALIGN WITH NEW WALL, FRAMING |
| D07 | DEMO FLOORING, INCLUDING BASE, IN ROOM |
| D08 | DEMO HEADER WHEN AREA IS READY FOR NEW HEADER TO BE INSTALLED, BRACE WALL ABOVE UNTIL NEW HEADER IS COMPLETELY INSTALLED |
| D10 | DEMO CEILING THROUGHOUT ROOM |
| D17 | DEMO CONCRETE PAVING |
| D20 | REMOVE CASEWORK FOR REUSE IN NEW BREAKROOM; REMOVE AND REUSE LOWER CABINET, UPPER CABINETS, COUNTERTOP AND SINK |
| D21 | REMOVE CASEWORK FOR REUSE IN NEW CLOSED OP; REMOVE AND REUSE LOWER CABINETS, UPPER CABINETS AND COUNTERTOP |
| D22 | REMOVE CASEWORK FOR REUSE IN NEW OPEN OP; REMOVE AND REUSE LOWER CABINETS, UPPER CABINETS AND COUNTERTOP |
| D23 | REMOVE DENTAL CHAIR, REUSE IN NEW LOCATION |
| D24 | REMOVE DENTAL CASEWORK PIECE, REUSE IN NEW LOCATION |
| D25 | REMOVE DENTAL CASEWORK, EQUIPMENT AND SINK; REUSE IN OPEN DENTAL AREA IN NEW LOCATION |
| D26 | REMOVE PANO, REINSTALL IN NEW LOCATION |
| D27 | REMOVE SAFE AND KEY BOX, KEEP FOR OWNER TO REUSE |
| D28 | DEMO GUTTER AND DOWNSPOUT |
| D29 | DEMO ROOF OVERHANG; DEMO BACK TO WALL |
| D30 | DEMO METAL CAP / EDGE AND ROOF MATERIAL OVER CLOSET; DEMO TO 12" FROM MAIN EXISTING WEST WALL |
| D31 | RELOCATE ELECTRICAL METER & (2) TELEPHONE BOXES IN THIS AREA |
| D32 | REMOVE BASEBOARD HEATER |
| D33 | DEMO WIRE MOLD; IF IN USE, REROUTE WIRE AND NEW WIRE MOLD UP OVER HALLWAY OPENING |
| D34 | DEMO EXISTING CRAWL SPACE ACCESS; INFILL PER KEYNOTE ON A-101 |
| D35 | NEW ACCESS PANEL LOCATION - CONFIRM LOCATION WITH OWNER ON SITE; MATCH EXISTING OPENING SIZE TO REUSE EXISTING PANEL, DEMO FLOORING AND SUBFLOOR |

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REMODEL
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[illegible]

PROJECT #: 261

ISSUE DATE: 8/21/202

ISSUED FOR: PERMIT & B

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SHEET TITLE:

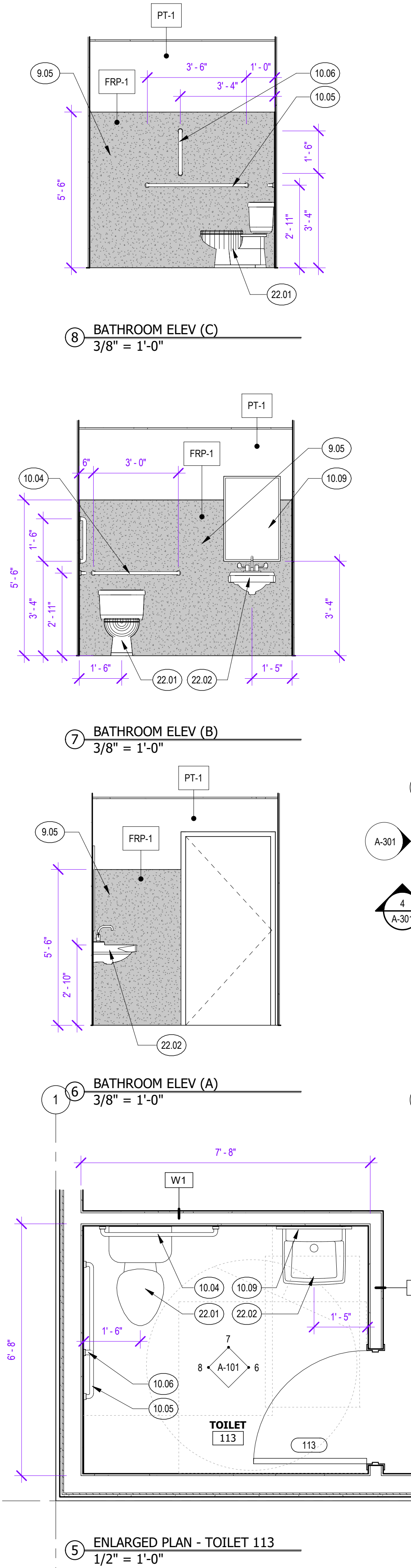
DEMO PLAN

SHEET #:

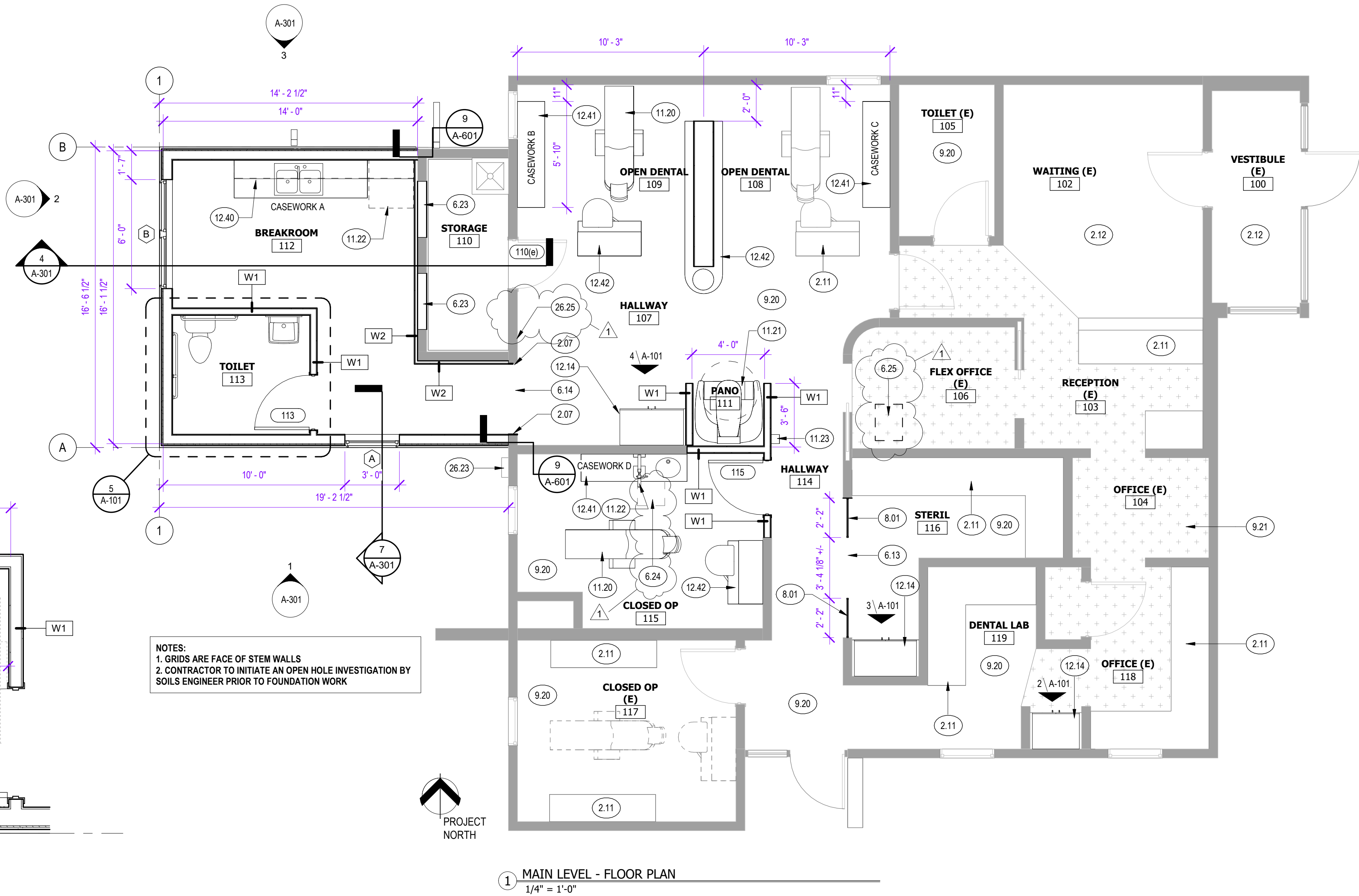
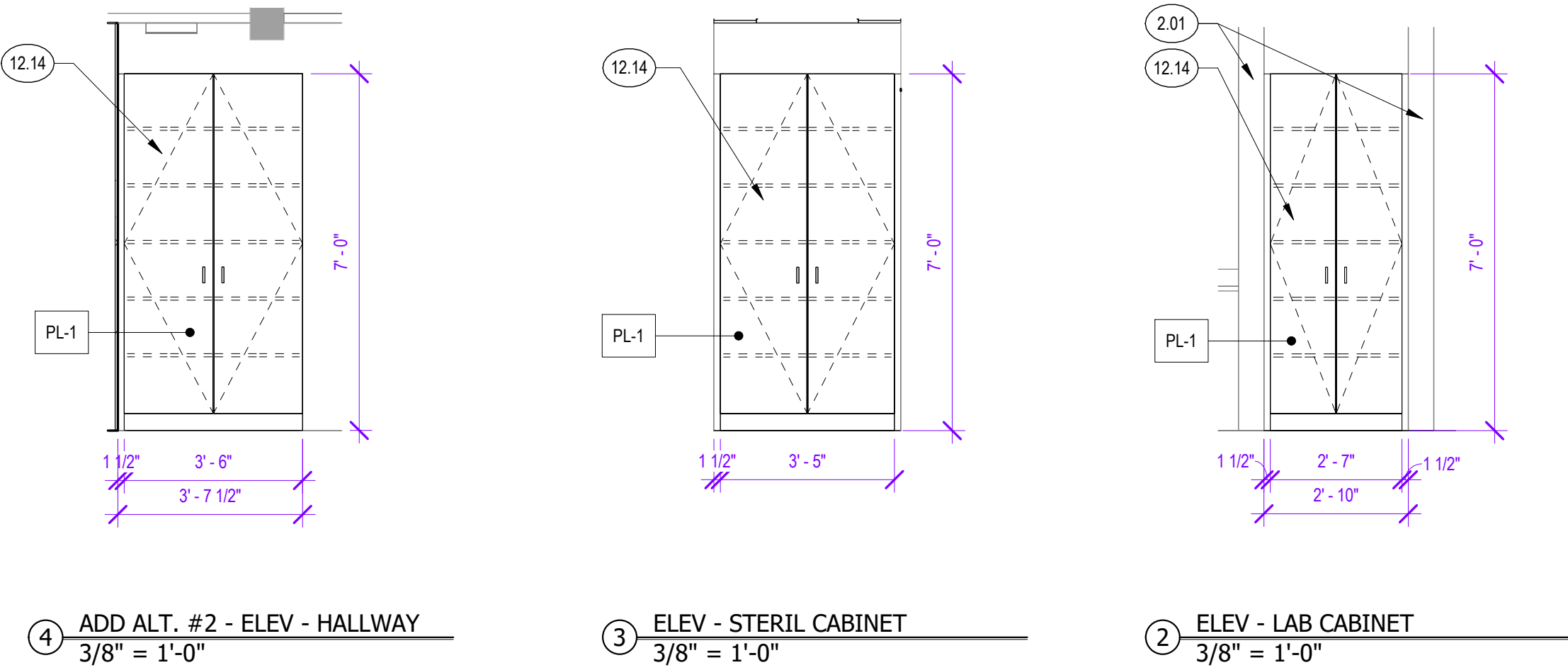
AD 101

AD-101

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ROOM SCHEDULE - FIRST FLOOR										
ROOM #	ROOM NAME	FLOOR	BASE	WALLS				CEILING		COMMENTS
				NORTH	EAST	SOUTH	WEST	MATERIAL	FINISH	
100	VESTIBULE (E)	-	-	PT-1	PT-1	PT-1	PT-1	GB (E)	PT-1	8'-0"
102	WAITING (E)	-	-	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
103	RECEPTION (E)	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
104	OFFICE (E)	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
105	TOILET (E)	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	GB (E)	PT-1	8'-0"
106	FLEX OFFICE (E)	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
107	HALLWAY	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
108	OPEN DENTAL	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
109	OPEN DENTAL	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
110	STORAGE	-	RB-1 (E)	PT-1	PT-1	PT-1	PT-1	GB (E)	PT-1	8'-0"
111	PANO	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
112	BREAKROOM	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1	-	8'-0"
113	TOILET	LVT-1	RB-1	FRP-1/PT-1	FRP-1/PT-1	FRP-1/PT-1	FRP-1/PT-1	GB	PT-1	8'-0"
114	HALLWAY	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
115	CLOSED OP	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
116	STERIL	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1	-	8'-0"
117	CLOSED OP (E)	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
118	OFFICE (E)	CPT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"
119	DENTAL LAB	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	(E)	-	8'-0"



NOTES:
1. GRIDS ARE FACE OF STEM WALLS
2. CONTRACTOR TO INITIATE AN OPEN HOLE INVESTIGATION BY SOILS ENGINEER PRIOR TO FOUNDATION WORK

KEYNOTES

- 2.01 EXISTING WALL TO REMAIN
2.07 DEMO OF EXISTING WALL ALIGNS WITH FRAMING OF NEW WALLS; WRAP NEW GYP OVER OPENING
2.11 EXISTING CASEWORK TO REMAIN
2.12 EXISTING TILE FLOOR TO REMAIN
6.13 HEADER AT NEW OPENING - (2) 2x10s EACH SIDE OF WALL SUPPORTED ON (1) JACK STUD (MIN) AND KING STUD; BOTTOM OF HEADER AT 6'-8"
6.14 HEADER AT NEW OPENING - (3) 2x10s SUPPORTED ON (1) JACK STUD (MIN) AND KING STUD; BOTTOM OF HEADER AT 6'-8"
6.23 INFILL WALL WHERE DOOR WAS REMOVED; 2x6 FRAMING WITH GYP ON STORAGE SIDE; FILL WITH BATT INSULATION
6.24 INFILL FLOOR WHERE ACCESS PANEL HAS BEEN REMOVED; USE 2x4 BLOCKING ON ALL SIDES SECURED TO EXISTING SUBFLOOR WITH 3" DECK SCREWS; ADD CONSTRUCTION ADHESIVE TO TOP OF 2x4 FRAMING AND ADD NEW SUBFLOOR TO MATCH THICKNESS OF EXISTING - PLAN FOR 3/4"
6.25 NEW ACCESS PANEL LOCATION; MATCH EXISTING OPENING SIZE TO REUSE EXISTING PANEL; ADD 2x4 BLOCKING ON ALL SIDES SECURED TO EXISTING SUBFLOOR WITH 3" DECK SCREWS; EXISTING OR NEW CARPET TILE IN THE PANEL
8.01 ADD ALT. #4 GLASS ACCENT; TOP AND BOTTOM ALUMINUM CHANNEL SHOULD BE 1 3/4" TALL; SIDE ALUMINUM CHANNELS SHOULD BE 1" TALL; HEIGHT IS 6'-8"; 1/4" TEMPERED GLAZING FRP 66" AFF
9.05 NEW LVT-1 THROUGHOUT; REMOVE ALL EXISTING LVT AND REPLACE
9.21 ADD ALT. #5 TO REPLACE CARPET IN EXISTING CARPET AREAS
10.04 36" HORIZONTAL GRAB BAR
10.05 42" HORIZONTAL GRAB BAR
10.06 18" VERTICAL GRAB BAR
10.09 MIRROR, 24"x36"
11.20 EXISTING DENTAL CHAIR; REMOVED AND RELOCATED TO NEW LOCATION SHOWN; CONFIRM EXACT LOCATION WITH OWNER
11.21 EXISTING PANO; REMOVED AND RELOCATED TO NEW LOCATION SHOWN; CONFIRM EXACT LOCATION WITH OWNER
11.22 NEW WALL MOUNTED DENTAL X-RAY; PROVIDED BY OWNER; INSTALLED BY CONTRACTOR; BUTTON FOR X-RAY LOCATED IN HALLWAY 114
11.23 X-RAY BUTTON FOR NEW X-RAY
12.14 24" DEEP LAMINATE FULL HEIGHT CABINET WITH PULL HANDLES; (5) ADJUSTABLE SHELVES; EUROPEAN HINGES
12.40 EXISTING BREAKROOM CASEWORK MOVED TO NEW BREAKROOM; NEW FINISH ENDS NEEDED AT EXPOSED SIDE
12.41 EXISTING DENTAL CASEWORK (LOWERS, UPPERS, AND COUNTERTOP); RELOCATED FROM OPEN AREA TO NEW LOCATION SHOWN
12.42 EXISTING DENTAL CASEWORK; RELOCATED FROM OPEN AREA TO NEW LOCATION SHOWN; CONFIRM EXACT LOCATION WITH OWNER
22.01 ACCESSIBLE TOILET; SEE PLUMBING
22.02 ACCESSIBLE SINK; SEE PLUMBING
26.23 ELECTRICAL BOX TO REMAIN; SEE ELEC.
26.25 IF DEMOED WIRE MOLD WAS IN USE, REROUTE WIRE AND NEW WIRE MOLD UP AND OVER HALLWAY OPENING

FLOOR PLAN GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES OR TO REQUEST CLARIFICATIONS BEFORE PRECEEDING.
2. DIMENSIONS ARE FROM FACE OF STUD, OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
3. PROVIDE BLOCKING AS REQUIRED FOR SUPPORT OF SPECIALTIES AND EQUIPMENT.
4. CONTRACTOR TO PROVIDE ALL CODE REQUIRED SIGNAGE.
5. CONTRACTOR TO COORDINATE LOCATIONS OF ADDITIONAL PENETRATIONS THROUGH WALLS, FLOORS, AND ROOF AS REQUIRED.
6. ALL DIMENSIONS NOTED "CLEAR" OR "CLR" ARE FOR EQUIPMENT OR CODE CLEARANCE AND MUST BE STRICTLY MAINTAINED.
7. ALL ANGLES ARE 90 AND 45 DEGREES IN PLAN UNLESS OTHERWISE NOTED.

INTERIOR FINISHES GENERAL NOTES

1. FLOORING CONTRACTOR TO PROVIDE AND CONTINUE SCHEDULED FLOORING FROM PARTITION TO PARTITION AND UNDER MILLWORK UNLESS OTHERWISE NOTED.
2. FINISH SYSTEMS DESCRIBE THE FINISH SPECIFICATION FOR THE VERTICAL SURFACE AT ALL ITEMS PLACED ON A PARTITION. IF DISCREPANCY OCCURS, CONTACT THE DESIGNER FOR CLARIFICATION PRIOR TO STARTING WORK WITHIN THE SUBJECT AREA.
3. ALL UPPER AND BASE CABINETS SHOULD BE PL-1. ALL COUNTERTOPS SHOULD BE PL-2.
4. CONTRACTOR TO SUPPLY SUBMITTAL SAMPLES OF ALL FINISHES FOR APPROVAL PRIOR TO ORDERING.
5. ALL PAINT TO BE SATIN THROUGHOUT UNLESS OTHERWISE NOTED.
6. PAINT ALL ELECTRICAL PANELS TO MATCH ADJACENT WALL PAINT COLOR (ENAMEL PAINT FINISH).
7. AT ALL FLOORING TRANSITIONS WHERE HEIGHT DIFFERENCES OCCUR INSTALL JOHNSONITE SUBFLOOR LEVELER SYSTEM OR "FEATHER" CONCRETE TO CREATE AN EVEN TRANSITION BETWEEN MATERIALS.
8. PROVIDE 10% ATTIC STOCK OF ALL FINISH MATERIALS.
9. ALL FURNITURE AND EQUIPMENT IS BY OWNER UNLESS NOTED OTHERWISE.
10. GROUT LINES TO BE 3/16" UNLESS OTHERWISE NOTED.
11. NEW PT-1 ON ALL WALLS, SOFFITS, AND GYP CEILINGS THROUGH BUILDING.
12. 1 1/2" FILLER PANELS SHALL OCCUR AT THE WALL CABINET LOCATIONS ABUTTING A WALL.
13. FINISH ALL EXPOSED CABINET ENDS AND RETURNS.
14. NEW LVT-1 THROUGHOUT BUILDING. REMOVE ALL EXISTING LVT AND REPLACE WITH LVT-1.
15. EXISTING TILE FLOOR AT ENTRY AND WAITING TO REMAIN.

XX-1 INDICATES FINISH MATERIAL

ANNOTATION LEGEND

Room name	ROOM NAME AND NUMBER	X	DEMOLITION KEYNOTE
101		XXX	DOOR NUMBER
XXX		X	KEYNOTE
XX		X	WALL TYPE
XX	WINDOW/STOREFRONT TYPE		

WALL TYPES

NOTE: ALL PARTITIONS ARE TYPE W1 UNLESS NOTED OTHERWISE.

W1	2x4 WOOD STUD WALL WITH BATT INSULATION, 5/8" GYPSUM BOARD EACH SIDE, APPLIED FINISH PER FINISH SCHEDULE, WALL EXTENDS TO STRUCTURE
W2	2x2 WOOD STUD FURRING WALL, 5/8" GYPSUM BOARD EXPOSED SIDE, APPLIED FINISH PER FINISH SCHEDULE, WALL EXTENDS TO STRUCTURE

FINISH SPECIFICATIONS

PAINT		RUBBER BASE	
PT-1	MAIN PAINT COLOR MANUF: SHERWIN WILLIAMS COLOR: GRAYISH, 6001 CONFIRM COLOR WITH OWNER PRIOR TO START OF PAINTING	RB-1	STANDARD RUBBER BASE MANUF: JOHNSONITE PROFILE: COVED COLOR: MATCH EXISTING SIZE: 4"
WALL COVERING		CEILING TILE	
FRP-1	FIBERGLASS REINFORCED PANEL MANUF: INPRO, OR EQUAL COLOR: TBD WITH SUBMITTAL	ACT-1	ACOUSTIC CEILING TILE MANUF: ARMSTRONG SIZE: 24x24 STYLE: ULTIMA, BEVELED REGULAR 15/16 COLOR: WHITE
VINYL TILE			
LVT-1	LUXURY VINYL TILE MANUF: KARNDIAN COLOR: HICKORY PAPRIKA, EW-01		
CARPET TILE			
CPT-1	CARPET TILE MANUF: SHAW COLLECTION: CANOPY COLLECTION LINE: HABITAT TILE, ST390 COLOR: TBD		
PLASTIC LAMINATE			
PL-1	VERTICAL LAMINATE CASEWORK SUB TO MATCH EXISTING LAMINATE		
PORCELAIN TILE (ADD ALT. #2)			
TILE-1	WALL / FLOOR TILE MANUF: CROSSVILLE STUDIOS STYLE: NOTORIOUS COLOR: SUSPENSE SIZE: 12"x24" GROUT: GR-1		
GROUT			
GR-1	TILE GROUT MANUF: CUSTOM BUILDING PRODUCTS COLOR: TBD WITH SUBMITTAL TYPE: EPOXY		

VALLEY-WIDE HEALTH SYSTEMS LA JARA DENTAL CLINIC - ADDITION & REMODEL 421 WALNUT STREET LA JARA, CO 81140

REVISIONS:	DATE	DESCRIPTION
#	ADDENDUM #2	
1	9/14/2026	

PROJECT #: 2614
ISSUE DATE: 8/21/2026
ISSUED FOR: PERMIT & BID
DRAWN BY: LC
CHECKED BY: VL
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SHEET TITLE:
FLOOR PLAN &
INTERIOR
ELEVATIONS

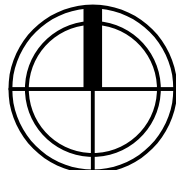
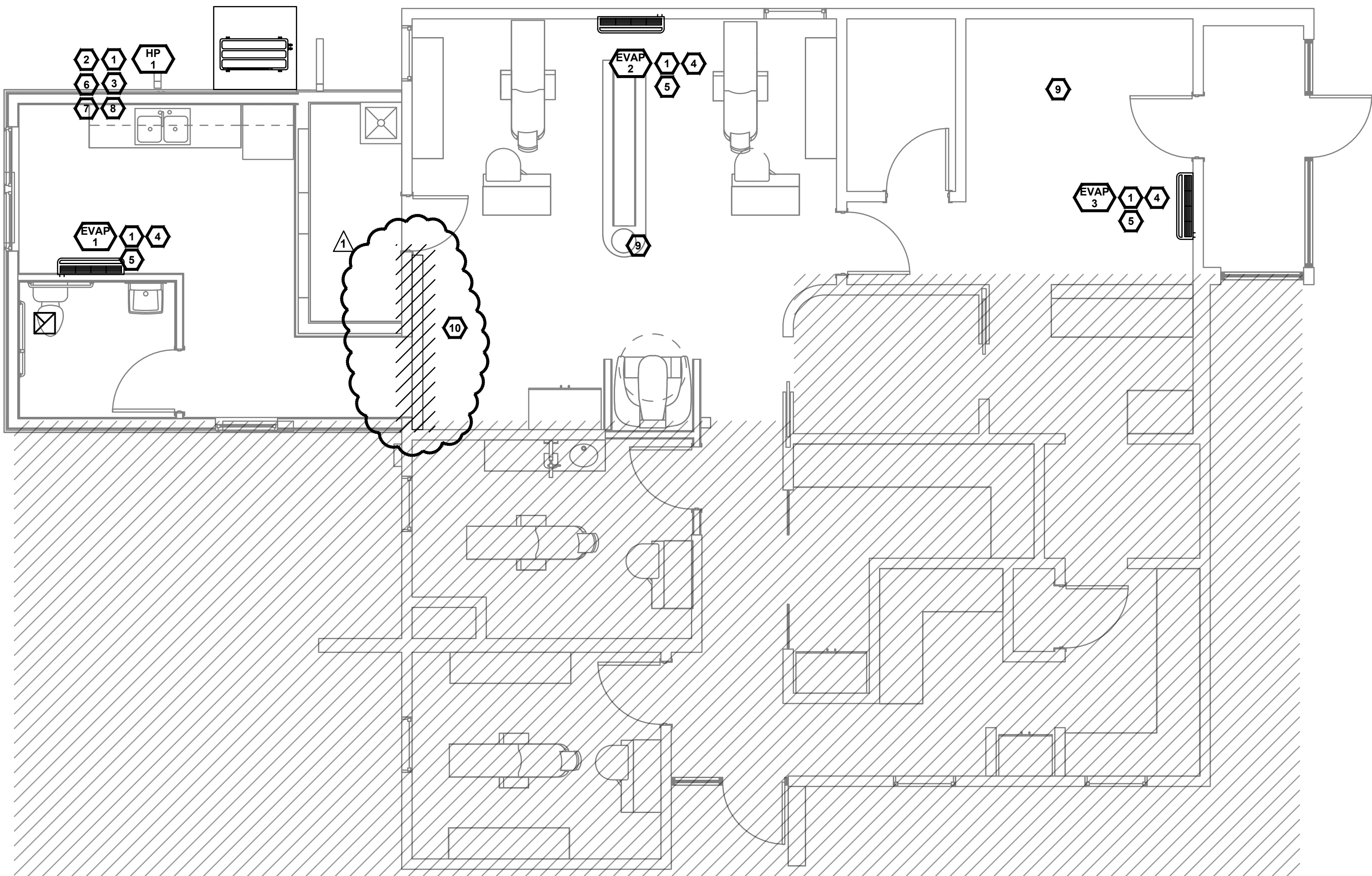
SHEET #:

A-101

11681 Voyager Pkwy, Suite #200
Colorado Springs, CO 80921
(719) 634 - 3751
www.KeysLauerArchitects.com



B.25.2026



MECHANICAL PLAN

SCALE: 1/4" = 1'-0"



**VWHS LA JARA DENTAL
421 WALNUT ST
LA JARA, CO 81140**

	ADDENDUM #2	09/14/2026
	ISSUED FOR PERMIT	08/27/2026
NO.	REVISION	DATE

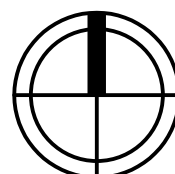
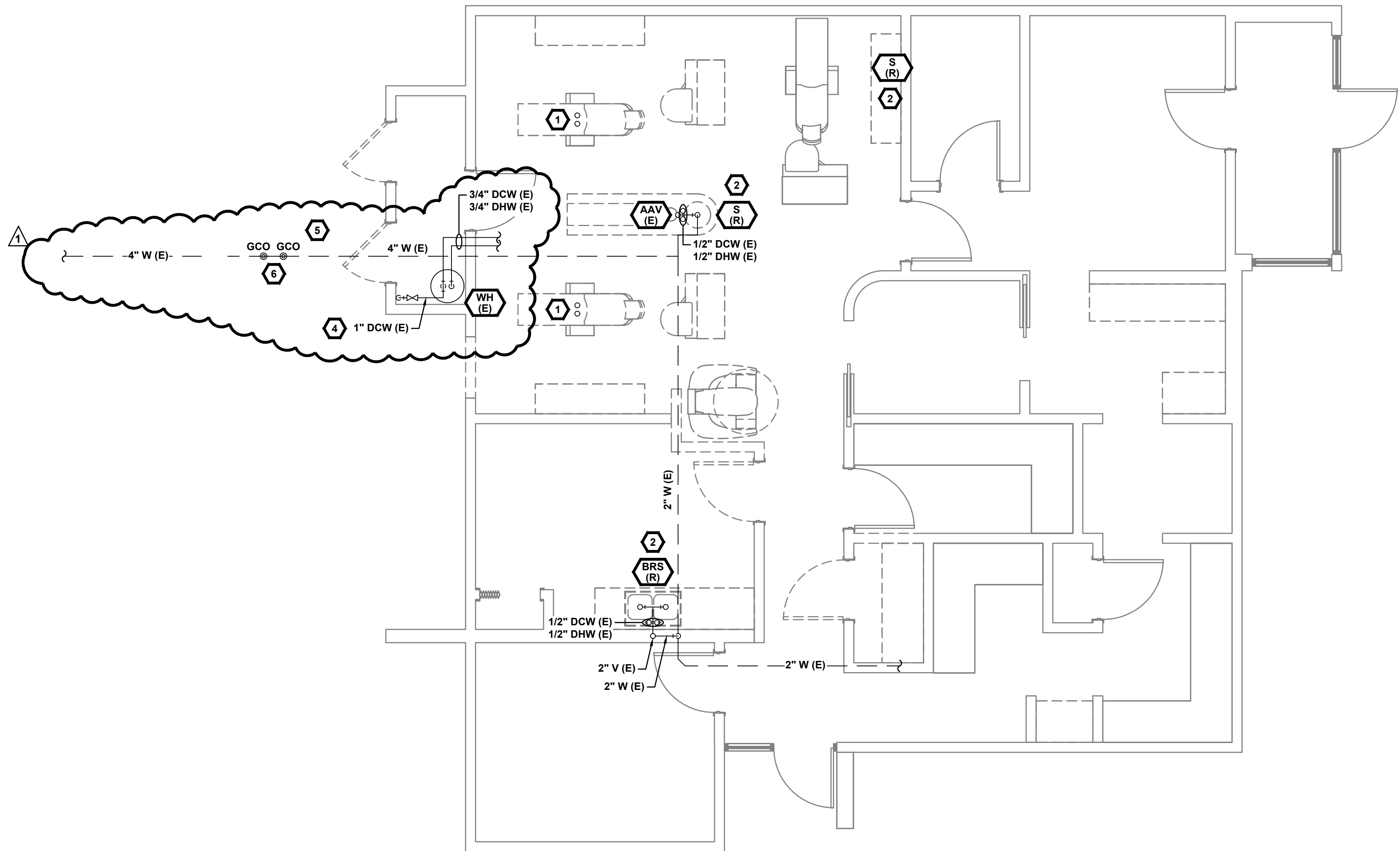
SHEET CONTENTS:

SHEET NUMBER:

PD111

- A. DRAWINGS ARE BASED ON RECORD DRAWINGS (NOT GUARANTEED TO BE CURRENT AT TIME OF CONSTRUCTION) AND FIELD INVESTIGATION WITH DEMOLITION. EXAMINE PLANS AND VISIT THE SITE TO FIELD VERIFY ACTUAL CONDITIONS AND COORDINATE SAME WITH OTHER TRADES PRIOR TO STARTING WORK.
- B. A LICENSED AND BONDED CONTRACTOR SHALL BE USED FOR INSTALLATION. ALL LOCAL CODES SHALL BE FOLLOWED DURING INSTALLATION.
- C. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL REMOVED EQUIPMENT AND MATERIAL.
- D. CONTRACTOR TO VERIFY AND COORDINATE STRUCTURAL SUPPORT AND OPENINGS IN FLOOR, ROOF, AND WALLS.
- E. THE CONTRACTOR MUST VISIT THE SITE AND NOTE ALL EXISTING CONDITIONS AS WELL AS CONDITIONS TO BE MET PRIOR TO BID SUBMISSION. LACK OF A THOROUGH UNDERSTANDING OF THE PROJECT SCOPE AND CONDITIONS SHALL NOT CONSTITUTE AN EXCUSE FOR ERRORS OR OMISSIONS, NOR FOR A REQUEST FOR EXTRA COMPENSATION.
- F. A FINAL COMMISSIONING REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2.5 OF THE 2021 IECC.

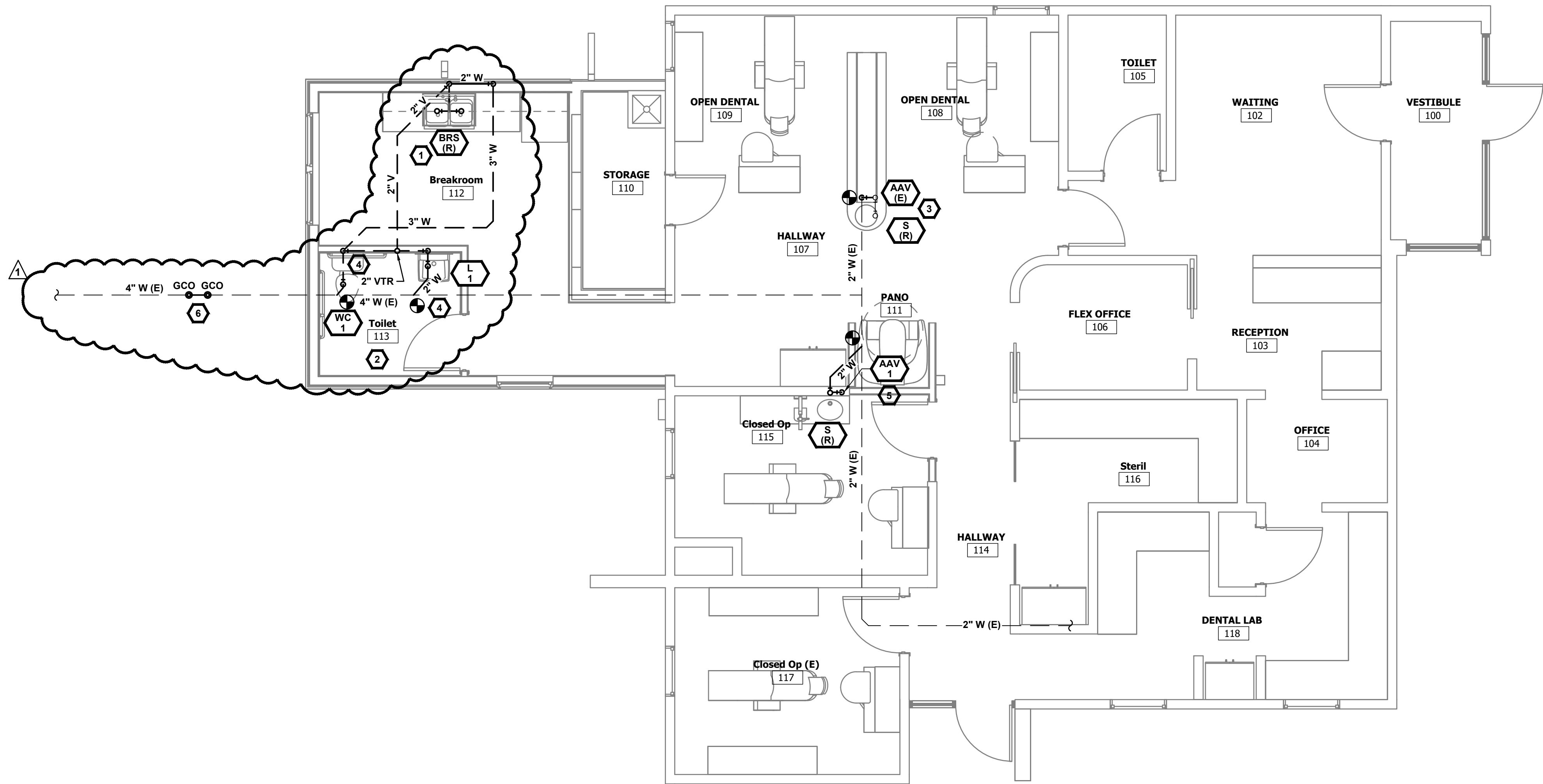
1. EXISTING DENTAL CHAIRS TO BE DISCONNECTED AND RELOCATED. CUT VACUUM AND COMPRESSED AIR PIPING TO BELOW FLOOR IN CRAWLSPACE AND CAP.
2. EXISTING DENTAL SINK AND APPURTENANCES TO BE DISCONNECTED AND REMOVED FOR RELOCATION. VERIFY EXISTING AIR ADMITTANCE VALVE IS LISTED AND IN GOOD CONDITION AND REPLACE UNIT IF DAMAGED OR NONCOMPLIANT. CUT SUPPLY AND WASTE PIPING TO BELOW FLOOR IN CRAWLSPACE AND CAP.
3. EXISTING BREAK ROOM SINK AND APPURTENANCES TO BE DISCONNECTED AND REMOVED FOR RELOCATION. CUT SUPPLY AND WASTE PIPING TO BELOW FLOOR IN CRAWLSPACE AND CAP.
4. VERIFY EXISTING BUILDING DISTRIBUTION PIPING IS A MINIMUM OF 1" DIAMETER.
5. VERIFY EXACT LOCATION OF EXISTING WASTE LINE PRIOR TO WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES FROM PLACEMENT SHOWN.
6. REMOVE EXISTING DOUBLE CLEANOUTS AS REQUIRED TO ACCOMMODATE NEW SLAB-ON-GRADE FOUNDATION. CAP AND/OR REROUTE EXISTING SANITARY PIPING AS REQUIRED.

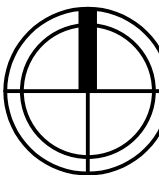


PLUMBING DEMO PLAN - WASTE AND VENT

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER OF RECORD. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION TO THE ENGINEER OF RECORD.

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 **PLUMBING PLAN - WASTE AND VENT**
SCALE: 1/4" = 1'-0"

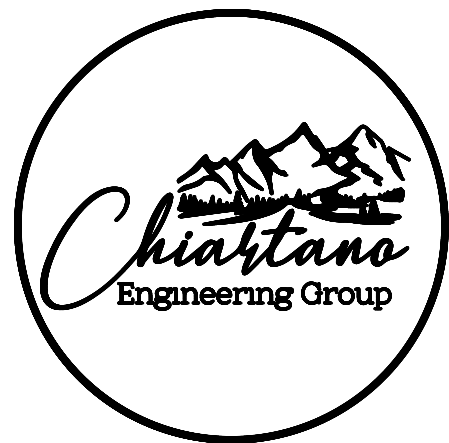
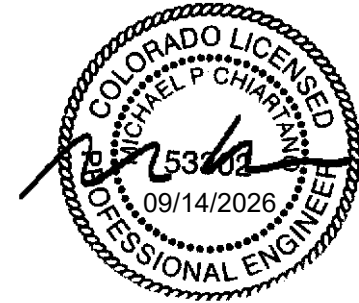
GENERAL NOTES

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- A FINAL COMMISSIONING REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2.5 OF THE 2021 IECC.

KEYNOTES

- RELOCATE AND INSTALL EXISTING BREAK ROOM SINK. PROVIDE WASTE AND VENT PIPING AS SHOWN.
- FURNISH AND INSTALL NEW WATER CLOSET AND LAVATORY. PROVIDE WASTE AND VENT PIPING AS SHOWN.
- RELOCATE AND INSTALL EXISTING DENTAL SINK. PROVIDE WASTE AND RE-INSTALL EXISTING AIR ADMITTANCE VALVE AS SHOWN.
- ROUTE NEW WASTE LINE TO EXISTING BUILDING MAIN AND CONNECT IN APPROXIMATE LOCATION SHOWN. VERIFY INVERT OF EXISTING MAIN ALLOWS FOR CONNECTION WITH A MINIMUM OF 1/4" PER 1 FT SLOPE INSTALLATION OF NEW WASTE LINE.
- RELOCATE AND INSTALL EXISTING SINK. PROVIDE WASTE AND NEW AIR ADMITTANCE VALVE AS SHOWN.
- PROVIDE NEW DOUBLE CLEANOUTS AT LOCATION SHOWN. CONNECT TO EXISTING SANITARY PIPING AND SET CLEANOUT COVERS FLUSH WITH FINISHED GRADE.

ENGINEER SEAL:



10186 MT. LINCOLN DR. PEYTON, CO 80831
INFO@CHIARTANOEG.COM
719.257.2091

WHS LA JARA DENTAL
421 WALNUT ST
LA JARA, CO 81140

ADDENDUM #2	09/14/2026	
ISSUED FOR PERMIT	08/27/2026	
NO.	REVISION	DATE

PROJECT NO: 26-1529
DRAWN BY: TCQ
CHECKED BY: MPC
DATE: 07/16/2026

SHEET CONTENTS:

**PLUMBING PLAN -
WASTE AND VENT**

SHEET NUMBER:

P111



**VWHS LA JARA DENTAL
421 WALNUT ST
LA JARA, CO 81140**

	ADDENDUM #2	09/14/2026
	ISSUED FOR PERMIT	08/27/2026
NO.	REVISION	DATE

ED121

A. DRAWINGS ARE BASED ON RECORD DRAWINGS (NOT GUARANTEED TO BE CURRENT AT TIME OF CONSTRUCTION) AND FIELD INVESTIGATION WITH DEMOLITION. EXAMINE PLANS AND FIELD FOR THE 30' FIELD RADIUS OF EACH PILE AND COORDINATE SAME WITH OTHER TRADES PRIOR TO STARTING WORK.

B. A LICENSED AND BONDED CONTRACTOR SHALL BE USED FOR INSTALLATION. ALL LOCAL CODES SHALL BE FOLLOWED DURING INSTALLATION.

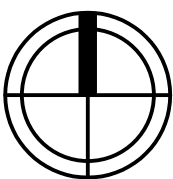
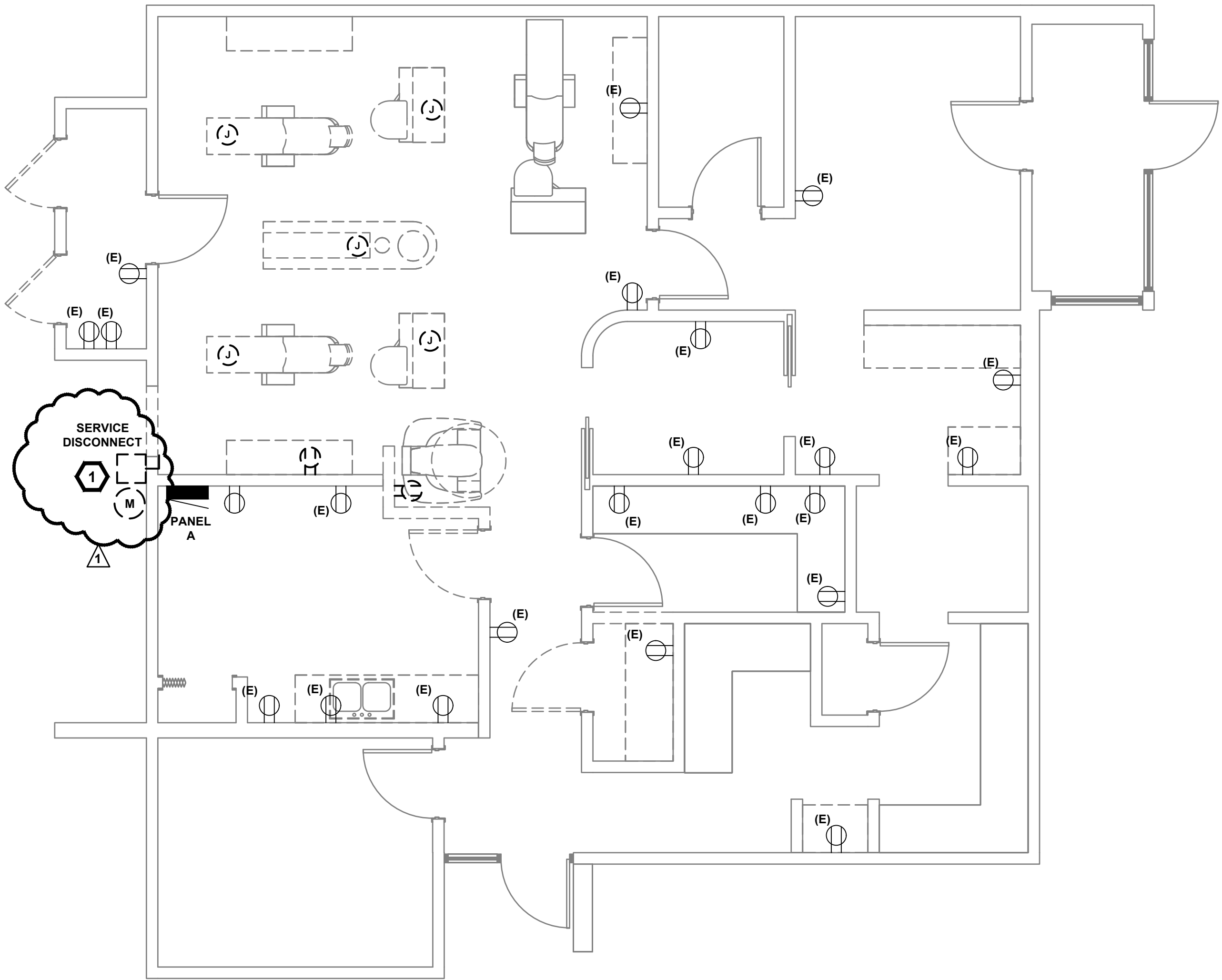
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D. THE CONTRACTOR MUST VISIT THE SITE AND NOTE ALL EXISTING CONDITIONS AS WELL AS CONDITIONS TO BE MET PRIOR TO BID SUBMISSION. LACK OF A THOROUGH UNDERSTANDING OF THE PROJECT SCOPE AND CONDITIONS SHALL NOT CONSTITUTE AN EXCUSE FOR ERRORS OR OMISSIONS, NOR FOR A REQUEST FOR EXTRA COMPENSATION.

E. A FINAL COMMISSIONING REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2.5 OF THE 2021 IECC.

F. ELECTRICAL DESIGN HAS A MAXIMUM VOLTAGE DROP OF 5% PER 2021 IECC C405.10.

1 CONTRACTOR TO DEMO EXISTING SERVICE.



ELECTRICAL DEMO PLAN - POWER

SCALE: 1/4" = 1'-0"



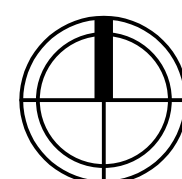
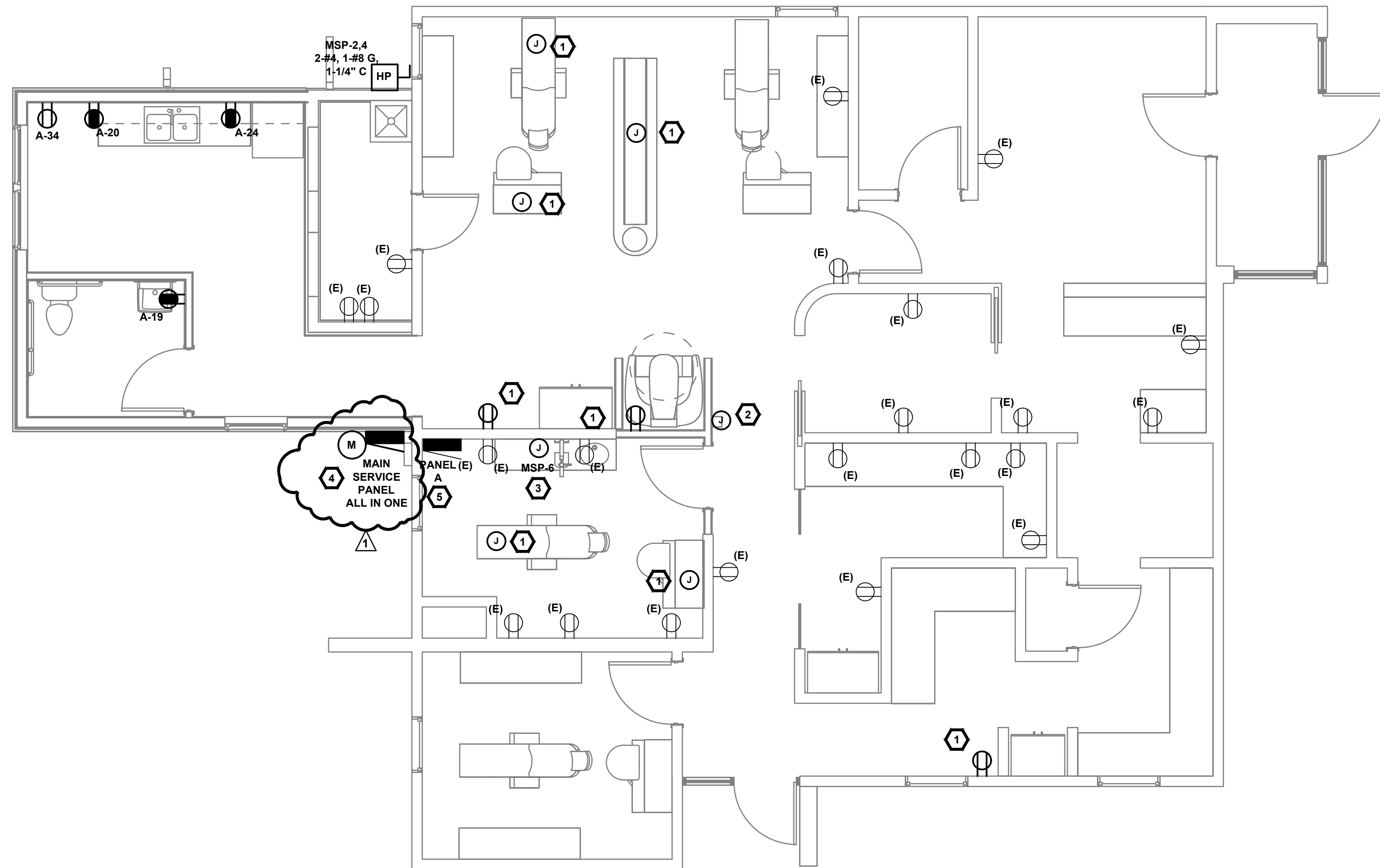
**VWHS LA JARA DENTAL
421 WALNUT ST
LA JARA, CO 81140**

	ADDENDUM #2	09/14/2026
	ISSUED FOR PERMIT	08/27/2026
NO.	REVISION	DATE

E121

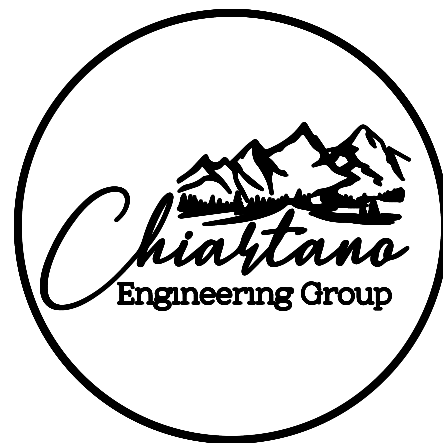
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- 1 CONTRACTOR TO VERIFY EXISTING CIRCUITS AND RELOCATE TO NEW LOCATION AS SHOWN ON POWER PLANS.
- 2 X-RAY REMOTE EXPOSURE BUTTON- FURNISH AND INSTALL CADDUIT WITH PULL STRING TO X-RAY. JUNCTION BOX TO MOUNT 60" AFF
- 3 PROVIDE JUNCTION BOX FOR X-RAY. VERIFY EXACT LOCATION WITH OWNER/GC PRIOR TO ROUGH-IN.
- 4 CONTRACTOR TO INSTALL NEW SERVICE AS SHOWN ON PLAN.
- 5 CONTRACTOR TO RE-FEED EXISTING PANEL A FROM NEW SERVICE.



ELECTRICAL PLAN - POWER
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



**VWHS LA JARA DENTAL
421 WALNUT ST
LA JARA, CO 81140**

1	ADDENDUM #2	09/14/2026
2	ISSUED FOR PERMIT	08/27/2026
NO.	REVISION	DATE

SHEET CONTENTS

SHEET NUMBER:

E601

CATEGORY	A KVA	B KVA	TOTAL		DEMAND FACTOR	DEMAND KVA	GENERAL NOTES
RECEPTACLE (R)	5.06	7.14	10.00	KVA	1.00	10.00	A. BOLD DENOTES NEW LOAD
			2.20	KVA	0.50	1.10	
LIGHTING (L)	2.00	0.50	2.50	KVA	1.25	3.13	B.
MOTOR (M)	0.00	0.00	0.00	KVA	1.25	0.00	C.
			0.00	KVA	1.00	0.00	
EQUIPMENT (E)	16.24	14.06	30.30	KVA	1.00	30.30	D.
SPECIALTY (S)	0.00	0.00	0.00	KVA	1.25	0.00	E.
TOTAL LOAD:	23.30	21.70	45.00	KVA		44.53	
					MIN. PANEL AMP:	185.52	F.

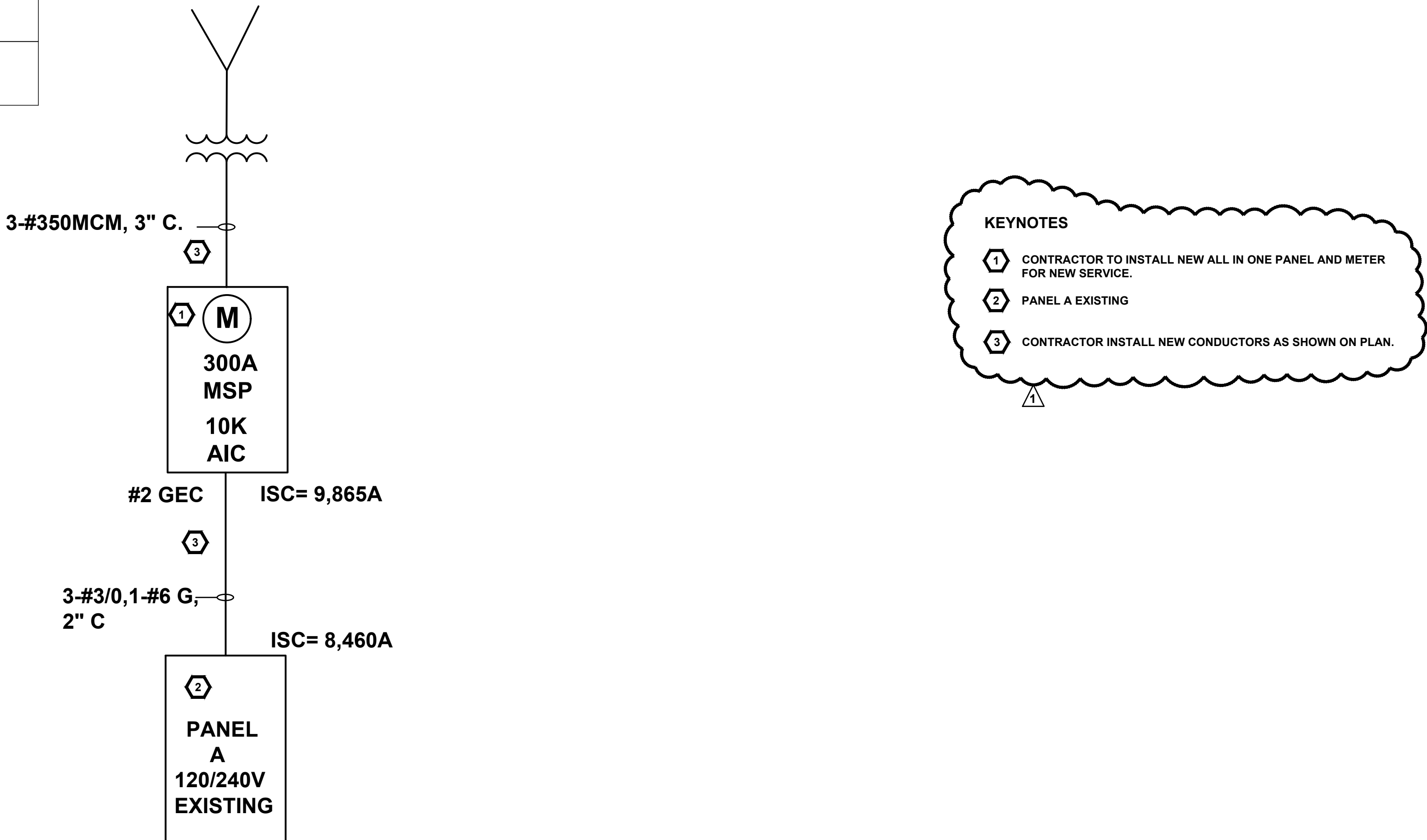
TYPE	MANUFACTURER/CATALOG NO.	LAMP TYPE	FINISH	MOUNTING	VOLTAGE	DESCRIPTION
A	COLUMBIA CSL4-A-LSCS	LED 4400/4850/5300 Switchable Lumens, 3500/4000/5000K Switchable CCT	WHITE	SURFACE	120-277	4" STRIP LIGHT WITH FROSTED ACRYLIC LENS, SURFACE MOUNT, DAMP LOCATION, 0-10V DIMMING
B	TERON LIGHTING 8900SP-FL0224D-VT	LED	SATIN NICKEL	WALL	120-277	4" STRIP LIGHT WITH FROSTED ACRYLIC LENS, SURFACE MOUNT, DAMP LOCATION, 0-10V DIMMING
C	COLUMBIA LCAT22-A-LSCS	LED 2642-4124 Switchable Lumens, 3500/4000/5000K Switchable CCT	WHITE	GRID	120-277	2X2 LED CONTEMPORARY ARCHITECTURAL TROFFER, 0-10V DIMMING
EMX	COMPASS CCG	LED	WHITE/GREEN LETTERS	SURFACE	120-277	LED EXIT LIGHT/EMERGENCY, DUAL HEAD, NICKEL CADMIUM BATTERY
UC	TBD	LED	TBD	SURFACE	120/277	UNDER CABINET LIGHTING

VOLTAGE (L-N):		120	PANEL MSP				ENCLOSURE TYPE:		NEMA 3R	
VOLTAGE (L-L):		240	MOUNTING:				SURFACE		10,000	
PHASES, WIRES:		1 PHASE, 3 WIRE	A/C RATING:							
MINIMUM BUS AMPACITY (A):		400 A	PROJECT:				LA JARA DENTAL			
MAIN O.C. DEVICE (A):		300A								

CKT NO	DESCRIPTION	CAT	BKR	PHASE LOADS (VA)				BKR	CAT	DESCRIPTION	CKT NO
				A	B	C	D				
1	PANEL A	E	200'	23300	4680			80'	M		HP 2
3	PANEL A	E							M		HP 4
5	PANEL A	E	3		1500		21700	4680	20'1	E	
7	SPACE										SPACE 6
9	SPACE										SPACE 8
11	SPACE										SPACE 10
13	SPACE										SPACE 12
15	SPACE										SPACE 14
17	SPACE										SPACE 16
19	SPACE										SPACE 18
21	SPACE										SPACE 20
23	SPACE										SPACE 22
											SPACE 24

CATEGORY	A KVA	B KVA	TOTAL	DEMAND FACTOR	DEMAND KVA	GENERAL NOTES
RECEPTACLE (R)	0.00	0.00	0.00	1.00	0.00	A. BOLD DENOTES NEW LOAD
			0.00	0.50	0.00	
LIGHTING (L)	0.00	0.00	0.00	1.25	0.00	B.
MOTOR (M)	4.68	4.68	9.36	1.25	11.70	C.
			0.00	1.00	0.00	
EQUIPMENT (E)	24.80	21.70	46.50	1.00	46.50	D.
SPECIALTY (S)	0.00	0.00	0.00	1.25	0.00	E.
TOTAL LOAD:	29.48	26.38	55.86		59.20	F.
MIN. PANEL AMP: 242.50						

Fault No.	Description	Available Short Circuit Current @ Beginning of Circuit	Enter L-L Voltage	Enter L-N Voltage	Available Short Circuit Current	Equipment SCCR Rating
1	MSP	17,400	240	120	9,865	10,000
2	PANEL A	9,865	240	120	8,460	10,000



EXISTING ONE-LINE DIAGRAM

SCALE: NTS

SHEET NUMBER:

Valley-Wide La Jara Dental Clinic Remodel & Addition Pre-Bid Questions

1. Clinic Occupancy and Working Hours

Will the clinic remain occupied and operational during construction? Please identify permitted working hours and any work required to occur after hours or on weekends.

Clinic may be open during construction. Hours of operation are 8am-5pm M-F.

Contractor should provide add alternate to erect hard partitions and operate negative air machines as described below. Contractors should advise in their bid the duration of the project with no dental operations and the duration with limited dental operations as shown in the attached drawing.

2. Phasing and Protection of Occupied Areas

Please provide the required construction phasing, temporary barriers, infection-control measures, and daily cleaning requirements for work within or adjacent to occupied clinic areas. Hard wall dust barriers to maintain dust free clinical space – minimum .02 WC negative air required inside construction area when engaging in dust-producing activities.

3. Dental Equipment and Casework Responsibilities

Please identify who is responsible for disconnecting, moving, storing, reinstalling, calibrating, and testing existing dental equipment, and for relocating associated casework. Clarify which activities will be performed by the clinic or its vendors and which must be included in the contractor's bid. Casework to be relocated by contractor. Dental equipment to be disconnected by Valley-Wide staff and stored off site, reconnected by Benco Dental when construction has concluded.

4. Utility Shutdowns

Please specify the required advance notice, permitted hours, and maximum duration for utility shutdowns affecting clinic operations. Utilities may only be interrupted outside of clinical hours, unless 48 hour notice is provided to Owner.

5. Hazardous Materials

Are hazardous-material survey reports available for the existing building? If so, please provide them and clarify whether any abatement work is to be included in the bid. ACM testing in progress/no anticipated ACM present.

6. Acoustical Ceilings

Please specify the required acoustical ceiling tile and suspension grid, including manufacturer, product, size, and color. Identify any areas where new materials must match the existing ceiling. Manufacturer: Armstrong, Style: Ultima Beveled Tegalur 15/16, Color: White, Size: 24"x24"

7. Drywall Finish and Texture

Please specify the required drywall finish level and texture for new walls and patched areas, including any requirements to match existing finishes. Level 4 knockdown

8. Interior Partition Framing

May metal studs be used in lieu of wood studs for interior partitions? If permitted, please



identify applicable locations and required stud sizes, gauges, and spacing. **May be substituted during submittals; bid should reflect wood studs as specified.**

9. Carpet Tile and Alternate No. 5

Please provide the carpet-tile specification, including manufacturer, product, installation requirements, and applicable locations. For Alternate No. 5, please provide a specified product or an allowance amount and define what the allowance must include.

Manufacture: Shaw, Collection: Canopy, Color: TBD, Size: 24"x24" Locations: Replace all existing carpet throughout.

10. Ceramic Wall Tile at Bathroom 113

For the proposed add alternate for wall tile at Bathroom 113, should the tile extend to full wall height or be installed as a wainscot? Please specify the tile, installation height, and walls to receive tile, and confirm any other locations where ceramic tile is required.

Wainscot to 66" AFF, paint remainder – only in new restroom. Manufacture: Crossville Studios, Style: Notorious, Color: Suspense, Size: 12"x24", Grout; Manufacture: Custom Building Products, Style: Epoxy, Color - TBD

11. Flooring at Bathroom 113

Under the proposed bathroom tile add alternate, should the floor remain LVP or change to tile? If tile is required, please provide the product and installation requirements. **The flooring in the restroom will be LVT-1 Hickory Paprika. Only the walls will be tiled.**

12. Construction Schedule

Please confirm the anticipated construction start date, required completion date, and any mandatory phasing milestones. **Start date in late October, Ending TBD**

13. Bid Deadline and Wage Requirements

Please confirm the governing bid submission date and time and identify the wage requirements applicable to this project, including any required wage determination or schedule. **Bid deadline is 10/2/2026 – no wage requirements**

14. Relocated Items — Sheets AD-101 and A-101

Sheet AD-101, Demolition Keynote D24, identifies two existing items to be removed and reused. Sheet A-101, Keynote 12.42, shows their proposed relocated positions. Both items appear to have the same footprint on the demolition plan, but one is shown with a reversed footprint on the proposed plan. Please clarify whether the existing item can be reused as shown or whether modification or replacement is required. **These 12'o'clock units are all identical – no modifications needed. (2) to remain in the open area and (1) moves into the Closed Op 115, positioned on East wall facing West.**

15. Stucco Repairs and Painting — Alternate No. 3

Please clarify the extent of stucco patching, repair, and painting required under Alternate No. 3. Identify the applicable areas and whether painting is limited to repaired areas or includes entire wall surfaces or elevations. **A \$5,000 allowance has been added to the project scope for exterior finishes – coordinate with owner to develop scope of work**

16. Casework Removal for New Flooring — Rooms 108 and 117

Sheet A-101, Interior Finish General Note 1, requires flooring to extend from partition to partition. Please confirm whether existing casework designated to remain in Open Dental 108 and Closed Op 117 must be removed and reinstalled to accommodate the new

flooring. Casework in Dental Op 108 (Casework C on plans) will move into Closed Op 115. Flooring in closed Op 117 can terminate at casework.

17. Existing Flooring

Please identify the existing flooring materials in areas scheduled to receive new flooring and clarify the required removal and substrate preparation. Removal of existing flooring to be conducted by flooring sub – this includes all existing carpet and all existing LVT throughout. The only existing flooring to remain is in Waiting 102, which is tile. LVT spec; Manufacture: Karndean, Color: Hickory Paprika EW-01. Carpet spec is covered above, #9.

18. Cove Base

Please identify the existing cove base manufacturer, profile, height, and color, if available, and confirm whether new cove base must match. Rubber base to be removed throughout and replaced with; Manufacture: Johnsonite, Profile: Coved, Color: Black (matte or gloss - does not matter as long as it is all consistent) Size: 4"

19. Existing Baseboard Heater — Sheet ED121

Sheet ED121 does not indicate removal or relocation of the existing baseboard heater at the proposed new door location. Please confirm whether the heater is to be removed or relocated. If relocation is required, please provide the new location and installation requirements. This is covered in Addendum #2, which will be distributed in the coming days. Wire molding and baseboard heater to be removed and re-used on north wall of Open Dental 109, if applicable. Scrapped if not applicable.

20. Existing Electrical Service — Sheet E601

Sheet E601 identifies the existing MSP as 300 amps. However, the existing equipment appears to be a 200-amp service disconnect rather than an all-in-one panel, with no available space for new HVAC heat pump breakers. Please verify the existing service rating and provide the required electrical modifications to accommodate the new heat pump circuits. Service upgrade application is in-process.

21. Overhead Electrical and Telephone Services

The existing overhead electrical and telephone lines appear to conflict with the proposed addition due to insufficient clearance. Please confirm the required relocation or adjustment and identify responsibility for utility coordination, the associated work, and costs. Fiber conflicts will be re-routed prior to footer excavation.

****All work in yellowed areas will need to be completed on **Fridays**, and assessable by the following Monday to maintain patient / staff accessibility****

