

SUBMITTAL CHECKLIST

PL
215 9A

PLANNED DEVELOPMENT REVIEW

Location: 1035 Grand Ave

Project Name: Modify approved PB plan

162

ITEMS		DISTRIBUTION																TOTAL REQ'D							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West		Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	TCI Cable	Original NOT Remove in Office
● Application Fee \$770	VII-1	1																							
● Submittal Checklist*	VII-3	1																							
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																		3
○ Appraisal of Raw Land	VII-1	1		1	1																				
● Names and Addresses	VII-3	1																							2
● Legal Description	VII-2	1			1																				
○ Deeds	VII-1	1		1			1																		
● Easements Book / Page	VII-2	1	1	1	1		1										1	1	1				1		
○ Avigation Easement	VII-1	1		1			1																		
○ ROW	VII-3	1	1	1	1		1										1	1	1				1		
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																		
○ CDOT	VII-3	1	1																						
○ Industrial Pretreatment Sign-off	VII-4	1	1																						
● General Project Report (narrative)	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																						
● Site Plan	IX-29	2	2	1	1																				6
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2											1								1			
○ Storm Drainage Plan and Profile	IX-30	1	2											1			1	1	1				1		
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1								1	1	1	1	1					1		
○ Roadway Plan and Profile	IX-28	1	2										1												
○ Road Cross-Sections	IX-27	1	2																						
○ Detail Sheet	IX-12	1	2																						
● Landscape Plan	IX-20	2	1	1																					
○ Geotechnical Report	X-8	1								1															
○ Final Drainage Report	X-5.6	1	2											1											
○ Stormwater Management Plan	X-14	1	2										1								1				
○ Phase I and II Environmental Report	X-10,11	1	1																						
○ Traffic Impact Study	X-15	1	2																		1				

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 9 Nov 1994
Conference Attendance: Tom Dixon, Scott Moreland, Louise Pool, Judy Klis
Proposal: modify approved PB Sec # 7-86
Location: 1035 Grand Avenue

Tax Parcel Number: 2945-144-02-004
Review Fee: \$740

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

City

*Scott Moreland
for
1035
Grand
Ave*

William Dorsey
1030 White Ave.
Grand Jct, Co 81501

Alexander Krasnow
1035 White Ave,
Grand Jct, Co 81501

Paul Ballard
1038 White Ave.
Grand Jct, Co 81501

Lee Hunt
1049 White Ave,
Grand Jct, Co 81501

William Hawthorne
1042 White Ave.
Grand Jct, Co 81501

Cleo Cochran
1105 Grand Ave.
Grand Jct, Co 81501

Roy Altman
1041 Ouray Avenue
Grand Junction, CO 81501

William Trine
P.O. Box 2206
Grand Jct, Co 81501

Donna Birr
1115 Grand Ave.
Grand Jct, Co 81501

Erin Isis
1055 Grand Ave.
Grand Jct, Co 81501

William Payne
945 Grand Ave.
Grand Jct, Co 81501

Scott Moreland
1035 Grand Ave.
Grand Junction, CO 81501

Mary Flynn
1025 Grand Ave.
Grand Jct, Co 81501

Glenn Shephard
325 N 10th St.
Grand Jct, Co 81501

Benny Kilgore
732 ~~Wedge~~ Dr.
Grand Jct, Co 81506

Susanne Price
1042 Grand Ave.
Grand Jct, Co 81501

Benny Kilgore
732 Wedge Dr.
Grand Junction, CO 81506

Dale Gunnell's
no address known

Lola Hampton
1029 Ouray Ave.
Grand Jct, Co 81501

City of Grand Junction
Community Development
250 N. 5th St.
Grand Junction, CO 81501

Mesa County
P.O. Box 20000-5014
Grand Jct, Co 81502

Donald Bishop
1037 Ouray Ave.
Grand Jct, Co 81501

Jann ERTL ~~Erth~~
1600 North Ave.
Grand Jct, Co 81501

Roy Altman
1041 Ouray Ave.
Grand Jct, Co 81501

Jann Ertl
1600 North Ave.
Grand Junction, CO 81501



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

November 9, 1994

Scott Moreland
2525 North 8th Street
Suite 103
Grand Junction, CO 81501

Dear Scott,

This is a follow-up to the pre-application meeting we had this morning. Your desire is to get a building permit for alterations to an existing structure which will serve as your future office building. This involves interior remodeling work and the addition of a bay window. The City's concern is that a modification to an approved development plan associated with a rezone from RMF-64 to Planned Business (PB) is needed since elements of that approval have never been satisfied or completed. Such a modification to a PB zone can only be done through a public hearing process before the Planning Commission.

In order to assist your desire to gain a building permit as soon as possible and to assure that modifications to the site conform to the requirements outlined in the Zoning and Development Code for any development in a PB zone, we are willing to review your building plans and issue a planning clearance for your building modifications once we receive a formal application for a Planned Development Review. If this application is submitted on or before December 1st, you will be scheduled on the Planning Commission agenda for January, 1995.

If you have any further questions, feel free to contact me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dixon".

Tom Dixon, AICP, Senior Planner

cc: File #7-86

Scott Moreland, D.D.S.

Family Dentistry

2525 North 8th Suite 103
Grand Junction, Colorado 81501

Wellington II Bldg.
(303) 243-8580

Original
Do NOT Remove
from Office

Proposal 11-30-94

To locate a dental office at 1035
Grand Avenue. Property was formerly
occupied by an insurance agency.

Exterior would be largely unchanged.
Interior changes would consist of updated
plumbing and electrical.

215 94

REVIEW COMMENTS

Page 1 of 2

FILE # 215-94

TITLE HEADING: Planned Development Review
Dental/Medial Office

LOCATION: 1035 Grand Avenue

PETITIONER: Scott Moreland

PETITIONER'S ADDRESS/TELEPHONE: 2301 Palace Verdes Drive
Grand Junction, CO 81503

PETITIONER'S REPRESENTATIVE: Scott Moreland

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., DECEMBER 28, 1994.

PUBLIC SERVICE COMPANY
Dale Clawson

12/16/94
244-2695

Electric and Gas: No objections.

CITY PARKS AND RECREATION DEPT.
Don Hobbs

12/06/94
244-1542

If an open space fee is required for this action, we will need an appraisal.

GRAND VALLEY RURAL POWER
Perry Rupp

12/08/94
242-0040

Not in Grand Valley Rural Power Service area.

CITY UTILITY ENGINEER
Bill Cheney

12/12/94
244-1590

Water: A 6" looped line runs east-west in Grand Avenue. Special approval may be required since the line is not an 8" looped line. Contact Fire Dept. for approval.
Sewer: No Comment.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

12/06/94
244-1656

Proposal does not indicate a change in use. However, a Building Permit is required for all interior work. A site inspector by our Department prior to construction would be beneficial.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/15/94
244-1591

Power of Attorney for future alley improvements is required.

Recommend widening of existing driveway at the street to facilitate movements in and out. Driveway must meet current City Construction Standards and concrete work in Right-of-Way must be done by an approved concrete contractor.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

12/12/94
244-1446

See attached comments.

CITY FIRE DEPARTMENT
Hank Masterson

12/27/94
244-1414

The 6" looped water line serving the existing offices to be used as a Dentist's office will be adequate to meet the requirements of the Fire Department - for existing commercial development a 6" looped line is the minimum standard.

void

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/15/94
244-1591

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COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

12/12/94
244-1446

See attached comments.

See Revised Page

Scott Moreland, D.D.S.

Family Dentistry

2525 North 8th Suite 103 Wellington II Bldg.
Grand Junction, Colorado 81501 (303) 243-8580

File #215-94
1035 Grand Avenue
Grand Junction, Co 81501

Staff Representative-
Kathy Portner

Replies to issues

1. The existing curb cut will be widened to city standards by M&H concrete of Palisade.
2. Proposed use of the structure is a dental office on the main floor. Upstairs will be a low traffic office for a contractor.
The upstairs office square footage is 650 square feet. The total number of parking spaces which will be provided will be nine, including one handicapped parking space. This is two spaces in excess of requirements.
3. A parking plan was submitted showing all required spaces if this needs modification, please contact me.
4. In regard to paving requirements, I was told by both Tom Dixon and Jody Kliska, in a meeting this December, that the paving requirement would be waived.
I propose paving the handicapped parking space at this time to connect it with the sidewalk and ramp. If needed, I will submit a timetable for future paving of work to be completed. Paving the parking lot and driveway at this time would cause me severe financial hardships.

Scott Moreland, D.D.S.

Family Dentistry

2525 North 8th Suite 103 Wellington II Bldg.
Grand Junction, Colorado 81501 (303) 243-8580

File #215-94
1035 Grand Avenue
Grand Junction, Co 81501

Staff Representative-
Kathy Portner

Replies to issues

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I propose paving the handicapped parking space at this time to connect it with the sidewalk and ramp. If needed, I will submit a timetable for future paving of work to be completed. Paving the parking lot and driveway at this time would cause me severe financial hardships.

STAFF REVIEW

FILE: #215-94
DATE: December 16, 1994
STAFF: Kathy Portner
REQUEST: Revised Final Plan--Dental/Medical Office
LOCATION: 1035 Grand Avenue
APPLICANT: Scott Moreland

EXISTING LAND USE: Professional Offices

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Residential and Office
SOUTH: Residential
EAST: Residential and Office
WEST: Residential

EXISTING ZONING: Planned Business (PB)

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: RMF-64 (Residential Multi-family, 64 units per acre)
SOUTH: RMF-64
EAST: RMF-64
WEST: RMF-64

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The Grand Avenue Corridor Guidelines acknowledge this block of Grand Avenue as being appropriate for low-volume office uses. The Guidelines further discourage the use of alleyways as access to private parking lots.

STAFF ANALYSIS:

This property was rezoned to PB in 1986 for conversion to an insurance office (File #7-86).

The conditions of approval were that there not be access to the alley and that a 6' privacy fence be installed along the alley, that the existing curb cut be widened, and that a looped driveway be created around the building, with an ingress off of Grand Avenue through the driveway along the west property line and an egress onto Grand Avenue through a proposed driveway along the east property line. The new driveway access along the east property line was never provided.

The current owner of the property is requesting that the requirement for a second access onto Grand Avenue be reconsidered by the Planning Commission and deleted.

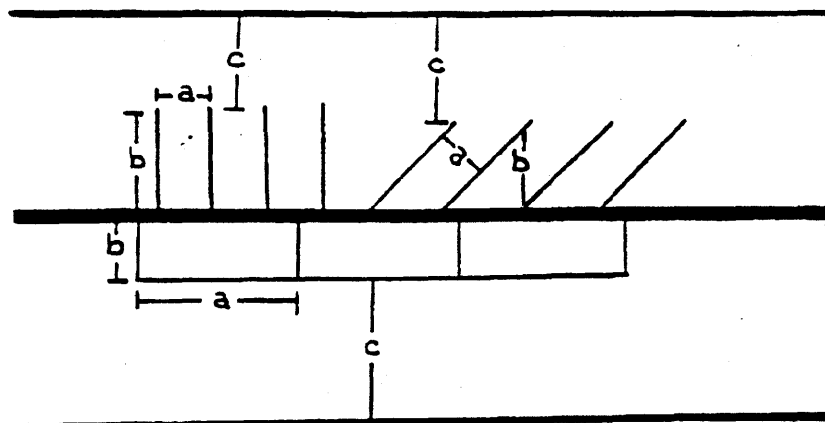
The following issues need to be responded to:

1. The existing curb cut must be widened and improved to meet City standards.
2. Please indicate the proposed use of the entire structure. The parking requirement for medical/dental offices is four spaces for each doctor or dentist on duty during the busiest shift. The requirement for all other types of office use is one space per three hundred square feet of gross floor area.
3. A parking plan, showing all dimensions, must be submitted showing how the required spaces can be provided on-site. The parking area must meet the design requirements of the Zoning and Development Code (see attached).
4. All parking areas and travel ways are required to be paved.

STAFF RECOMMENDATION:

Staff will make a recommendation based on the petitioner's response to the above comments.

<u>PARKING ANGLE</u>	A			B			C		
	<u>STALL WIDTH IN FEET</u>			<u>STALL LENGTH IN FEET</u>			<u>AISLE WIDTH IN FEET</u>		
0°	22.0	22.0	22.0	9.0	9.5	10.0	12.0	12.0	12.0
	9.0	9.5	10.0	18.0	18.0	20.0	11.0	11.0	11.0
	8.5	9.0	9.5	21.0	21.0	21.0	13.0	12.0	11.0
30°	8.5	9.0	9.5	21.0	21.0	21.0	18.0	16.0	15.0
	8.5	9.0	9.5	19.5	19.5	19.5	25.0	23.0	22.0
	8.5	9.0	9.5	18.5	18.5	18.5	28.0	25.0	24.0



(Figure F5-5-1K) PARKING STALL AND AISLE DIMENSIONS

STAFF REVIEW

FILE: #215-94
DATE: January 10, 1995
STAFF: Kathy Portner
REQUEST: Revised Final Plan--Dental/Medical Office
LOCATION: 1035 Grand Avenue
APPLICANT: Scott Moreland

EXISTING LAND USE: Professional Offices

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Residential and Office
SOUTH: Residential
EAST: Residential and Office
WEST: Residential

EXISTING ZONING: Planned Business (PB)

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: RMF-64 (Residential Multi-family, 64 units per acre)
SOUTH: RMF-64
EAST: RMF-64
WEST: RMF-64

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The Grand Avenue Corridor Guidelines acknowledge this block of Grand Avenue as being appropriate for low-volume office uses. The Guidelines further discourage the use of alleyways as access to private parking lots.

STAFF ANALYSIS:

This property was rezoned to PB in 1986 for conversion to an insurance office (File #7-86).

The conditions of approval were that there not be access to the alley and that a 6' privacy fence be installed along the alley, that the existing curb cut be widened, and that a looped driveway be created around the building, with an ingress off of Grand Avenue through the driveway along the west property line and an egress onto Grand Avenue through a proposed driveway along the east property line. The new driveway access along the east property line was never provided.

The current owner of the property is requesting that the requirement for a second access onto Grand Avenue be reconsidered by the Planning Commission and deleted.

The petitioner has agreed to widen and improve the existing curb cut to meet City standards. Based on the building being used for a dental office with one dentist and an additional 650 square feet of office area the parking requirement is 7 spaces. The required 7 spaces must meet the Code design requirements. At the time the office use was approved paving of the parking area was not required. The paving requirement will not be triggered by the requested change to the driveway circulation. However, the parking surface might require additional gravel to be maintained dust-free. Eventual paving of the surface is desirable. All parking spaces must be clearly delineated.

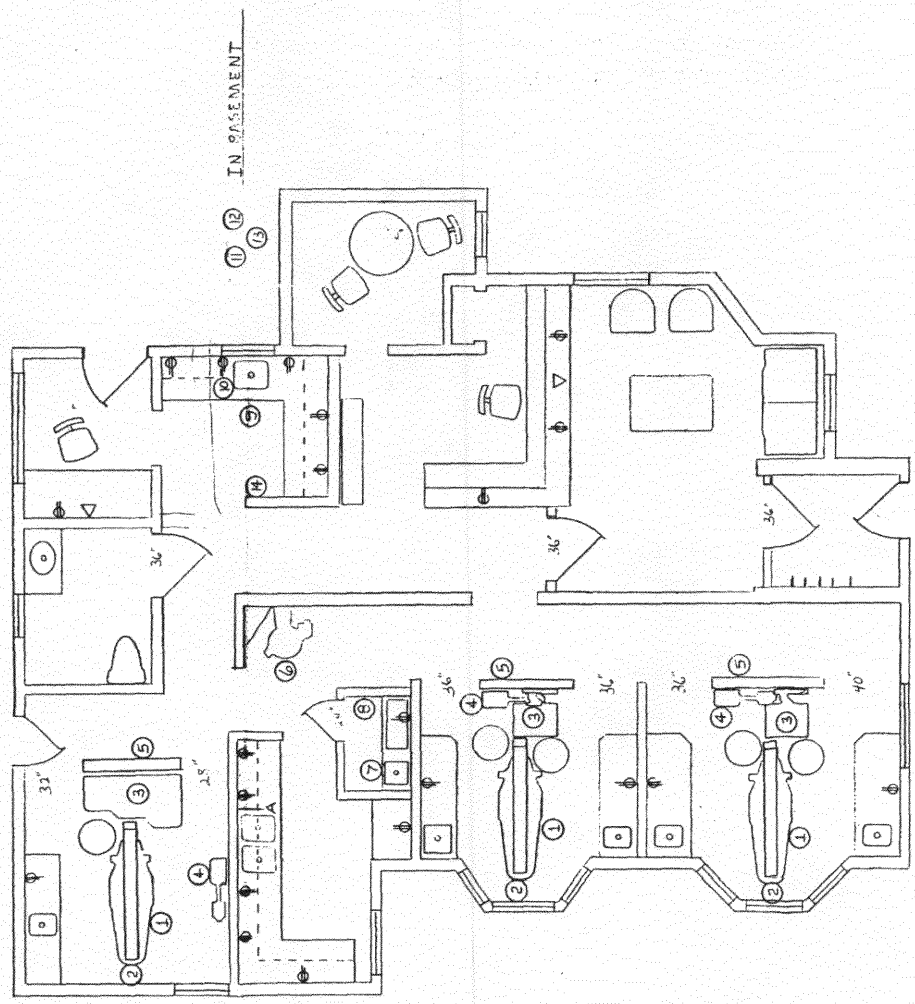
Based on the increased traffic on Grand Avenue, staff would prefer limiting the access to the site to one driveway as the petitioner has requested. Alley access would still not be allowed. Ingress and egress would be along the existing driveway to the west of the building. The low volume of traffic to and from the site will not require further widening of the driveway, except at the curb cut in the City Right-of-Way.

STAFF RECOMMENDATION:

Staff recommends approval of the request to delete the requirement for the second access onto Grand Avenue with the condition that the parking layout conform to the requirements of the Zoning and Development Code and that the driveway be widened to meet City standards.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #215-94, I move we approve the request to delete the requirement for a second access to 1035 Grand Avenue subject to staff recommendation.



IN PLACEMENT

- DENTAL EQUIPMENT SPECIFICATIONS**
- 1 - DENTAL CHAIR : CONTRACTOR TO PROVIDE 115 V. 3 AMP FLOOR OUTLET SWITCHED W/ROOM LIGHTS. ALSO PROVIDE BACKING IN CEILING TO SUPPORT LIGHT.
 - 2 - DENTAL UNIT : CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT. CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT. CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT.
 - 3 - DENTAL UNIT : CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT. CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT.
 - 4 - DENTAL UNIT : CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT. CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT.
 - 5 - EXPOSURE SWITCH CONTRACTOR TO PROVIDE MOMENTARY PUSH BUTTON SWITCH IN WALL AND 1/2" DIA. HOLES IN WALL TO ACCOMMODATE THE SWITCH. PROVIDE WORD BACKING IN WALL TO SUPPORT SWITCH. PROVIDE WORD BACKING IN WALL TO SUPPORT SWITCH.
 - 6 - PAN 2-RAY : CONTRACTOR TO PROVIDE 120V. DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT. CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT.
 - 7 - DEVELOPING TANK CONTRACTOR TO PROVIDE HOT AND COLD WATER SUPPLY AND WASTE LINE TO ACCOMMODATE THE TANK. PROVIDE WORD BACKING IN WALL TO SUPPORT THE MACHINE. PROVIDE WORD BACKING IN WALL TO SUPPORT THE MACHINE.
 - 8 - SAFE LIGHT : CONTRACTOR TO PROVIDE 115V. SWITCHED OUTLET FOR THE SAFE LIGHT IN RECEPTION AREA. ALSO PROVIDE SIGNAL FOR THE SAFE LIGHT IN RECEPTION AREA. PROVIDE WORD BACKING IN WALL TO SUPPORT THE MACHINE.
 - 9 - PLASTER TRAP : CONTRACTOR TO PROVIDE PLASTER TRAP PROVIDED ON EACH WALL TO SUPPORT THE MACHINE. PROVIDE WORD BACKING IN WALL TO SUPPORT THE MACHINE.
 - 10 - JUNGLE TRIMMER : CONTRACTOR TO PROVIDE COLD WATER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT. CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT.
 - 11 - AIR COMPRESSOR : CONTRACTOR TO PROVIDE 120V. 1/2" DIA. AIR LINE TO EACH OPERATOR LOCATION AND 1/2" DIA. AIR LINE INTO STERILIZATION AREA. PROVIDE WORD BACKING IN WALL TO SUPPORT THE MACHINE. PROVIDE WORD BACKING IN WALL TO SUPPORT THE MACHINE.
 - 12 - VACUUM PUMP : CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT. CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT.
 - 13 - WATER FILTER : CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT. CONTRACTOR TO PROVIDE 115 V. 15 AMP DEDICATED POWER SUPPLY W/ROOMS TO PANEL. 1 CIRCUIT FOR EACH UNIT.
 - 14 - CONTROL PANEL : CONTRACTOR TO PROVIDE LOW VOLTAGE WIRING FROM PANEL LOCATION TO EACH OPERATOR LOCATION. PROVIDE WORD BACKING IN WALL TO SUPPORT THE MACHINE. PROVIDE WORD BACKING IN WALL TO SUPPORT THE MACHINE.

DR. SCOTT MORELAND	
REMODEL	SCALE $\frac{1}{4}'' = 1'$ DRAWN BY TJD REVISED
SULLIVAN DENTAL	
DATE 11-08-94	APPROVED BY DRAWING NUMBER