PROPOSED CPA OFFICE

2393 FLYING HORSE CLUB DRIVE

PROJECT TEAM

OWNER
JASON AND TINA WATSON
THE WATSON CPA GROUP
9475 BRIAR VILLAGE POINT, SUITE 325
COLORADO SPRINGS, CO 80920
(719) 387-9800, OFFICE
(719) 641-0201 JASON CELL

ARCHITECT
BUCHER DESIGN STUDIO, INC.
BRIAN K. BUCHER, AIA, NCARB
P.O. BOX 5
PALMER LAKE, CO 80133
(719) 484-0480

STRUCTURAL ENGINEER
TBD

CONTRACTOR
MIKE CASIMIRO
CASCO CONSTRUCTION
1775 JET STREAM DRIVE, SUITE 102
COLORADO SPRINGS, CO 80921
(719) 380-1140 OFFICE
(719) 287-8377 CELL

CIVIL
CLASSIC CONSULTING
ENGINEERING AND SURVEYORS
619 N. CASCADE AVE.
SUITE 200
COLORADO SPRINGS, CO 80903
(719) 785-0790

MP ENGINEER
TBD

ELECTRICAL ENGINEER
TBD

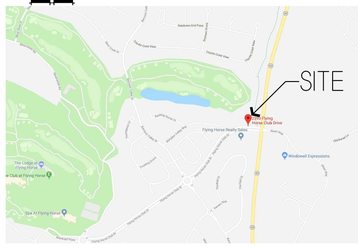
LANDSCAPE ARCH.
N.E.S. INC.
619 NORTH CASCADE AVE.
SUITE 200
COLORADO SPRINGS, CO 80903
(719) 471-0073

PROJECT DATA

PROJECT ADDRESS:	2393 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO. 80920
TAX SCHEDULE NO:	6209108010
LEGAL DESCRIPTION:	LOT 1 FLYING HORSE NO 25 A FIL NO 1
CITY ZONING:	OC UV
JURISDICTION:	PIKES PEAK REGIONAL BUILDING DEPARTMENT
PROJECT DESCRIPTION:	NEW SINGLE STORY COMMERCIAL OFFICE WITH PARTIAL BASEMENT
LOT SIZE:	62,726 S.F. (1.44 ac)
PROJECT AREA:	4,969 S.F. MAIN 1,483 S.F. BASEMENT 120 S.F. STAIR TOTAL: 6,542
PARKING REQUIREMENTS:	6,542 SF / 400 SF PER SPACE = 17 SPACES REQUIRED 51 SPACES PROVIDED 49 STANDARD SPACES + 2 HC.

VICINITY MAP

NO SCALE



DRAWING INDEX

SHT. #	DESCRIPTION
A0	SITE PLAN
A1.1	MAIN FLOOR PLAN
A1.2	BASEMENT FLOOR PLAN
A1.3	MAIN ROOF PLAN
A2.1	MAIN FLOOR REFLECTED CEILING PLAN
A2.2	BASEMENT REFLECTED CEILING PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A5.1	SCHEDULES

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Brian K. Bucher, AIA
Architect

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2393 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO

Sheet Title:
SITE PLAN/ COVER SHEET

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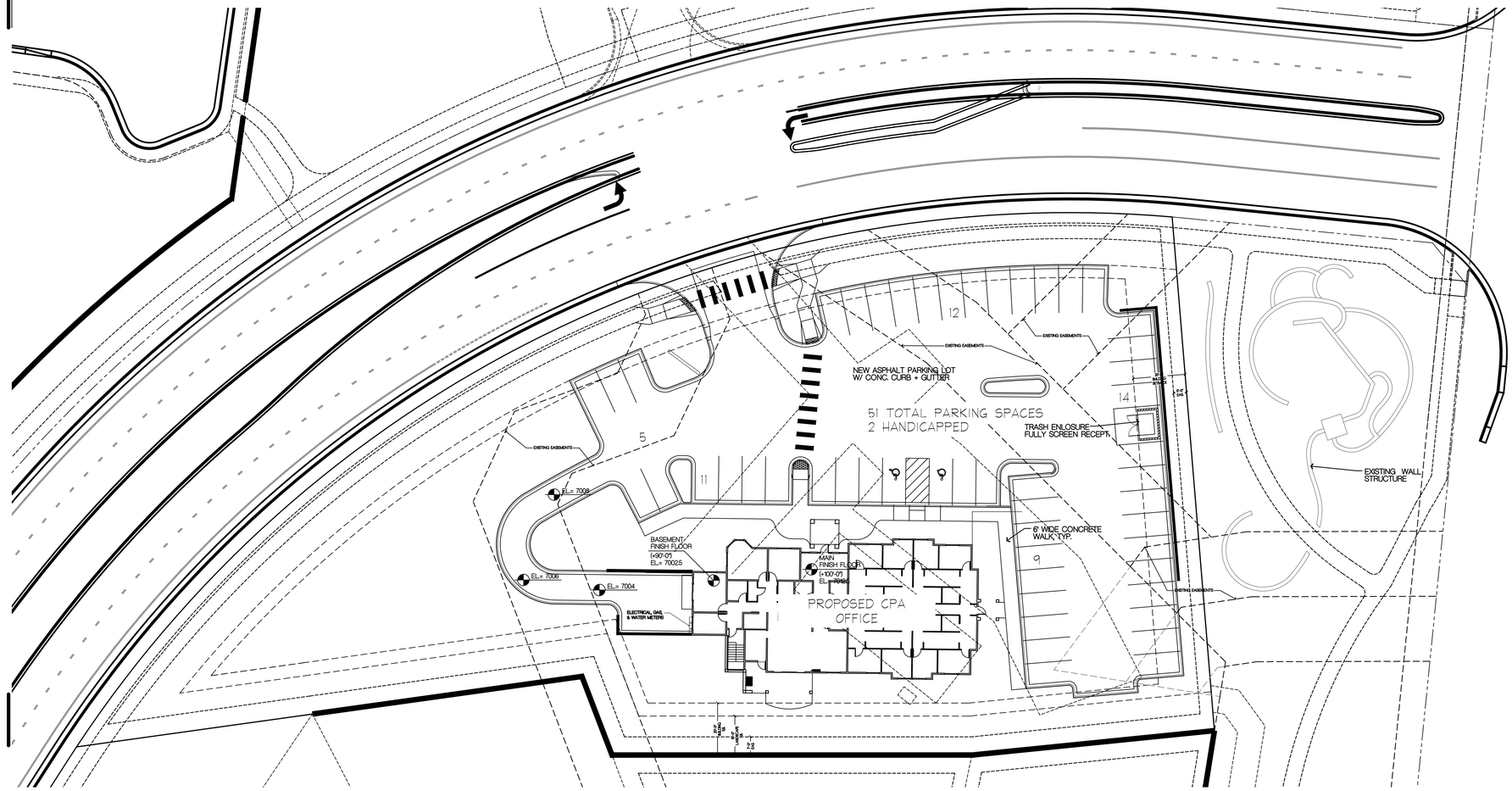

SITE PLAN

SCALE: 1" = 20'

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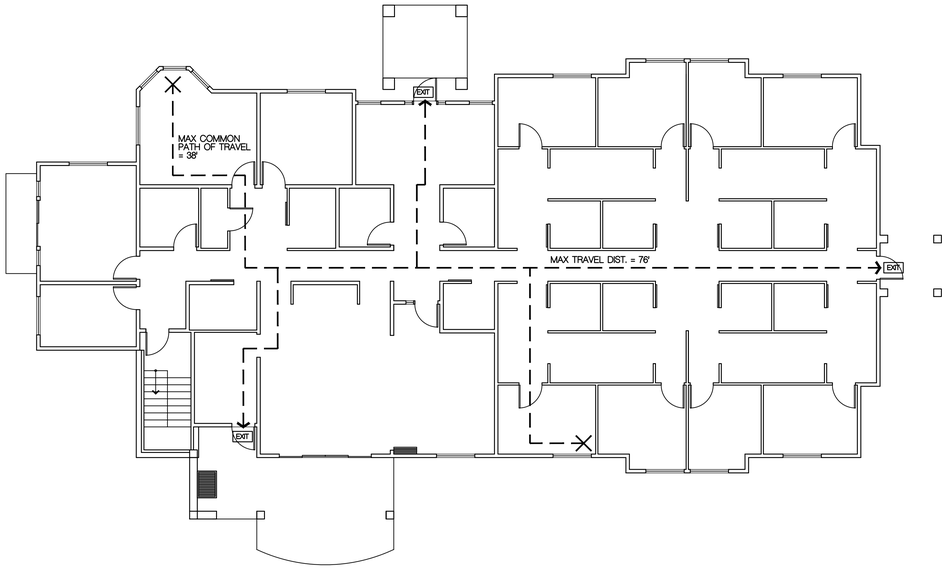
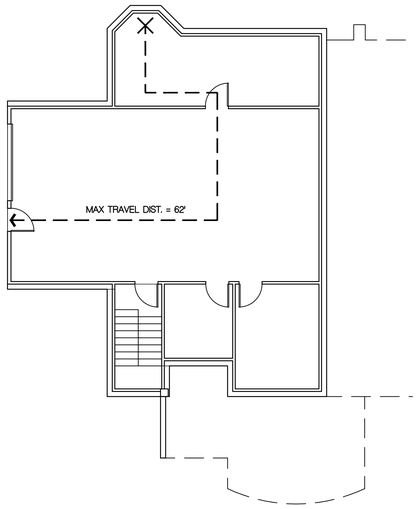
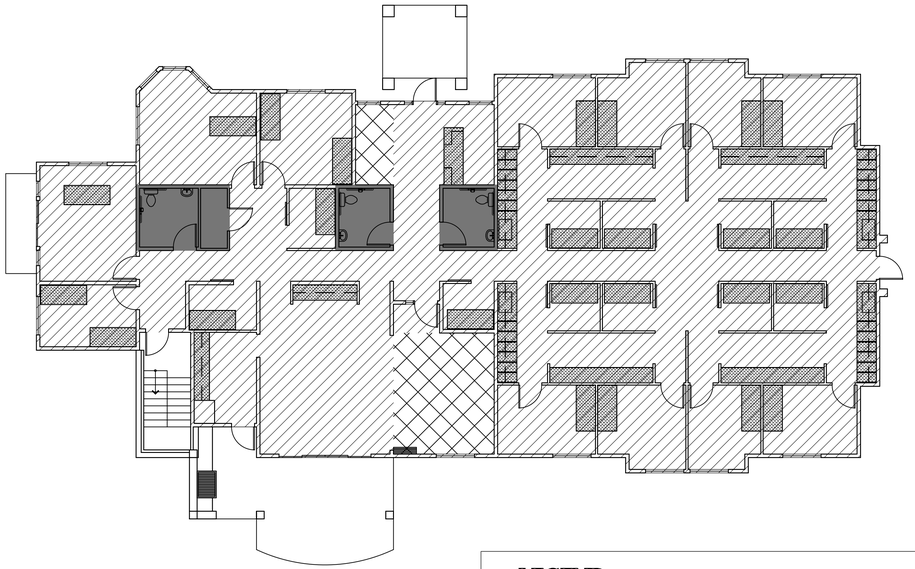
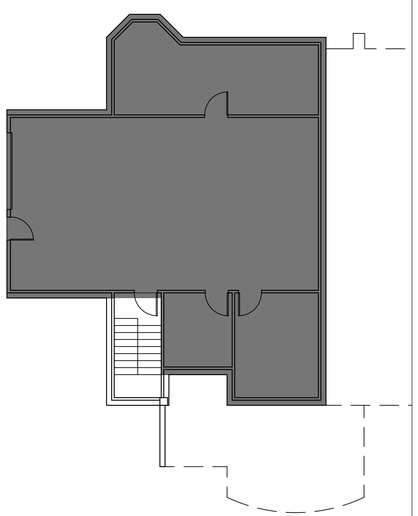




LIFE SAFETY PLANS

SCALE: 1/8" = 1'





LEGEND

A-3 = 259 S.F.
1:15 = 17.3

B = 4,445 S.F.
1:100 = 44.5

BUILT IN CASEWORK
USED FOR DESIGN
OCCUPANT LOAD
REDUCTION = 633 S.F.

STORAGE / MECH /
BASEMENT / STAIR = 1,838 S.F.
1:1000 = 1.8

63.6 = 64

OCCUPANT LOAD CALC.

SCALE: 1/8" = 1'

BUILDING CODE DATA

PROJECT DESCRIPTION:	PROPOSED CPA OFFICE BUILDING
PROJECT AREA:	6,542
MAIN	4,939
BASEMENT	1,483
STAIR	120
OCCUPANCY GROUP:	B / S-2
CONSTRUCTION TYPE:	V-B
RATED CONSTRUCTION:	NOT REQUIRED
SPRINKLERED:	NO
OCCUPANCY SEPARATION:	NON-SEPARATED USES
ALLOWABLE HEIGHT:	40' / 2 STORY ✓
PROPOSED HEIGHT:	24' - 6" / 1 STORY W/ PARTIAL BASEMENT
ALLOWABLE AREA CALC.	9,000 S.F. (B OCC, TYPE V-B) 13,500 S.F. (S-2 OCC. TYPE V-B)
MAX. ALLOWABLE AREA/FLR:	9,000 S.F. ✓
PROPOSED MAIN FLR. AREA:	4,939 S.F.
PROPOSED BASEMENT FLR. AREA:	1,483 S.F.

OCCUPANT LOAD

OCCUPANT LOAD CALC.:

MAIN FLOOR
4,680 S.F. OFFICE (B) / 100 = 46.8
259 S.F. ASSEMBLY (A-3) / 15 =17.3

BASEMENT
1,483 S.F. STORAGE (S-2) / 1000 =1.5

TOTAL OCC. LOAD = 66 OCCUPANTS

EGRESS REQUIREMENTS:

FOR OCCUPANT LOADS >49 EXITS REQUIRED: 2
PER 2009 IBC TABLE 1015.1

EXITS PROVIDED UPPER FLOOR: 3 ✓
EXITS PROVIDED BASEMENT: 1 ✓

EGRESS DOORS SHALL BE 36" MIN. WIDE ✓

FACILITY ACCESSIBILITY: PER ANSI 117.1 ACCESSIBILITY STANDARD

MAX. COMMON PATH OF TRAVEL: 75'-0" ✓
PROPOSED COMMON PATH OF TRAVEL: 34'-0"

MAX. EXIT TRAVEL DISTANCE: 200'-0" ✓
PROPOSED EXIT TRAVEL DISTANCE: 76'-0"

PLUMBING FIXTURES

PLUMBING FIXTURE OCCUPANT LOAD CALC.

6,542 TOTAL BUILDING SQUARE FEET
4,445 S.F. OFFICE SPACE (B) / 100 (44.4 OC.)
259 S.F. ASSEMBLY SPACE (A-3) / 15 (17.3 OC.
1,838 S.F. STORAGE / MECH. / BATHROOM / STAIR 0 OCCUPANCY (0 OC.)
TOTAL OCCUPANCY FOR PLUMBING CALC: 62

PLUMBING FIXTURES REQUIRED FOR B OCCUPANCY (45 OCCUPANTS)

FIXTURES	REQUIRED
50% MALE, 50% FEMALE	23 M / 23 F
WC: 1 PER 25 <50 THEN 1 PER 50 FOR REMAIN. >50	.92 M / .92 F
LAV: 1 PER 40 <80 THEN 1 PER 80 FOR REMAIN. >80	.6 M / .6 F
D.F.: 1 PER 100	.45
SERVICE SINK:	1

PLUMBING FIXTURES REQUIRED FOR A-3 OCCUPANCY (18 OCCUPANTS)

FIXTURES	
50% MALE, 50% FEMALE	9 M / 9 F
WC: 1 PER 125 / 1 PER 65	.07 / .14
LAV: 1 PER 200	.05 / .05
DF: 1 PER 500	.04
SERVICE SINK:	1

TOTAL FIXTURES REQUIRED BASED ON B AND A-3 RATIO CALCULATIONS ABOVE

FIXTURES	REQUIRED	PROVIDED
50% MALE, 50% FEMALE	M / F	M / F
WC:	2 / 2	2 / 2
LAV:	1 / 1	1 / 1
DRINK. FTN.:	1	1
SERVICE SINK	1	1

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2393 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO

Sheet Title:
SITE PLAN/
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SHEET

Drawing Status:
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Job No.: .

Sheet No.:
A0.2
Of .

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August 01, 2018 - 10:00am

GENERAL NOTES

1. PROJECT DESCRIPTION: NEW COMMERCIAL, ONE-STORY BUILDING W/ PARTIAL STORAGE BASEMENT. ALL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS TO BE COORDINATED BY RESPECTIVE TRADES CONTRACTOR.
2. INSTALL ONE 5# ABC FIRE EXTINGUISHER FOR EA. 3,000 S.F. OF TENANT AREA, OR MAX. 75' TRAVEL DISTANCE FROM ANY LOCATION TO THE CLOSEST FIRE EXTINGUISHER.
3. PROVIDE BULLNOSE CORNER BEADS @ ALL EXT. G.B. FIN. CORNERS, TYP.
4.

WALL TYPES

TYP. EXTERIOR WALL CONST: 2-COAT EXT. PLASTER SYSTEM + ENGRD. STONE PER MANUF. SPECS O/ AIR INFILTRATION BARRIER (TYVEK OR EQUAL) O/ EXT. SHEATHEING O/ 2x6 STUDS @ 16" O.C. W / R-22 BI. W/ 5/8" INT. GYP. BD. (SEE EXT. ELEV. FINISH LOCATIONS/HT.)

A — TYP. PRIVACY WALL CONST: 5/8" GYP. BD. EA. SIDE OF FULL HT. 2X4" OR 2X6" WD. STUDS TO STRUCT. @ 16" O.C. W/ ACOUST. INSUL. BETW, TYP.

B — TYP. FULL HT. WALL CONST: 5/8" GYP. BD. EA. SIDE OF FULL HT. 2X4" OR 2X6" WD. STUDS @ 16" O.C. TO 4" ABV. ADJACENT CLG, TYP.

C — TYP. 3/4 HT. SCREEN WALL CONST: 5/8" GYP. BD. EA. SIDE OF FULL HT. 2X4" OR 2X6" WD. STUDS @ 16" O.C. TO 8'-0" ABV. FINISHED FLOOR, TYP.

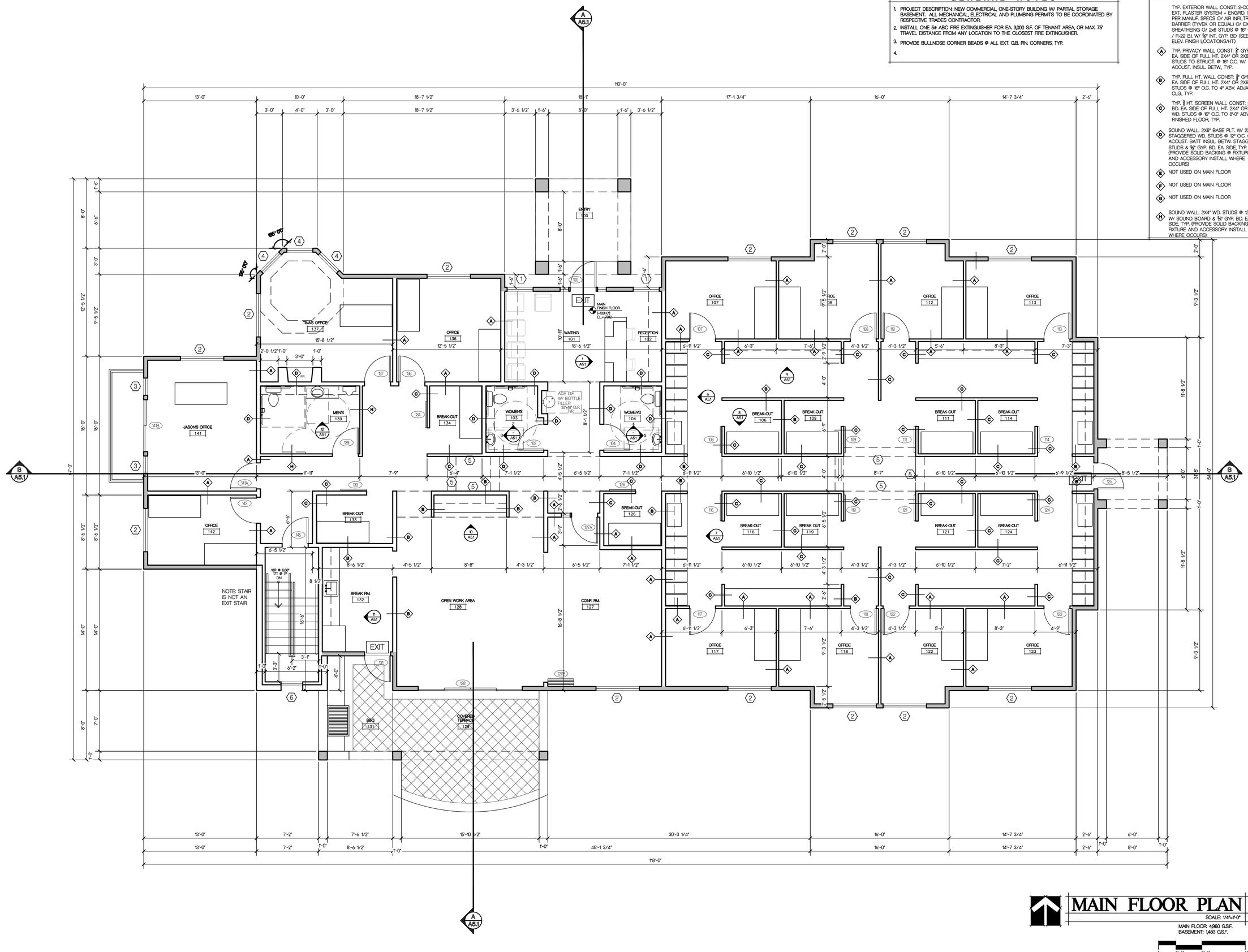
D — SOUND WALL: 2X6" BASE PLT. W/ 2X4" STAGGERED WD. STUDS @ 12" O.C. w/ ACOUST. BATT INSUL. BETW. STAGGER STUDS & 5/8" GYP. BD. EA. SIDE, TYP. (PROVIDE SOLID BACKING @ FIXTURE AND ACCESSORY INSTALL WHERE OCCURS)

E — NOT USED ON MAIN FLOOR

F — NOT USED ON MAIN FLOOR

G — NOT USED ON MAIN FLOOR

H — SOUND WALL: 2X4" WD. STUDS @ 12" O.C. W/ SOUND BOARD & 5/8" GYP. BD. EA. SIDE, TYP. (PROVIDE SOLID BACKING @ FIXTURE AND ACCESSORY INSTALL WHERE OCCURS)



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MAIN FLOOR PLAN

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MAIN FLOOR PLAN

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

MAIN FLOOR: 4,960 G.S.F.
BASEMENT: 1,483 G.S.F.

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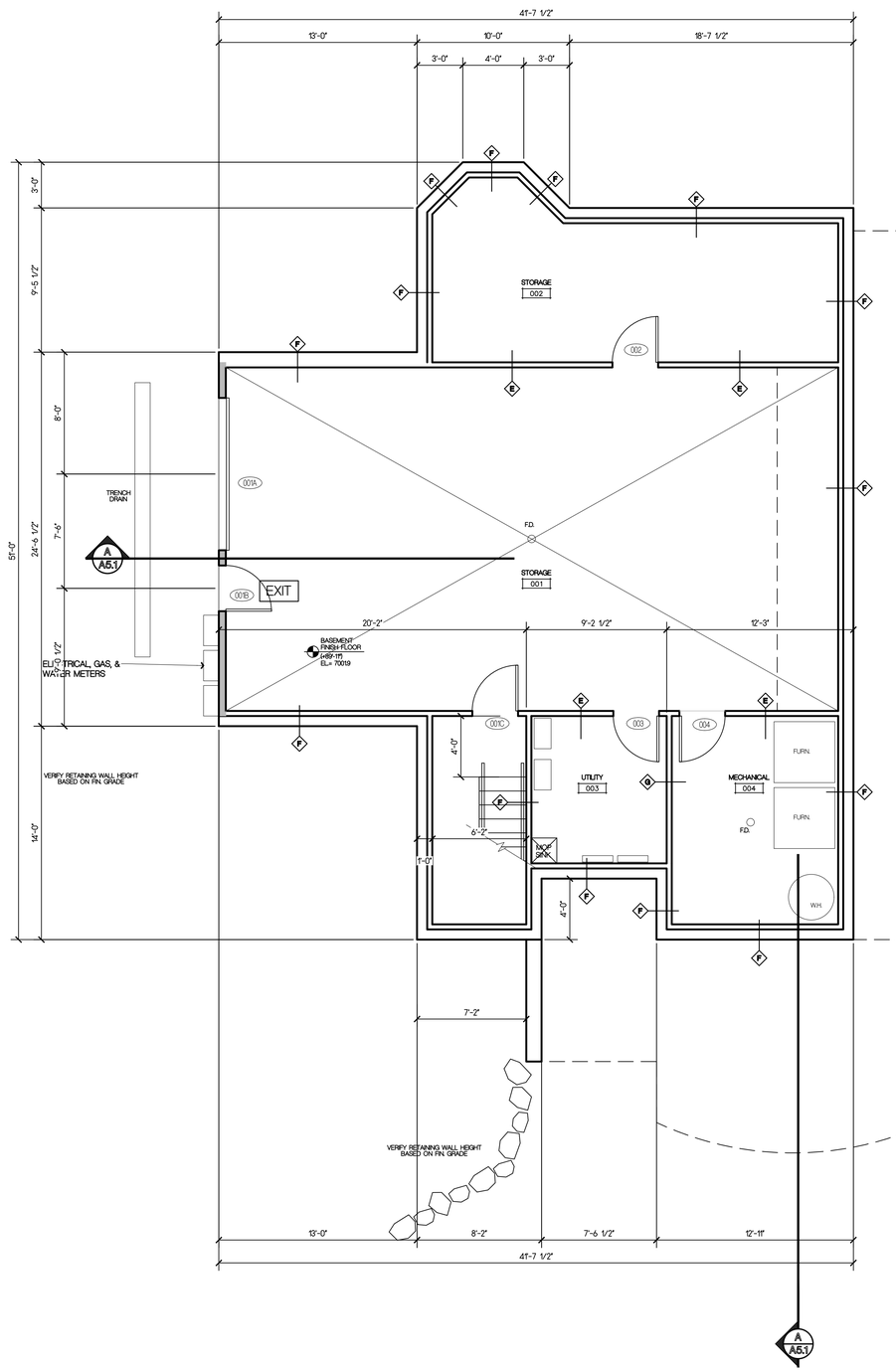

WALL TYPES

TYP. EXTERIOR WALL CONST: 2-COAT EXT. PLASTER SYSTEM + ENGRFD. STONE PER MANUF. SPECS C/ AIR INFILTRATION BARRIER (TYVEK OR EQUAL) O/ EXT. SHEATHEING C/ 2x6 STUDS @ 16" O.C. W / R-22 BI. W/ ½" INT. GYP. BD. (SEE EXT. ELEV. FINISH LOCATIONS/HT.)

- A — NOT USED IN BASEMENT
- B — NOT USED IN BASEMENT
- C — NOT USED IN BASEMENT
- D — NOT USED IN BASEMENT
- E — PARTITION BEARING WALL: ⅝" GYP. BD. @ EA. SIDE 2X4" FULL HT. STUDS @ 16" O.C. TO CENTER
- F — FURRING WALL: ⅝" GYP. BD. @ INT. FACE OF 2X4 FULL HT. STUDS @ 24" O.C. TO STRUCT. W/ FLOATING BASE PLT. (SEE STRUCTURAL)
- G — PARTITION WALL: ⅝" GYP. BD. @ EA. SIDE 2X4" FULL HT. STUDS TO STRUCT. W/ FLOATING BASE PLT.
- H — NOT USED IN BASEMENT

BASEMENT FLOOR PLAN

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

MAIN FLOOR G.S.F.: 4,960 S.F.
BASEMENT: 1,483 S.F.

0 2'-0" 5'-0" 10'-0"

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MAIN FLOOR PLAN

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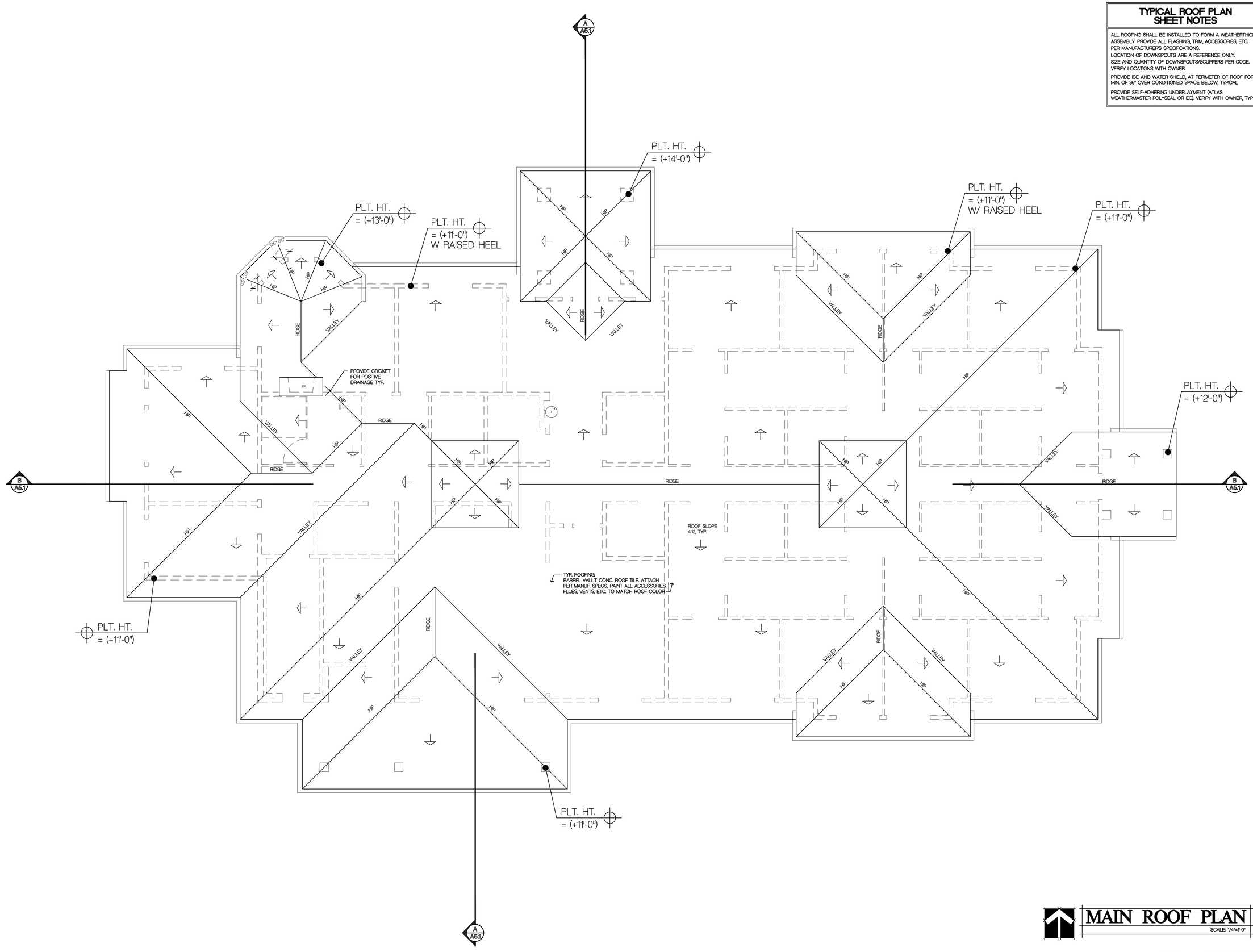
TYPICAL ROOF PLAN SHEET NOTES

ALL ROOFING SHALL BE INSTALLED TO FORM A WEATHERTHIGHT ASSEMBLY. PROVIDE ALL FLASHING, TRIM, ACCESSORIES, ETC. PER MANUFACTURER'S SPECIFICATIONS.

LOCATION OF DOWNSPOUTS ARE A REFERENCE ONLY. SIZE AND QUANTITY OF DOWNSPOUTS/SCUPPERS PER CODE. VERIFY LOCATIONS WITH OWNER.

PROVIDE ICE AND WATER SHIELD, AT PERIMETER OF ROOF FOR MIN. OF 36" OVER CONDITIONED SPACE BELOW, TYPICAL.

PROVIDE SELF-ADHERING UNDERLAYMENT (ATLAS WEATHERMASTER POLYSEAL OR EQ). VERIFY WITH OWNER, TYP.



MAIN ROOF PLAN

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

0 2'-0" 5'-0" 10'-0"

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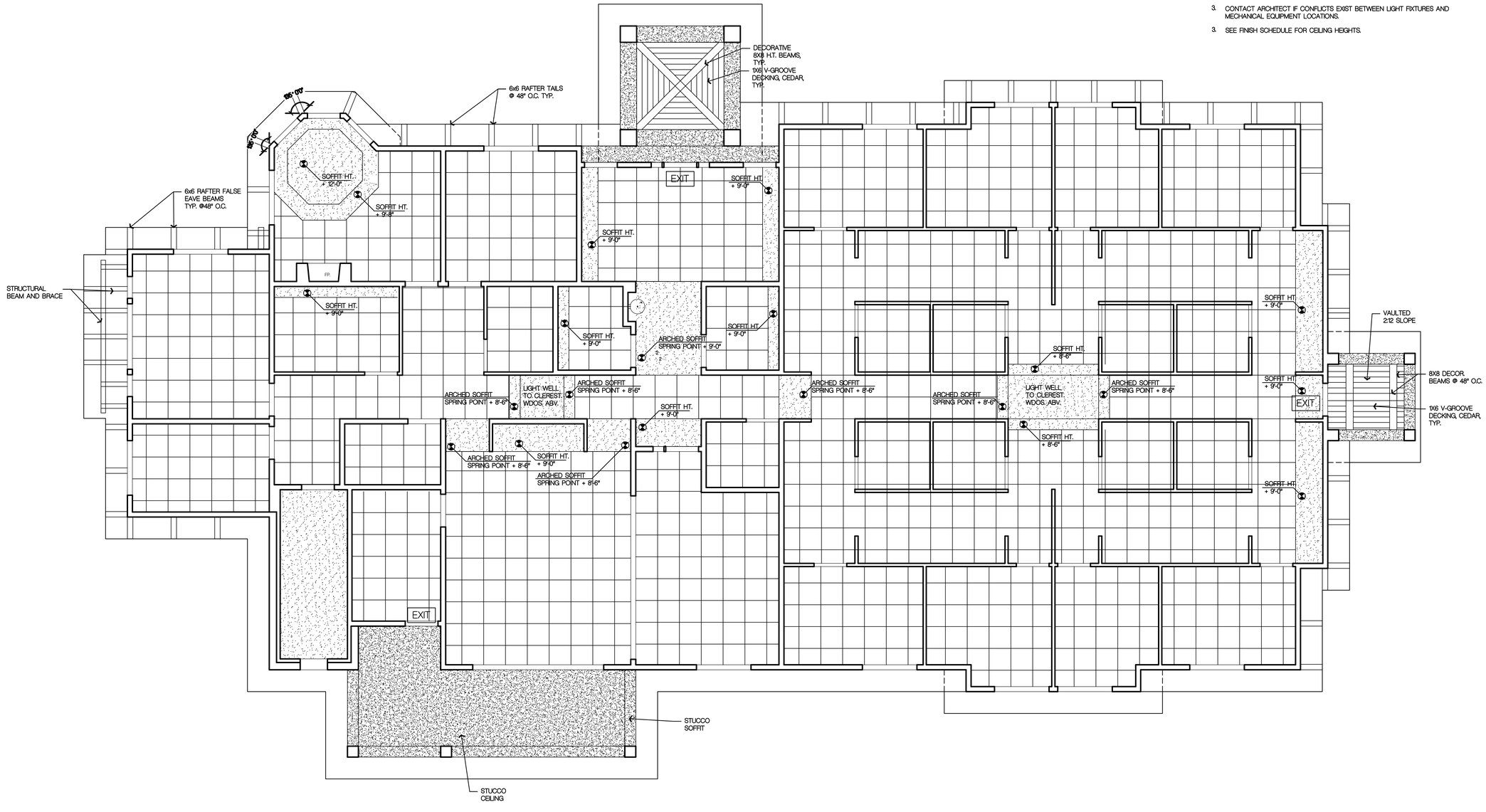
RCP LEGEND

- 2'X2' OR 2'X4' SUSPENDED CEILING GRID
- NEW GYPSUM BOARD CEILING OR SOFFIT
- NEW GYPSUM BOARD CEILING OR SOFFIT

NOTES:

1. SEE ELECTRICAL FOR LIGHTING LAYOUT
2. SEE MECHANICAL DRAWINGS FOR SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES.
3. CONTACT ARCHITECT IF CONFLICTS EXIST BETWEEN LIGHT FIXTURES AND MECHANICAL EQUIPMENT LOCATIONS.
3. SEE FINISH SCHEDULE FOR CEILING HEIGHTS.



MAIN FLOOR REFLECTED CEILING PLAN

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

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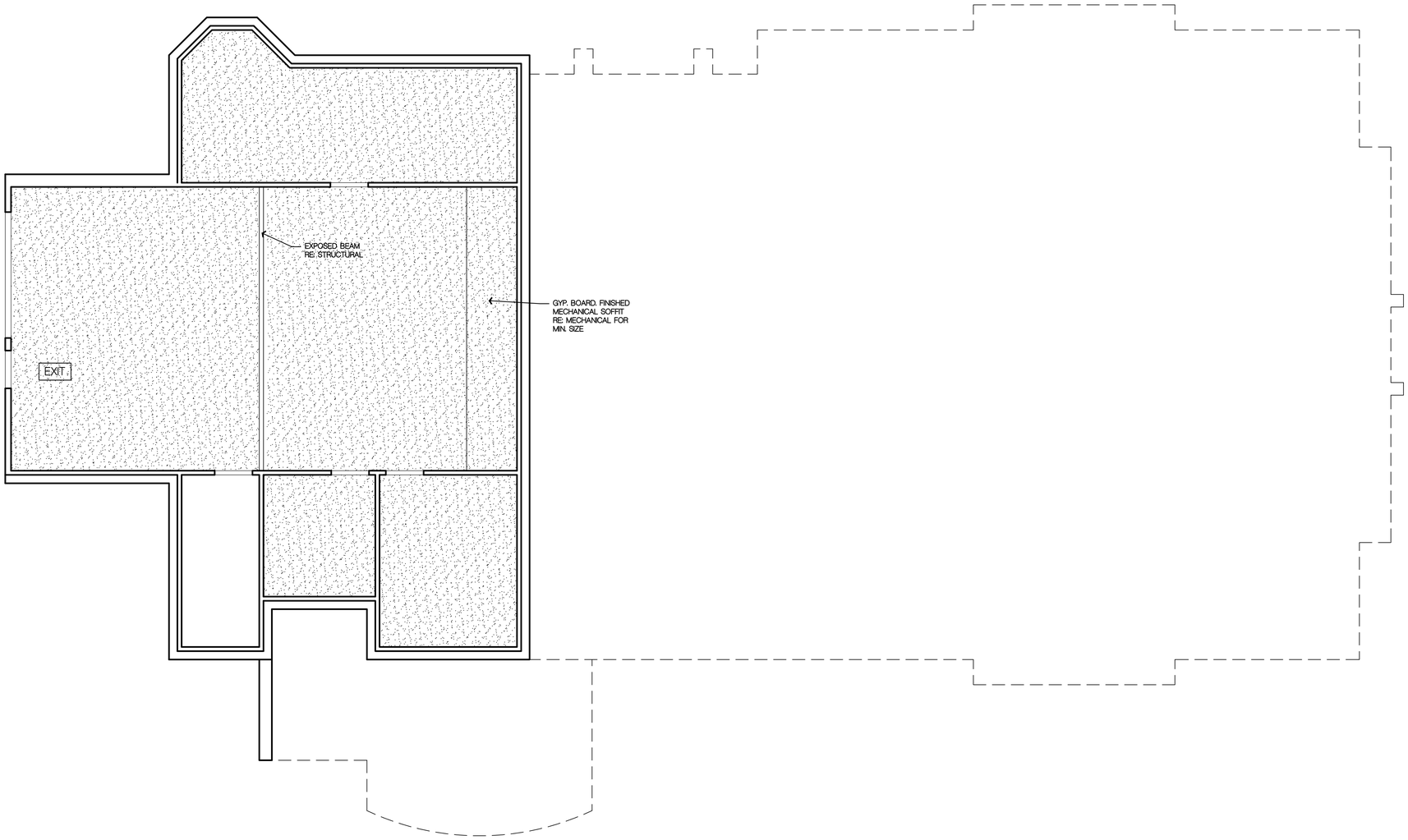
RCP LEGEND

2'X2' OR 2'X4' SUSPENDED CEILING GRID

NEW GYPSUM BOARD CEILING OR SOFFIT

NOTES:

1. SEE SHEET ELECTRICAL FOR LIGHTING LAYOUT
2. SEE MECHANICAL DRAWINGS FOR SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES.
3. CONTACT ARCHITECT IF CONFLICTS EXIST BETWEEN LIGHT FIXTURES AND MECHANICAL EQUIPMENT LOCATIONS.



BASEMENT REFLECTED CEILING PLAN

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

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No.	Description	By	Date
1			

Date: 07/31/18
Drawn by:
Checked by:
Scale: AS NOTED
Job No.:

Sheet No.: A2.2
Of

File Name: P:\Watson CPA\WATSON - A1R4.dwg
July 31, 2018 - 12:07pm

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BUCHER
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300 General Palmer Drive
P.O. Box 5
Palmer Lake, CO 80133
(719) 484-0480

Brian K. Bucher, AIA
Architect
CO license no. C-4889
CA license no. C 23506

MAX HEIGHT LIMIT 45'
ABOVE EXISTING GRADE

NORTH ELEVATION

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

WEST ELEVATION

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

A PROPOSED CPA OFFICE FOR

WATSON CPA GROUP

2393 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO

Sheet Title:
EXTERIOR ELEVATIONS

Drawing Status:
CD SET
PRELIMINARY

NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date
1			

Date: 07/31/18
Drawn by: .
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Sheet No.: A3.1
Of .

File Name: P:\Watson CPA\WATSON - A1R4.dwg
August 01, 2018 - 10:29am

SOUTH ELEVATION

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

EAST ELEVATION

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

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COLORADO SPRINGS, CO

Sheet Title:
EXTERIOR ELEVATIONS

Drawing Status:
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Revisions:

No.	Description	By	Date
1	.	.	.

Date: 07/31/18

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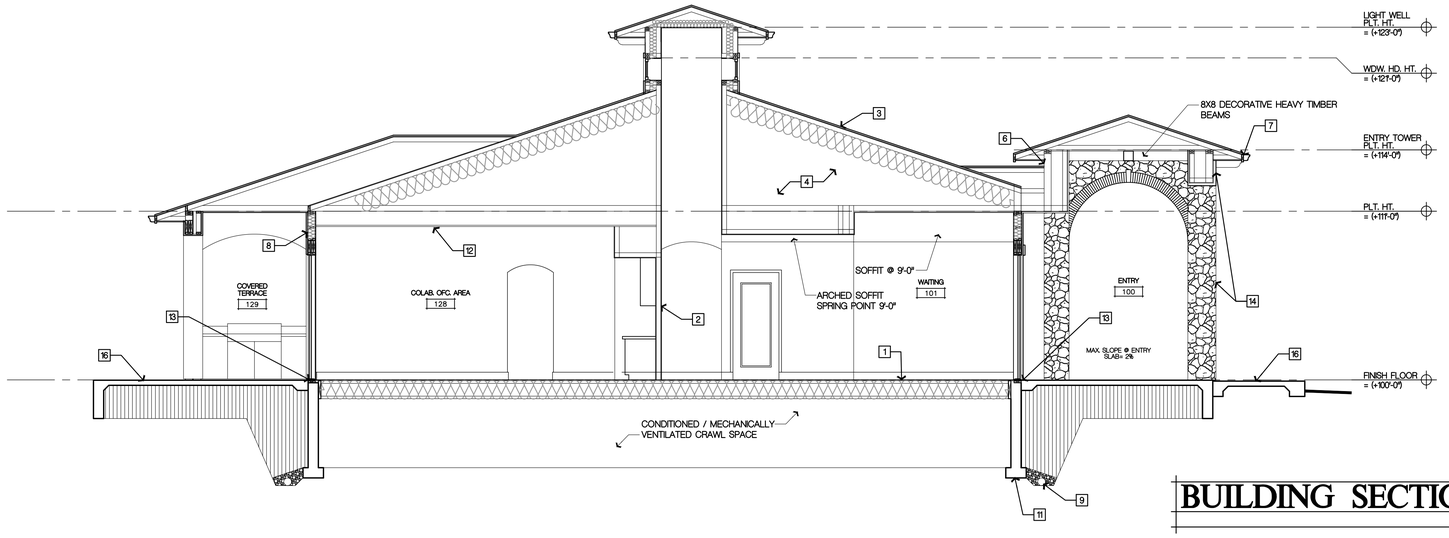
Job No.: .

Sheet No.: A3.2

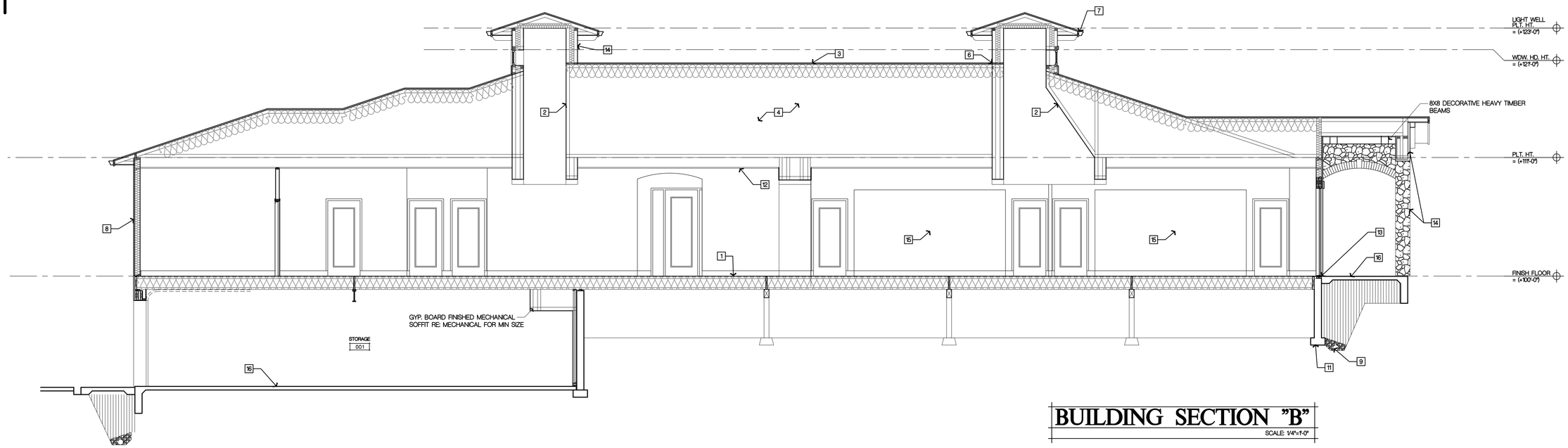
Of .

File Name: P:\Watson CPA\WATSON - A1R4.dwg
August 01, 2018 - 1:52pm



BUILDING SECTION "A"

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



BUILDING SECTION "B"

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

SECTION KEY NOTES

1. 1 1/8" T+G PLYWD. SUBFLR. SCREWED + GLUED O/ EGNRD. JSTS. @ 16" O.C., TYP. RE: FINISH SCHEDULE FOR FLOOR FINISH
2. 5/8" GYP. BD., TYP. INT. FINISH AT WALLS U.N.O., PROVIDE W.R. GYP. BD. AT ALL LOCATIONS SUBJECT TO HIGH MOISTURE CONDITIONS, TYP.
3. TYP. ROOFING: CONC. ROOF TILE. INSTALL PER MANUF. SPECS, PAINT ALL ACCESSORIES, FLUES, VENTS, ETC. TO MATCH ROOF COLOR
4. PRE-MANUF./ PRE-ENGRD. WD. RF. TRUSSES @ 24" O.C.
5. R-38 MIN. BLOWN-IN INSUL., TYP. AT ATTIC
6. PROVIDE ICE + WATER SHIELD @ VALLEYS AND ROOF TO WALL INTERSECTIONS, TYP.
7. PROVIDE PRE-FIN. 5" OGEE STYLE GUTTER O/ 3/4" X 8" FASCIA O/ 2X4 SUB-FASCIA, TYP. SIZE DOWNSPOUTS PER MANUF. SPECS AND LOCAL CODES, VERIFY LOCATIONS WITH OWNER, TYP.
8. TYP. EXTERIOR WALL CONST: 2-COAT EXT. PLASTER SYSTEM PER MANUF. SPECS O/ STRUCTURAL/ INSULATED 7/8" WALL SHEATHING WITH AIR INFILTRATION BARRIER (TYVEK OR EQUAL) O/ 2x6 STUDS @ 16" O.C. W / R-22 BI. W/ 5/8" INT. GYP. BD.
9. PERIMETER FDN. DRAIN PER SOILS REPORT, EXTEND ELASTOMERIC W.P. MEMBRANE TO FINISH GRADE, TYP., VERIFY POINT OF DAY- LIGHT OR TERMINATION DRAIN OR CONNECTION TO STORM DRAIN
10. SLOPE FIN. GRADE PER GRADING PLAN / SOILS REPORT, TYP.
11. VERIFY FDN. DESIGN BY OTHERS
12. SUSPENDED CEILING GRID W/ LAY-IN ACOUSTICAL TILE, REF: REFLECTED CEILING PLANS: SHEETS A2.1 & A2.2
13. THRESHOLD SHALL BE ADA COMPLIANT, MAX 1/2" TRANSITION
14. ENGINEERED STONE VENEER PER MANUFACTURER SPECS.
15. 8'-0" TALL PARTITION WALLS BEYOND
16. 4" CONCRETE SLAB. RE: STRUCTURAL

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2393 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO

Sheet Title:

SECTIONS

Drawing Status:

CD SET
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Revisions:

No.	Description	By	Date
1			

Date: 07/31/18

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July 31, 2018 - 1:00pm

DOOR SCHEDULE

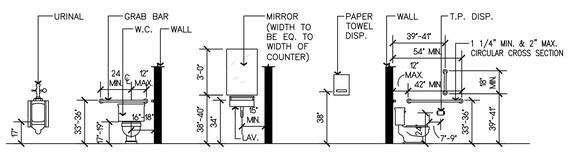
SYMBOL	NOMINAL SIZE (WIDTH X HEIGHT)	TYPE (OPERATION)	MAT'L. (DR./JB.)	CORE	RATG.	DR. TYPE	FRM. TYPE	FINISH	REMARKS
001A	10'-0" X 8'-0"	OVERHEAD	STEEL	INSUL.		-	-	FF	INSTALL PER MFG. SPECS
001B	3'-0" X 8'-0"	SGL. SWING	ALUM./ALUM.	SC	-	F	B	FF	
001C	3'-0" X 7'-0"	SGL. SWING	STEEL	SC	-	E	A	FF	
002	3'-0" X 7'-0"	SGL. SWING	STEEL	SC	-	E	D	FF	
003	3'-0" X 7'-0"	SGL. SWING	STEEL	SC	-	E	D	FF	
004	3'-0" X 7'-0"	SGL. SWING	STEEL	SC	-	E	D	FF	
100	3'-0" X 8'-0"	SGL. SWING	ALUM./ALUM.	SC	-	F	B	FF	W/ SIDELITES
103	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	A	A	STN.	PROVIDE ACOUSTICAL SEAL, CLOSER
104	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	A	A	STN.	PROVIDE ACOUSTICAL SEAL, CLOSER
106	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
107	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
108	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
109	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
111	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
112	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
113	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
114	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
116	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
117	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
118	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
119	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
121	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
122	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
123	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
124	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
125	3'-0" X 8'-0"	SGL. SWING	ALUM./ALUM.	SC	-	F	B	FF	
126	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
127A	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	A	A	STN.	
127B	15'-0" X 8'-0"	BI-FOLD	ALUM./ALUM.	-	-	-	-	FF	INSTALL PER MFG. SPECS
128	12'-0" X 8'-0"	FR. SLIDING	ALUM./ALUM.	-	-	-	-	FF	NARROW STYLE
131	3'-0" X 8'-0"	SGL. SWING	ALUM./ALUM.	SC	-	F	B	FF	
133	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
134	3'-0" X 7'-0"	BARN STYLE	WD.	SC	-	A	C	STN.	
136	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
137	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
139	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	A	A	STN.	PROVIDE ACOUSTICAL SEAL, CLOSER
141A	3'-0" X 7'-0"	SGL. SWING		SC	-	B	A	STN.	
141B	6'-0" X 8'-0"	SLIDING			-				
142	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	
145	3'-0" X 7'-0"	SGL. SWING	WD./HM.	SC	-	B	A	STN.	

ABBREVIATIONS:

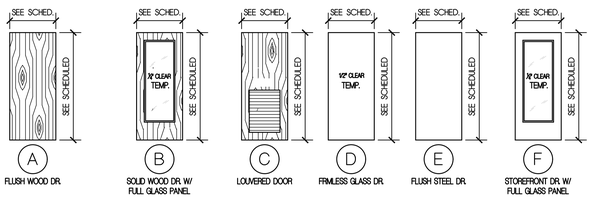
ALUM	ALUMINUM	EX	EXISTING	HC	HOLLOW CORE	HM	HOLLOW METAL	SC	SOLID CORE	STN	STAIN
ANOD	ANODIZED	FF	FACTORY FINISH	PT	PAINT	SGL	SINGLE	WD	WOOD		

DOOR SCHEDULE NOTES:
1. ALL DOOR HARDWARE TO BE PER ADA, AND SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. DOOR HARDWARE TO BE PER 2009 IBC AND ANSI 117.1, TYP.
2. CONTRACTOR TO VERIFY HARDWARE FUNCTION AND COORDINATE DOOR KEYING SCHEDULE WITH OWNER.
3. VERIFY/CONFIRM HEIGHT OF EXISTING DOORS, MATCH EXISTING, TYPICAL.

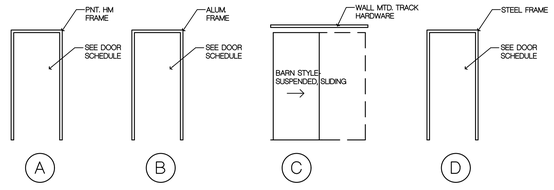
NOTE: PROVIDE SOLID BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED ON STUD PARTITIONS.



TYPICAL MOUNTING HEIGHTS
SCALE: NOT TO SCALE



DOOR TYPES, TYP.
SCALE 1/4"=1'-0"



FRAME TYPES, TYP.
SCALE 1/4"=1'-0"

ROOM FINISH SCHEDULE

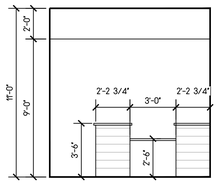
ROOM NO.	ROOM NAME	FLOOR: CARPET	FLOOR: LUXURY VINYL TILE	FLOOR: TILE	FLOOR: VCT	FLOOR: SEALED CONC.	FLOOR: TEXTURED CONCRETE	FLOOR: 4" RUBBER	BASE:	BASE: TILE	WALL WEST: PAINT O/ GB.	WALL WEST: TILE	WALL WEST: WALL COVERING	WALL NORTH: PAINT O/ GB.	WALL NORTH: TILE	WALL NORTH: WALL COVERING	WALL EAST: PAINT O/ GB.	WALL EAST: TILE	WALL EAST: WALL COVERING	WALL SOUTH: PAINT O/ GB.	WALL SOUTH: TILE	WALL SOUTH: WALL COVERING	WNSCT. HT.: TILE	WNSCT. HT.: WALL COVERING	CEILING: PAINT O/ GB.	CEILING: SAT.	CEILING: PNTD. EXPOSED STRUCT.	HT.	NOTES
001	STORAGE					●		●			●			●			●			●					●				9'-0"
002	STORAGE					●		●			●			●			●			●					●				9'-0"
003	UTILITY					●		●			●			●			●			●					●				9'-0"
004	MECHANICAL					●		●			●			●			●			●					●				9'-0"
100	ENTRY						●																						
101	WAITING ROOM		●					●			●			●			●			●						●			11'-0"
102	RECEPTION		●					●			●			●			●			●						●			11'-0"
103	WOMEN'S				●					●	●			●			●			●			●		4'-0"	●			10'-0"
104	WOMEN'S				●					●	●			●			●			●			●		4'-0"	●			10'-0"
105	NOT USED																												
106	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
107	OFFICE		●					●			●			●			●			●						●			10'-0"
108	OFFICE		●					●			●			●			●			●						●			10'-0"
109	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
110	NOT USED																												
111	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
112	OFFICE		●					●			●			●			●			●						●			10'-0"
113	OFFICE		●					●			●			●			●			●						●			10'-0"
114	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
115	NOT USED																												
116	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
117	OFFICE		●					●			●			●			●			●						●			10'-0"
118	OFFICE		●					●			●			●			●			●						●			10'-0"
119	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
120	NOT USED																												
121	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
122	OFFICE		●					●			●			●			●			●						●			10'-0"
123	OFFICE		●					●			●			●			●			●						●			10'-0"
124	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
125	NOT USED																												
126	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
127	CONF. RM.		●					●			●			●			●			●						●			10'-0"
128	OPEN WORK AREA		●					●			●			●			●			●						●			10'-0"
129	COVERED TERRACE					●																							
130	NOT USED																												
131	BBQ					●																							
132	BREAK RM.		●					●			●			●			●			●						●			10'-0"
133	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
134	BREAK-OUT		●					●			●			●			●			●						●			10'-0"
135	NOT USED																												
136	OFFICE		●					●			●			●			●			●						●			10'-0"
137	TINA'S OFFICE		●					●			●			●			●			●						●			10'-0"
138	NOT USED																												
139	MEN'S				●			●			●			●			●			●			●		4'-0"	●			10'-0"
140	NOT USED																												
141	JASON'S OFFICE		●					●			●			●			●			●						●			10'-0"
142	OFFICE		●					●			●			●			●			●						●			10'-0"

NOTE:
1. ALL GYPSUM BOARD WALL FINISH TO MATCH EXISTING WALL TEXTURE.
2. THE SUBCONTRACTORS SHALL COORDINATE ALL FINISHES, MATERIALS AND COLORS WITH THE OWNER.
3. PROVIDE WATER RESISTANT GYP. BD. AT ALL LOCATIONS WHICH MAY BE SUBJECT TO THE ADVERSE EFFECTS OF MOISTURE.
4. PROVIDE ACOUSTIC BATT INSULATION FULL HEIGHT IN ALL WALLS, U.N.O. TYPICAL.
5. ALL WALLS TO GO TO 6" ABV. ADJ. CEILING. VERIFY HGT. OF WALL AND PROVIDE STUDS OF PROPER GAGE FOR HEIGHT AS REQUIRED.
6. ALL NEW DOOR, WINDOW TRIM AND BASE TO MATCH EXISTING. REPLACE/REPAIR EXISTING ITEMS AS REQUIRED.
7. VERIFY ALL NEW AND EXISTING ROOM FINISHES WITH TENANT, TYP.

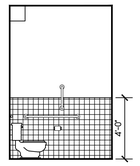
WINDOW SCHEDULE

MARK	NOMINAL SIZE (WIDTH x HEIGHT)	TYPE OPERABILITY	MATERIAL	MFG.	GLZG.	REMARKS
1	3'-0"x5'-0"	FIXED	VINYL		DUAL GLAZED, 1" INSULATED	
2	5'-0"x5'-0"	SLIDING	VINYL		DUAL GLAZED, 1" INSULATED	
3	2'-0"x5'-0"	FIXED	VINYL		DUAL GLAZED, 1" INSULATED	TEMPERED
4	3'-0"x5'-0"	FIXED	VINYL		DUAL GLAZED, 1" INSULATED	ROUND TOP
5	3'-6"x1'-6"	FIXED	VINYL		DUAL GLAZED, 1" INSULATED	CLERESTORY WINDOW ABOVE
6	2'-6"x5'-0"	FIXED	VINYL		DUAL GLAZED, 1" INSULATED	

WINDOW SCHEDULE NOTES:
1.
2.

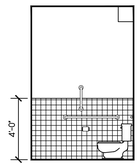


1 A5.1 WAITING RM.
SCALE: 1/4"=1'-0"



2 A5.1 WOMEN'S RR. TYP.
SCALE: 1/4"=1'-0"

3 A5.1 WOMEN'S RR. TYP.
SCALE: 1/4"=1'-0"



4 A5.1 WOMEN'S RR. TYP.
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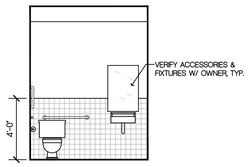

5 A5.1 WOMEN'S RR. TYP.
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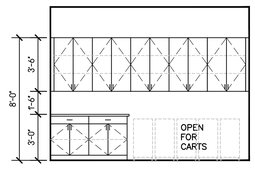

6 A5.1 CART STATION
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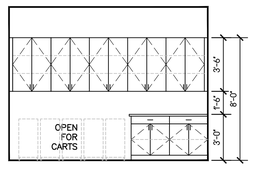

7 A5.1 CART STATION
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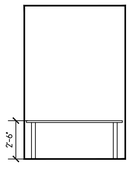
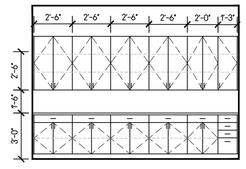
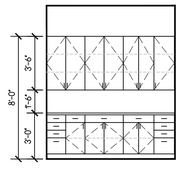


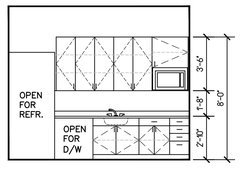
8 A5.1 BREAK-OUT TYP.
SCALE: 1/4"=1'-0"



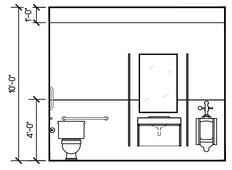
9 A5.1 OFFICE AREA BUILT IN CABINETS
SCALE: 1/4"=1'-0"



10 A5.1 COLAB. OFC.
SCALE: 1/4"=1'-0"



11 A5.1 BREAK ROOM
SCALE: 1/4"=1'-0"



12 A5.1 MENS RESTROOM
SCALE: 1/4"=1'-0"

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COLORADO SPRINGS, CO

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No.	Description	By	Date
1			

Date: 07/31/18
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Scale: AS NOTED
Job No.: .

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