

GENERAL REQUIREMENTS

CONTRACTOR SHALL MAINTAIN IN EFFECT DURING THE PROJECT ALL REQUIRED INSURANCES INCLUDING BUILDERS RISK, GENERAL LIABILITY, VEHICLE COVERAGE, WORKMENS COMPENSATION, ETC. INSURANCE CERTIFICATES SHALL BE PROVIDED TO OWNER.

THE PROTECTION OF LIFE, HEALTH AND PUBLIC WELFARE AS IT RELATES TO THE EXECUTION OF THIS CONSTRUCTION AND FINISH WORK IS THE SPECIFIC AND TOTAL RESPONSIBILITY OF THE GENERAL CONTRACTOR.

OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED BY BUILDING DEPARTMENT. ALL WORK SHALL BE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODES, NATIONAL ELECTRIC CODE, FIRE CODES, AS ADOPTED INCLUDING PIKES PEAK MODIFICATIONS.

OBTAIN UTILITY LOCATOR SERVICE PRIOR TO ANY UNDERGROUND WORK.

OWNER WILL DESIGNATE APPROPRIATE CONTRACTOR ACCESS, PARKING AND EXTERIOR WORK/STORAGE AREA. CONTRACTOR IS RESPONSIBLE FOR TRASH CONTAINMENT AND REMOVAL FROM SITE. OWNER WILL NOT ALLOW USE OF BUILDING DUMPSTERS. THE SITE SHALL BE KEPT CLEAN AND MINIMAL IMPACT TO BUILDING USERS IS ESSENTIAL. ADJACENT BUSINESSES WILL BE IN OPERATION DURING THIS CONSTRUCTION ACTIVITY.

NEW INTERIOR PARTITIONS SHALL BE FRAMED WITH 3 1/2" STEEL STUDS (25 GA) SPACED AT 16" OC WITH CONT. TOP AND BOTTOM CHANNEL. PROVIDE DEL. STUD STIFFENERS AT SIDES OF DOOR OPENINGS W/2x4 BLOCKING AS NEEDED. PARTITIONS SHALL EXTEND FULL HEIGHT TO UNDERSIDE OF ROOF DECK. PROVIDE DEFLECTION CONNECTION/DEEP FLANGE TOP TRACK TO ALLOW FOR ROOF DEFLECTION. PROVIDE/INSTALL SOUND BATT'S IN ALL PARTITIONS.

ALL GYPSUM DRYWALL SHALL BE 5/8" THICK TYPE "X" CORE, FIRE RATED BOARD PROVIDE RATED GREEN BOARD WHERE REQUIRED AT PLUMBING WALLS. PROVIDE LONGEST LENGTH POSSIBLE TO MINIMIZE JOINTS. DRYWALL SHALL BE TAPED, SANDED, TEXTURED (NOT TOO HEAVY) AND PAINTED, PRIMER AND TWO COATS LATEX-ACRYLIC, SEMI-GLOSS. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS AS REQUIRED TO ATTACH WALL MOUNTED ACCESSORIES, EQUIPMENT.

VINYL BASE SHALL BE 4" HIGH, STANDARD COVE BASE, 1/2" THICK, COLOR AS SELECTED ALL NEW FLOORING MATERIAL IS TO BE PROVIDED AND INSTALLED BY OWNER.

ALL NEW DOORS SHALL BE HOLLOW METAL FLUSH UNITS WITH HOLLOW METAL FRAMES. EXTERIOR DOOR SHALL BE FULL INSULATED WITH 1/2" VISION PANEL. EXTERIOR FRAME SHALL BE FULL WELDED TYPE FASTENED WITH SUITABLE ANCHORS TO NEW STUD FRAMING. INTERIOR DOORS MAY HAVE HONEYCOMB CORE. INTERIOR FRAMES MAY BE DRYWALL TYPE. FULL WELDED TYPE FASTENED WITH SUITABLE ANCHORS TO NEW STUD FRAMING. ALL DOORS AND FRAMES SHALL BE FACTORY PRIMED AND PAINTED IN FIELD.

ALL NEW ROOF PENETRATIONS SHALL BE CAREFULLY LOCATED AND CUT AS REQUIRED TO FIT THE DUCT, FLUE, VENT, ETC. TO BE INSTALLED. MATERIAL SHALL BE PRECISELY INSTALLED, FIRMLY ATTACHED AND FLASHED TO ROOFING SO AS TO BE WEATHERTIGHT UNDER ALL CONDITIONS.

PROVIDE/INSTALL TWO (2) NEW MULTI-PURPOSE TYPE DRY CHEMICAL A-B-C TYPE FIRE EXTINGUISHERS, 10 LB SIZE, LARSEN'S MP-10 OR EQUAL.

CODE DATA:

EXISTING BUILDING
POURED CONCRETE FOUNDATION
EXISTING WOOD FRAME WALLS
TRUSS-JOIST ROOF STRUCTURE W/PLYWD DECK

TYPE OF CONSTRUCTION: TYPE V-B
NON-SPRINKLERED BUILDING

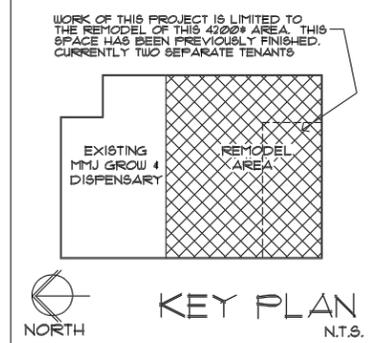
CHANGE OF OCCUPANCY: B TO F-1
REMAINDER OF BUILDING IS ALREADY F-1
NO SEPARATION REQUIRED

BUILDING AREA: 6744 SF.
NON-SEPARATED OCCUPANCIES
THIS SPACE: 4200 SF.

CODE COMPLIANCE:
2015 INTERNATIONAL BUILDING CODE
2017 PIKES PEAK REGIONAL BUILDING CODE

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WORK OF THIS PROJECT IS LIMITED TO THE REMODEL OF THIS 4200 SF AREA. THIS SPACE HAS BEEN PREVIOUSLY FINISHED. CURRENTLY TWO SEPARATE TENANTS.

KEY PLAN
N.T.S.

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DESCRIPTION OF WORK:

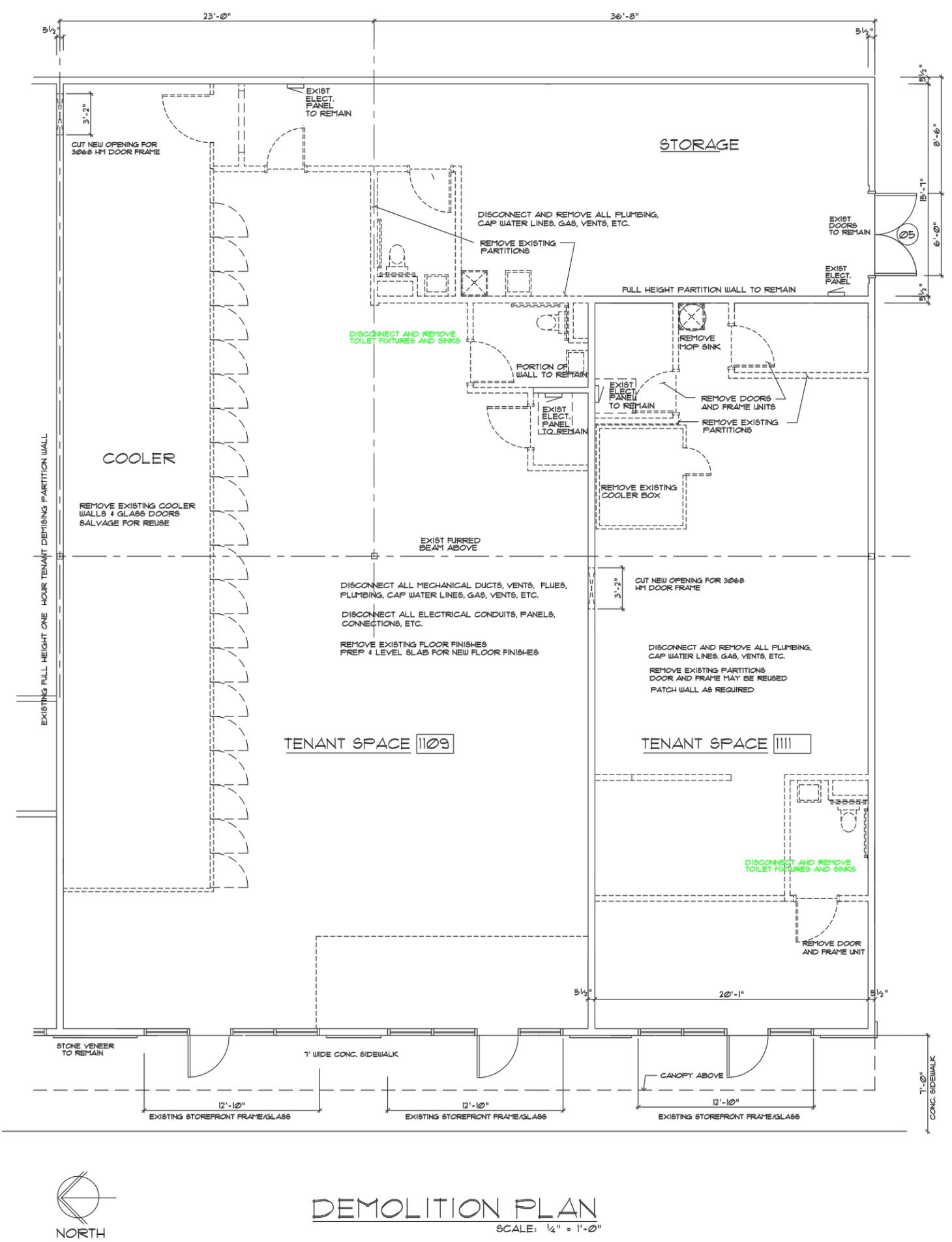
THIS IS CURRENTLY A MULTI-TENANT BUILDING. WITH THIS REMODEL, THAT WILL CHANGE. THE ENTIRE BUILDING WILL NOW BECOME A SINGLE USER OF THE ENTIRE SPACE.

THIS IS AN INTERIOR REMODEL TO CONVERT AN EXISTING LIQUOR STORE AND RESTAURANT INTO AN EXPANDED MMJ GROW FACILITY.

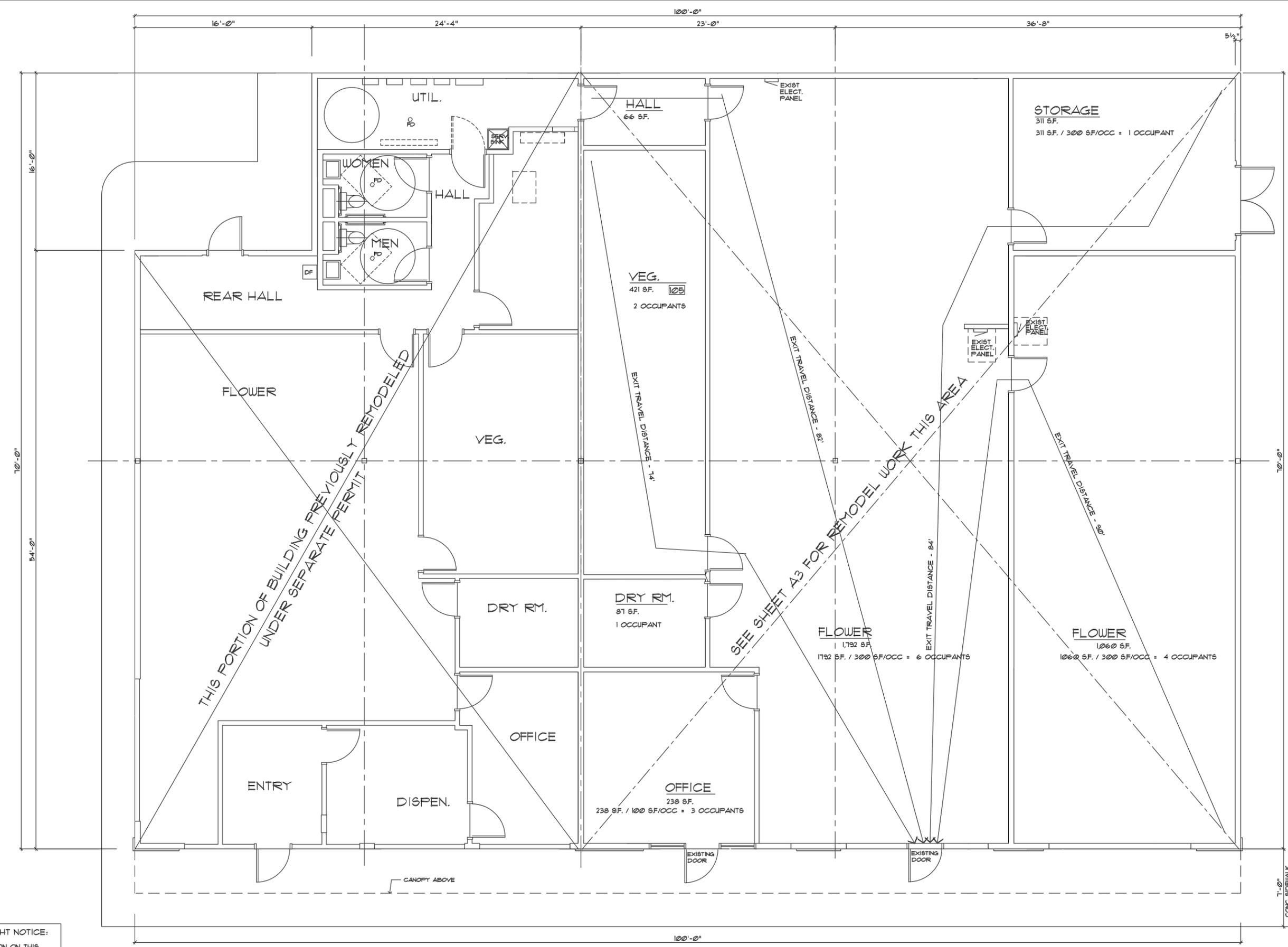
THERE IS NO STRUCTURAL WORK.

PLUMBING WORK IS LIMITED TO THE DEMOLITION OF EXISTING TOILET ROOMS.

THIS SPACE WILL NOW BE COMBINED WITH THE ADJACENT MMJ GROW SPACE. RESTROOMS AND MOP SINK ARE PROVIDED IN THAT SPACE.



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



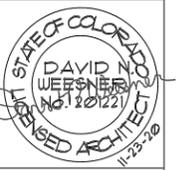
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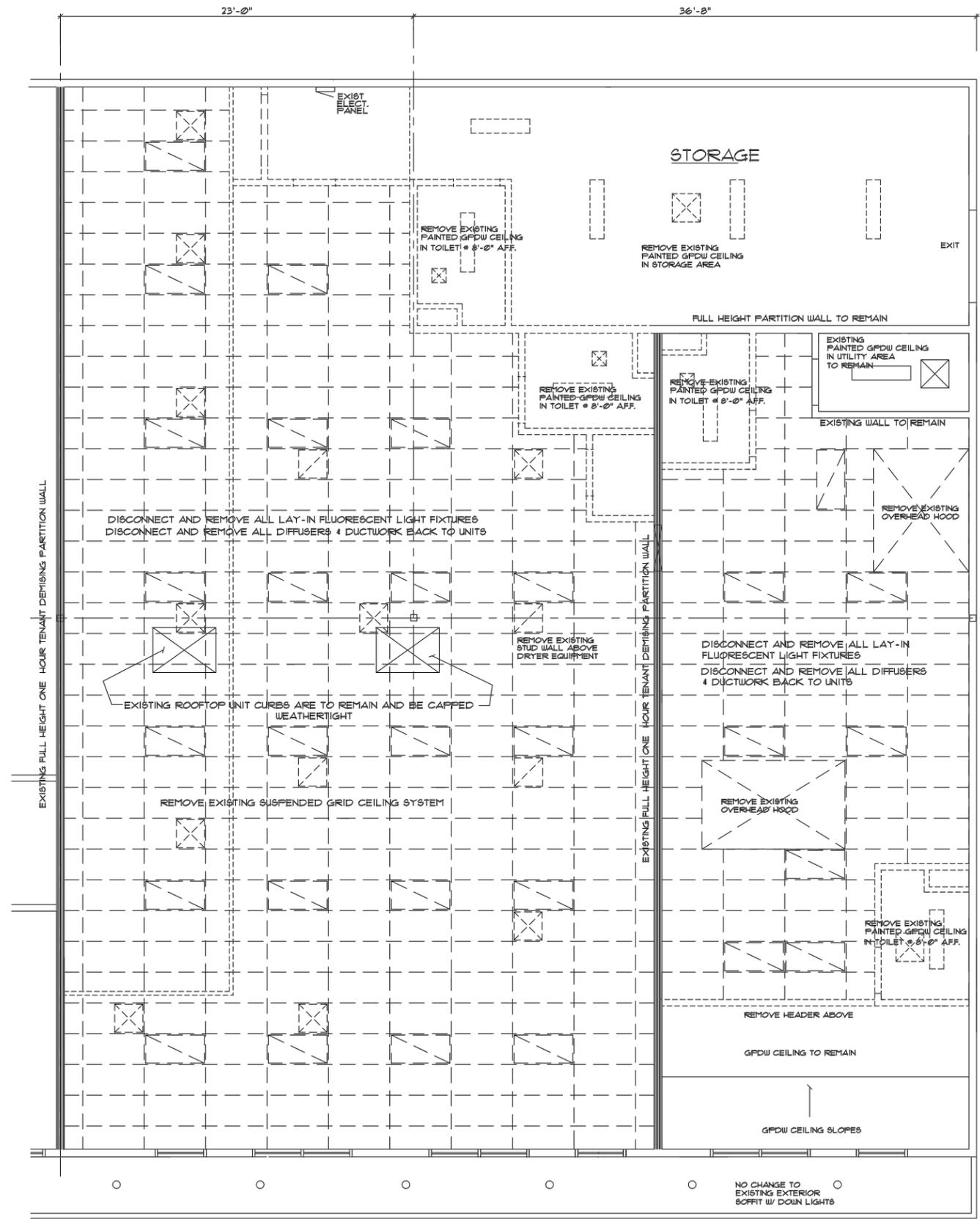
OVERALL FLOOR PLAN / LIFE SAFETY PLAN

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

CONDITIONAL USE DEVELOPMENT PLAN



- DEMOLITION NOTES:**
1. ALL SUSPENDED CEILING SYSTEM IS TO BE REMOVED. COMPLETELY REMOVE ALL HANGER WIRES.
 2. EXISTING SUPPLY AND RETURN DUCTWORK, DIFFUSERS, GRILLES, ETC. AND ALL HANGERS, ETC. SHALL BE REMOVED. SEE MECH. DWGS FOR REMOVAL OF ROOFTOP HVAC UNITS.
 3. ALL EXISTING LIGHT FIXTURES IN SUSPENDED GRID SYSTEM ARE TO BE DISCONNECTED AND REMOVED. SEE ELECT. DWGS. FOR CIRCUIT REUSE.
 4. COMPLETELY REMOVE ALL UNUSED CONDUITS, WIRING, SUSPENSION DEVICES, ETC.
 5. THOROUGHLY CLEAN/VACUUM JOIST LEDGES AND ALL ABOVE CEILING DUST/DIRT/ ETC. REPAIR DAMAGED INSULATION. REATTACH ANY LOOSE MATERIAL.



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DEMOLITION REFL. CEILING PLAN

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

ROOM FINISH SCHEDULE

#	NAME	FLOOR		BASE	WALLS								CEILING		REMARKS
		EXISTING CONCRETE	FIN FLR		NORTH	EAST	SOUTH	WEST	MATL	FIN	MATL	FIN	MATL	FIN	
				MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN		
101	OFFICE		EXIST.	VB	EXIST	PT	GFDW	PT	GFDW	PT	STRFT	GFDW	PT		
102	DRY ROOM		S/F	VB	EXIST	PT	GFDW	PT	GFDW	PT	GFDW	PT	MB		
103	FLOWER		S/F	VB	EXIST	PT	GFDW	PT	EXIST	PT	EXIST	PT	MB		
104	FLOWER		S/F	VB	EXIST	PT	GFDW	PT	EXIST	PT	EXIST	PT	MB		
105	VEG. ROOM		S/F	VB	EXIST	PT	GFDW	PT	GFDW	PT	GFDW	PT	MB		
106	HALL		S/F	VB	EXIST	PT	GFDW	PT	GFDW	PT	GFDW	PT	MB		
107	STORAGE		S/F	EXIST.	GFDW	PT	EXIST	PT	EXIST	PT	EXIST	PT	EXIST		

DOOR SCHEDULE

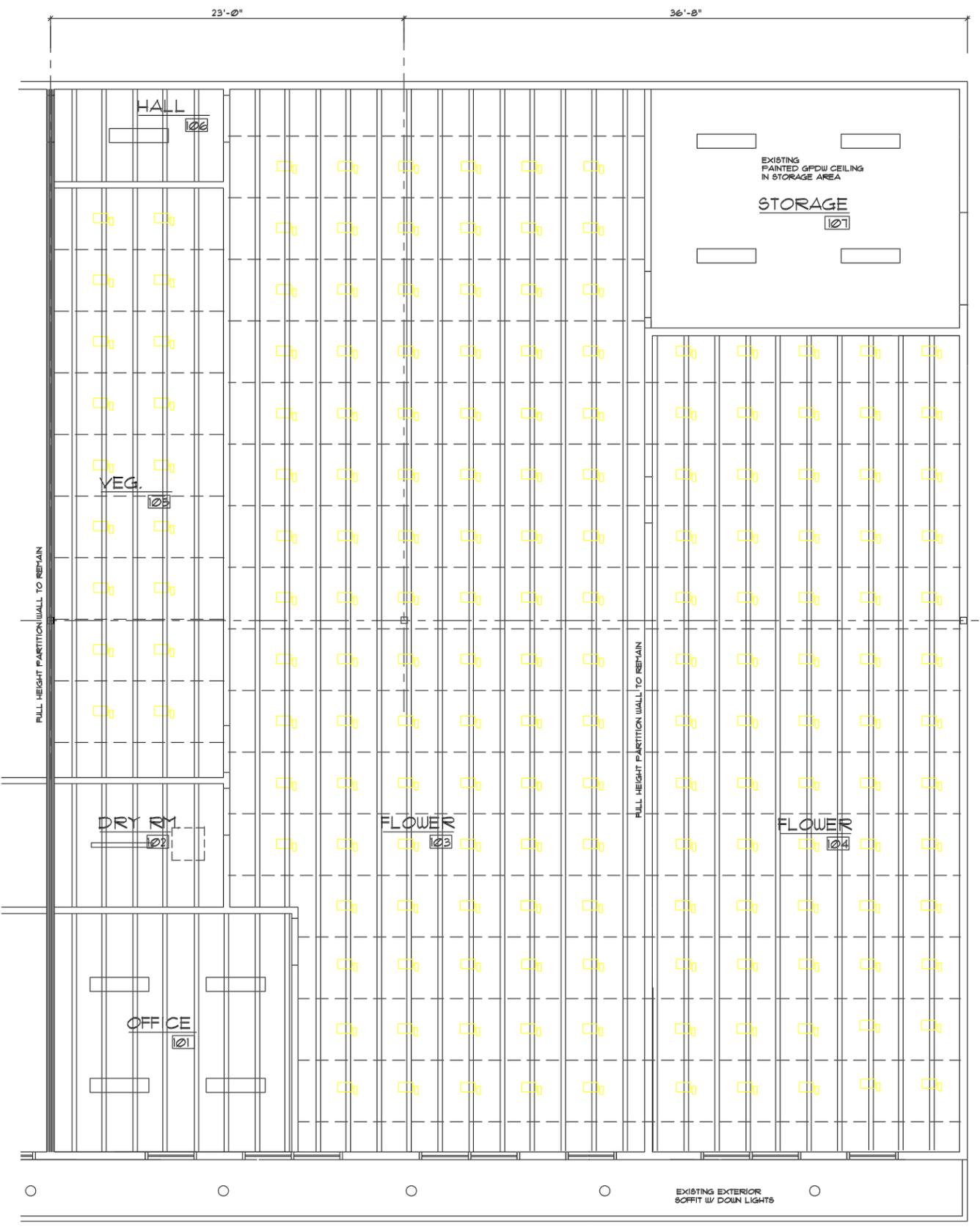
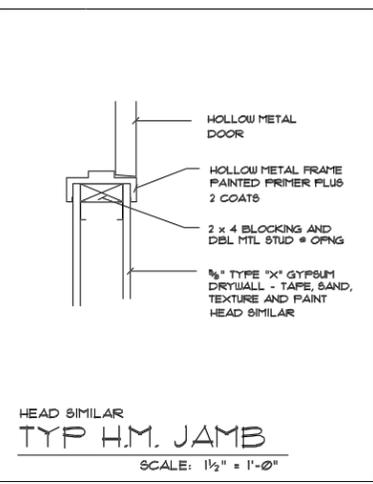
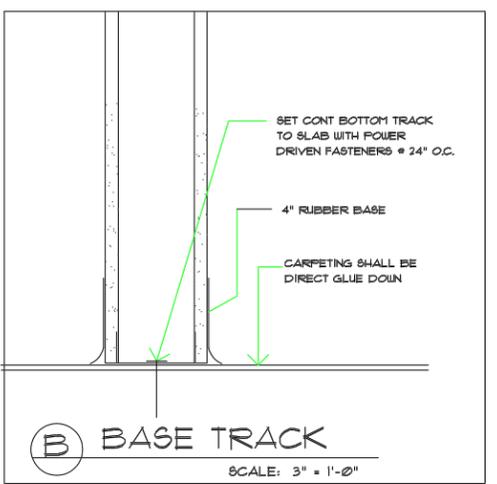
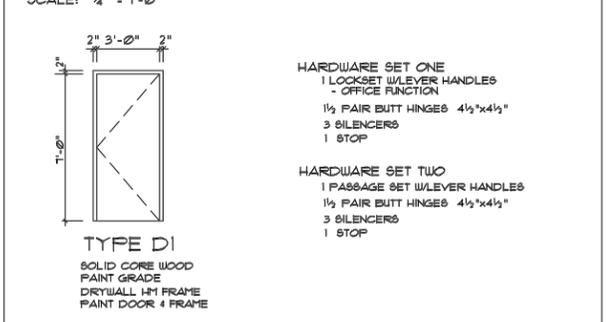
MARK	SIZE	DOOR TYPE	FRAME TYPE	ELEV	DETAIL	HARDWARE GROUP	REMARKS	
E1	3'-0" x 7'-0" x 1 3/4"	ALUM	ALUM			EXISTING	EXISTING HARDWARE TO REMAIN	E1
E2	3'-0" x 7'-0" x 1 3/4"	ALUM	ALUM				INSTALL PANIC HARDWARE - NO EXTERIOR SET	E2
E3	3'-0" x 7'-0" x 1 3/4"	ALUM	ALUM				DOOR TO BE MARKED AS BLOCKED PER C.S.F.D.	E3
Ø1	3'-0" x 7'-0" x 1 3/4"	SC	HM	DI	A	ONE		Ø1
Ø2	3'-0" x 7'-0" x 1 3/4"	SC	HM	DI	A	TWO		Ø2
Ø3	3'-0" x 7'-0" x 1 3/4"	SC	HM	DI	A	TWO		Ø3
Ø4	3'-0" x 7'-0" x 1 3/4"	SC	HM	DI	A	TWO		Ø4
Ø5	3'-0" x 7'-0" x 1 3/4"	SC	HM	DI	A	TWO		Ø5
Ø6	3'-0" x 7'-0" x 1 3/4"	SC	HM	DI	A	TWO		Ø6
Ø7	3'-0" x 7'-0" x 1 3/4"	SC	HM	DI	A	ONE		Ø7

ABBREVIATIONS:

AFF	ABOVE FINISH FLOOR	GFDW	GYPSUM DRYWALL ALL 1/2" TYPE 'X'
CONC	CONCRETE SLAB	PT	PAINT
EPT	EPOXY PAINT	S/F	STRIP EXISTING FINISH - CLEAN & PAINT
ES6	EXPOSED STRUCTURE	T&S	TAPE, SAND, SMOOTH
FF	FACTORY FINISH	VB	4" HIGH VINYL COVE BASE

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DOOR ELEV. / HARDWARE



REMODEL REFL. CEILING PLAN

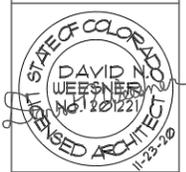
ENTIRE CEILING AREA IN ROOMS 102, 103, 104, 105, 106 SHALL BE COVERED WITH MOISTURE BARRIER MEMBRANE FASTENED TO BOTTOM CHORDS OF EXISTING ROOF JOISTS

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

DRWN: DNU/SL

CHANGE OF OCCUPANCY - MMJ GROW
TENANT REMODEL

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DRAWING

A5
SHEET 5 OF 5