

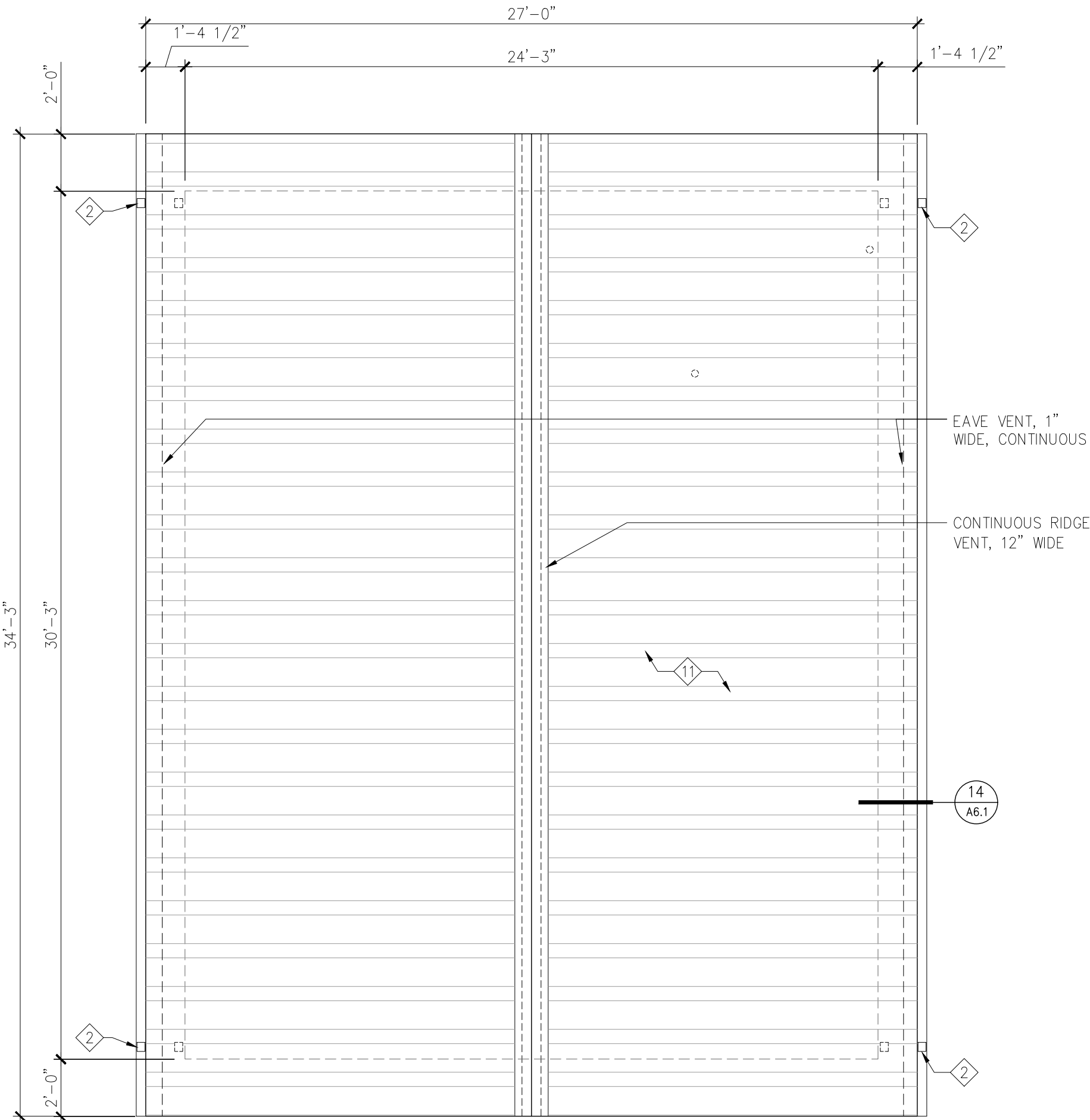
ROOF VENTILATION

ATTIC AREA:  
927 SQ.FT. x 144 = 133,488 SQ.IN.  
133,488 SQ.IN. / 300 = 445 SQ.IN.

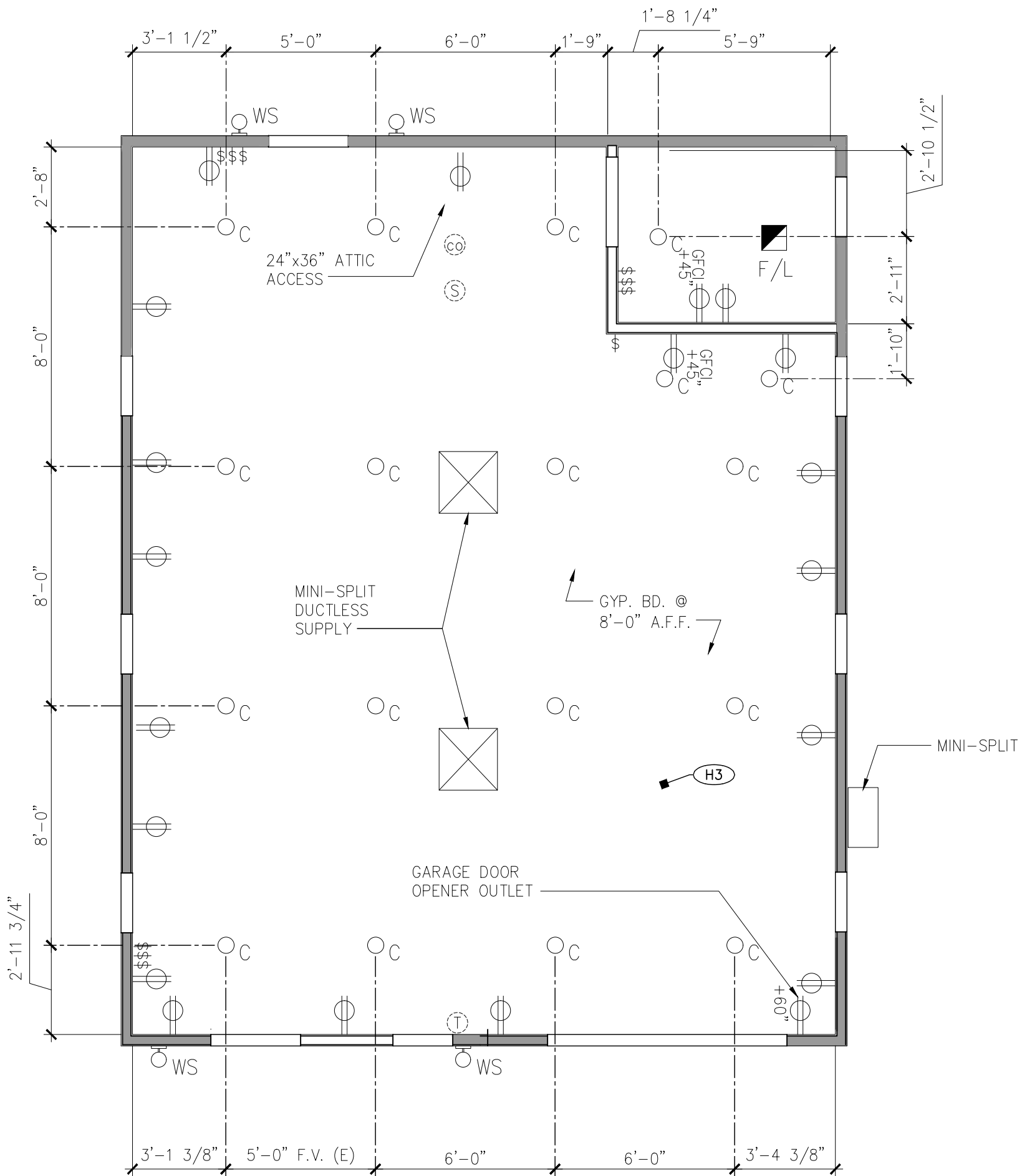
EXHAUST RIDGE VENT, CONTINUOUS  
12 SQ. IN. NFA VENTING PER LINEAR FT  
34 LINEAR FEET OF RIDGE x 12 SQ.IN. = 408 SQ.IN.

INTAKE EAVE VENT, 412" VENT LENGTH, EA SIDE (824" TOTAL)  
1.5" x 824" = 1236 SQ. IN. VENTING AREA

TOTAL PROVIDED:  
408 SQ.IN. + 1236 SQ.IN. = 1,644 SQ.IN. > 445 SQ.IN.



2 ROOF PLAN  
1/4" = 1'-8"

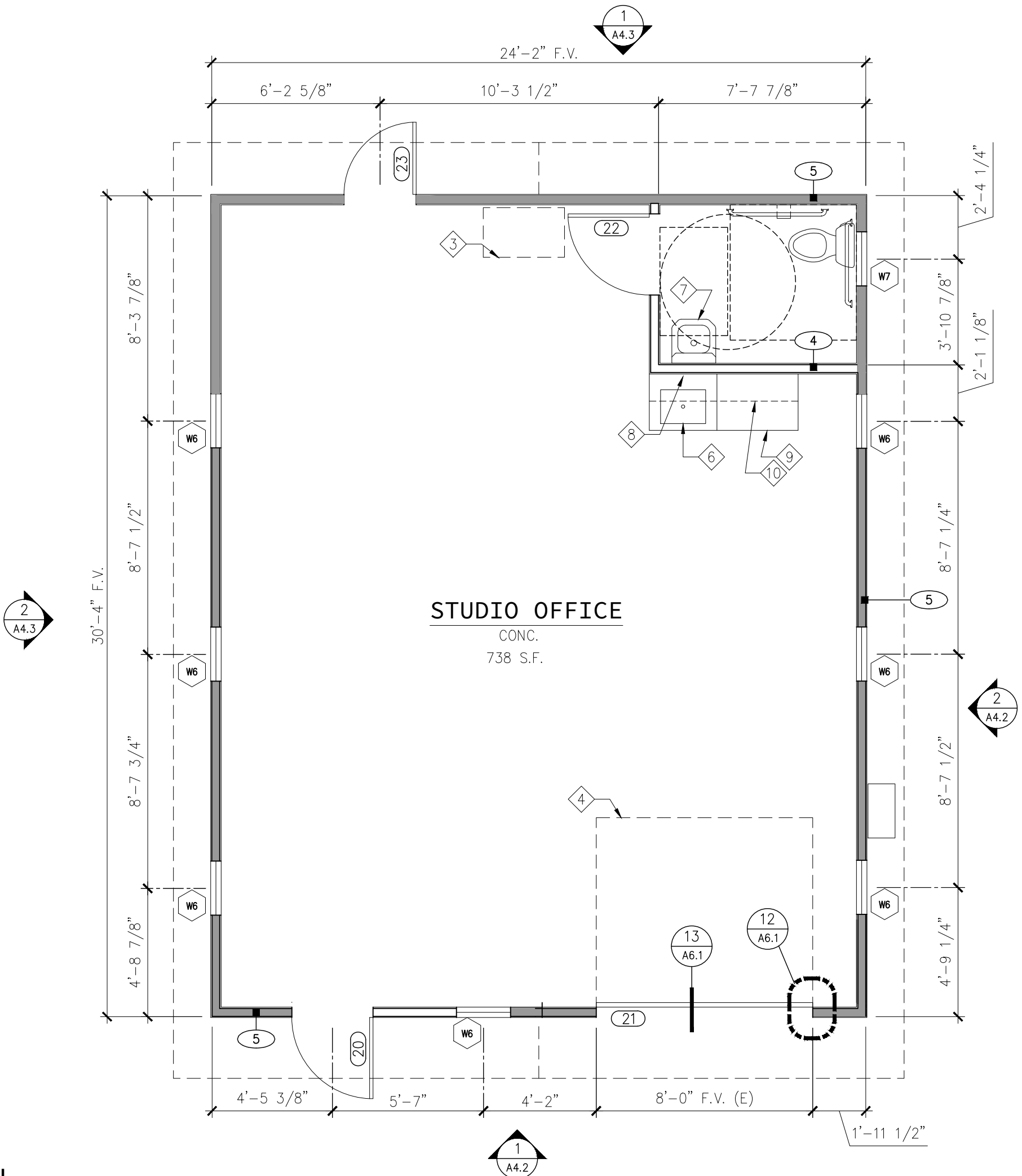


3 REFLECTED CEILING PLAN  
1/4" = 1'-8"

LEGEND

- C 4"Ø RECESSED CAN LIGHT
- F/L EXHAUST FAN W/ LIGHT
- DC DECORATIVE CHANDELIER, SLOPED CEILING
- L SUSPENDED UTILITY LIGHT
- U UTILITY LIGHT
- WS EXTERIOR WALL SCONCE
- NEW GYP BD CEILING

NOTE:  
1. REFER TO ELECTRICAL SHEETS E4, E5, E6 FOR EXIT/EMERGENCY LIGHT LOCATIONS.  
2. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING, POWER, DATA AND SPEC.



1 FLOOR PLAN  
1/4" = 1'-8"

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LEGEND

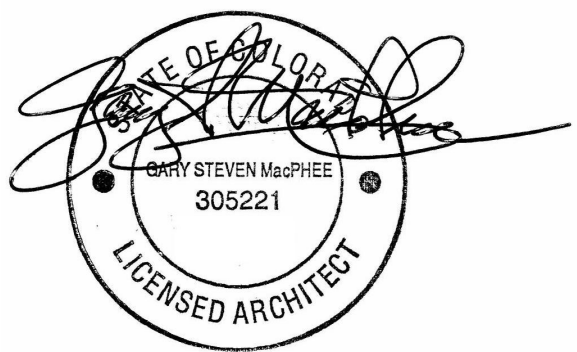
- EXISTING WALL TO REMAIN
- NEW WALL
- F.E.C. FIRE EXTINGUISHER CABINET

BUILDING PLAN NOTES

- DIMENSIONS ARE TO FACE OF STUD, SHEATHING WHERE OCCURS, CONCRETE, OR CENTERLINE OF COLUMNS, DOORS AND WINDOWS, U.N.O.
- REFER TO SHEET G1.1 FOR ALL WALL TYPE ASSEMBLIES AND ALL HORIZONTAL ASSEMBLIES.
- SEE SHEET A9.1 FOR DOOR, WINDOW, AND ROOM FINISH SCHEDULE.
- CONCRETE PORCH/PATIO SLOPE 1/4"/FOOT AWAY FROM BUILDING.
- MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS TO COMPLY W/ FIRE BLOCKING AND FIRE STOPPING REQUIREMENTS AT ALL PENETRATIONS OF RATED WALL, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES.
- SEE MECHANICAL PLANS FOR BATH AND EXHAUST VENTS.
- SEE ELEVATION SHEET A4.1 & A4.2 FOR WINDOW CONFIGURATIONS.

KEYNOTES

- 1 1/2" METAL HANDRAIL, SEE DETAILS SHEET A3.4
- GUTTER AND DOWN SPOUT, SEE BUILDING ELEVATIONS AND CIVIL DRAWINGS FOR ADDITIONAL ROUTING
- 22X30 ATTIC ACCESS W/ LOCK ABOVE
- LINE OF OVERHEAD DOOR ABOVE
- LINE OF DECK OVERHANG ABOVE
- DROP-IN SINK FOR 30" W BASE CABINET
- CABINET W/ VANITY SINK
- INSTANT HOT WATER HEATER (IN SINK BASE CABINET)
- BASE CABINETS, 34" H
- UPPER CABINETS, 30"
- STANDING SEAM METAL ROOF



SHEET:  
FLOOR PLAN & RCP

JOB NO:  
18-223-HOTCHKISS

JOHN HOTCHKISS  
COMMERCIAL OFFICE

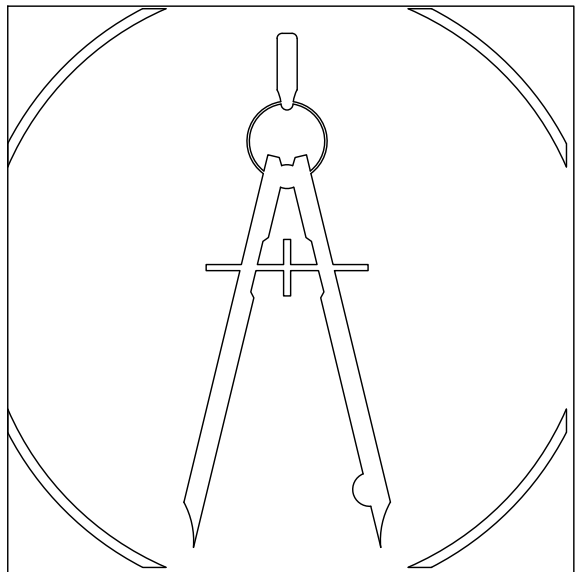
2290, 2294 OLD  
RANCH RD  
COLORADO SPRINGS

DATE:  
06.10.2019

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A2.1



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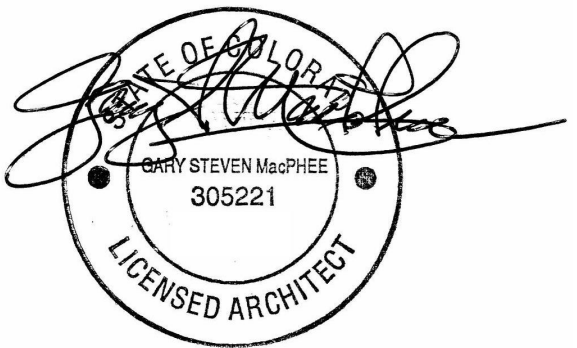
## LEGEND

- NEW WALL
- FIRE EXTINGUISHER CABINET

## BUILDING PLAN NOTES

### KEYNOTES

- 1 1/2" METAL HANDRAIL, SEE DETAILS SHEET A6.1
- STRUCTURAL STEEL FRAME BY STEEL BUILDING MANUFACTURER
- GUARDRAIL @ 42" A.F.F., DARK BRONZE POWDER COATED ALUMINUM
- LINE OF FLOOR / DECK ABOVE
- WALL MOUNTED SINK
- MOP SINK
- 4"t CONCRETE SLAB
- DRINKING FOUNTAIN, ADA COMPLIANT
- WOOD DECK SUPPORT POSTS, RE STRUCTURAL
- PROVIDE ROUGH-INS FOR BREAK ROOM SINK AND DISHWASHER
- PROVIDE 5/8" TYPE 'X' GYP. BD. WALLS & CEILING PER IBC 1011.7.3
- 48x52 LU/LA ELEVATOR, SEE SCHEDULE A9.1
- GUTTER AND DOWN SPOUT, SEE BUILDING ELEVATIONS AND CIVIL DRAWINGS FOR ADDITIONAL ROUTING
- METAL ROOF PANEL, SEE SCHEDULE A9.1
- (NOT USED)
- ELEVATOR EQUIPMENT, PROVIDE MANUFACTURER REQUIRED SUBSTRATE FOR WALL MOUNTING, PROVIDE MINIMUM CLEAR FLOOR AREA 30"W x 36"D



## SHEET: FIRST FLOOR PLAN

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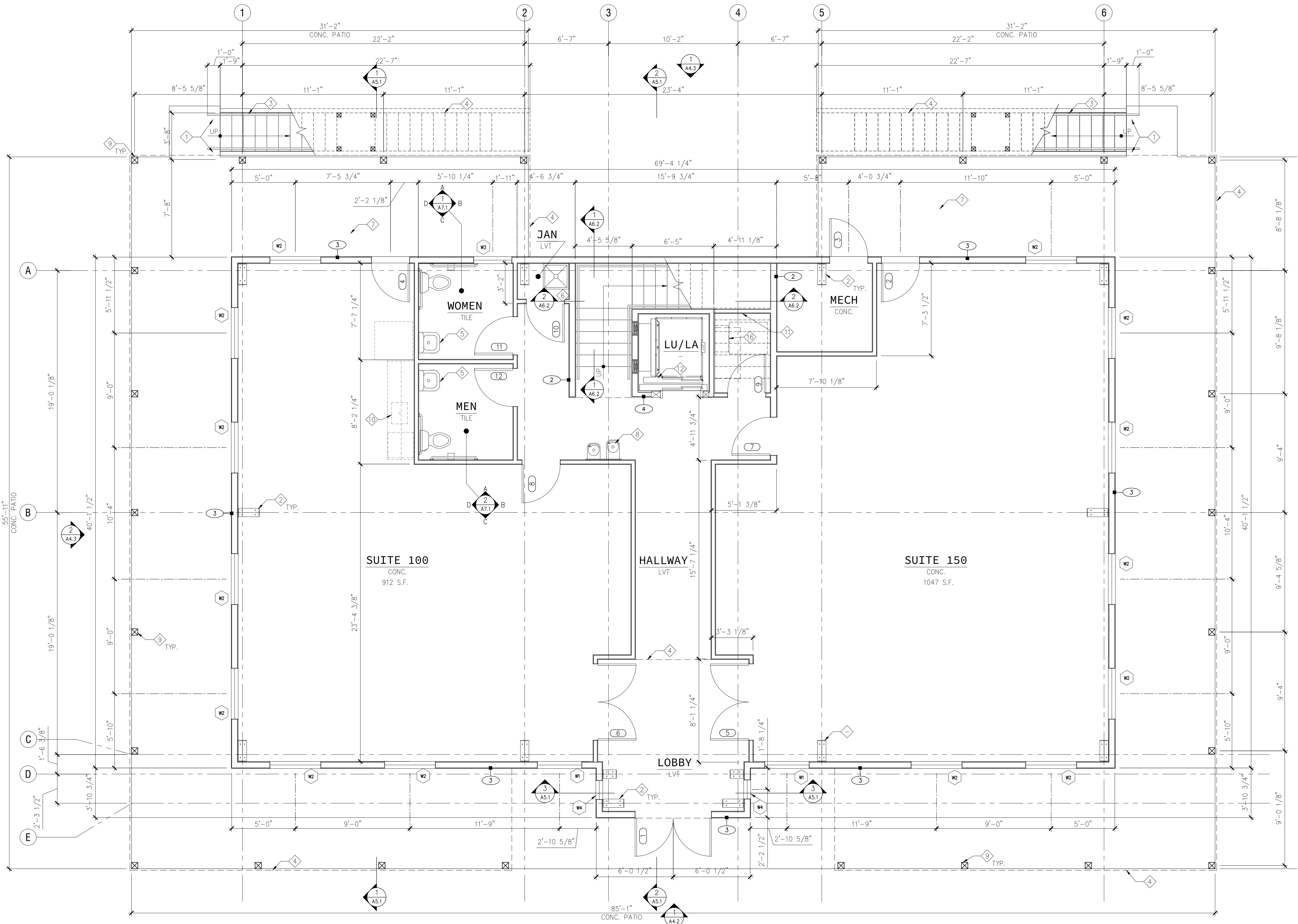
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COLORADO SPRINGS

# A2.2



## 1 FIRST FLOOR PLAN

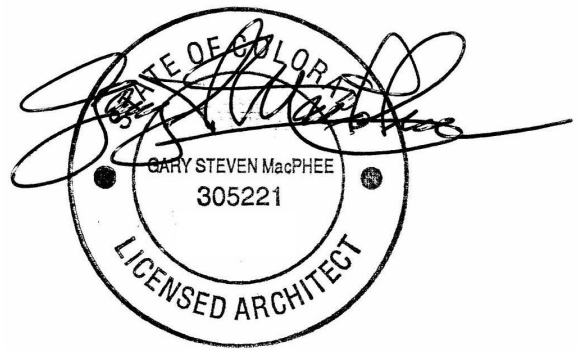
1/4" = 1'-0"

LEGEND

- 
- NEW WALL

BUILDING PLAN  
NOTES

1. DIMENSIONS ARE TO FACE OF STUD, SHEATHING WHERE OCCURS, CONCRETE, OR CENTERLINE OF COLUMNS, DOORS AND WINDOWS, U.N.O.
2. REFER TO SHEET G1.1 FOR ALL WALL TYPE ASSEMBLIES AND ALL HORIZONTAL ASSEMBLIES.
3. SEE SHEET A9.1 FOR DOOR, WINDOW, AND ROOM FINISH SCHEDULE.
4. CONCRETE PORCH/PATIO SLOPE 1/4" FOOT AWAY FROM BUILDING.
5. MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS TO COMPLY W/ FIRE BLOCKING AND FIRE STOPPING REQUIREMENTS AT ALL PENETRATIONS OF RATED WALL, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES.
6. SEE MECHANICAL PLANS FOR BATH AND EXHAUST VENTS.
7. SEE ELEVATION SHEET A4.1 & A4.2 FOR WINDOW CONFIGURATIONS.



SHEET:  
SECOND FLOOR PLAN

JOB NO:  
18-223-HOTCHKISS

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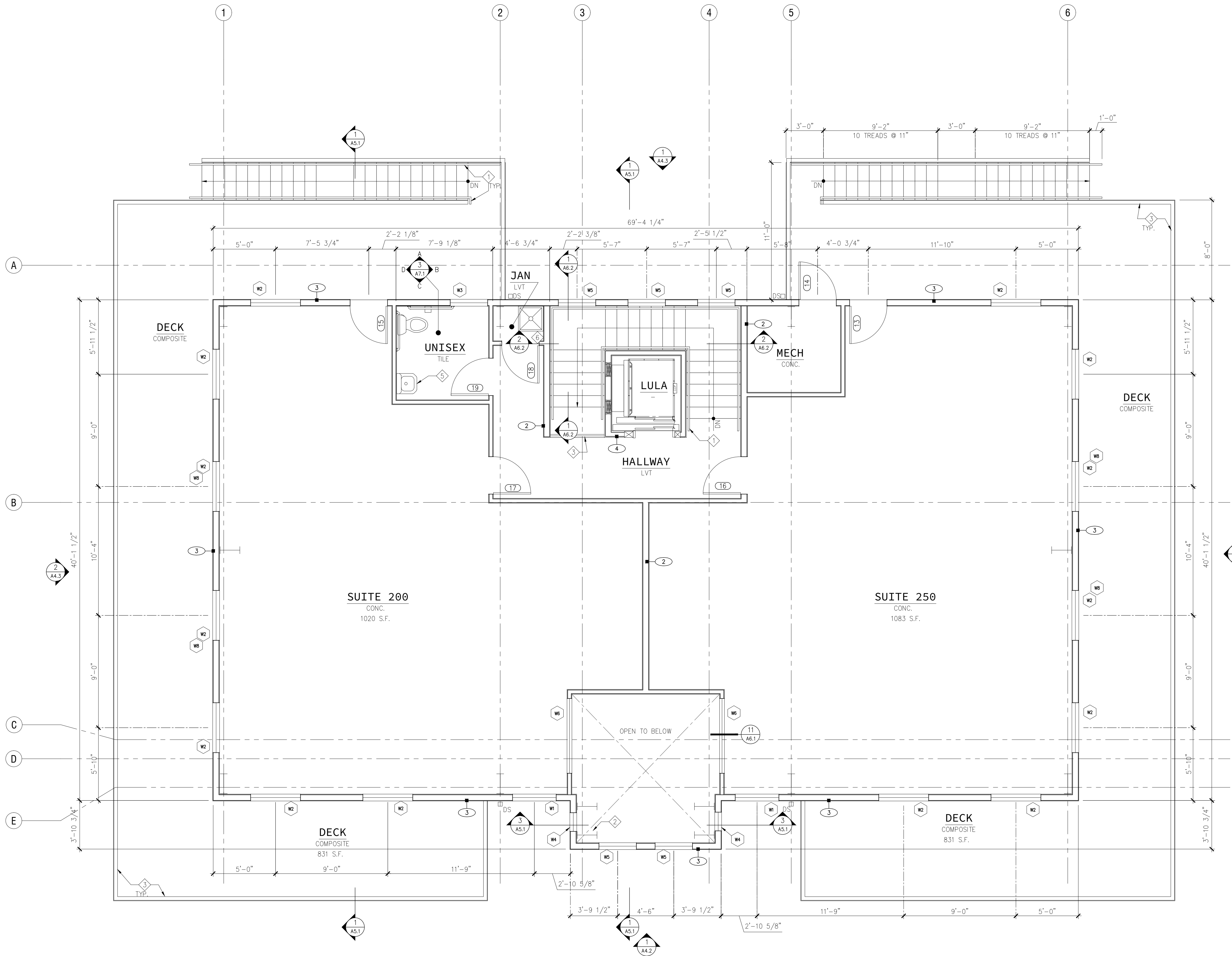
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COLORADO SPRINGS

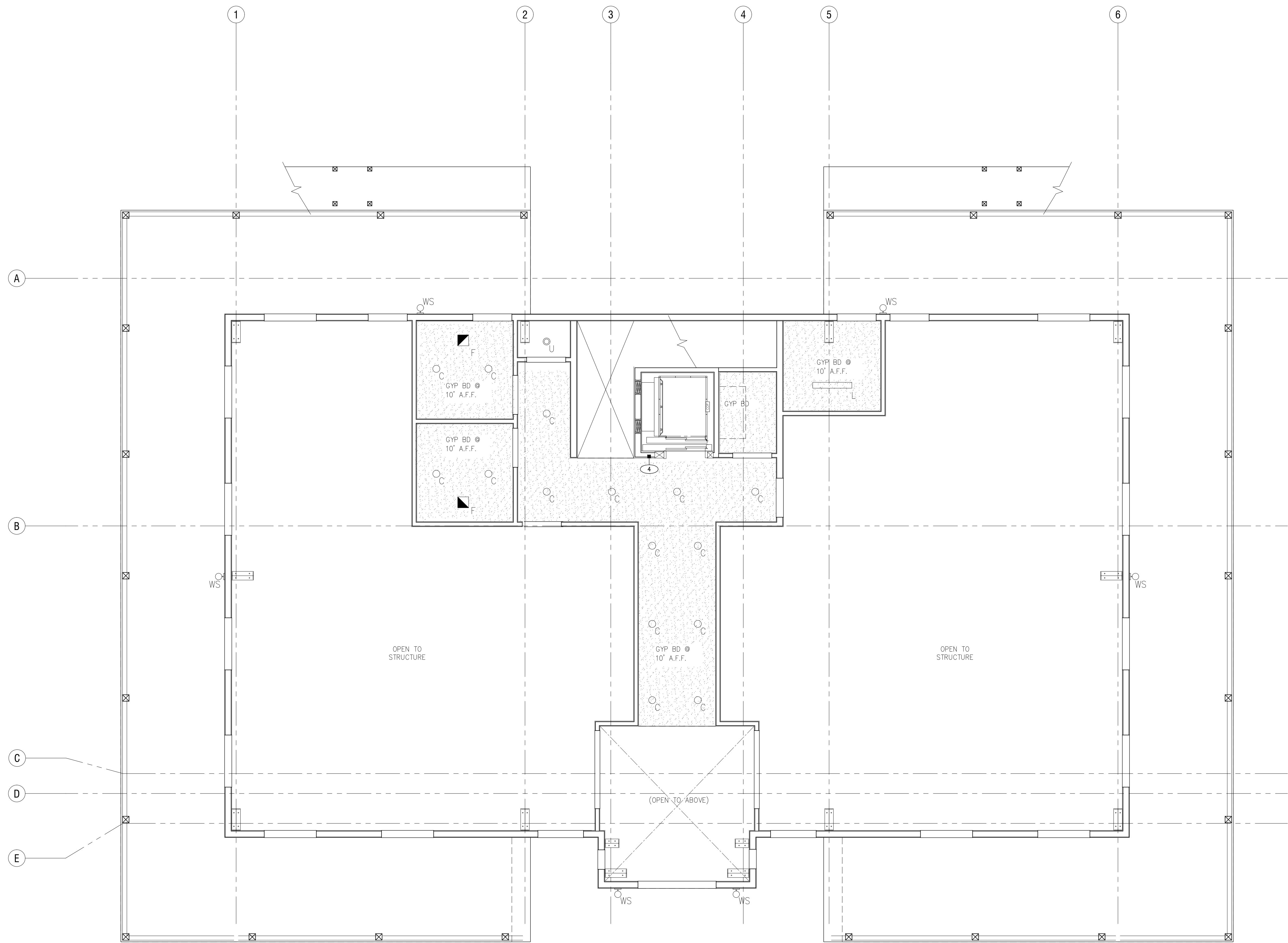
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A2.3





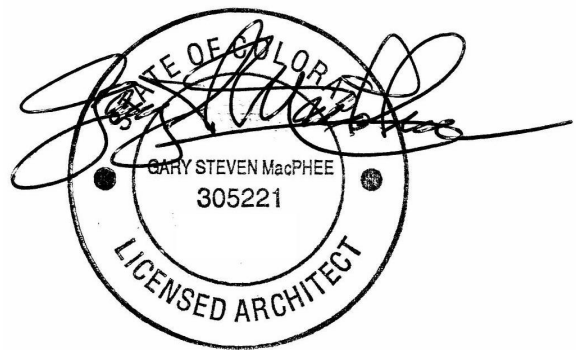
1 FIRST FLOOR REFLECTED CEILING PLAN  
1/4" = 1'-0"

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LEGEND

- 4' Ø RECESSED CAN LIGHT
- EXHAUST FAN W/ LIGHT
- DECORATIVE CHANDELIER, SLOPED CEILING
- SUSPENDED UTILITY LIGHT
- UTILITY LIGHT
- EXTERIOR WALL SCONCE
- NEW GYP BD CEILING

NOTE:  
1. REFER TO ELECTRICAL SHEETS E4, E5, E6 FOR EXIT/EMERGENCY LIGHT LOCATIONS.  
2. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING, POWER, DATA AND SPEC.



SHEET:  
FIRST FLOOR RCP

JOB NO:  
18-223-HOTCHKISS

DATE:  
06.10.2019

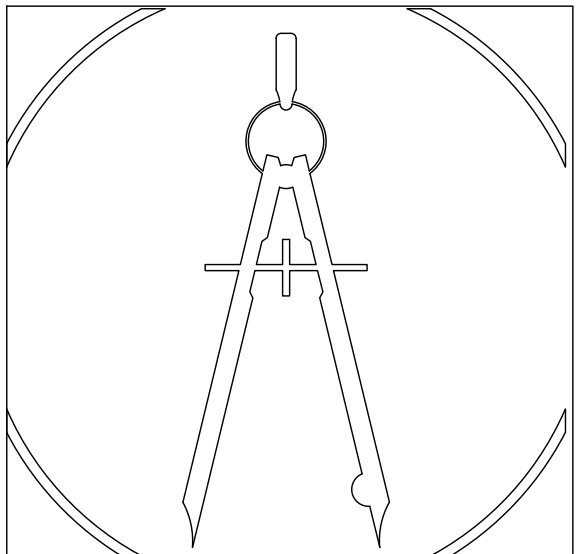
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





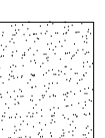
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A2.4

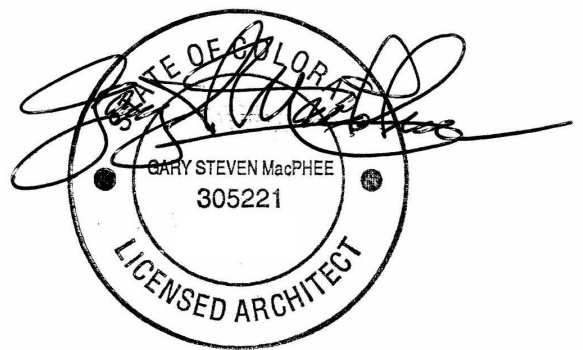
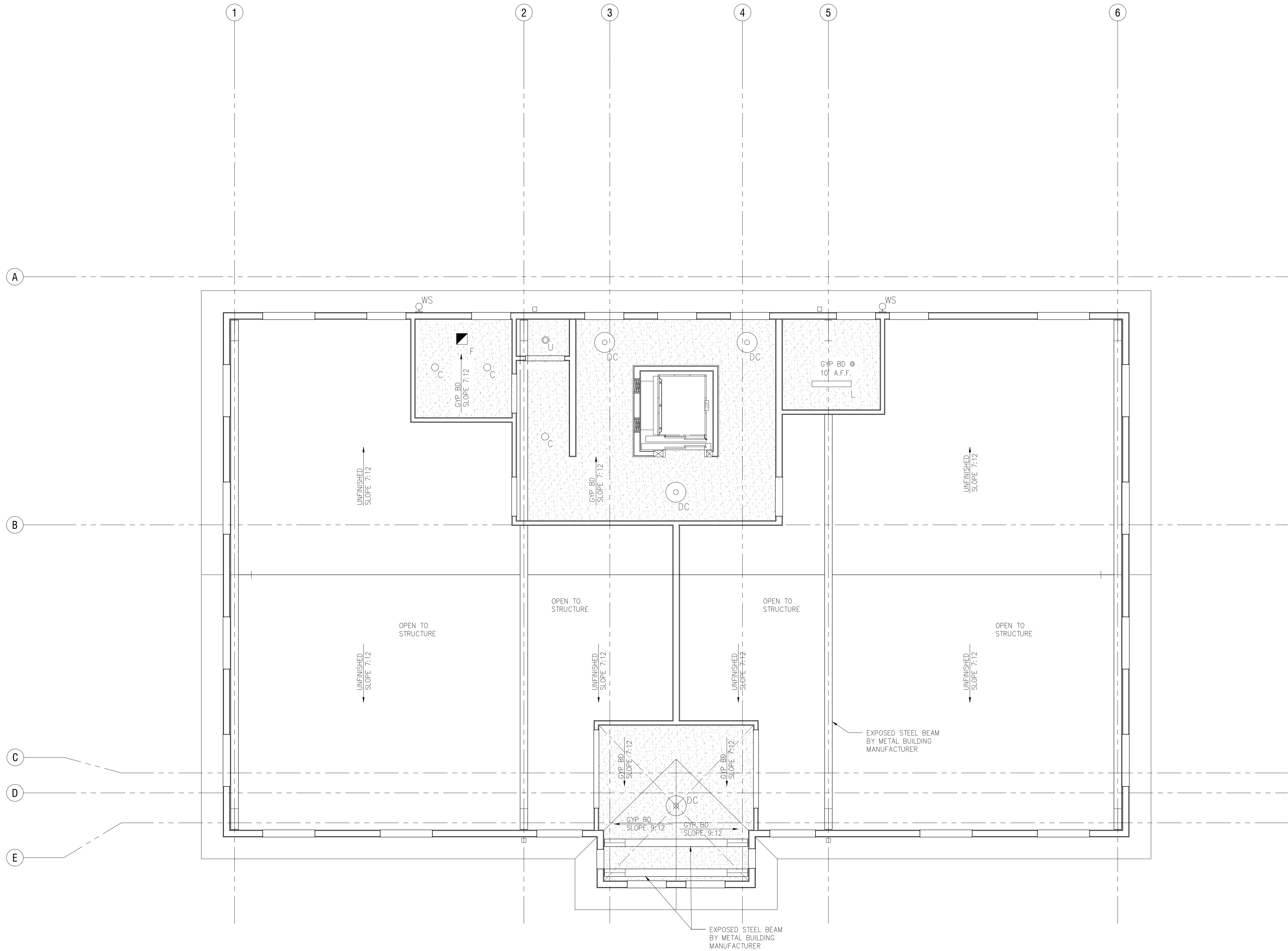


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LEGEND

-  4"Ø RECESSED CAN LIGHT
-  EXHAUST FAN W/ LIGHT
-  DECORATIVE CHANDELIER, SLOPED CEILING
-  SUSPENDED UTILITY LIGHT
-  UTILITY LIGHT
-  EXTERIOR WALL SCONCE
-  NEW GYP BD CEILING

NOTE:  
1. REFER TO ELECTRICAL SHEETS E4, E5, E6 FOR EXIT/EMERGENCY LIGHT LOCATIONS.  
2. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING, POWER, DATA AND SPEC.



SHEET:  
SECOND FLOOR RCP

JOB NO:  
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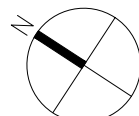
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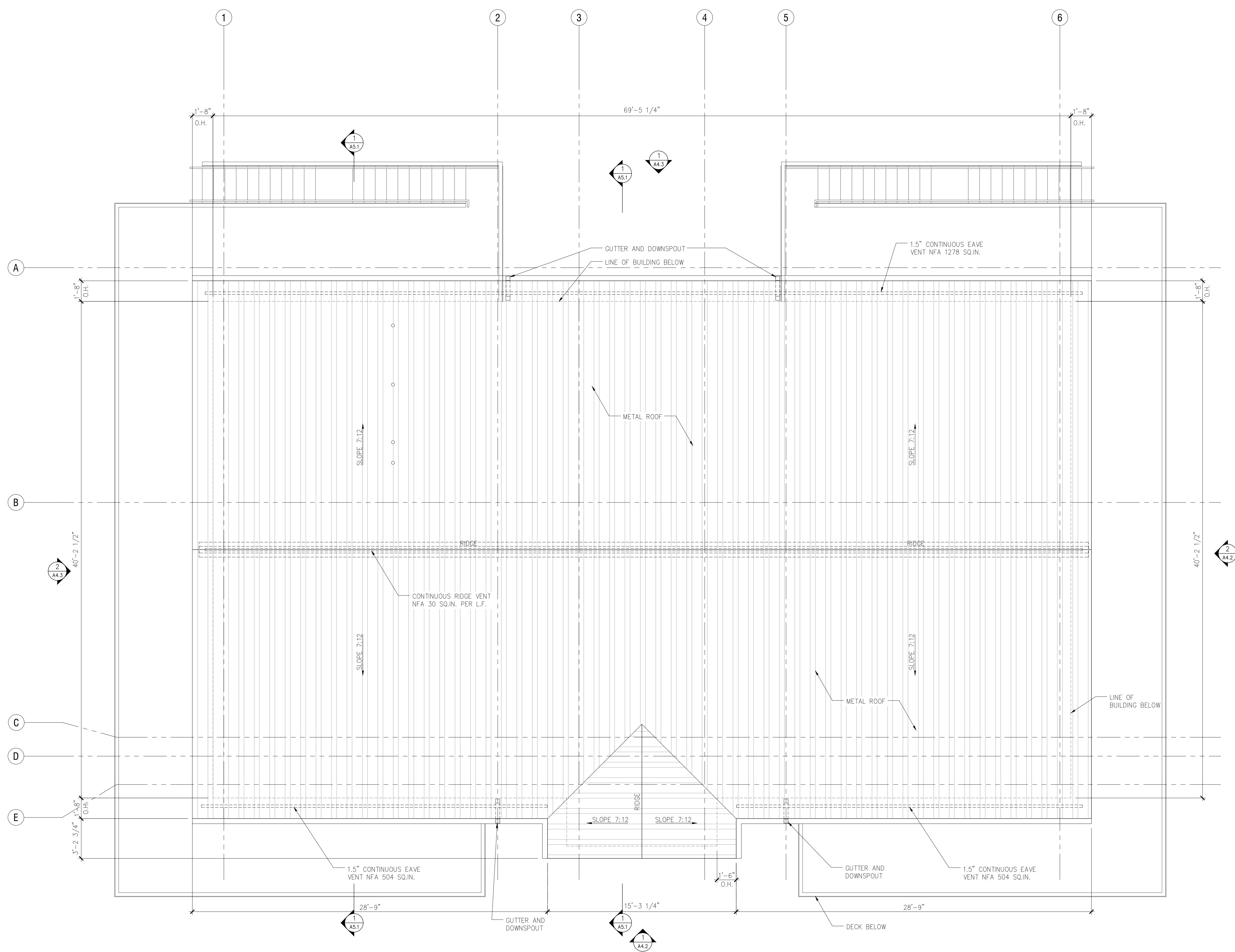
ROOF VENTILATION

ATTIC AREA:  
2,840 SQ.FT. x 144 = 408,960 SQ.IN.  
408,960 SQ.IN. / 300 = 1,363 SQ.IN.

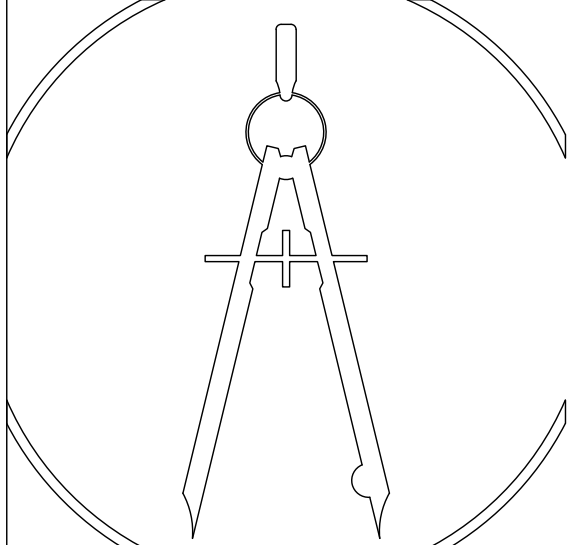
RIDGE VENT, CONTINUOUS 72 L.F.  
30 SQ. IN. NFA VENTING PER L.F.  
72 L.F. x 30 SQ.IN. = 2,160 SQ.IN.

INTAKE EAVE VENT, 1.5" CONTINUOUS 72 L.F. + 28 L.F. + 28 L.F.  
18 SQ. IN NFA VENTING PER L.F.  
128 L.F. x 18 SQ.IN. = 2,304 SQ.IN.

TOTAL PROVIDED:  
2,160 SQ.IN. + 2,304 SQ.IN. = 4,464 SQ.IN. > 1,363 SQ.IN.

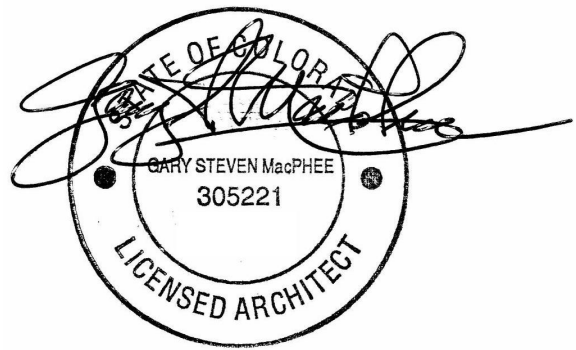


1 ROOF PLAN  
1/4" = 1'-0"

  
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ROOF PLAN NOTES

1. DIMENSIONS ARE TO FACE OF WALL SHEATHING, OUTSIDE FACE OF ROOF FRAMING.
2. MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS ARE TO COMPLY W/ FIRE BLOCKING AND FIRE STOPPING REQUIREMENTS AT ALL PENETRATIONS OF RATED WALL ASSEMBLIES.
3. SEE MECHANICAL PLANS FOR BATH AND PLUMBING VENT ROUTING.
4. AT ALL ROOF PENETRATIONS:  
4.1. PROVIDE A MINIMUM OF 24" SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, ETC.  
4.2. THE USE OF PITCH POCKETS IS NOT ACCEPTABLE.



SHEET:  
ROOF PLAN

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