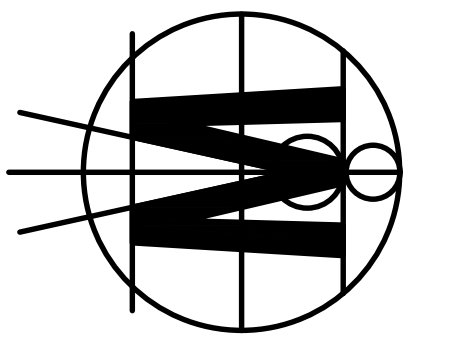


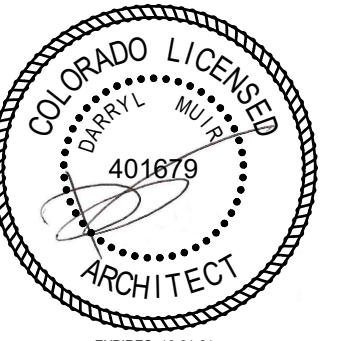
CRISLIP MEDICAL OFFICE



DARRYL MUIR-ARCHITECT

625 Vista Grande
Colorado Springs, CO 80906
303-717-4976

muir.darryl@gmail.com



09-17-2020

GENERAL NOTES

- ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
- WHEN THE CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT/ EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD BY THE CONTRACTOR AND COORDINATED WITH STRUCTURAL ENGINEER PRIOR TO CUTTING/CORING.
- 'TYP.' SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
- PROVIDE PORTABLE FIRE EXTINGUISHER(S) WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2-A WITHIN 75 FEET TRAVEL DISTANCE TO ALL POSITIONS OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., ETC.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STRUCTURAL FOUNDATION, UNLESS NOTED OTHERWISE.
- THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE EXISTING ROOF FRAMING AND PROVIDE STRUCTURAL DETAILS & CALCULATIONS AS REQUIRED FOR SUPPORT OF ANY NEW EQUIPMENT AND/OR STRUCTURAL LOADS.
- SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS IF APPLICABLE SHALL BE ENGINEERED & INSTALLED BY A LICENSED FIRE ALARM / FIRE SUPPRESSION CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AND INSURING THAT THE SYSTEM COMPLIES WITH ALL STATES, LOCAL, AND FEDERAL CODES.
- SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
- AT NO TIME SHALL THE CONTRACTOR OR ANY SUB CONTRACTOR STORE HAZARDOUS, FLAMMABLE OR VOLATILE MATERIALS WITHIN THE SPACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE BUILDING AND PROVIDING PROTECTION FOR THE CONTENTS WITHIN AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OR DAMAGES CAUSED BY HIS NEGLIGENCE, THEFT, OR VANDALISM.

SHEET INDEX

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P2.0	PLUMBING PLAN					
E1.0	ELECTRICAL ONE-LINE					
E2.0	ELECTRICAL DEMO/POWER/LIGHTING					

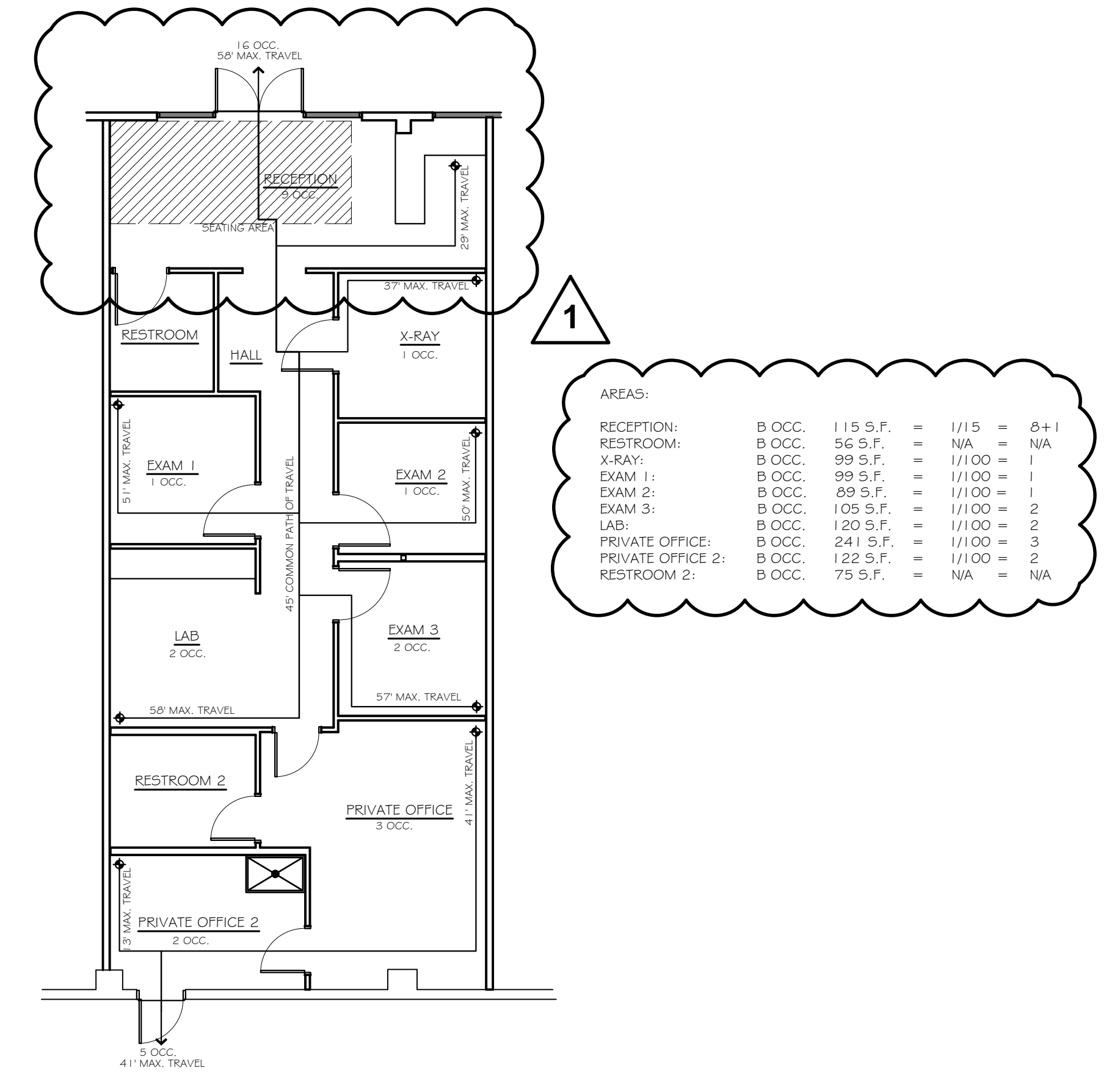
PROJECT TEAM | DIRECTORY

CLIENT	Crislip Medical Group 7376 McLaughlin Road Colorado Springs, CO 80831 CONTACT: Timothy Crislip TEL: 515-710-4213 EMAIL: twcrislip@gmail.com
ARCHITECT	Darryl Muir 1939 West 32nd Ave., Unit 104 Denver, Colorado 80211 CONTACT: Darryl Muir TEL: 303-717-4976 EMAIL: muir.darryl@gmail.com
DESIGNER	A&E Design Services, LLC 611 North Nevada Avenue Colorado Springs, CO 80903 CONTACT: David Harris TEL: 719-439-1326 EMAIL: david@aedesignservices.com
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ELECTRICAL	CTA Engineering Corp. 611 North Nevada Avenue Colorado Springs, CO 80903 CONTACT: Josh Ayers TEL: 719-636-0021 EMAIL: josh@ctaengcorp.com
CONTRACTOR	Tall Pines Builders 3730 Sinton Road, Ste. 220 Colorado Springs, CO 80907 CONTACT: Christy Selvig TEL: 719-220-6433 email: christy@tallpinesbuilders.com

CODE STUDY

ZONING: PBC
LEGAL DESCRIPTION: LOT 1 BECKETT AT WOODMEN HILLS FIL NO 3
YEAR BUILT: 2003
CONSTRUCTION TYPE: IIB (2015 IBC)
SPRINKLERED: YES
OCCUPANCY GROUP: B
SEPARATED USES: YES
ADJACENT OCCUPANCIES: B

PLUMBING FIXTURES: 1
OCCUPANCY 21 REQUIRED: 1 TOILET, 1 LAV, 1 DRINKING FOUNTAIN, 1 MOP SINK
PROVIDED (1) UNISEX: 2 TOILET, 1 URINAL, 2 LAVS, 1 MOP SINK (TENANT TO PROVIDE BOTTLED WATER)



LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"

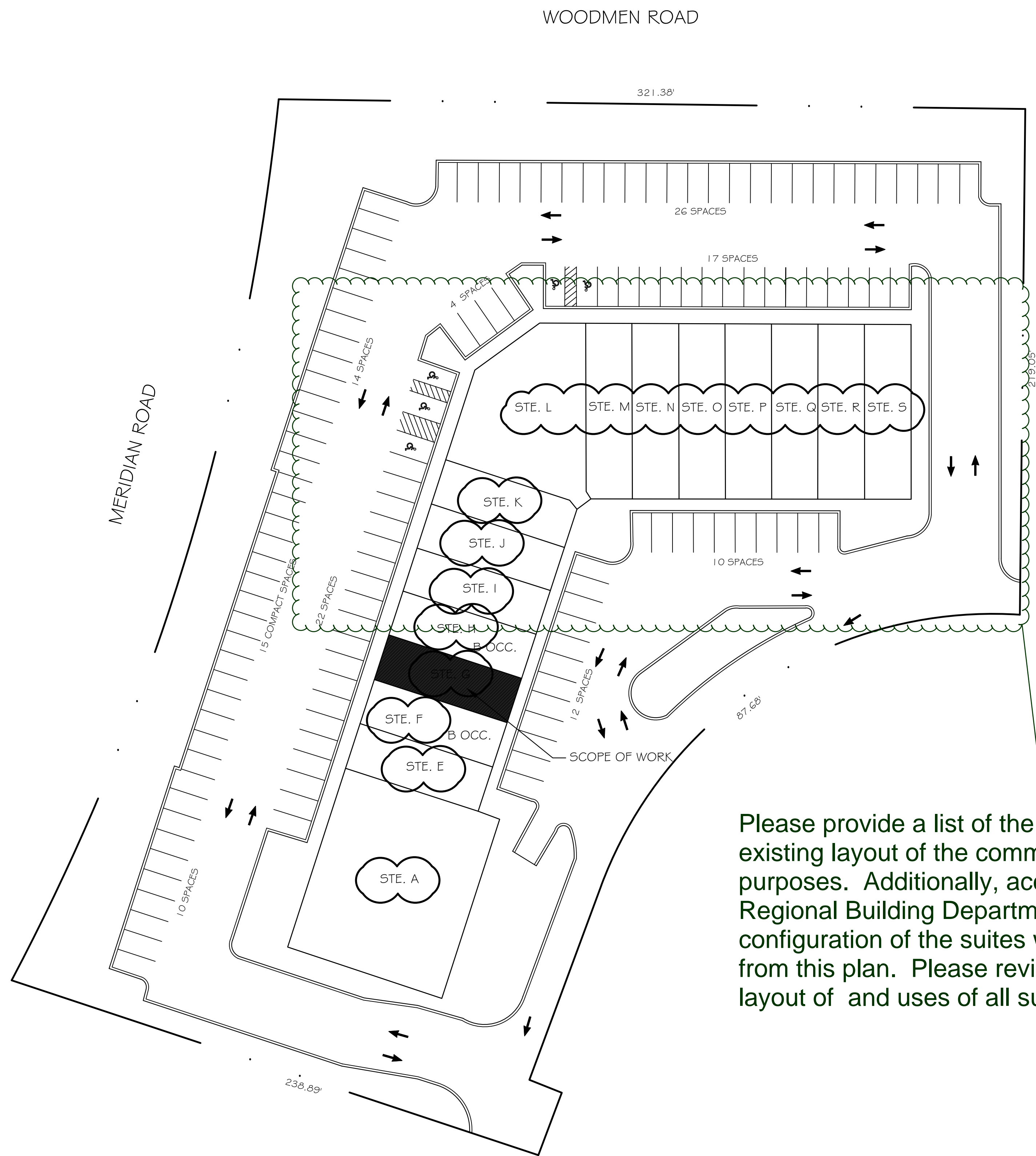
CRISLIP MEDICAL OFFICE
7376 McLAUGHLIN ROAD
SUITE 'G' PEYTON, CO

SHEET NAME:
COVER SHEET

ISSUE DATE:
08-17-2020

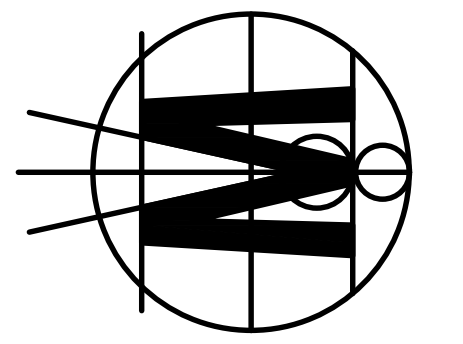
REV. DATE:
1 **09-03-2020**

SHEET NUMBER
C1.0



Please provide a list of the businesses within the existing layout of the commercial center for parking purposes. Additionally, according to Pikes Peak Regional Building Department, the layout and configuration of the suites within the building differs from this plan. Please revise and show the existing layout of and uses of all suites.

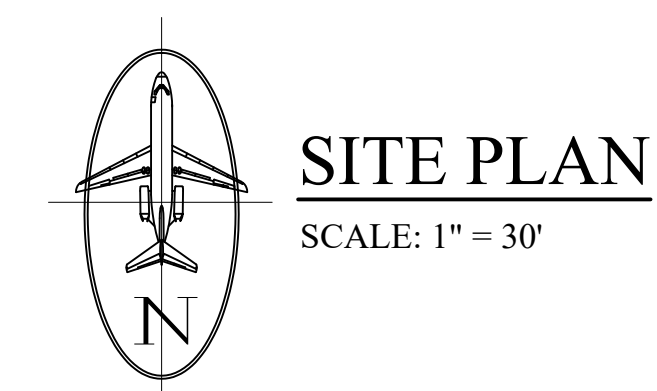
PROPERTY* BUILDING DATA	
PARCEL NUMBER:	4307202022
COUNTY ZONING:	PBC
LOT SIZE:	2.93 AC
BUILDING INFO:	
(E) BUILDING:	26,235 S.F.
WORK SCOPE:	1,523 S.F.
OWNER INFORMATION	
Windy River Retail LLC 5390 North Academy Blvd., Ste 250 Colorado Springs, CO 80918-4066	
LEGAL DESCRIPTION	
LOT 1 BECKETT AT WOODMEN HILLS FIL NO 3	
VICINITY MAP	



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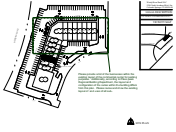
**CRISLIP MEDICAL OFFICE
7376 McLAUGHLIN ROAD
SUITE 'G' PEYTON, CO**



SHEET NAME:	ARCH. SITE PLAN
ISSUE DATE:	08-17-2020
REV. DATE:	1 09-03-2020
SHEET NUMBER	ASP1.0

Site Plan Drawing_V1_redlines.pdf

Cloud+ (1)



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Author: John Green
Date: 10/13/2020 4:06:41 PM
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Color: ■
Layer:
Space:

Please provide a list of the businesses within the existing layout of the commercial center for parking purposes. Additionally, according to Pikes peak Regional Building Department, the layout and configuration of the suites within the building differs from this plan. Please revise and show the existing layout of and uses of all suites.

(1)



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CRISLIP MEDICAL OFFICE