



McClintock Gate Station Colorado Springs, CO

900 GROSS SQUARE FOOTAGE
OCCUPANCY CLASSIFICATION: TYPE U
(NO PUBLIC OCCUPANCY WITH LIMITED
HAZARD)
OCCUPANT LOAD: 2

McClintock Gate Station

GENERAL CONDITIONS:

PERMIT DRAWINGS:
AN ARCHITECTURAL STAMP IS NOT REQUIRED PER THE PIKES
PEAK REGIONAL BUILDING CODE SECTION 106.1.3 EXCEPTION #3.
THE ARCHITECT HAS BEEN CONTRACTED TO PROVIDE LIMITED
SERVICES. IN REGARDS TO THE CONTRACT DOCUMENTS, THE
ARCHITECT WILL PREPARE THIS SET OF PERMIT DRAWINGS
ONLY AND FOR THE PURPOSE OF REFERENCE ONLY. ALL
OTHER COMPONENTS OF THE CONTRACT DOCUMENTS ARE BY
THE CONTRACTOR OR CONSULTANTS, INCLUDING:
A. STRUCTURAL, MECHANICAL, CIVIL AND ALL OTHER
TYPES OF ENGINEERING SERVICES
B. FINISHES & FIXTURE SELECTION
C. PROJECT SPECIFICATIONS
D. SOILS TEST & ENVIRONMENTAL REPORTS
E. SITE SURVEYS AND PLOT PLANS

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE
OWNER'S SELECTION OF ANY SPECIFIC PRODUCT,
MANUFACTURER, OR METHOD OF INSTALLATION NOT
DOCUMENTED IN THE CONSTRUCTION DOCUMENTS. THE
ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF
AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS,
METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR
FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION
WITH THE WORK.

CONSTRUCTION PHASE SERVICES:
THE ARCHITECT IS NOT CONTRACTED FOR CONSTRUCTION
PHASE SERVICES INCLUDING:
A. REVIEW OF SHOP DRAWING AND PRODUCT SUBMITTALS
B. CONSTRUCTION OBSERVATIONS
C. ADMINISTRATION OF THE CONSTRUCTION CONTRACT
INCLUDING PAYMENT APPLICATIONS

CLARIFICATIONS & RFI'S:
IN THE EVENT THAT ADDITIONAL DETAIL OR GUIDANCE IS
NEEDED BY THE OWNER / CONTRACTOR OR SUBCONTRACTOR
FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, THEY
SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE
A SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF
RESPONSIBILITY FOR THE CONSEQUENCES. ANY DISCREPANCY
OR AMBIGUITY DISCOVERED BY THE USE OF THESE PLANS SHALL
BE REPORTED IMMEDIATELY TO THE ARCHITECT. CHANGES
MADE FROM THE PLANS WITHOUT THE CONSENT OF THE
ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE
ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES
ARRIVING OUT OF SUCH CHANGES.

FINAL DIMENSIONS TO BE CONFIRMED FROM METAL BUILDING
MANUFACTURER

CODES AND REFERENCE STANDARDS:

CURRENTLY ADOPTED CODES:
2017 PIKES PEAK REGIONAL BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRIC CODE
2015 INTERNATIOANAL ENERGY CONSERVATION CODE

MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS:
THE CONTRACTOR AND/OR THE SUBCONTRACTORS SHALL
FOLLOW ALL MFG. INSTRUCTIONS AND RECOMMENDATIONS. IF
ANY PORTION OF THE DRAWINGS CONTRADICT THE
MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR AND/OR
THE SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE
ARCHITECT.



Summit and Main Design, LLC
7786 S. Curtice Cir.
Littleton, CO 80120

Glacier Construction, McClintock Gate Station
FLOOR PLANS

PROJECT NO: 21.10
ISSUE DATE: 11/04/21
SCALE: As indicated

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