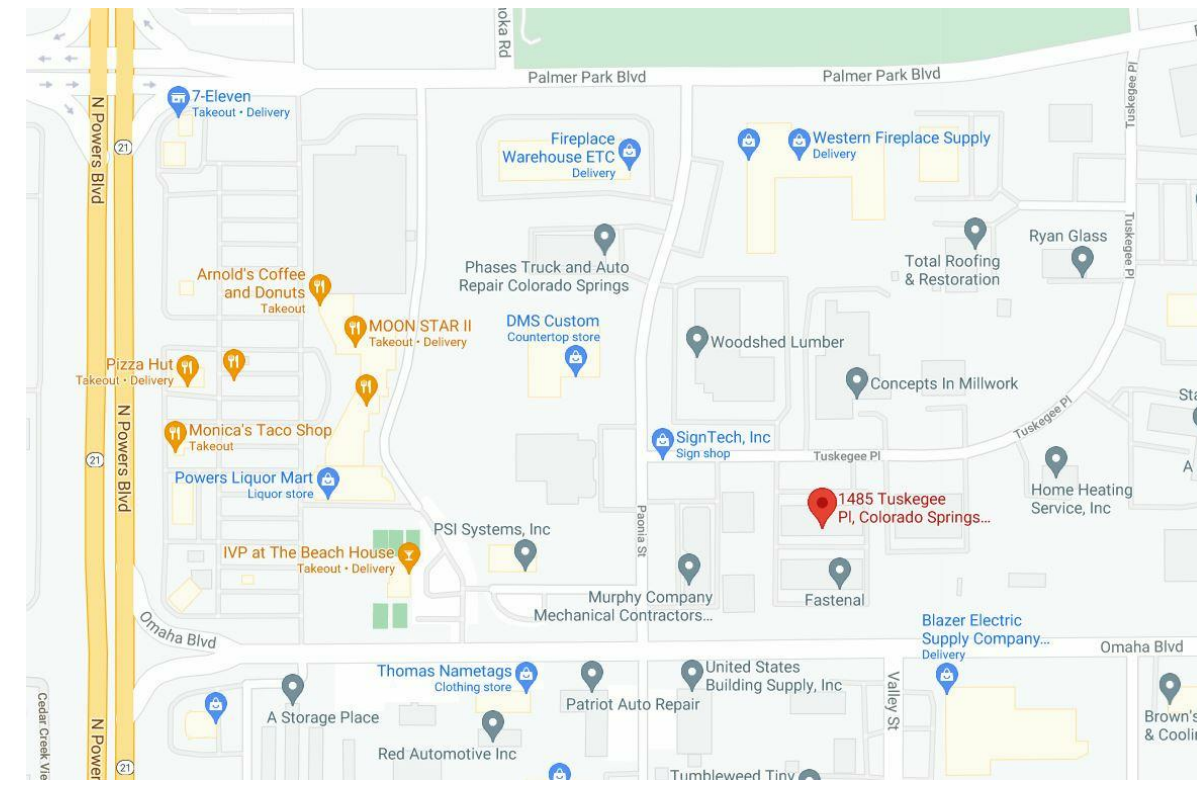


Western States Fire Protection

Tenant Interior Renovation

1485 Tuskegee Place, Suite E
Colorado Springs, CO

Construction Documents



Vicinity Map

Approved

By: Petra Rangel
Date: 08/03/2021



El Paso County Planning & Community Development



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Architectural	
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Project Team

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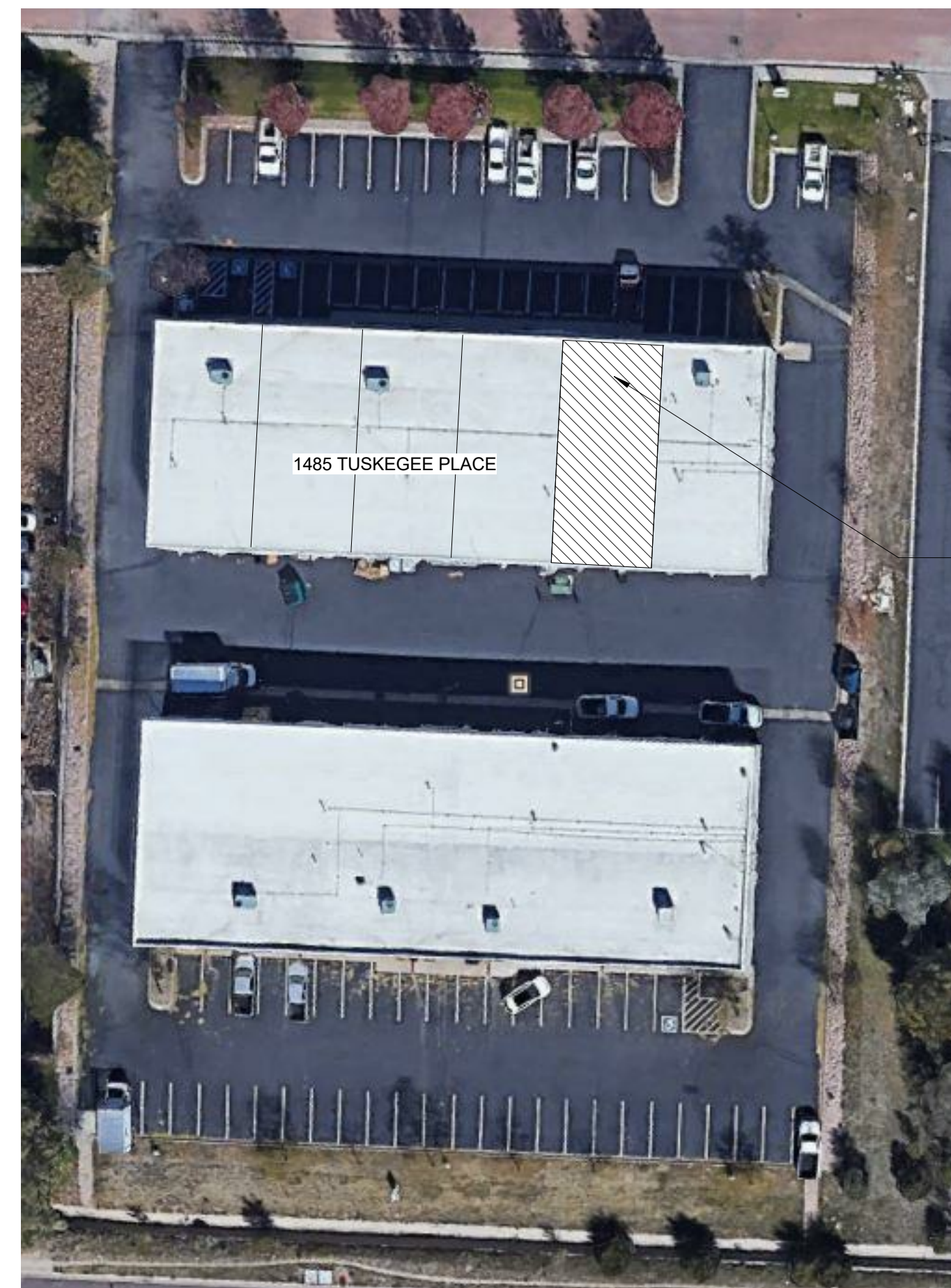
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Email: aaron@fiftyneec.com

Design/Build General Notes

- All work to be in compliance with all authorities having jurisdiction (AHJ), applicable building codes, and all plans and specifications related to the Work. All product material must comply with Project Standards per the Specifications. Material to be installed per applicable standards. All work to be completed in conformance with contract documents.
- Subcontractor has reviewed, includes, and understands applicable information from the Project Geotechnical Reports as required per project and scope of work.
- Subcontractor to coordinate layout with the Contractor's surveyors as required and protect benchmarks and staking from being disturbed or damaged. Subcontractor to request all staking a minimum of 72 hours prior to commencement of work.
- Subcontractor will be responsible to provide their own security and temporary protection of stored material and equipment. Subcontractor shall closely coordinate and gain approval for equipment / material laydown, temporary storage facilities, and fencing locations as well as access to the building with Contractor's onsite Superintendent. Protection and security means and methods shall be reviewed and approved by the Contractor's onsite Superintendent.
- Subcontractor will coordinate with the Contractor's Superintendent for scheduled deliveries and will include unloading, inventory, and storage of his incoming deliveries. Subcontractor shall be responsible for lost, stolen, or damaged materials once received and stored onsite.
- Subcontractor includes all equipment as required to complete their scope of work, including but not limited to: all excavating equipment, fork lifts, pumps, boom lifts, cranes, hand tools, power tools, and generators unless otherwise agreed on. Subcontractor shall coordinate lifts, equipment, and any specific material rigging. If required, Subcontractor shall provide required lifting, picking, and rigging documentation and develop plans for review and approval by the Contractor's Safety Manager and Superintendent.
- Subcontractor has reviewed the jobsite conditions and agrees to work within the space constraints as they exist. Contractor shall work with the Subcontractor to provide as much space as possible for staging, stocking, and makeup of Subcontractor's materials. Subcontractor acknowledges that the site staging and material storage areas are limited and agrees to coordinate all material deliveries, material storage and staging operations with the Contractor's Superintendent. Subcontractor agrees to cooperate and coordinate with the superintendent regarding the above issues.
- All trades are responsible for their own independent layout, any discrepancies between their layout and other trades are to be brought to the Contractor's attention immediately.
- Maintaining clean streets is critical. Subcontractor shall take all necessary measures to prevent tracking of mud onto surrounding streets and driveways. General street cleaning and / or sweeping will be provided by the Contractor. Any major cleaning as a direct result of Subcontractor negligence or carelessness while performing his work shall be the responsibility of this Subcontractor.
- Subcontractor's foreman / competent person shall be fluent in the English Language. Onsite supervision shall have the authority to make all decisions on behalf of the subcontractor necessary to maintain progress. Subcontractor's foreman / competent person shall attend and participate in the weekly foreman's meetings. If the subcontractor mobilizes after the start of the project their foreman / competent person is expected to be involved in at least two weekly foreman's meetings prior to their mobilization onsite to coordinate with other trades.
- Subcontractor shall coordinate temporary water requirements with onsite Project Superintendent. Water will be provided from the existing hydrants or taps on-site. Water distribution from these locations to the areas of work shall be the responsibility of this subcontractor.
- Subcontractor includes continuous coordination with Contractor, adjacent, and other trades including, but not limited to, site electrical, site utilities, mason, mechanical, electrical, plumbing, roofing contractors, and any lifts and equipment access required by others to establish routes, entrances and elevations for its installation and other installations and to ensure complete operational systems.
- Subcontractor includes any traffic control measure and flagmen as required during the completion of their scope in accordance with local requirements. Special traffic control permits, and lane closures may be required. It is the responsibility of the subcontractor to pay the fees for these permits and lane closures and have them in place prior to the execution of their work.
- Subcontractor responsible for the protection of all unfinished work from moisture intrusion damage.
- Special inspections and initial testing, if required, will be at Contractor/Owner's expense. This Subcontractor shall be responsible for any costs associated with re-testing charges necessitated by failure of initial tests.
- Correction of testing/inspection deficiencies must occur within two working days of notification in writing.
- Subcontractor to cover material price increases or fluctuations throughout the duration of the project.
- Subcontractor includes as many mobilizations as required to complete their scope of work in accordance with the Contractor's schedule.

El Paso County Site Development Plan ADA Requirements Note:

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.



1 LOCATION PLAN

PARKING ANALYSIS

TOTAL SITE DEVELOPMENT:
From 1998 Permit Drawings, sheet S-1

BUILDING USE: Office/Warehouse Tenant Space Renovation

EL PASO COUNTY LAND DEVELOPMENT CODE
Chapter 6 - General Development Standards
6.2 - Development Standards for Ancillary Facilities and Activities

Table 6-2 Minimum Parking Requirements by Use

Professional Offices: 1 space per 200 sf
Warehouse & Distribution: 1 space per 1000 sf

Each building gross area: 13,300 sf
Total building area (2 buildings): 26,600 sf

Area of Use (total buildings):
Professional Offices: 10,000 sf
Warehouse: 16,600 sf

Required Parking Professional Offices: $10,000 / 200 = 50$ spaces
Required Parking Warehouse: $16,600 / 1000 = 17$ spaces
Total Required Parking Spaces: **67 spaces**

Table 6-3 Disabled Parking Space Requirements

Number of Standard Parking Spaces Required: 51-75
Number of Additional Disabled Parking Spaces Required: **3**

Existing Parking Lot Spaces Provided:

Standard Parking Spaces: **76 (complies)**
Disabled Parking Spaces: **3 (complies)**

Tenant Interior Renovation

1485 Tuskegee Place, Suite E
Colorado Springs, CO

DATE: 06/03/2021

P21-04

JOB NO.:

PCD FILE #: COM2135