

GENERAL NOTES

GENERAL

- CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS SHALL REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND INFORMATION ON THESE DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES, OMISSIONS OR CHANGES TO THE ARCHITECT. IF ERRORS, OMISSIONS OR QUESTIONS REGARDING THE DRAWINGS BECOME EVIDENT OR ARE SUSPECTED, THE ITEM SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. FAILURE TO DO SO SHALL RELIEVE THE ARCHITECT OF ANY LIABILITIES FOR ERRORS OR OMISSIONS IN THE PLANS.
- THE CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES FROM THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK.
- ALL WORK IS TO BE PERFORMED IN A THOROUGH AND GOOD WORKMANSHIP-LIKE MANNER BY SKILLED WORKERS IN CONFORMANCE WITH THE BEST STANDARDS OR PRACTICES IN THE TRADE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS.
- THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY AND SAFE MANNER. DEBRIS SHALL BE PLACED IN TRASH RECEPTACLES OR BINS. FENCE OFF OPEN TRENCHES OR OTHER HAZARDS FROM TRESPASSERS. STORE VALUABLE MATERIALS, TOOLS, SUPPLIES OR APPLIANCES IN A LOCKED SPACE. CONFORM WITH BUILDING MANAGEMENT REGULATIONS FOR NOISE CONTROL, CLEAN-UP AND SITE CONDITIONS.
- ALL FEDERAL AND STATE SAFETY AND OSHA REGULATIONS SHALL BE ENFORCED FOR ALL WORK, EQUIPMENT AND CONSTRUCTION METHODS.
- IF ASBESTOS OR ASBESTOS-CONTAINING MATERIALS ARE ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION, STOP WORK AND DO NOT DISTURB THOSE MATERIALS. NOTIFY OWNER AND ARCHITECT WHO WILL CONSULT WITH A LICENSED ASBESTOS ABATEMENT PROFESSIONAL TO PROPERLY REMOVE THE MATERIALS PRIOR TO PROCEEDING. LIMITED ASBESTOS TESTING PERFORMED BY OWNER.
- PROVIDE TEMPORARY SHORING FOR THE EXISTING STRUCTURE DURING DEMOLITION UNTIL THE NEW SUPPORTING STRUCTURE IS IN PLACE.
- LOCATE AND STAKE ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO EXCAVATION, TRENCHING OR DIGGING. REPLACE OR REPAIR ANY DAMAGE TO EXISTING LINES THAT MAY OCCUR.
- FOR ADDITIONS AND REMODELS: HIDDEN CONDITIONS MAY EXIST AT THE TIME OF PREPARATION OF THE DRAWINGS. IF EXPOSURE OF THESE HIDDEN CONDITIONS RESULT IN CONFLICTS WITH THE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
- ALL DIMENSIONS ARE FROM FACE OF NEW FRAMING, FACE OF EXISTING MASONRY, OR FACE OF FINISH ON EXISTING WALLS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL GLASS WITHIN 18" OF FLOOR AND WITHIN A 24" ARC OF DOOR JAMBS TO BE TEMPERED GLASS. ALL GLASS WITHIN DOORS ALSO SHALL BE TEMPERED.
- ALL SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
- APPLICABLE CODES: ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES AND APPLICABLE STANDARDS.
- NOTE TO THE GENERAL CONTRACTOR/BUILDER/TRADES: CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES; FURNISHING ALL ITEMS REQUIRED FOR THE PROPER EXECUTION, COMPLETION AND SATISFACTORY PERFORMANCE OF ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE & PROPER FINISHED JOB. IN CASE OF ANY QUESTIONS OR NEED FOR FURTHER CLARIFICATION OF INFORMATION AND/OR DETAILS, CONTRACTOR SHOULD CONTACT THE ARCHITECT PRIOR TO FURTHER CONSTRUCTION OR FABRICATION OF ITEMS IN QUESTION. CONTRACTOR SHALL TAKE DIRECTION FROM DESIGNATED OWNER'S REPRESENTATIVE.
- MATERIAL SELECTION: MANUFACTURER, MAKE, MODEL NUMBER, COLOR, ETC., OF FINISH MATERIALS, APPLIANCES, ETC., SHALL BE SELECTED BY THE OWNER REPRESENTATIVE AND/OR ARCHITECT.
- SUBSTITUTIONS: NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER REP/ARCHITECT'S PRIOR WRITTEN APPROVAL.
- GUARANTEE: THE ARCHITECT MAKES NO EXPRESSED OR IMPLIED GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
- JOB CLEAN UP: ALL TRADES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE AND/OR RUBBISH CAUSED BY THEIR WORK. ALL RUBBISH, TOOLS, AND SURPLUS SUPPLIES AND MATERIALS SHALL BE REMOVED AT THE COMPLETION OF THE DAY'S WORK. LEAVE THE JOB IN A BROOM CLEAN CONDITION. PROVIDE DUST CONTROL DAILY.
- DIMENSIONS: DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED. VERIFY ALL FRAMING DIMENSIONS AT CABINETS, ETC., TO INSURE PROPER FIT. ALL DIMENSIONS SHALL BE CONFIRMED AND CORRELATED BY THE CONTRACTOR AT THE JOB SITE. IN CASE OF ANY QUESTIONS, THE CONTRACTOR SHOULD NOTIFY THE ARCHITECT FOR FURTHER CLARIFICATION.
- SHOP DRAWINGS & CONSULTANT'S DRAWINGS: REFER TO SHOP DRAWINGS AND CONSULTANT'S DRAWINGS FOR FURTHER PROJECT SCOPE AND COORDINATION REQUIREMENTS.
- NEW WORK TO BLEND INTO EXISTING. FINISH TO NEAREST CORNER OR BREAK IN MATERIAL TYPE. PROVIDE J-STRIP AT EDGES OF GYP. BD. AGAINST DISSIMILAR MATERIALS. CAULK FOR NEAT APPEARANCE AND TO PREVENT WATER PENETRATION.

GOVERNING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

2023 Pikes Peak Regional Building Code
2021 International Building Code with amendments
2021 International Existing Building Code with amendments
2021 International Energy Conservation Code with amendments
2021 International Mechanical Code with amendments
2021 International Fuel Gas Code
2018 International Plumbing Code
2020 National Electrical Code
2021 International Fire Code
NFPA 15 Installation of Sprinkler Systems
NFPA 14 Installation of Standpipe, Private
NFPA 12 National Fire Alarm Code
NFPA 20 Installation of Fire Pumps
2017 ICC/ANSI A117.1 Accessibility Standard
2014 ASME A17.1 Safety Code for Elevators and Escalators
2009 ASME A17.3 Safety Code for Existing Elevators and Escalators

PROJECT TEAM

OWNER REPRESENTATIVE:

EL PASO COUNTY
FACILITIES MANAGEMENT
325 S. CASCADE AVE.
COLORADO SPRINGS, CO 80903
PHONE: (719) 520-6560
RON BROWN

CIVIL ENGINEER:

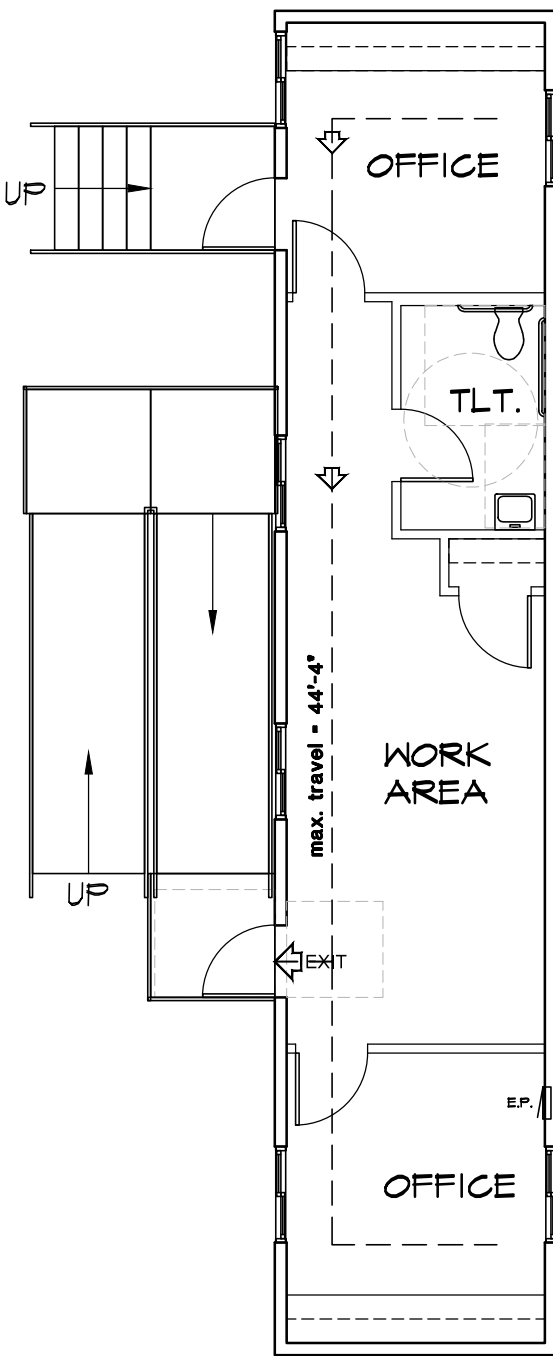
BASILENE ENGINEERING CORP.
1046 ELKTON DRIVE,
COLORADO SPRINGS, CO 80907
PHONE: 719.531.6200
STEVEN BAGGS

ARCHITECT:

TDG ARCHITECTURE, INC.
201 E. LAS ANIMAS STREET, STE. 113
COLORADO SPRINGS, CO 80903
PHONE: 719.623.5641
SHARON ALLEN

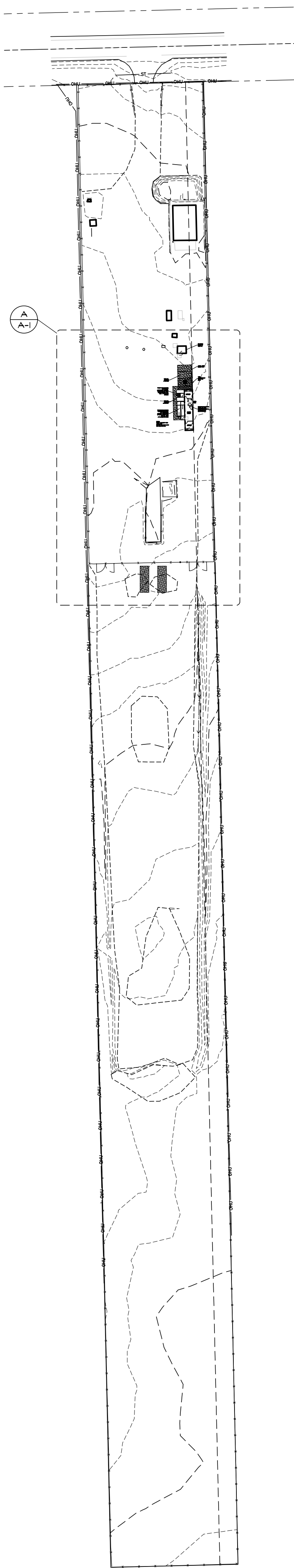
MECHANICAL/ELECTRICAL ENGINEER:

CHIARTANO ENGINEERING GROUP
10106 MT. LINCOLN DRIVE
FETTER, CO 80831
PHONE: 719.251.2091
MICHAEL CHIARTANO



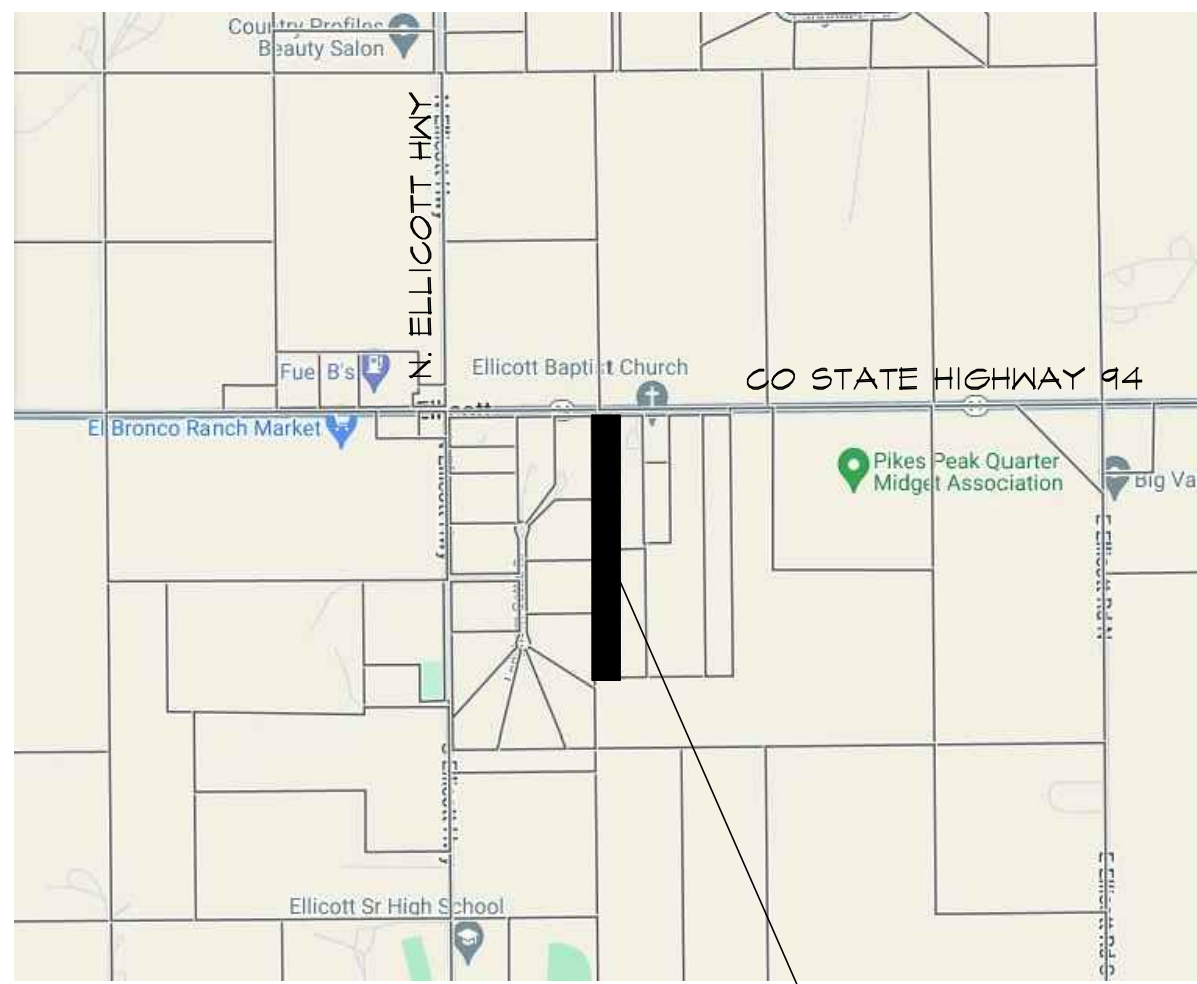
MODULAR UNIT EGRESS PLAN

SCALE: 1/8" = 1'-0"



REFERENCE SITE PLAN

SCALE: 1" = 100'



VICINITY MAP

NOT TO SCALE



PROJECT BLDG.
23975 CO HWY 94
ELLCOTT, CO

PROJECT DATA

OWNER:

EL PASO COUNTY FACILITIES CORP.
27 VERMILIO AVE.
COLORADO SPRINGS, CO 80903

PROJECT ADDRESS:

ELLCOTT FACILITY
23975 COLORADO HIGHWAY 94
ELLCOTT, COLORADO 80808

PROJECT DESCRIPTION:

THE PROJECT IS TO OBTAIN A BUILDING PERMIT FOR A TEMPORARY SET OF A MANUFACTURED MODULAR BUILDING

ASSESSOR'S SCHEDULE NO.

2418001004

LEGAL DESCRIPTION:

LEGAL DESCRIPTION
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 82 WEST OF THE 6TH. PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 89°57'52" EAST ON THE NORTH LINE THEREOF A DISTANCE OF 1145.04 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18 AS DEFINED BY A LAND SURVEY PLAT BY BERG-BREWER AND ASSOCIATES, INC. DEPOSITED WITH THE EL PASO COUNTY SURVEYOR ON JANUARY 31, 1989 AT PAGE 24180 UNDER RECEPTION NUMBER 88000140; THENCE SOUTH 00°01'01" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NUMBER 94 AS RECORDED IN BOOK 878 AT PAGE 332 OF THE RECORDS OF EL PASO COUNTY AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 89°57'52" EAST ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 174.77 FEET TO THE NORTHWEST CORNER OF LOT 1, "ELLCOTT LUMBER" AS RECORDED IN PLAT BOOK L-3 AT PAGE 75 OF SAID RECORDS; THENCE SOUTH 00°01'26" EAST ON THE WEST LINE OF SAID LOT 1 A DISTANCE OF 2036.55 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°58'34" WEST A DISTANCE OF 175.01 FEET TO A POINT ON SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18; THENCE NORTH 00°01'01" WEST ALONG SAID WEST LINE A DISTANCE OF 2036.55 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 386,171 SQUARE FEET OR 8.18 ACRES.

ZONING CLASSIFICATION:

A-35

CONSTRUCTION TYPE:

V-B

BUILDING OCCUPANCY:

B, BUSINESS

NUMBER OF STORIES:

1 STORY

BUILDING HEIGHT:

13'-1"

BUILDING AREA:

	AREA	SF/OCC	OCC.
FIRST FLOOR, B	658 SF	1/150 SF	4 OCC.

SHEET INDEX

CS	COVER SHEET, PROJECT DATA
C-1	CIVIL DETAILED GRADING PLAN
C-2	CIVIL COMPOSITE UTILITY PLAN
A1.1	PARTIAL SITE PLAN, ENLARGED SITE PLAN
I-40 PGS	MANUFACTURED BUILDING PLANS
I-7 PGS	STAIR AND RAMP PLANS
I PG	FOUNDATION PLANS
PO01	PLUMBING GENERAL INFORMATION AND SCHEDULES
PI01	PLUMBING PLAN - WASTE AND VENT
EO01	GENERAL INFORMATION AND SCHEDULES
EI01	GENERAL SITE PLAN



PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS		
DATE	FOR	
10-24-24	RBDrev	



TDG / ARCHITECTURE

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Colorado Springs, CO 80903
719.623.5641 (Phone)
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EL PASO COUNTY

NEW MODULAR UNIT

23975 CO HIGHWAY 94
ELLCOTT, COLORADO 80808

VICINITY MAP
PROJECT DATA
SHEET INDEX

DATE: 08-23-24

DRAWN BY: TDG

CHECKED BY: TDG

PROJECT NO: 24105

SHEET NO:

CS

