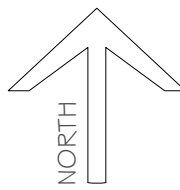
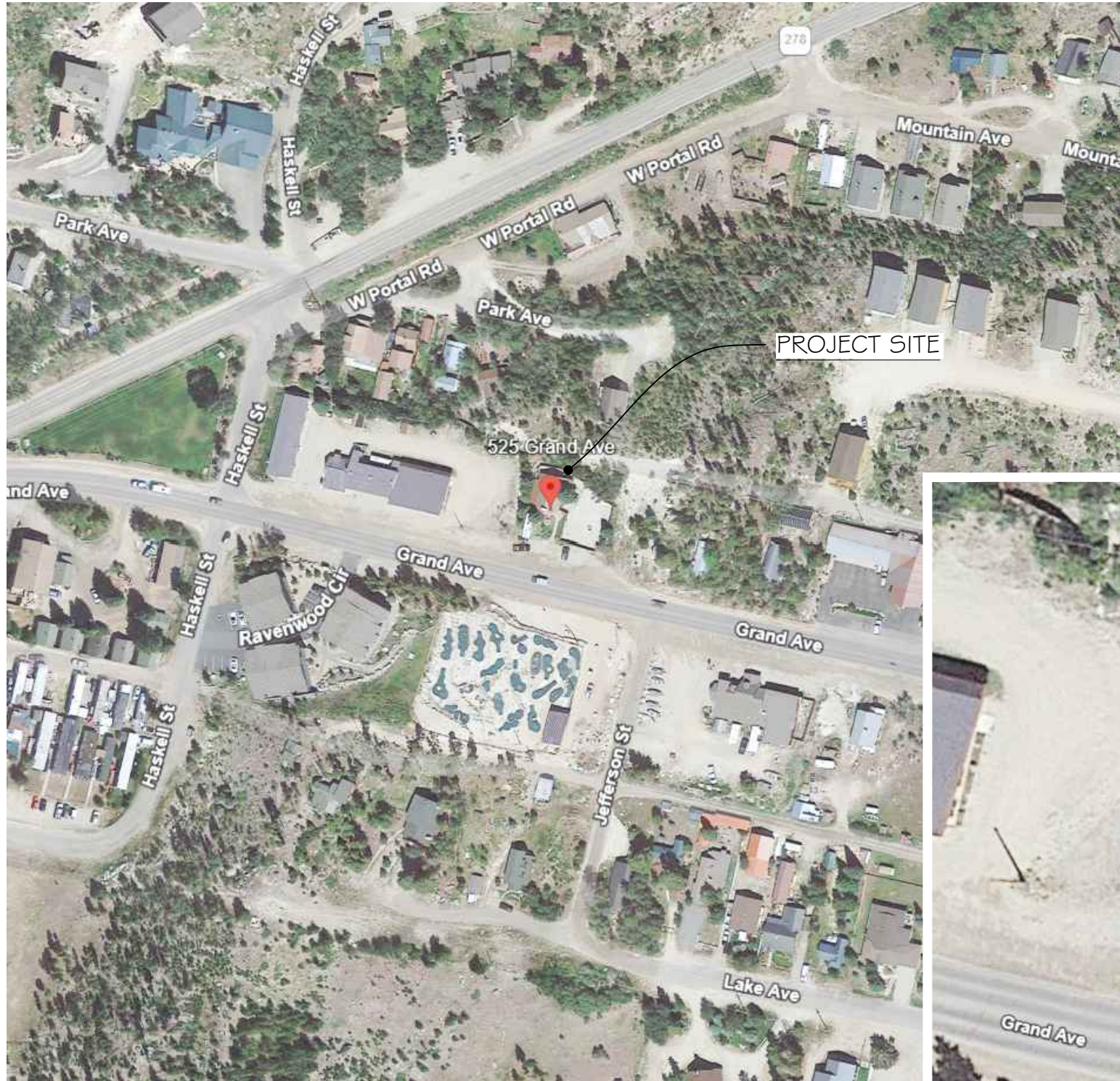


VERTS NEIGHBORHOOD DISPENSARY

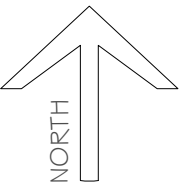
525 GRAND AVE, GRAND LAKE, CO

PERMIT DRAWINGS



SITE LOCATION

NO SCALE



SITE AERIAL

NO SCALE

PROJECT INFORMATION

PROJECT: MINOR INTERIOR REMODEL TO EXISTING TENANT SPACE
CHANGE OF USE: B (BUSINESS) TO M (MERCANTILE)

CODE INFORMATION

APPLICABLE CODES:
COLORADO EXISTING BUILDING CODE 2015 (IEBC 2015 with amendments)
per <https://www.co.grand.co.us/1117/Codes-Amendments>

WORK METHOD: ALTERATION - LEVEL 2

SCOPE OF WORK:
- CHANGE OF USE & OCCUPANCY
- EXPANSION OF TOILET ROOM TO MEET BARRIER-FREE REQUIREMENTS

PREVIOUS USE: B - BUSINESS (dog grooming & day care)

PROPOSED USE: M - MERCANTILE (marijuana dispensary)

EXISTING CONSTRUCTION TYPE : V-B

EXISTING WOOD FRAME BUILDING
1 STORY + STORAGE LOFT

BUILDING AREA: 1,340 GROSS SQUARE FEET

MAIN FLOOR = 920 SF
STORAGE LOFT = 420 SF
+ BASEMENT UTILITY (UNOCCUPIED)

INDEX OF DRAWINGS

GENERAL
G.100 COVER SHEET & PROJECT INFORMATION
G.101 BARRIER-FREE STANDARDS
ARCHITECTURAL
AS.100 ARCHITECTURAL SITE PLAN & INFORMATION
AD.101 EXISTING / DEMOLITION FLOOR PLANS
A.101 PROPOSED FLOOR PLANS
A.102 EGRESS / LIFE SAFETY FLOOR PLANS
A.201 TOILET ROOM ENLARGED PLANS & ELEVATIONS

DEFERRED / FUTURE SUBMITTALS

- SEPARATE FUTURE PERMITS BY OTHERS

EXTERIOR BUILDING SIGNAGE
SITE WORK
UTILITY WORK

OCCUPANCY (PER CBC TABLE 1004.1.2)

INTERIOR BUILD-OUT IN EXISTING COMMERCIAL BUILDING				
BUILDING CONSTRUCTION TYPE	TYPE V-B (EXISTING)			
INTERIOR CONSTRUCTION TYPE	TYPE V-B (NON-SPRINKLED)			
BUILDING USE GROUP	M (MERCANTILE)			
TOTAL BUILDING AREA:	2,008 GROSS SQUARE FEET			
TOTAL USABLE AREA:	1,606 NET SQUARE FEET (80%)			
USE/SPACE NAME	AREA	OCCUPANCY	SF / OCC.	# OCC.
RETAIL SALES AREA	440 SF	MERCANTILE	60 GROSS	7
STORAGE	548 SF	STORAGE	300 GROSS	2
TOTAL MAXIMUM CALCULATED OCCUPANTS:				9

PLUMBING FIXTURE REQUIREMENTS

TOTAL MAXIMUM OCCUPANCY : 9 PEOPLE MAX.

REQUIRED FIXTURE COUNT: WATER CLOSET = 1 M/F PER 500 OCC
LAVATORY = 1 M/F PER 750 OCC

LESS THAN 15 PEOPLE: NO DRINKING FOUNTAIN OR SERVICE SINK REQUIRED

PROVIDED FIXTURES: 1 B.F. TOILET + 1 B.F. VANITY

ACCESSIBILITY FOR EXISTING BUILDINGS

410.4.2 Complete Change of Occupancy
Where an entire building undergoes a change of occupancy, it shall comply with Section 410.4.1 and shall have all of the following accessible features:

- At least one accessible building entrance.
- At least one accessible route from an accessible building entrance to primary function areas.
- Signage complying with Section 1111 of the International Building Code.
- Accessible parking, where parking is being provided.
- At least one accessible passenger loading zone, when loading zones are provided.
- At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.

GENERAL NOTES

THE FOLLOWING ITEMS ARE THE RESPONSIBILITY OF THE LANDLORD TO SELECT, PROVIDE, AND INSTALL. THEY ARE INCLUDED IN THIS DRAWING FOR COORDINATION PURPOSES ONLY AND ARE NOT PART OF THE SCOPE OF THIS WORK:

- ANY AND ALL MECHANICAL, ELECTRICAL, AND PLUMBING UTILITY WORK.
- ANY INTERIOR FINISHES, FURNISHINGS AND FIXTURES.

- THE CONSTRUCTION CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL APPLICABLE REGULATIONS FOR JOB SITE SAFETY TO PROTECT ALL PEOPLE AND PROPERTY FROM INJURY AND DAMAGE AS A RESULT OF THE WORK UNDER CONTRACT.
- THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE, AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE". THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS HE MAY DISCOVER TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
- THE CONSTRUCTION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAS CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT.
- THE CONSTRUCTION CONTRACTOR WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THE LANDLORD, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS FROM AND AGAINST ANY AND ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF WORK PERFORMED DIRECTLY OR INDIRECTLY BY THE CONSTRUCTION CONTRACTOR OR CONSTRUCTION SUBCONTRACTORS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY THE LANDLORD, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS FROM ANY CLAIMS BY EMPLOYEES OF THE CONSTRUCTION CONTRACTORS REGARDLESS OF WHETHER OR NOT SUCH CLAIMS, DAMAGE, LOSS OR EXPENSE IS CAUSED, IN PART, BY A PARTY INDEMNIFIED HEREUNDER.

- THE CONSTRUCTION CONTRACTOR SHALL HAVE ITS GENERAL LIABILITY INSURANCE POLICY ENDORSED TO NAME THE OWNER, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS AS ADDITIONAL INSURED ON THE POLICY, AND FURNISH COPIES TO THE LANDLORD AND THE ARCHITECT.
- IF ANY INCONSISTENCY, OR CONFLICT SHALL BE DISCOVERED IN EITHER SPECIFICATIONS OR DRAWINGS, OR IF IN ANY PLACE THE MEANING OF EITHER OR BOTH SHALL BE UNCERTAIN OR IN DISPUTE, THE ARCHITECT SHALL DECIDE AS TO THE TRUE INTENT OF THE DOCUMENTS. THE CONSTRUCTION CONTRACTOR AND EACH SUBCONTRACTOR IS DEEMED TO HAVE INCLUDED THE MORE EXPENSIVE WAY OF DOING THE WORK, UNLESS HE SHALL HAVE ASKED FOR AND RECEIVED IN WRITING FROM THE ARCHITECT A DECISION BEFORE SUBMISSION OF THE PROPOSAL.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONSTRUCTION CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ANY WORK.
- PROVIDE ALL FIRE/DRAFTSTOPPING IN STRICT ACCORDANCE WITH THE APPLICABLE MICHIGAN AND FIRE CODES.
- ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ASSIGNMENT, INTERFACING AND COORDINATION OF THE WORK OF ALL TRADES.

GENERAL FINISH NOTES:

- INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER CBC SECTION 720.2.
- INTERIOR FINISHES SHALL BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER 8, TABLE 803.13.



ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:

VERTS Neighborhood
Dispensary

LOCATION:

525 GRAND AVE
GRAND LAKE, CO

CLIENT:

JesseTheDog LLC
Matthew Ingles
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Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:

Cover Sheet & Project
Information

ISSUED:

- 08.09.2024 PERMITS
-

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.

24009

SHEET NO.

A.100

TACTILE SIGNS - ICC/ANSI A117.1

HEIGHT ABOVE FINISH FLOOR OR GROUND:
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1219 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES (1524 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FORM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

TACTILE EXIT SIGNS ARE REQUIRED AT THE EXIT DISCHARGE DOORS PER SECTION 101.1.4. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

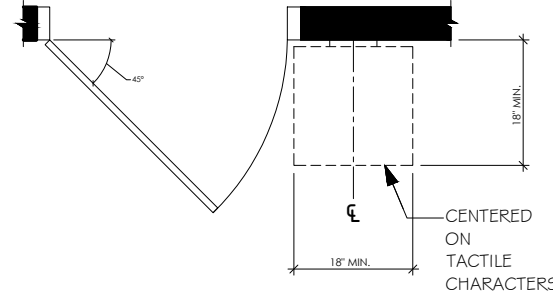


FIGURE 703.3.1.1
LOCATION OF TACTILE SIGNS AT DOORS

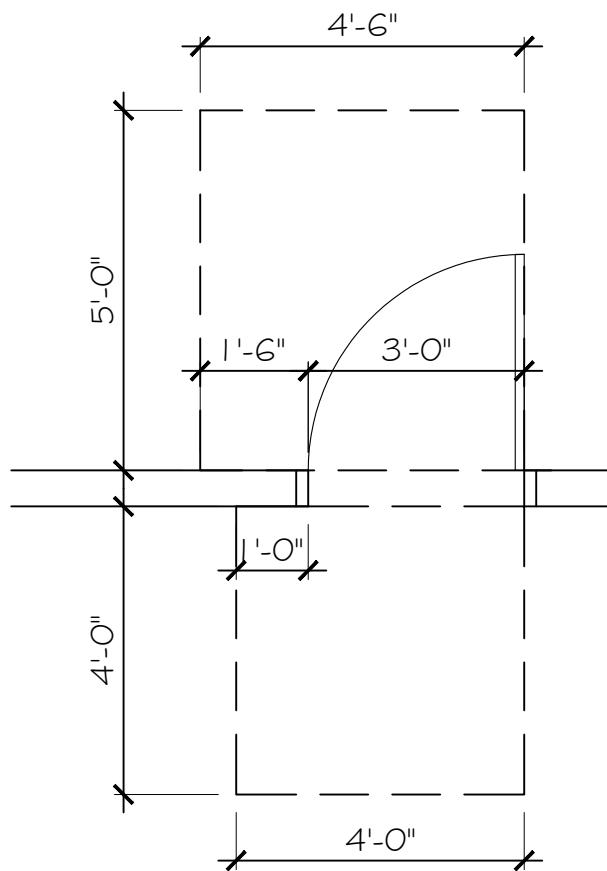
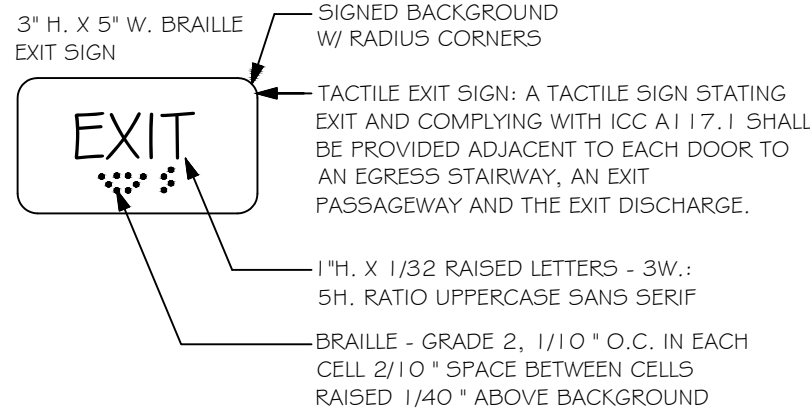
WALL MOUNTED ADA
ACCESSIBILITY SIGNAGE

GENERAL NOTES:
MOUNTING LOCATION & HEIGHT:
WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS

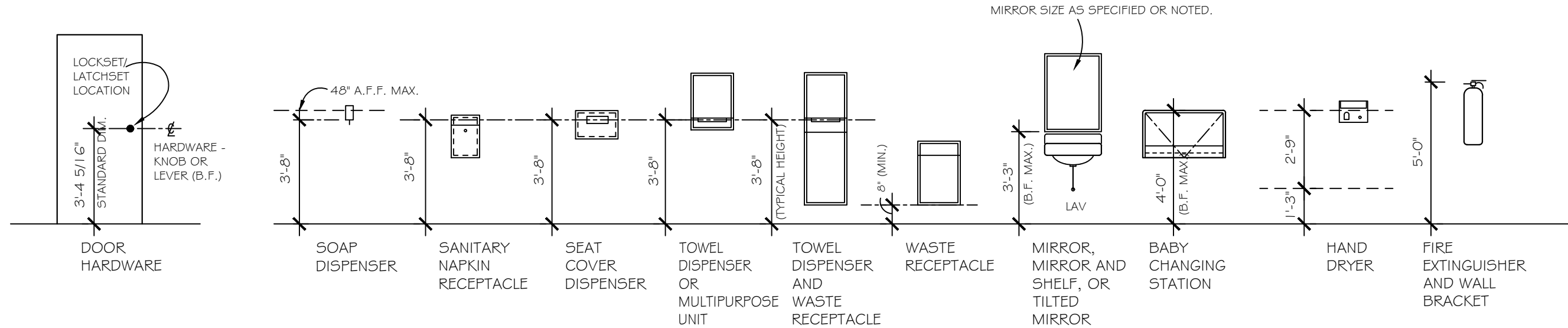
THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS FOR STANDING WITHIN THE SWING OF A DOOR.

FINISH AND CONTRAST:
THE CHARACTERS AND BACKGROUND SHALL BE NON-GLARE FINISH. THE CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.

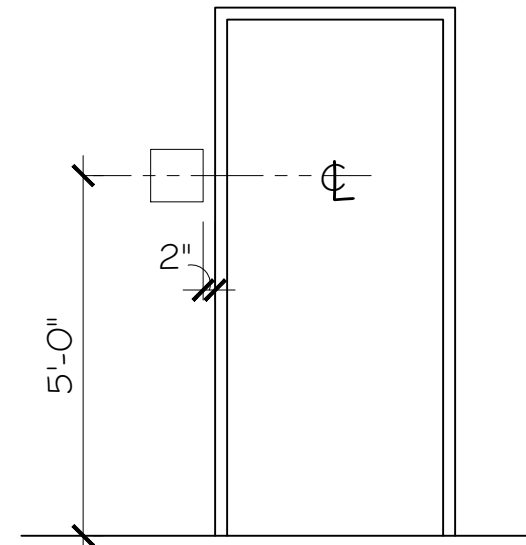
SYMBOLS OF ACCESSIBILITY:
FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE SHALL USE THE ISOA.



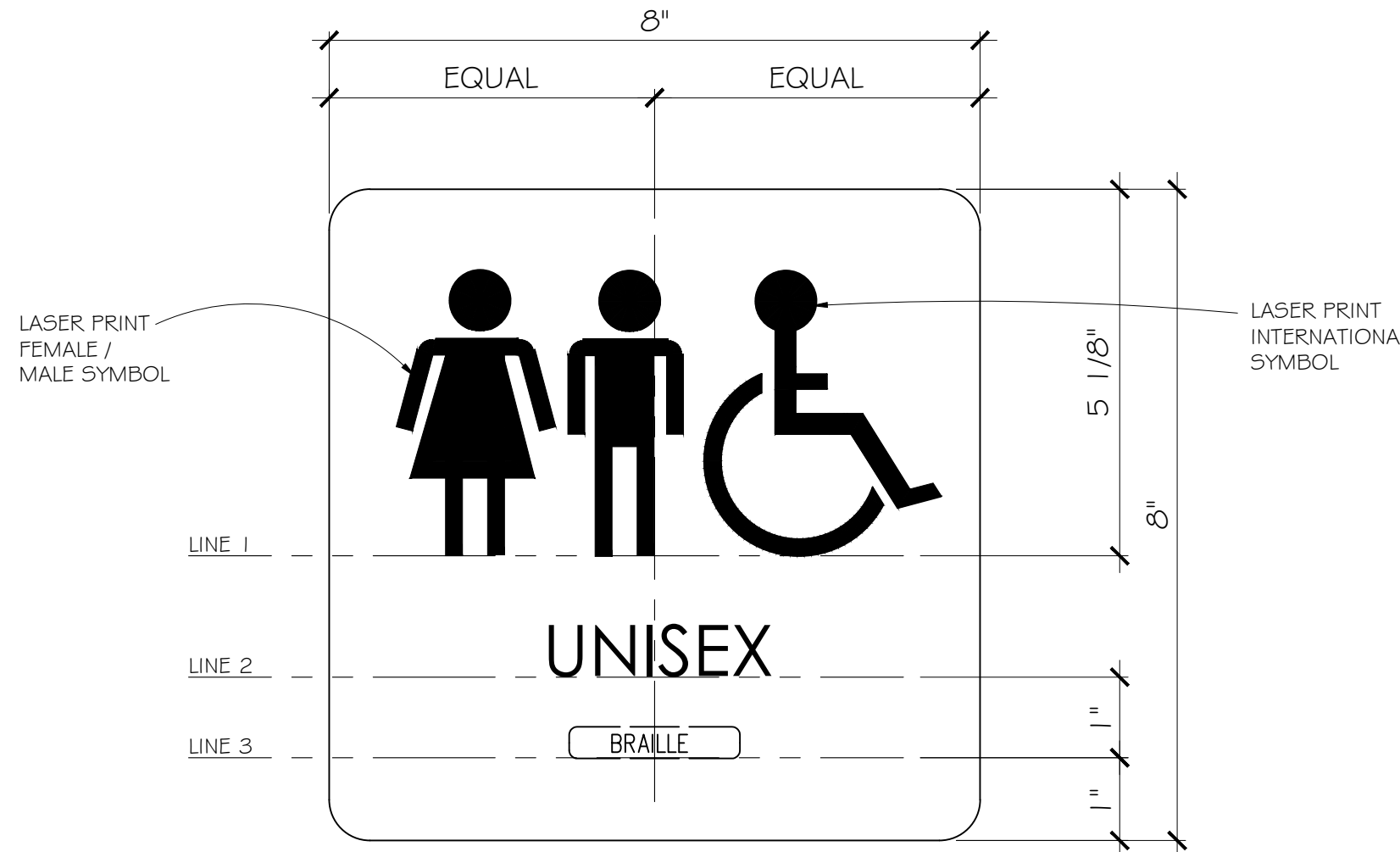
TYP. DOOR CLEARANCE



TYP. BARRIER-FREE MOUNTING HEIGHTS



SIGNAGE MOUNTING HEIGHT



BARRIER-FREE TOILET ROOM SIGNAGE

MCI
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ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:

VERTS Neighborhood
Dispensary

LOCATION:

525 GRAND AVE
GRAND LAKE, CO

CLIENT:

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Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:

Barrier-free Standards

ISSUED:

- 08.09.2024 PERMITS
-

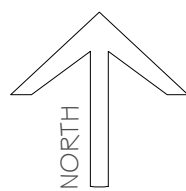
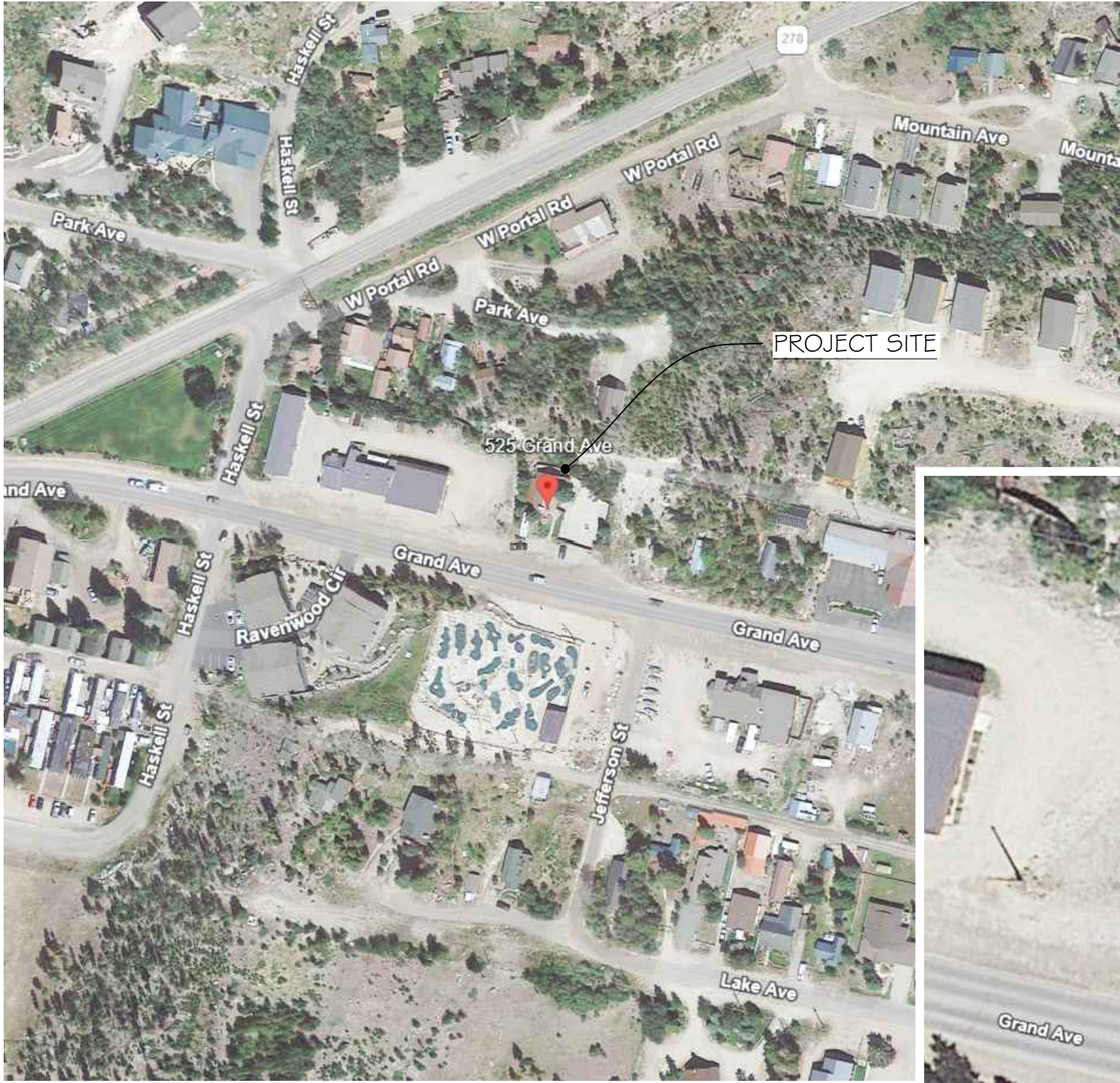
DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.

24009

SHEET NO.

G.101



SITE LOCATION

NO SCALE



SITE AERIAL

NO SCALE

EXTERIOR NOTES:

- EXTERIOR BUILDING ELEMENTS AND FINISHES TO REMAIN
- PATCH/REPAIR AS NECESSARY
- REPLACE EXISTING MONUMENT SIGN (UNDER SEPARATE FUTURE PERMIT)
- SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE



EXISTING BUILDING PHOTO

CODE INFORMATION

APPLICABLE CODES:
COLORADO EXISTING BUILDING CODE 2015
per <https://www.co.grand.co.us/1117/Codes-Amendments>

WORK METHOD: ALTERATION - LEVEL 2

PREVIOUS USE: B - BUSINESS (dog grooming & day care)

PROPOSED USE: M - MERCANTILE (marijuana dispensary)

- CHANGE OF USE & OCCUPANCY

EXISTING CONSTRUCTION TYPE : V-B

PARKING

PER TOWN OF GRAND LAKE ZONING ORDINANCE
12-2-28 - Parking Regulations and Design Standards:

Required Parking:
General Retail : 1 Space/350 S.F. Total Floor Area

Total Gross SF: 1,340 SF
1 340 / 350 = 4 REQUIRED SPACES

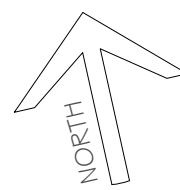
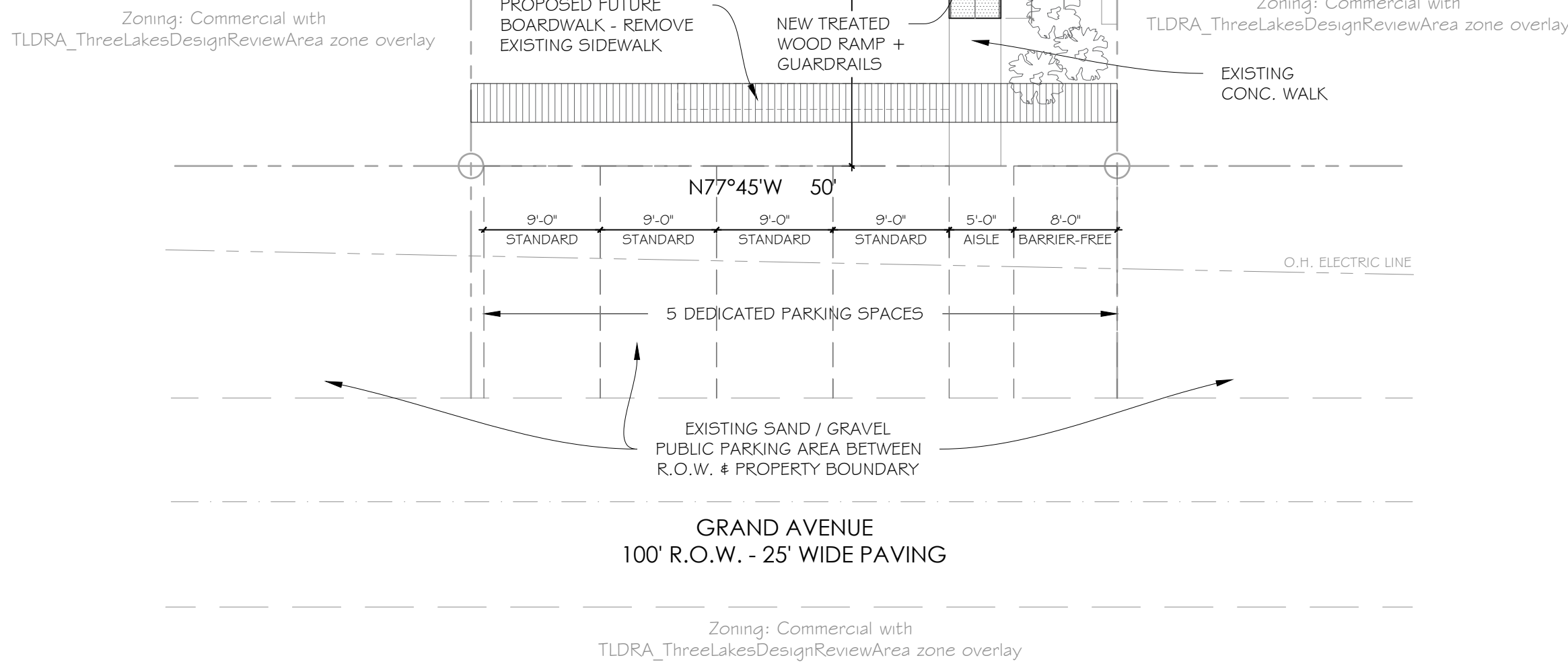
Provided Spaces:
5 ADJACENT PUBLIC SPACES (IN R.O.W.)
(INCLUDES 1 BARRIER-FREE)

- OWNER INTENDS TO RETAIN THE ON-SITE EMPLOYEE PARKING AREA AS INDICATED ON THE SITE PLAN. THE EXISTING AVAILABLE SPACE ON THE PROPERTY OUTSIDE OF THE R.O.W DOES NOT ALLOW FOR THE CONSTRUCTION OF A PAVED LOT WITH THE REQUIRED PARKING OF 4 SPACES AND APPROPRIATE INGRESS.

SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS
 $2 \times (9 \times 20) = 360 \text{ SF} / 3 = 120 \text{ SF}$
- EXISTING SNOW STORAGE IS BEING RETAINED, WHICH EXCEEDS THE REQUIRED AMOUNT.

PARCEL INFORMATION

Parcel No: 119306114022
Schedule No: R313157
Legal: GRAND LAKE Lot: 15 Block: 26
Address: 525 GRAND AVE
WITHIN TOWN OF GRAND LAKE
Commercial with TLDRA - Three Lakes
Design Review Area zone overlay



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NOTES:

- THIS PLAN IS FOR REFERENCE ONLY - IT IS INTENDED FOR DEPICTING EGRESS POINTS AND PARKING IN RELATION TO THE BUILDING.
- SITE ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE, PATCH/REPAIR AS REQUIRED.

MCI
design group

mcidesigngroup@gmail.com
direct: 248.390.2243

ARCHITECT:

JESSICA ANN MARJI
RA, NCARB



Jessica Marji

EXPIRATION: 10/21/25

PROJECT:

VERTS Neighborhood
Dispensary

LOCATION:

525 GRAND AVE
GRAND LAKE, CO

CLIENT:

JesseTheDog LLC
Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:

Architectural Site Plan
& Information

ISSUED:

- 08.09.2024 PERMITS
-

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.

24009

SHEET NO.

AS.100

ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:

VERTS Neighborhood
Dispensary

LOCATION:

525 GRAND AVE
GRAND LAKE, CO

CLIENT:

JesseTheDog LLC
Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:

Existing / Demolition
Floor Plans

ISSUED:

- 08.09.2024 PERMITS
-

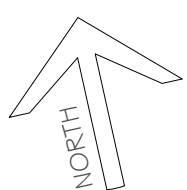
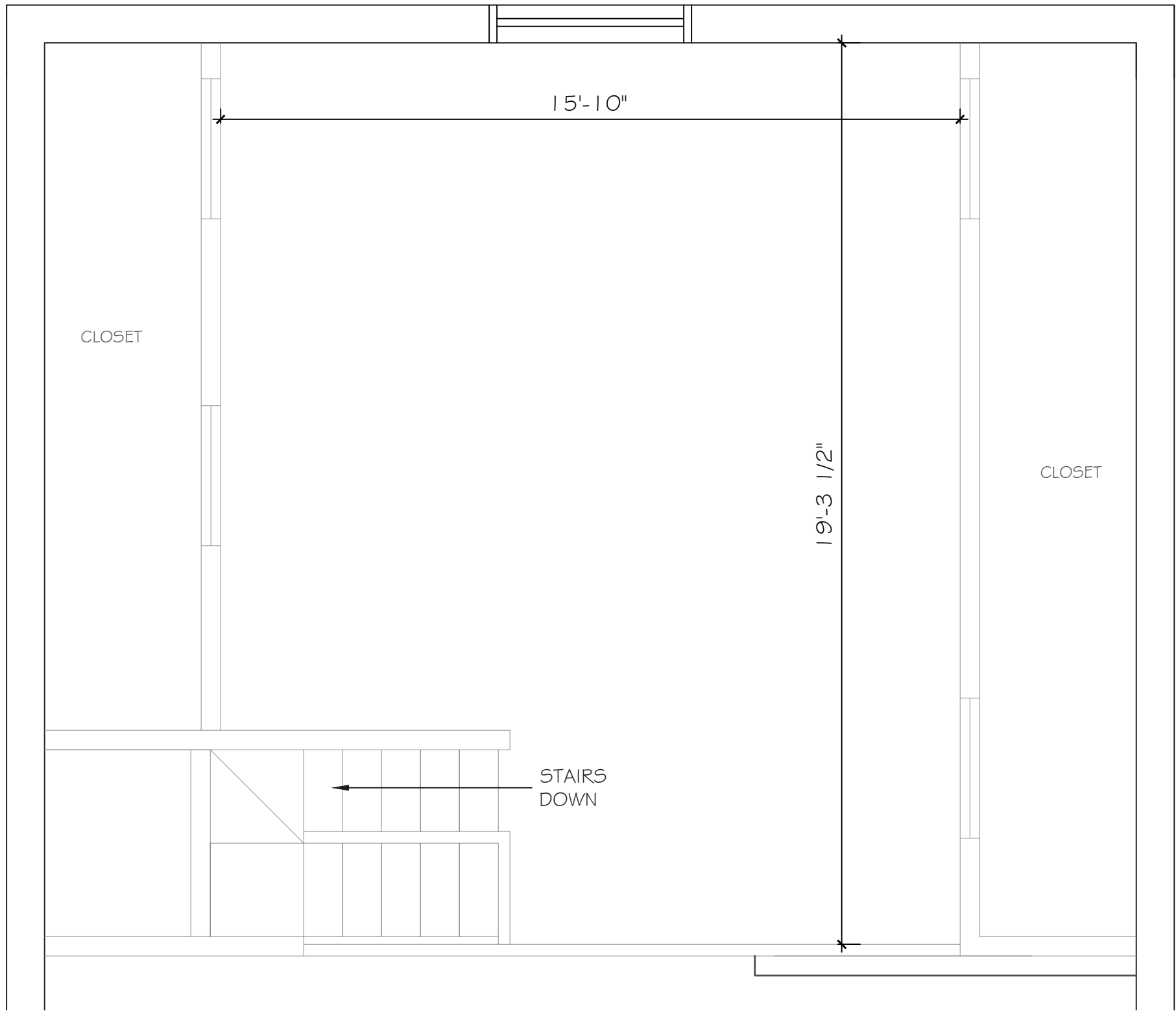
DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.

24009

SHEET NO.

AD.101

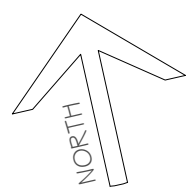
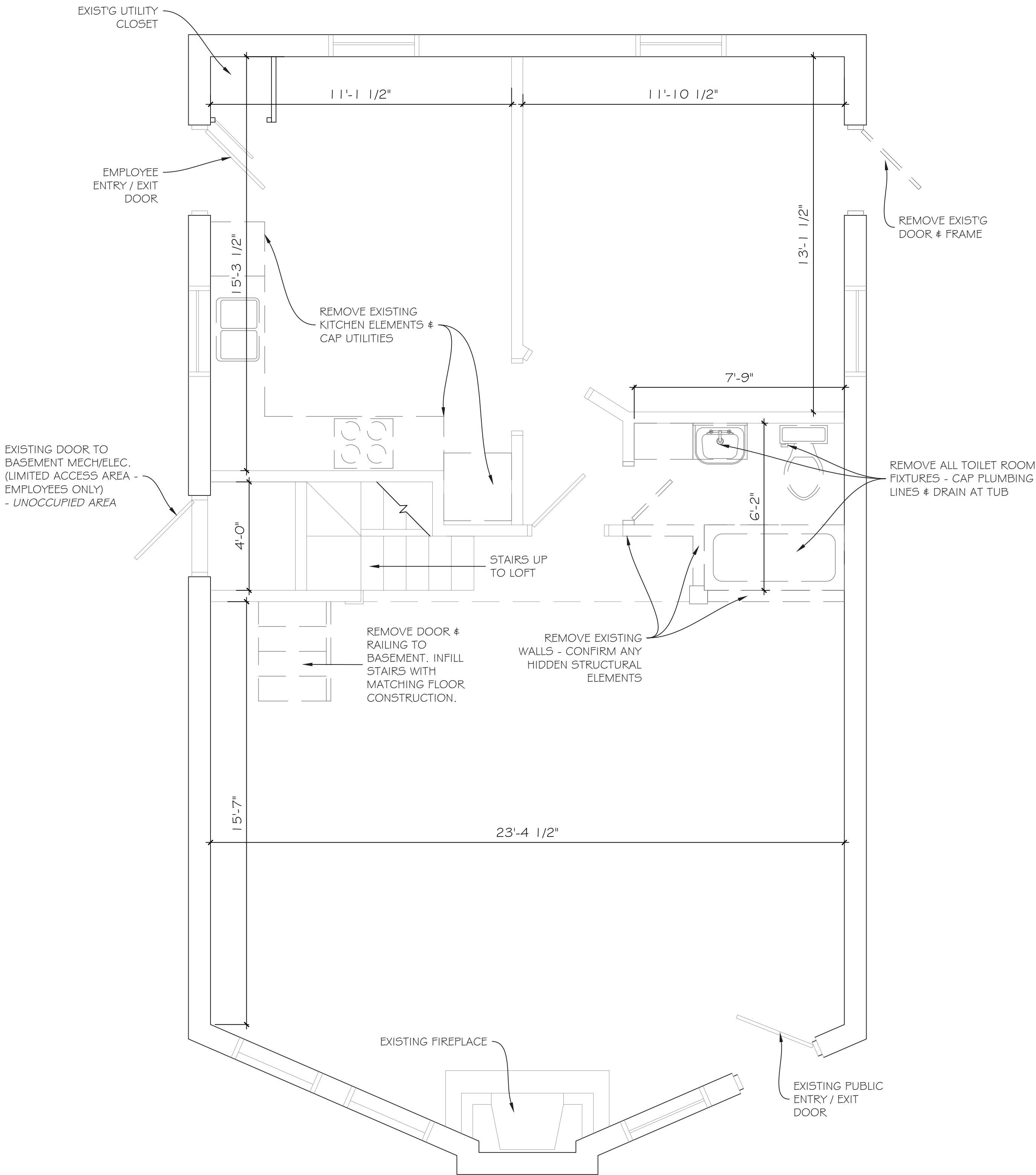


EXISTING
FLOOR PLAN - LOFT

SCALE: 1/4" = 1'-0" 420 G5F

GENERAL DEMOLITION NOTES

1. COORDINATE WITH OWNER FOR ANY PROJECT PHASING REQUIREMENTS.
2. PROTECT ALL ADJACENT AREAS AND MATERIALS FROM DAMAGE.
3. CLEAN, PATCH AND REFINISH WALLS, FLOORS, CEILINGS, ETC. TO MATCH SURROUNDING FINISHES AT ALL LOCATIONS WHERE NEW ITEMS AFFECT EXISTING ELEMENTS.
4. ITEMS AND MATERIALS NOT INDICATED AS NEW ARE TO BE CONSIDERED EXISTING TO REMAIN.
5. PATCH ANY HOLES IN WALLS AFTER ROUGH-INS - PAINT ALL EXPOSED GYPSUM WALL BOARD WITH WHITE PRIMER. FINAL COLOR/FINISH TO BE SELECTED BY OWNER.
6. MAJOR HVAC, ELECTRICAL AND PLUMBING ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE. CONTRACTOR IS TO VERIFY CONDITION AND/OR CAPACITY OF EXISTING ELEMENTS.
7. VERIFY ALL EXISTING CONDITIONS PRIOR TO WORK. NOTIFY THE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES OR ISSUES ARISE DURING DEMOLITION. STOP WORK UNTIL THE ISSUE HAS BEEN RESOLVED AND DOCUMENTED IN WRITING.



DEMOLITION
FLOOR PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0" 920 G5F

ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:
VERTS Neighborhood
Dispensary

LOCATION:
525 GRAND AVE
GRAND LAKE, CO

CLIENT:
JesseTheDog LLC
Matthew Ingles
JesseTheDogLLC@gmail

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Daniel Rowland
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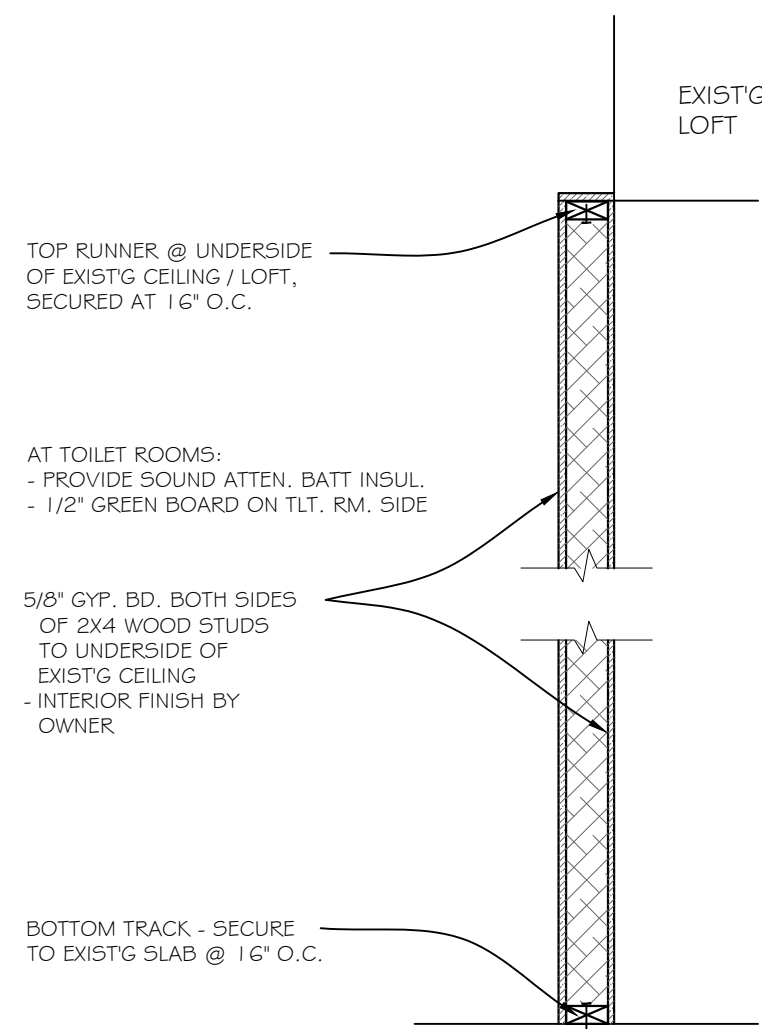
SHEET TITLE:
Proposed Floor Plans

ISSUED:
• 08.09.2024 PERMITS
•

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

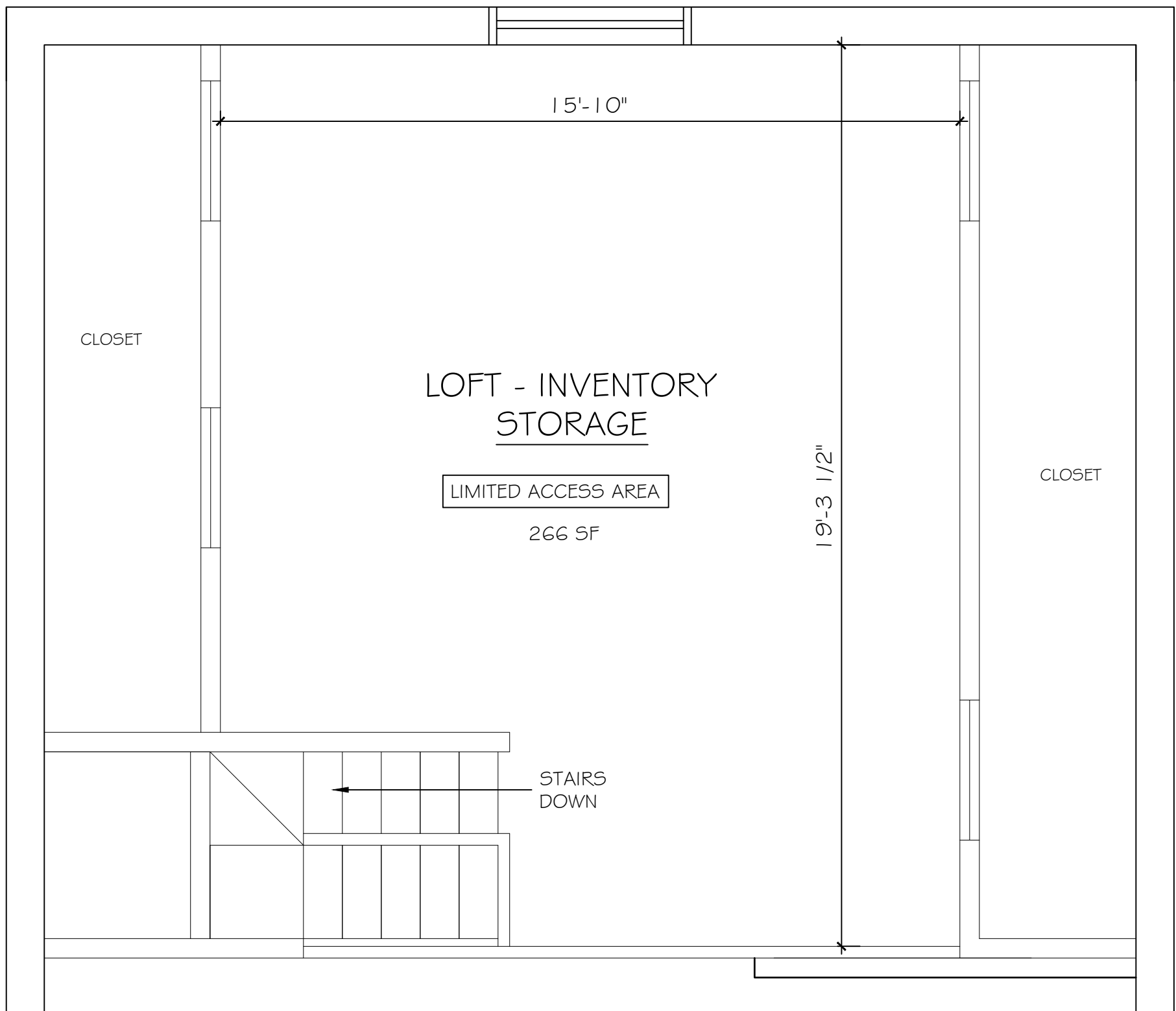
PROJECT NO.
24009

SHEET NO.
A.101



INTERIOR WALL PARTITION

SCALE: 1/4" = 1'-0"



FLOOR PLAN - LOFT

SCALE: 1/4" = 1'-0"

420 GSF

NEW WORK NOTES

- CLEAN, PATCH AND REFINISH WALLS, FLOORS, CEILINGS, ETC. TO MATCH SURROUNDING FINISHES AT ALL LOCATIONS WHERE NEW ITEMS AFFECT EXISTING ELEMENTS.
- ITEMS AND MATERIALS NOT INDICATED AS NEW ARE TO BE CONSIDERED EXISTING TO REMAIN.
- ALL FINISHES AND FIXTURES ARE TO BE SELECTED BY OWNER AND MAY BE INDICATED IN THESE DRAWINGS FOR COORDINATION PURPOSES ONLY.
- PATCH ANY HOLES IN WALLS AFTER ROUGH-INS - PAINT ALL EXPOSED GYPSUM WALL BOARD WITH WHITE PRIMER. FINAL COLOR/FINISH TO BE SELECTED BY OWNER.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETRY, SHELVING, OR WALL MOUNTED EQUIPMENT TO ACCOMMODATE MAXIMUM LOADS. COORDINATE LOCATIONS WITH ELECTRICAL/PLUMBING.
- THE BUILDING SHALL BE EQUIPPED WITH AN ACTIVATED CARBON FILTRATION SYSTEM FOR ODOR CONTROL TO ENSURE THAT AIR LEAVING THE BUILDING THROUGH AN EXHAUST VENT FIRST PASSES THROUGH AN ACTIVATED CARBON FILTER.



ACTIVATED CARBON SYSTEM (ODOR CONTROL)

NO SCALE

OCCUPANCY (PER CBC TABLE 1004.1.2)

INTERIOR BUILD-OUT IN EXISTING COMMERCIAL BUILDING

BUILDING CONSTRUCTION TYPE	TYPE V-B (EXISTING)
INTERIOR CONSTRUCTION TYPE	TYPE V-B (NON-SPRINKLED)
BUILDING USE GROUP	M (MERCANTILE)
TOTAL BUILDING AREA:	2,008 GROSS SQUARE FEET
TOTAL USABLE AREA:	1,606 NET SQUARE FEET (80%)

USE/SPACE NAME	AREA	OCCUPANCY	SF / OCC	# OCC.
RETAIL SALES AREA	440 SF	MERCANTILE	60 GROSS	7
STORAGE	591 SF	STORAGE	300 GROSS	2

TOTAL MAXIMUM CALCULATED OCCUPANTS: 9

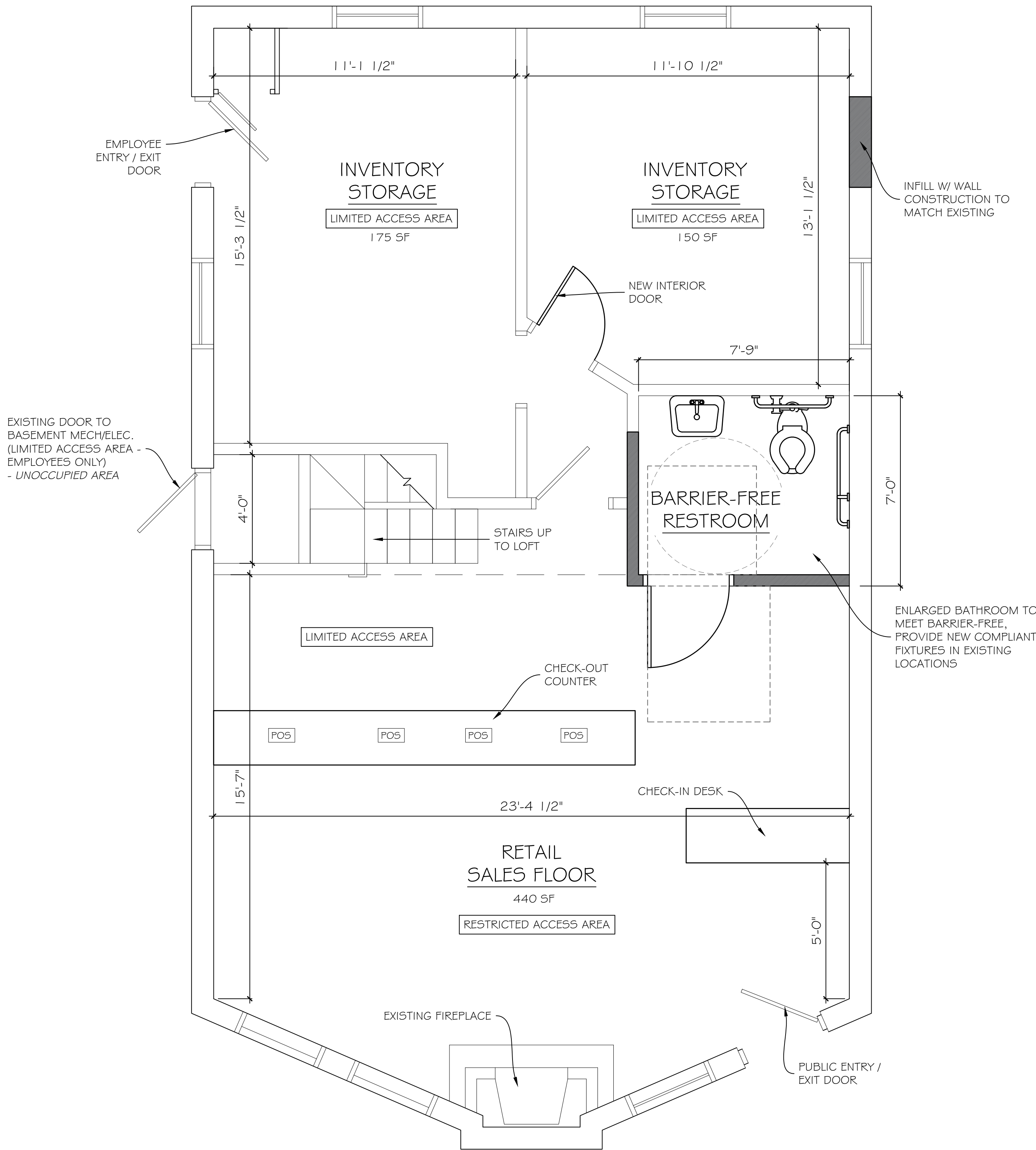
FINISH NOTES

- INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER CBC SECTION 720.2.
- INTERIOR FINISHES IN ROOMS / ENCLOSED SPACES SHALL BE CLASS 'C' IN ACCORDANCE WITH CBC CHAPTER 8, TABLE 803.1.1.

GENERAL NOTES

ANY MECHANICAL, ELECTRICAL, PLUMBING CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD AND REPORT ANY ISSUES OWNER & ARCHITECT. REPAIRS/REPLACEMENTS TO BE PERFORMED AS REQUIRED TO COMPLY WITH LOCAL & STATE BUILDING CODES - ANY FIELD CONDITIONS OR CHANGES ARE TO BE REPORTED IN WRITING AND ACCOUNTED FOR IN THE CONTRACTOR'S BID WHEN POSSIBLE.

REPAIR / REPLACE EXISTING EXIT SIGNS AS NECESSARY BASED ON FIELD VERIFICATION.



FLOOR PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0"

920 GSF

ARCHITECT:

JESSICA ANN MARJI
RA, NCARB



EXPIRATION: 10/21/25

PROJECT:

VERTS Neighborhood
Dispensary

LOCATION:

525 GRAND AVE
GRAND LAKE, CO

CLIENT:

JesseTheDog LLC
Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:

Egress / Life Safety
Floor Plans

ISSUED:

- 08.09.2024 PERMITS

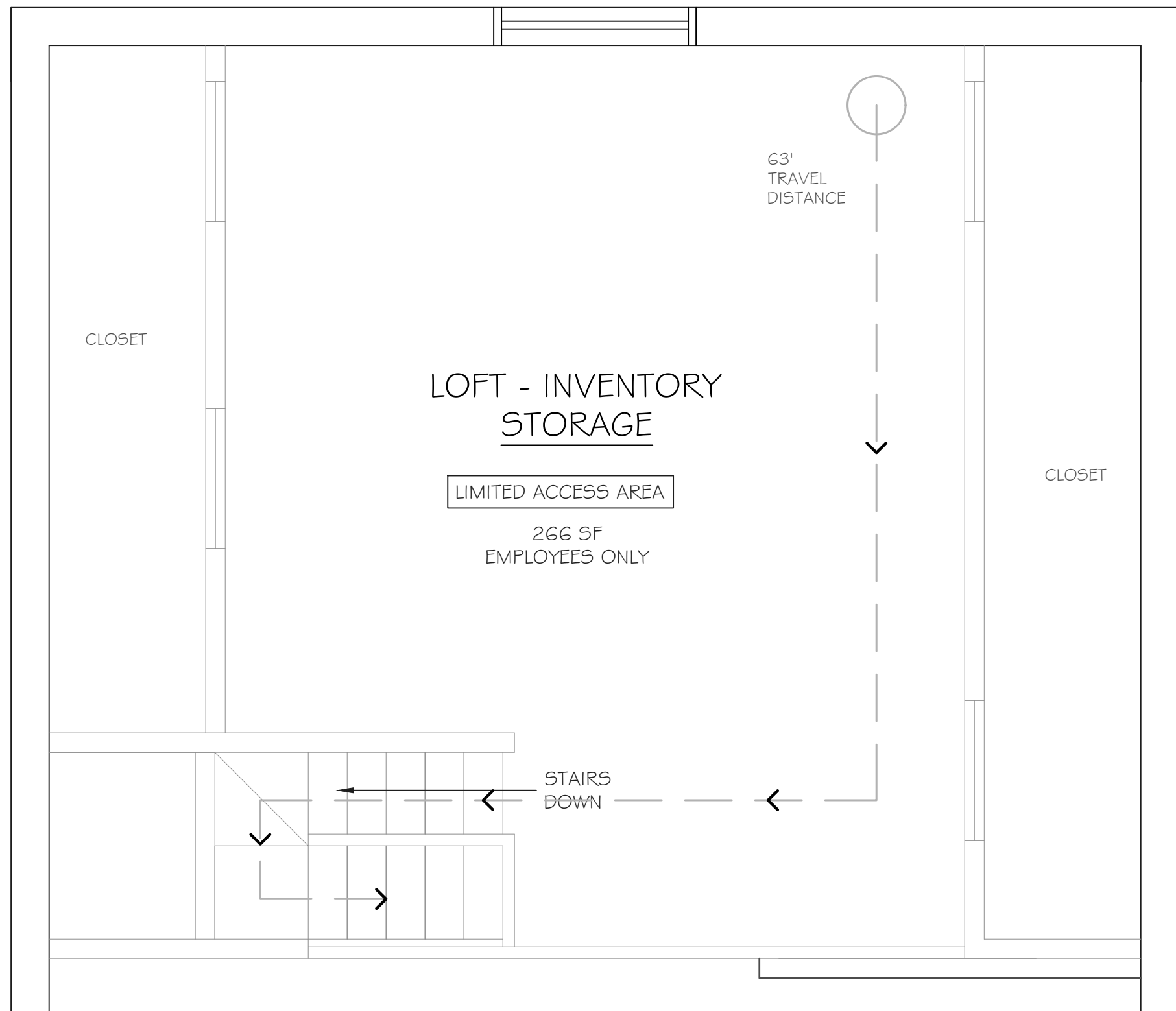
DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.

24009

SHEET NO.

A.102



FLOOR PLAN - LOFT

SCALE: 1/4" = 1'-0" 420 G5F

EGRESS PLAN LEGEND

- >— TRAVEL ROUTE FROM SPACE TO EXIT
- EXIT DOOR WITH PANIC HARDWARE, TACTILE SIGNAGE & ILLUMINATED EXIT SIGN (MOUNTED ABOVE DOOR) W/ EMERGENCY LIGHTING UNIT

EGRESS NOTES

G.C., TO FURNISH & INSTALL NEW FIRE EXTINGUISHERS AS REQ'D BY LOCAL CODES. WHEN MOUNTING ADJACENT TO DOOR OPENING, MAINTAIN 1'2" CLEAR TO DOOR OPENING FOR ADA COMPLIANCE. FINAL LOCATION, MOUNTING HEIGHT, & QUANTITY BY FIRE INSPECTOR. G.C., TO VERIFY FIRE MARSHALL REQUIREMENTS FOR INSPECTION & TAGGING.

EGRESS / EXIT ACCESS

MAX. ALLOWED EXIT ACCESS TRAVEL DISTANCE:

200 FEET (WITHOUT SPRINKLER SYSTEM)

MAX. PROVIDED EXIT ACCESS TRAVEL DISTANCE: 63'

MEANS OF EGRESS

- BUILDING EXITS: 1 ACCESSIBLE ENTRY/EXIT (EXISTING)
- 2 PRIVATE / EMPLOYEE ENTRY/EXIT (EXISTING)

3 SINGLE DOORS AT 34" CLEAR : 34" X 3 = 102" PROVIDED

TOTAL PROVIDED = 102"

OCCUPANCY (PER CBC TABLE 1004.1.2)

INTERIOR BUILD-OUT IN EXISTING COMMERCIAL BUILDING

BUILDING CONSTRUCTION TYPE	TYPE V-B (EXISTING)			
INTERIOR CONSTRUCTION TYPE	TYPE V-B (NON-SPRINKLED)			
BUILDING USE GROUP	M (MERCANTILE)			
TOTAL BUILDING AREA:	2,008 GROSS SQUARE FEET			
TOTAL USABLE AREA:	1,606 NET SQUARE FEET (80%)			
USE/SPACE NAME	AREA	OCCUPANCY	SF / OCC	# OCC.
RETAIL SALES AREA	440 SF	MERCANTILE	60 GROSS	7
STORAGE	548 SF	STORAGE	300 GROSS	2

TOTAL MAXIMUM CALCULATED OCCUPANTS: 9

ACCESSIBILITY FOR EXISTING BUILDINGS

410.4.2 Complete Change of Occupancy

Where an entire building undergoes a change of occupancy, it shall comply with Section 410.4.1 and shall have all of the following accessible features:

- At least one accessible building entrance.
- At least one accessible route from an accessible building entrance to primary function areas.
- Signage complying with Section 1111 of the International Building Code.
- Accessible parking, where parking is being provided.
- At least one accessible passenger loading zone, when loading zones are provided.
- At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.

EMPLOYEE ENTRY / EXIT
EXIST'G DOOR
- PROVIDE SIGNAGE
INDICATING 'EMPLOYEES
ONLY AND ACCESSIBLE'

EXISTING DOOR TO
BASEMENT MECH/ELEC.
(LIMITED ACCESS AREA -
EMPLOYEES ONLY)
- PROVIDE SIGNAGE
INDICATING NO ENTRY

RETAIL
SALES FLOOR

440 SF
RESTRICTED ACCESS AREA

WALL INFILL AT REMOVED DOOR
EXTERIOR MATERIAL & FINISH TO
MATCH EXIST'G OVER WEATHER
BARRIER ON 5/8" EXT. PLYWOOD
SHEATHING ON 2X6 TREATED WD.
STUDS - VERIFY EXIST'G CONSTR. &
MATCH IF DIFFERENT FROM INDICATED

ENLARGED BATHROOM TO
MEET BARRIER-FREE;
PROVIDE NEW COMPLIANT
FIXTURES IN EXISTING
LOCATIONS

EXISTING
PUBLIC ENTRY /
EXIT DOOR
- ACCESSIBLE
SIGNAGE

FLOOR PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0" 920 G5F

ARCHITECT:
JESSICA ANN MARJI
RA, NCARB



Jessica Marji

EXPIRATION: 10/21/25

PROJECT:

VERTS Neighborhood
Dispensary

LOCATION:

525 GRAND AVE
GRAND LAKE, CO

CLIENT:

JesseTheDog LLC
Matthew Ingles
JesseTheDogllc@gmail

Alexander Close
alexander.m.close@gmail.com

Daniel Rowland
drowland.am@gmail.com

SHEET TITLE:

Toilet Room Enlarged
Plans & Elevations

ISSUED:

- 08.09.2024 PERMITS

DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.

24009

SHEET NO.

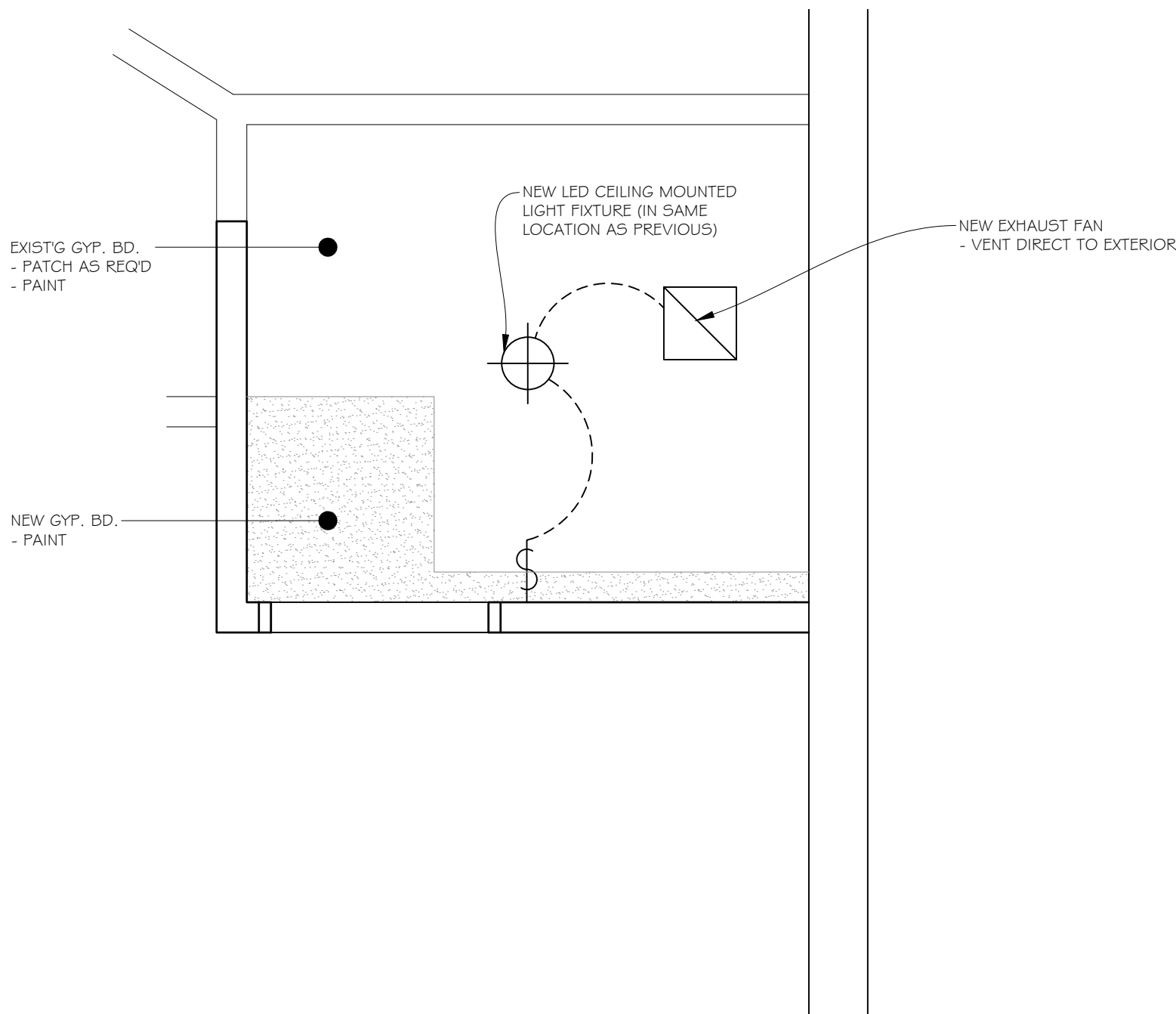
A.201

GENERAL NOTES

- ALL FINISHES AND FIXTURES ARE TO BE SELECTED BY OWNER AND MAY BE INDICATED IN THESE DRAWINGS FOR COORDINATION PURPOSES ONLY.
- PATCH ANY HOLES IN WALLS AFTER ROUGH-INS - PAINT ALL EXPOSED GYPSUM WALL BOARD WITH WHITE PRIMER. FINAL COLOR/FINISH TO BE SELECTED BY OWNER.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETRY, SHELVING, OR WALL MOUNTED EQUIPMENT TO ACCOMMODATE MAXIMUM LOADS. COORDINATE LOCATIONS WITH ELECTRICAL/PLUMBING.

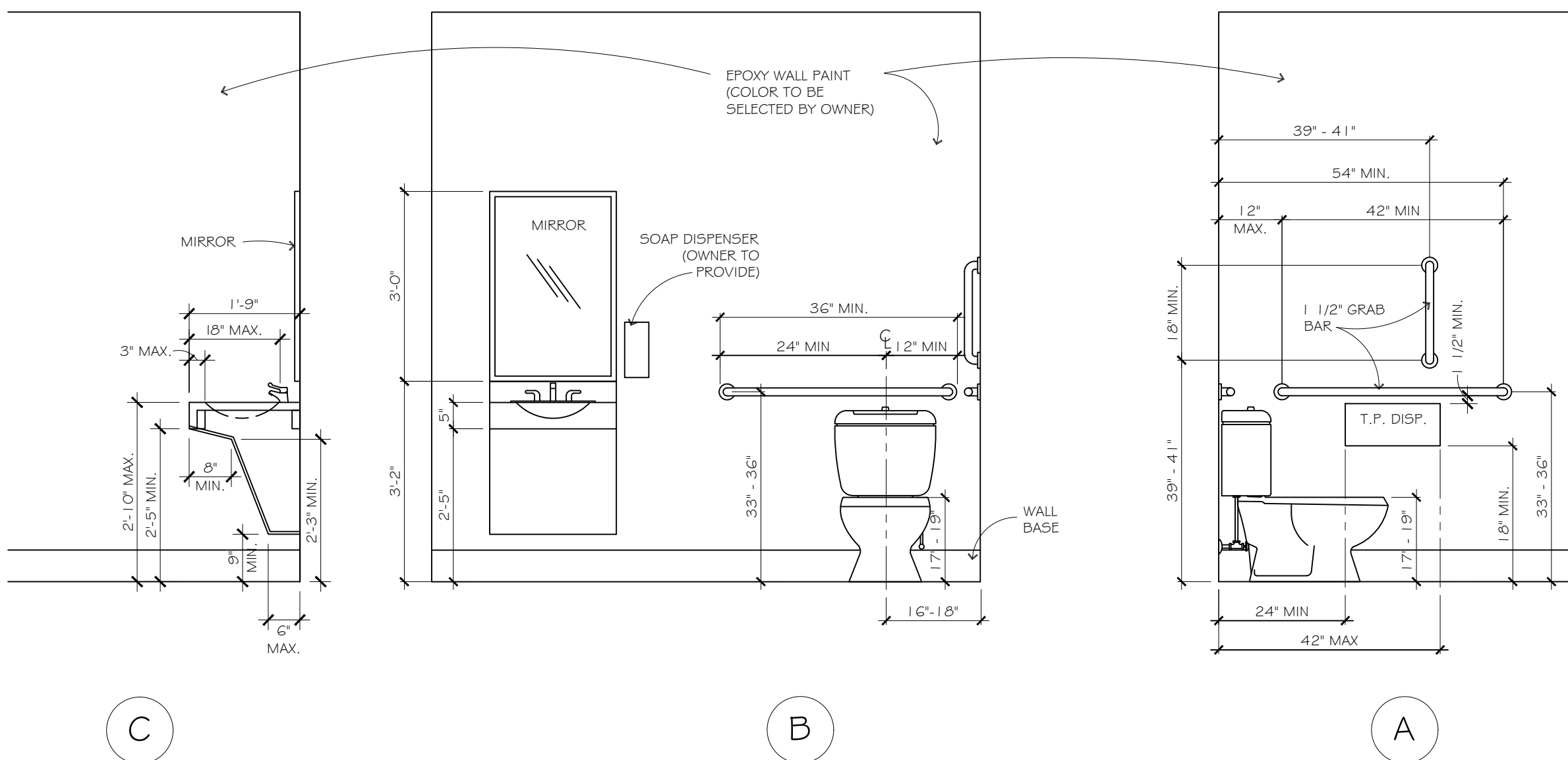
FINISH NOTES

- INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER CBC SECTION 720.2.
- INTERIOR FINISHES IN ROOMS / ENCLOSED SPACES SHALL BE CLASS 'C' IN ACCORDANCE WITH CBC CHAPTER 8, TABLE 803.1.1.



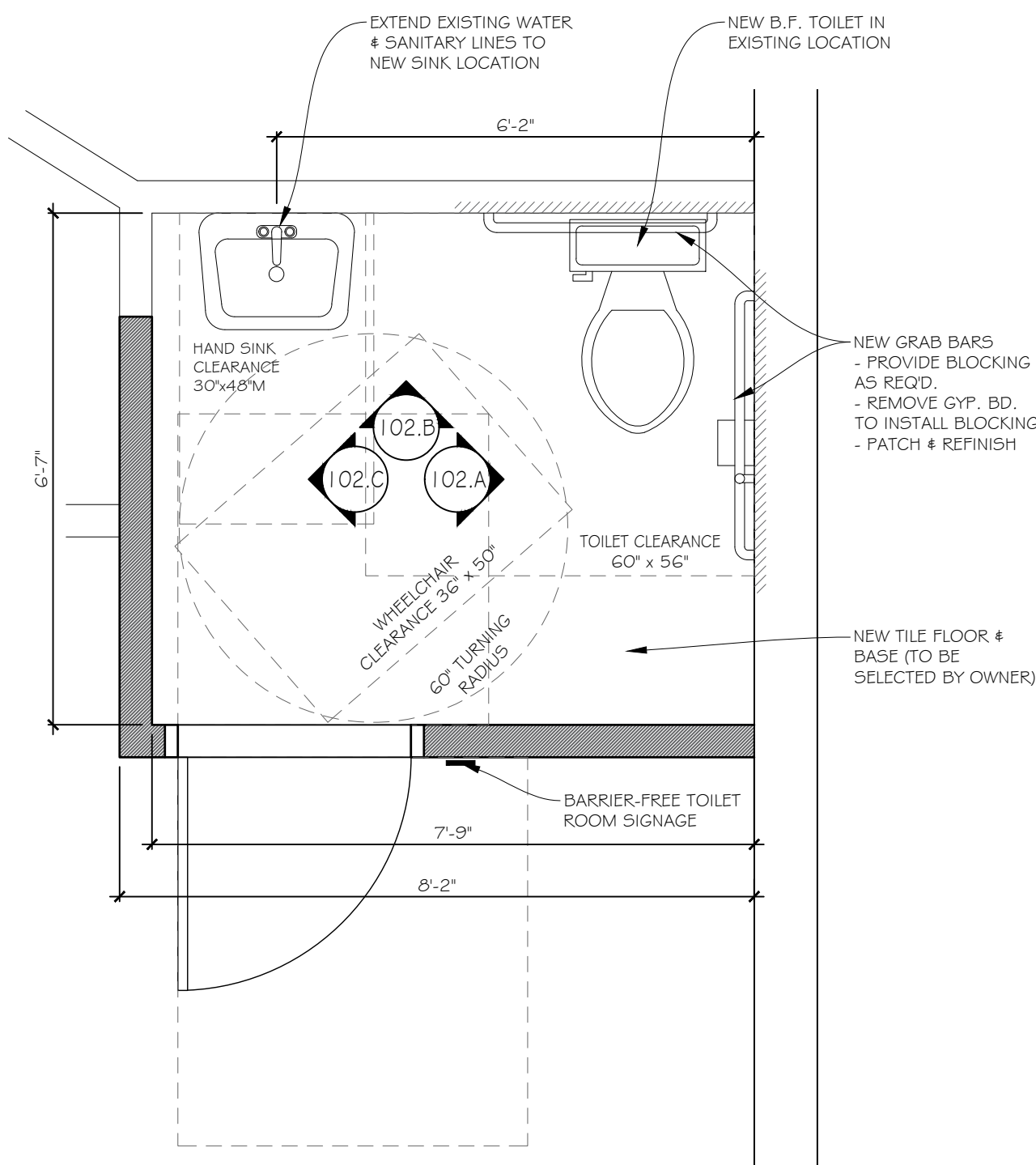
BARRIER-FREE TOILET ROOM REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"



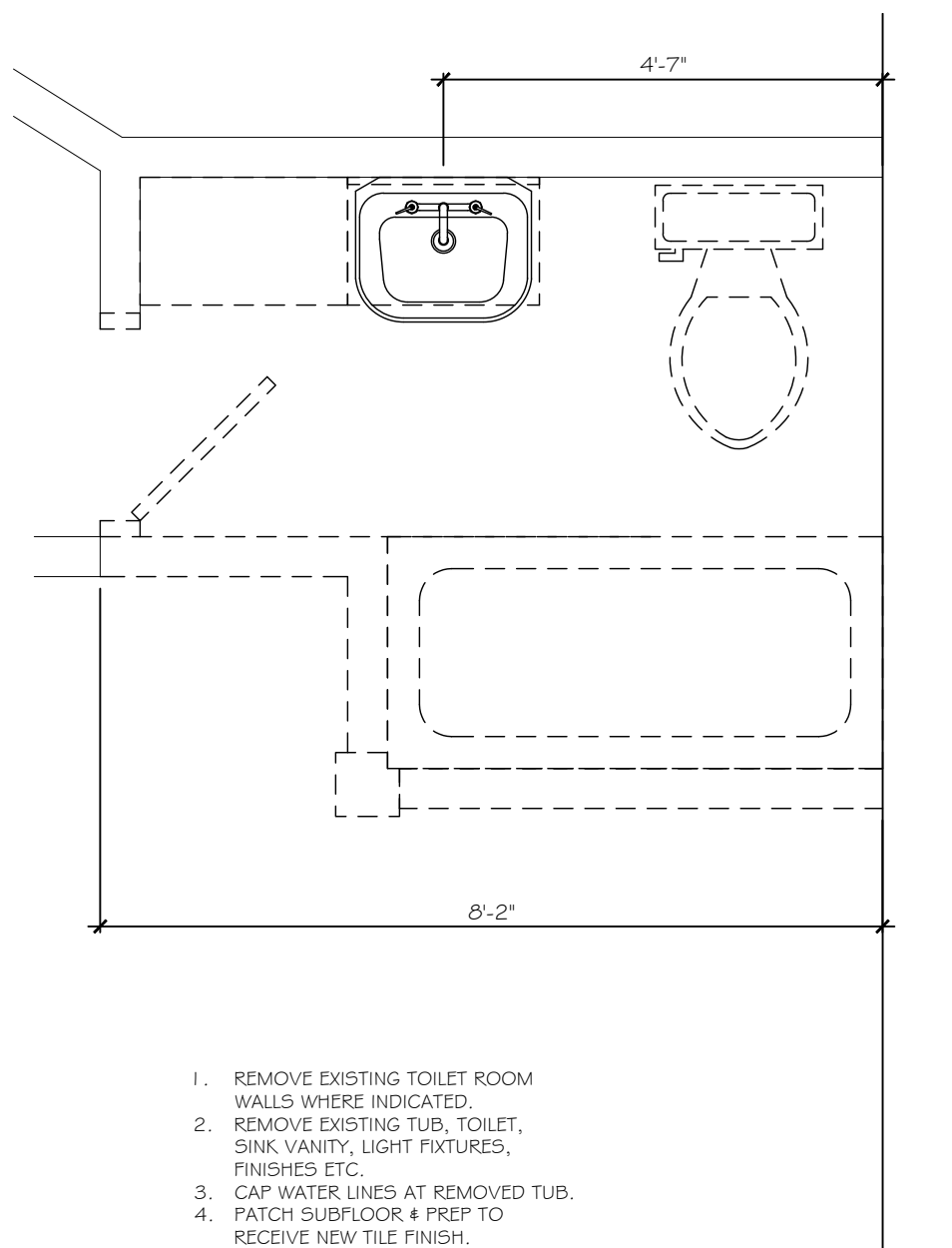
BARRIER-FREE TOILET ROOM INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"



BARRIER-FREE TOILET ROOM ENLARGED FLOOR PLAN

SCALE: 1/2" = 1'-0"



BARRIER-FREE TOILET ROOM DEMOLITION FLOOR PLAN

SCALE: 1/2" = 1'-0"