



PROJECT DATA:	
OWNER	PIKES PEAK LIBRARY DISTRICT
OWNER ADDRESS	20 N CASCADE AVE COLORADO SPRINGS CO 80903 GARY STYLING, CHIEF FACILITIES MANAGEMENT OFFICER (719) 243 4624
CONSULTANT	DESIGN EDGE, P.C.
CONSULTANT ADDRESS	482 S BROADWAY STE 100 DENVER CO 80209 SHAGATA GUHA (719) 667 1912
TAX SCHED NO:	6418213002, 6418213007, 6418213008, 6418213013
ZONING	FBZ-CEN
LEGAL DESCRIPTION	LOTS 9 TO 13 INC, LOT 14 EX PART TO ST BLK A ADD 5 COLO SPGS
SIZE/AREA OF PROPERTY	2.93 ACRES
BUILDING FRONTAGE	COMMON LAWN
BUILDING TYPE	CIVIC

BUILDING INFORMATION					
BUILDING	ADDRESS	AREA	FOOTPRINT	HEIGHT	STORIES
PENROSE MAIN LIBRARY	20 N CASCADE AVE	6,131.5	29,328 SF	40 FT	B-2
CARNEGIE	21 W KIOWA ST	14,171	1,569 SF	30 FT	B-1
KNIGHTS OF COLUMBUS	25 W KIOWA ST	11,310 SF	8,165 SF	30 FT	B-3
ENTRY BUILDING			1,848 SF	1,848 SF	

LOT COVERAGE	
AREA OF LOT	127,251 SF
AREA OF BUILDINGS	42,911 SF
% LOT COVERAGE (WITH STRUCTURES)	33.56%

VICINITY MAP	

PROJECT INFO	
Penrose Library Fencing	
20 N CASCADE AVE, COLORADO SPRINGS, CO 80903	
PROJECT NO:	24188
DATE:	3/18/2024
PROJECT MGR:	SGT
PREPARED BY:	SGT
SEAL	

SIGNATURE BLOCK	
DATE:	DESCRIPTION:

SHEET TITLE	
CPC XX XX-XXX- XXX	
MINOR AMENDMENT PLAN	
SHEET NUMBER	
1 OF 1	

