



6 PHOTO OF EXISTING CONDITIONS
N.T.S.



5 RENDERING OF PROPOSED WORK
N.T.S.

ZONING

ZONE: FBZ-CEN
 TOTAL SITE AREA: 9,500 S.F. (0.22 ACRES).
 ALLOWABLE BUILDING HEIGHT: NO LIMIT
 SETBACKS REQUIRED: F. 0', 15' MAX. S. 10' . R. 0'
 SETBACKS PROPOSED: F. 0'(S), S. 0'(W), 0' (E), R. 0'(N) (NO CHANGE TO (E) SETBACKS)
 PARKING REQUIRED: 0 STALLS (PARKING EXEMPT)
 PARKING PROVIDED: STREET PARKING

BUILDING DATA

BUILDING FOOTPRINT: 8,350 S.F.
 # OF STORIES: 1 (W/ BASEMENT & MEZZANINE)
 TOTAL BUILDING AREA: MAIN LEVEL: 8,350 S.F.
 BASEMENT: 1,500 S.F.
 MEZZANINE: 1,386 S.F.
 TOTAL: 11,236 S.F.
 PROPOSED LOT COVERAGE: 88% (NO CHANGE)
 ACTUAL BUILDING HEIGHT: 22'-3"
 BUILDING TYPE: SMALL COMMERCIAL
 ERANTAGE TYPE: SHOP FRONT 60%

SITE PLAN NOTES

- NO NEW LANDSCAPING PROPOSED. (CONCEPT DEVELOPMENT PLAN)
- FLOOD LIGHTING IS PROHIBITED.
- FLOOD LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJACING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE.
- NO PROPOSED CHANGES TO THE WEST, SOUTH OR NORTH FACADES.
- SIGNAGE TO BE SUBMITTED UNDER FUTURE SIGN PERMIT.

GLAZING PERCENTAGE AT SHOP FRONT ELEVATION (EAST):
 PROPOSED: 241 SF GLAZING / 500 SF FACADE = 48%
 EXISTING: 160 SF GLAZING / 500 SF FACADE = 32%

LEGEND

- EXISTING WALL TO REMAIN
- AREA NOT PART OF PROJECT SCOPE
- CONCRETE PAVING PER COS STANDARDS

BUILDING PLAN NOTES

- GRIDS/DIMENSIONS TO (E) WALLS ARE TO FACE OF (E) WALLS.
- DIMENSIONS AT DOORS ARE TO THE OUTSIDE FACE OF FRAME.
- DOORS TO BE ALUMINUM FRAME TYPES, AND MATERIAL SCHEDULE CONTRACTOR TO COORDINATE LOCATIONS OF ADDITIONAL PENETRATIONS THROUGH WALLS NOT INDICATED ON ARCHITECTURAL DRAWINGS. REF. TO FRAMING REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, AND LAYOUT AT THE PROJECT SITE PRIOR TO COMMENCEMENT OF WORK. IMMEDIATELY NOTIFY THE ARCHITECT AND IMMEDIATELY OF ANY DISCREPANCIES AND/OR ANY EXISTING SITE CONDITIONS THAT ARE INCONSISTENT WITH THE DRAWINGS.
- CONTRACTOR TO COORDINATE EXISTING WALLS, CEILINGS, AND LIGHTING WITH NEW OVDH GARAGE DOOR TRACKS AND SUPPORTS.



CONTACTS

OWNER:
 BALDWIN COHN INVESTMENT GROUP LLC
 C/O ZEPHYR MANAGEMENT
 PO BOX 49006
 COLORADO SPRINGS, CO 80949-9006
 CONTACT: DEREK COHN
 dcohn@zephyrproperty.com
 p. 719.439.8501
 e. derekcohn@zephyrproperty.com

ARCHITECT:
 ECHO ARCHITECTURE
 4 SOUTH WAHSATCH AVE #120
 COLORADO SPRINGS, CO 80903
 CONTACT: SCOTT SCHUSTER
 ssc@echo-arch.com
 p. 719.387.7836
 e. scott@echo-arch.com

PROJECT DATA

PROJECT SUMMARY: THIS PROJECT UPDATES THE EXISTING EXTERIOR FACADE OF THE STOREFRONT AT 112 N. TEJON. WORK INCLUDES: REMOVAL OF EXISTING STOREFRONT DISPLAY GATES, PLASTER/STUCCO TO EXPOSE (E) BRICK, AND EXTERIOR FLOORING. NEW OVDH GLASS DOORS, NEW PATIO RAILINGS, AND NEW ENTRY DOORS AND STOREFRONTS.

PROJECT ADDRESS: 112 N. TEJON ST.
 COLORADO SPRINGS, CO 80903

TAXL: 6418210011

LEGAL DESCRIPTION: LOTS 22, 23 BLK 71 COLO. SPGS

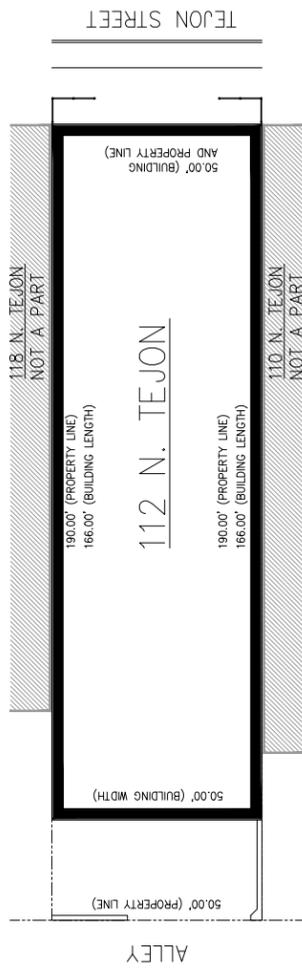
CITY ZONING: FBZ-CEN

PROJECT TYPE: TENANT IMPROVEMENTS FOR COMMERCIAL TENANTS

KEYNOTES

- LINE OF EXISTING CONCRETE FOUNDATION, CURB, AND NEW FLOORING PROVIDE ISOLATION JOINT
- LIGHT FIXTURE
- GLAZED ALUMINUM OVDH GARAGE DOOR
- ALUMINUM STOREFRONT SYSTEM
- ENTRANCE DOOR IN ALUMINUM STOREFRONT FRAMING.
- STEEL WALL PANEL, ST-1
- CLEANED, REFINISHED, TUCK-POINTED EXISTING BRICK, TIP ALL BRICK
- SIGNAGE LOCATION (APPROXIMATE, SIGNAGE UNDER DIFFERENT PERMIT)
- ELECTRICAL JUNCTION BOX FOR SIGN LIGHTING. COORDINATE WITH SIGNAGE PACKAGE.
- NEW PATIO ENCLOSURE
- LINE OF (E) PARAPET CAP
- STEEL PANEL JOINTS, RE. 6/16.1
- STRUCTURAL STEEL, RE. STRUCT
- BREAK METAL WRAPPED WALL OR STRUCTURAL STEEL MATCH STOREFRONT FINISH

ACCESSIBILITY NOTE:
 The parties responsible for this plan have familiarized themselves with all current applicable accessibility regulations and standards and the project will be designed to comply with the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.



1 OVERALL SITE PLAN
1" = 20'-0"

2 EAST BUILDING ELEVATION
1/4" = 1'-0"

3 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

4 FIRST FLOOR PLAN
1/8" = 1'-0"

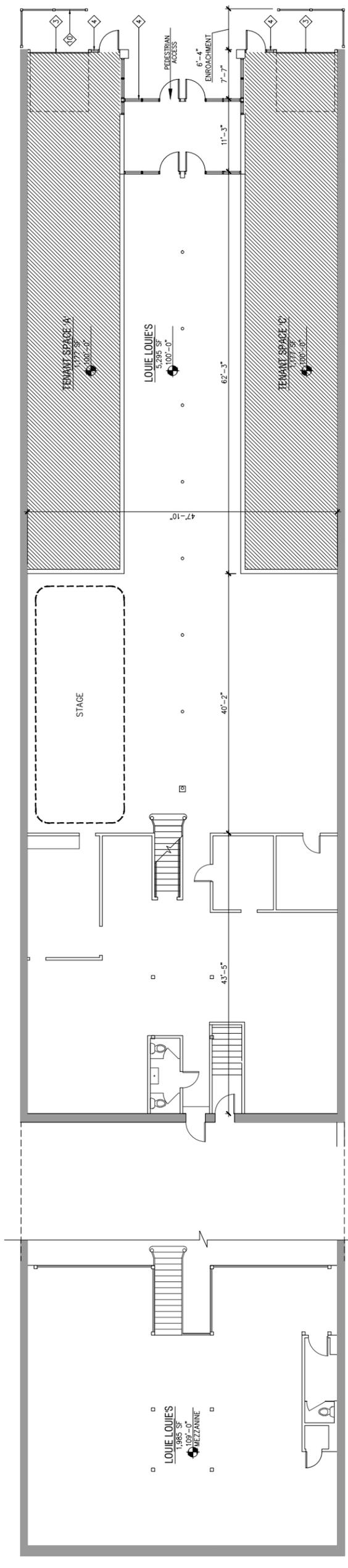


FIGURE 1