



PROJECT DATA:

OWNER	PIKES PEAK LIBRARY DISTRICT
OWNER ADDRESS	20 N CASCADE AVE COLORADO SPRINGS CO 80903 GARY SYLING, 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	61315	29328 SF	40 ft	B-2
CARNEGIE	21 W KIOWA ST	14711	1569 SF	30 ft	B-1
KNIGHTS OF COLUMBUS	25 W KIOWA ST	11310 SF	8165 SF	30 ft	B-3

LOT COVERAGE

AREA OF LOT	127,851 SF
AREA OF BUILDINGS	42,911 SF
% LOT COVERAGE (WITH STRUCTURES)	33.56%

VICINITY MAP

SIGNATURE BLOCK

CPC XX XX-XXX- XXX

MINOR AMENDMENT PLAN

DESIGN EDGE

711 N. CASCADE AVE. SUITE 10
COLORADO SPRINGS, CO 80903
TELEPHONE: (719) 667-1972

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PROJECT INFO

Penrose Library Fencing

20 N CASCADE AVE,
COLORADO SPRINGS, CO 80903

PROJECT NO: 24108
DATE: 3/18/2024
PROJECT MGR: SGT
PREPARED BY: SGT

ISSUE / REVISION

DATE:	DESCRIPTION:

SHEET TITLE

SITE PLAN
PROJECT DETAILS

SHEET NUMBER

1 OF 1