

501/505 REHAB

501 & 505 SOUTH WEBER STREET

COLORADO SPRINGS, CO

PROJECT DATA

PROJECT TYPE:	MIXED-USE
PROJECT SUMMARY:	LANDSCAPE, HARDSCAPE, AND BUILDING FACADE RENOVATION.
501 S. WEBER USES:	RESIDENTIAL: 7,381 S.F. - 15 UNITS COMMERCIAL: 16,731 S.F. - RESTAURANT
505 S. WEBER USE:	OFFICE - 41,685 S.F.
PROJECT ADDRESS:	501 & 505 SOUTH WEBER STREET COLORADO SPRINGS, CO 80903
TSN:	6418415039
LEGAL DESCRIPTION:	LOT 1 THE SALVATION ARMY SUBDIVISION COLO SPGS
LUR FILE #:	CPC DP 18-00171

SHEET INDEX

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CONTACTS

OWNER:	WEBER STREET INVESTMENTS LLC 421 S. TEJON ST # 330, COLORADO SPRINGS, CO 80903
CONTACT:	p. 719-535-0500 e. bdonner@comerontbutcher.com
ARCHITECT:	ECHO ARCHITECTURE 4 SOUTH WAHSATCH AVENUE #120 COLORADO SPRINGS, CO 80903
CONTACT:	RYAN LLOYD p. 719.387.7836 e. ryan@echo-arch.com

BUILDING DATA

501 S. WEBER:	BUILDING FOOTPRINT: 10,834 S.F. # OF STORIES: 2 + BASEMENT BASEMENT AREA: 6,645 S.F. FIRST FLOOR AREA: 10,834 S.F. SECOND FLOOR AREA: 7,149 S.F. TOTAL BUILDING AREA: 24,628 S.F. FIRST FLOOR PATIO AREA: 3,430 S.F. PROPOSED LOT COVERAGE: 17% (NO CHANGE) ACTUAL BUILDING HEIGHT: 26'-9" (TWO STORY)
505 S. WEBER:	BUILDING FOOTPRINT: 22,800 S.F. # OF STORIES: 2 FIRST FLOOR AREA: 20,924 S.F. SECOND FLOOR AREA: 22,750 S.F. TOTAL BUILDING AREA: 43,674 S.F. PROPOSED LOT COVERAGE: 37% (NO CHANGE) ACTUAL BUILDING HEIGHT: 30' (TWO STORY)

PARKING SUMMARY

REQUIRED:	(2.6)
501 S. WEBER:	RESTAURANT: 10,834 S.F. / 250 S.F. = 43.3 STALLS COMMERCIAL PATIO: 3,466 S.F. / 500 S.F. = 6.9 STALLS STORAGE: 6,645 S.F. / 1,000 S.F. = 6.6 STALLS RESIDENTIAL: ONE STALL PER UNIT X 15 UNITS = 15 STALLS
505 S. WEBER:	OFFICE: 43,674 S.F. / 500 S.F. = 87.3 STALLS
TOTAL REQUIRED:	163 STALLS
PARKING REDUCTION FACTOR:	
RESIDENTIAL AND OFFICE:	75% COMBINED TOTAL 163 X .75 = 122 STALLS REQUIRED
PROVIDED:	STANDARD PARKING STALLS: 31 STALLS ACCESSIBLE PARKING STALLS: 2 STALLS TOTAL STALLS: 33 STALLS PROVIDED

ZONING DATA

ZONE:	FBZ T2B
TOTAL SITE AREA:	62,022 S.F. (2 ACRES).
ALLOWABLE BUILDING HEIGHT:	4 STORIES MAX. - 1 STORY MIN. (2.3.4)
SETBACKS REQUIRED:	(2.3.3.3)
501 S. WEBER:	F: 0', S: 10' MAX., R: 0' MIN. - 10' MAX.
505 S. WEBER:	F: 0', S: 10' MAX., R: 0' MIN.
SETBACKS PROPOSED:	
501 S. WEBER:	F: 7'-8"(W), S: 0"(N), (NO PROPOSED CHANGES TO EXISTING SETBACKS)
505 S. WEBER:	F: 0"(W), 7"(S), R: 0"(E) (NO PROPOSED CHANGES TO EXISTING SETBACKS)
ACCESSIBILITY:	ALL NEW ACCESS POINTS WILL MEET ADA STANDARDS. THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS.

FRONTAGE GLAZING DATA

501 S. WEBER:	EXISTING GLAZING = 54% PROPOSED GLAZING = 54% (NO CHANGE TO EXISTING OPENINGS)
505 S. WEBER:	EXISTING GLAZING = 68% PROPOSED GLAZING = 68% (NO CHANGE TO EXISTING OPENINGS)
AVERAGE:	(.54+.68)/2 = .61 61%

SITE PLAN LEGEND

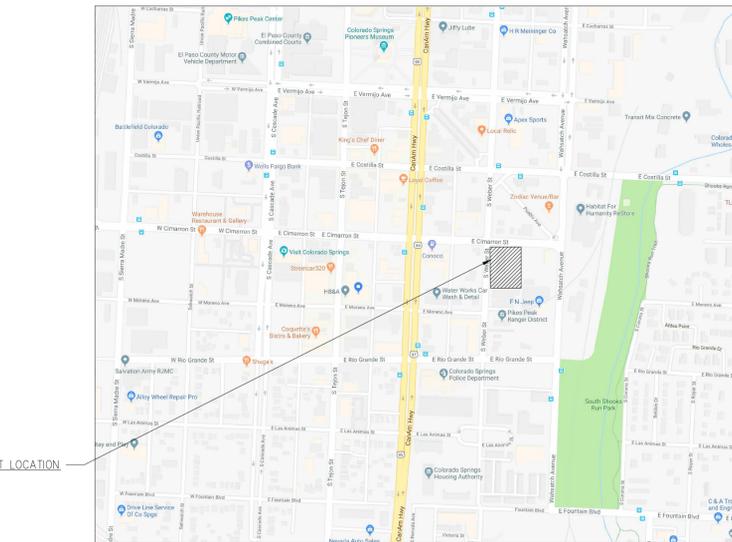
- EXISTING BUILDING
- ADDITION
- NEW CONCRETE
- NEW LANDSCAPING

SITE PLAN NOTES

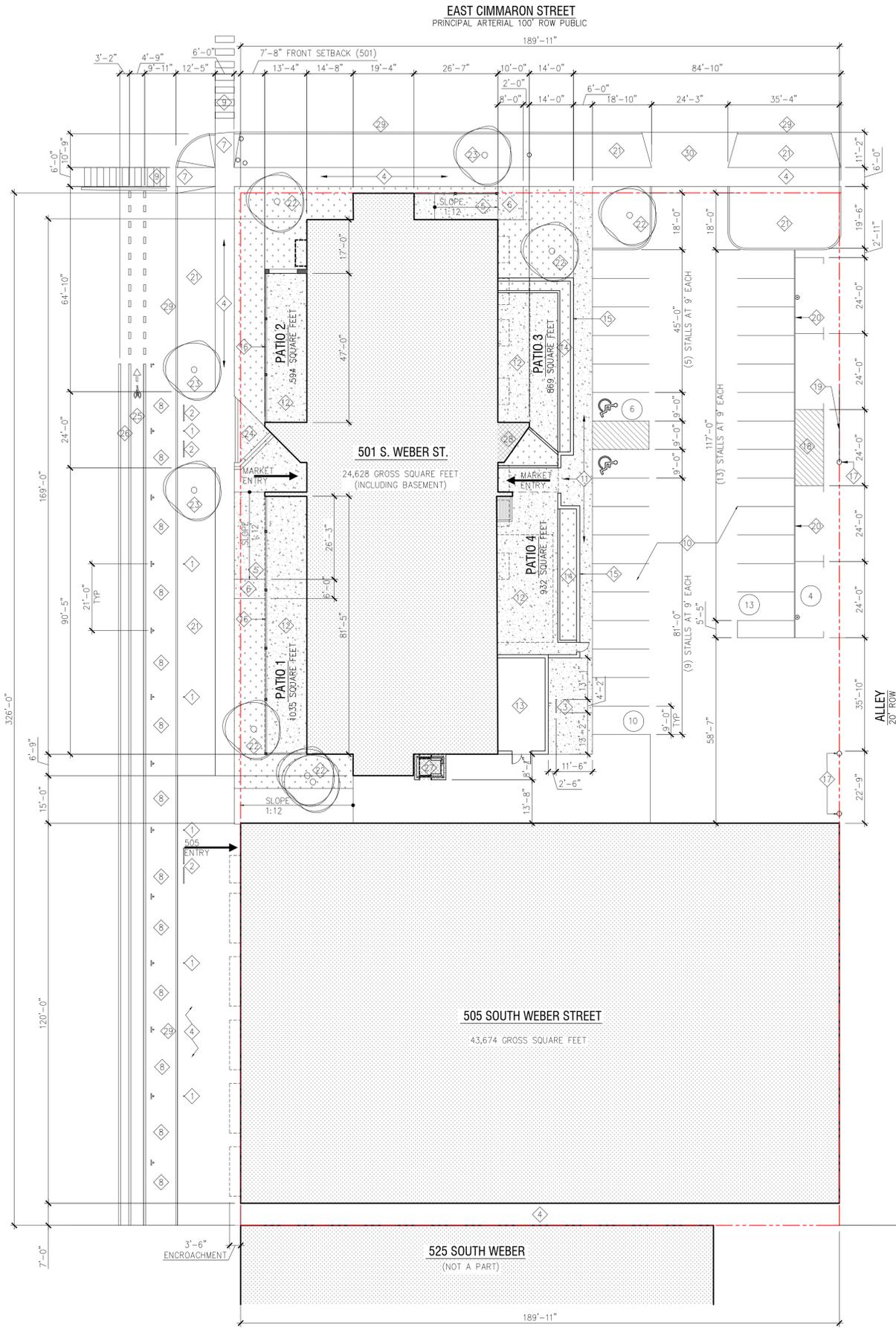
1. INFORMATIONAL ONLY: SIGNAGE IS NOT APPROVED WITH THIS CONCEPT/DEVELOPMENT PLAN.
2. FLOOD LIGHTING IS PROHIBITED.
3. ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.
4. ALL EXISTING CURB, GUTTER, SIDEWALK, AND DRIVEWAY ARROWS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG SOUTH WEBER AND EAST CIMMARON STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977
5. ALL BUILDINGS ASSOCIATED WITH THIS DEVELOPMENT PLAN ARE LOCATED OUTSIDE OF THE FLOODWAY.

SITE PLAN KEYNOTES

- PROPOSED PARKING METER
- INVERTED "U" BIKE RACK - SEE DETAIL #3 SHEET 3 OF 5
- BIKE RIBBON RACK - SEE DETAIL #4 SHEET 3 OF 5
- EXISTING SIDEWALK TO REMAIN
- NEW CONCRETE RAMP W/ 1 1/2" DIAMETER HANDRAILS AT 36" HEIGHT EACH SIDE
- NEW CONCRETE LANDING (FLUSH W/ EXISTING SIDEWALK)
- EXISTING CITY STANDARD PEDESTRIAN RAMP TO REMAIN
- EXISTING PARALLEL PARKING TO REMAIN
- EXISTING CROSSWALKS TO REMAIN
- EXISTING PARKING LOT TO REMAIN; PROVIDE NEW STRIPING AND SEAL
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PATIO (FLUSH W/ FINISH FLOOR)
- EXISTING MECHANICAL/DUMPSTER ENCLOSURE
- NEW RAISED PLANTER
- EXISTING MASONRY PATIO ENCLOSURE
- NEW "GAPPED BRICK" PATIO ENCLOSURE WALL
- EXISTING POWER POLE TO REMAIN
- STRIPE PARKING STALL NOT FOR USE
- EXISTING GUY WIRE TO REMAIN
- EXISTING CURB TO REMAIN
- EXISTING LANDSCAPING TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING STAIR TO REMAIN
- EXISTING BIKE LANE TO REMAIN
- EXISTING BUFFER ZONE TO REMAIN
- NEW ELEVATOR TOWER (ADDITION)
- NEW ENTRY FEATURE (ADDITION)
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING DRIVEWAY ARROW TO REMAIN



VICINITY MAP



SITE PLAN

1" = 20'-0"



LUR FILE# CPC DP 18-00171
SITE PLAN



2018-024-SALARMY date: 01.11.2019
501 & 505 SOUTH WEBER STREET phase: MIP
COLORADO SPRINGS drawn by: TRM

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2 501 S WEBER WEST ELEVATION
1/8" = 1'-0"



1 501 S WEBER EAST ELEVATION
1/8" = 1'-0"



LUR FILE# TBD
EXTERIOR ELEVATIONS



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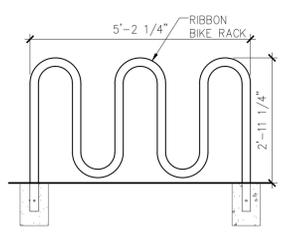
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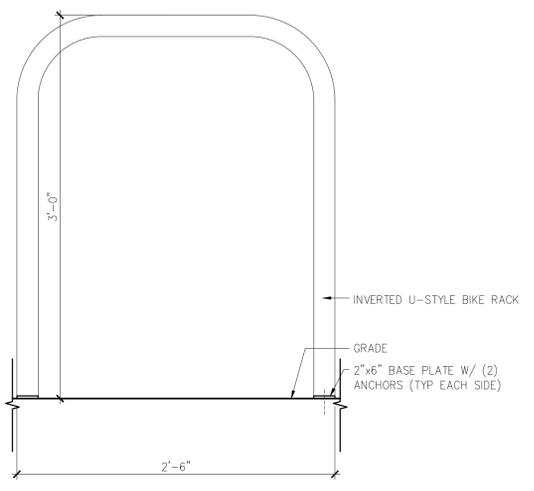
2 501 S WEBER SOUTH ELEVATION
1/8" = 1'-0"



1 501 S WEBER NORTH ELEVATION
1/8" = 1'-0"

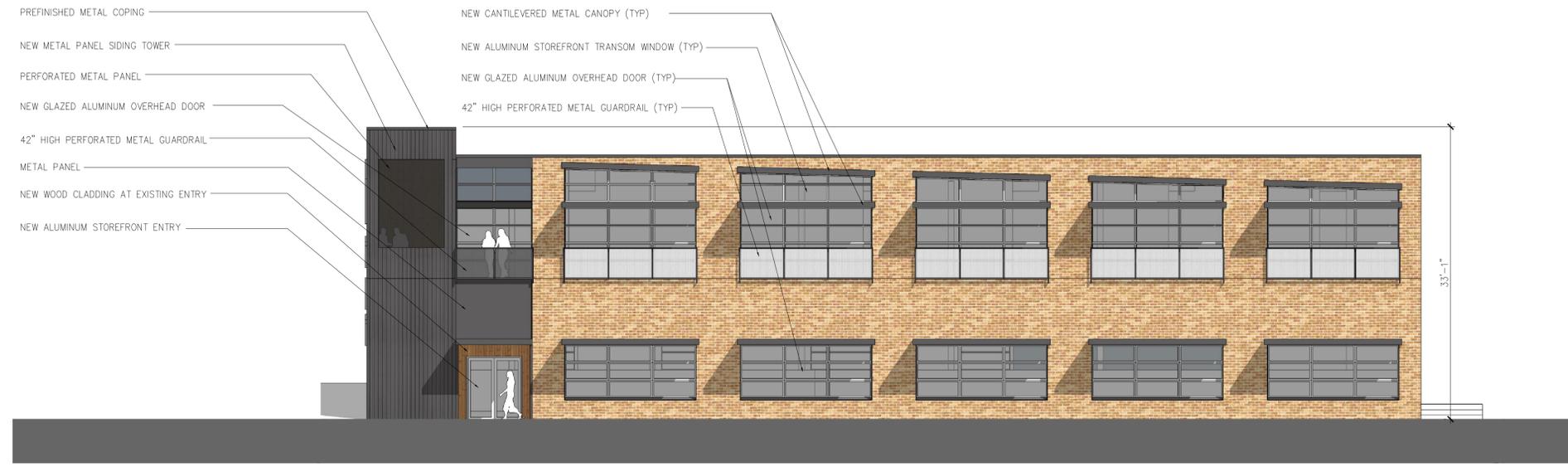


4 RIBBON BIKE RACK ELEVATION
1/2" = 1'-0"

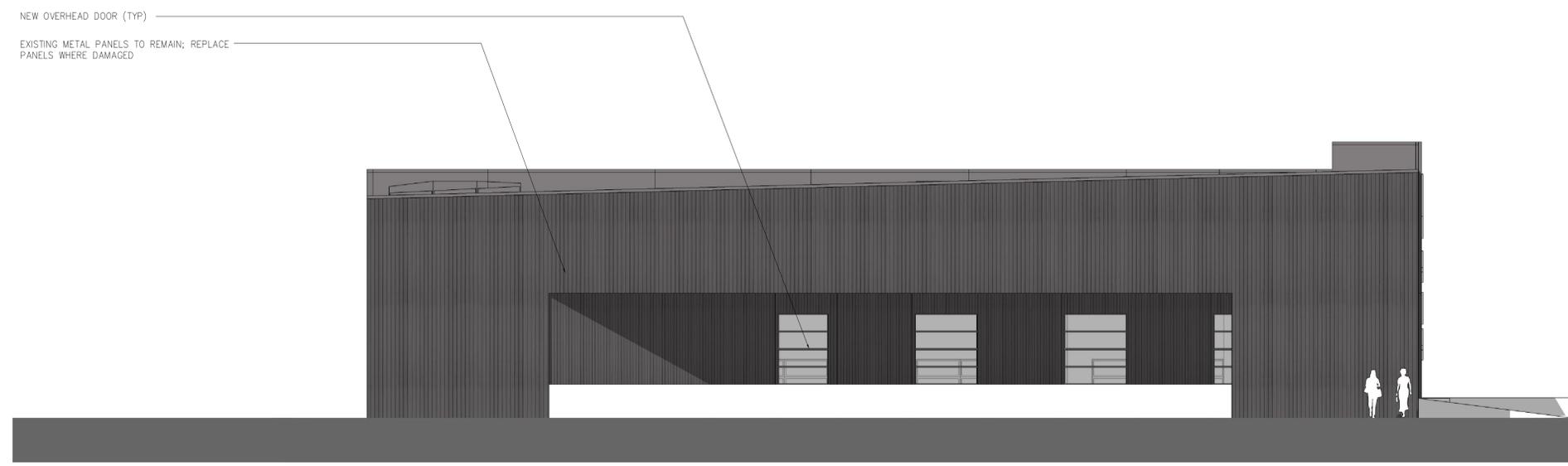


3 INVERTED U-STYLE BIKE RACK ELEVATION
1 1/2" = 1'-0"

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2 505 S WEBER WEST ELEVATION
1/8" = 1'-0"



1 505 S WEBER EAST ELEVATION
1/8" = 1'-0"



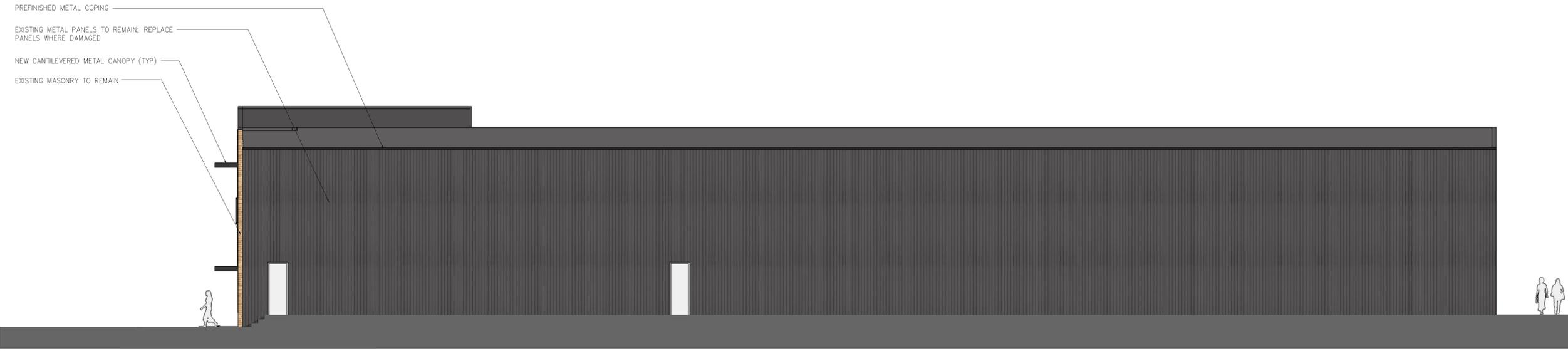
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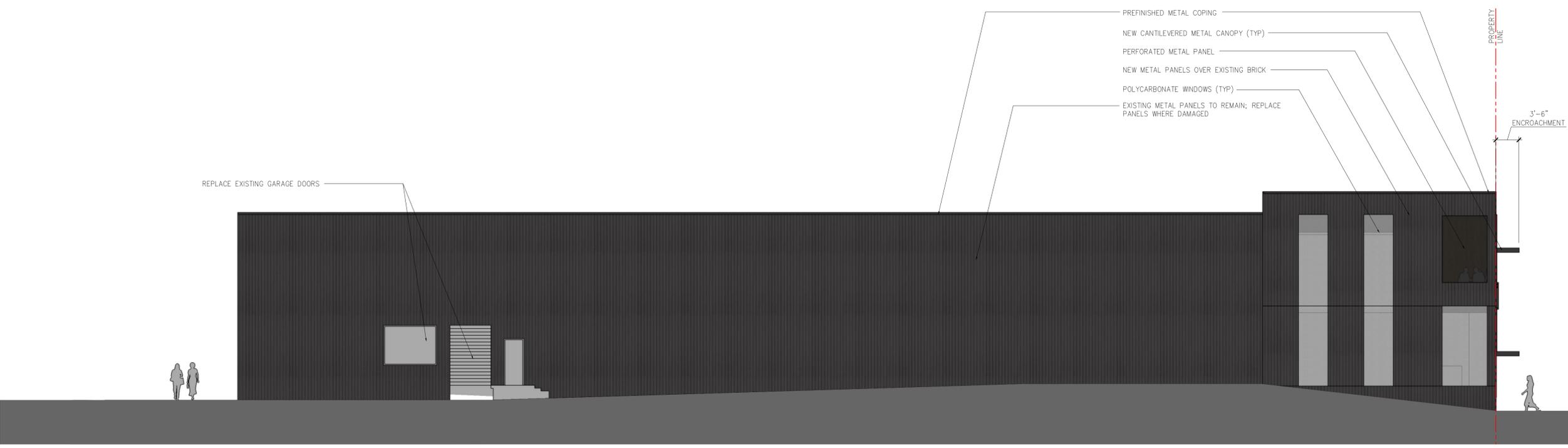
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2 501 S WEBER SOUTH ELEVATION
1/8" = 1'-0"



1 505 S WEBER NORTH ELEVATION
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