

FIGURE 1

PROPERTY INFORMATION

PROPERTY OWNER:  
Pineda Mesa  
104 S. Weber St.  
Colorado Springs, CO 80903

APPLICANT:  
Michael Collins Architects  
104 S. Weber St., Suite 200  
Colorado Springs, CO 80903

PROJECT LOCATION:  
9 South Weber St.  
Colorado Springs, Colorado

PROJECT DESCRIPTION:  
8'-0" Addition to the west, addition of (1) 2nd floor apartments and east side on  
existing single story building.

LEGAL DESCRIPTION:  
LOT 3, BLK 94 GOLD SPGS. (6218 ACRES)

Zone:  
C-2

Ten Schedule No.:  
6418118004

Spreader:  
NO

Permits:  
EXISTING NON-CONFORMING

OCCUPANT LOADS

| ENTIRE BUILDING (INC. ADDITION): |                |                        |                        |
|----------------------------------|----------------|------------------------|------------------------|
| USE                              | LOAD<br>FACTOR | 1ST FLOOR<br>S.F./OCC. | 2ND FLOOR<br>S.F./OCC. |
| BUSINESS                         | 100            | 3225/72                |                        |
| RESIDENTIAL                      | 200            |                        | 3225/16                |
| TOTAL OCC.                       |                | 32                     | 16                     |

TOTAL OCCUPANT LOAD (ENTIRE BUILDING INC. ADDITION)= 48

GENERAL CODE REVIEW

OCCUPANCY GROUP:  
GROUP B, R-2

CONSTRUCTION TYPE:  
TYPE IV-B

BUILDING FLOOR AREA INC. ADDITION:  
1ST FLOOR 3225 S.F.  
2ND FLOOR 3225 S.F.  
TOTAL AREA 6450 S.F.

ALLOWABLE AREA:  
TYPE IV-B REGULAR DATA INC. TABLE 503  
FOR B OCC. = 2 STORIES / 9000 SF  
FOR R-2 OCC. = 2 STORIES / 7000 SF

MIDTOWN VENTURES  
DEVELOPMENT PLAN REVIEW  
9 SOUTH WEBER STREET  
COLORADO SPRINGS, COLORADO

MICHAEL H. COLLINS, ARCHITECTS AIA  
104 SOUTH WEBER, SUITE 200  
COLORADO SPRINGS, CO 80903  
719-471-3250

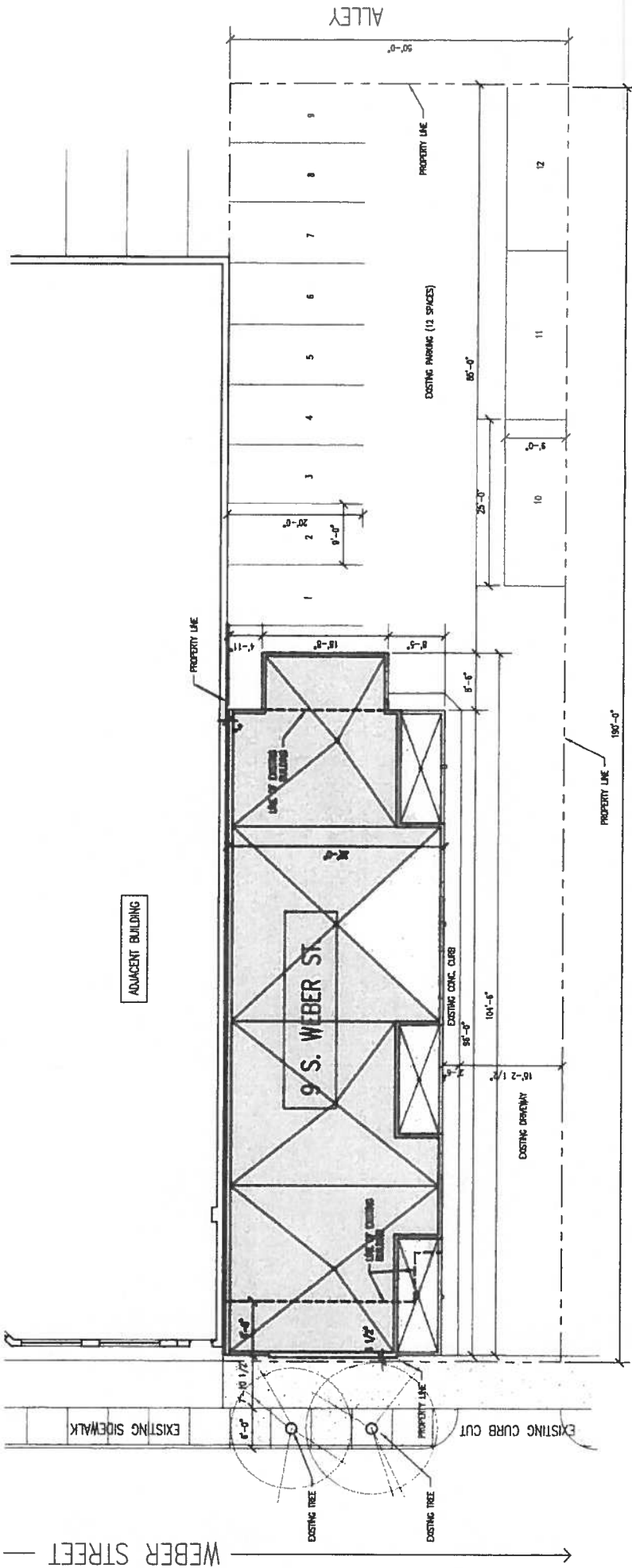


| NO. | DESCRIPTION | DATE     |
|-----|-------------|----------|
| 1   | ISSUED      | 06-17-16 |

MIDTOWN VENTURES  
DEVELOPMENT PLAN REVIEW  
9 SOUTH WEBER ST.  
COLORADO SPRINGS, COLORADO

LAND USE REVIEW FILE NO.

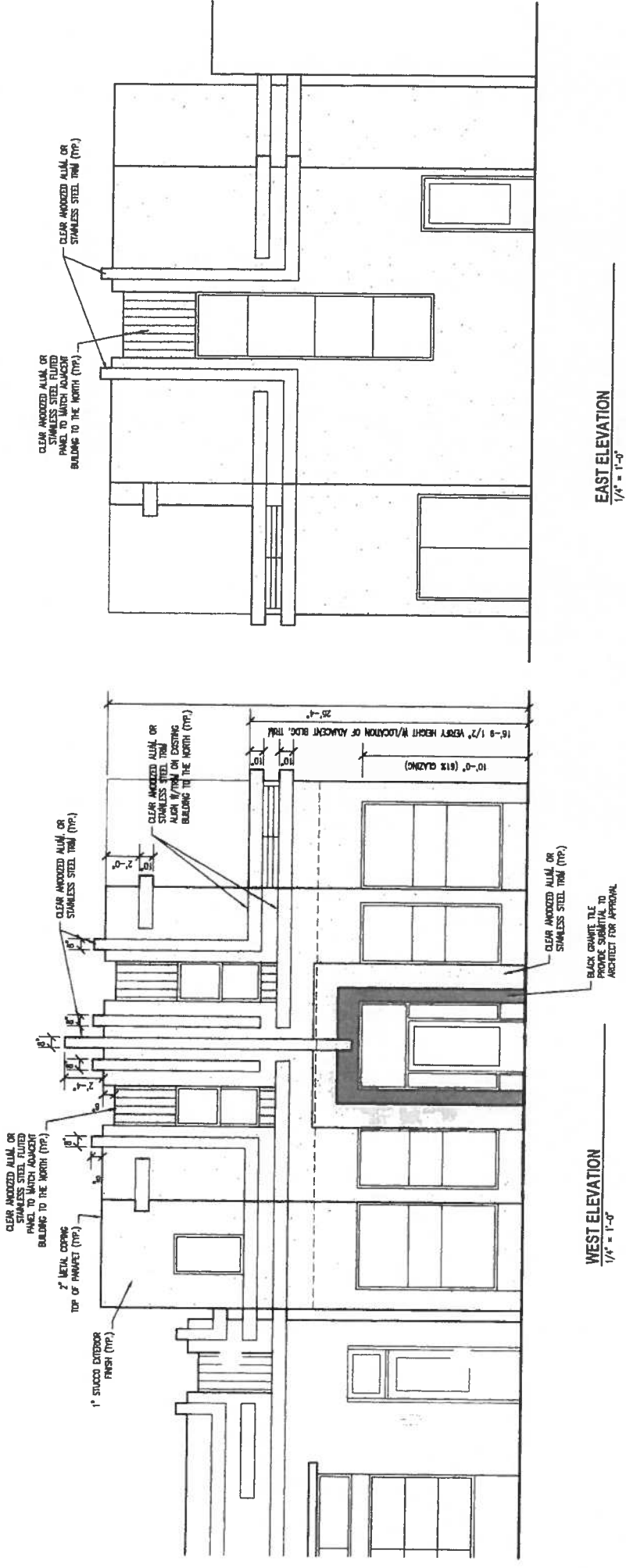
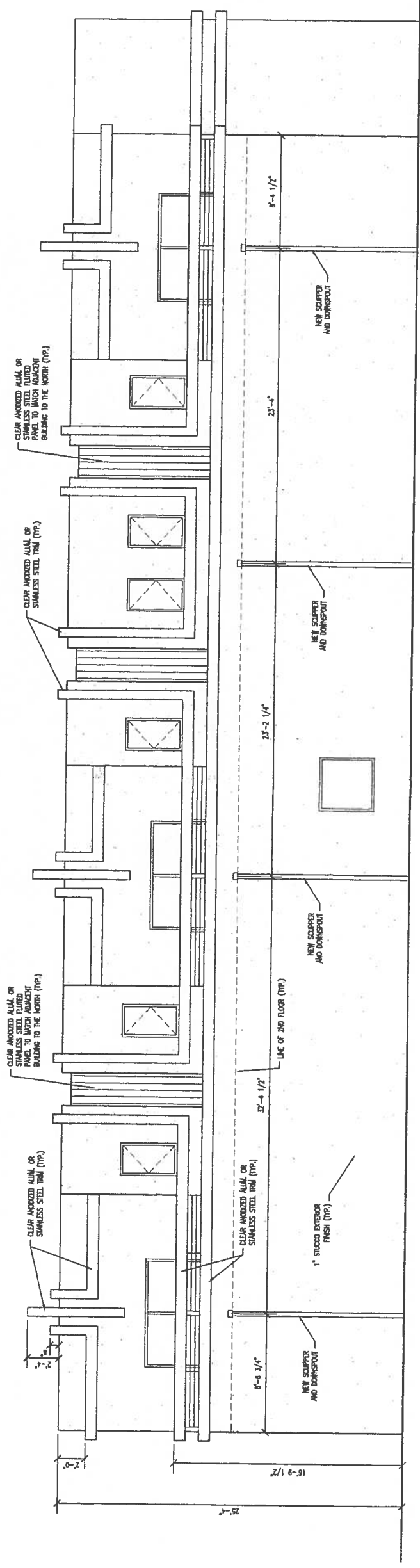
10F2



N  
SITE PLAN  
1"=10'-0"



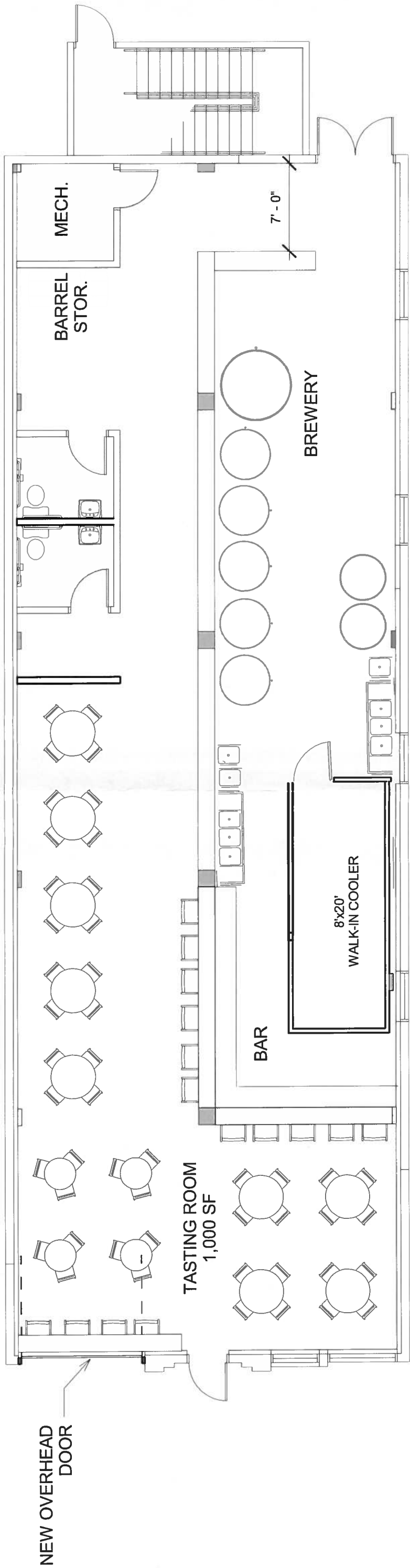
VICINITY MAP  
COLORADO SPRINGS, COLORADO

[illegible]

**MIDTOWN VENTURES**  
**2ND FLOOR & EAST STAIR ADDITIONS**  
9 SOUTH WEBER ST.  
COLORADO SPRINGS, COLORADO

MICHAEL H. COLLINS, ARCHITECTS AIA  
104 SOUTH WEBER, SUITE 200  
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1 FIRST FLOOR PLAN  
1/8" = 1'-0"

FIGURE 1

BRASS BREWERY AT 9 S. WEBER