



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 SF (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

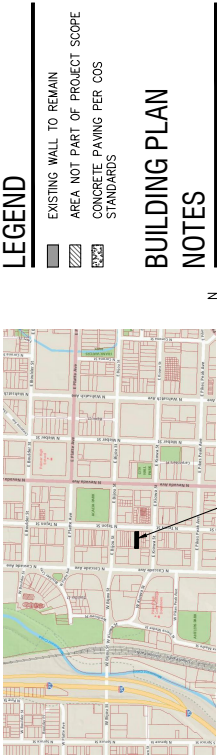
BUILDING DATA

BUILDING FOOTPRINT:	8,350 S.F.
# OF STORIES:	1 (W/ BASEMENT & MEZZANINE)
TOTAL BUILDING AREA:	MAIN LEVEL: 8,350 SF BASEMENT: 1,500 SF MEZZANINE: 1,395 SF TOTAL: 11,245 SF
PROPOSED LOT COVERAGE:	88% (NO CHANGE)
ACTUAL BUILDING HEIGHT:	22'-3"
BUILDING TYPE:	SMALL COMMERCIAL
FRONTAGE TYPE:	SHOP FRONT 60%

GLAZING PERCENTAGE AT SHOP FRONT ELEVATION (EAST):	241 SF GLAZING / 500 SF FACADE = 84%
PROPOSED % GLAZING IN LOT AREA: (E) OF FACADE:	

SITE PLAN NOTES

1. NO NEW LANDSCAPING PROPOSED.
2. THIS CONCEPT DEVELOPMENT PLAN.
3. FLOOD LIGHTING IS PROHIBITED.
4. 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.
5. NO PROPOSED CHANGES TO THE WEST, SOUTH OR NORTH FACADES.
6. SIGNAGE TO BE SUBMITTED UNDER FUTURE SIGN PERMIT.



VICINITY MAP



CONTACTS

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ARCHITECT:

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PROJECT DATA

PROJECT SUMMARY: THIS PROJECT UPDATES THE EXISTING EXTERIOR FACADE OF THE 112 N. TEJON STREET BUILDING. THE PROJECT INCLUDES REMOVAL OF EXISTING STOREFRONT DISPLAYS, 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

TEN: 6418210011

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

CITY ZONING: FBZ-CEN

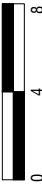
PROJECT TYPE: TENANT IMPROVEMENTS FOR COMMERCIAL TENANTS

KEYNOTES

1. LINE OF EXISTING CONCRETE NEW CONCRETE SLAB AND NEW FLOORING. PROVIDE ISOLATION JOINT
2. LIGHT FIXTURE
3. GLAZED ALUMINUM OVDH GARAGE DOOR
4. ALUMINUM STOREFRONT SYSTEM
5. ENTRANCE DOOR IN ALUMINUM STOREFRONT FRAMING.
6. STEEL WALL PANEL, ST-1
7. CLEANED, REFINISHED, TUCK-POINTED EXISTING BRICK, TIP ALL BRICK
8. SIGNAGE LOCATION (APPROXIMATE, SIGNAGE UNDER DIFFERENT PERMIT)
9. ELECTRICAL JUNCTION BOX FOR SIGN LIGHTING. COORDINATE WITH SIGNAGE PACKAGE.
10. NEW PATIO ENCLOSURE
11. LINE OF (E) PARAPET CAP
12. STEEL PANEL JOINTS, RE: 6/46.1
13. STRUCTURAL STEEL, RE: STRUCT
14. BREAK METAL WRAPPED WALL OR STRUCTURAL STEEL MATCH STOREFRONT FINSH

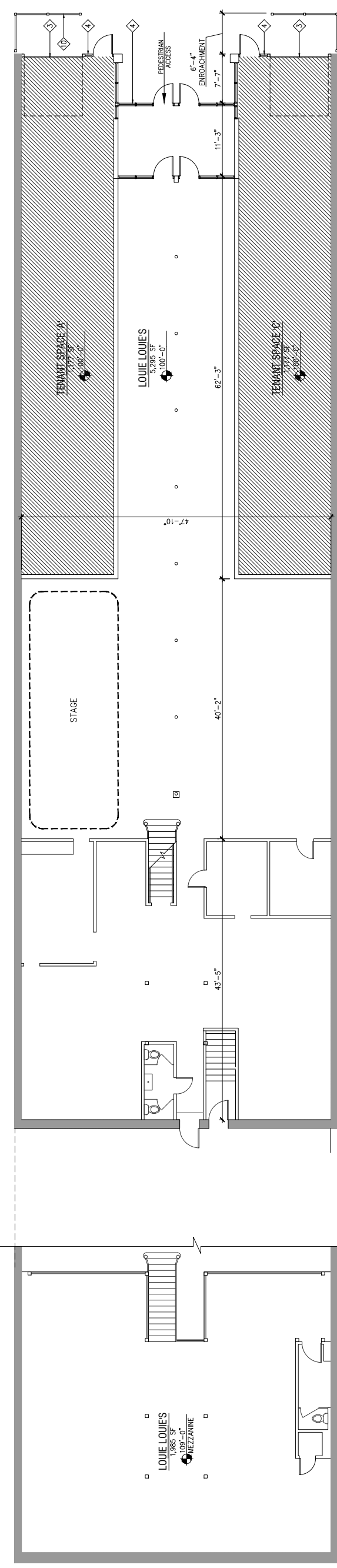
4 EAST BUILDING ELEVATION

1/4" = 1'-0"



1 OVERALL SITE PLAN

1" = 20'-0"



3 MEZZANINE FLOOR PLAN

1/8" = 1'-0"



2 FIRST FLOOR PLAN

1/8" = 1'-0"



LEGEND

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

BUILDING PLAN NOTES

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

ECHO

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COLORADO SPRINGS

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