

SOUTH WEBER STREET

4 parallel on-street parking spaces  
along Weber Street adjacent to site

PROJECT INFORMATION

OWNER: Tiny Green Taproom LLC  
320 S. Weber Street  
Colorado Springs CO 80903  
719-237-2711

ZONE: FB2-COR

BUILDING TYPE: Small Commercial

FRONTAGE TYPE: Common Lawn

SITE SIZE: 11,250 GSF

BLDG. SIZE: 3573 GSF

PROPOSED USE: Bar (Taproom)

HOURS OF OPERATION:

Sun. - Thur: 11:00 am - 11:00 pm

Fri. & Sat: 11:00 am - Midnight

PARKING:

CODE REQMT: 1 per 250 SF of Building Size

Exist. Bldg. = 3573 GSF - reqs 14.3 spaces

Beer Garden = 3586 GSF - reqs 14.3 spaces

Total spaces = 28.6 = 29

EXISTING ON-SITE = 10 including 1 Accessible

ADJACENT ON-STREET PARKING:

Pueblo Ave 45' pull-in parking = 35

Weber Street parallel parking = 5

PARKING WARRANT per DRB determination.

No food truck parking on-site

Separate Signage permit is required  
for new exterior signage

Bill Beard Architect

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Green Man Tap Room  
& Beer Garden

320 S. Weber Street Colo Spgs CO 80903

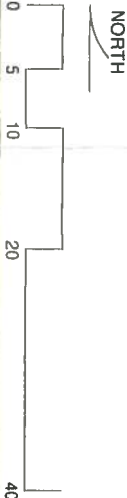
SITE PLAN

A1

DRB CU

14-00008

rev 14 July 2014



LANDSCAPE NOTE: existing landscape along  
Weber Street to remain - no modifications proposed

CITY R.O.W.

R.O.W. - VERIFY IN FIELD

to South Weber Street

GREEN MAN  
TAP ROOM BAR

3573 GSF

ENTRY

SPECIAL FUNCTIONS

42" high railing all around  
Note: construction to match  
existing and to comply with  
current codes at time of  
construction

existing city sidewalk to remain

PROPERTY LINE - VERIFY IN FIELD

FUTURE PROPOSED  
EXTERIOR DECK

@ 35' above finish grade  
8593 GSF

42" high railing all around  
existing city sidewalk to remain

No Easements Recorded -  
access to storage area will not be  
obstructed in anyway.

6' high cedar wood fence  
trash enclosure - 7'-0" x 7'-0"  
with swing gates for access

R.O.W. - VERIFY IN FIELD

Exist Planting Bed  
to remain

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to remain

Pueblo Avenue

APPROVED

APR 02 2014

By Downtown Review Board

approx. 35 on-street parking spaces  
along Pueblo Ave adjacent to site

All curb & gutter, pedestrian ramps and sidewalk posing a safety  
hazard or exhibiting excessive deterioration along Pueblo Avenue  
and Weber Street adjacent to the site will need to be removed  
and replaced. An on-site meeting can be set up with the City  
Engineering Inspector, to determine what, if any improvements  
are required. The Inspector can be reached at 385-5977