

GENERAL NOTES

- Per city code section 7.4.102.D, all exterior lighting shall be arranged to reflect away from any adjoin premises and any public right-of-way and shall be shielded to contain all direct rays on the site. The exterior building lighting, including parking lot lights, shall be full cutoff fixtures without sag lenses.
- Handicapped parking space design shall meet all City and ADA criteria:
 - Ramps shall not be placed in handicapped access aisle.
 - Access aisles may not exceed a 2% slope in any direction, typ.
 - Handicapped ramps may not exceed a slope of 1:12.
 - Minimum width for handicapped ramps is 36 inches.
- Applicable Codes: 2017 Pikes Peak Regional Building Code (PPRBC), 2015 International Building Code (IBC), 2020 National Electrical Code (NEC), 2018 International Plumbing Code (IPC), 2015 International Mechanical Code (IMC), 2015 International Energy Conservation Code (IECC), 2009 ICC / ANSI 117.1 Accessibility Standard, 2015 International Fire Code (IFC).
- Reference, discrepancies and omissions: These notes shall apply to all drawings unless otherwise shown or noted. Features of construction shown are typical and they shall apply generally throughout similar conditions. In the event of omissions, their construction shall be similar to conditions shown and detailed.
- All work and materials shall be in full accordance with the rules and regulations of the Applicable Codes noted above, and all local codes and ordinances. Nothing in these plans is to be construed to permit work not conforming to these codes.
- Dimensions:
 - Do not scale these drawings.
 - Contractor to verify overall building layout dimensions prior to construction.
 - Unless otherwise indicated, dimensions shown are to face of concrete, face masonry, face of stud lines; or, in case of steel construction, to the center line of member.
- Upon completion of each sub-contractor's work, remove all waste, debris, excess materials, tools and equipment from the premises. Leave entire structure and involved portions of the site in a neat, clean and acceptable condition.
- All roofing and flashing materials shall be installed to form a waterproof system per the applicable codes & MFG.
- Lathing, plastering and drywall construction, shall be in full accordance with the HANDBOOK OF RECOMMENDED SPECIFICATIONS FOR LATHING, FURRING AND PLASTERING OF THE National Foundation for Lathing and Plastering, Inc.
- All details and specifications in these construction documents shall be referred to, in conjunction with the manufacturers specifications. If details conflict with MFG, the manufacturers specifications and recommendations shall take precedence.
- All utilities shown were determined based on drawings prepared by others. GC shall field verify and locate all existing utilities prior to start of work.

DR. HOUSER DENTAL OFFICE ADDITION

PLUMBING FIXTURES

B OCCUPANCY (85 OCCUPANTS)	WATER FIXTURES PER 25	FIXTURES 1 PER 40	PROVIDED
MEN (43)	43/25 = 17 (2)	43/40 = 11 (2)	2 WC / 2 LAVS
WOMEN (43)	43/25 = 17 (2)	43/40 = 11 (2)	2 WC / 2 LAVS

NOTE: A SINGLE USE MENS AND WOMENS RESTROOM ARE INCLUDED IN ADDITION TO TWO UNISEX RESTROOMS. COUNT DOES NOT INCLUDE PRIVATE OFFICE FACILITIES.

1 ADA DRINKING FOUNTAIN REQUIRED PER 100 OCCUPANTS / 1 PROVIDED

1 MOP SINK REQUIRED / 1 PROVIDED

OCCUPANT LOAD

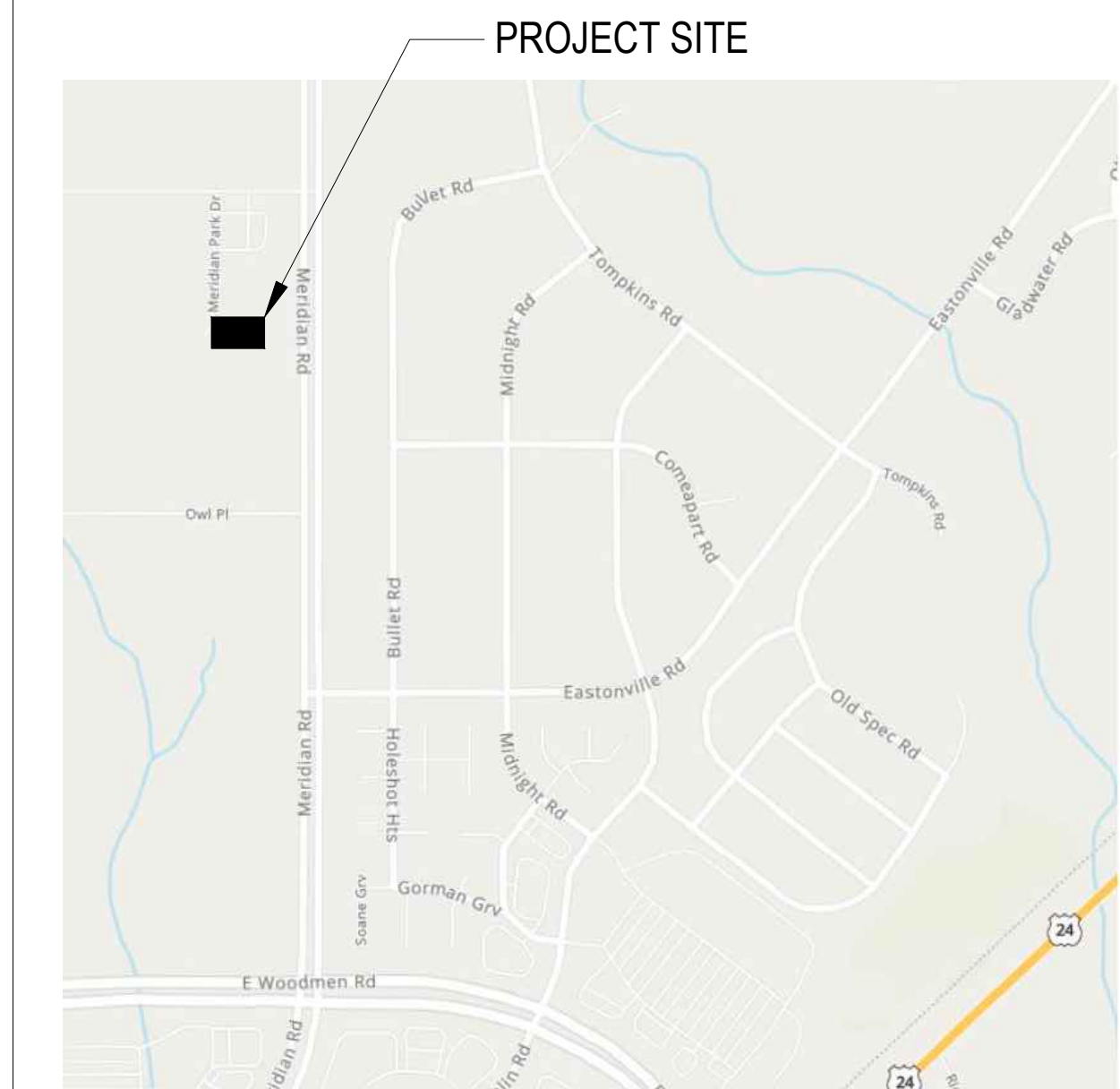
OCCUPANCY PER 1004.11	AREA	SQFT. PER OCC.	CALCULATED OCC. LOAD
WAITING AREA (UNCONCENTRATED)	570 SF.	15 SF. NET	380
BUSINESS	4532 SF.	100 SF. GROSS	453
STORAGE AREA	301 SF.	300 GROSS	10
TOTAL AREA & OCCUPANCY	5403 SF.		843 (85)

SITE DATA

PROJECT NAME: DR HOUSER DENTAL OFFICE ADDITION
 PROJECT SCOPE/ DESCRIPTION: A 2-STORY ADDITION TO AN EXISTING DENTAL OFFICE. WORK TO INCLUDE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK.
 PROJECT ADDRESS: 8011 MERIDIAN PARK DRIVE, PEYTON, CO 80831
 TAX SCHEDULE NO: 5301104003
 LEGAL DESCRIPTION: LOT 2A BENT GRASS EAST COMMERCIAL FL. NO. 2A
 COUNTY ZONING: CS
 EXIST/PROPOSED LAND USE: DENTAL OFFICE, NO CHANGE
 LOT SIZE: 30,477 SF (0.70 AC)
 LOT COVERAGE: 4,491 SF / 30,477 SF = 14.74%
 APPRD DEVELOPMENT PLAN: EL PASO COUNTY FILE NO PPR-18-050
 PARKING CALCULATIONS: MEDICAL OFFICE (1 SPACE/200SF) 5531SF / 200 = 28 SPACES REQUIRED / 28 SPACES PROVIDED (EXISTING) ACCESSIBLE SPACES REOD = 2 SPACES ACCESSIBLE PARKING PROVIDED = 2 SPACES
 LANDSCAPE AREA, INTERNAL REQUIRED: 5% OF SITE AREA = 30,477 X 0.05 = 1524.5SF
 LANDSCAPE AREA, INTERNAL PROVIDED: INTERNAL LANDSCAPE AREA = 1524 SF 872 SF PATIO AREA** @ 50% = 436 TOTAL INTERNAL LANDSCAPE = 1960 SF
 ** - IN ACCORDANCE WITH LAND USE CODE CHAPTER 6, SECTION 622(E)3(d)
 BLDG SETBACKS: FRONT (WEST) = 63'-0" (25' REOD) REAR (EAST) = 66'-2" (25' REOD) SIDE (NORTH) = 12'-0" (0' REOD - ADJACENT TO CS ZONE) SIDE (SOUTH) = 77'-3" (25' REOD)

BUILDING CODE DATA

CONSTRUCTION TYPE: V-B
 SPRINKLER SYSTEM: NO
 FIRE ALARM SYSTEM: NONE
 RATED CONSTRUCTION: NONE
 EXIST/PROPOSED OCCUP. GROUP: B
 PROJECT AREAS & HEIGHTS
 1ST FLOOR AREA: 3536 SF. (EXISTING) 975 SF. GROSS (PROPOSED)
 2ND FLOOR AREA: 912 SF. GROSS
 TOTAL AREA: 5403 SF.
 MAX. STORIES: 3 PER TABLE 504.4
 PROPOSED STORIES: 1
 MAX. BUILDING HEIGHT: 40' MAX. PER IBC TABLE 504.3
 PROPOSED BUILDING HEIGHT: 32'
 OCCUPANT LOAD: 85



VICINITY MAP NOT TO SCALE

PROJECT TEAM

OWNER
 8011 PROPERTIES LLC
 8011 MERIDIAN PARK DRIVE
 PEYTON, CO 80831-8128
 CONTACT: JAMIN HOUSER
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ARCHITECT
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CONTRACTOR
 TBD

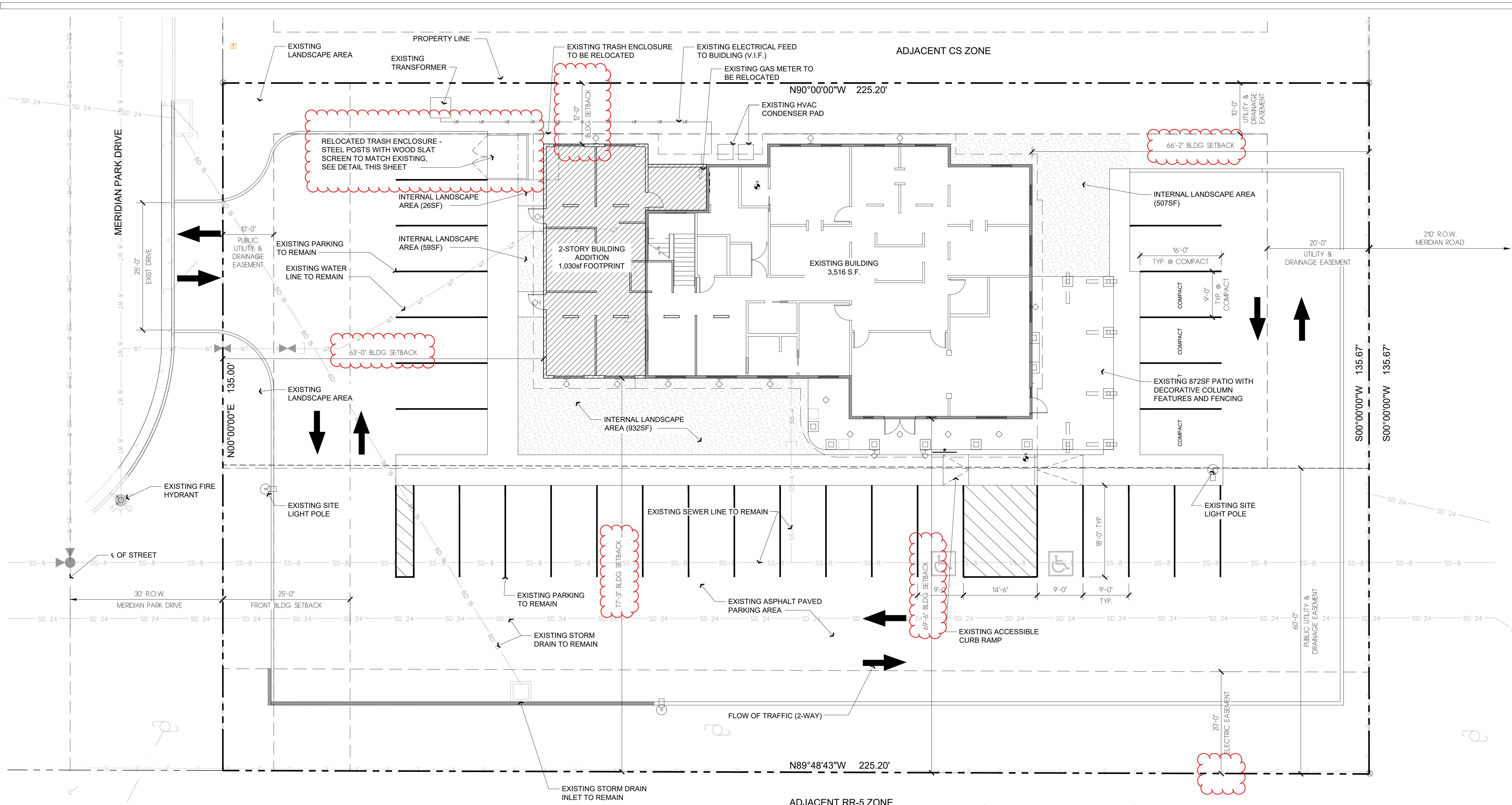
STRUCTURAL ENGINEER
 TBD

MPE ENGINEER
 TBD

SOILS ENGINEER
 TBD

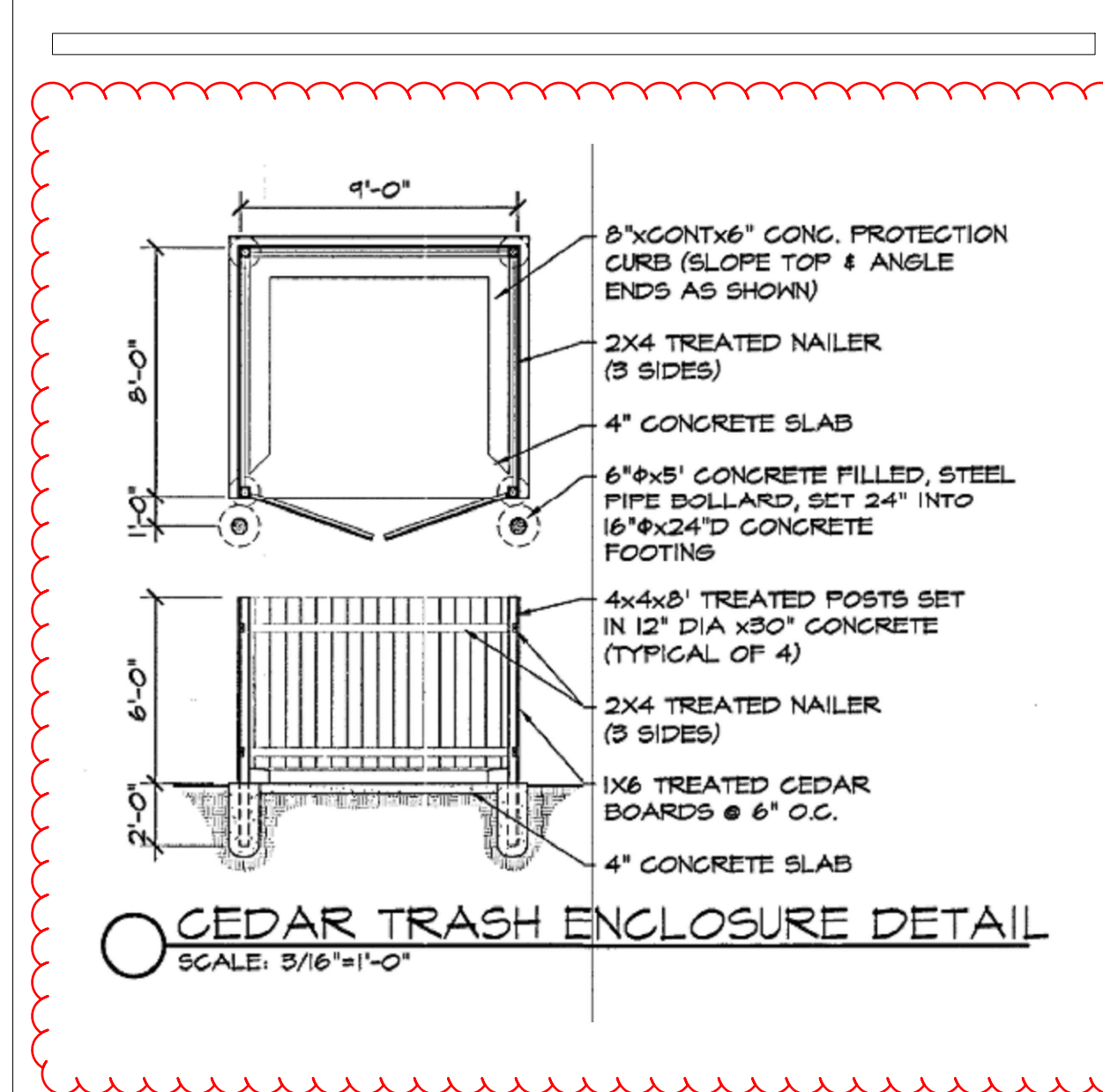
LANDSCAPE

HIGHER GROUND DESIGNS, INC.
 5350 N. ACADEMY BLVD, STE 207
 COLORADO SPRINGS, CO 80918



ADJACENT RR-5 ZONE

SITE PLAN
 SCALE: 1/8"=1'-0"



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 YEARS
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COLORADO LICENSED
 ARCHITECT
 Brian K. Bucher
 ARC.00406777

A PROPOSED ADDITION FOR

DR. HOUSER

8011 MERIDIAN PARK DR
 FALGON, CO 80831
 Sheet Title:
SITE PLAN

Drawing Status:
SITE DEV SUBMITTAL

Revisions:
 No. Description By Date

Date: 3/1/22
 Drawn by:
 Checked by:
 Scale: AS NOTED
 Job No.:

Sheet No.:
A0.1
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