

PROJECT / ZONING DATA

PROJECT SUMMARY: BAR/BREWERY IN A CURRENTLY VACANT AND RENOVATED 2,600 SQ. FT. BUILDING TO INCLUDE A PATIO SEATING AREA.

PROJECT ADDRESS: 5859 PALMER PARK BLVD. COLORADO SPRINGS, CO. 80915

TAX I.D. NUMBER: 5406304050

LEGAL DESCRIPTION: LOT 1 POWERS CENTRE FIL NO 3

ZONING: CR CAD-O

BUILDING / SITE DATA

GROSS EXIST. BLDG AREA: 34,750 SQUARE FEET (NO CHANGE PROPOSED)

AREA OF WORK:
INDOOR AREA: 2,600 SQUARE FEET
OUTDOOR AREA: 348 SQUARE FEET

NUMBER OF STORIES: 01 (EXISTING)

FRONTAGE TYPE: STOREFRONT (EXISTING)

FINISH FLOOR ELEVATION: N/A (EXISTING)

PARKING SUMMARY

EXISTING PARKING SPACES: 303 SPACES (5 HC SPACES)

REQUIRED PARKING (1 PER 3 SEATS):

INDOOR SEATING:	63 SEATS (21 SPACES)
PATIO SEATING:	23 SEATS (7 SPACES)
EMPLOYEE SPACES:	6 SEATS (2 SPACES)
REQUIRED SPACES:	30 SPACES NEEDED
PROVIDED SPACES:	30 SPACES

NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

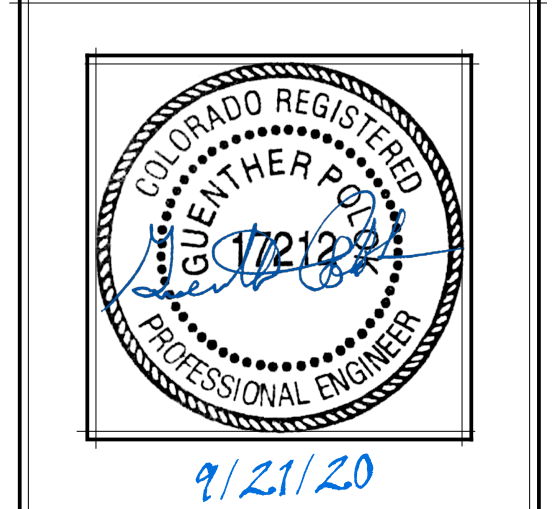
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BATCH SLAPPED

5859 PALMER PARK BLVD. CSCO 80915



ISSUE	DATE

DRAWN BY: BSHLITE
CHECKED BY: GPOLOK

SITE PLAN

BS004-20

SP 1.0

SITE PLAN

SCALE: 1:50

