

EXISTING SITE DATA

PROJECT ADDRESS: 1845 MAIN STREET
 COLORADO SPRINGS, CO 80911

TAX SCHEDULE NO: 650200059

LEGAL DESCRIPTION: TRACT IN SW4SW4 SEC 1 + IN SE4SE4 SEC 2-15-66 AS FOLS, COM AT SE COR OF SEC 2, TH W 1000 FT ON S LN THEREOF, NLY ALG NLY EXT OF ELY LN OF MAIN ST 599.47 FT FOR POB, TH ELY PARA WITH S LN OF SD SECS 1720 FT, NLY 700 FT PARA TO AFSO ELY LN, WLY PARA WITH FIRST COURSE 1720 FT, TH SLY 700 FT TO POB

COUNTY ZONING: CC CAD-0

JURISDICTION: PUEBLO REGIONAL BUILDING DEPARTMENT

BUILDING DATA

PROJECT DESCRIPTION: NEW PRE ENGINEERED METAL STORAGE BUILDING

PROJECT AREA: 1200 STORAGE BUILDING

PROPOSED OCCUPANCY: S-2

CONSTRUCTION TYPE: II-B

SPRINKLER SYSTEM: NON-SPRINKLED (NO CHANGE)

PROJECT TEAM

OWNER
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 Architect
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DRAWING INDEX

SHT. #	DESCRIPTION
A0	COVER SHEET / SITE PLAN
A11	PROPOSED FLOOR & ROOF PLANS
A21	PROPOSED EXTERIOR ELEVATIONS
M001	MECHANICAL INFORMATION AND SCHEDULES
M111	MECHANICAL PLAN
E001	ELECTRICAL GENERAL INFORMATION, SCHEDULES, ONE-LINE DIAGRAM
E111	ELECTRICAL PLAN POWER AND LIGHTING

A PROPOSED STORAGE BUILDING FOR

R & R LIQUOR

GENERAL NOTES

- Applicable Codes: 2015 International Building Code (IBC)
 2017 National Electrical Code (NEC)
 2015 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)
 2015 International Fuel Gas Code (IFGC)
- 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.
- Insulate to conform with current energy standards where possible with the existing structure.
- 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

1845 MAIN STREET
 COLORADO SPRINGS, CO

Sheet Title:
**COVER SHEET/
 SITE PLAN**

Drawing Status:
CD SET

Revisions:

No.	Description	By	Date
1			
2			
3			
4			
5			
6			
7			

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.

Date: 1/14/21

Drawn by:

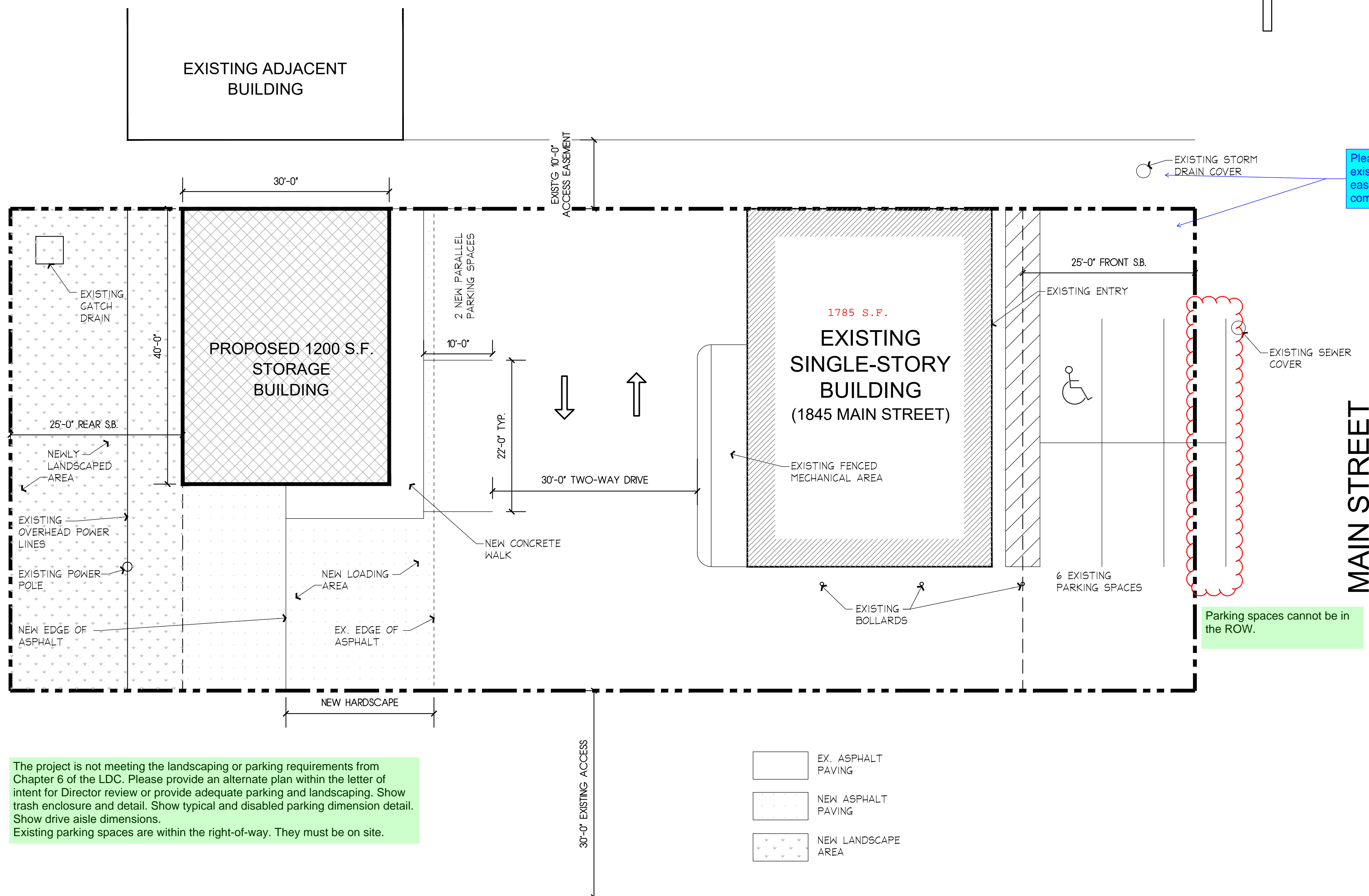
Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:

A0
 Of



The project is not meeting the landscaping or parking requirements from Chapter 6 of the LDC. Please provide an alternate plan within the letter of intent for Director review or provide adequate parking and landscaping. Show trash enclosure and detail. Show typical and disabled parking dimension detail. Show drive aisle dimensions. Existing parking spaces are within the right-of-way. They must be on site.

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: 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.

SITE PLAN

SCALE: 1"=10'-0"

Please label the existing drainage easement, per title commitment.

FYI, note is incomplete.

Please add "PCD File No. PPR2113"

