

CODE DATA - EXISTG BUILDING

OCCUPANCY PER 1004.12	AREA	SQ.FT. PER OCC.	CALCULATED OCC. LOAD
MERCHANTILE	270 SF.	60 SF. GROSS	45
STORAGE / STOCK AREAS	1550 SF.	300 SF. GROSS	51
PROJECT AREA & OCCUPANCY	1820 SF.		10

CODE DATA - NEW BUILDING

OCCUPANCY PER 1004.12	AREA	SQ.FT. PER OCC.	CALCULATED OCC. LOAD
STORAGE / STOCK	1200 SF.	300 SF. GROSS	4
PROJECT AREA & OCCUPANCY	1200 SF.		4

PLUMBING FIXTURES

14 TOTAL OCCUPANTS FOR BOTH BUILDINGS
PER IBC 2902.2 EXCEPTION 2 ONLY ONE FACILITY REQUIRED.
SEE ALTERNATE MATERIALS AND METHODS FORM.

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.

EXISTING SITE DATA

PROJECT ADDRESS: 1849 MAIN STREET
COLORADO SPRINGS, CO 80911
6502000059

TAX SCHEDULE NO:

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 AFSD ELY LN, WLY PARA WITH FIRST COURSE 1720 FT, TH SLY 700 FT TO POB

COUNTY ZONING: CC CAD-O

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
ANDREA JOHNSON
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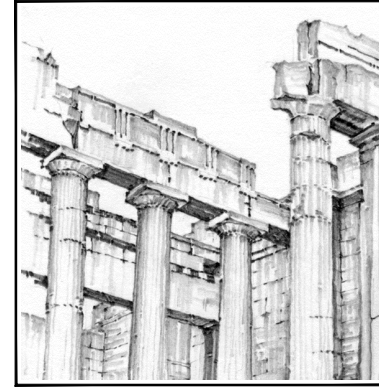
ARCHITECT

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CONTRACTOR

CASCO CONSTRUCTION
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Architect
CO license no. C-4889
CA license no. C-23506



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 LATHING, AND PLASTERING INC.

Drawing Status:

CD SET

Revisions:

No.	Description	By	Date
1	RBD REVIEW COMMENTS		2/10/21
2	EPC COMMENTS		3/18/21

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Date:

1/14/21

Drawn by:

Checked by:

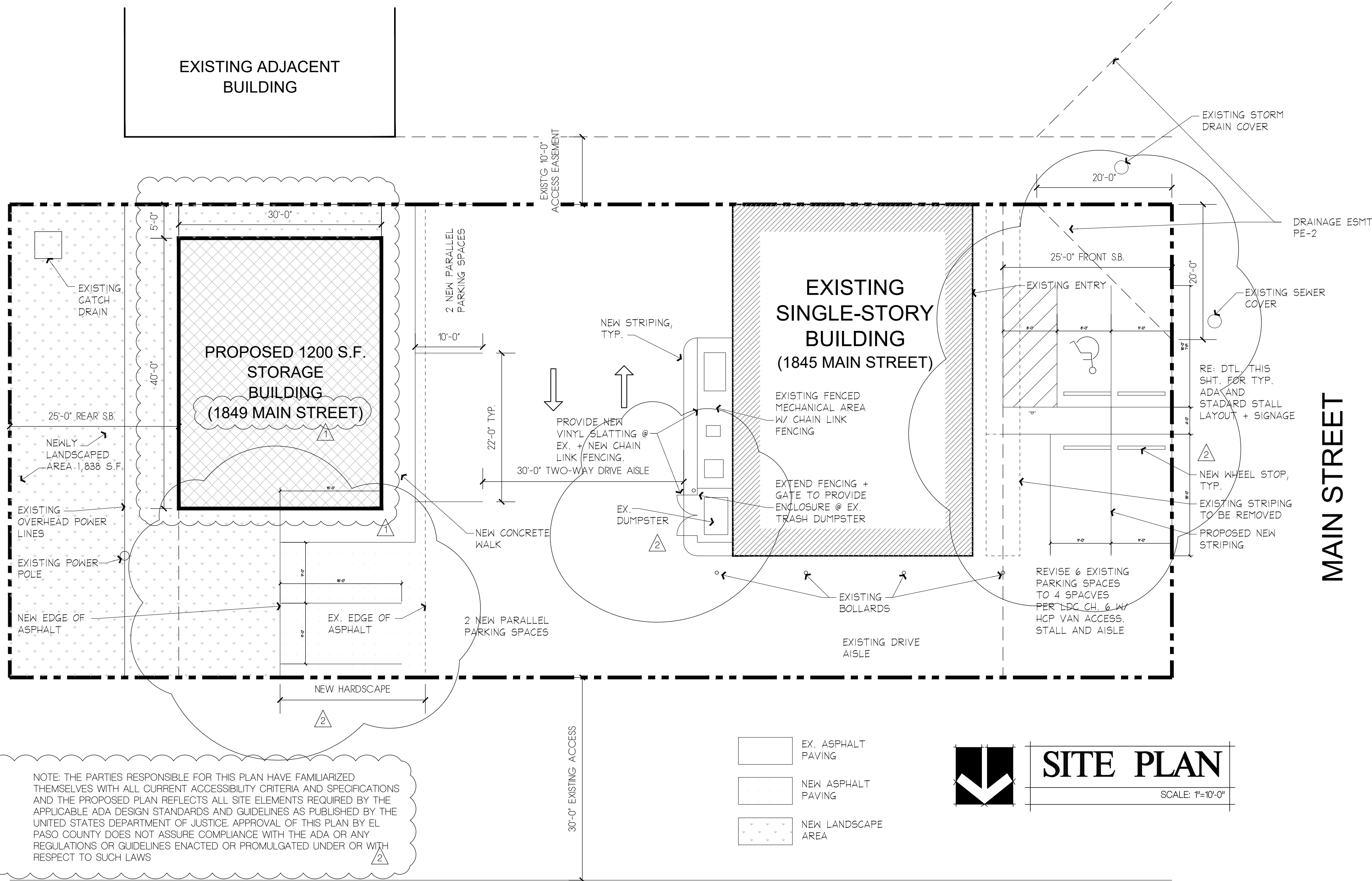
Scale:

AS NOTED

Job No.:

Sheet No.:

AO
Of



SITE PLAN

SCALE: 1"=10'-0"

PCD FILE #
PPR2113