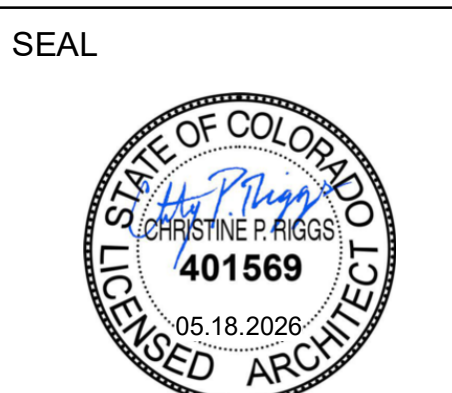




BUILDING DATA	
SITE INFO:	
ZONING:	CC
PLAT #:	R00578
REQ'D. LOT SIZE:	43,560 S.F.
EXISTING LOT SIZE:	18,113 S.F.
MAX. STRUCTURE HEIGHT:	40'-0"
EXISTING STRUCTURE HEIGHT:	21'-5"
FOOTPRINT:	
EXISTING:	1,846 S.F. - NO CHANGE
PROPOSED ADDITION:	0 S.F.
EXIST. LOT COVERAGE:	~16.3% - NO CHANGE
MAX. LOT COVERAGE:	N/A
SETBACKS:	
EXISTING SETBACKS:	EXISTING NON-CONFORMING - NO CHANGE
FRONT SETBACK:	25'
SIDE SETBACK:	25'
REAR SETBACK:	NO SIDE SETBACK REQ'D FOR INTERNAL SIDE WITHIN THE SAME DISTRICT
ALL STRUCTURES ARE EXISTING - INTERIOR REMODEL / CHANGE OF USE WITH PROPOSED EXTERIOR ANSICOMPLIANT EXIT PATH & PARKING	
PARKING RATIO:	
TOTAL BUILDING SQUARE FOOTAGE - RESTAURANT:	1,388 S.F.
TOTAL BUILDING SQUARE FOOTAGE - UNOCCUPIED ATTIC:	458 S.F.
TOTAL OUTDOOR SEATING SQUARE FOOTAGE:	478 S.F.
EL PASO COUNTY PARKING RATIO FOR RESTAURANTS:	1 SPACE PER 100 S.F.
EL PASO COUNTY PARKING RATIO FOR OUTDOOR SEATING:	1 SPACE PER 200 S.F.
TOTAL PARKING SPACES REQUIRED = $13.88 + 2.39 = 16.27$	17 SPACES
TOTAL PARKING SPACES REQUIRED TO BE ADA ACCESSIBLE:	1 SPACE
TOTAL PARKING SPACES PROPOSED:	1 ADA + 16 STANDARD

1 ARCHITECTURAL SCHEMATIC SITE PLAN
1" = 10'-0"

NOTE: THIS SITE PLAN IS NOT AN ENGINEERED OR SURVEYED PLAN. THE PLAN IS INTENDED TO BE USED TO SHOW APPROXIMATE LOCATIONS OF UTILITIES AND EXISTING STRUCTURES.



DATE
05.18.2026

ISSUE
CONSTRUCTION DRAWINGS

REVISIONS		
No.	Issuance	Date
1		11-20-25
2	AD02	05-18-26



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PROJECT NUMBER 25-119

FRONT ST. CAFE

13596 FRONT ST.
PEYTON, CO 80831



SHEET

A001

SITE PLAN