

OFFICE ADDITION FOR:
BLAZER ELECTRIC SUPPLY COMPANY
 6125 OMAHA BOULEVARD
 COLORADO SPRINGS, COLORADO

NO.	QUANTITY	PLANTING NAME	PLANTING SIZE AND CONTAINER	COMMENTS
18	20	PALE GREEN IDENTIFIKA/ ROSEY WILK. ENERGY SAVING	8 GALLON CONTAINER	MAXIMUM OF 4'-0" O.C. SPACING
19	2	FRONT COMPANION ORNAMENTAL/ COLORADO PINE TREE	4'-0" HEIGHT	
20	10	MINIPELLA PEUTROFFIA/ BURN WINDSOR	8 GALLON CONTAINER	
21	10	AMER. SASSAPARILLA/ ROSEY WILK. MAPLE	1" DIAMETER	
22	17, 102	SLIP OF COTTONWOOD TREES AND BERRYWOOD BURNING AND KENTUCKY BLUEGRASS		WITH ALL LANDSCAPING AREAS TO BE IRRIGATED.
23	2,000	FINER ROCK	1-1/2" - 2" 4" DEEP OVER SOD-TEXTILE FABRIC	
24	6	ROCK PLANTING/ COLORADO SPRUCE		
25	10	WIRE MESH		
26	7	COTTONWOOD	8'-0" HIGH	

24 LANDSCAPE LEGEND

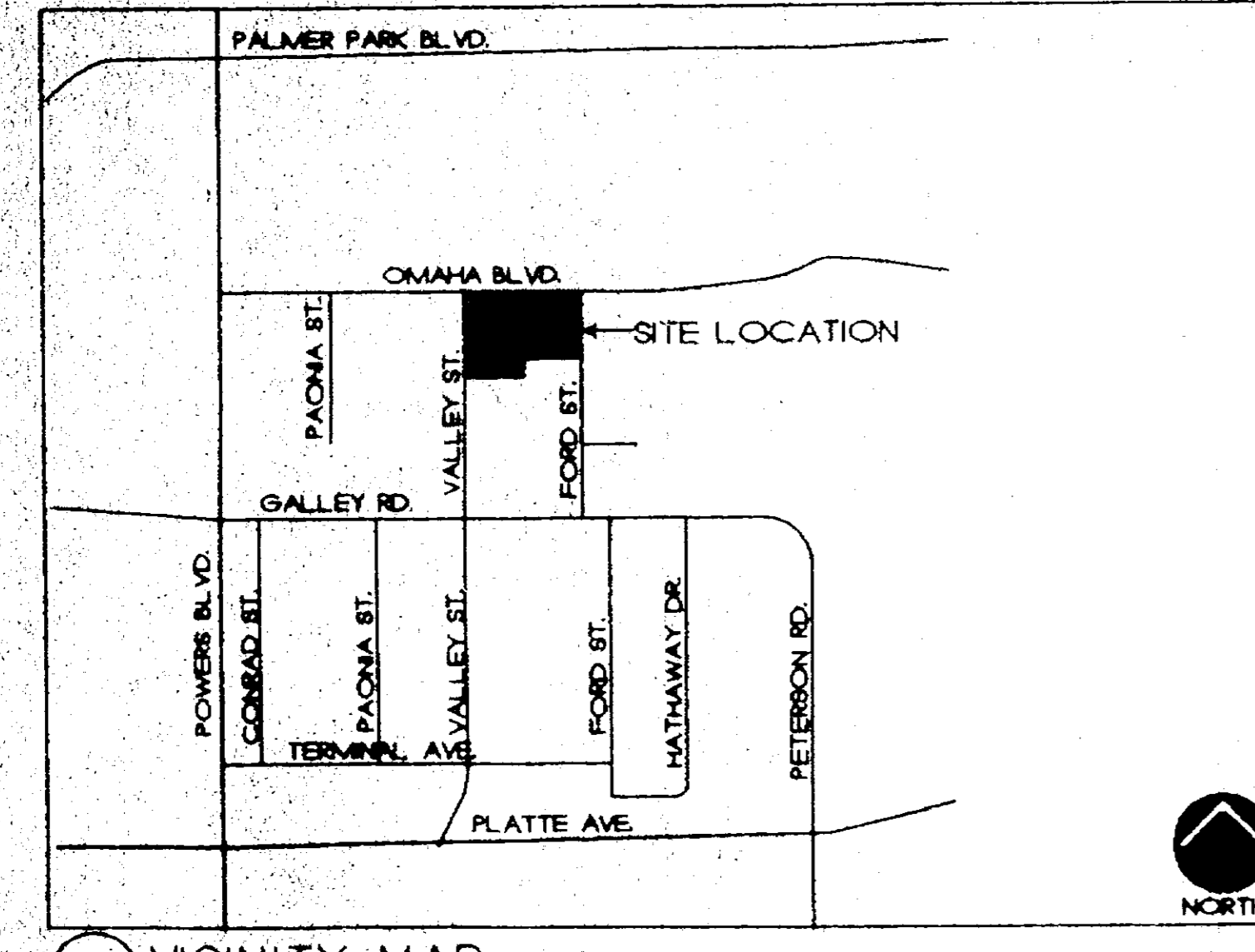
CONSTRUCTION TYPE: V-N SPRINKLERED
 OCCUPANCY GROUP: B-2

NEW ADDITION AREA:
 FIRST FLOOR AREA: 3,000 sq. ft.
 SECOND FLOOR AREA: 2,300 sq. ft.
 TOTAL ADDITION AREA 5,300 sq. ft.

UNLIMITED FLOOR AREA:
 60 FT. YARD ALL SIDES, SPRINKLERED

THE EXISTING BUILDING AND PROPOSED
 ADDITION ARE EQUIPPED WITH AN AUTOMATIC
 FIRE SPRINKLER SYSTEM THROUGHOUT.

23 CODE DATA



22 VICINITY MAP

TOTAL SITE AREA 181,210 SQ. FT.
 4.16 ACRES

ZONE P.I.D.

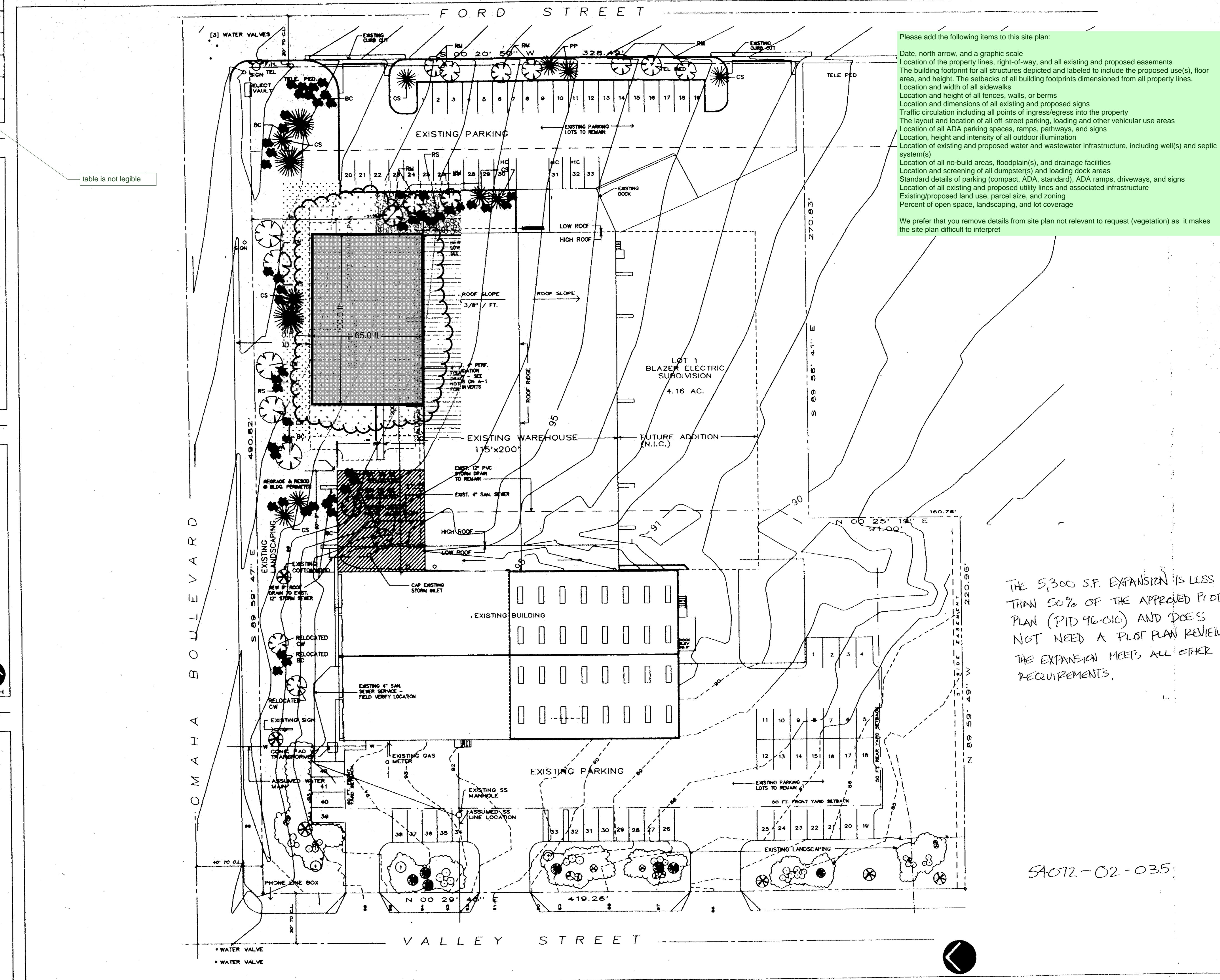
LEGAL DESCRIPTION
 LOT 1, BLAZER ELECTRIC SUBDIVISION

BUILDING AREA	47,875 sq. ft.
EXISTING BUILDING	5,300 sq. ft. (11.05%)
PROPOSED ADDITION	6,500 SQ. FT.
TOTAL	58,775 SQ. FT.

PARKING REQUIRED	71 SPACES	- 1/750 SF
ADDITIONAL	9 SPACES	- 1/750 SF
TOTAL REQUIRED:	80 SPACES	- 1/750 SF
PARKING PROV.:	75 SPACES	- 1/710 SF

LANDSCAPE AREA 78,874 sq. ft. (LOT 1)

21 SITE DATA



17 SITE PLAN

Please add the following items to this site plan:
 Date, north arrow, and a graphic scale
 Location of the property lines, right-of-way, and all existing and proposed easements
 The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines.
 Location and width of all sidewalks
 Location and height of all fences, walls, or berms
 Location and dimensions of all existing and proposed signs
 Traffic circulation including all points of ingress/egress into the property
 The layout and location of all off-street parking, loading and other vehicular use areas
 Location of all ADA parking spaces, ramps, pathways, and signs
 Location, height and intensity of all outdoor illumination
 Location of existing and proposed water and wastewater infrastructure, including well(s) and septic system(s)
 Location of all no-build areas, floodplain(s), and drainage facilities
 Location and screening of all dumpster(s) and loading dock areas
 Standard details of parking (compact, ADA, standard), ADA ramps, driveways, and signs
 Location of all existing and proposed utility lines and associated infrastructure
 Existing/proposed land use, parcel size, and zoning
 Percent of open space, landscaping, and lot coverage

We prefer that you remove details from site plan not relevant to request (vegetation) as it makes the site plan difficult to interpret

THE 5,300 S.F. EXPANSION IS LESS THAN 50% OF THE APPROVED PLOT PLAN (PID 96-010) AND DOES NOT NEED A PLOT PLAN REVIEW. THE EXPANSION MEETS ALL OTHER REQUIREMENTS.

S4072-02-035

STRUCTURAL: MGA STRUCTURAL ENG.
 DESIGN/BUILD BY: G.C.
 PUMPING: DESIGN/BUILD BY: G.C.
 ELECTRICAL: DESIGN/FLUID BY: G.C.

OFFICE ADDITION FOR:
BLAZER ELECTRIC SUPPLY CO.
 6125 OMAHA BLVD.
 COLORADO SPRINGS, COLORADO

JOB NO. 88-085
 DIRECTORY 18-A-22P
 FILE 88-187E
 DRAWN BY JFD
 DATE 18 JUL 88
 REVISED

DRAWING NO.
SP-1