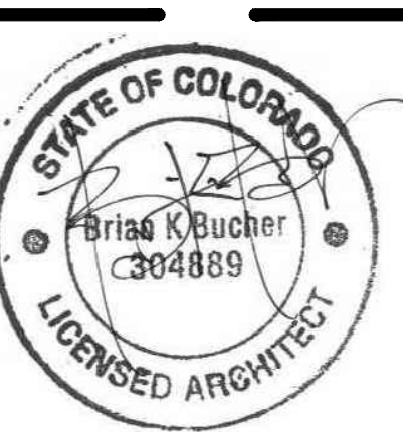


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A PROPOSED TENANT FINISH FOR

THE COLOR STUDIO

1910 TOURMALINE DR. STE. 100 PEYTON, CO

Sheet Title:
COVER SHEET / SITE PLAN / GENERAL NOTES

Drawing Status:
CD SET

Revisions:

No.	Description	By	Date
1	REVIEW COMMENTS		2/10/21

Date: 1/21/20

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:

AO
Of

SITE DATA

PROJECT ADDRESS: 1910 TOURMALINE DR. SUITE 106
PEYTON, CO 80831
TAX SCHEDULE NO: 423039054
LEGAL DESCRIPTION: LOT 4 THE SHOPS FL. NO 1 AT MERIDIAN RANCH
COUNTY ZONING: CR
JURISDICTION: PIKES PEAK REGIONAL BUILDING DEPARTMENT

PROJECT DATA

PROJECT DESCRIPTION: NON-STRUCTURAL TENANT FINISH WITHIN SUITE OF SINGLE STORY EXISTING COMMERCIAL BUILDING
PROJECT AREA: 1220 SF
PROPOSED OCCUPANCY: B (BEAUTY SALON)
CONSTRUCTION TYPE: I-B (NO CHANGE)
SPRINKLER SYSTEM: SPRINKLED (NO CHANGE)
SEPARATION OF OCCUPANCIES: NON-SEPARATED OCCUPANCIES (NO CHANGE)

CODE DATA

OCCUPANCY PER 100412	AREA	SQFT. PER OCC.	CALCULATED OCC. LOAD
RECEPTION	61 SF.	6 SF. NET	41
BEAUTY SALON	1007 SF.	100 SF. NET	101
STORAGE AND UTILITY	82 SF.	300 SF. GROSS	51
TOTAL PROJECT AREA	1220 SF.		6

PLUMBING FIXTURES

OCCUPANTS: 5
ONLY ONE RESTROOM REQUIRED PER 2015 IBC 29022 EXCEPTION 2

ALLOWABLE AREA

TOTAL BUILDING AREA: 17580
OCCUPANCIES WITHIN BUILDING: A-2, B, M
MOST RESTRICTIVE: A-2
ALLOWABLE AREA: 36000 SF. (SPRINKLED)

PARKING

PARKING PROVIDED: 150 SPACES INCLUDING 4 H/C
PARKING REQUIRED: 1 PER 200 SF.
1220 SF. / 200 = 6 SPACES

PROJECT TEAM

TENANT
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CONTRACTOR
TBD

DRAWING INDEX

SHT. #	DESCRIPTION
A0	COVER SHEET / SITE PLAN
A11	FLOOR PLAN / R.C.P. / SCHEDULES / INT. ELEVATIONS
M001	MECHANICAL GENERAL INFORMATION AND SCHEDULES
M110	MECHANICAL ROOF PLAN
M111	MECHANICAL PLAN
M501	TYPICAL MECHANICAL DETAILS
P001	PLUMBING GENERAL INFORMATION AND SCHEDULES
P111	PLUMBING PLAN - WASTE & VENT
P111A	PLUMBING PLAN - DOMESTIC WATER
P501	TYPICAL PLUMBING DETAILS
E001	ELECTRICAL GENERAL INFORMATION AND SCHEDULES
E111	ELECTRICAL PLAN - LIGHTING
E121	ELECTRICAL PLAN - POWER
E601	ONE-LINE DIAGRAM AND SCHEDULES

GENERAL NOTES

1. Applicable Codes: 2017 Pikes Peak Regional Building Code (PPRBC)
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)
2. 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.
3. 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.
4. Dimensions:
 - a. Do not scale these drawings.
 - b. Contractor to verify overall building layout dimensions prior to construction.
 - c. 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.
5. 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.
6. Insulate to conform with current energy standards where possible with the existing structure.
7. 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

