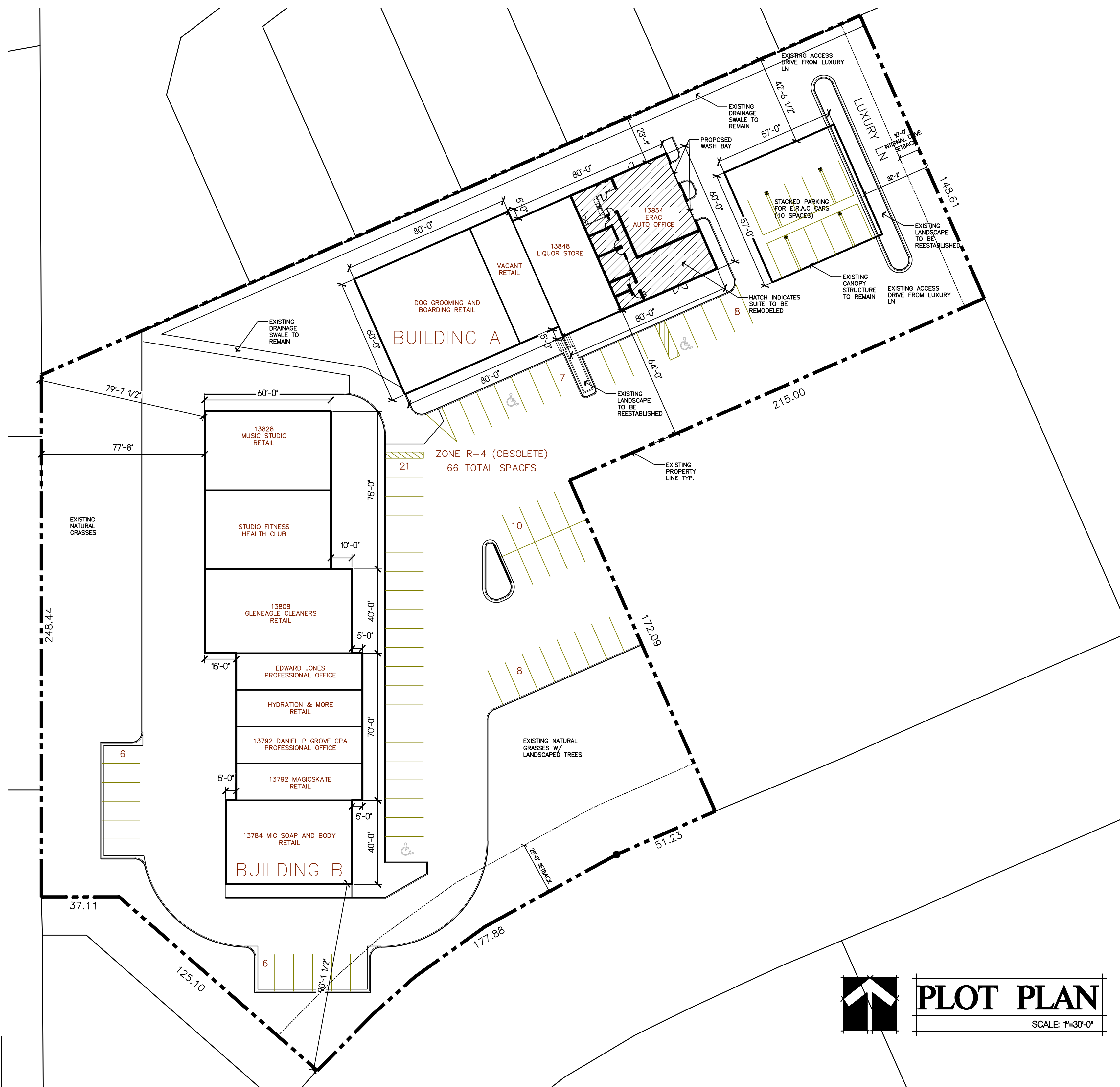


File Name: P:\ERAC-Gleneagle\ERAC-Gleneagle-AOR2.dwg  
July 15, 2019 - 11:16am



<u>SITE INFORMATION</u>	
PROJECT ADDRESS:	13854 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921
TAX SCHEDULE NO:	6206304026
LEGAL DESCRIPTION:	LOT 7 SHOPPE IN THE GLEN
PROJECT DESCRIPTION:	PROPOSED INTERIOR REMODEL, VARIANCE OF USE
COUNTY ZONING:	R-4 (PLANNED DEVELOPMENT DISTRICT - OBSOLETE)
LAND USE:	COMMERCIAL CAR RENTAL OFFICE / CAR WASH / PARKING LOT
EXISTING LOT AREA:	2.75 ACRES

BUILDING B INFORMATION

TOTAL BUILDING AREA:	13,890 S.F.
BUILDING HEIGHT:	15'

PARKING:  
ESTIMATED PARKING REQUIRED:      AUTOMOBILE OFFICE: 800 S.F. @ 1:450 = 18

# PROJECT DATA

PROJECT/CODE INFORMATION	
JURISDICTION:	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
OCCUPANCY GROUP:	B/S-2 (OFFICE/CAR WASH)
OCCUPANCY SEPARATION:	NON-SEPARATED USES
CONSTRUCTION TYPE:	V-B
SPRINKLER SYSTEM:	NO
FIRE ALARM SYSTEM:	NO
ALLOWABLE AREA:	9,000 SF (BASED ON WORST CASE B OCCUPANCY GROUP)
SUITE AREA:	2,982 SF.
ALLOWABLE HEIGHT:	40' PER EL PASO LAND DEVELOPMENT CODE
SPRINTING HEIGHT:	15'

APPLICABLE CODES

2017 PIKES PEAK REGIONAL BUILDING CODE (PPRBC)  
2015 INTERNATIONAL BUILDING CODE (IBC)  
2014 NATIONAL ELECTRIC 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)  
EL PASO COUNTY LAND DEVELOPMENT CODE

## PROJECT DATA

PROJECT/CODE INFORMATION	
JURISDICTION:	EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
OCCUPANCY GROUP:	B/S-2 (OFFICE/CAR WASH)
OCCUPANCY SEPARATION:	NON-SEPARATED USES
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ALLOWABLE HEIGHT:	40' PER EL PASO LAND DEVELOPMENT CODE
EXISTING HEIGHT:	15'

APPLICABLE CODES

2017 Pikes Peak Regional Building Code (PPRBC)  
2015 International Building Code (IBC)  
2014 National Electric 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)  
El Paso County Land Development Code

<p><b>CLIENT</b></p> <p>NATE VACCARI FACILITIES &amp; CONSTRUCTION MGR. (303) 925-8400, office NVaccari@ehicon.com</p>	<p><b>ARCHITECT</b></p> <p>BUCHER DESIGN STUDIO, INC. BRIAN K. BUCHER, AIA, NCARB 300 GENERAL PALMER DRIVE P.O. BOX 5 PALMER LAKE, CO 80133 (719) 484-0480 (719) 352-3641 fax</p>
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SHT. #	DESCRIPTION
01	PLOT PLAN
02	VARIANCE OF USE MAP



**BUCHER**  
**DESIGN STUDIO**  
architecture • planning

2325 Oracle Blvd., Suite 111  
Colorado Springs, CO 80921  
(719) 484-0480

Brian K. Bucher, AIA  
Architect  
CO license no. C-4889  
CA license no. C 23506

# A PROPOSED RENTAL CAR OFFICE FOR

# ENTERPRISE RENT-A-CAR

13854 GLENEAGLE DRIVE  
COLORADO SPRINGS, CO

Sheet Title:

**PLOT  
PLAN**

Drawing Status:

**COUNTY  
SUBMITTAL**

**NOT FOR CONSTRUCTION**

**Revisions:**

No.	Description	By	Date
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Date: 07/15/19

Drawn by:

Checked by:

Scale:

AS NOTED

Job No.:

Sheet No.:

01  
Of



## VICINITY MAP

