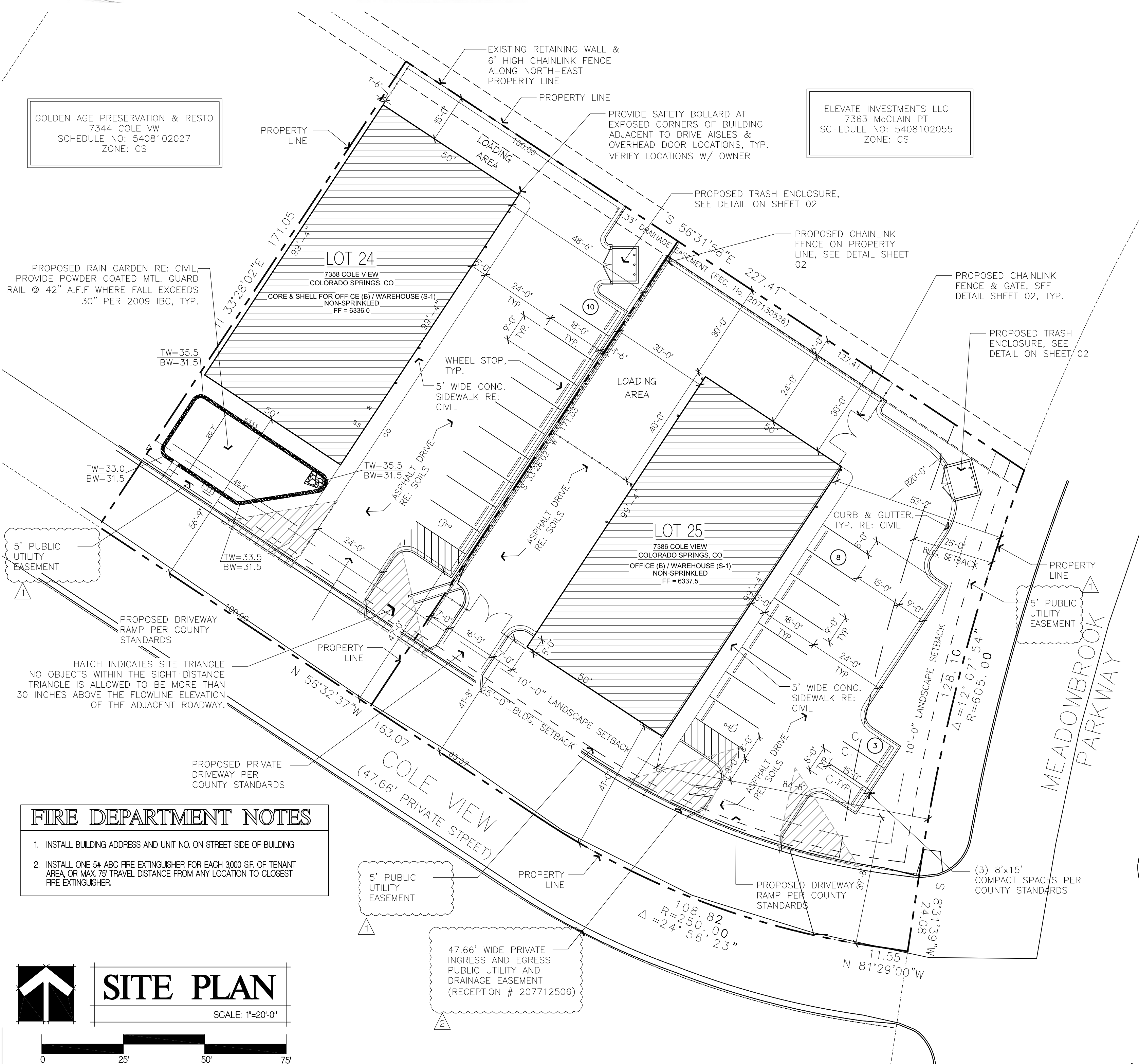


**LOT 24 CLAREMONT BUSINESS PARK FIL NO 2 &
LOT 25 CLAREMONT BUSINESS PARK FIL NO 2**



VIEW FROM COLE VIEW
CONCEPTUAL SKETCH
NOT FOR CONSTRUCTION



GOLDEN AGE PRESERVATION & RESTO
7344 COLE VW
SCHEDULE NO: 5408102027
ZONE: CS

ELEVATE INVESTMENTS LLC
7363 McCLAIN PT
SCHEDULE NO: 5408102055
ZONE: CS

PROPOSED RAIN GARDEN RE: CIVIL
PROVIDE POWDER COATED MTL. GUARD
RAIL @ 42" A.F.F. WHERE FALL EXCEEDS
30" PER 2009 IBC, TYP.

HATCH INDICATES SITE TRIANGLE
NO OBJECTS WITHIN THE SIGHT DISTANCE
TRIANGLE IS ALLOWED TO BE MORE THAN
30 INCHES ABOVE THE FLOWLINE ELEVATION
OF THE ADJACENT ROADWAY.

FIRE DEPARTMENT NOTES

1. INSTALL BUILDING ADDRESS AND UNIT NO. ON STREET SIDE OF BUILDING
2. INSTALL ONE 5# ABC FIRE EXTINGUISHER FOR EACH 3000 SF. OF TENANT AREA OR MAX 75' TRAVEL DISTANCE FROM ANY LOCATION TO CLOSEST FIRE EXTINGUISHER



PROJECT DATA

PROJECT/CODE INFORMATION (LOT 24 & 25):

JURISDICTION: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
OCCUPANCY GROUP: B/S-1
CONSTRUCTION TYPE: II-B
SPRINKLER SYSTEM: NO
ALLOWABLE AREA: 17500 SF (BASED ON WORST CASE OCCUPANCY GROUP)
PROPOSED AREA: 4966 SF. (OK)
ALLOWABLE HEIGHT: 45' PER EL PASO LAND DEVELOPMENT CODE: CHAPTER 5, TABLE 5-5
PROPOSED HEIGHT: 20'-3" - 1 STORY

APPLICABLE CODES:
2011 PIKES PEAK REGIONAL BUILDING CODE (PPRBC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2014 NATIONAL ELECTRIC CODE (NEC)
2012 INTERNATIONAL PLUMBING CODE (IPC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2003 ICC/ANSI 117.1 ACCESSIBILITY STANDARD
2009 INTERNATIONAL FIRE CODE (IFC)
EL PASO COUNTY LAND DEVELOPMENT CODE

SITE INFORMATION - (LOT 24):

PROJECT ADDRESS: 7358 COLE VIEW
COLORADO SPRINGS, CO 80915
TAX SCHEDULE NO: 5408102028
LEGAL DESCRIPTION: LOT 24 CLAREMONT BUSINESS PARK FIL NO 2
PROJECT DESCRIPTION: NEW CONSTRUCTION OF A CORE & SHELL BUILDING FOR FUTURE OFFICE / WAREHOUSE TENANT
COUNTY ZONING: CS (COMMERCIAL SERVICE)
LAND USE: COMMERCIAL OFFICE / WAREHOUSE
LOT AREA: 17,104 SF.
FLOODPLAIN: X
BLG. COVERAGE: 4966 x 17,104 SF. / 100 = 29%
BLG. SETBACKS:
FRONT = 25'
NOTE: NO MINIMUM SETBACK REQUIRED ON INTERNAL SIDE OR REAR LOT LINE WITHIN THE SAME DISTRICT

EXT. WALL SEPARATION: MIN. 10' PER 09 IBC, TABLE 602 FOR ALL NON-RATED WALLS
WALLS < 5' TO BE 2 HOUR FIRE RATED PER TABLE 602

PARKING:
EST. PARKING REQUIRED: OFFICE: 1200 SF. @ 1200 = 6
WAREHOUSE: 3800 SF. @ 11000 = 38

TOTAL PARKING REQUIRED = 10 SPACES
ACCESSIBLE PARKING REQUIRED = 1 SPACE (PER 1-25 REQUIREMENT)

TOTAL PARKING PROVIDED = 10 SPACES (OK)
ACCESSIBLE PARKING PROVIDED = 1 SPACE (OK)

NOTE: PARKING TO CONFORM WITH EL PASO COUNTY LAND DEVELOPMENT CODE REQUIREMENTS

SITE INFORMATION - LOT 25:

PROJECT ADDRESS: 7386 COLE VIEW
COLORADO SPRINGS, CO 80915
TAX SCHEDULE NO: 5408102029
LEGAL DESCRIPTION: LOT 25 CLAREMONT BUSINESS PARK FIL NO 2
JURISDICTION: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
PROJECT DESCRIPTION: NEW CONSTRUCTION OF AN OFFICE / WAREHOUSE BUILDING
COUNTY ZONING: CS (COMMERCIAL SERVICE)
LAND USE: COMMERCIAL OFFICE / WAREHOUSE
LOT AREA: 25,396 SF.
FLOODPLAIN: X
BLG. COVERAGE: 4966 x 25,396 SF. / 100 = 19.7%
BLG. SETBACKS:
FRONT/SIDE = 25'
NOTE: NO MINIMUM SETBACK REQUIRED ON INTERNAL SIDE OR REAR LOT LINE WITHIN THE SAME DISTRICT

EXT. WALL SEPARATION: MIN. 10' PER 09 IBC, TABLE 602 FOR NON-RATED WALLS

PARKING:
PARKING REQUIRED: OFFICE: 900 SF. @ 1200 = 45
RETAIL / SHOWROOM: 725 SF. @ 1600 = 12
WAREHOUSE: 3375 SF. @ 11000 = 34

TOTAL PARKING REQUIRED = 9 SPACES
ACCESSIBLE PARKING REQUIRED = 1 SPACE (PER 1-25 REQUIREMENT)

TOTAL PARKING PROVIDED = 11 SPACES (OK)
ACCESSIBLE PARKING PROVIDED = 1 SPACE (OK)

NOTE: PARKING TO CONFORM WITH EL PASO COUNTY LAND DEVELOPMENT CODE REQUIREMENTS

PROJECT TEAM

OWNER
JIM BENNER
COVERTEC, INC.
1950 VICTOR PLACE, SUITE 120
COLORADO SPRINGS, CO 80915
(719) 382-3350

ARCHITECT
BUCHER DESIGN STUDIO, INC.
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(719) 352-3641 fax

CONTRACTOR
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MIKE CASIMIRO
1775 JET STREAM DR, SUITE 102
COLORADO SPRINGS, CO 80921
(719) 380-1140 office

LANDSCAPE ARCHITECT
NEIL McLANE, RLA, CLARB, LEED AP
NATURAL DESIGN SOLUTIONS
(303) 443-0388

CIVIL ENGINEER
JOHN P. SCHWAB
JPS ENGINEERING, INC.
19 E. WILLAMETTE AVE
COLORADO SPRINGS, CO
(719) 477-9429, office

PRE-ENGINEERED METAL BLDG. SUPPLIER
CHRIS HERRON
B&C STEEL
PO BOX 1099 SCOTTSBLUFF, NE
(308) 672-4310

M.E.P. ENGINEER
BEN PARSAYE, P.E.
B & H ENGINEERS
3540 HARTSOCK LANE
COLORADO SPRINGS, CO
(719) 332-2006

FOUNDATION ENG.
MIBAR ENGINEERING
6825 SILVER PONDS HEIGHTS, SUITE 101
COLORADO SPRINGS, CO 80908
(719) 487-0812
(719) 481-9204 fax

DRAWING INDEX

SHT. #	DESCRIPTION
01	SITE DEVELOPMENT PLAN
02	SITE DEVELOPMENT DETAILS
03 / C11	SITE GRADING & EROSION CONTROL PLAN
04 / C2	CIVIL NOTES & DETAILS
05 / U11	SITE UTILITY PLAN
06	LANDSCAPE PLAN
07	LANDSCAPE GENERAL NOTES & DETAILS
08	LOT 24 PHOTOMETRIC PLAN
09	LOT 25 PHOTOMETRIC PLAN
10	LOT 24 FLOOR PLAN
11	LOT 25 FLOOR PLAN
12	LOT 24 EXTERIOR ELEVATIONS
13	LOT 24 EXTERIOR ELEVATIONS
14	LOT 25 EXTERIOR ELEVATIONS
15	LOT 25 EXTERIOR ELEVATIONS

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CA license no. C 23506

PROPOSED WAREHOUSE / OFFICE FOR

COVERTEC INC.

7358 & 7386 COLE VIEW
COLORADO SPRINGS, CO

Sheet Title:
**SITE PLAN/
COVER SHEET**

Drawing Status:
**SITE DEVELOPMENT
NOT FOR CONSTRUCTION**

Revisions:

No.	Description	By	Date
1	COUNTY COMMENTS		09/21/17
2	CSU COMMENTS		09/21/17

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Date: 08/24/17
Drawn by:
Checked by:
Scale: AS NOTED
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Sheet No.:
01
Of 15

VICINITY MAP

