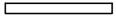
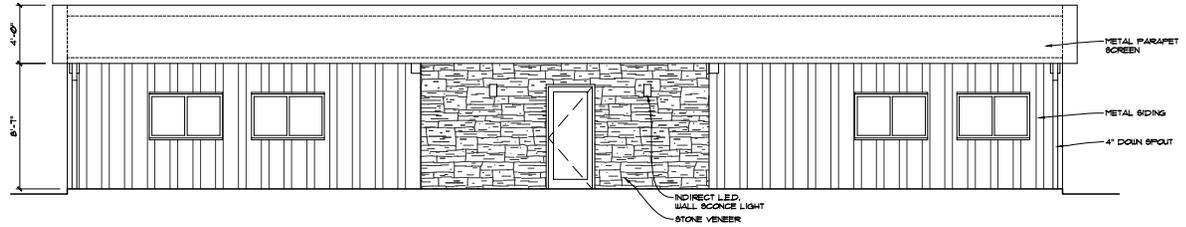


PLAN KEYNOTES

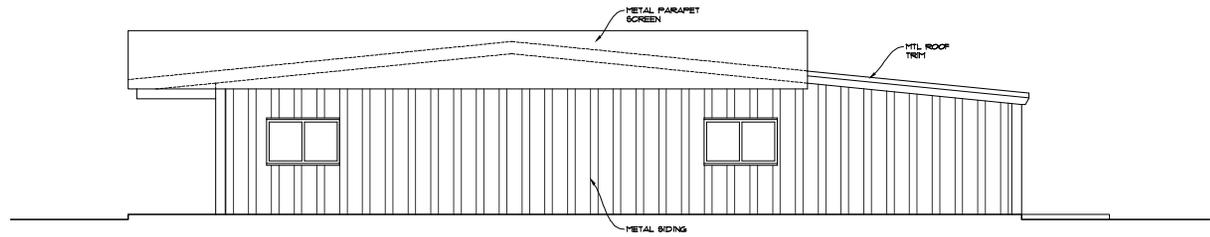
- 1 CONCRETE LIP TO BE GROUND SMOOTH AT SLAB TRANSITION.
- 2 PATCH AND MATCH EXISTING CONCRETE SLAB AS REQUIRED. FINISHED SURFACE TO BE CLEANED, GROUND SMOOTH AND POLISHED THROUGHOUT.
- 3 EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH VINYL CLAD IN EXISTING OPENING.
- 4 EXISTING GIRT AT NEW OPENING TO BE CUT AND SUPPORTED AS REQUIRED.
- 5 EXISTING ELECTRICAL PANEL.
- 6 (2) NEW JUNCTION BOXES TO BE INSTALLED.
- 7 WALL SCOTCH # 6'-0" AFF. TO BE SELECTED BY OWNER.

WALL TYPES

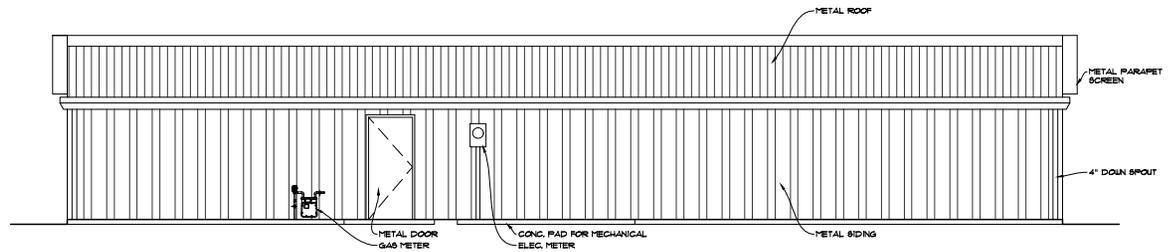
-  EXISTING EXTERIOR WALLS. PROVIDE R-19 INSULATION 1/2\"/>
-  INTERIOR NON-RATED, NON-LOAD BEARING STUD WALL, 3-5/8\"/>
-  INTERIOR NON-RATED, NON-LOAD BEARING STUD WALL, 6\"/>



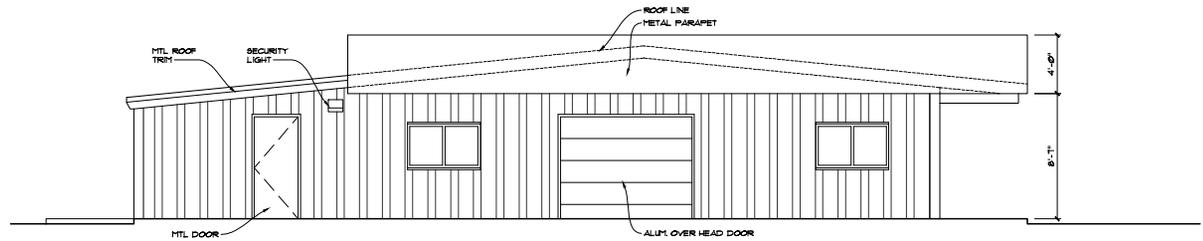
4 EXISTING NORTH ELEVATION
A3.01 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
A3.01 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
A3.01 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
A3.01 1/4" = 1'-0"

OFFICE WAREHOUSE DEVELOPMENT PLAN MINOR AMENDMENT

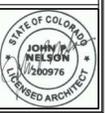
9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925

John P. Nelson
ASSOCIATES
Landscape Architecture
1709 S. ZIEGLER ST.
DENVER, CO 80202
303.733.1100

SITE LANDSCAPE PLAN

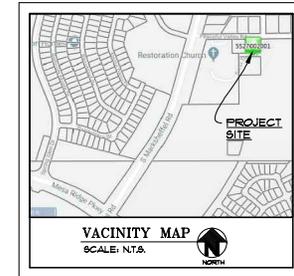
OFFICE WAREHOUSE
INTERIOR REMODEL

9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925



ISSUE DATE: 5-25-2019
SHEET:

A1.00



LEGAL DESCRIPTION:
LOT 1 PEACEFUL VALLEY SHOPETTE NOI

LOT SETBACKS:
Lot 1: Front - 20' from lot line
Side - 10' from perimeter of FBC district boundary
Rear - 10' from perimeter of FBC district boundary

LANDSCAPE:
OWNER RESPONSIBLE: THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOULDING.

PARKING SUMMARY:
3168 SF. FOOTPRINT (3560 SF. CONDITIONED)
1/1000 WAREHOUSE (2630 SF.) = 2.6 SPACES
1/300 OFFICE (900 SF.) = 1.6 SPACES
1/1000 SERVICE (430 SF.) = 4.3 SPACES
TOTAL PARKING REQUIRED: 4.63 + 5
1-5 PARKING: GRAVEL ALLOWED + OK

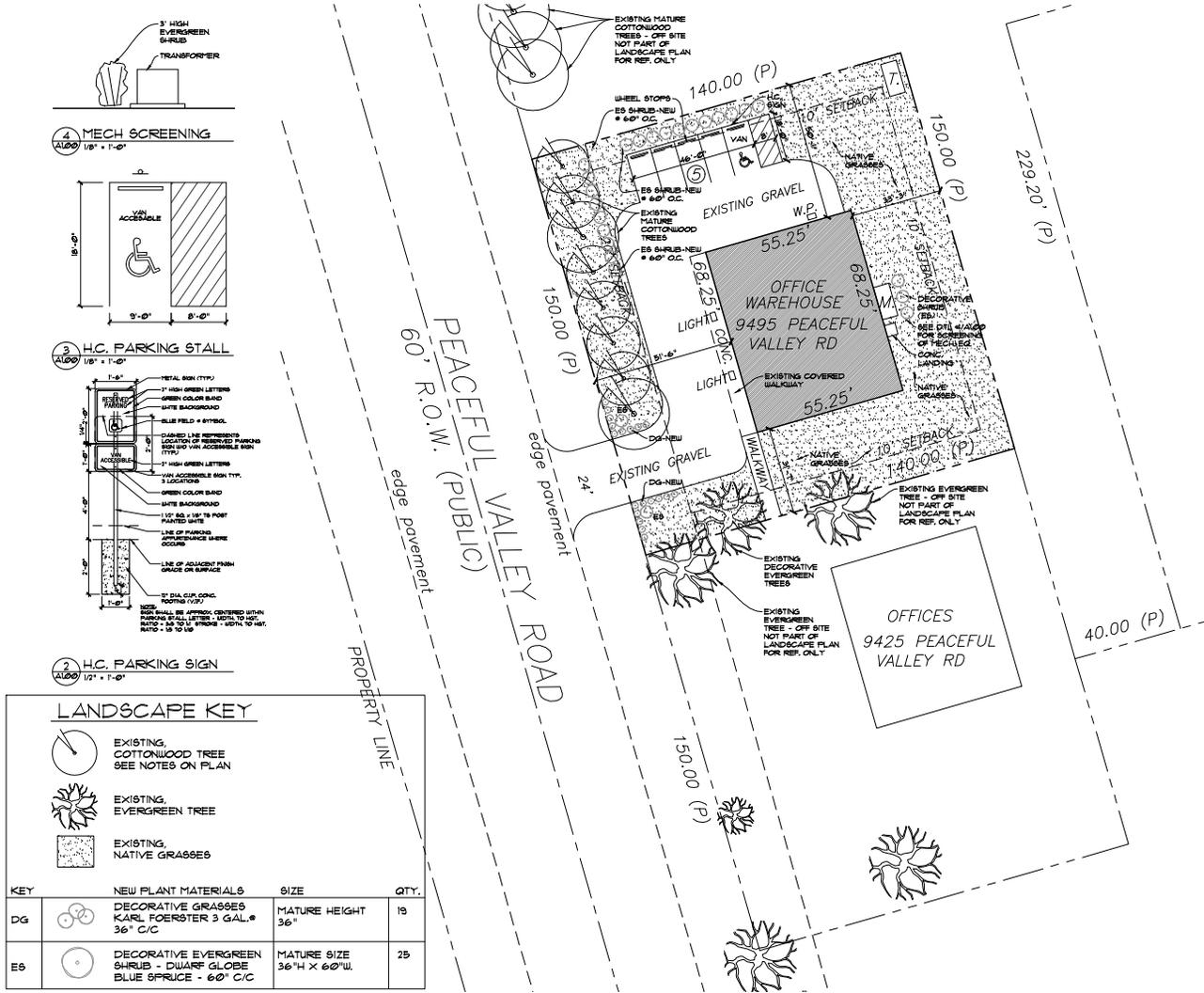
PROJECT DATA

OWNER: RESTORATION CHURCH ASSEMBLY OF GOD 9395 PEACEFUL VALLEY RD COLORADO SPRINGS, CO. 80925-9593	TAX ID#: 5521007001 ZONING: CC
PROJECT SITE: 9495 PEACEFUL VALLEY RD COLORADO SPRINGS, CO	PROPOSED BUILDING USE: NO CHANGE IN USE: OFFICE WAREHOUSE
LOT SIZE (SF): 27,651 SF	EXISTING LOT COVERAGE: 16.6% PROPOSED LOT COVERAGE: NO CHANGE

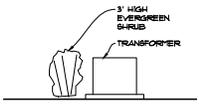
ADA PROFESSIONAL STANDARDS

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS SEE 1090 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

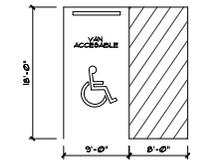
AVIGATION EASEMENT: GIVEN TO THE CITY OF COLORADO SPRINGS, RECORDED FEBRUARY 3, 1972 IN BOOK 2465 AT PAGE 481 AND IN BOOK 2465 AT PAGE 199 AND IN BOOK 3635 AT PAGE 688. SAID EASEMENT CONTAINS RESTRICTIONS WHICH INCLUDE RESTRICTION AGAINST INTERFERENCE WITH AIRCRAFT AND AIRPORTS AND THEIR PERFORMANCE AND NECESSARY FUNCTIONS.



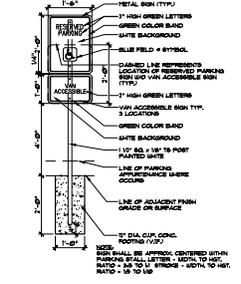
SITE/LANDSCAPE PLAN



4 MECH SCREENING
1/8" = 1'-0"



3 HC PARKING STALL
1/8" = 1'-0"



2 HC PARKING SIGN
1/8" = 1'-0"

LANDSCAPE KEY

- EXISTING COTTONWOOD TREE
SEE NOTES ON PLAN
- EXISTING EVERGREEN TREE
- EXISTING NATIVE GRASSES

KEY	NEW PLANT MATERIALS	SIZE	QTY.
DG	DECORATIVE GRASSES KARL FOERSTER 3 GAL. # 36" C/C	MATURE HEIGHT 36"	19
ES	DECORATIVE EVERGREEN SHRUB - DWARF GLOBE BLUE SPRUCE - 60" C/C	MATURE SIZE 36"H X 60"W.	25

FILE NO.: PPR 1948