



With the new office/warehouse the employee count only increases by less than 10 persons.

AREAS - GENERAL DATA		sf	Acre
1	Lot	46609.2	1.07
2	Allowed Area	43550	
3	Un Disturbed	0	
4	Net Area Disturbed	46609.2	1.07
5	Gross Building (= roof area)	14640	
6	Net Interior Area (all levels)	16888	
7	Gross Exterior Footprint *	15937.5	
8	Lot	46,609	
9	% Lot coverage	34%	Line 7 / Line 1
* Includes exterior buttresses and facade protrusions			
10	Gross Building (= roof area)	14640	
11	Native/Open Space	4350	
12	Landscaped (frontage + Interior)	7118	
13	Pavement, Concrete (includes walkways)	14,040	
14	Gravel	6770	
15	Impermeable Surfaces (roof and pavement)	61.1%	

The Owner agrees on behalf of him/herself and any developer or builder successors and assigns that the subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution No 19-471, or any amendments thereto, at or prior to the time of the building permit submittals. The fee obligation, if not paid at the final plat recording, shall be documented on all sales documents and plat notes to ensure that a title search would find the fee obligation before sale of the property.

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General Contractor must verify all conditions, dimensions and notify designer of any discrepancies or omissions prior to starting work or fabrication. Drawings are intended to be scaled (or even multiples of that) but... **DO NOT SCALE DRAWINGS**



Art of Engineering, Inc.

Architectural, Civil and Construction Services

515 Manitou Ave. #260 Manitou Springs, CO 80829
PO Box 704 Colorado Springs, CO 80901
Phone: 719-528-1557
Email: Service@ArtofEngineering.com



DOOR COMPANY
1260 Vally Street, Colorado Springs, CO 80915
Contact@PivotDoorCompany.com 719-425-4289

Office and Warehouse

1240 Valley Street
Colorado Springs, CO 80915

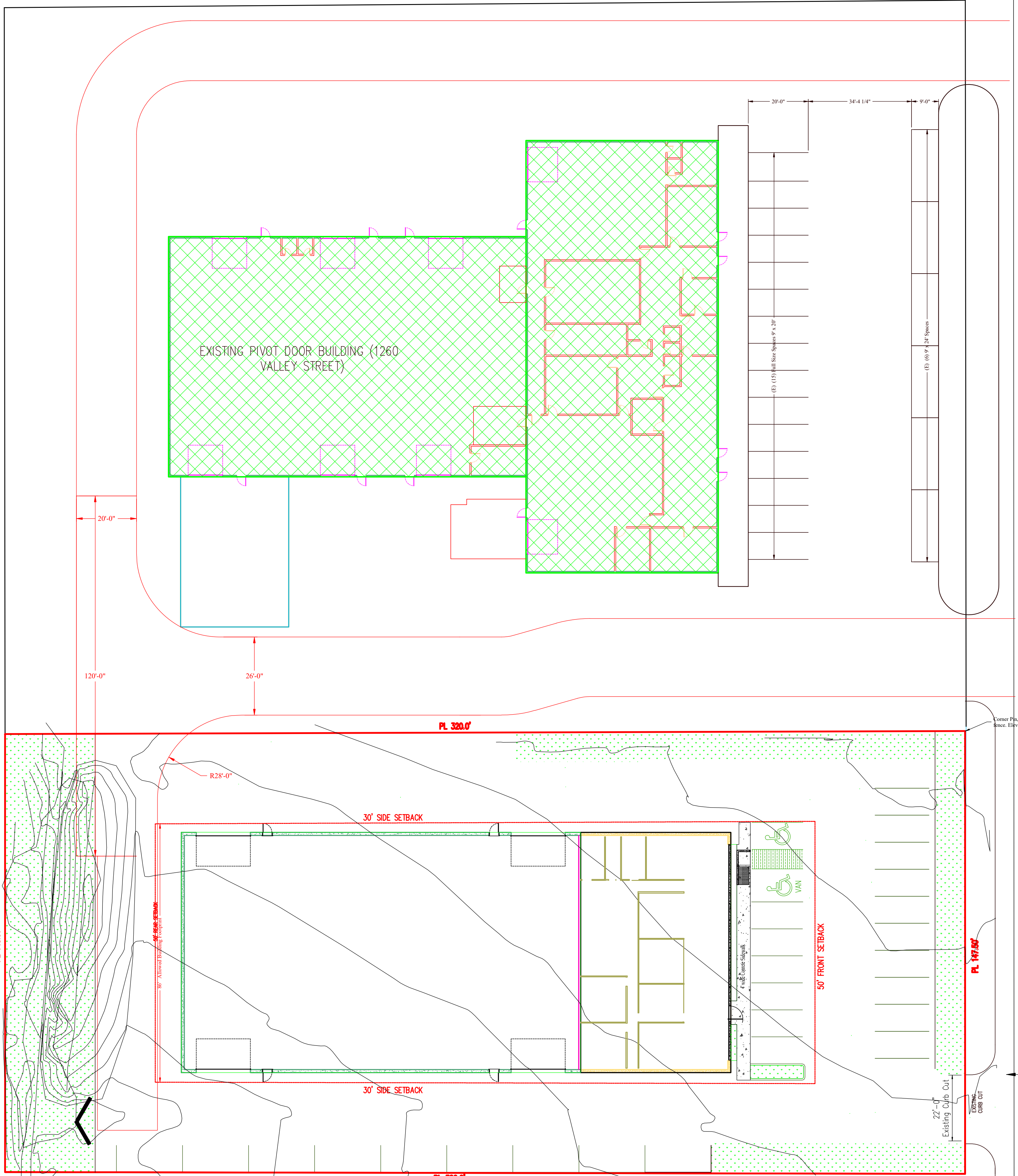
Client Information:
Pivot Property LLC
1260 Valley St.
Colorado Springs CO 80915
719-425-4289

[illegible]

Project Number : 25014
Project Phase: SDP
Drawn by : RSH
Drawing Date : 29 July 2026

CS
Cover Sheet

Concrete Lines Storm Facility



1260 Valley St.

1240 Valley St.

Valley Street
50' ROW

EMPLOYEE and PARKING COUNT				
Employee Count	Employee Count			Combined # of Parking Spaces Planned
	Currently *	New **	Projected ***	
Office Personnel	6	2	8	
Production Personnel	12	3	15	
Warehouse Personnel	5	2	7	
Total Employees	23	7	30	
	21			
1260 Valley Parking Spaces currently				25
1240 Valley Parking Spaces new				28
Total Parking Spaces				53
1240 Valley is a support facility for the production operations at 1260 Valley St.				
* This employee count is for the existing operations at 1260 Valley St.				
** This is the projected new employee count assigned to either buildings				
*** This is the total employee count project for both buildings.				

Project Data

Address :
1240 Valley St.
Colorado Springs, CO 80915

Owner :
Pivot Properties LLC
1260 Valley St
Colorado Springs, CO 80915

Designer / Applicant / Responsible Party :
Scott Harvey, P.E.
515 Manitou Ave. #260
Manitou Springs, CO 80829
719-527-1557
sharvey@ArtofEngineering.com

Tax Schedule : 5407203016
Legal Description : Lot 4 EX SLY 24.09 FT BLK 4
Cimarron-Industrial No. 2, OUTLOT A BLK 1
Cimarron-Industrial No. 2
Section 7 R65W-T14S

Lot : 1.0769 acres

Zoning : I-2

Building :
Building Type = III-B
New Building is a concrete and steel building

New Bldg = 14,640 sf (excluding buttresses and facade bumpouts)
New Total Building Floor Area = 17,018 sf
Building Footprint Area = 15,937.5 sf (includes buttresses and facade bumpouts)
Lot Coverage = 34.2%
Disturbed Ground = 42,546 sf

IMPERMEABLE SURFACE AREAS
Concrete/Pavement = 14,040 sf
Roof = 14,640 sf
Impermeable % = 61.1 %

Occupancy *:
Proposed Occupancy = B, S2 (warehouse w/ offices)
Non-Separated Uses
Non-Sprinkled
Allowable Area = 23,000 (IBC T506.2)

Egress :
Occupant Load = (See Table)
No. Occupants = 43
No. Exits Req'd = 2
No. Exits Provided = 5
Egress Width Req'd = <36 inches
Egress Width Provided = 180 inches
Maximum Travel Distance < 75 feet

Applicable Codes :
2021 International Building Code
2021 International Plumbing Code
2021 International Mechanical Code
2021 International Fuel Gas Code
2021 International Fire Code
2023 National Electric Code
2023 Pikes Peak Regional Building Code

Design Loads :
Snow Load = 30 psf
Live Load = 50psf (typical)
20psf for Roof
100psf for stairs and corridors
125psf for upper level (light storage)
Dead Load = 15 psf
Wind Speed = Cat. I/II = 130 mph (Vult) Exp 'C'
Seismic Zone = B, Ss=18.5%, S1=5.9%

Project Description

Project involves construction of an office warehouse on vacant land. The new building is a support facility for the manufacturing operations at 1260 Valley St. Both lots are owned by the same owner. Building information follows therein.

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REVISIONS	
Number	Date

Project Number : 25014
Project Phase: SDP
Drawn by : RSH
Drawing Date : 31 July 2026
SP 1
Preliminary
Site Plan