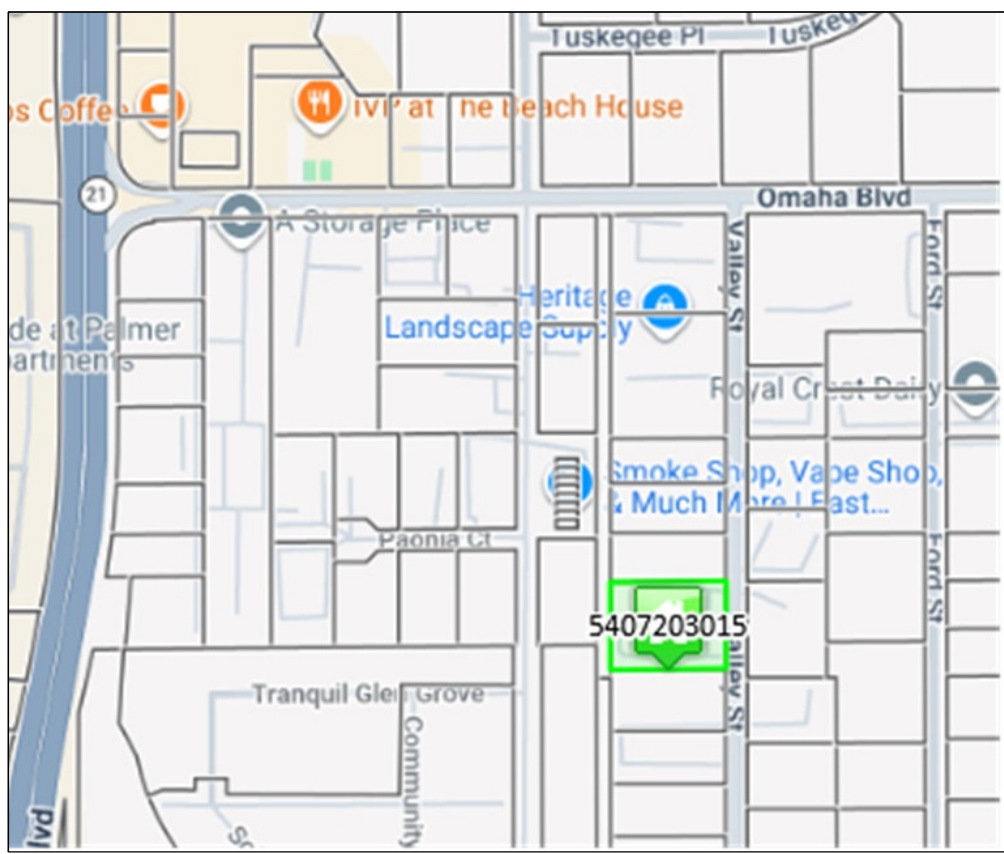
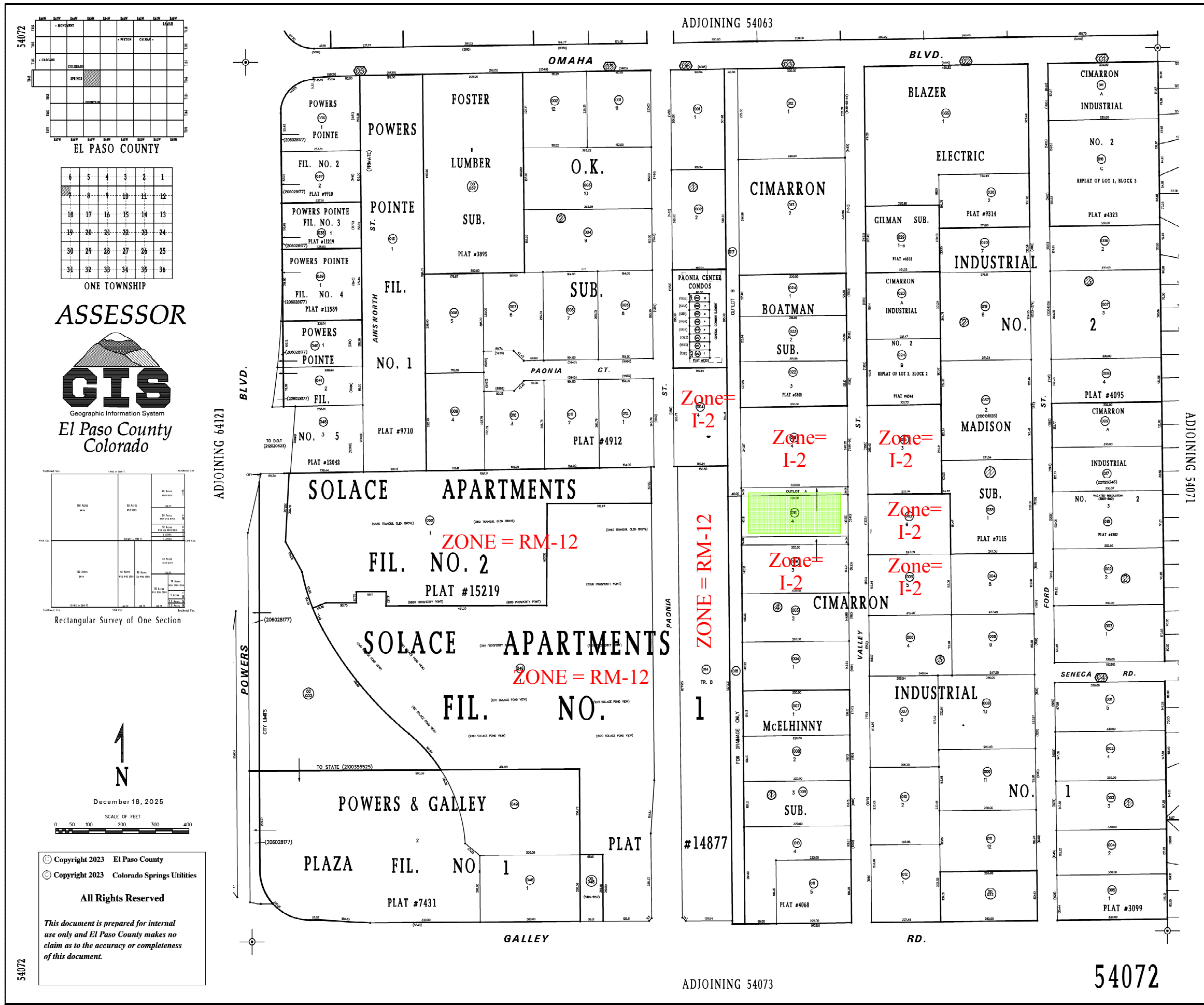




Project Data

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%

Table of Contents

CS Cover Sheet
SP-1 Site Plan - Showing adjacent Property
SP-2 Parking Plan - Areas and Counts
SP-3 Landscaping Plan
SP-4 Lighting Plan
SP-5 Grading & Erosion Control Plan
SP-6 Utility Service Plan

A-1 Elevation Views
A-2 Life Safety Plan
A-3 Office Floor Plan - Main Level
A-4 Office Floor Plan - Upper Level
A-5 Warehouse Floor Plan
A-6 Building Sections BS-1, 2, 3
A-7 Building Sections BS-4, 5
A-8 Building Sections BS-6, 7
A-9 Bumpout Details

S-1 Foundation Plan
S-2 Foundation Details
S-3 Upper Level Floor Framing
S-4 East Wall Steel Framing
S-5 Low Roof Framing
S-6 High Roof Framing
S-7 Stairs and Landings

E-1 Warehouse Power and Lighting
E-2 Main Level Electrical
E-3 Upper Level Electrical
E-4 Main Level Lighting
E-5 Upper Level Lighting
E-6 Exterior Lighting

P-1 Main Level Plumbing
P-2 Upper Level Plumbing
P-3 Plumbing - Misc

M-1 Warehouse HVAC
M-2 Office - Main Level HVAC
M-3 Office - Upper Level HVAC
M-4 HVAC Calc's

EC-1 Colorado Energy Code

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.

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

AREAS - BUILDING (within the building walls)			
Floor Areas (within building)	SF	El Paso County No. Parking Factor N per Xsf	Parking Spaces
Office - ML	3801	200	19.0
Office - UL *	2989	200	14.9
Warehouse	10097	1000	10.1
	16888	Sub Total	44.1
		Total Parking per LDC	44.0
The current intentions of the owner is to use the upper level as 'flex space', primarily storage of hand carried door hardware, testing and development of door hardware and systems. In the future the upper level would likely be office space, hence the factor.			

AREAS - GENERAL DATA			sf	Acres
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%	

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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



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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

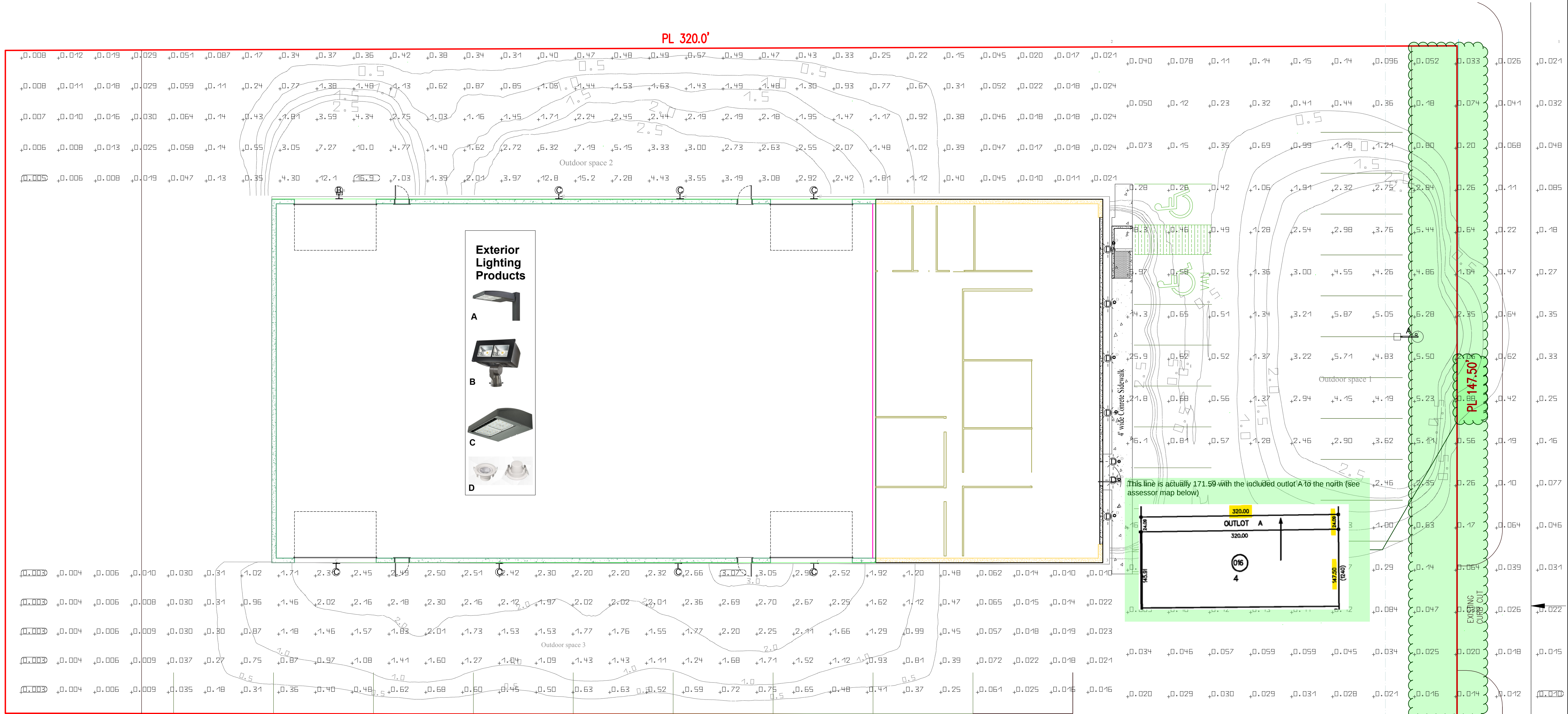
Client Information:
Pivot Property LLC
1260 Valley St.
Colorado Springs CO 80915
719-425-4289

REVISIONS	
Number	Date

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

CS
Cover Sheet

PL 145.91'



PL 320.0'

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
A	Cooper Lighting	GAA Galleonaire LED	GAA-AF-03-LED-U-T4W-7030	1x LED	17396 lm	0.80	166 W	1
B	Cooper Lighting	NFFLD Night Falcon	NFFLD-C25-D-UNV-66-7050	1x LED	10500 lm	0.80	85 W	1
C	Cooper Lighting	GAW Galleon Wall LED	GAW-SA1B-722-U-5NQ	1x LED	4628 lm	0.80	44 W	7
D	Midea Lighting	MTD1060H35 3000K	21079028000653	1x MTD1060H35 3000K	2881 lm	0.80	36.3 W	7

Lighting Density and Locations					
Mark	Space	Area (sf)	Allowed Density (W/sf)	Allowed Wattage (W) *	Actual Wattage (W)
A	Parking Lot-East	5040	0.04	201.6	166
B	Loading Dock	420	0.35	147	85
C	Warehouse Facade	4606	0.075	345.45	254.1
D	Entry Canopy & East Facade	60	0.25	15	72.6
* ComCheck					

Pursuant to Section 6.2.3.B.1.e. Light levels measured at the property line of the development site adjacent to residential property or public right of way shall not exceed 0.1 foot candles as a direct result of the on-site lighting.



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Office and Warehouse

1240 Valley Street
Colorado Springs, CO 80915

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

REVISIONS		Purpose
Number	Date	

Project Number : 25014
Project Phase: County SDP
Drawn by : RSH
Drawing Date : 27 July 2026

SP-4
Lighting Plan