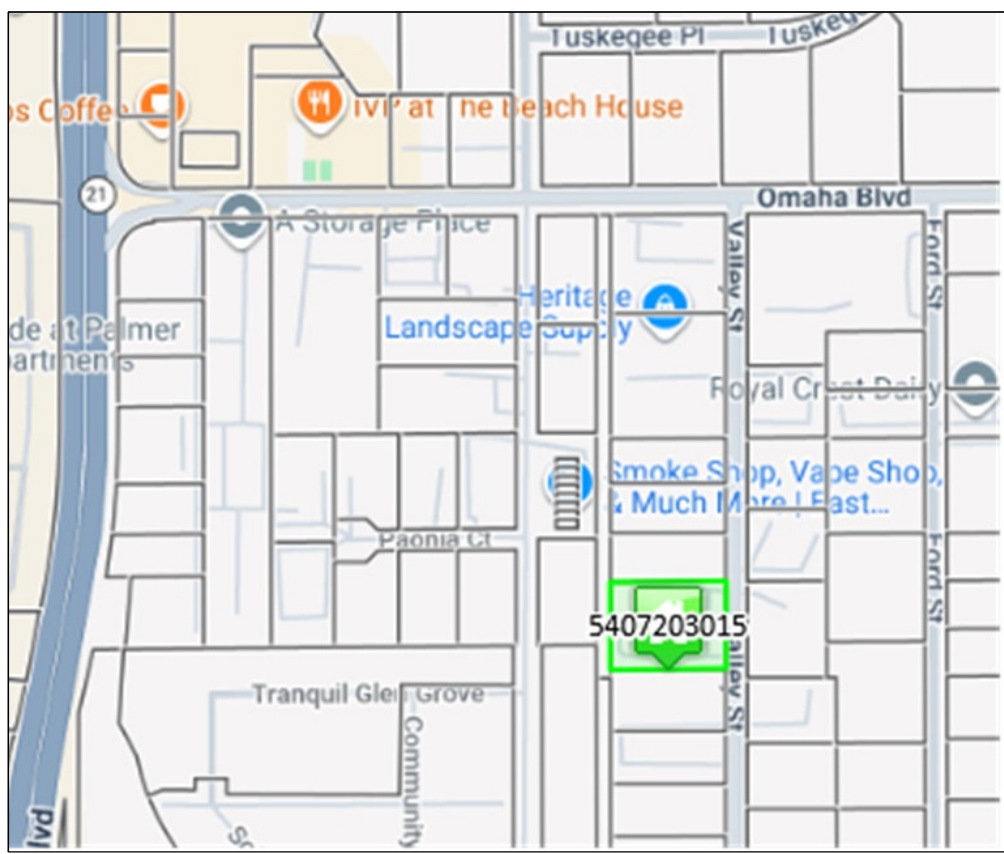
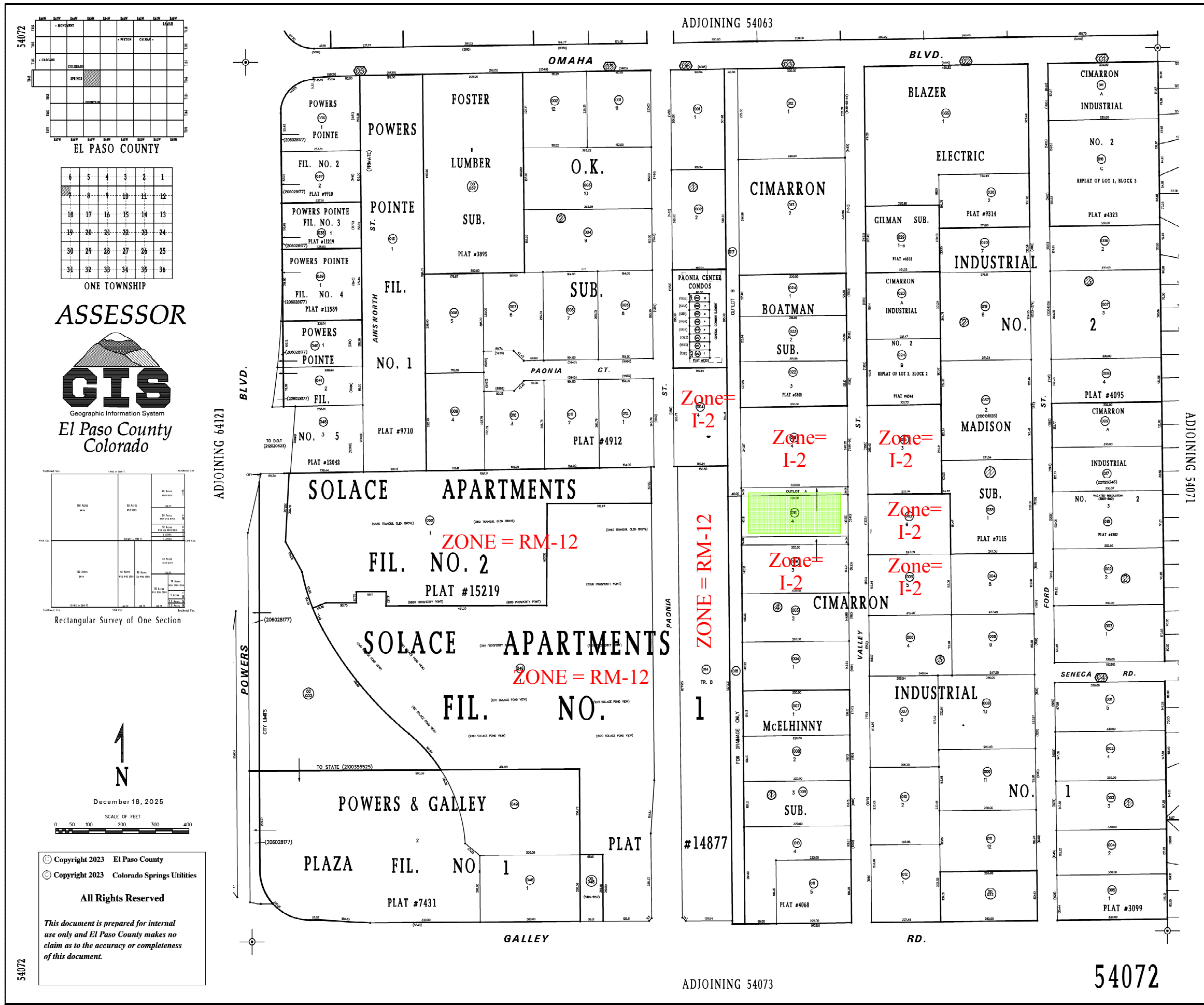




Project Data

Address :
1260 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%

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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 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	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%	

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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

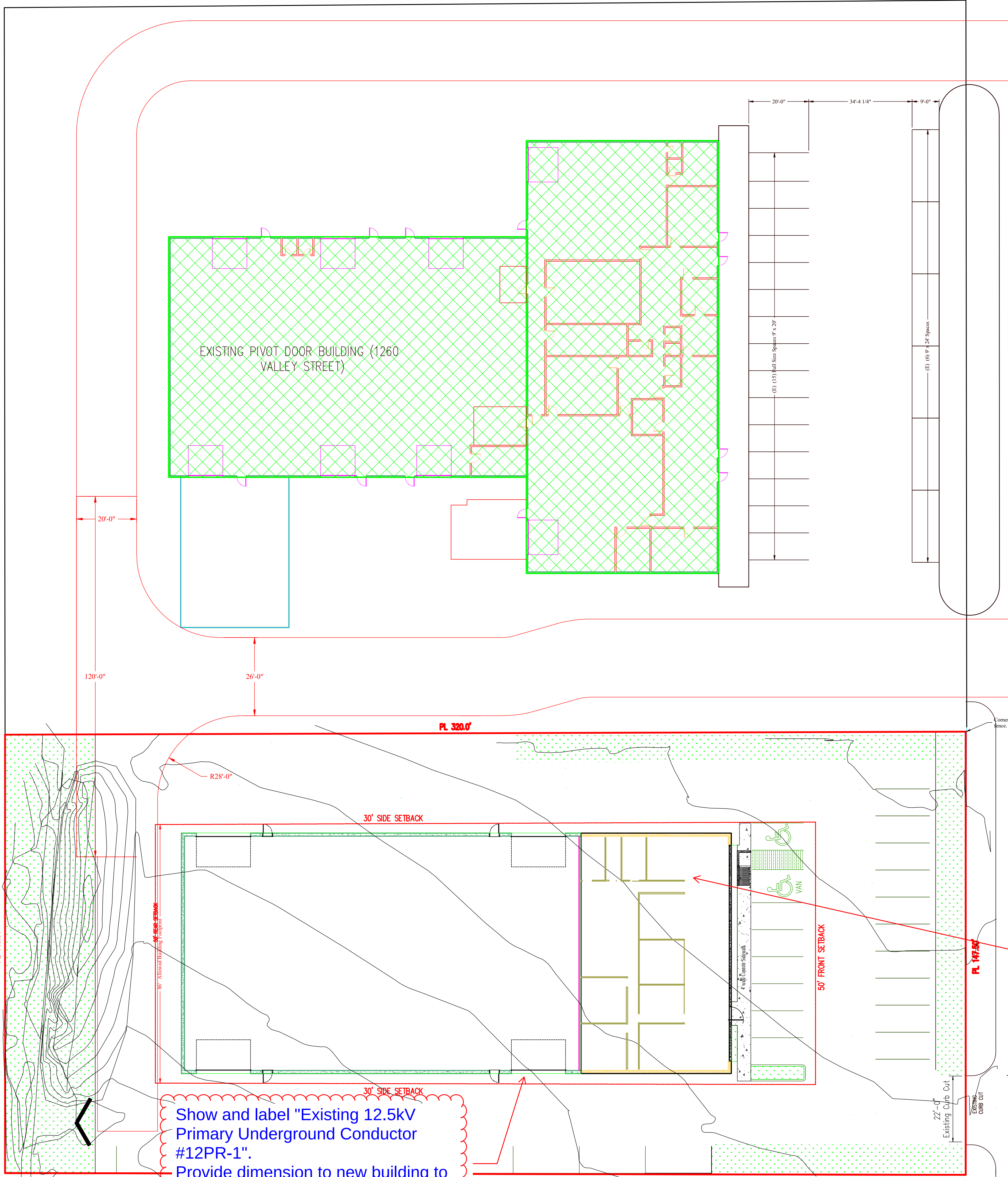
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Pivot Property LLC
1260 Valley St.
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719-425-4289

REVISIONS	
Number	Date

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

CS
Cover Sheet

Concrete Lines Storm Facility



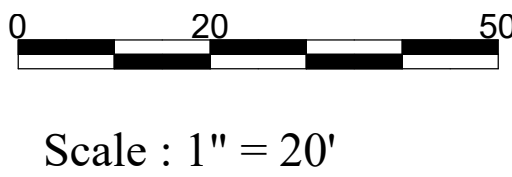
1260 Valley St.

Valley Street
50' ROW

Action Item: Gas and electric meter locations on plan view and building elevations must be shown and labeled.

Action Item: Add note " Gas meters must be a minimum of 3-feet from doors, operable windows, or any vents or openings in walls."

Action Item: Add note "CSU Field Engineer to determine final gas/electric meter, transformer, and service line locations. Contact Field Engineering at 719-668-4985 (Gas) or 719-668-5564 (Electric) with any questions."



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REVISIONS	
Number	Date
Purpose	

Project Number : 25014

Project Phase: SDP

Drawn by : RSH

Drawing Date : 31 July 2026

SP 1
Preliminary
Site Plan