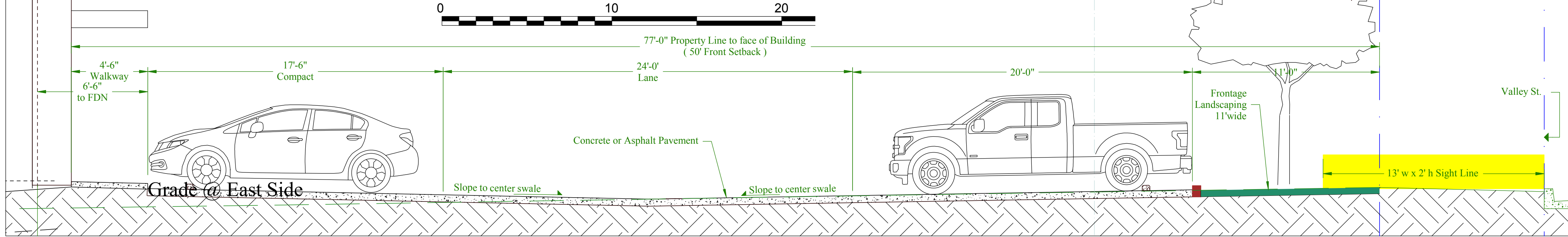
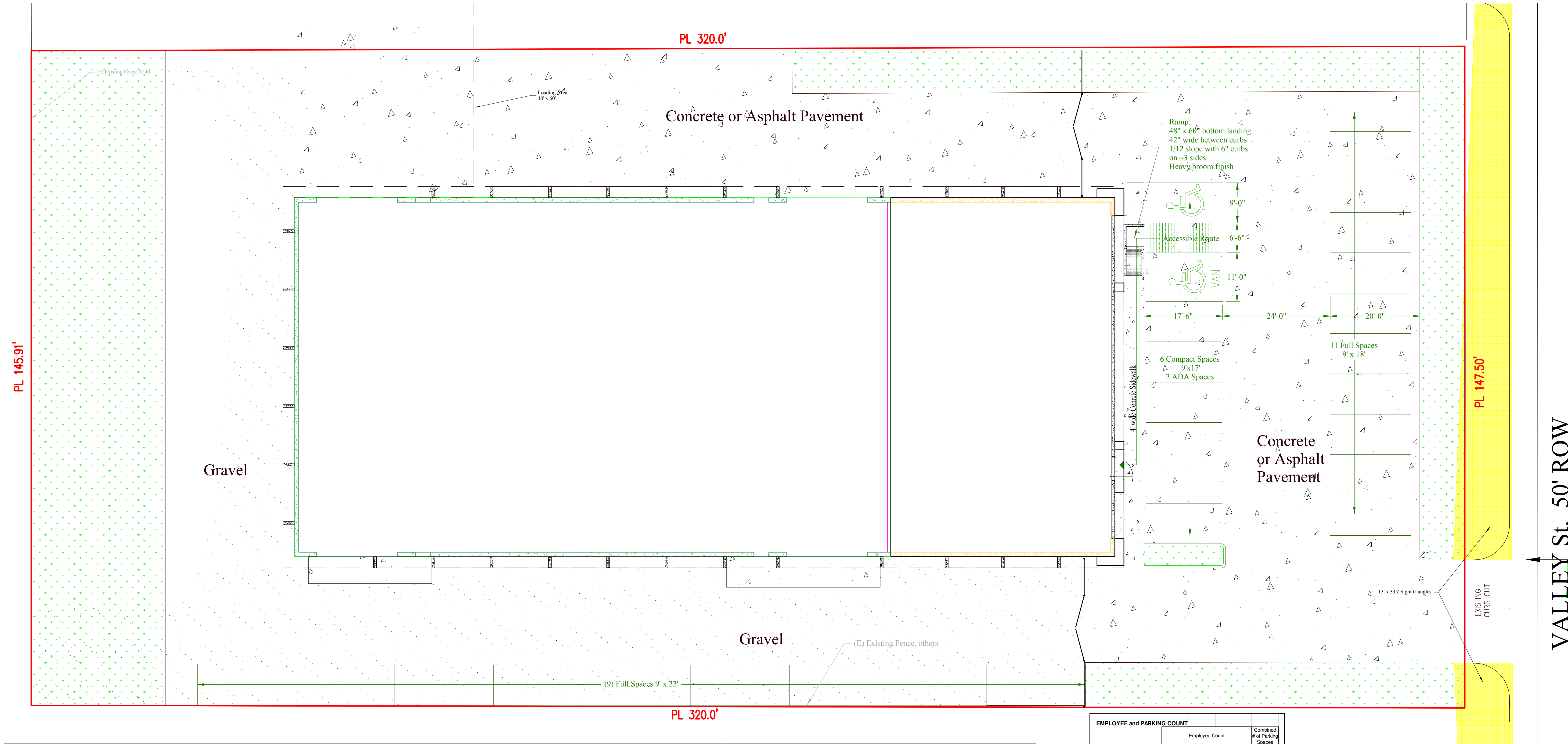




CS
Cover Sheet



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	
1260 Valley Parking Spaces currently				25
1240 Valley Parking Spaces new				28
Total Parking Spaces				53
	Required	Proposed		
ADA Spaces	1	1		
Van Accessible Spaces	1	1		
Full Size Parking Spaces	42	20		
Compact Parking Spaces	5	6		
Designated for EV Charging	10% ****	9		
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 building				
*** This is the total employee count projected for both buildings.				
**** New CO Model Energy Code, 10% of parking spaces are EVSE ready.				

Floor Areas (within building)			
Floor Areas (within building)	SF	El Paso County No. Parking Spaces	Parking Factor N per Aft
Office - LL	3741	200	18.7
Office - UL	2929	200	14.6
Warehouse	10549	1000	10.5
	17219	Sub Total	43.9
		Total Parking per LOC	44.0

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PIVOT
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

Number	Date	REVISIONS Purpose

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

SP-2
Parking Plan