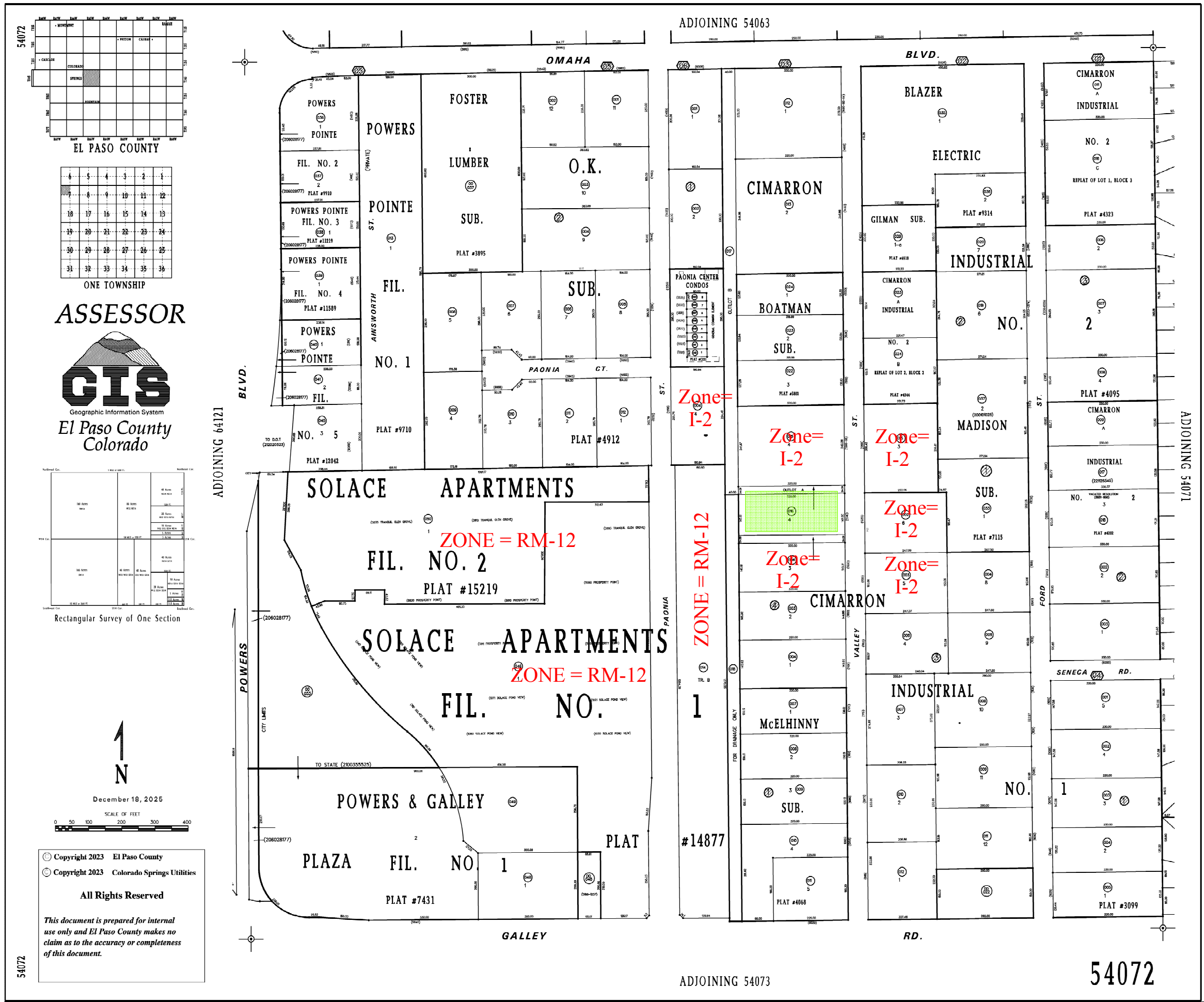
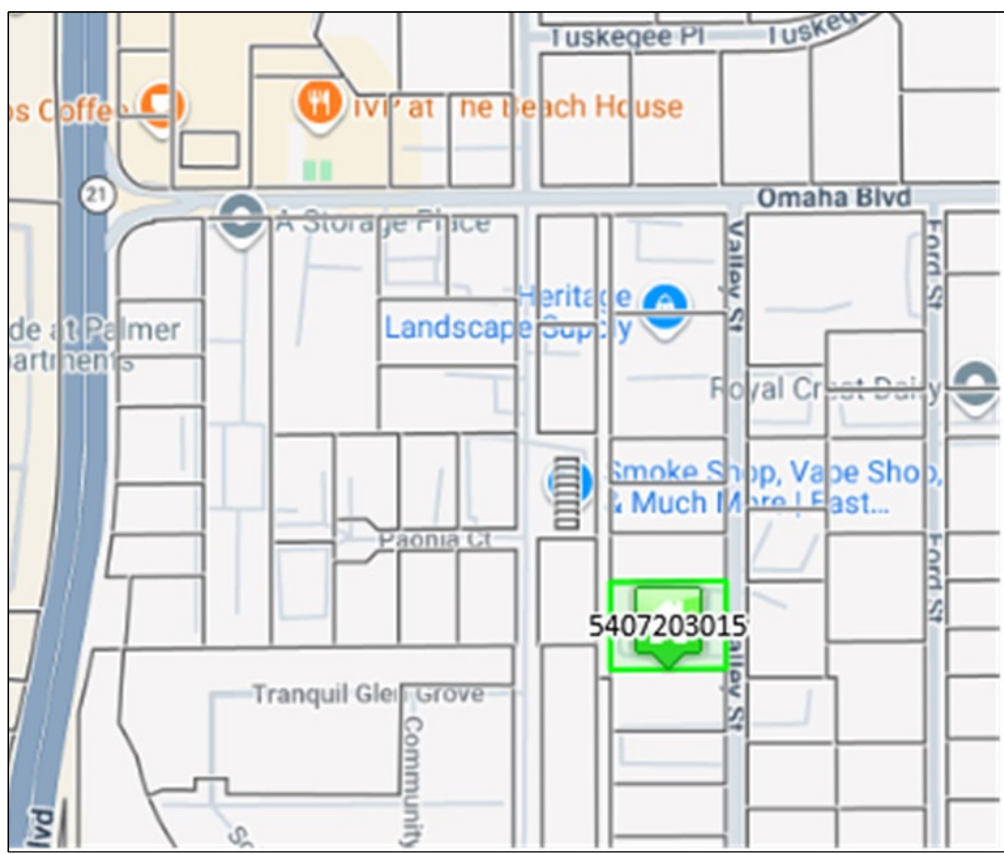




Assessors Map & Zoning of Adjacent Properties



Aerial View



Vicinity Map

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
Please include the height of the building
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	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%	

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.

25-337

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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
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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

REVISIONS	
Number	Date

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

CS
Cover Sheet

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Colorado Springs, CO 80915

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Concrete Lines Storm Facility

1260 Valley St.

Please label the curb cut to close and provide CDs for the curb and gutter work.

Off-site disturbance should be included in your overall disturbed area

The site map makes it look like there is closer to 38,000 sf of impervious area. What might help clarify this is hatching or labels identifying the different proposed surface types (like what's shown on the grading plan). All gravel, roof, and pavement area would be considered impervious.

- include hatching or delineation of new pavement

1240 Valey St.

Valley St has 60' of ROW; please include roadway classification

minimum width is 25' for two-way commercial or industrial accesses. 15' may be used for one-way access.

A horizontal number line with arrows at both ends. It is marked with the numbers 0, 20, and 50. There are tick marks at intervals of 10, but only the numbers 0, 20, and 50 are labeled.

Scale : 1" = 20'

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 : 31 July 2026

SP 1
Preliminary
Site Plan

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