

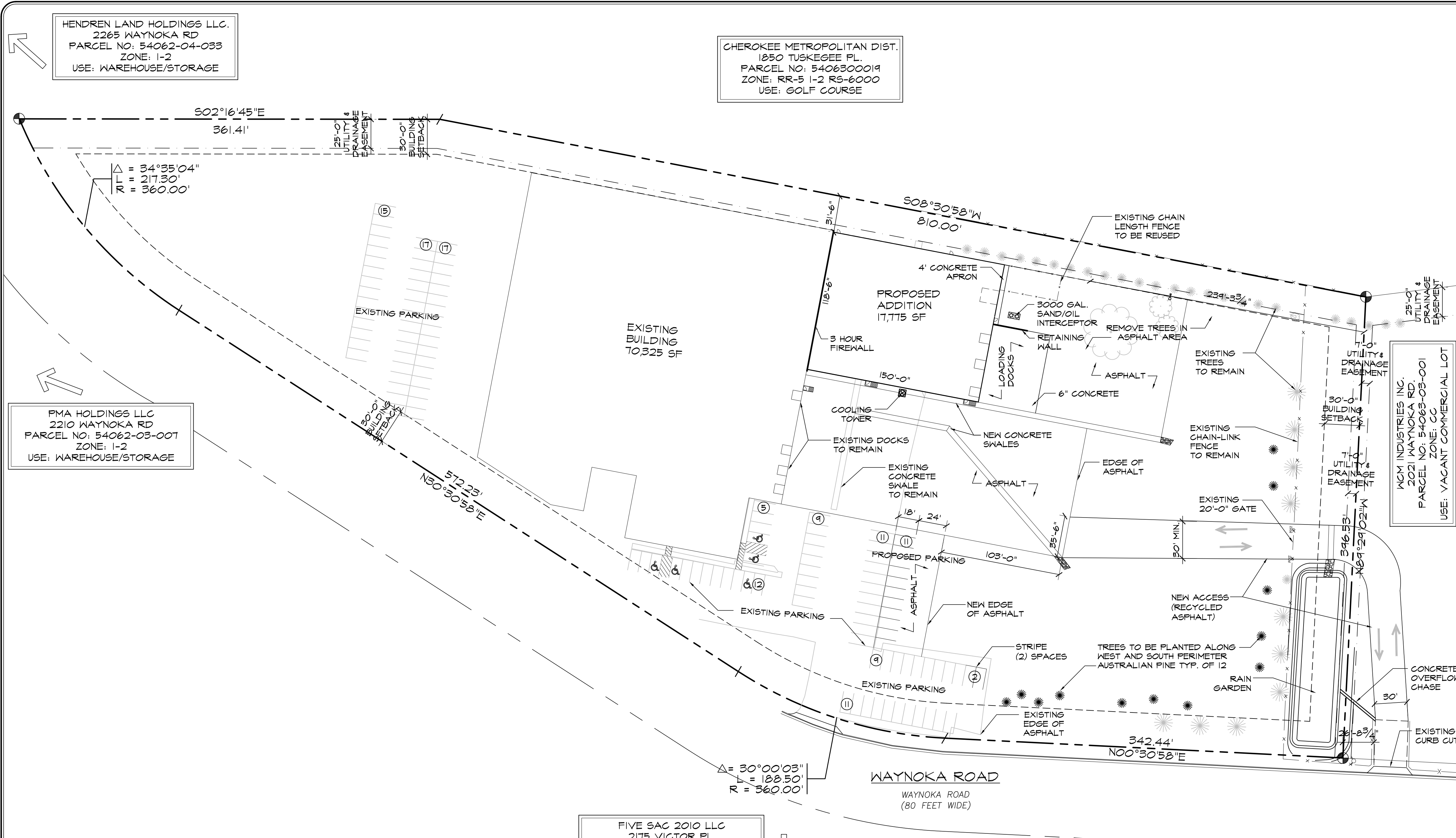
HENDREN LAND HOLDINGS LLC.  
2265 WAYNOKA RD  
PARCEL NO: 54062-04-033  
ZONE: I-2  
USE: WAREHOUSE/STORAGE

CHEROKEE METROPOLITAN DIST.  
1850 TUSKEGEE PL.  
PARCEL NO: 5406300019  
ZONE: RR-5 I-2 RS-6000  
USE: GOLF COURSE

PMA HOLDINGS LLC  
2210 WAYNOKA RD  
PARCEL NO: 54062-03-007  
ZONE: I-2  
USE: WAREHOUSE/STORAGE

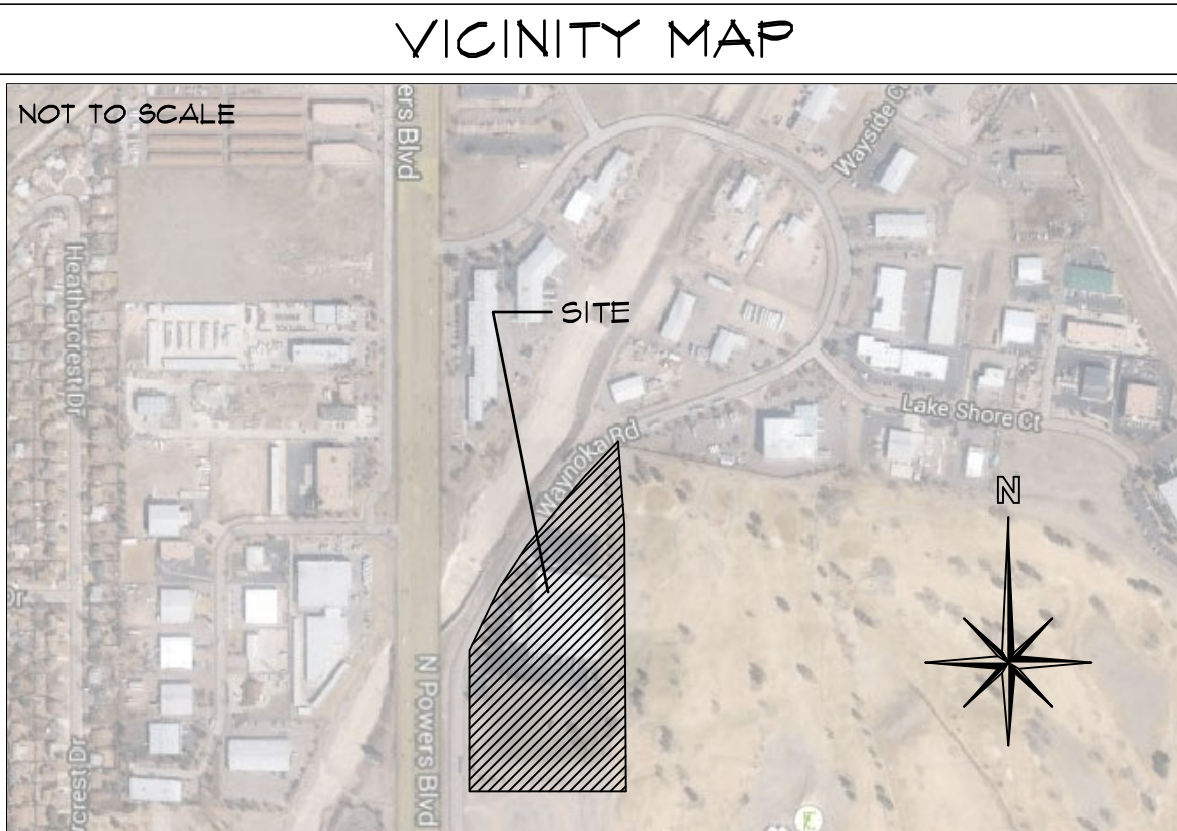
FIVE SAC 2010 LLC  
2175 VICTOR PL.  
PARCEL NO: 64011-02-006  
ZONE: C6 AO AP22 55 CU  
USE: WAREHOUSE/STORAGE

COLORADO SPRINGS CITY OF  
N. POWERS BLVD.  
PARCEL NO. 64001-000-55  
ZONE: PBC/CR AO AP22 55  
USE: POLITICAL SUBDIVISION



### DRAWING INDEX

- 1 of 6 - SITE PLAN, PROJECT INFORMATION, DETAILS
- 2 of 6 - UTILITY
- 3 of 6 - GRADING
- 4 of 6 - PHOTOMETRIC
- 5 of 6 - PHOTOMETRIC DETAILS
- 6 of 6 - BUILDING ELEVATIONS



### PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	WOODFORD MANUFACTURING CO 2121 WAYNOKA ROAD COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 1, BLK 1, WAYNOKA ROAD INDUSTRIAL
PARCEL NUMBER:	54062-05-001
ZONING:	I-3
LOT SIZE:	568,555 SF (8.42 ACRES)
CURRENT USE:	OFFICE/MANUFACTURING/WAREHOUSE STORAGE
FLOODPLAIN STATEMENT:	ZONE X WHITE (MAP NO. 08041C0152F, DATED MARCH 17, 1997)
<b>BUILDING INFORMATION</b>	
EXISTING BUILDING AREA:	10,325 SF
NEW BUILDING ADDITION AREA:	17,775 SF
BUILDING OCCUPANCY:	B/F-I/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
<b>ZONING CODE STUDY</b>	
PROPOSED ADDITION USE:	MANUFACTURING
STRUCTURAL COVERAGE OF LOT:	23%
NEW BLD ADD. STRUCTURAL HEIGHT:	22'-5-5/8"
EXISTING BUILDING HEIGHT:	19'-3 1/2"
FRONT YARD SETBACK:	50'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	30'-0"
<b>REQUIRED PARKING SPACES</b>	
EXISTING OFFICE AREA - 1/300 S.F.	5,247 S.F. = 17
EXISTING MANUFACTURING AREA - 1/750 S.F.	30,458 S.F. = 41
EXISTING WAREHOUSE & SHIPPING - 1/1,000 S.F.	34,640 S.F. = 35
NEW MANUFACTURING AREA - 1/750 S.F.	18,000 S.F. = 24
H.C. (1 SPACE/25 REQ'D)	5
TOTAL PARKING SPACES REQUIRED:	118
TOTAL PARKING PROVIDED:	118 (106 EXISTING)
H.C. SPACES PROVIDED:	5 (EXISTING)
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	FALL 2018
LANDSCAPING:	FALL 2018
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1598
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

## HAMMERS CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1598 FAX (719) 570-7008  
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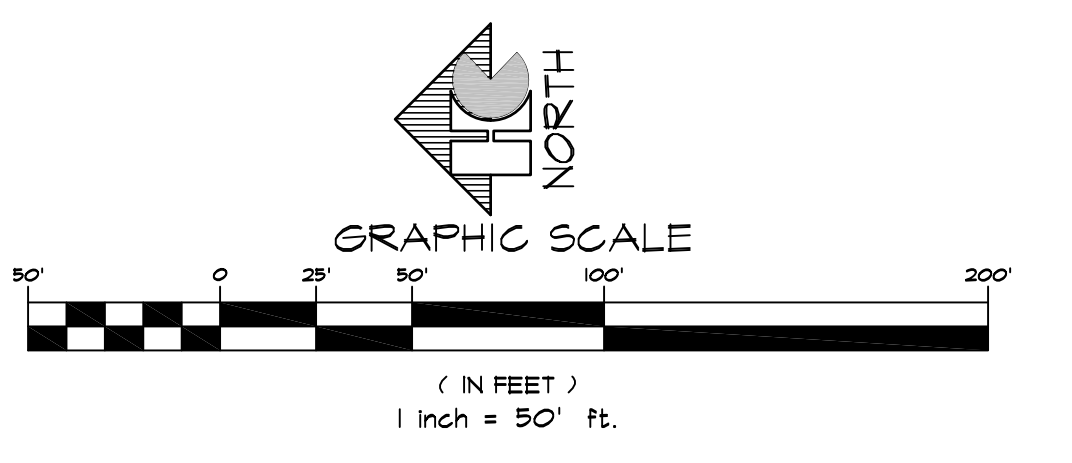
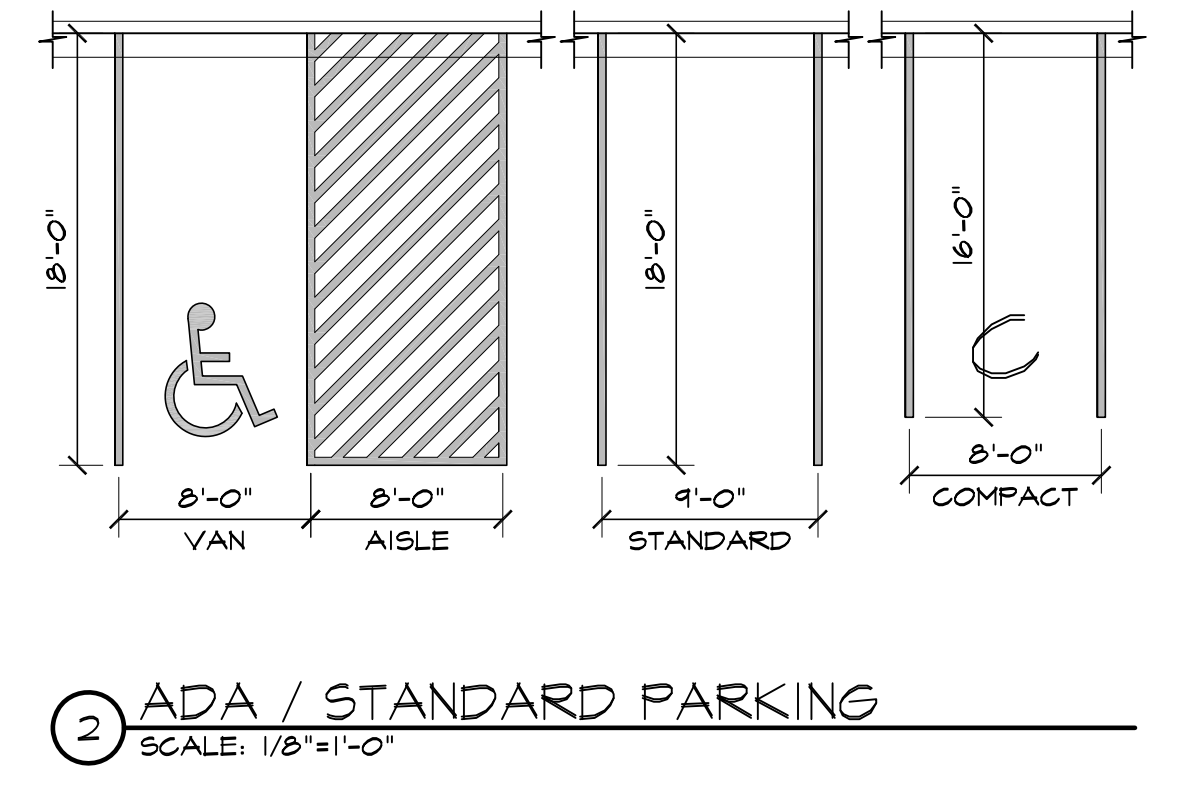
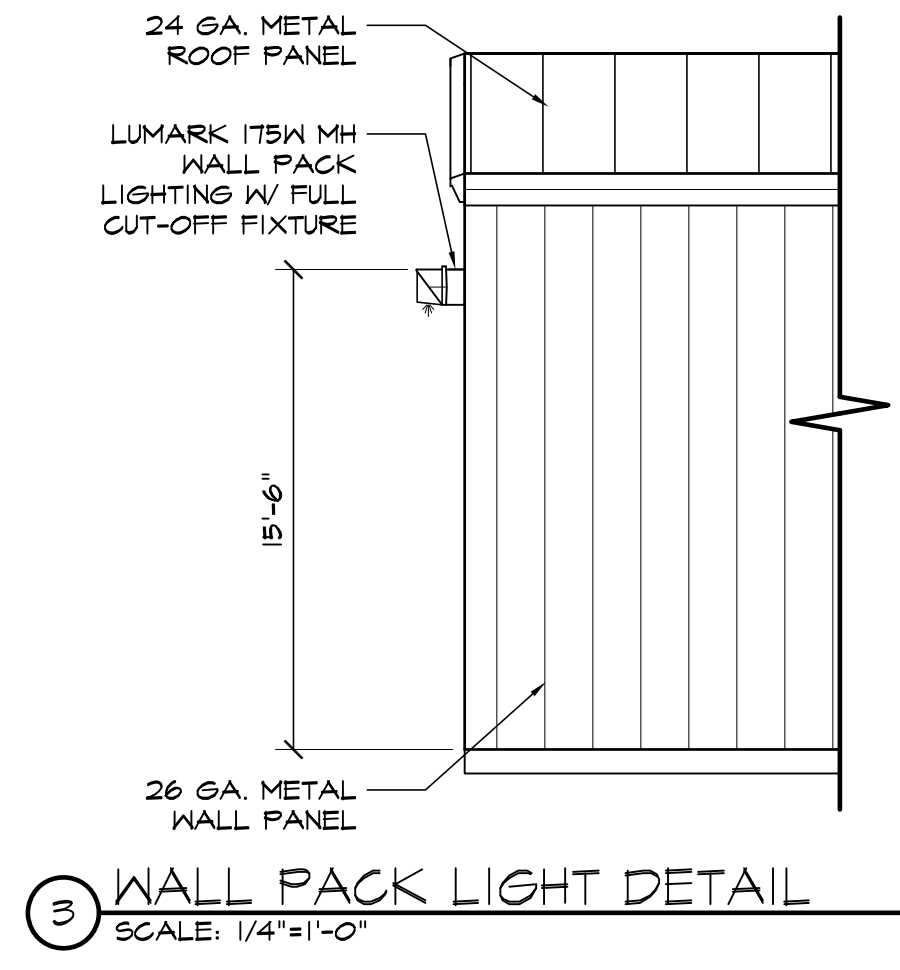
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## WOODFORD MFG.

WOODFORD - ADDITION  
2121 WAYNOKA ROAD  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

### 1 SITE PLAN

SCALE: 1"=50'-0"



### GENERAL NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

### SITE LEGEND

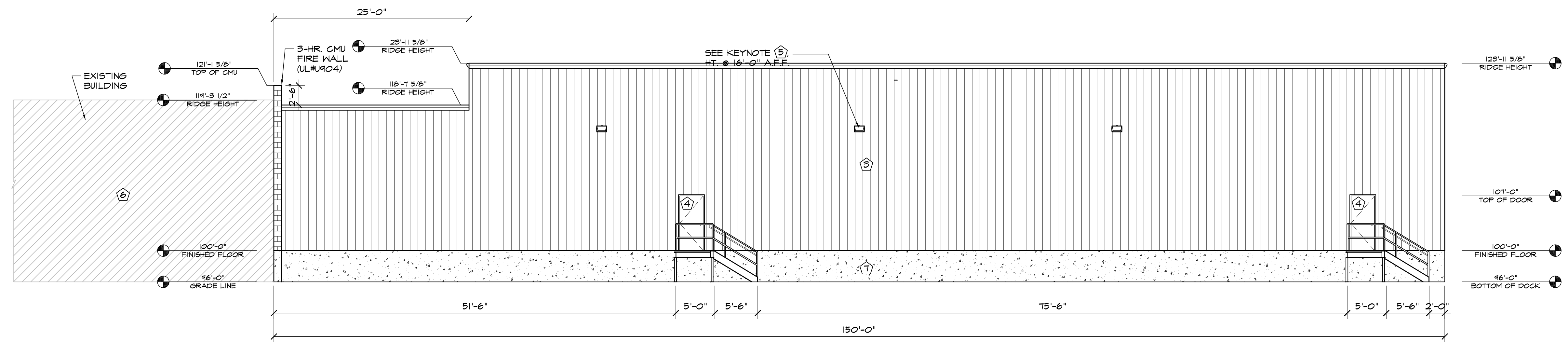
---	PROPERTY LINE	○	EXISTING FIRE HYDRANT
- - - -	RIGHT OF WAY	○	PROPOSED FIRE HYDRANT
---	BUILDING SETBACK	○	PROPOSED LIGHT POLE
---	LANDSCAPE SETBACK	○	
---	UTILITY/DRAINAGE EASEMENT	○	
---	ELECTRICAL EASEMENT	○	
---	PHONE EASEMENT	○	
---	ACCESS EASEMENT	○	
---	EXISTING CHAINLINK FENCE	○	
---	6" HIGH CONCRETE FENCE	○	
---	GAS LINE	○	
---	WATER LINE	○	
---	ELECTRICAL LINE	○	
---	SANITARY SEWER LINE	○	
---	PHONE LINE	○	
---	RETAINING WALL	○	
---	NEW SIDEWALK LOCATIONS	○	
---	W/ CONTROL JOINTS @ 5'-0" O.C.	○	

**Approved**  
By: Mark Gebhart  
On behalf of the PCD Executive Director  
Date: 11/07/2018  
El Paso County Planning & Community Development

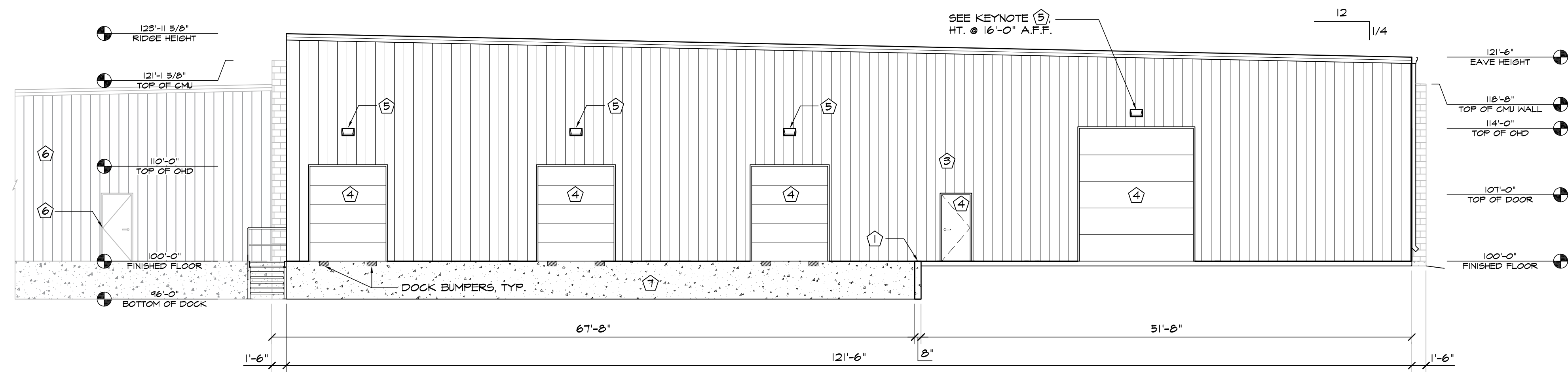
DATE: AUG. 16, 2018  
DRAWN BY: J. CANTERBERRY  
PROJ. MGR: J. BUTLER  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 10TT

RESUBMITTALS:  
9-17-18 COMMENTS 8-23-18  
11/18/18 FINAL SUBMITTAL

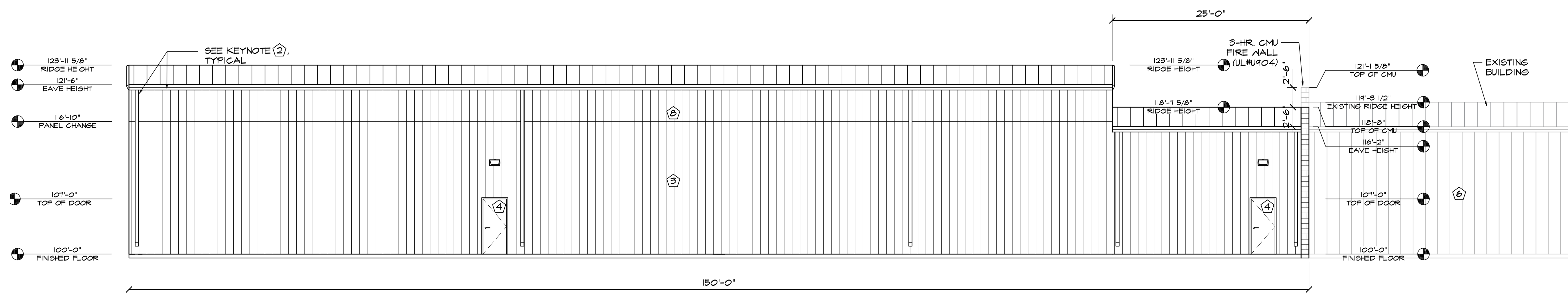




**2 WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**3 EAST ELEVATION**  
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
1	RETAINING WALL 8" CMU
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
4	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
5	WALL PACK LIGHT TOP OF LIGHT @ 12'-0" A.F.F., UNLESS NOTED OTHERWISE-SEE ELECT. PLANS
6	EXISTING TO REMAIN
7	EXPOSED CONCRETE FOUNDATION
8	PREFINISHED 26 GA. "PBR" TRANSLUCENT WALL PANELS BY METAL BUILDING PROVIDER

EL PASO COUNTY FILE NO. PPR-1831

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOODSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1589 FAX (719) 570-7008  
www.hammersconstruction.com

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**WOODFORD MFG.**  
WOODFORD - ADDITION  
2121 WAYNOKA ROAD  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

DATE: AUG. 16, 2018  
DRAWN BY: J. CANTERBERRY  
PROJ. MGR: J. BUTLER  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 10TT

RESUBMITTALS:  
9-17-18 COMMENTS 8-23-18

**DEMO PLAN LEGEND**

- EXISTING WALLS TO REMAIN
- AREAS TO BE DEMOLISHED
- OPENING TO BE IN-FILLED
- DEMO OPENING IN WALL

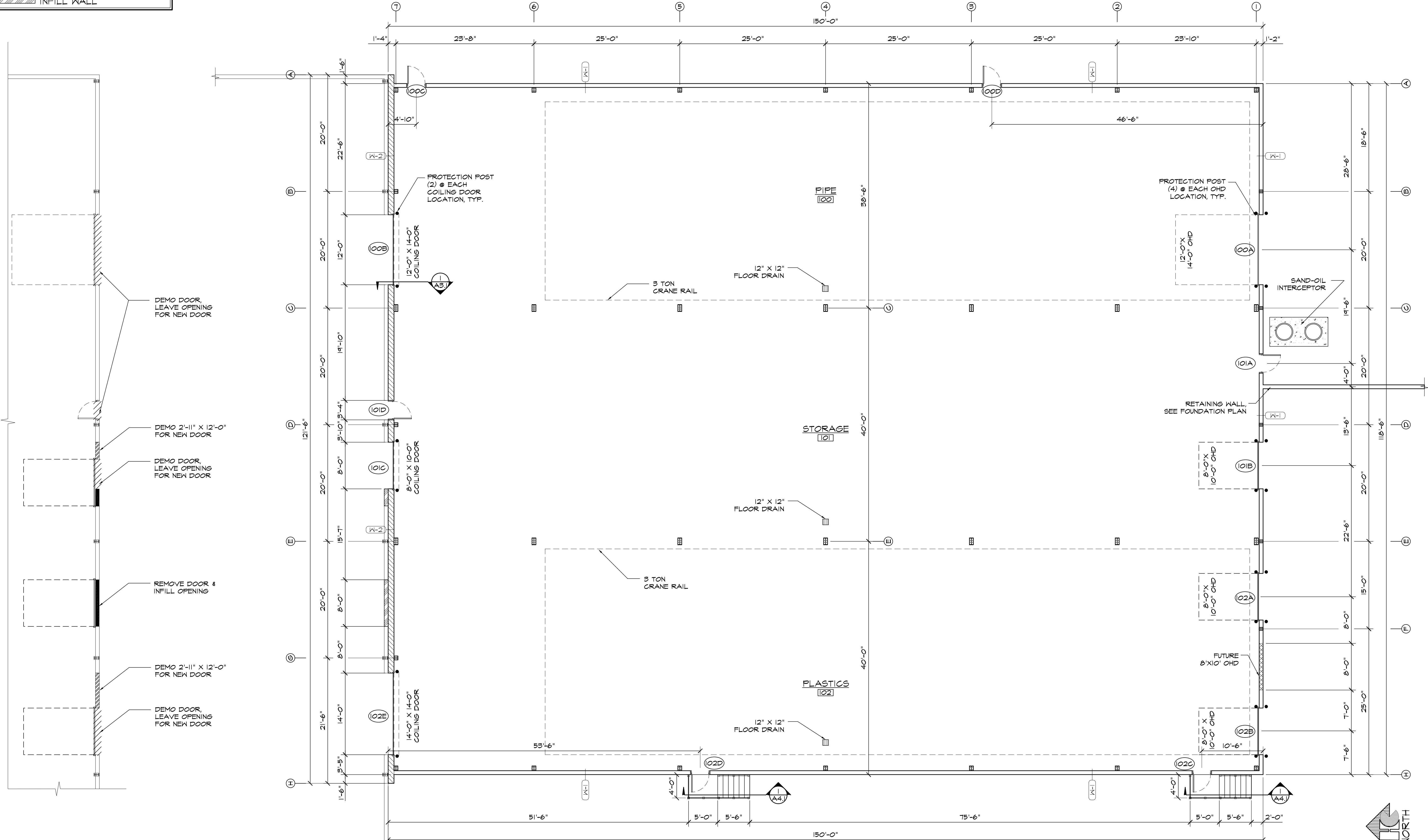
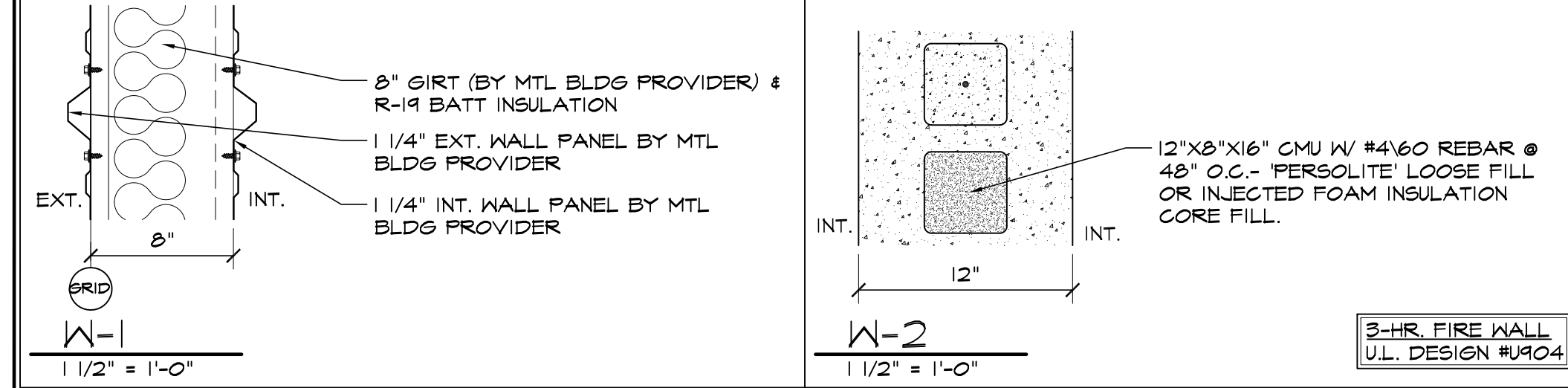
**FLOOR PLAN LEGEND**

- 3 HOUR FIREWALL
- FUTURE OVER HEAD DOOR
- INFILL WALL

**GENERAL NOTES**

- CONSULT CIVIL DRAWINGS FOR SITE LAYOUT, FINISHED GRADES, CATCH BASIN, STORM SEWER DESIGN AND UTILITY DESIGN.
- UNLESS NOTED OTHERWISE, ALL ELEVATIONS SHOWN ON THIS PLAN ARE IN RELATION TO FINISH FLOOR SET AT 100'-0".
- ALL SEWER, ELECTRICAL, PLUMBING AND MECHANICAL SHALL CONFORM WITH ALL LOCAL, STATE AND NATIONAL CODES.
- ALL STEEL ANGLES EXPOSED TO VIEW SHALL BE SHOP PRIMED AND PAINTED.
- DO NOT SCALE DRAWINGS.
- MECHANICAL TO PROVIDE INSULATED CURBS AT ALL EQUIPMENT.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
- MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTION, UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS, SIZES, THICKNESSES, MASSES, SLOPES AND TOP OF SLABS, FOUNDATIONS, AND GRADE BEAMS.
- FOUNDATIONS DETAILS SHOWN ON THE ARCHITECTURAL PLANS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. STRUCTURAL DETAILS SHALL GOVERN.
- PROVIDE AND INSTALL INTERIOR AND EXTERIOR SIGNAGE AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL OWNER PROVIDED ITEMS WILL BE COORDINATED BETWEEN THE OWNER AND CONTRACTOR, FOR COORDINATION OF TYPE AND REQUIREMENTS OF EQUIPMENT AND TIME REQUIREMENTS TO KEEP A SCHEDULE.
- REFER TO ELECTRICAL DRAWINGS FOR TRANSFORMER, SITE LIGHTING, SWITCH GEAR AND ALL OTHER RELATED ELECTRICAL INFORMATION AND DETAILS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING REFER TO CIVIL DRAWINGS.
- PROVIDE BACKER ROD AND SEALANT AT ALL INTERIOR PANEL JOINTS THAT ARE EXPOSED.

**WALL TYPE DETAILS**



**1 DEMO PLAN**  
SCALE: 1/8"=1'-0"

**2 FLOOR PLAN**  
SCALE: 1/8"=1'-0"

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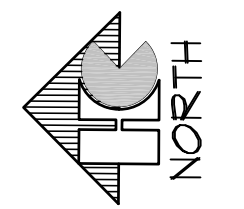
**WOODFORD MFG.**  
ADDITION  
212 WAYNOKA ROAD  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

DATE: OCT. 12, 2018  
DRAWN BY: J. CANTERBERRY  
PROJ. MGR: J. BUTLER  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 10TT

REVISIONS:

▲	11/6/18 / FINAL SUBMITTAL
▲	
▲	
▲	
▲	

**A1.1**  
FLOOR PLAN





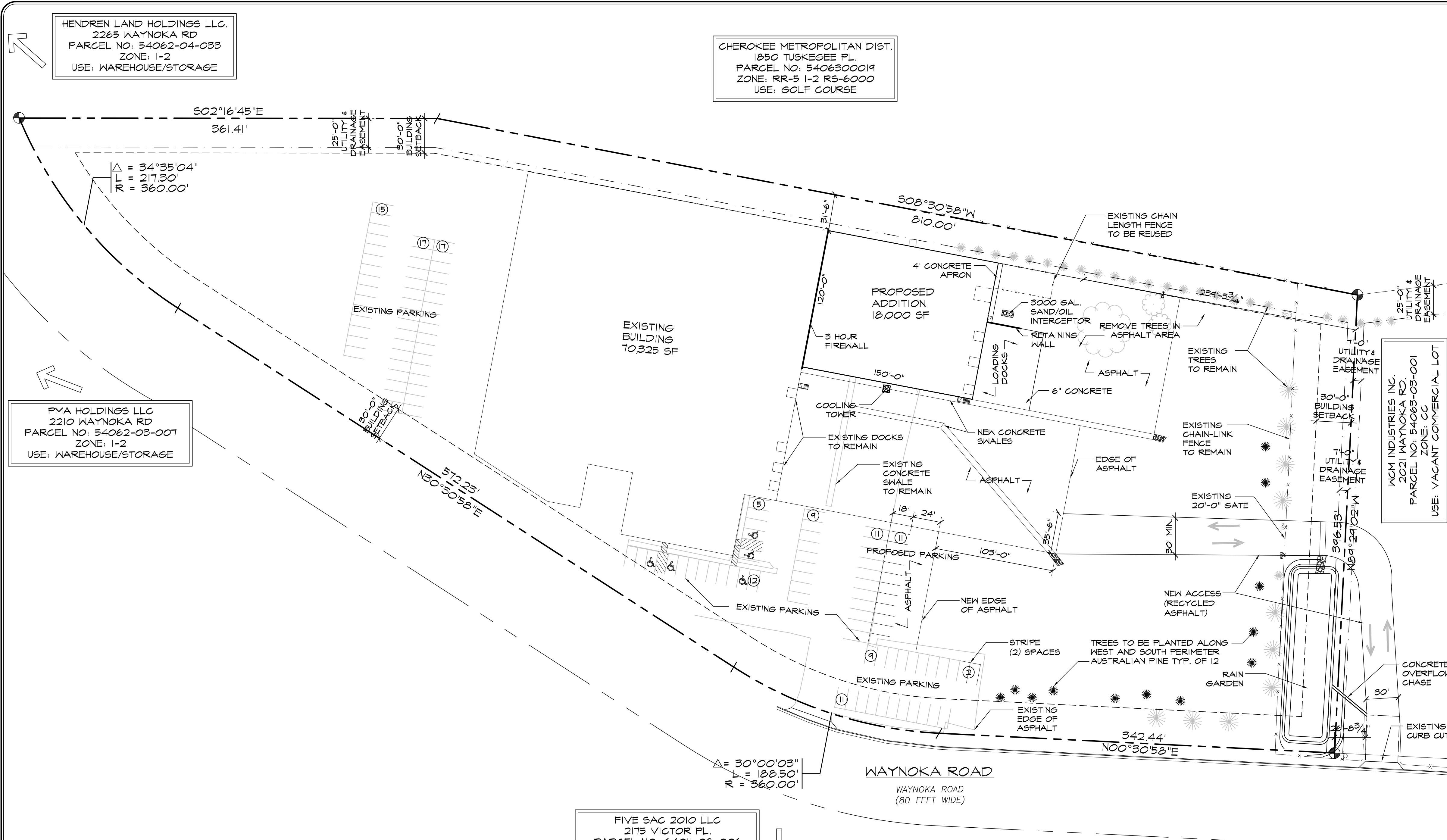
HENDREN LAND HOLDINGS LLC.  
2265 WAYNOKA RD  
PARCEL NO: 54062-04-033  
ZONE: I-2  
USE: WAREHOUSE/STORAGE

CHEROKEE METROPOLITAN DIST.  
1850 TUSKEGEE PL.  
PARCEL NO: 5406300019  
ZONE: RR-5 I-2 RS-6000  
USE: GOLF COURSE

PMA HOLDINGS LLC  
2210 WAYNOKA RD  
PARCEL NO: 54062-03-007  
ZONE: I-2  
USE: WAREHOUSE/STORAGE

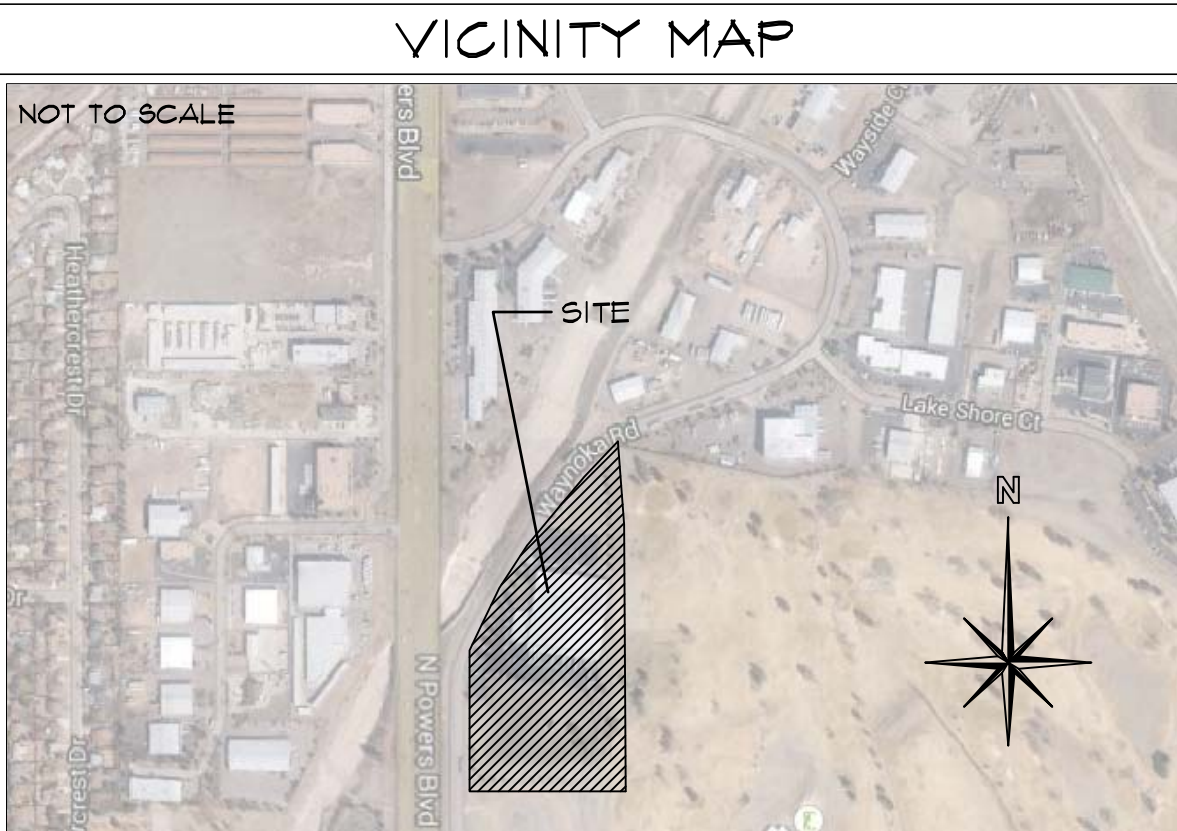
FIVE SAC 2010 LLC  
2175 VICTOR PL.  
PARCEL NO: 64011-02-006  
ZONE: C6 AO AP22 55 CU  
USE: WAREHOUSE/STORAGE

COLORADO SPRINGS CITY OF  
N. POWERS BLVD.  
PARCEL NO: 64001-000-55  
ZONE: PBC/CR AO AP22 55  
USE: POLITICAL SUBDIVISION



### DRAWING INDEX

- 1 of 6 - SITE PLAN, PROJECT INFORMATION, DETAILS
- 2 of 6 - UTILITY
- 3 of 6 - GRADING
- 4 of 6 - PHOTOMETRIC
- 5 of 6 - PHOTOMETRIC DETAILS
- 6 of 6 - BUILDING ELEVATIONS



### PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	WOODFORD MANUFACTURING CO 2121 WAYNOKA ROAD COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 1, BLK 1, WAYNOKA ROAD INDUSTRIAL
PARCEL NUMBER:	54062-05-001
ZONING:	I-3
LOT SIZE:	568,555 SF (8.42 ACRES)
CURRENT USE:	OFFICE/MANUFACTURING/WAREHOUSE STORAGE
FLOODPLAIN STATEMENT:	ZONE X WHITE (MAP NO. 08041C0152F, DATED MARCH 17, 1997)
<b>BUILDING INFORMATION</b>	
EXISTING BUILDING AREA:	70,325 SF
NEW BUILDING ADDITION AREA:	18,000 SF
BUILDING OCCUPANCY:	B/F-I/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
<b>ZONING CODE STUDY</b>	
PROPOSED ADDITION USE:	MANUFACTURING
STRUCTURAL COVERAGE OF LOT:	23%
NEW BLD ADD. STRUCTURAL HEIGHT:	22'-5-5/8"
EXISTING BUILDING HEIGHT:	19'-3 1/2"
FRONT YARD SETBACK:	50'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	30'-0"
<b>REQUIRED PARKING SPACES</b>	
EXISTING OFFICE AREA - 1/300 S.F.	5,247 S.F. = 17
EXISTING MANUFACTURING AREA - 1/750 S.F.	30,458 S.F. = 41
EXISTING WAREHOUSE & SHIPPING - 1/1,000 S.F.	34,640 S.F. = 35
NEW MANUFACTURING AREA - 1/750 S.F.	18,000 S.F. = 24
H.C. (1 SPACE/25 REQ'D)	5
TOTAL PARKING SPACES REQUIRED:	118
TOTAL PARKING PROVIDED:	118 (106 EXISTING)
H.C. SPACES PROVIDED:	5 (EXISTING)
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	FALL 2018
LANDSCAPING:	FALL 2018
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1598
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

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VICE PRES: DAVID J. HAMMERS  
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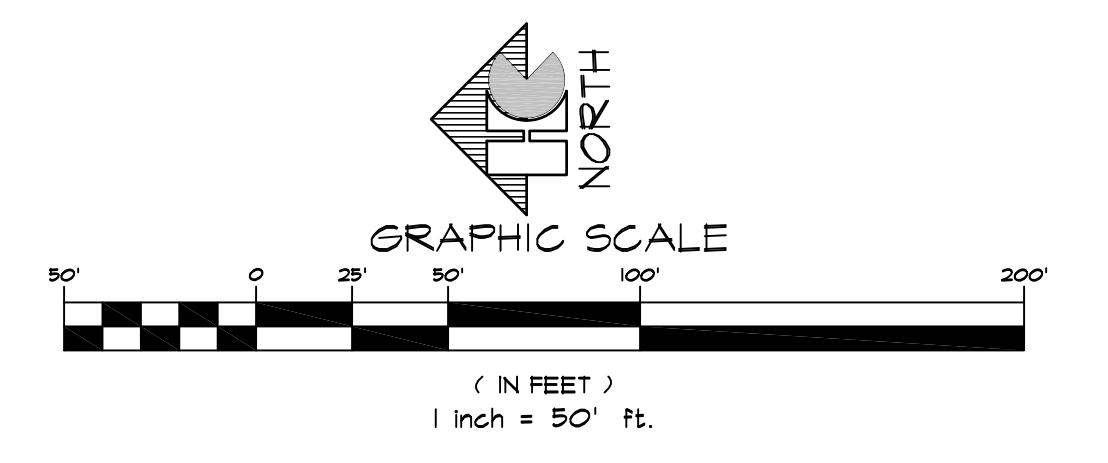
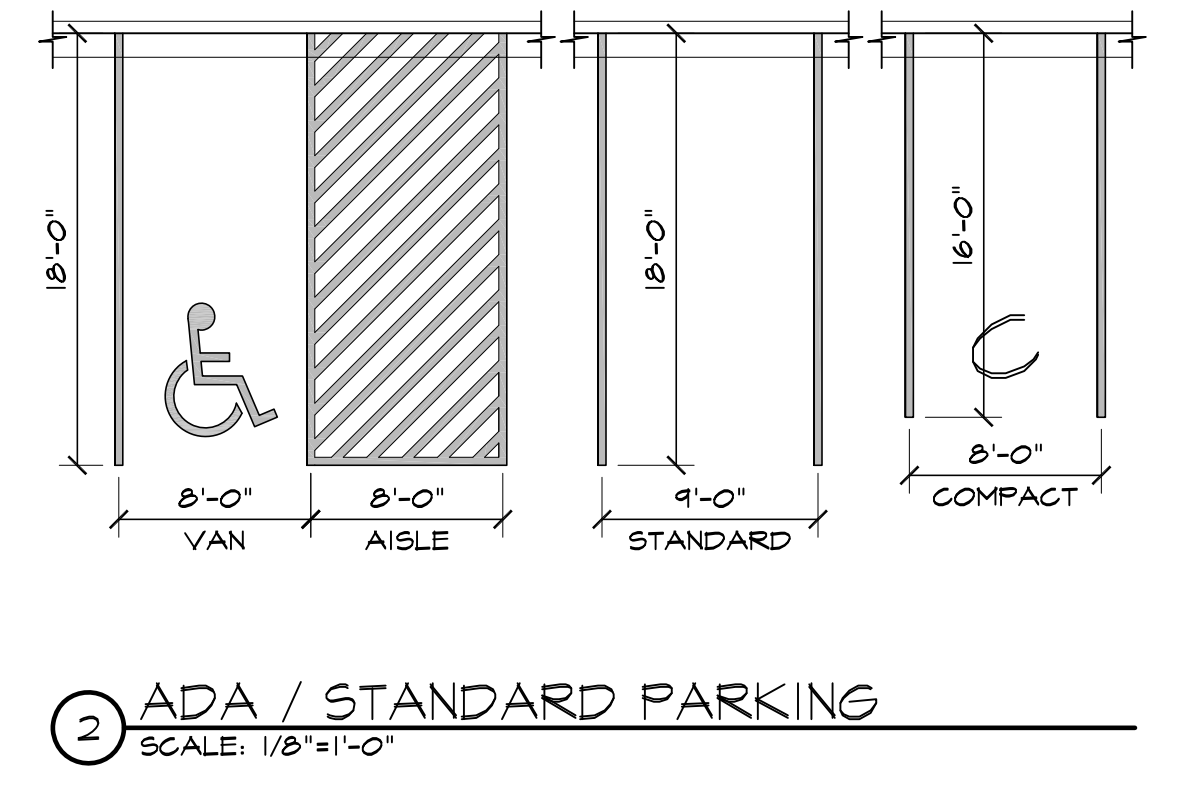
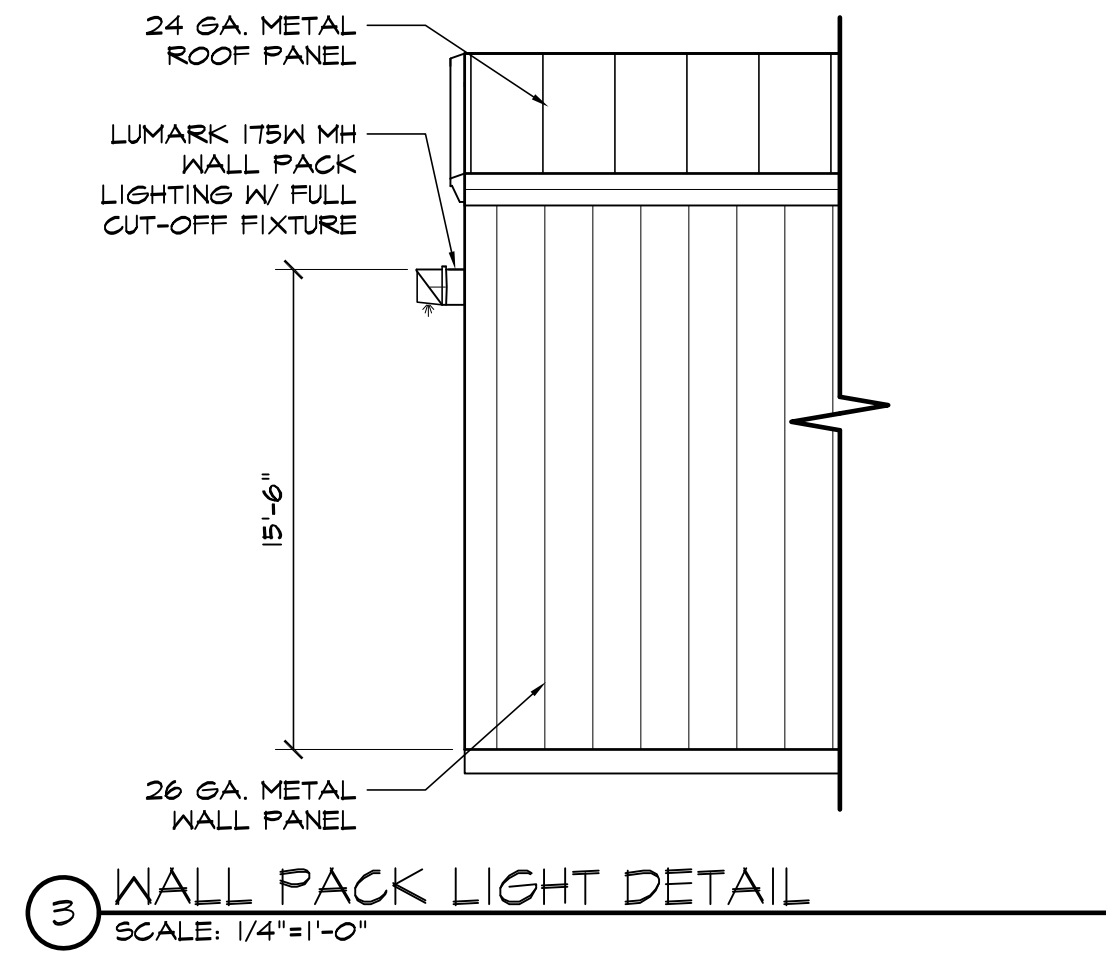
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## WOODFORD MFG.

WOODFORD - ADDITION  
2121 WAYNOKA ROAD  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

### 1 SITE PLAN

SCALE: 1"=50'-0"



### ADA NOTES

- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER

### SITE LEGEND

---	PROPERTY LINE	---	RIGHT OF WAY
---	BUILDING SETBACK	---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT	---	ELECTRICAL EASEMENT
---	PHONE EASEMENT	---	ACCESS EASEMENT
---	EXISTING CHAINLINK FENCE	---	6" HIGH CONCRETE FENCE
---	GAS LINE	---	WATER LINE
---	ELECTRICAL LINE	---	SANITARY SEWER LINE
---	PHONE LINE	---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS	---	W/ CONTROL JOINTS @ 5'-0" O.C.
---	PROPERTY CORNER	---	SIGN
---	TRAFFIC FLOW	---	PLANTED TREE
---	WALL PACK LIGHTING	---	ELECTRICAL TRANSFORMER
---	EXISTING FIRE HYDRANT	---	PROPOSED FIRE HYDRANT
---	PROPOSED LIGHT POLE	---	

DATE: AUG. 16, 2018  
DRAWN BY: J. CANTERBERRY  
PROJ. MGR: J. BUTLER  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 10TT

RESUBMITTALS:  
9-17-18 COMMENTS 8-23-18



CALCULATION ZONE 1 STATISTICS					
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN
CALCULATION ZONE	+	2.2 fc	10.0 fc	0.0 fc	N/A

SITE LIGHT FIXTURE SCHEDULE										
TYPE	MFR.	CATALOG NO.	LAMPS			MTG.	DESCRIPTION	NOTES	VOLTS	TOTAL WATTS
			QUAN.	WATT	TYPE					
WP1	LITHONIA	DSXW2 LED 30C 700 40K T4M MVOLT	1	71	LED	SURFACE	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 700mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC		120	71
WP2	LITHONIA	DSXW1 LED 10C 350 40K T2S MVOLT	1	13.3	LED	SURFACE	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 4000K, @ 350mA.		120	13.3



2 DSXW2 LED WALLPACK LUMINAIRE (WP1)  
ES1.1 SCALE: NONE



3 DSXW1 LED WALLPACK LUMINAIRE (WP2)  
ES1.1 SCALE: NONE

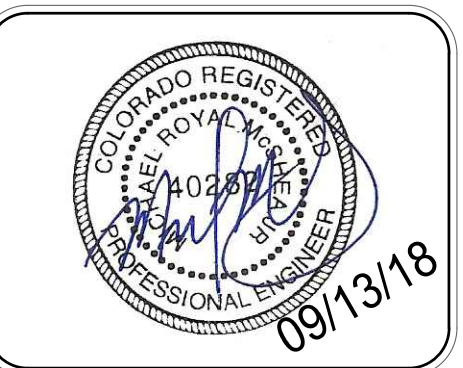
1 SITE PHOTOMETRIC PLAN  
ES1.1 SCALE: 1" = 30'-0"

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
111 WOODSET HEIGHTS  
COLORADO SPRINGS, CO 80915  
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**WOODFORD MFG.**  
WOODFORD - ADD. 2  
2121 WAYNOKA ROAD  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

**cShea Consulting, LLC**  
MECHANICAL • ELECTRICAL • PLUMBING  
4445 Northpark Dr., Suite 200  
Colorado Springs, CO 80907  
cshaeconsulting.com



DATE: SEPT. 14, 2018  
DRAWN BY: C.C.F.  
PROJ. MGR: Z. CRABTREE  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 18-973

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ES1.1**



