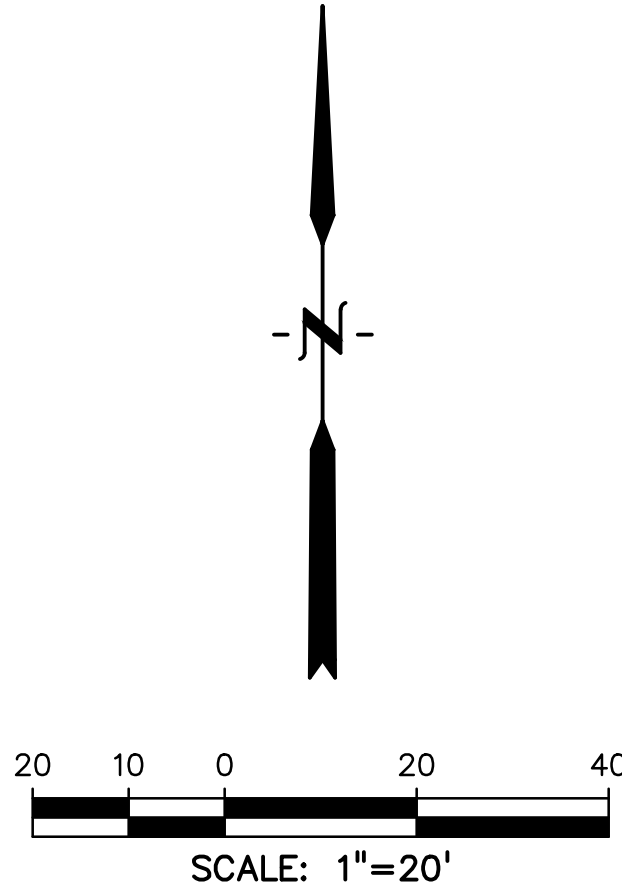


- LEGEND**
- EX. MINOR CONTOUR
  - EX. MAJOR CONTOUR
  - CURB FLOWLINE
  - PROPERTY BOUNDARY
  - G EXISTING GAS LINE
  - SS EXISTING SANITARY LINE
  - W EXISTING WATER LINE
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE
  - EXISTING SHRUBS

- NOTES:**
- ALL LANDSCAPING IS EXISTING. NO CHANGES ARE PROPOSED
  - ALL SIGNAGE IS EXISTING. NO CHANGES ARE PROPOSED
  - THERE IS NO EXISTING SITE LIGHTING
  - PER THE PLAT THERE ARE NO SIDE OR REAR LOT LINE PUBLIC UTILITY EASEMENTS



**811** Know what's below.  
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

**PREPARED BY:**

**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRGS, COLORADO 80905  
CONTACT: TIM D. McCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

**CLIENT:**

**CMG CORPORATION**  
6615 VINCENT DRIVE  
COLORADO SPRINGS, CO 80918  
CONTACT: CHRIS RICHARDSON  
719-573-0159

**DEVELOPMENT PLANS FOR:**

**MIKEY'S TOTAL CAR CARE**

COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/26/21
LATEST ISSUE	11/16/21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21541-00 SP01

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON BEHALF  
OF DREXEL, BARRELL & CO.

**DRAWING SCALE:**  
HORIZONTAL: 1"=20'  
VERTICAL: N/A

**PRELIMINARY  
SITE PLAN**

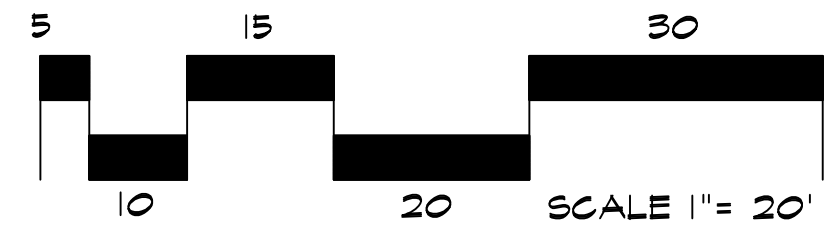
**PROJECT NO. 21541-00CSCV**  
**DRAWING NO.**



**SP01**

**SHEET: 2 OF 2**



INDUSTRIAL GROUP, LLC  
IRON SERVICE CENTER SUB  
ZONING: 1-2



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Protect Existing Grass
	Protect Existing Landscape (Existing native grass)

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY.  
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

**DOCUMENT NOTE**

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION QUALITY OR OTHER RATE OR PROGRAM ERRORS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

NOT FOR CONSTRUCTION

JOB NUMBER 1045-21

REVISIONS


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ORIGINAL DATE	10-21-21
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DRAWN BY: JM

DESCRIPTION:

\_\_\_\_\_

LANDSCAPE PLAN

SHEET NO. 144

### 1.1.1

**MIKEY'S TOTAL CAR CARE**  
6180 LAKE SHORE CT  
EL PASO COUNTY, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

**PREPARED FOR:**

For Approval Only

**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

100

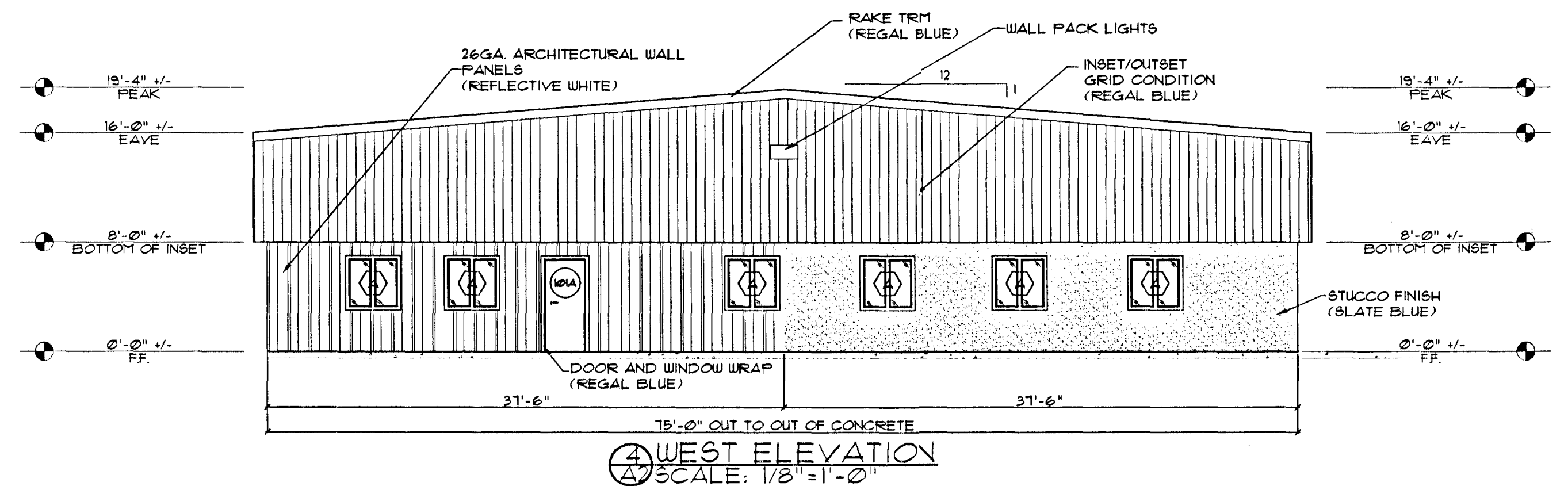
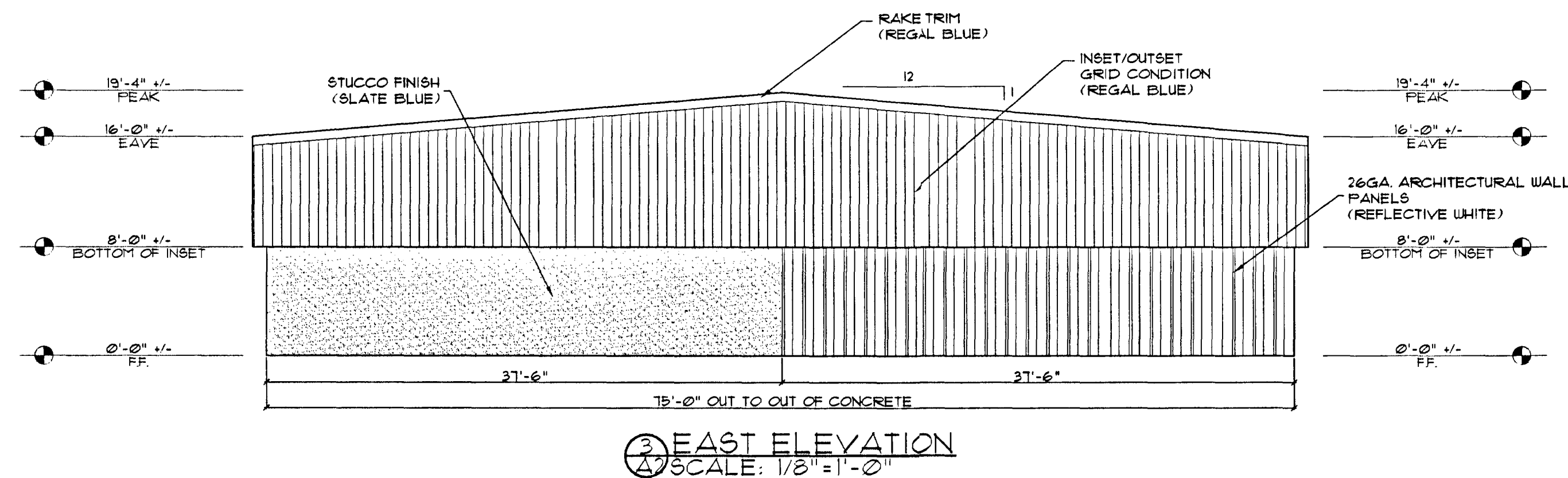
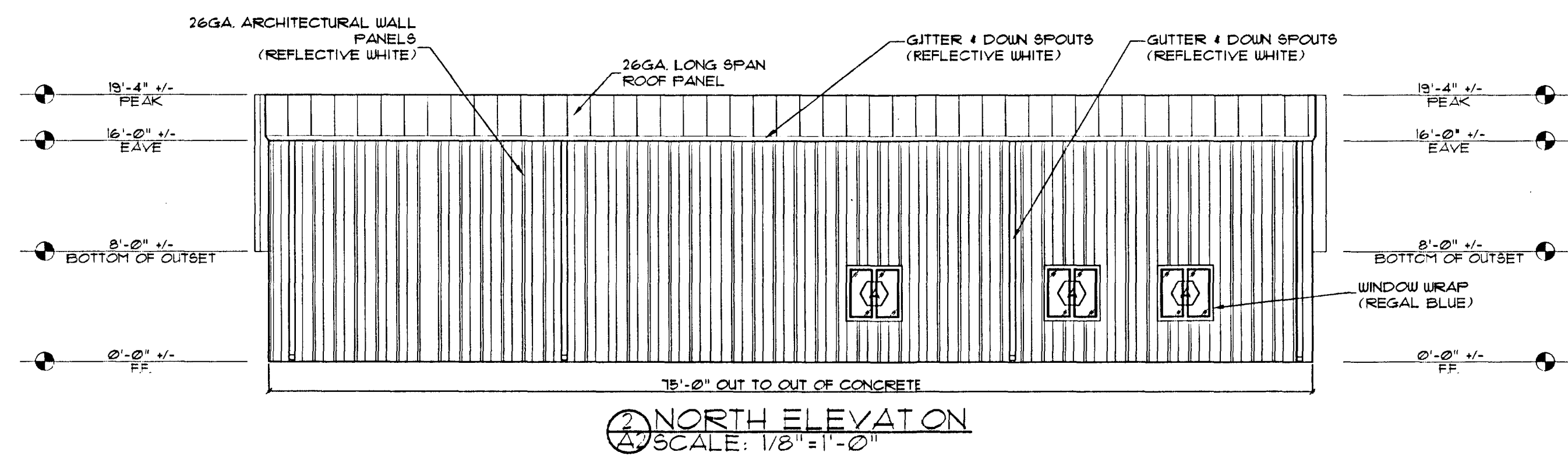
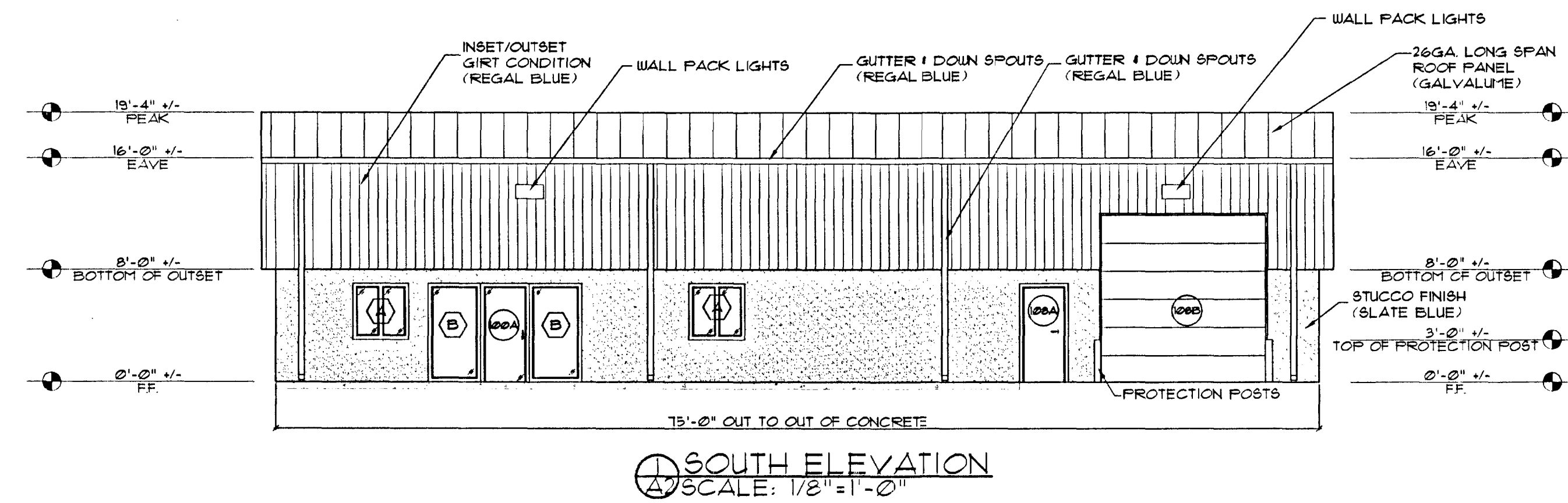
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**5350 NORTH ACADEMY BLVD. S.  
COLORADO SPRINGS, CO 80918**

**Phone 719-477-1646**  
**Fax 719-268-1122**

**HIGHER GROUND**  
DESIGNS



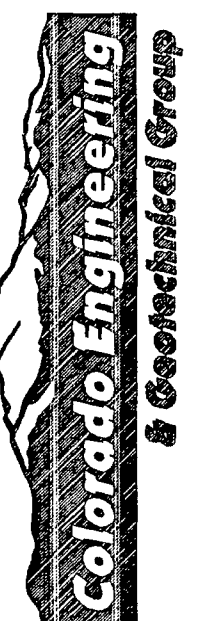


REGIONAL BLDG DEPT  
MAR 13 2001  
APPROVED BY TGC

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PEAK COMMUNICATIONS SYSTEMS, LLC  
6180 LAKE SHORE COURT  
COLORADO SPRINGS, CO  
80915

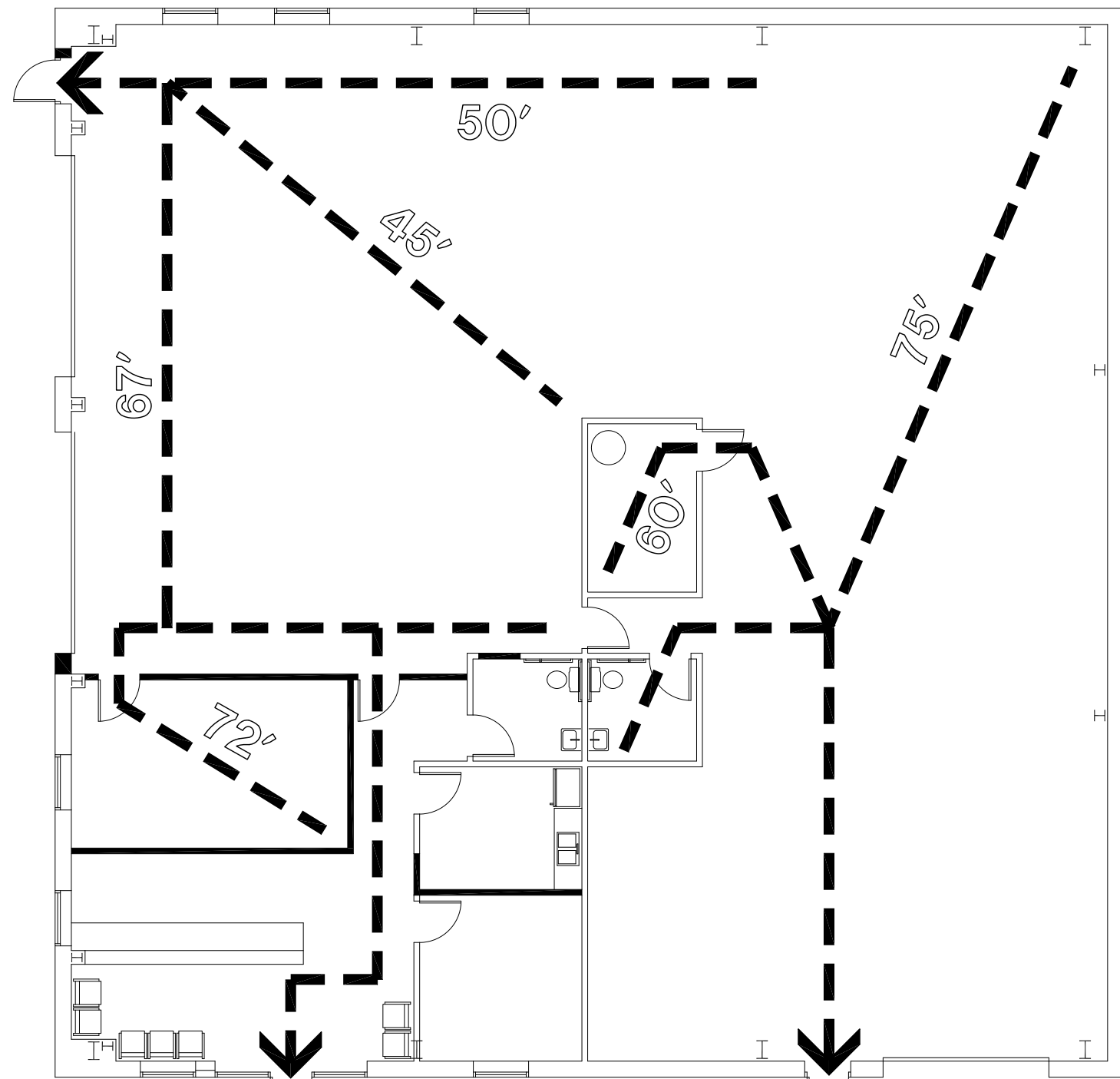
19375 Beacon Life Road  
Monument, Colorado 80132  
(719) 488 - 2145



DATE: FEBRUARY 19, 2001  
DRAWN BY: NICK DAIGNEAULT  
CHECKED BY: DAVE ROSE  
SCALE: SCALE: 1/8" = 1'-0"  
REVISED:  
REVISED:  
REVISED:  
REVISED:

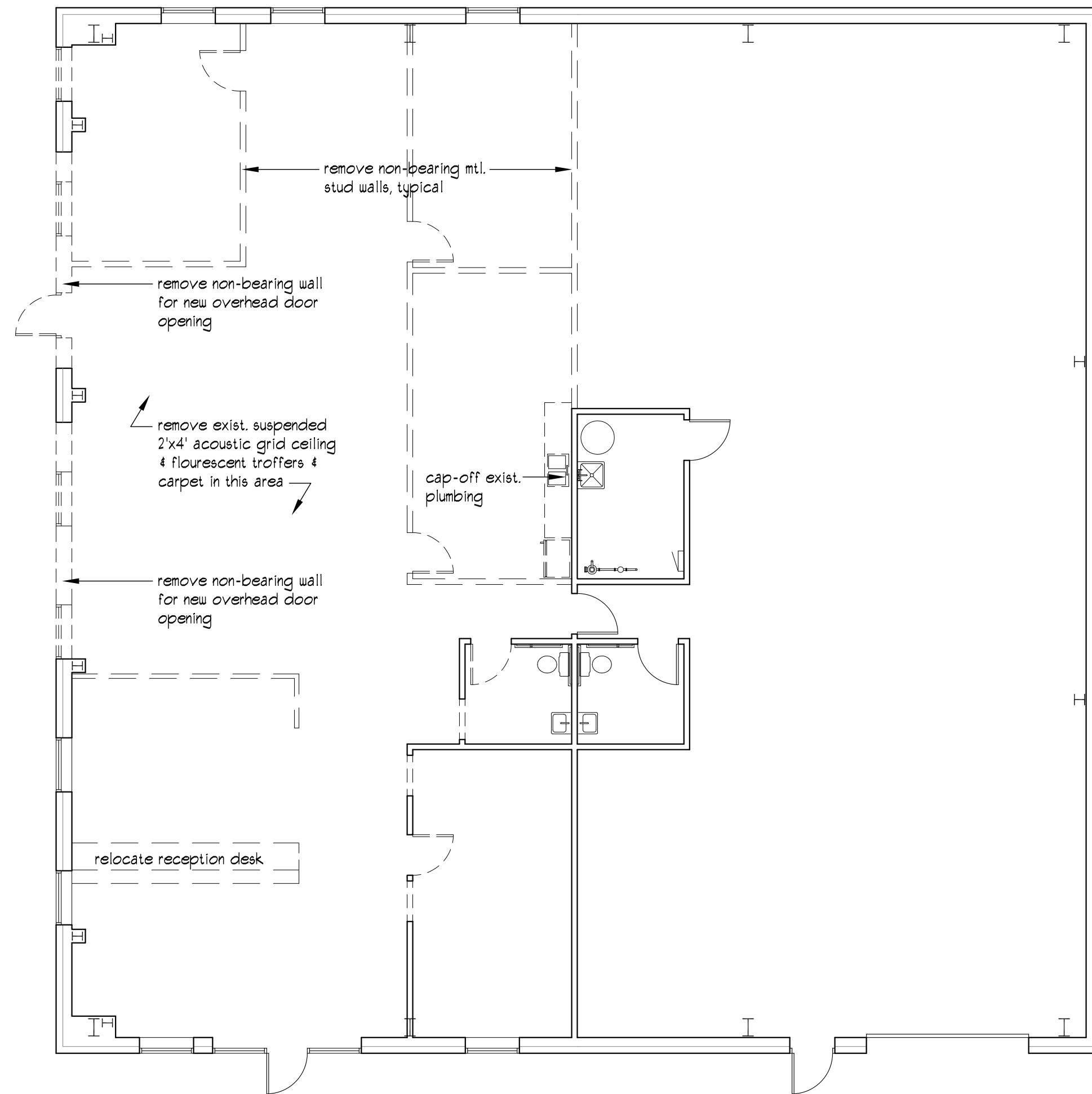
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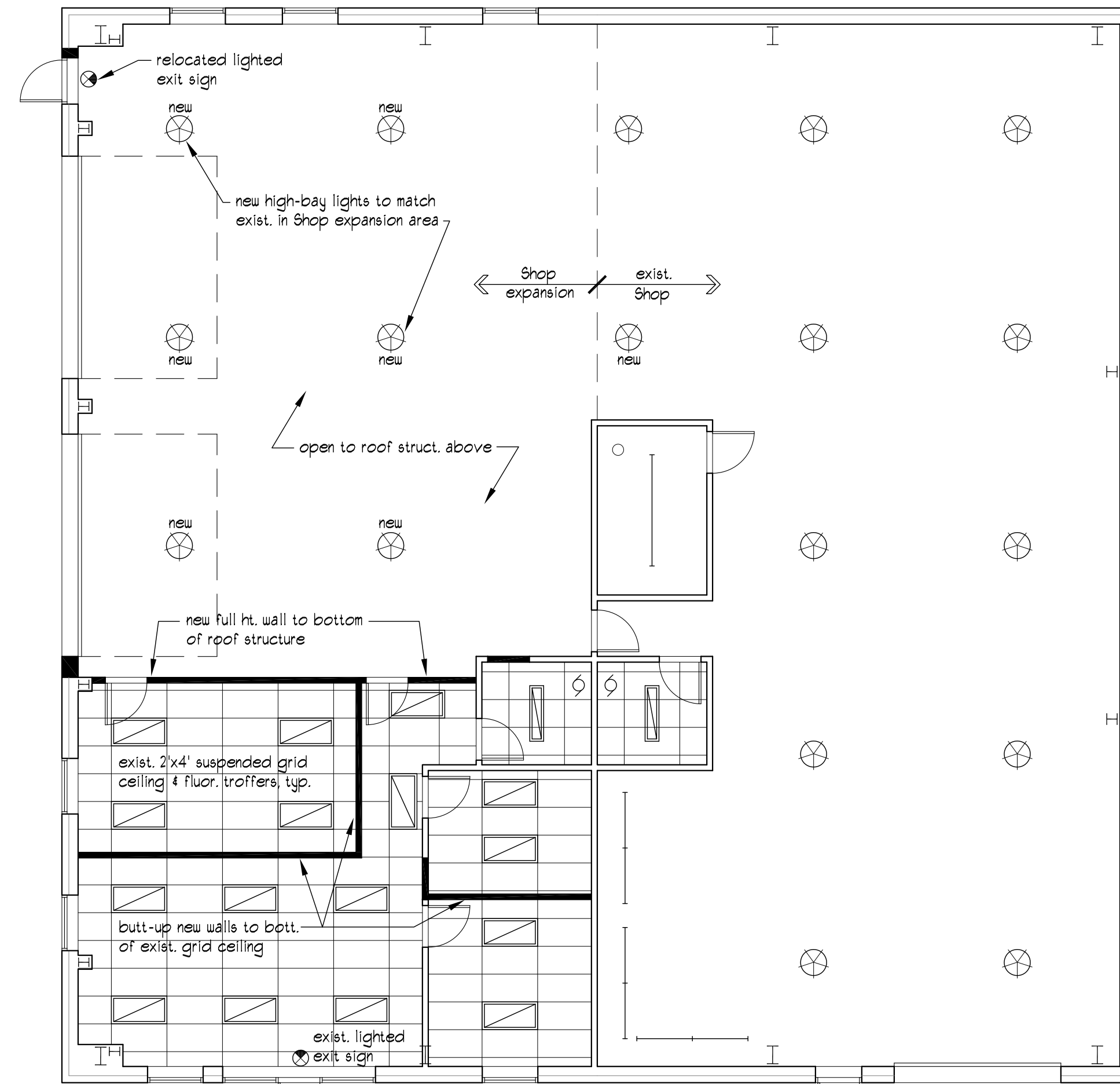
LIFE SAFETY PLAN

SCALE: 3/32" = 1'-0"



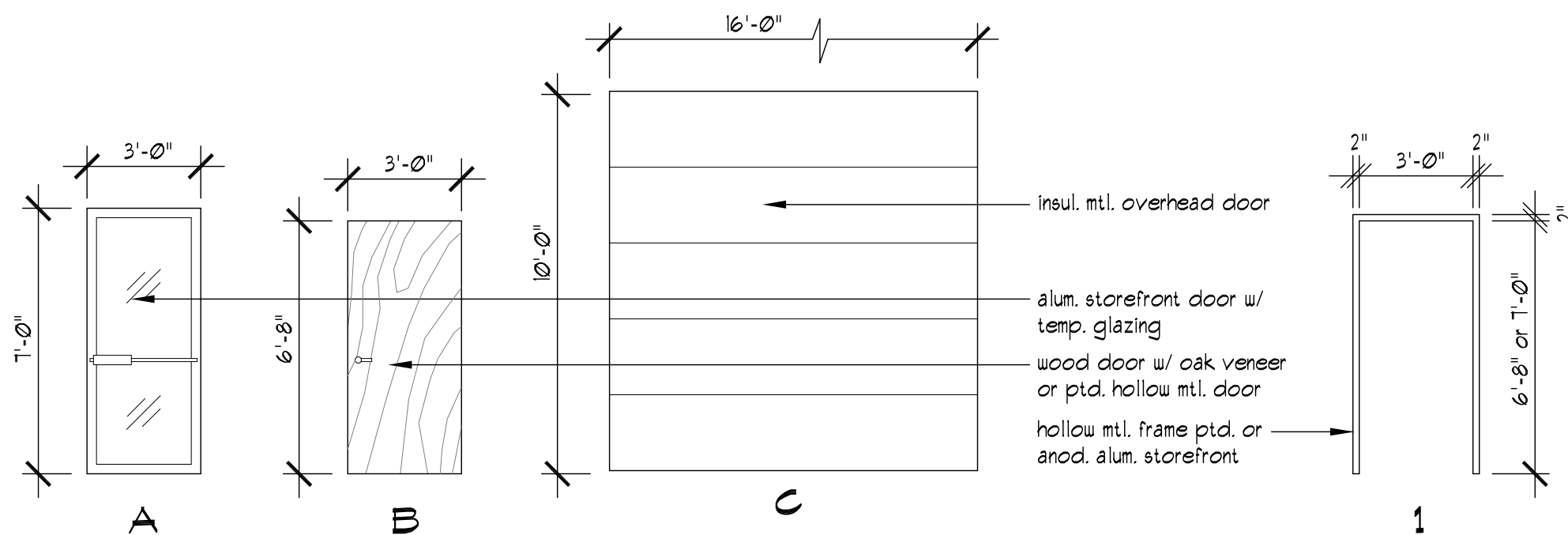
DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



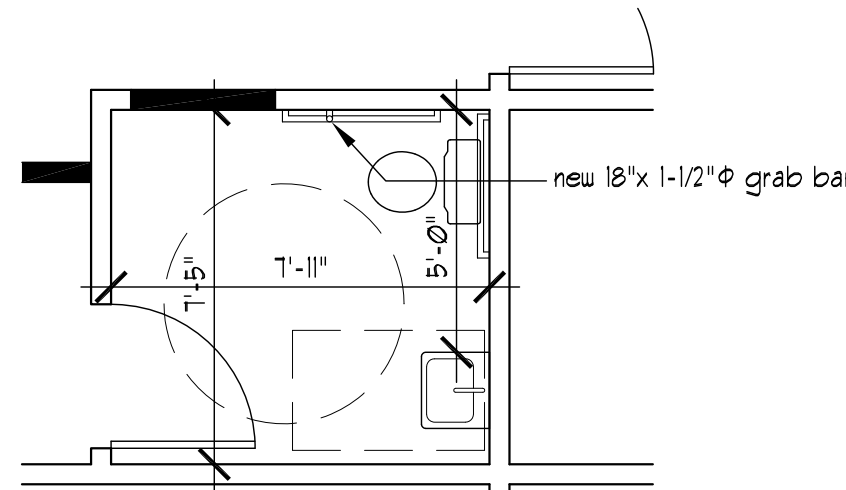
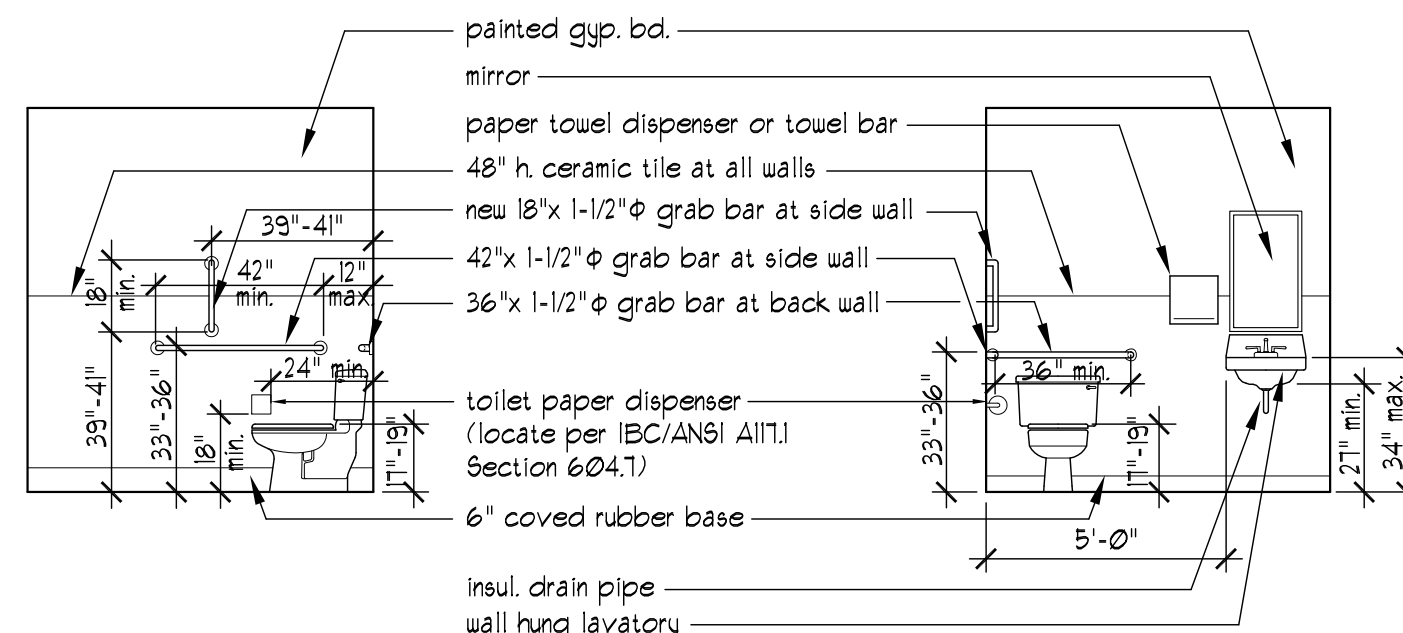
REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



DOOR & FRAME ELEVATIONS

SCALE: 1/4" = 1'-0"



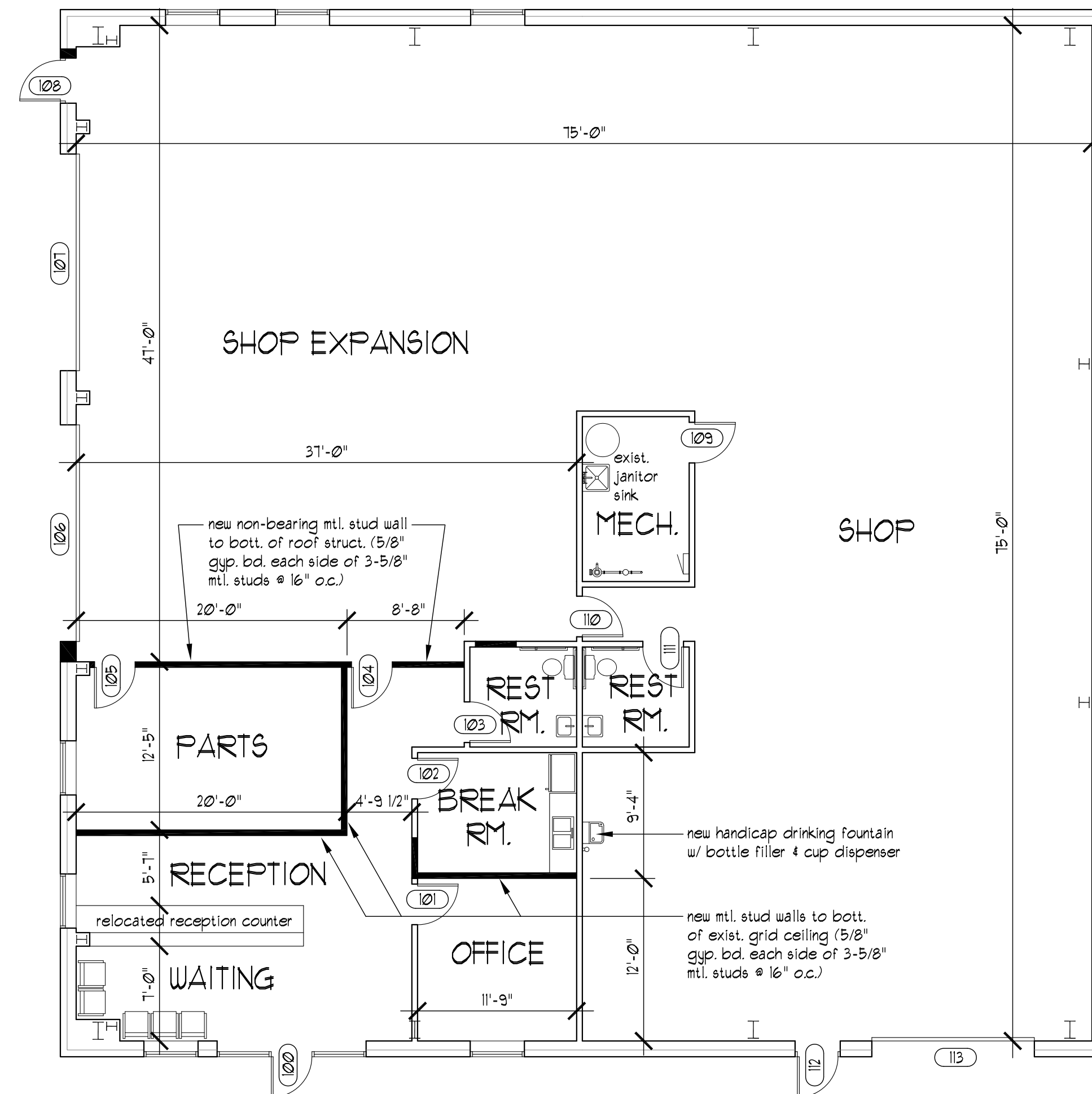
EXIST. REST ROOM PLAN & ELEVATIONS

SCALE: 1/4" = 1'-0"

### CODE ANALYSIS

2015 IBC & FPRBC 2011  
 NON-SEPARATED USE CLASSIFICATION  
 TYPE OF CONSTRUCTION:  
 OCCUPANCY CLASSIFICATION:  
 OCCUPANT LOAD:  
 WAITING AREA:  
 OFFICE & RECEPTION:  
 AUTO REPAIR SHOP:  
 MECH. ROOM:  
 RESTROOMS:  
 PARTS ROOM:  
 ALLOWABLE FLOOR AREA:  
 STORIES:  
 BUILDING HEIGHT:  
 BUILDING AREA:

11-B NON-SPRINKLERED  
 S-1 (AUTO REPAIR SHOP) / B (OFFICE AREA)  
 34 TOTAL  
 5 SEATS  
 6 (588 SF ÷ 100)  
 21 (4,288 SF ÷ 200)  
 1 (113 SF ÷ 300)  
 0 (142 SF ACCESSORY USE)  
 1 (283 SF ÷ 300)  
 17,500 SF  
 1  
 19'  
 5,625 SF

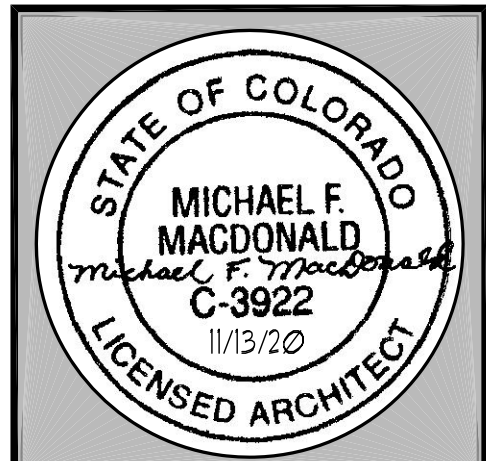


FLOOR PLAN

SCALE: 1/8" = 1'-0"



DOOR NO.	DOOR & FRAME SCHEDULE								REMARKS
	SIZE	MATL	FIN	TYPE	LABEL	MATL	FIN	TYPE	
100	EXIST. 3'-0"x1'-0"	ALUM	ANOD	A	---	ALUM	ANOD	---	SINGLE ACTION INDICATOR LOCKSET PER IFC 1010.19.3 2, CLOSERS, SIGNAGE ABOVE DOOR "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
101	3'-0"x6'-8"	WD	ST	B	---	HM	PT	I	LOCKSET
102	RELOCATED 3'-0"x6'-8"	WD	ST	C	---	HM	PT	I	PASSAGE SET
103	EXIST. 3'-0"x6'-8"	WD	ST	B	---	HM	PT	I	PRIVACY LOCKSET
104	3'-0"x6'-8"	WD	ST	B	---	HM	PT	I	LOCKSET
105	3'-0"x6'-8"	WD	ST	B	---	HM	PT	I	LOCKSET
106	16'-0"x10'-0"	ALUM	ANOD	C	---	---	---	---	OVERHEAD DOOR
107	16'-0"x10'-0"	ALUM	ANOD	C	---	---	---	---	OVERHEAD DOOR
108	RELOCATED 3'-0"x1'-0"	HM	PT	B	---	HM	PT	I	LOCKSET & LEVER HANDLE
109	EXIST. 3'-0"x6'-8"	WD	ST	B	---	HM	PT	I	LOCKSET
110	EXIST. 3'-0"x6'-8"	WD	ST	B	---	HM	PT	I	PASSAGE SET
111	EXIST. 3'-0"x6'-8"	WD	ST	B	---	HM	PT	I	PRIVACY LOCKSET
112	EXIST. 3'-0"x1'-0"	HM	PT	B	---	HM	PT	I	LOCKSET & LEVER HANDLE
113	EXIST. 10'-0"x12'-0"	ALUM	ANOD	C	---	---	---	---	OVERHEAD DOOR



PROJECT NO.: 2025	DATE: 11/13/20	DRAWN BY: MFY	CHECKED BY: MFY	SCALE: AS NOTED
REVISIONS:				

**MACDONALD & associates**  
 architects/planners  
 422 E. Vermo, Suite 205  
 Colorado Springs, Colorado 80903  
 (719) 473-1233

**MIKEY'S AUTOMOTIVE REMODEL**  
 6180 LAKE SHORE COURT  
 COLORADO SPRINGS, COLORADO

SHEET  
**A-1**  
 OF 1