THE PROPERTY IS SUBJECT TO THE AVIGATION EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS FOR PASSAGE OF ALL AIRCRAFT. BOOK 2578 AT PAGE 604.

NOTE:

• FAA Form 7460-1: If use of equipment (permanent or temporary) will exceed height of existing building height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities; FAA's website (https://oeaaa.faa.gov/oeaaa/external/portal.jsp).

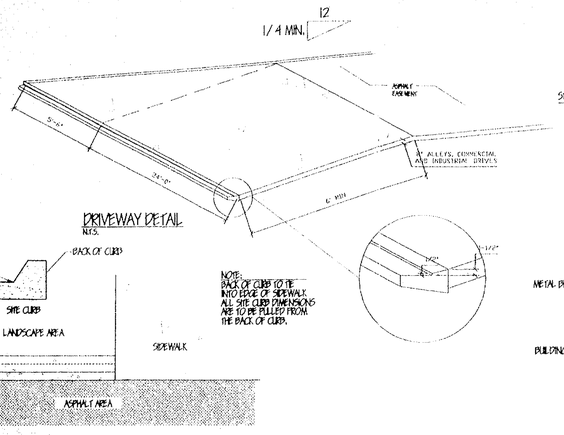
ASPEN LEAF INC.

TITLE PAGE / PAGE DEFINITION

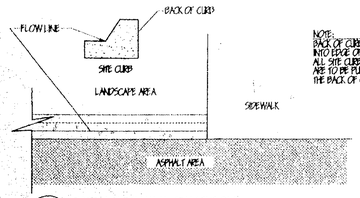
S1 - SITE PLAN (SITE LAYOUT MASTER ONLY)
L1 - LANDSCAPE PLAN (LANDSCAPING ONLY)
D1 - DRAINAGE PLAN (DRAINAGE ONLY)
U1 - **PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN**
F1 - FOUNDATION PLAN (GENERAL FOUNDATION LAYOUT)
A1 - FLOOR PLAN (GENERAL LAYOUT OF INTERIOR CONSTRUCTION)
A2 - ELEVATION PLAN (EXTERIOR BUILDING APPEARENCE)
A3 - DETAIL PAGE (GENERAL DETAILS ONLY)
P1 - PLUMBING PLAN (INTERNAL PLUMBING CONST. ONLY)
M1 - MECHANICAL PLAN PLAN (HEATING CONST. ONLY)
E1 - ELECTRICAL PLAN (BUILDING ELECTRICAL ONLY)

** DO NOT SCALE OFF PLANS **

HAMMERS CONSTRUCTION INC.
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
3460 CAPITAL DRIVE 719-570-1599
COLORADO SPRINGS, COLORADO 80915

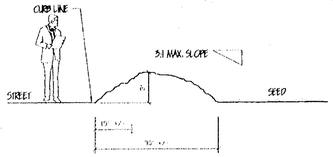


DRIVEWAY DETAIL
N.T.S.

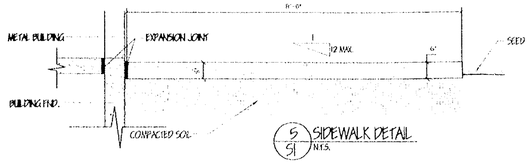


NOTE:
BACK OF CURB TO BE INTO EDGE OF SIDEWALK. ALL SITE CURB DIMENSIONS ARE TO BE PULLED FROM THE BACK OF CURB.

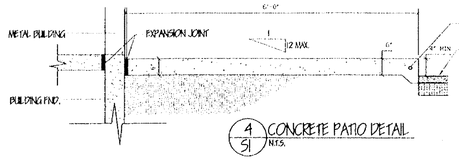
2/S1 CURB / SIDEWALK TRANSITION
N.T.S.



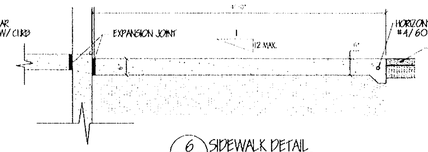
3/S1 BERM DETAIL
N.T.S.



5/S1 SIDEWALK DETAIL
N.T.S.

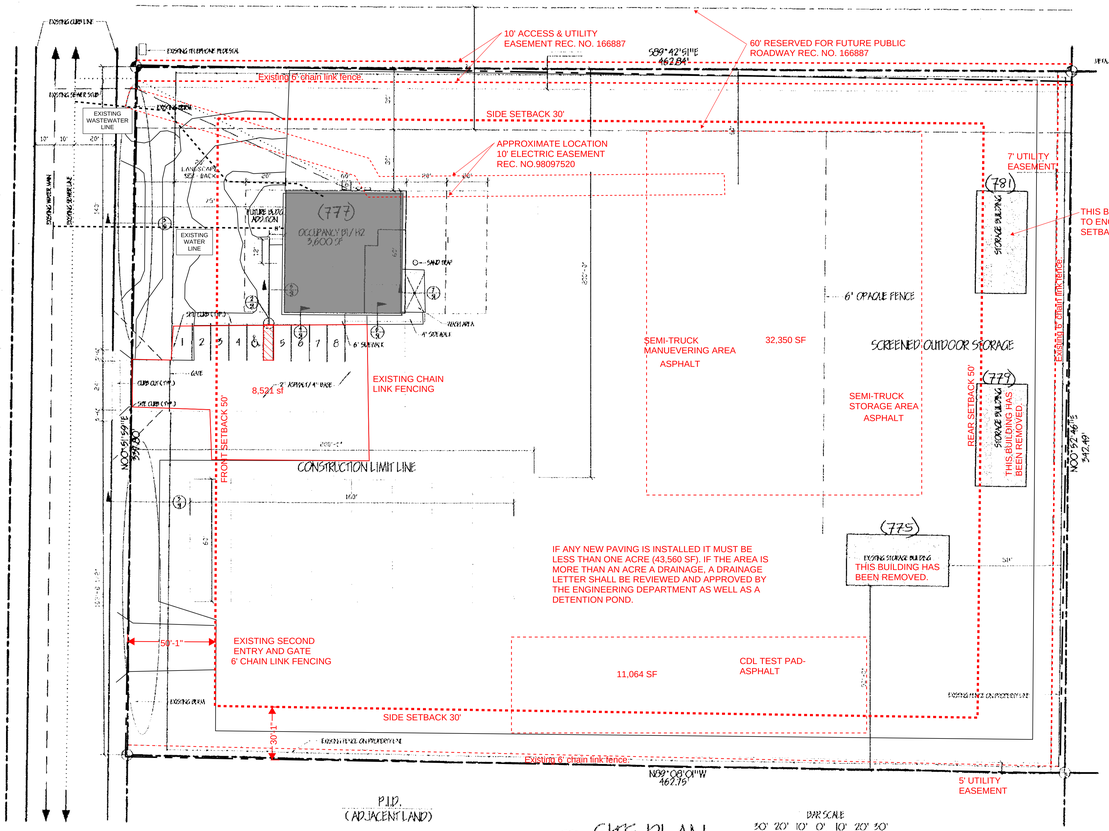


4/S1 CONCRETE PATIO DETAIL
N.T.S.



6/S1 SIDEWALK DETAIL
N.T.S.

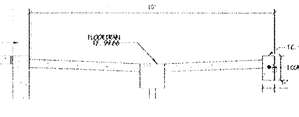
P.I.D.
(ADJACENT LAND)



P.I.D.
(ADJACENT LAND)

1/S1 SITE PLAN
SCALE: 1"=30'

BAR SCALE
30' 20' 10' 0' 10' 20' 30'
SCALE: 1" = 30'



7/S1 FLOOR DRAIN DETAIL
SCALE: 1/2"=1'-0"

FUTURE USE NOTE:
ADDITIONAL LANDSCAPING AND PARKING WILL BE REQUIRED ALONG WITH AN AMENDED DEVELOPMENT PLAN, WHEN BUILDING ADDITIONS ARE REQUESTED.

P.I.D.
(ADJACENT LAND)

2026 AMENDMENT- We propose to move a CDL Semi-Truck driving school into the existing building.

NOTES:

THE APPROVAL OF THIS REPLAT VACATED ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

SEWER SERVICE TO THIS PROPERTY IS PROVIDED BY COLORADO METROPOLITAN DISTRICT.

WATER SERVICE TO THIS PROPERTY IS PROVIDED BY THE COLORADO METROPOLITAN DISTRICT.

ELECTRIC SERVICE TO THIS PROPERTY IS PROVIDED BY THE CITY OF COLORADO SPRINGS, ELECTRIC DIVISION

GAS SERVICE TO THIS PROPERTY IS PROVIDED BY THE CITY OF COLORADO SPRINGS, GAS DIVISION.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

THE PROPERTY IS SUBJECT TO THE AVIGATION EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS FOR PASSAGE OF ALL AIRCRAFT, BOOK 5578 AT PAGE 804.

NO BUILDING PERMITS SHALL BE AUTHORIZED WITHIN THE 100-YEAR FLOODPLAIN AREAS UNTIL SUCH TIME AS THE FLOODPLAIN DESIGNATION IS MERGATED THROUGH THE APPROPRIATE PROCESS AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS. AN EROSION CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION WITH EACH BUILDING PERMIT.

A SOILS ENGINEER SHALL BE RETAINED BY THE DEVELOPER DURING ALL CONSTRUCTION ON SITE.

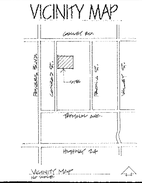
NO MAN-MADE OR NON-MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 50:1 AIRPORT APPROACH SURFACE.

ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

TURNING MOVEMENTS ONTO GALLEY ROAD FROM CONRAD STREET MAY, AT A FUTURE DATE, BE RESTRICTED TO RIGHT-IN/RIGHT-OUT ONLY.

PROJECT INFORMATION

VICINITY MAP



THIS IS TO CERTIFY THAT THE EXISTING METAL BUILDING, WHEN ERECTED IN ACCORDANCE WITH AMERICAN BUILDINGS COMPANY'S ERECTION DRAWINGS, THE BUILDING WILL CARRY THE FOLLOWING LOADS: (SEE ATTACHED DRAWINGS)
DEAD LOADS: ACTUAL WEIGHT OF COMPONENTS FURNISHED BY A.B.C.
LIVE LOAD: N/A
RAFTERS: 30.0 PSF NON-REDUCIBLE
PURLINS: 30.0 PSF NON REDUCIBLE
WIND LOAD: 80.0 PSF EXPOSURE "C"
COLLATERAL LOAD: 5 PSF
SEISMIC ZONE: #1
THESE LOADS AND LOAD COMBINATIONS MEET THE REQUIREMENTS OF THE 1991 UNIFORM BUILDING CODES AND THE 1994 PIKES PEAK REGIONAL BUILDING CODES.

ZONING OF LOT:	I-2 CAD-O
EXISTING BUILDING HEIGHT:	19' (MAX)
TYPE OF CONSTRUCTION:	II-N
OCCUPANCY:	B1/H2
BUILDING SIZE:	3,600 SF
LOT SIZE:	197,419 SF
PAVED AREAS:	8,521 SF
PAVED PARKING AREAS:	8,521 SF
PAVED DRIVE AREAS:	4,181 SF
NUMBER OF PARKING SPACES REQ'D:	8
NUMBER OF PARKING SPACES PROVIDED:	8

BUILDING DESCRIPTION: SHELL, PRE-ENGINEERED METAL BUILDING WITH 26 GA. COLORED WALL PANELS AND 26 GA. LONG SPAN ROOF PANELS.
DEVELOPMENT SCHEDULE:
CONSTRUCTION: 2026
LANDSCAPING: 2026

APPLICANT:
YOW Architects
115 S. Weber St. Suite 200
Colorado Springs CO 80903
Brad Nichols
719-475-8133

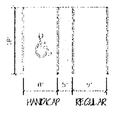
Owner:
Conrad IOS LLC
5555 DTC Parkway Suite 375
Greenwood Village CO 80111
C/O Cory Gross
303-328-2019

LEGAL DESCRIPTION:
LOT 1
KAY TEE SUBDIVISION FILING No. 7A
EL PASO COUNTY, COLORADO

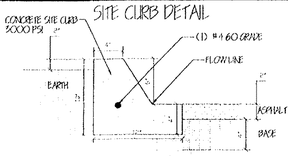
DEVELOPER CONTRACTOR: Proprietary School
STRUCTURAL USE:
This property shall be used for a CDL School, the building shall be used for classroom instruction and the lot shall be used for

PARKING SCHEDULE / DETAIL

SPACE I.D.	DESCRIPTION
H.C.	HANDICAP PARKING SPACE
I-8	STANDARD PARKING SPACE



SITE CURB DETAIL



N.T.S.

NORTH

A.S.MMERS CONSTRUCTION INC.

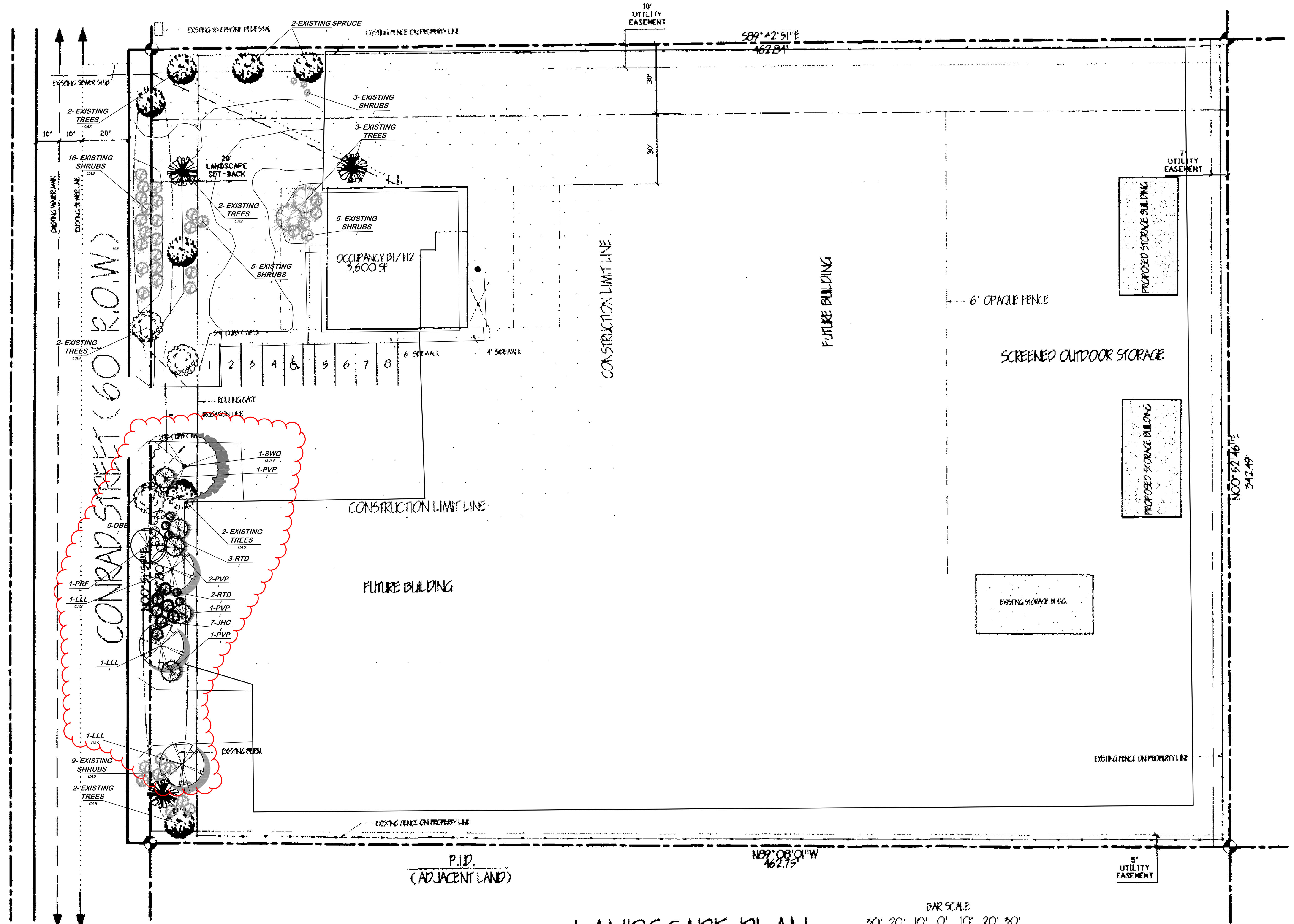
DATE: 8 DECEMBER 07
DRAWN BY: MATT REDLIN
CHECKED BY: EL PASO CO.

LOCATION: 775 CONRAD STREET COLORADO SPRINGS, CO 80915

PROJECT: LANDSCAPE MAINTENANCE INC.

S1
1

Trees shall not be planted in an easement and shall maintain a 6-foot minimum separation from electric and gas distribution lines.



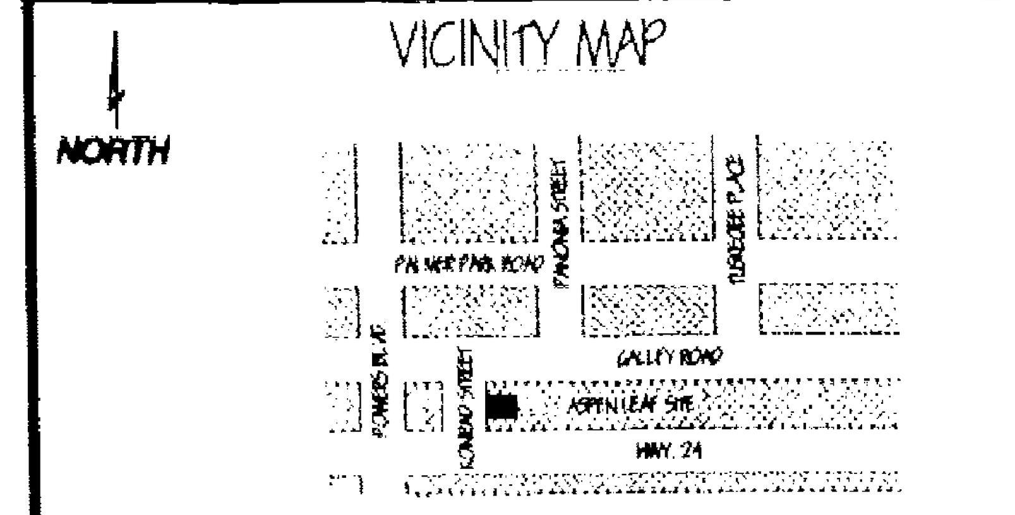
1 / L1 LANDSCAPE PLAN

SCALE: 1" = 30'

BAR SCALE 30' 20' 10' 0' 10' 20' 30' SCALE: 1" = 30'

PROJECT INFORMATION

VICINITY MAP



LANDSCAPING LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANTING SIZE
	4	SHADEMASTER HONEYLOCUST	GLADITALA TRACENTHOS	1 1/2" CALIPER
	7	AUSTRAILIAN PINE	PINUS NIGRA	6'
	14	SPRUCE	PICEA PUNGENS	6'
	2	CANADIAN RED CHERRY	PRUNUS SP.	1 1/2" CALIPER
	10	SNOWMOUND SPIREA	SPIREA NIPPONICA SNOWMOUND	#5 CONT.
		SEED		31,315 SF
		ROCK	3/4" RIVER ROCK	608 SF

WATERING & SEED NOTE:

ALL TREE'S AND SHRUBS WILL BE HAND WATERED, GERMINATION SHALL NOT HAVE A BARE SPOT GREATER THAN 6".

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS

Plant Label Code	Street Name / Zone Boundary	Street Classification	Width (in feet) Required/Provided	Linear Footage	Tree / Feet Required	No. Trees Required	No. Trees Provided
CAS	Conrad Setback	Minor-Arterial	20'/20'	338'	1/25'	14	2+10 existing trees =12

Shrub Substitutions Required	Shrub Substitutions Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Setback Plant Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided	Evergreen Trees Required (1/3)	Length of 8' Opaque structure Req./ Prov.
20	25 existing	0	0	CAS	75%	75%		

MOTOR VEHICLE LOTS

Plant Label Code	No. of Vehicle Spaces Provided	Shade Trees (1/15) Required	Shade Trees (1/15) Provided	Vehicle Lot Frontage	Length of Frontage (ft.) (excluding driveways)	⅔ Length of Frontage (ft.)
MVLS	8	1	1	18'	18'	12'

Min 3' Screen Plants Required	Min 3' Screen Plants Provided	Evergreen Plants Required	Evergreen Plants Provided	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
0	0	0	0	n/a	MVLS	75%	75%

INTERNAL LANDSCAPING

Plant Label Code	Net Site Area (SF) (less Public ROW)	Percent Minimum Internal Area(%)	Internal Area (SF) Required	Internal Area (SF) Provided	Internal Trees (1/500 SF) Required	Internal Trees (1/500 SF) Provided
I	157,413 SF	5%	7,800 SF	16,953 SF	15	7 + 5 existing trees = 12

The required landscaping is based on the construction limit lines. (This is from the previously approved Development Plan.)

Shrub Substitutions Required	Shrub Substitutions Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Internal Plant Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
30	17 + 13 existing	0	0	I	75%	75%

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
SWO	1	Quercus bicolor	Swamp White Oak	60' x 50'	1 1/2" Caliper	Ball and Burlap
LLL	3	Tilia cordata 'Glenleven'	Glenleven Linden	45' x 25'	1 1/2" Caliper	Ball and Burlap
EVERGREEN TREES						
PVP	5	Pinus flexilis'Vanderwolfs Pyramid'	Vanderwolf Pine	30' x 15'	8' Height	Ball and Burlap
ORNAMENTAL TREES						
PRF	1	Malus spp.	Prairiefire Crabapple	20' x 20'	1 1/2" Caliper	Ball and Burlap
DECIDUOUS SHRUBS						
DBB	5	Eounymous Alatus 'Compacta'	Dwarf Burning Bush	5' x 4'	5 Gallon	Container
RTD	5	Cornus stolonifera	Redtwig Dogwood	6' x 5'	5 Gallon	Container
EVERGREEN SHRUBS						
JHC	7	Juniperus Chinensis 'Armstrongii'	Armstrong Juniper	4' x 4'	5 Gallon	Container
ORNAMENTAL GRASSES						
FLOWERS						

NORTH

HAMMERS CONSTRUCTION INC.

DATE: 8 DECEMBER 07

DRAWN BY: MATT REDLIN

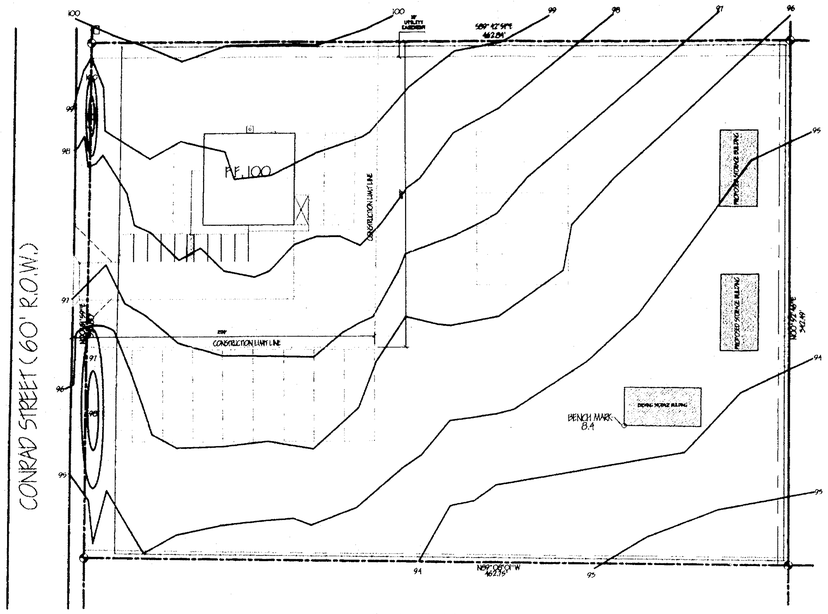
CHECKED BY: EL PASO CO.

LOCATION: 775 CONRAD STREET, COLORADO SPRINGS, CO 80915

PROJECT: ASPEN LEAF LANDSCAPING MAINTENANCE INC.

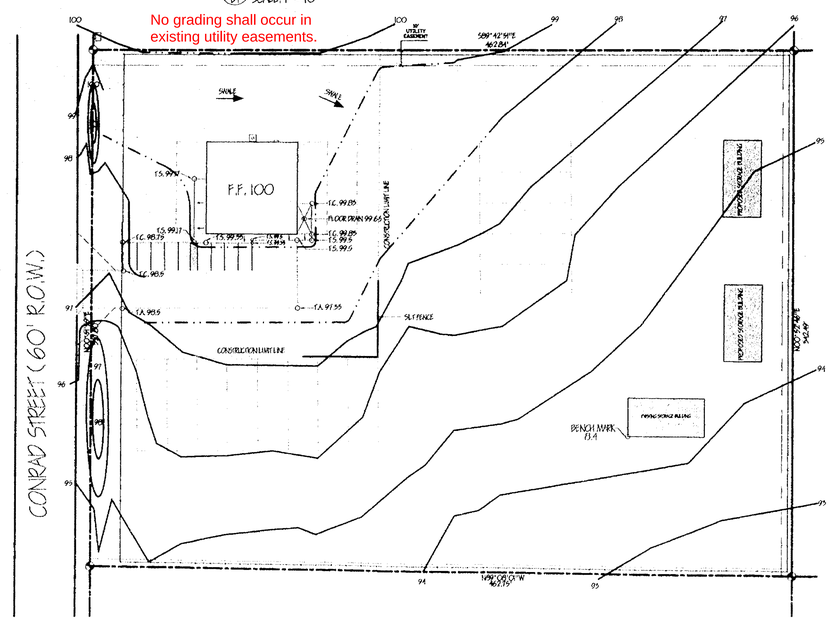
L1

1



1 D1 EXISTING SITE DRAINAGE
SCALE: 1" = 40'

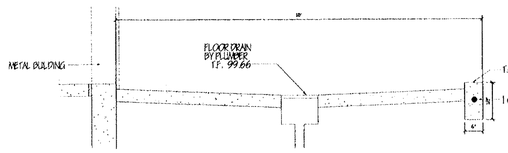
No grading shall occur in existing utility easements.



2 D1 PROPOSED DRAINAGE PLAN
SCALE: 1" = 40'

BENCH MARK NOTE:

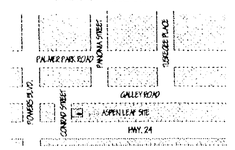
F.F. = FINISHED FLOOR
100 = 2.5 INCHES RELATION TO THE BENCH MARK PROVIDED.
T.C. = TOP OF CURB
T.A. = TOP OF ASPHALT
T.S. = TOP OF SIDEWALK
(ELEVATION WILL REFER TO LOWEST EDGE)



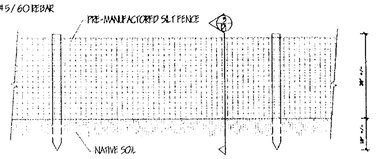
FLOOR DRAIN DETAIL
SCALE: 3/1" = 1'-0"

PROJECT INFORMATION

VICINITY MAP

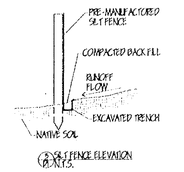


EXISTING CONTOURS
PROPOSED CONTOURS
SILT FENCE

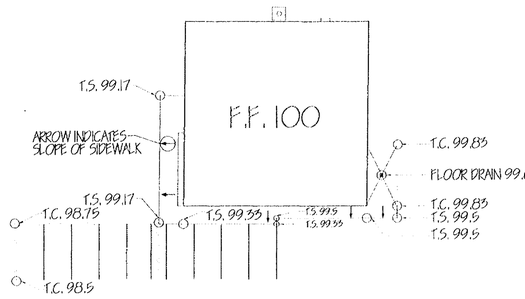


SILT FENCE ELEVATION
N.T.S.

100 L.F. OF SILT FENCE



4 SILT FENCE ELEVATION
@ N.T.S.



DEVELOPERS STATEMENT
I HEREBY AGREE TO COMPLY WITH THE REQUIREMENTS OF THIS GRADING AND EROSION CONTROL PLAN.

Matt Redlin 8 DECEMBER 97
DEVELOPER DATE

THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE WHEN REQUIRED.

ANY AND ALL DISTURBED AREAS WILL NEED TO BE LANDSCAPED AND / OR RE-SEEDED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION.

TEMPORARY EROSION CONTROL FEATURES:
A PRE-MANUFACTURED SILT FENCE CONSISTING OF 3 FOOT TALL GEOTEXTILE SEDIMENT CONTROL FABRIC OF APPROVED EQUAL SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. THE FENCE SHALL BE LOCATED IN SUCH A MANNER THAT A 100 YEAR FLOOD PLAIN WILL NOT BE DISTURBED DURING CONSTRUCTION OF THIS PROJECT, GENERALLY AS SHOWN.

NOTE:
1. INSPECT AND REPAIR AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 6" HEIGHT OF THE FENCE HAS BEEN FILLED. REMOVED SEDIMENT SHOULD BE PLACED IN TOPSOIL PILE.
2. USE ALL GRADING MATERIAL FOR 3:1 PERM AS SHOWN.

NORTH

HAMMERS CONSTRUCTION INC.

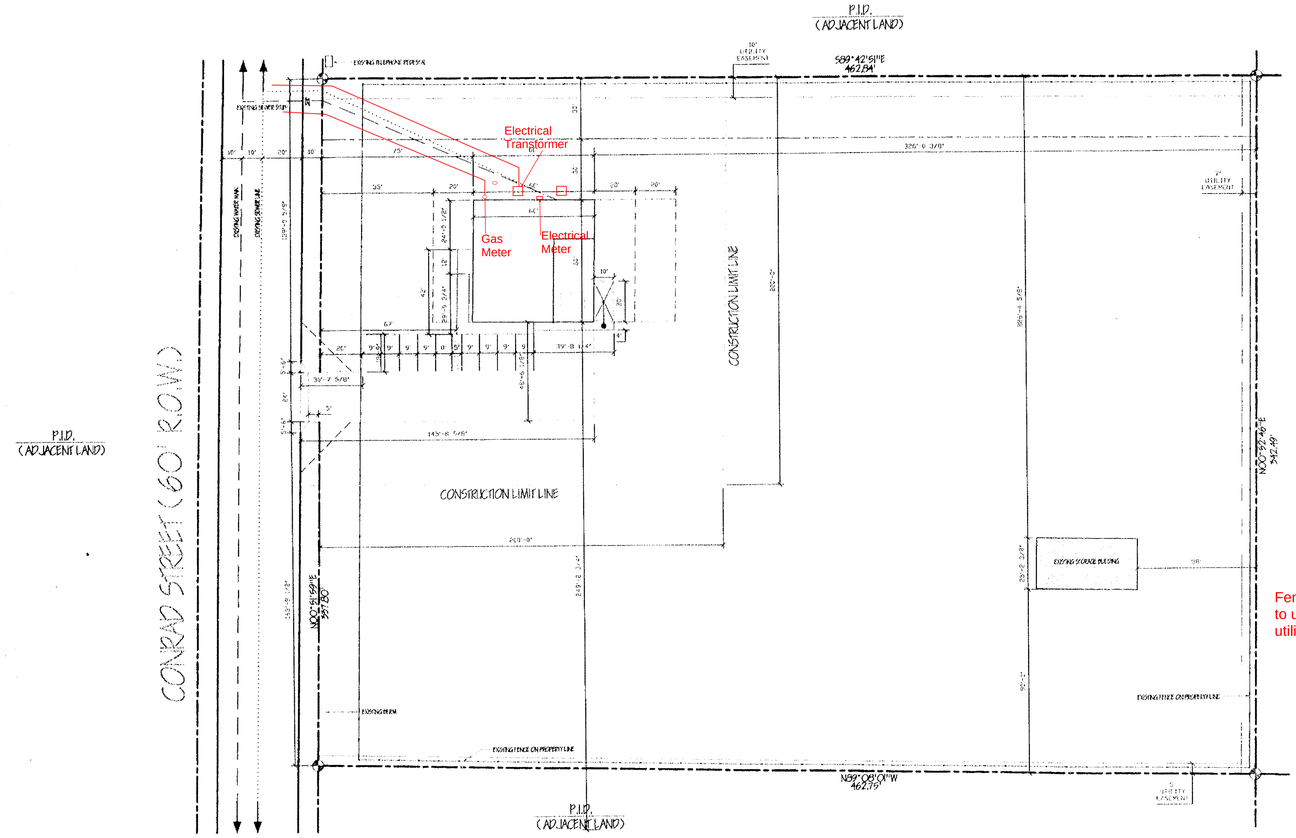
DATE: 8 DECEMBER 97
DRAWN BY: MATT REDLIN
CHECKED BY: EL PASO CO.

LOCATION: 775 CONRAD STREET COLORADO SPRINGS, CO 80915

PROJECT: ASPEN LEAF LANDSCAPE MAINTENANCE INC.

D1
1

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



Fencing shall not stop access to utility lines or conflict with utility equipment

Preliminary Utility and Public Facility Plan
U1 SCALE: 1" = 30'

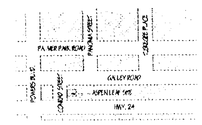
BAR SCALE
30' 20' 10' 0' 10' 20' 30'
SCALE: 1" = 30'

NORTH

PROJECT INFORMATION

VICINITY MAP

NORTH



GENERAL UTILITY NOTES:

1. ALL WATER & WASTEWATER UTILITY CONSTRUCTION SHALL CONFORM TO CHEROKEE METROPOLITAN DISTRICT (CMD) SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WEATHER SHOWN ON THE PLAN OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
4. SANITARY SEWER PIPE SHALL BE PVC ASTM 03034-SDR35 UNLESS OTHERWISE NOTED.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL SERVICE LINES, TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER CMD STANDARDS. DISINFECTION AND TESTING SHALL BE COMPLETED PER CMD SPECIFICATIONS.
8. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
9. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
10. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
11. REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
12. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
13. REFER TO THE PROJECT GEOTECHNICAL REPORT & DISTRICT STANDARDS FOR BACKFILL AND COMPACTION SPECIFICATIONS.
14. ALL ELECTRICAL AND OTHER DRY UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE
15. COORDINATE WITH LOCAL UTILITIES FOR ELECTRIC, GAS & TELEPHONE SERVICE CONNECTIONS
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.

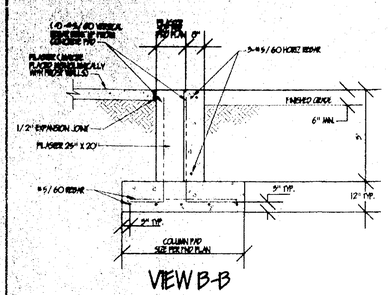
HAMMERS CONSTRUCTION INC.

DATE: 8 DECEMBER 07
DRAWN BY: MATT REDLIN
CHECKED BY: HAMMERS CONSTRUCTION

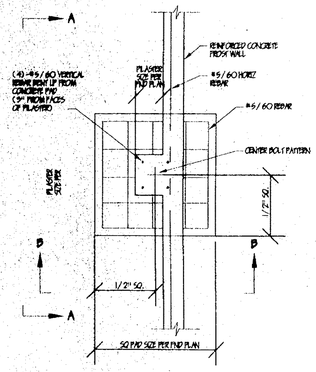
LOCATION: 775 CONRAD STREET COLORADO SPRINGS, CO 80915

PROJECT: ASPEN LEAF LANDSCAPE MAINTENANCE INC.

U1
1

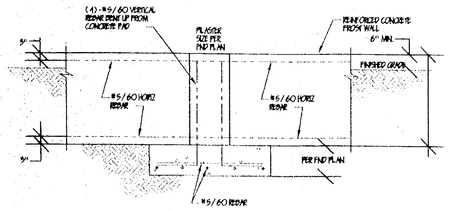


VIEW B-B

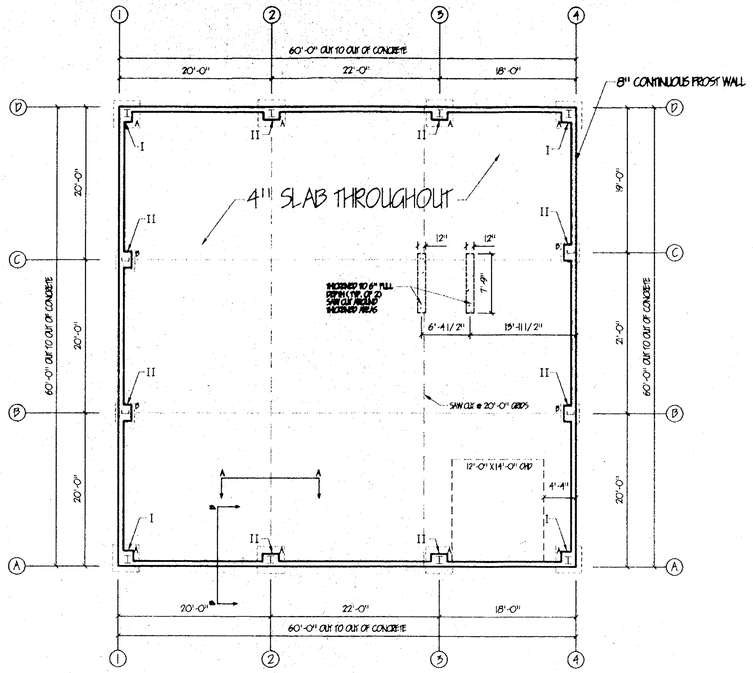


PLAN VIEW

STANDARD REINFORCEMENT DETAILS
Not to Scale



VIEW A-A



1 FOUNDATION PLAN
F1 SCALE: 1/8"=1'-0"

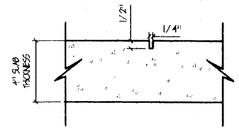
NOTE:

1. REFER TO AMERICAN BUILDINGS MANUAL FOR ANCHOR BOLT PLACEMENT.
2. THE SPECIFICATIONS AND SOILS REPORT ARE PART OF THIS DESIGN.
3. PLACE AND COMPACT FILL IN LIFTS ALONG ENTIRE LENGTH OF WALL. SEE SPECIFICATIONS.
4. WALL THICKNESS SHOWN ARE NOMINAL.
5. LOAD BEARING COMPONENTS SUSCEPTIBLE TO WEATHER SHALL BE FINISHED TO A MINIMUM OF 30" BELOW GRADE AND 6" ABOVE FINISH GRADE.
6. VERIFY ALL ANCHOR BOLT AND PILASTER DIMENSIONS BEFORE SETTING SIZE OF THE PILASTER TO FIT BOLT PLATE; SUBMIT DESIRED SIZE TO ENGINEER FOR APPROVAL.
7. BEARING FOUNDATION COMPONENTS MUST REST ON COMPACTED OVER-EXCAVATED AND REPLACED SELECT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE SOILS REPORT.
8. ALL CONCRETE TO BE @ 5,000 PSI.

PILASTER LEGEND:
1-CORNER PILASTER 24"X24"X56" O.D.
11-SIDE & END WALL PILASTER 25"X20"X56" O.D.

COLUMN PAD LEGEND:
A-42"X42"X12" THK. W/ #5/60 @ 9" O.C.E.W.
B-50"X50"X12" THK. W/ #5/60 @ 8" O.C.E.W.

DESIGN: 2,200 PSF
(SPORER ENGINEERING)



2 SAW CUT DETAIL
F1 SCALE: 3"=1'-0"

FRONT RANGE ENGINEERING, INC.
SPECIFICATIONS AND GENERAL NOTES FOR
RESIDENTIAL AND LIGHT COMMERCIAL FOUNDATIONS

Soils Report: A soils report forms a part of this foundation plan; read it carefully. Ask the engineer about any part you do not understand. Call the attention of the engineer to any changes in soil conditions from that which are discussed in the soils report. Generally, an examination of the foundation excavation by the engineer is required prior to beginning construction.

Site Development: Rough grade to leave good drainage during and after construction. Final grade after construction shall be six inches of drop away from building in the first ten feet. Remove topsoil and organic material from where components of your foundation and slabs will go. If you discover ground water, notify the engineer. DO NOT build on frozen soil or mud.

Soils: Soils are a construction material; however, without proper use, they can behave in unpredictable fashions. Here's what is considered proper use:

- Fill and compact soft spots to the density required for that area of the foundation.
- Soil under load bearing components of the structure, such as walls and pads, shall be compacted to 95% Modified Proctor density. Backfill against foundation walls shall be 80% Modified Proctor density.
- Backfill should be made in 6" layers, called lifts, with each lift properly compacted to the required density, using the proper compacting equipment. Foundation walls designed to have backfill on both sides shall have fill brought up equally on both sides, rather than backfilling one side prior to backfilling the other. Generally, use of a "jumping jack" for cohesive soils (i.e., clayey or silty) or a vibratory plate compactor for granular soils (i.e., sandy) will provide good results. The soil should be at the right moisture content; if it seems wet or dry, notify the soils engineer for advice. CAUTION: Using boom mounted compacting equipment, such as a shaker head or "stinger", or pounding the soil with a backhoe bucket exerts a tremendous force; if used to compact backfill around foundations, wall failure is likely. Likewise, autos, trucks, front end loaders, etc., are not compacting equipment, and if they are driven close (within ten feet) to a foundation wall, it is likely the wall will bow and crack.
- Compaction shall be accomplished so as to form a berm of dense soil against the side of the structure to provide adequate lateral support. Each lift in the process shall be finished along the entire length of the wall before starting on the next lift. Do not compact too tightly or in such a fashion that wedging occurs against the foundation wall or bowing and cracking of the wall can occur. Generally, floor joists and slabs must be in place prior to backfilling against the foundation; the foundation design will list specific exceptions. Block between the foundation wall and parallel floor joists at four foot centers along full height foundation walls.
- Do not allow the backfill to become saturated with water at any time, during or after construction. This places excessive pressure against the wall and can cause cracking and bowing.
- Sill plates shall be anchored with 1/2" diameter anchor bolts at a maximum spacing of 48" and within 12" of plate ends, unless otherwise noted.

Concrete: Concrete shall be minimum 3,000 psi with a maximum slump of 4 inches for wall, pads and shallow piers and minimum of 3,500 psi with a maximum 4 inch slump for deep drilled piers unless otherwise specified on the drawings. Slump may be increased to 6 inches with pozzolin additives if no additional water is used in the mix. Beware of concrete truck operators who wish to add water to the concrete at the site to make it more workable. Additional water will decrease the strength of the concrete. The concrete must stay in the forms for a minimum of 72 hours to cure or be covered with curing sheets or sprayed with a curing compound. The water in the concrete is required to complete the chemical reaction, and if the concrete is left uncovered too soon after placement, it will dry out to the detriment of the concrete's strength and appearance. Foundations which have forms stripped early end up with as little as half the strength of foundation walls which are properly cured. Similarly, do not allow the concrete to freeze during the first seven days. The water within the concrete freezes and becomes unavailable for the chemical reaction, possibly causing a detriment to the concrete's strength and appearance. Except in very massive structures, the heat of hydration of concrete is generally not sufficient to prevent freezing during a typical Colorado winter night.

Do not let the concrete drop further than ten feet when placing it. Avoid dropping concrete on reinforcing steel as much as possible, as this will tend to displace the steel. After placement, rod or vibrate the concrete to eliminate joints and air pockets, but do not cause the ingredients to separate or water to pool at the top. Excessive vibration can cause damage to the forms. DO NOT place stress against concrete for at least seven days after placement. Use forms which are properly oiled and braced. Leave them in place until the concrete has cured to the point where it can support its own weight. Remove forms carefully so as not to damage the concrete; patch any voids with a grout using the same mixture as the original concrete, but without the coarse aggregate. Put control joints in slabs at no more than about 12 feet each direction. Use of poly fiber mesh in slabs less than 6" thick and welded wire fabric in slabs 6" thick or greater is recommended to reduce shrinkage cracking. If deep drilled piers (caissons) are used in the foundation, a maximum of four hours between the drilling of the hole and the placement of the concrete is allowed, with less than one hour being desired. If groundwater is encountered, immediate filling is required. Up to four inches of water is authorized in caisson holes prior to concrete placement; deeper water must pumped or otherwised forced out.

Steel: Reinforcing steel is Grade 60, unless otherwise called out on the plans. Steel shall be free of rust, dirt, oil, scale, or anything else which will impair its ability to adhere to concrete. All reinforcing steel shall be securely tied at all intersections and supported to prevent displacement during concrete placing operations. Steel must not be any closer than three inches to surfaces which will be exposed to earth and 2 inches from other surfaces. See the reinforcement details sheet for additional placement requirements. Overlap and tie splices 18 inches. Bend and tie corners 24 inches. Placement of reinforcing steel according the the design is important in order to allow the steel and concrete to work together to develop maximum strength.

Liability: All design and construction represents compromise. This foundation design has been accomplished with economy, constructability, and reliability as primary considerations and reflects the current standards of practice in the Front Range area. It has not been designed to withstand every conceivable event which might occur, as that would render the foundation exceptionally difficult to build and exceedingly expensive. Likewise, the details are not intended to provide complete step-by-step installation instructions; the Uniform Building Code provides other information needed for foundation construction. A working knowledge of the Code as well as practical experience in local foundation construction practices (in the specific type of foundation being built) is required to complete the foundation. If you or any member of the construction team has ANY question about any portion of this foundation design, you MUST contact this office to resolve the situation prior to proceeding with construction. While the design of this foundation should provide a structure which will function well for the life of the building under normal circumstances, unforseen events, such as flooding, exceptional loads, or even improper construction not noticed during building can cause problems. Therefore, the limits of liability extend to the fee rendered for the professional services provided.

REVISED:
1.
2.
3.
DRAWN BY: MATT REGUIN
CHECKED BY: PAUL BRYANT
DATE: DECEMBER 8, 1997

SHEET TITLE: FOUNDATION PLAN

PROJECT NAME: ASPEN LEAF LANDSCAPE MAINT.
775 CONRAD STREET
COLORADO SPRINGS, CO 80915

FRONT RANGE ENGINEERING INC.
ENGINEERING CONSULTING SERVICES
341 FRONT STREET
MONUMENT, COLORADO 80132
(719) 488 - 2145

SHEET F-1
OF 1
PROJECT NO. 97644

DOORS / FRAMES / GENERAL

DOOR	TYPE	SIZE	ROUGH OPENING	MAT'L	FINISH	FRAMES TYPE	FRAMES MAT'L	FRAMES FINISH	HARDWARE	SWING	RATING	SIGNAGE	GLASS	QUANTITY	REMARKS
1	S. FRONT	6'-0" X 7'-0"	74-1/2" X 82"	ALUMINUM	PRE	ALUMINUM	ALUMINUM	PRE	KEYED LOCK	OUT	NONE	SEE NOTE	SAFETY	1	DOOR TO BE UNLOCKED DURING BUSINESS HRS.
2	OAK SOLID	3'-0" X 6'-8"	3'-4 1/2" X 6'-10 1/4"	OAK SOLID	STAIN	K.D.	METAL	PAINTED	PRIVACY	LEFT	NONE	YES	NONE	2	MENS/WOMENS RESTROOMS TO HAVE SIGNAGE
3	HOLLOW	6'-0" X 7'-0"	6'-0" X 7'-0"	H. METAL	PAINT	K.D.	METAL	PAINTED	NONE	AS SHOWN	1-HR.	NONE	NONE	1	AUTOMATIC CLOSURE REQ'D
4	HOLLOW	3'-0" X 6'-8"	3'-4 1/2" X 6'-10 1/4"	H. METAL	PAINT	K.D.	METAL	PAINTED	PRIVACY	RIGHT	1-HR.	NONE	NONE	1	
5	ABC	4'-0" X 7'-0"	4'-4 1/2" X 6'-10 1/4"	ABC	PRE	A.B.C.	METAL	PRE	KEYED LOCK	RIGHT	NONE	NONE	NONE	1	
6	O.H.D.	12'-0" X 14'-0"	12'-0" X 14'-0"	METAL	PRE	A.B.C.	A.B.C.	PRE	LEVER LOCK	NONE	NONE	NONE	NONE	1	
7	FINISHED OPENING	3'-0" X 7'-0"	3'-0" X 7'-0"	GYP. BD.	PAINT	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	1	FINISHED OPENING ONLY
8	OAK SOLID	3'-0" X 6'-8"	3'-4 1/2" X 6'-10 1/4"	OAK SOLID	STAIN	K.D.	METAL	PAINTED	NONE	LH & RH	NONE	NONE	NONE	3	
9	METAL	3'-0" X 6'-8"	3'-4 1/2" X 6'-10 1/4"	METAL	PRE	METAL	METAL	PRE	KEYED LOCK	LEFT	NONE	NONE	NONE	1	
10	HOLLOW	3'-0" X 6'-8"	3'-4 1/2" X 6'-10 1/4"	H. METAL	PAINT	K.D.	METAL	PAINTED	KEYED LOCK	RIGHT	1-HR.	NONE	NONE	1	AUTOMATIC CLOSURE REQ'D

NOTES:
LEGEND:
PRE.-PREFINISHED
K.D.-KNOCK DOWN

ROOM FINISH SCHEDULE * UNLESS SPECIFIED OTHERWISE

ROOM ID	MAT'L FLOOR	N. WALL FIN.	E. WALL FIN.	S.WALL FIN.	W. WALL FIN.	CEILING MAT'L	CEILING HT.	BASE
SHOWROOM	SMOOTH CONCRETE	T.T.P.	T.T.P.	T.T.P.	T.T.P.	2 X 4 SUSP.	9' +/-	4" COVE
OFFICE #1	VCT	T.T.P.	T.T.P.	T.T.P.	T.T.P.	2 X 4 SUSP.	9' +/-	4" COVE
OFFICE #2	VCT	T.T.P.	T.T.P.	T.T.P.	T.T.P.	2 X 4 SUSP.	9' +/-	4" COVE
OFFICE #3	VCT	T.T.P.	T.T.P.	T.T.P.	T.T.P.	2 X 4 SUSP.	9' +/-	4" COVE
WOMENS BATH	SMOOTH CONCRETE	T.T.P.	T.T.P.	T.T.P.	T.T.P.	2 X 4 SUSP.	9' +/-	4" COVE
MENS BATH	SMOOTH CONCRETE	T.T.P.	T.T.P.	T.T.P.	T.T.P.	2 X 4 SUSP.	9' +/-	4" COVE
BATHROOM	SMOOTH CONCRETE	T.T.P.	T.T.P.	T.T.P.	T.T.P.	2 X 4 SUSP.	8' +/-	4" COVE
STOCK ROOM	SMOOTH CONCRETE	T.T.P.	T.T.P.	T.T.P.	T.T.P.	2 X 4 SUSP.	10' +/-	4" COVE
SERVICE DEPT.	SMOOTH CONCRETE	FIRE TAPE ONLY	LINER PANEL @ 7'-4"	LINER PANEL @ 7'-4"	FIRE TAPE ONLY	OPEN	OPEN	NONE

LEGEND:
T.T.P. = TAPED, TEXTURED, AND PAINTED

WINDOW SCHEDULE

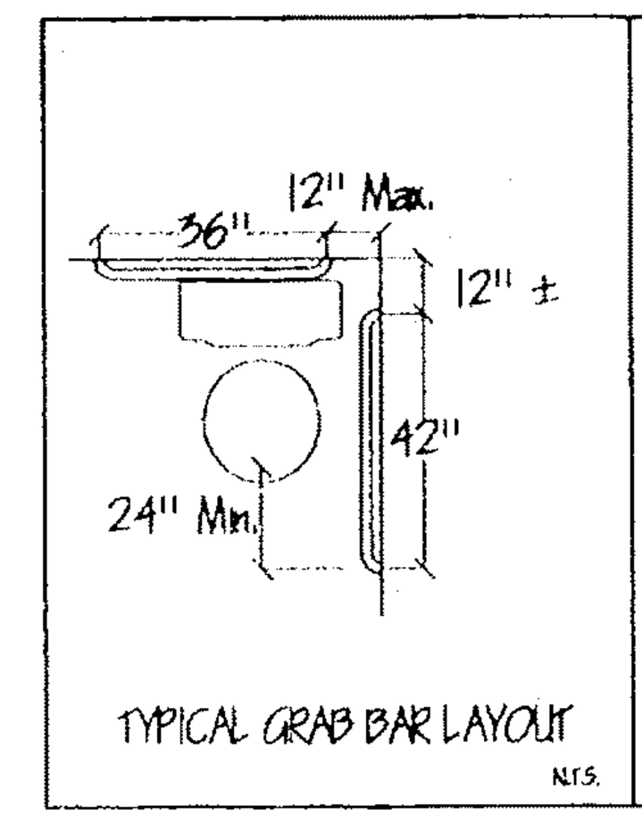
#	SIZE	ROUGH OPENING	TYPE	NUM.	NOTES
A.	3' X 7'	PER PLAN	STORE FRONT	2	GLAZING AS REQ'D
B.	4' X 3'	4' X 3'-1/2"	HORIZONTAL SLIDERS	2	

NOTE:
1. ALL INTERIOR WALLS ARE TO BE CONSTRUCTED OF 25 GA. 3-5/8" STEEL STUDS @ 16" O.C. TO 9'-0" UNLESS SPECIFIED OTHERWISE.

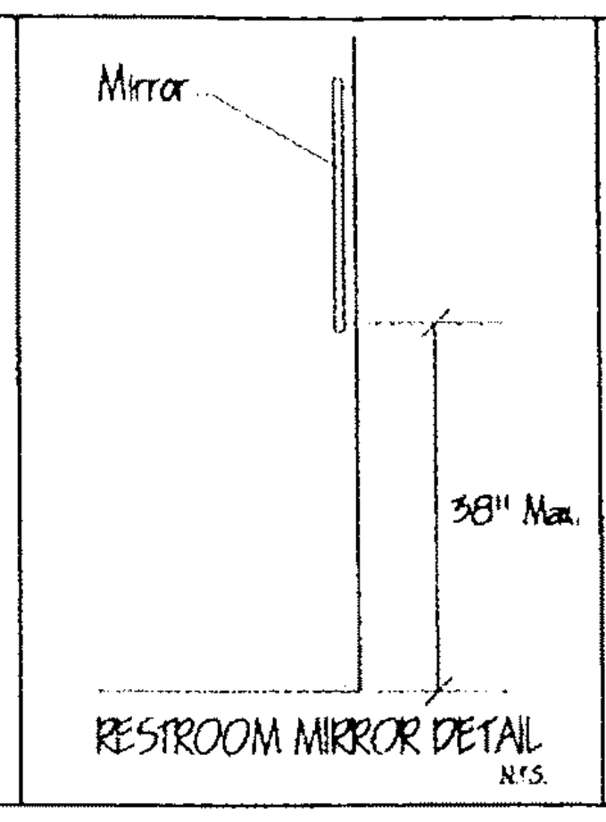
2. BACKING REQ'D AT ALL REST ROOM FACILITIES AND UTILITY ROOM FACILITIES.

3. ALL DIMENSIONS ARE TO BE FROM OUTSIDE OF FOUNDATION WALL TO CENTER LINE OF WALLS, UNLESS NOTED OTHERWISE.

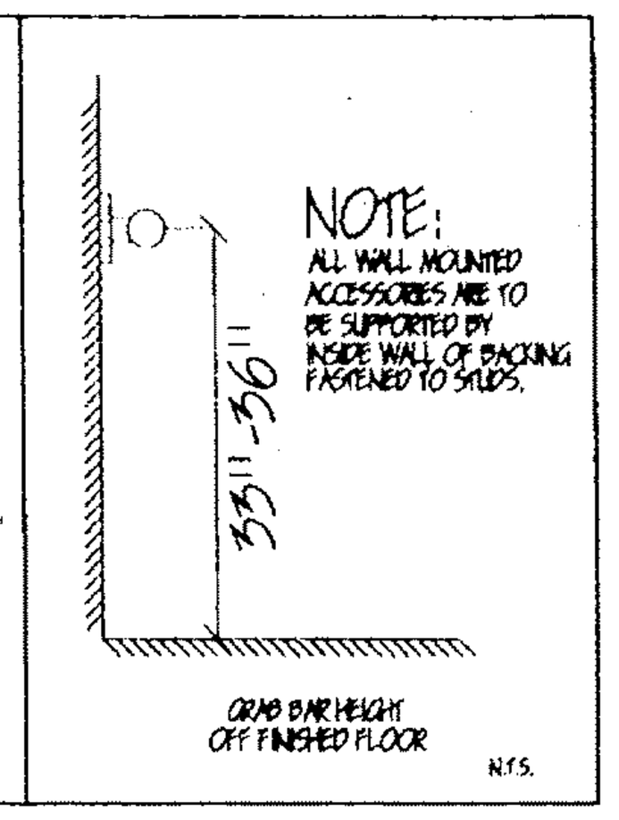
4. WALL TO WALL DIMENSIONS ARE TO BE CENTER LINE TO CENTER LINE UNLESS NOTED OTHERWISE.



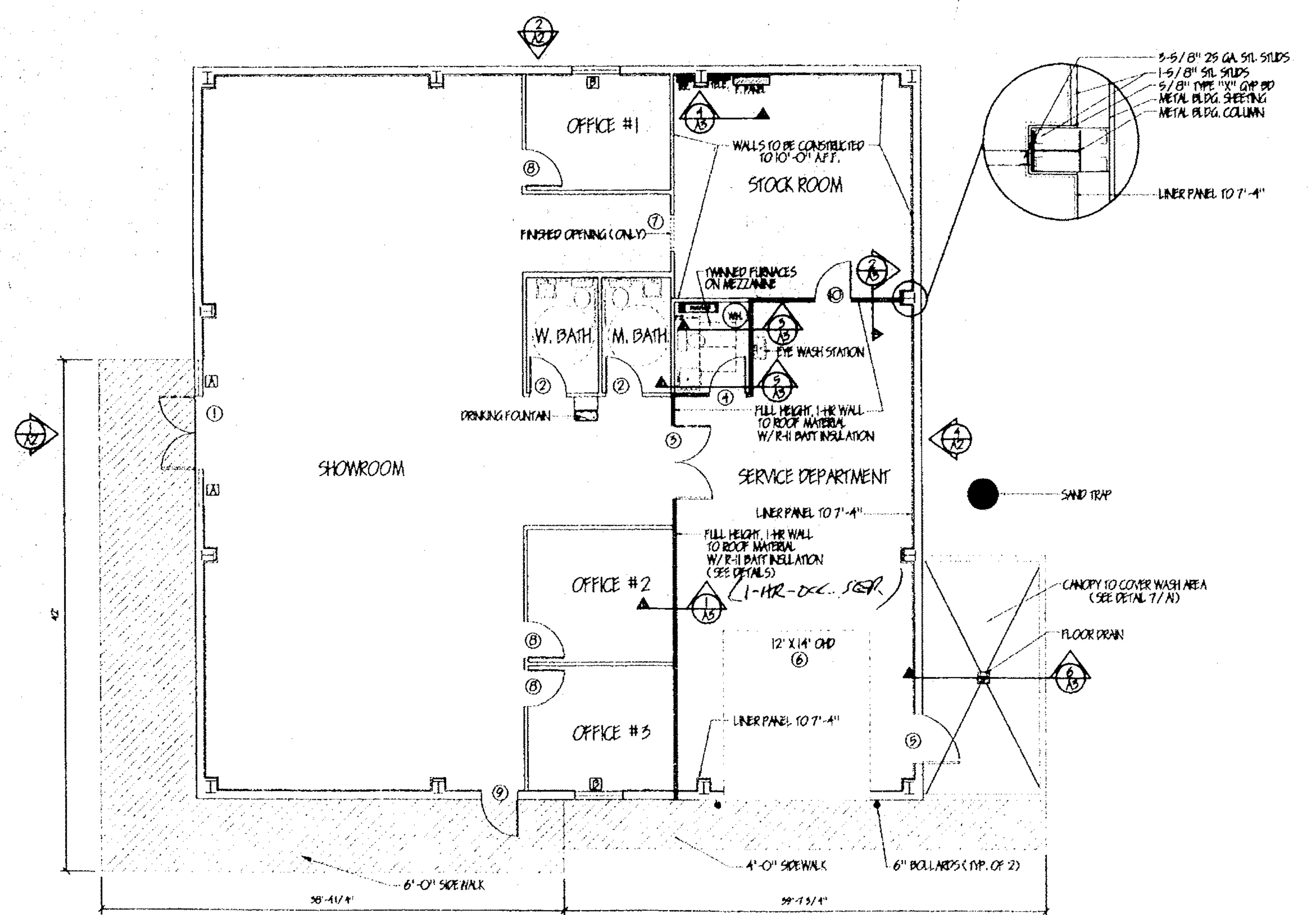
TYPICAL GRAB BAR LAYOUT N.T.S.



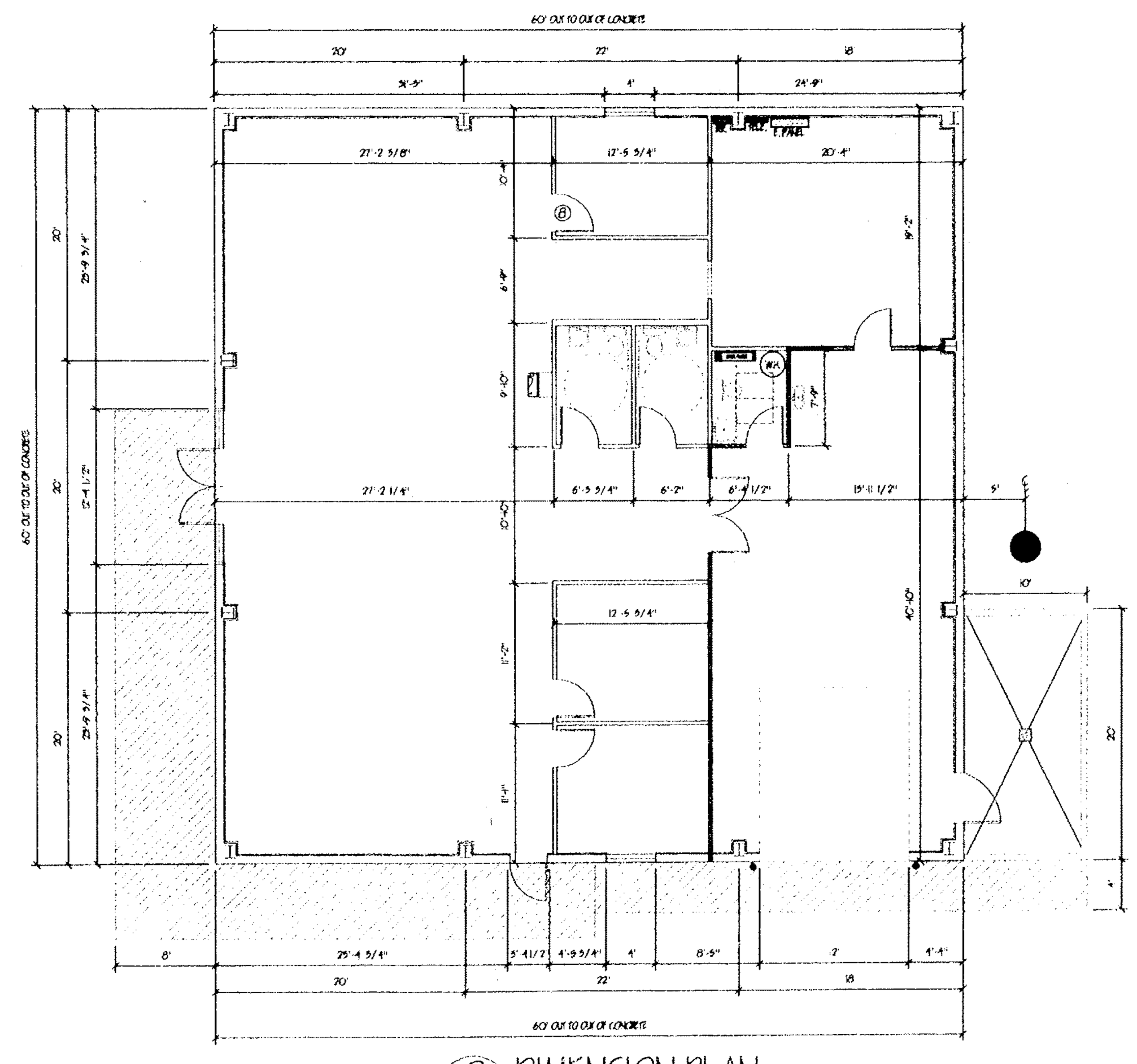
RESTROOM MIRROR DETAIL N.T.S.



GRAB BAR HEIGHT OFF FINISHED FLOOR N.T.S.



1 A1 FLOOR PLAN SCALE: 1/8"=1'-0"


2 A1 DIMENSION PLAN SCALE: 1/8"=1'-0"

HAMMERS CONSTRUCTION INC.
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID L. HAMMERS
3460 CAPITAL DRIVE 719-570-1599
COLORADO SPRINGS, COLORADO 80915

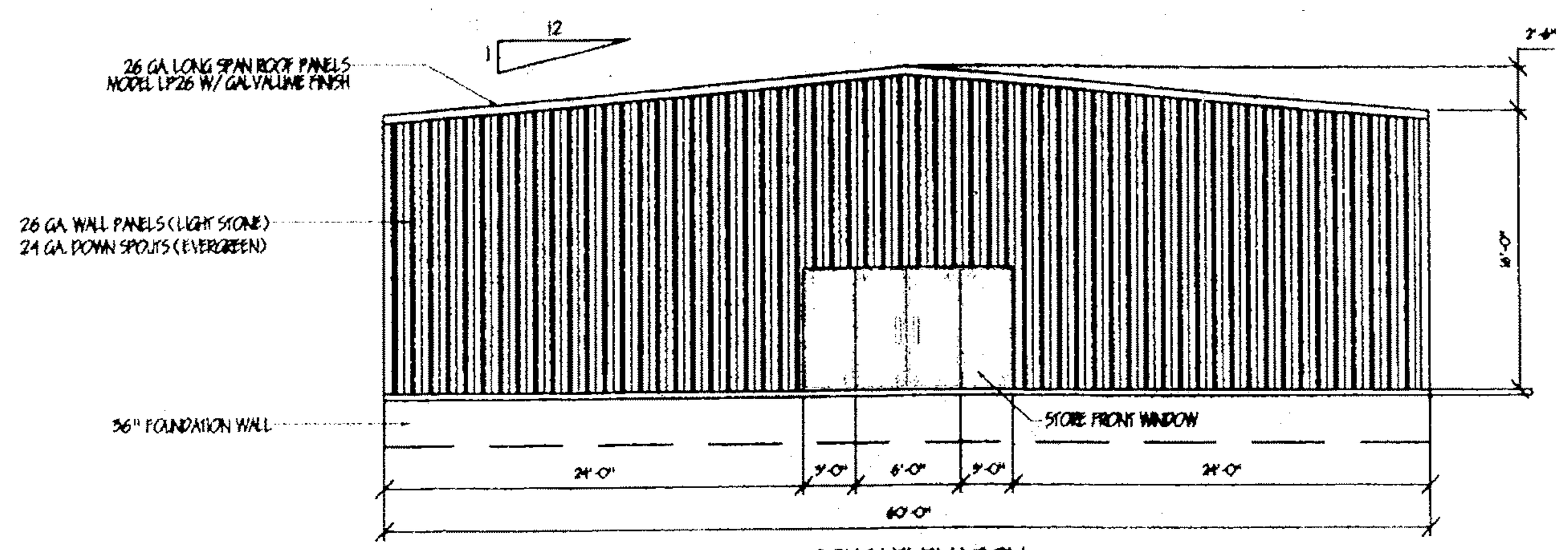
DATE: 8 DECEMBER 97
DRAWN BY: MATT REDLIN
CHECKED BY: HCI

LOCATION: 775 CONRAD STREET COLORADO SPRINGS CO. 80915

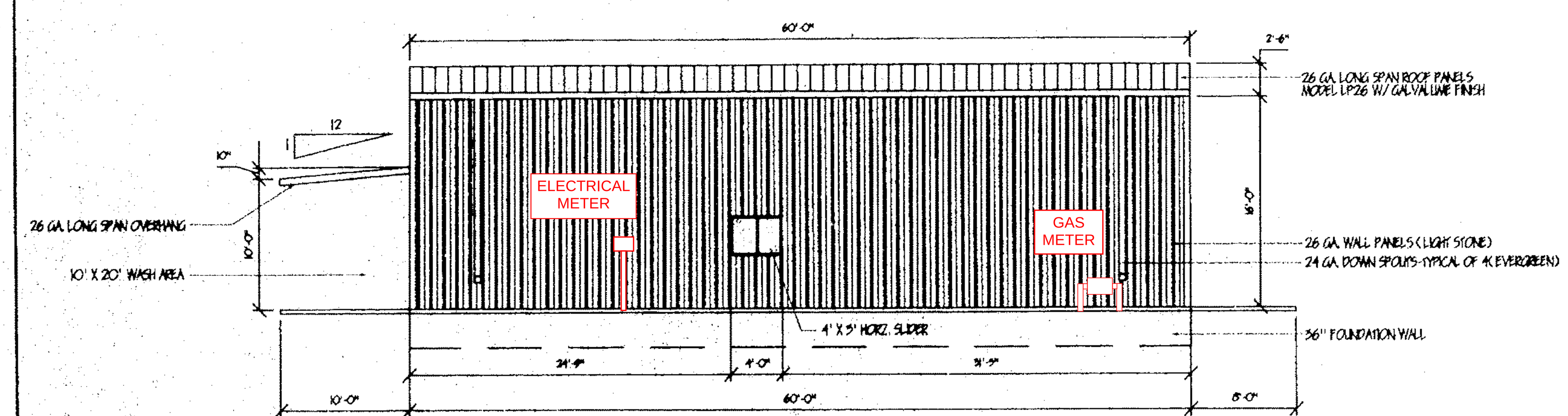
PROJECT: ASPEN LEAF LANDSCAPING MAINTENANCE INC.

NORTH

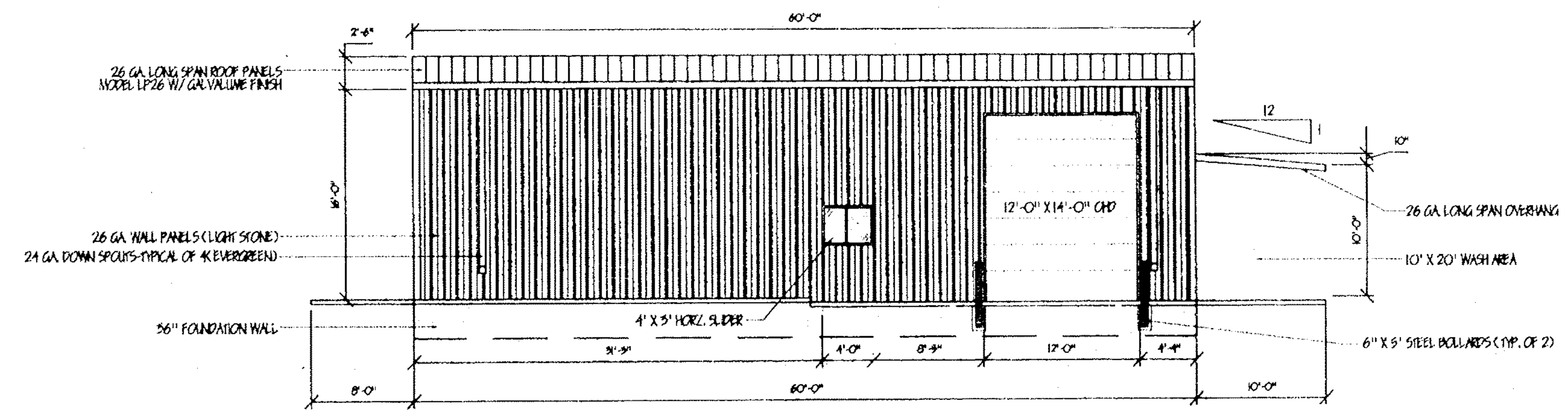
A1
3



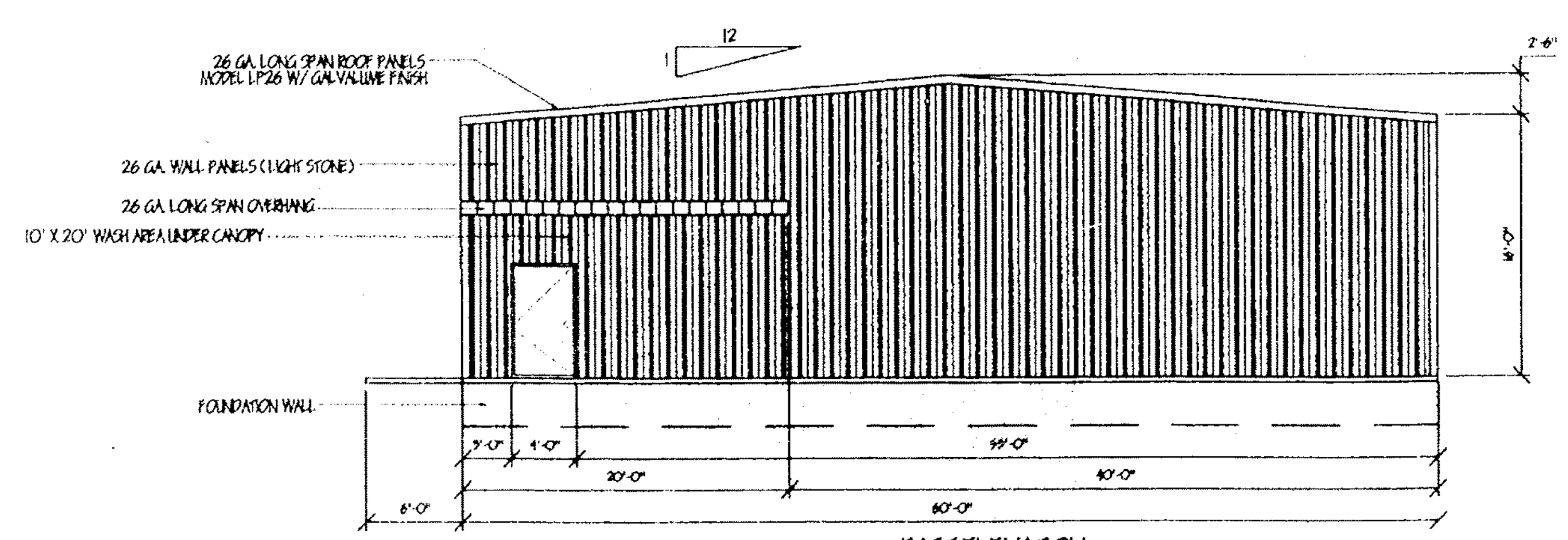
1/A2 SOUTH ELEVATION



2/A2 NORTH ELEVATION



3/A2 SOUTH ELEVATION



4/A2 EAST ELEVATION

HAMMERS CONSTRUCTION INC.
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
3460 CAPITAL DRIVE 719-570-1599
COLORADO SPRINGS, COLORADO 80915

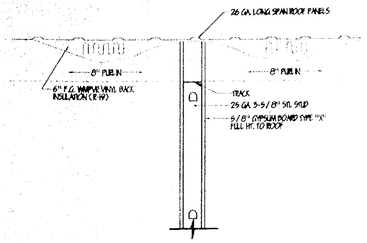
DATE: 8 DECEMBER 97
DRAWN BY: MATT REDLIN
CHECKED BY: HD

LOCATION: 775 CONRAD STREET COLORADO SPRINGS, CO. 80915

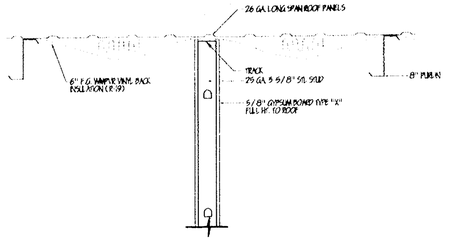
PROJECT: ASPEN LEAF LANDSCAPING MAINTENANCE INC.

A2

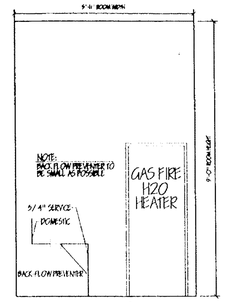
3



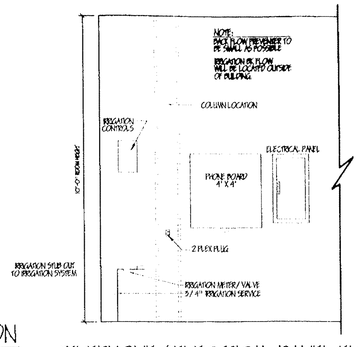
1 A3 1-HR. WALL DETAIL
SCALE: 1/2"=1'-0"



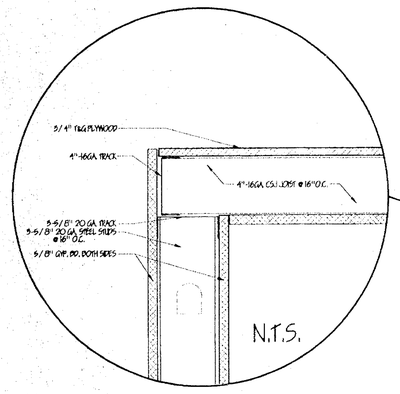
2 A3 1-HR. WALL DETAIL
SCALE: 1/2"=1'-0"



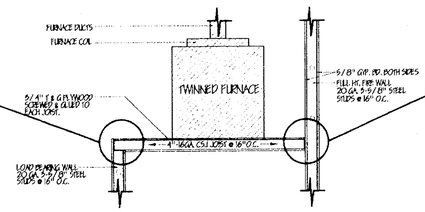
5 A3 BACKFLOW/ WATER HEATER ELEVATION
SCALE: 1/2"=1'-0"



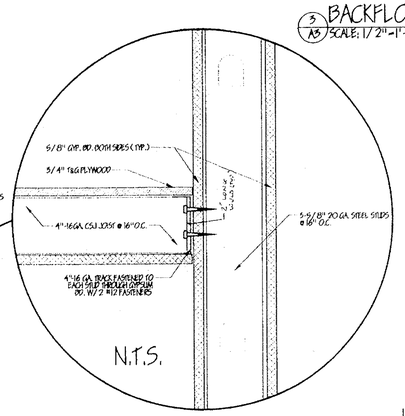
4 A3 TELEPHONE / ELECTRICAL PANEL ELEVATION
SCALE: 1/2"=1'-0"

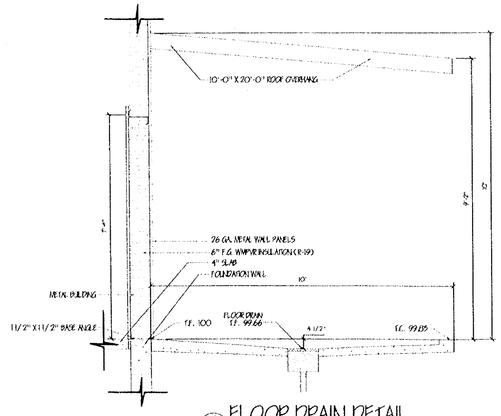


NOTES:
1. JOISTS ARE TO BE LOCATED DIRECTLY OVER STUDS IN WALL.

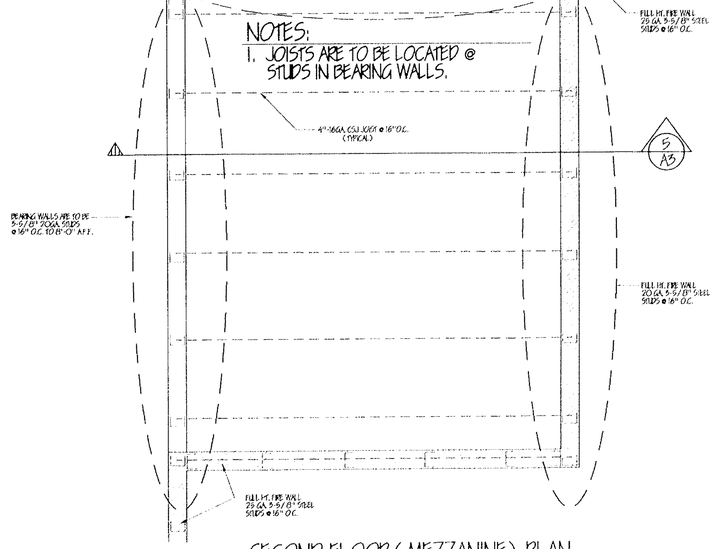


6 A3 FURNACE MEZZANINE DETAIL
SCALE: 1/2"=1'-0"





6 A3 FLOOR DRAIN DETAIL
SCALE: 1/2"=1'-0"



7 A3 SECOND FLOOR (MEZZANINE) PLAN
SCALE: 1/2"=1'-0"

HAMMERS CONSTRUCTION INC.
PRESIDENT: STEVE R. HAMMERS
VICE PRES. DAVID J. HAMMERS
3480 CAPITAL DRIVE 719-570-1399
COLORADO SPRINGS, COLORADO 80915

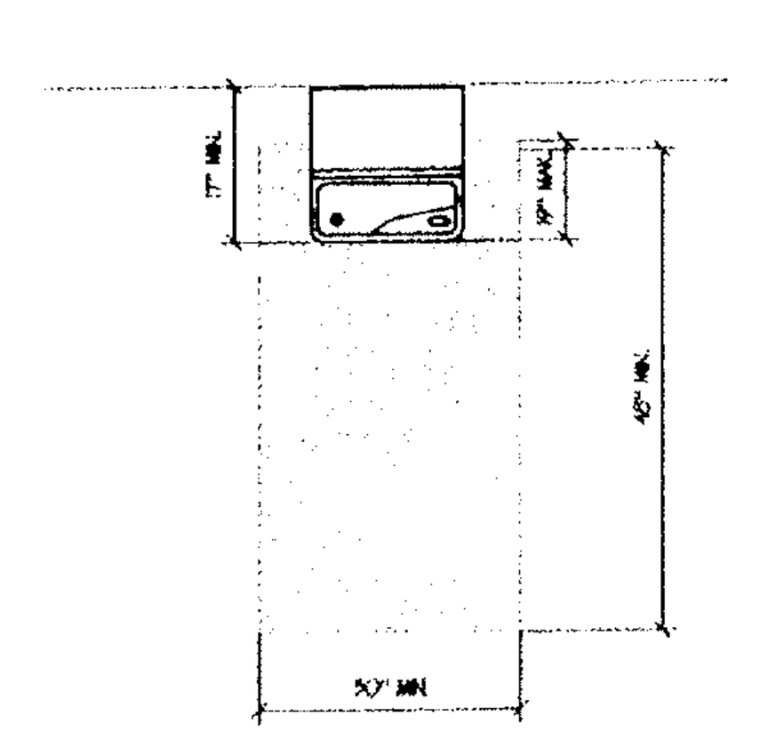
DATE: 8 DECEMBER 97
DRAWN BY: MATT REDLIN
CHECKED BY: HC

LOCATION: 775 CONRAD STREET COLORADO SPRINGS CO. 80915

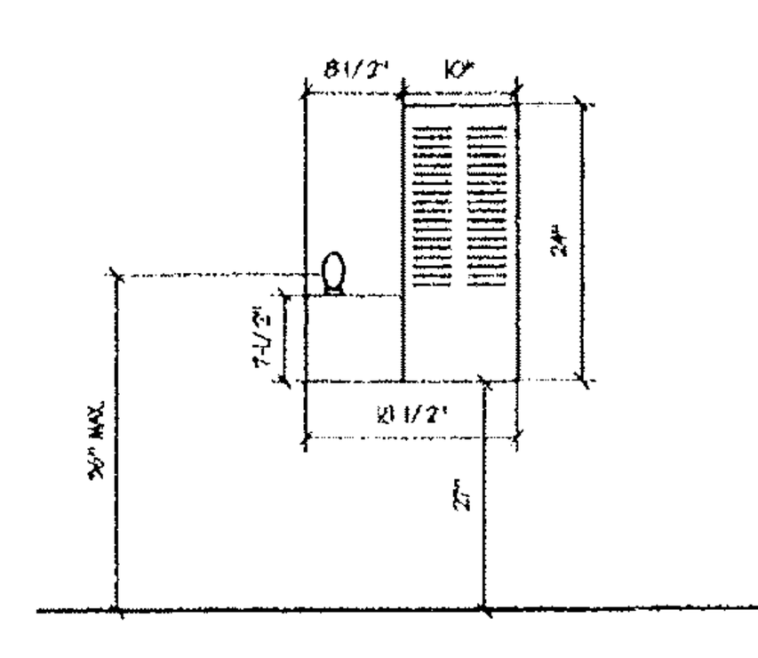
PROJECT: ASPEN LEAF LANDSCAPING MAINTENANCE INC.

A3
3

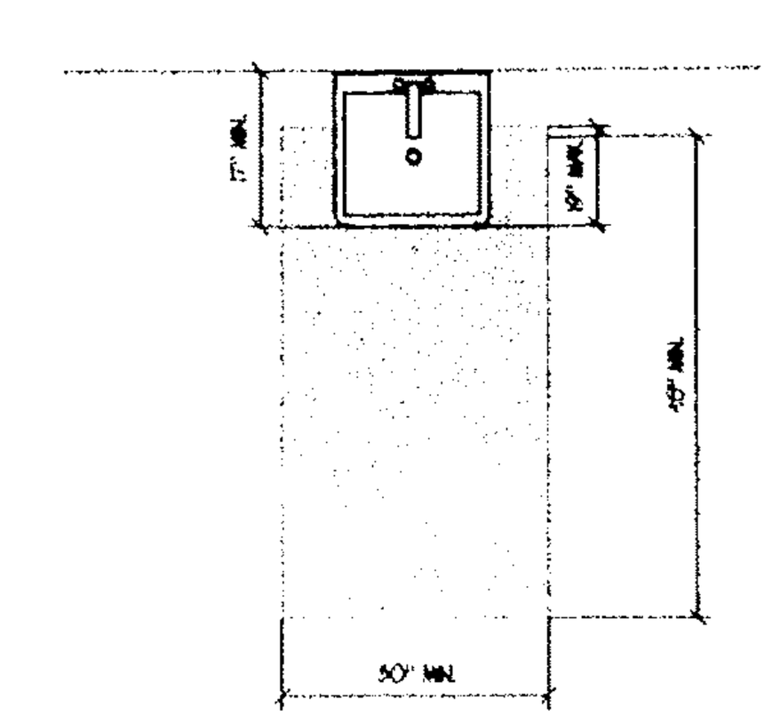
PLUMBING FIXTURES:
2 HANDICAP TANK TOILETS
1-TANK TOILET
1-MOP SINK
2 CHINA WALL LAVATORIES
1-ELECT. DRINKING FOUNTAIN
1-6 GAL. ELEC. WATER HEATER
1-EYE WASHER
1-SUMP PUMP
1-SAND / OIL TRAP
1-BACKFLOW PREVENTER
1-IRR. BACKFLOW PREVENTER



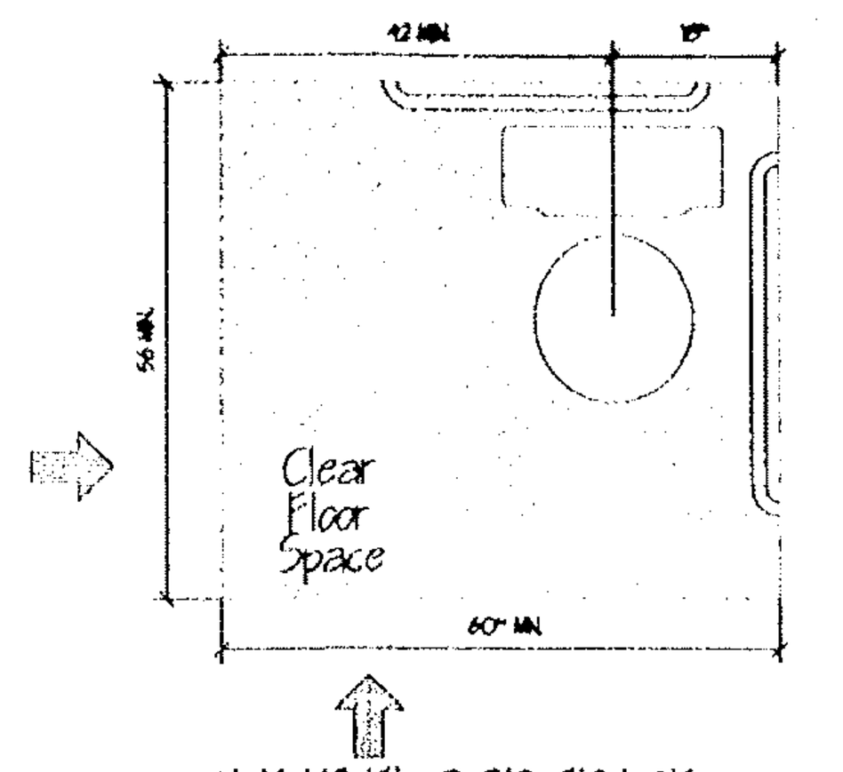
CLEAR FLOOR SPACE AT DRINKING FOUNTAIN N.T.S.



SPOUT HEIGHT AND KNEE CLEARANCE N.T.S.

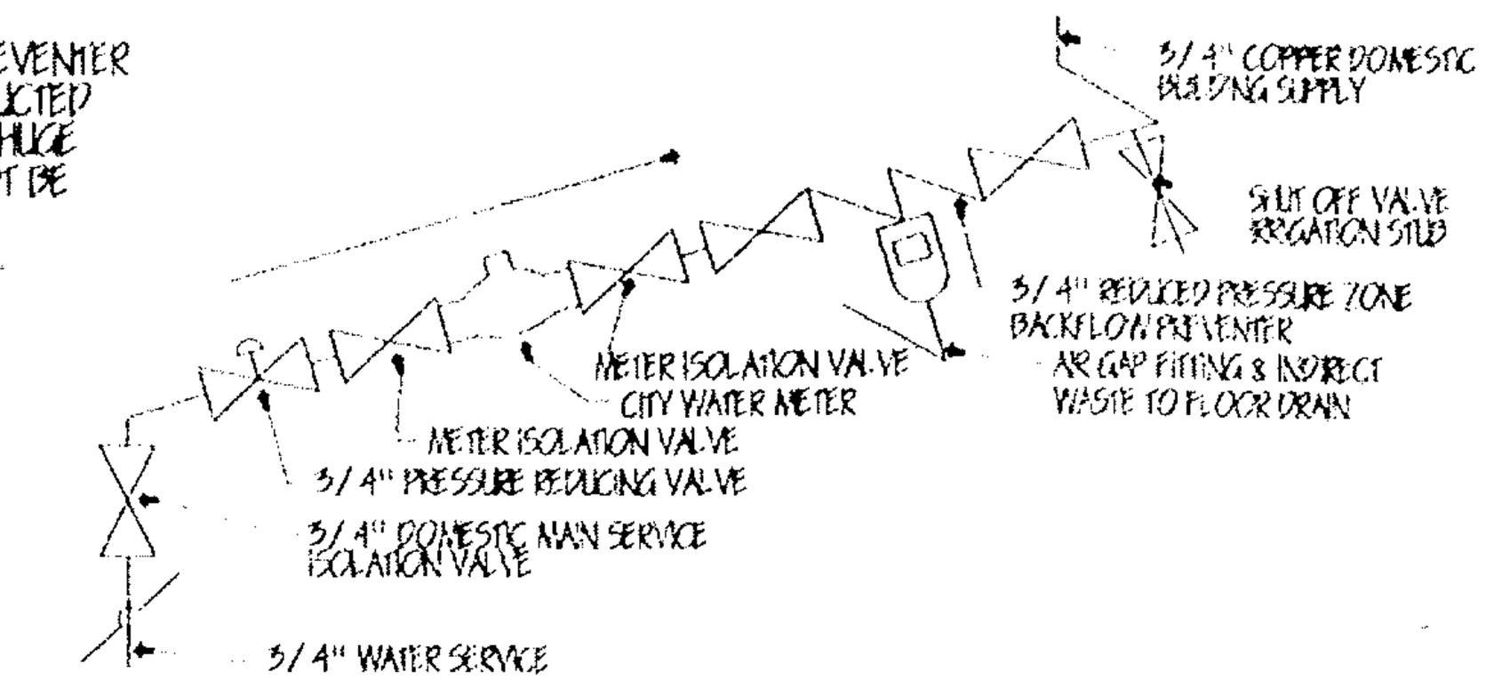


CLEAR FLOOR SPACE AT LAVATORY N.T.S.

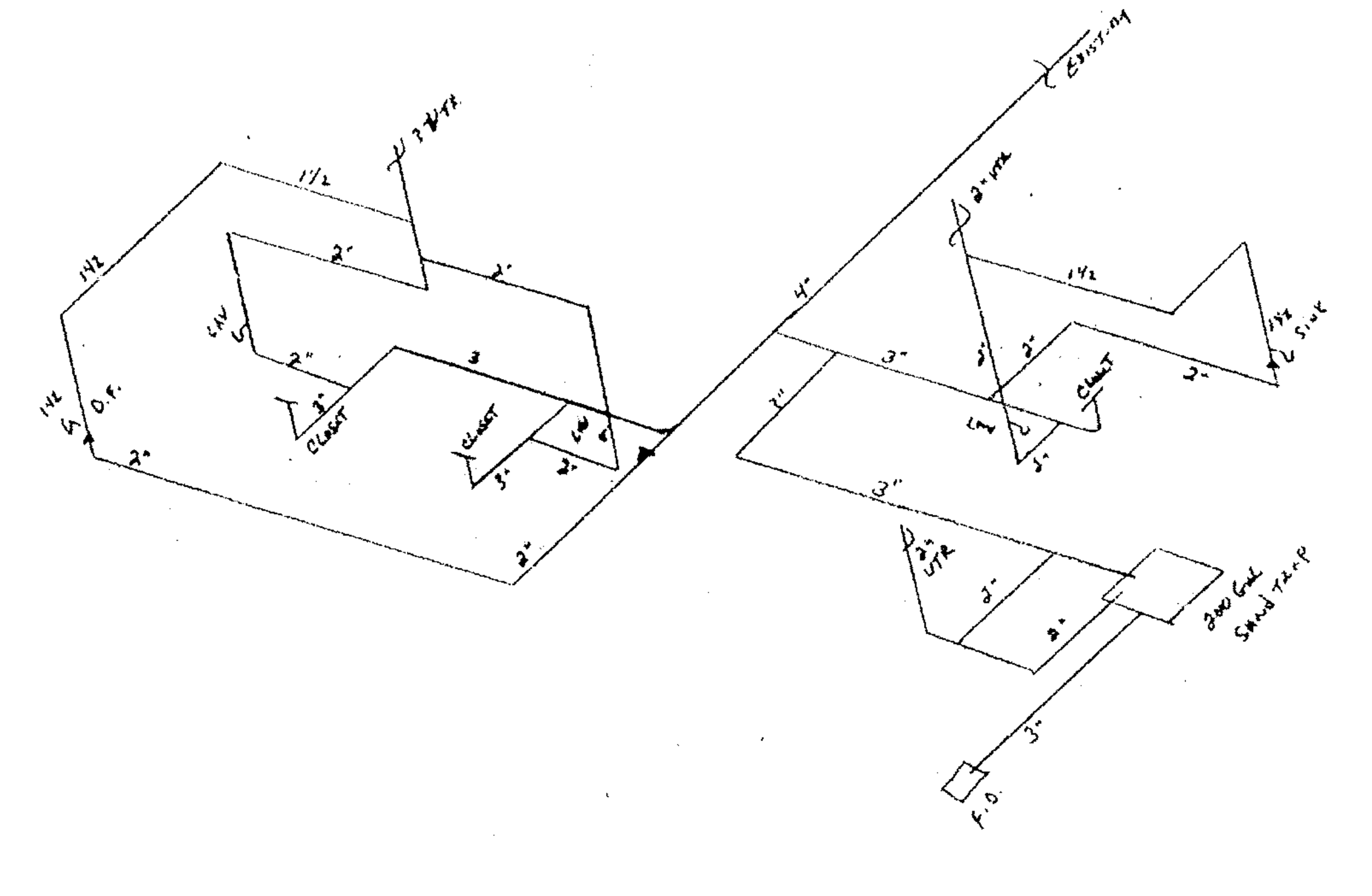


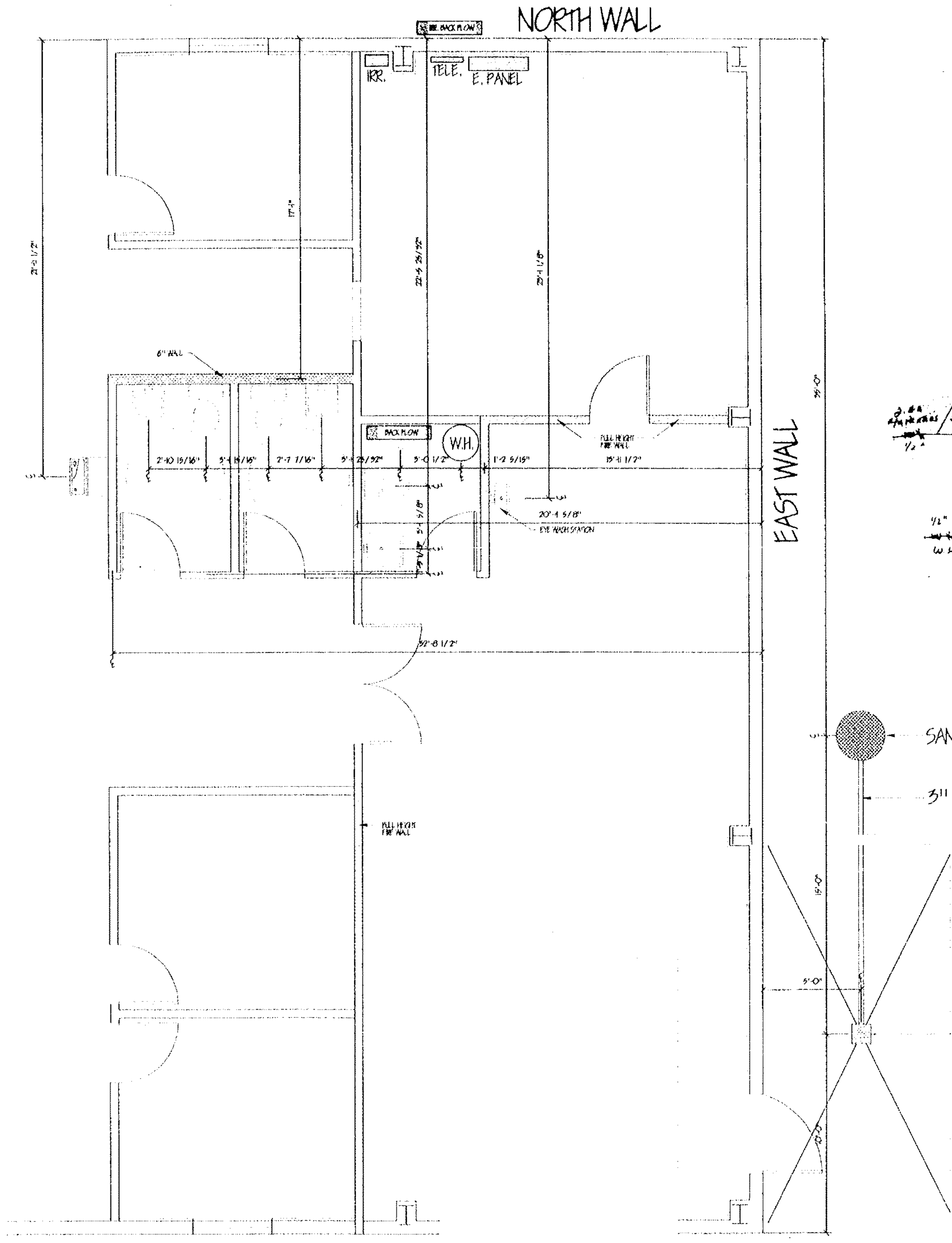
CLEAR FLOOR SPACE AT WATER CLOSET N.T.S.

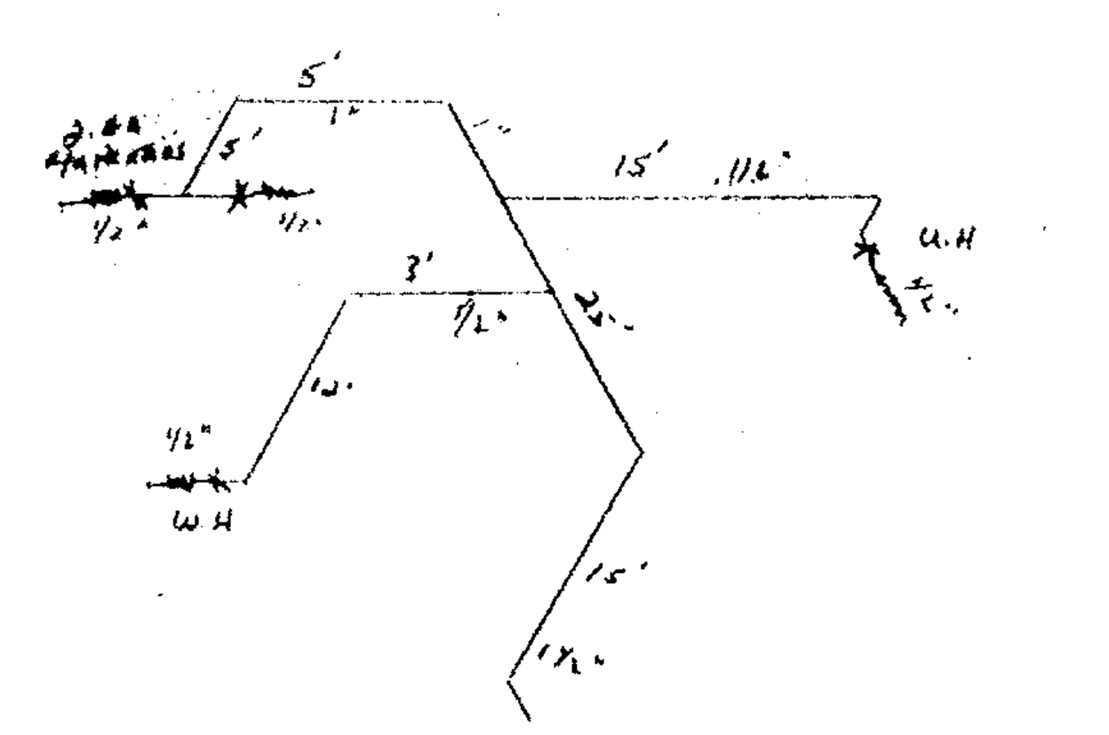
NOTE:
THE METER / BACKFLOW PREVENTER ASSEMBLY IS TO BE CONSTRUCTED AS COMPACT AS POSSIBLE. HUGE GAUDY ASSEMBLIES WILL NOT BE ACCEPTABLE IN ANY WAY.

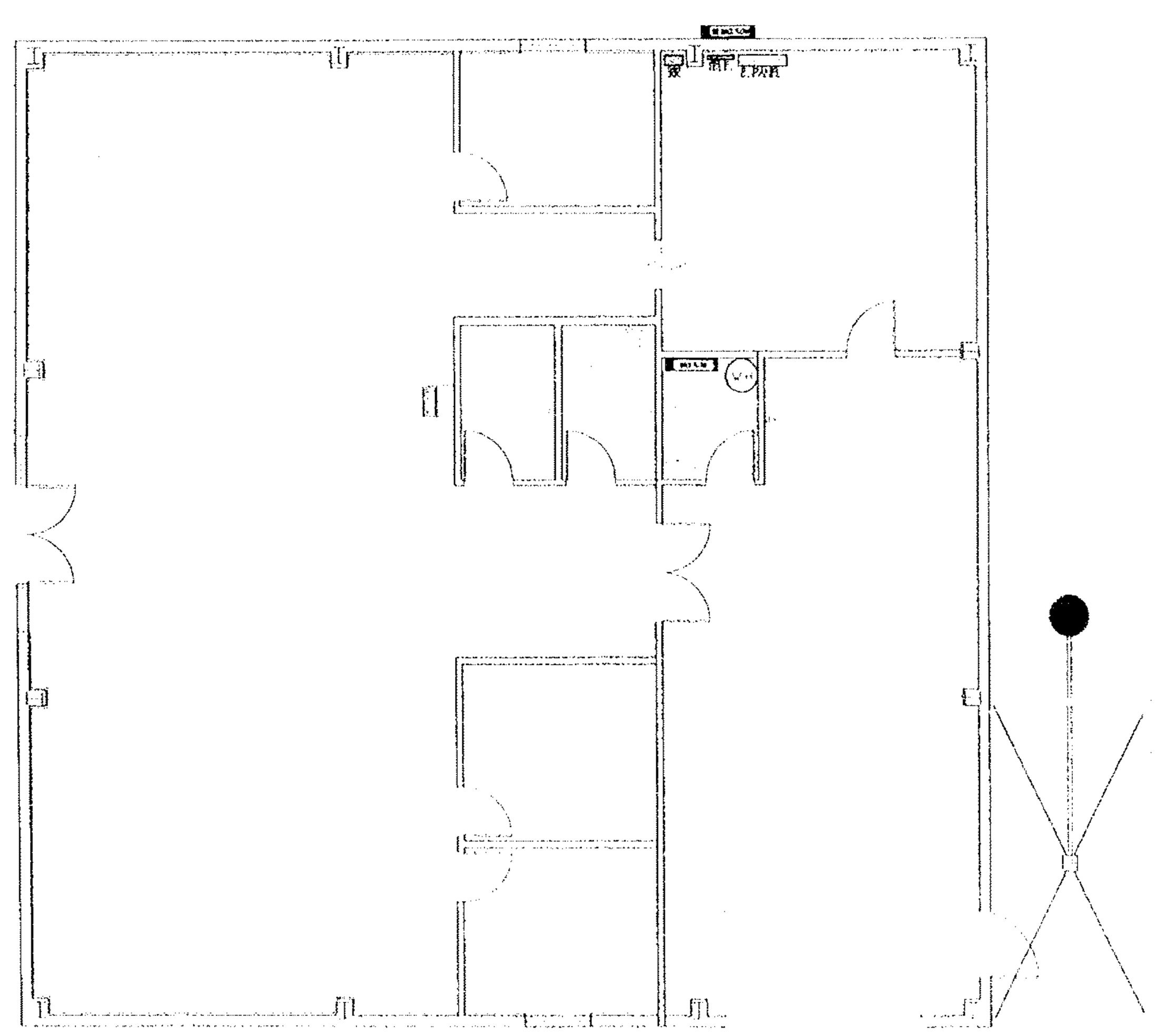


METER / BACKFLOW PREVENTER DETAIL
NOT TO SCALE









1/P1 PLUMBING PLAN
SCALE: 1/8"=1'-0"

2/P1 PLUMBING PLAN
SCALE: 1/4"=1'-0"

NORTH

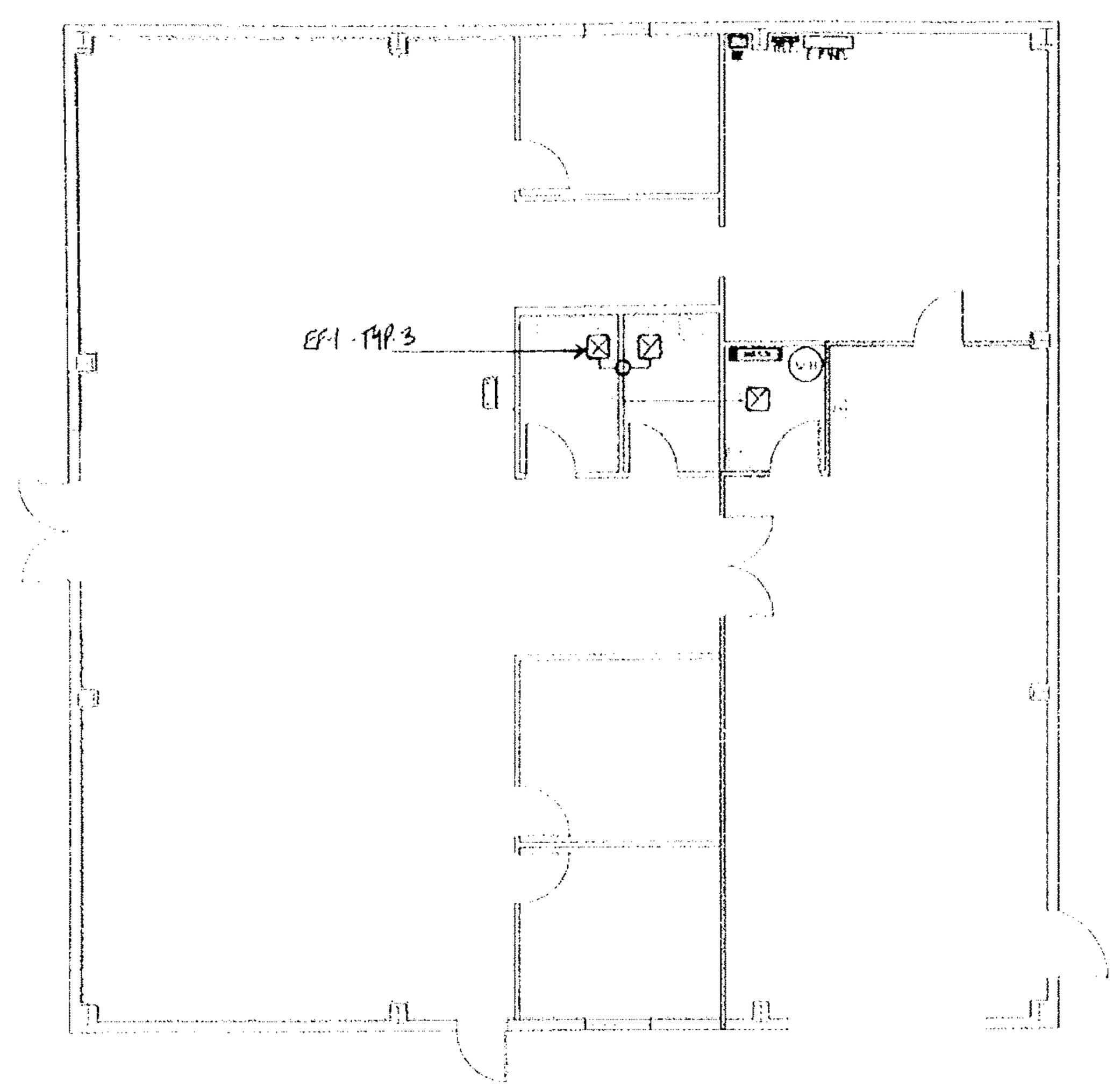
HAMMERS CONSTRUCTION INC.
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
3460 CAPITAL DRIVE 719-570-1599
COLORADO SPRINGS, COLORADO 80915

DATE: 8 DECEMBER 97
DRAWN BY: SOUTHWEST PLUMBING
CHECKED BY: SOUTHWEST PLUMBING

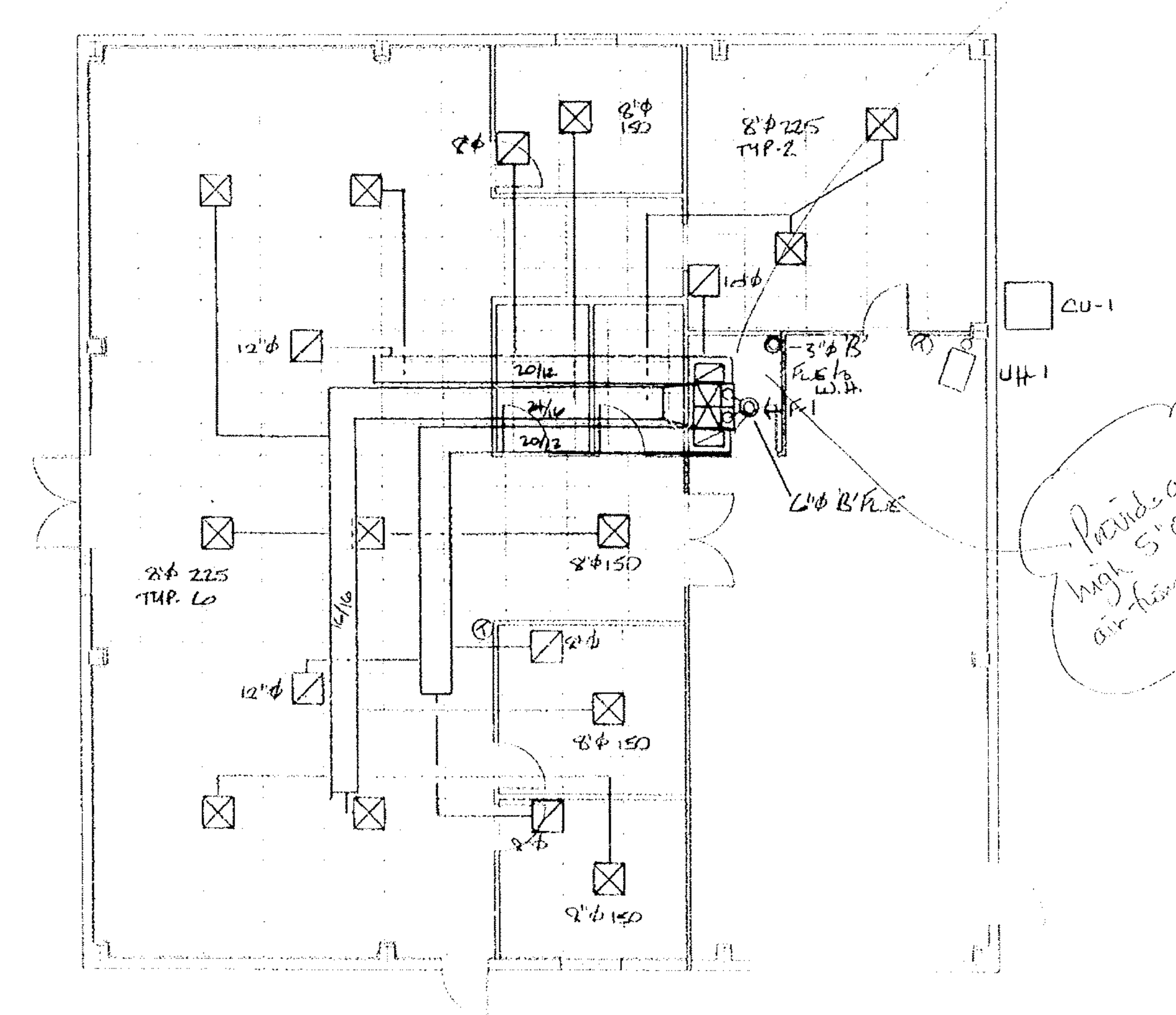
LOCATION:
775 CONRAD STREET
COLORADO SPRINGS CO. 80915

PROJECT:
ASPEN LEAF
NEW FACILITY

P1
1



(1/M1) MECHANICAL PLAN
SCALE: 1/8" = 1'-0"



(2/M1) REFLECTIVE CEILING PLAN
SCALE: 1/8" = 1'-0"

HVAC EQUIPMENT

F-1 TWINNED 75,000 BTUH GAS FURNACES W/6 TON EVAP. COIL + LINE SET TO CU-1, 2400 CFM @ .4" S.P. 115V

CU-1 6 TON ELECTRIC CONDENSING UNIT 72,000 BTUH COOLING 208V 3Ø

UH-1 75,000 BTUH GAS UNIT HEATER W/ FLUE & THERMOSTAT

EF-1 50 CFM CEILING FAN W/ VENT THROUGH ROOF

ALL DUCTWORK IS GALVANIZED STEEL W/ 1/2" LINER OR 1 1/2" WRAP INSULATION

Provide access to furnace platform.

Provide 10% O.A.

ASPEN LEAF
ENERGY CODE CALCULATIONS

Roof	R-19 = U .05
Wall	R-19 = U-.05
Overhead Door	R-.9 = U-1.1
Insulated Doors	R-1.88 = U-.53
Plate Glass	R- .9 = U-1.1
Insulated Glass	R- 1.9 = U-.51

Ur = .05

Uo = (3303 x .05) + (144 x 1.1) + (90 x .53) + (42 x 1.1) + (21 x .53) / 3600

= .14 < .27

OTTV = (.05 x 3305 x 34) + (90 x 126 x .86) + (.51 x 90 x 20)/ 3600

= 4.52 < 33.2

NORTH

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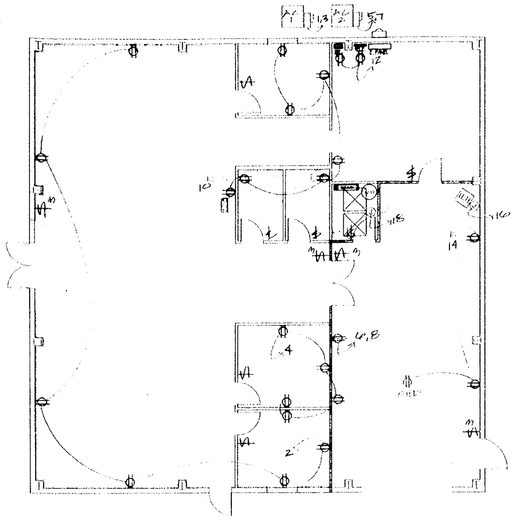
3460 CAPITAL DRIVE 719-570-1599
COLORADO SPRINGS, COLORADO 80915

DATE: 1 DECEMBER 97
DRAWN BY: PEAK HEATING
CHECKED BY: PEAK HEATING

LOCATION: 775 CONRAD STREET COLORADO SPRINGS, CO. 80915

PROJECT: ASPEN LEAF NEW FACILITY

M1



1 E1 ELECTRICAL PLAN
SCALE: 1/8"=1'-0"

LOAD CALCULATIONS PANEL A BASED ON THE 1996 NEC

CONNECTED LOAD		
LINE L1	18,100 VA	
LINE L2	15,790 VA	
LARGEST LINE LOAD X 2		36,200 VA
RECEPTACLE LOAD DIVERSITY		
RECEPTACLE LOAD	5,680 VA	
LESS 1ST 10,000 VOLTAMPS	-10,000 VA	
REMAINING VOLTAMPS	0 VA	
50% OF THE REMAINING VOLTAMPS	0 VA	
DIVERSITY (NEC 220-13)		0 VA
CONTINUOUS LOAD		
LINE L1	4,080 VA	
LINE L2	4,500 VA	
LARGEST LINE LOAD X 2	9,000 VA	
25% OF THE CONTINUOUS LOAD (NEC 220-20)		2,250 VA
LARGEST MOTOR LOAD		
LINE L1	10,240 VA	
LINE L2	9,390 VA	
LARGEST LINE LOAD X 2	20,480 VA	
25% OF LARGEST MOTOR LOAD (NEC 430-24)		5,120 VA
TOTAL LOAD VOLTAMPS		43,570 VA
TOTAL LOAD AMPS 43,570 VA / 240 V =	182 A	
ADJUSTMENT 10 %	18 A	4,357 VA
ADJUSTED DESIGN LOAD	200 A	47,927 VA

VOLTAGE DROP

2 X L X R X I / 1000 = VD

2 X 55 X 0.0766 X 182 / 1000 = 1.53 VD

VOLTAGE DROP %

VD / VOLTS = VD %

1.53 / 240 = 0.55 %

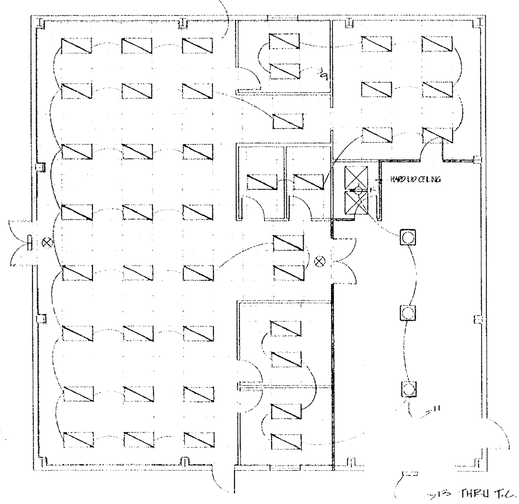
PANEL	A	WIRE TYPE	THHN	# CONDUITS	1
# CIRCUITS	36	WIRE CU/AL?	CU	C-SIZE	2 IN
FED FROM	XFORMER	WIRE TEMP C	75	C-TYPE	GENERAL
HI VOLTAGE	240	WIRE LENGTH	55'	# WIRES	3
LOW VOLTAGE	120	CONDUIT TYPE	GENERAL	WIRE SIZE	#3/0
PHASE	1	MINIMUM AMPS	0	GND SIZE	#6
HERTZ	60	% FACTOR	10	WIRE TYPE	THHN
NEUT BUS Y/N	Y	MAIN BKR Y/N?	Y	WIRE CU/AL	CU
GND BUS Y/N	Y	MAIN BKR AMPS	200	WIRE AMPS	200
GND WIRE Y/N	Y				

#	BREAKER	CIRCUIT DESCRIPTION		L1	L2
1	30A-2P	AC UNIT	M	2,880	.....
3			M	.....	2,880
5	30-AP	AC UNIT	M	2,880	.....
7			M	.....	2,880
9	20A-1P	LIGHTS	C	1,800	.....
11	20A-1P	LIGHTS	C	.....	1,440
13	20A-1P	LIGHTS	C	480	.....
15	20A-1P	LIGHTS	C	.....	1,800
17	20A-1P	LIGHTS	C	1,800	.....
19	20A-1P	LIGHTS	C	.....	1,560
21	SPACE		C	0	.....
23	SPACE		C	.....	0
25	SPACE		G	0	.....
27	SPACE		G	.....	0
29	SPACE		G	0	.....
31	SPACE		G	.....	0
33	SPACE		G	0	.....
35	SPACE		G	.....	0
37	SPACE		G	0	.....
39	SPACE		G	.....	0
41	SPACE		G	0	.....

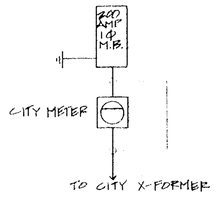
#	BREAKER	CIRCUIT DESCRIPTION		L1	L2
2	20A-1P	DUPLEX RECEPTACLES	D	1,080	.....
4	20A-1P	DUPLEX RECEPTACLES	D	.....	900
6	30A-2P	AIR COMPRESSOR	M	2,880	.....
8			M	.....	2,880
10	20A-1P	DUPLEX RECEPTACLES	D	1,260	.....
12	20A-1P	DUPLEX RECEPTACLES	D	.....	1,000
14	20A-1P	DUPLEX RECEPTACLES	D	1,440	.....
16	20A-1P	UNIT HEATER	M	.....	750
18	20A-1P	FURNACES	M	1,600	.....
20	20A-1P	SPARE	D	.....	0
22	20A-1P	SPARE	D	0	.....
24	20A-1P	SPARE	D	.....	0
26	20A-1P	SPARE	G	0	.....
28	20A-1P	SPARE	G	.....	0
30	20A-1P	SPARE	G	0	.....
32	SPACE		G	.....	0
34	SPACE		G	0	.....
36	SPACE		G	.....	0
38	SPACE		G	0	.....
40	SPACE		G	.....	0
42	SPACE		G	0	.....

PREPARED BY ... ABC ELECTRIC INC

THRU LTG CONTACTOR 15,17,19



2 E1 REFLECTIVE CEILING PLAN
SCALE: 1/8"=1'-0"



2"C-w/3#3/0 CU.

ELEC. ONE LINE
N.T.S.

NORTH

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DATE: 1 DECEMBER 97
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PROJECT: ASPEN LEAF NEW FACILITY

E1
1

31104