

**CODE BASIS:** THE INTERNATIONAL BUILDING CODE 2009 EDITION.

**OCCUPANCY:** GROUP A3, B and S-1  
**BUILDING TYPE:** TYPE V-B  
**FIRE SPRINKLING:** SPRINKLED  
**NO. OF STORIES:** ONE FOR A3 A5 PER TABLE 503 - INCREASE FOR SPRINKLED  
 2 STORY A5 PER SECTION 5042

**BUILDING HEIGHT:** AVERAGE HEIGHT = 22'-0" A5 PER TABLE 503 HEIGHT 40'-0"  
 INCREASE FOR SPRINKLED BY 2'-0" TO 60'-0"

**ALLOWABLE AREAS:** TYPE V-B A3 TABLE 503 6000 SF.  
 BUILDING AREA 16,250 AND MEZZANINE AREA OVER 1'-0" 1412 SF.  
 AREA INCREASE TO 18,880 SF. SEE CALC'S BELOW  
**SECTION 506 BUILDING AREA MODIFICATION**  
 EQUATION 5-1  $A_1 = 6000 \quad F_1 = 1468 \quad I_1 = 2$   
 $A_2 = (6000 \times 6000 \times 1468) / (6000 \times 2) = 18,880$  SF.  
 EQUATION 5-2  $F = 630 \quad F = 750 \quad W = 30$   
 $F_1 = (750 / 630 - 0.25) / 30 = 0.1468$

**OCCUPANTS LOAD:**  
 GYMNASIUM: 1 occ. / 50 sq.ft. 14,152.51 SF. / 50 SF. = 14153 occ.  
 OFFICE/BATHS/WANITOR: 1 occ. / 100 sq.ft. 11124 SF. / 100 SF. = 111 occ.  
 STORAGE: 1 occ. / 500 sq.ft. 18019 SF. / 0 SF. = 156 occ.  
 MEZZANINE OPEN OFFICE: 1 occ. / 100 sq.ft. 1346 SF. / 100 SF. = 13.46 occ.  
 MEZZANINE STOR: 1 occ. / 500 sq.ft. 6658 SF. / 500 SF. = 13 occ.

**TOTAL OCCUPANT LOAD:** 169.85 occ.

**MAX TRAVEL DISTANCE:** MAIN FLOOR 250 FEET  
**COMMON PATH OF TRAVEL:** MAIN FLOOR 130' MAX  
**MAX TRAVEL DISTANCE MEZZ:** 100 FEET AS PER 1014.3 EXC. 3  
**COMMON PATH OF TRAVEL MEZZANINE:** AREA 1 89'-8" - AREA 2 62'

**EXISTS REQUIRED:** TWO PROVIDED 5

FIRE PROTECTION:	ELEMENT	MATL.	RATED
	INTERIOR BEARING WALL	ANY	NOT RATED
	INTERIOR NON-BEARING WALL	ANY	NOT RATED
	STRUCTURAL FRAME	ANY	NOT RATED
	EXT. STRUCTURAL FRAME	ANY	NOT RATED
	ROOF/CEILING ASSEMBLY	ANY	NOT RATED
	SHAFTS	NON-COM	1 HOUR

CODE STUDY

**OWNERS:**  
 Precision Gymnastics  
 1459 Woodley Hts.  
 Colorado Springs, CO 80915

**CONTRACTOR:**  
 Kramer Construction Inc.  
 5030 Silver Drive  
 Colorado Springs, CO 80921  
 PH. (719) 243-4188

**ARCHITECT:**  
 Robert J. Maixner  
 89 Wedgefield Drive  
 Hilton Head Island, SC 29926  
 (719) 660-6183

**MECHANICAL / PLUMBING / ELECTRICAL ENGINEER:**  
 B & H Engineers  
 3540 Hartsock Lane  
 Colorado Springs, CO 80911  
 (719) 332-2006

**STRUCTURAL ENGINEER:**  
 Robert J. Maixner  
 89 Wedgefield Drive  
 Hilton Head Island, SC 29926  
 (719) 660-6183

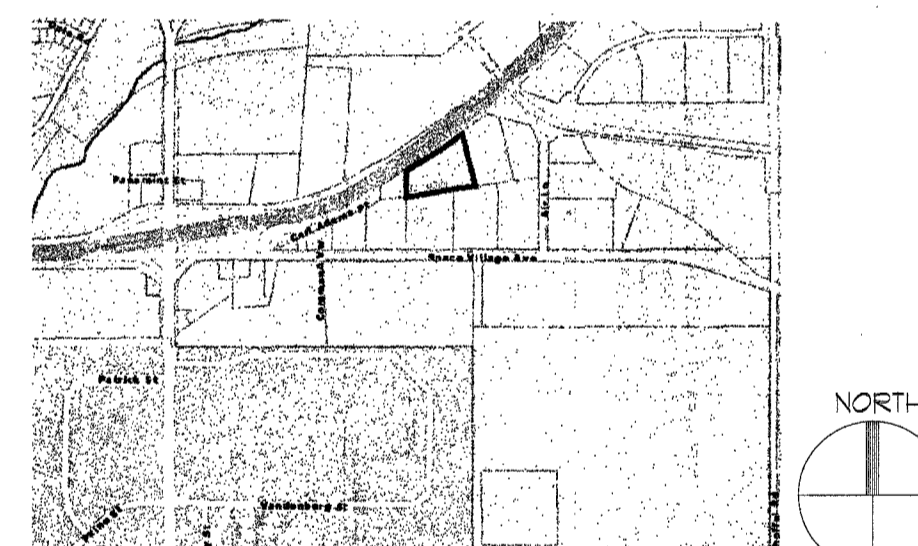
PROJECT DIRECTORY

- Do not scale drawings.
- Dimensions shown are to stud framing or centerline of wall.
- Notify Architect immediately should conditions be found contradictory to these Drawings.
- All spot elevations inside the building refer to Reference Elevation. Reference elevation = Arch elev of 100'-0" = Civil elev of 6839.50
- All angles are 90 degrees unless otherwise noted.
- All work to be based on 2009 IBC and 2011 PPRBC.
- All moldings and wood profiles reference Architectural Woodwork Institute profile numbers
- Site dimensions to building are to structural / building lines.
- All doors are centered in wall or 4" off adjacent wall, UNO.
- All interior walls to have slip connection at top of wall.

NOTES

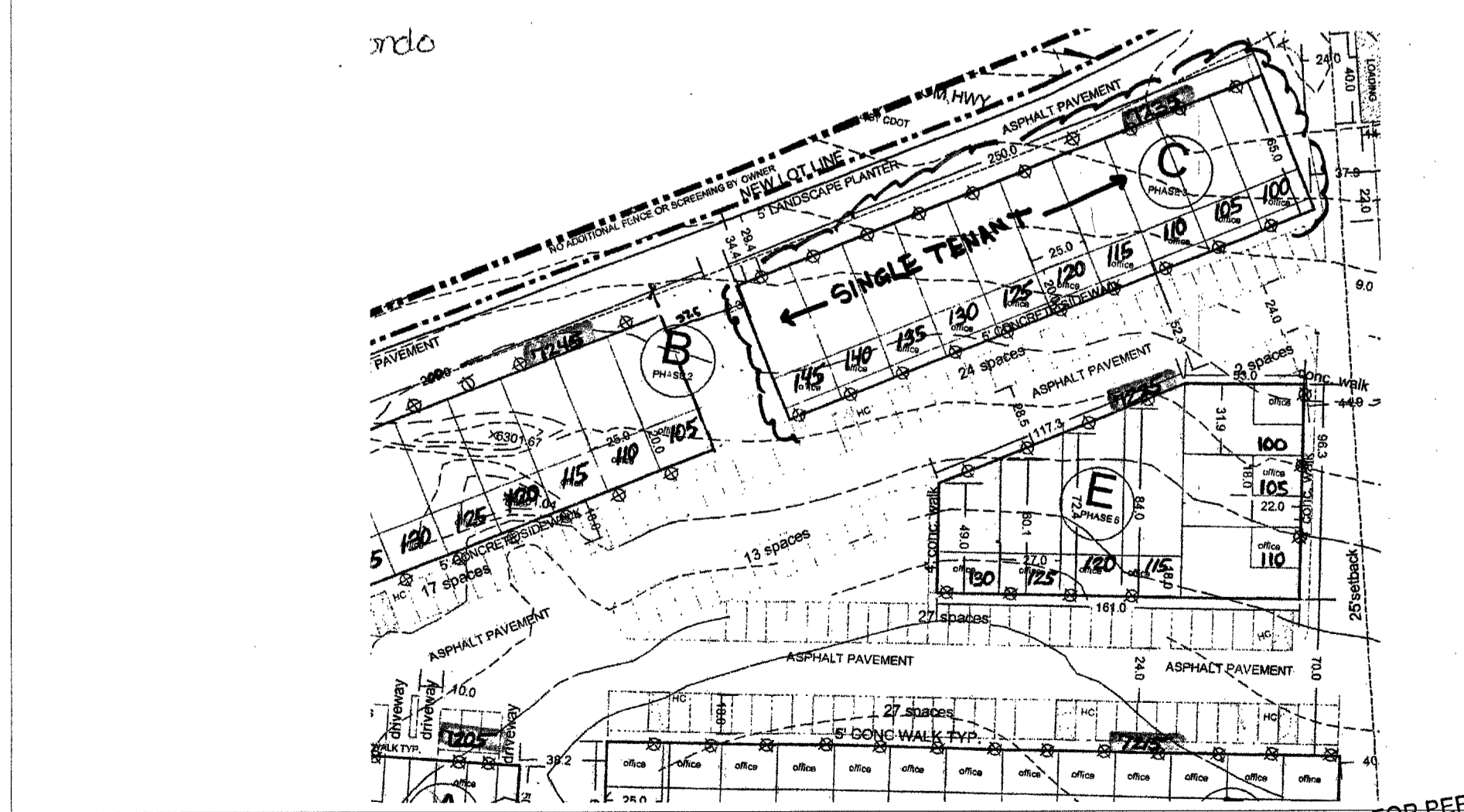
- COVER SHEET:**  
 C10 COVER SHEET & CODE STUDY
- LANDSCAPE:**  
 EXISTING APPROVED 01/03/2005
- UTILITY:**  
 EXISTING APPROVED 09/30/2005
- GRADING/EGGSION:**  
 EXISTING APPROVED 01/01/2005
- ARCHITECTURAL:**  
 A1 FLOOR PLAN & REFLECTED CLG.  
 A2 MEZZANINE FLOOR & REFLECTED CLG. PLANS  
 A3 EXTERIOR ELEVATION  
 A4 BUILDING SECTIONS  
 A5 SECTIONS, TOILET LAYOUT
- STRUCTURAL:**  
 S-1 FOUNDATION PLANS  
 S-2 NOTES & DETAILS  
 S-3 MEZZANINE FRAMING PLANS
- MECHANICAL & PLUMBING:**  
 M1 GAS ISOMETRIC PLANS  
 M2 PARTIAL MECHANICAL PLANS  
 M3 MEZZANINE MECHANICAL PLANS  
 M4 MECHANICAL SCHEDULES
- ELECTRICAL:**  
 E1 PARTIAL LIGHTING PLAN  
 E2 PARTIAL LIGHTING PLAN  
 E3 PARTIAL POWER PLAN  
 E4 PARTIAL POWER PLAN  
 E5 MEZZANINE ELECTRICAL PLAN  
 E6 ONE-LINE DIAGRAM & PANEL BOARD
- PLUMBING:**  
 P1 PARTIAL PLUMBING PLAN  
 P2 PARTIAL PLUMBING PLAN  
 P3 PLUMBING SCHEDULES

**LEGAL NOTES:**  
 SCHEDULE NO: 54080 01 049  
 TR A HIGHWAY 24 EASTGATE BUSINESS PARK,  
 UNIT D IN BUILDING 1, EX BUILDING 4  
 ZONE: C6  
 1235 E Highway 24  
 COLORADO SPRINGS, CO 80915



VICINITY MAP SCALE: 1" = 100'

SHEET INDEX



UNIT NUMBERS 1235 E HIGHWAY 24 SUITE 145 (SINGLE TENANT) RELEASED FOR PERMIT

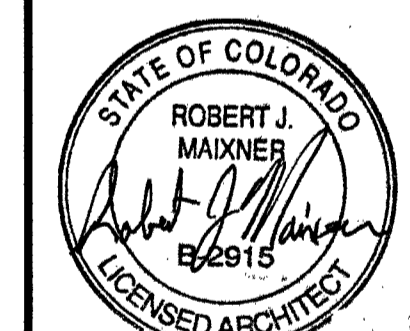
SEP 12 2017

SAD RBD CONSTRUCTION

REVISIONS	BY

**Kramer Construction, Inc.**  
 5030 Silver Drive, Colorado Springs, CO 80921  
 Phone 719-243-4188  
**Precision Gymnastics**  
 1235 E Highway 24 Suite 145, Colorado Springs, CO  
 TR A Highway 24 Eastgate Business Park  
 EX Proposed Unit D in Building 1, EX Building 4

**RJM Designs**  
 Robert J. Maixner  
 ARCHITECT/PLANNER  
 89 Wedgefield Drive  
 Hilton Head Island, SC 29926  
 Cell (719) 660-6183



08 / 4 / 2017

SQUARE FOOTAGE	
Floor Plan	16,250 SF
Mezzanine Usable	1412 SF

DRAWN	RJM
CHECKED	RJM
DATE	02 / 01 / 2017
JOB NO.	17-102
SHEET NO.	

CS

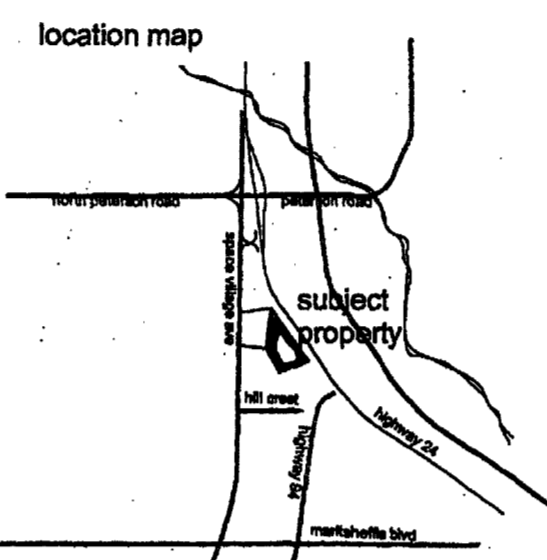
ADJACENT OWNERS:  
 DONALD HARTZELL  
 8917 MEADOW HILL  
 SAN ANTONIO, TX 78265-2547  
 TAX NO. 54080-01-027

DEAN AND DIANE PATZEL  
 140 GENESEE PL.  
 COLORADO SPRINGS, CO 80906-4360  
 TAX NO. 54080-01-015

GUYEN QUAN VAN  
 2200 MESA ROAD  
 COLORADO SPRINGS, CO 80904-1822  
 TAX NO. 54080-01-028

JOSEPHINE SHRE  
 7100 SPACE VILLAGE AVE  
 COLORADO SPRINGS, CO 80920-8518  
 TAX NO. 54080-01-025

POTESTIO FAMILY LLC  
 1900 LONGWAY WAY  
 PARKER, CO 80134-6064  
 TAX NO. 54080-01-014



**LOT THREE**

NOTES:  
 1. SIGN HEIGHT AND SIZE TO BE DETERMINED AT TIME OF SIGN PERMIT.  
 2. ALL DRIVE SURFACES TO BE ASPHALTIC COMPOSITION.  
 3. PROPOSED TOPO SHOWN ON GRADING PLAN.  
 4. OFFICES ARE DENIED AS "OFFICE BUILDINGS AND PROFESSIONAL SERVICES" SECTION 36.3-9 OF THE EL PASO COUNTY CODE BOOK.  
 5. LIGHTS WILL BE ABOVE ALL DOORS. PLEASE SEE LIGHTING DETAIL ON PAGE 1.  
 6. THE DRIVEWAYS LABELED ON BUILDING A ARE DRIVEWAYS NOT LOADING AREAS.  
 7. ALL 25' YARD SETBACKS SERVE AS UTIL. ESMNTS.  
 8. ALL DRIVEWAYS AS SHOWN ARE ACCESS ESMNTS.

PARKING NOTES:  
 ALL SPACES 9' X 22'  
 ALL DRIVEWAYS 9' X 22'  
 SPACES WHICH ARE 9' X 22'  
 OFFICE RATIO 1 SP PER 300  
 WAREHOUSE RATIO 1 SP PER 1000  
 HANDI CAP SPACES 8X18 PLUS 8X18 MANUEVERING AREA

LOT THREE REVED AREA  
 DATA:  
 BUILDING A 1,850 SF OFFICE (PARKING 180000-4)  
 5,800 SF WAREHOUSE (PARKING 180000-5)  
 TOTAL 7650 SF PARKING RECD 12

BUILDING B 4,500 SF OFFICE (PARKING 400000-10)  
 10,750 SF WAREHOUSE (PARKING 100000-11)  
 TOTAL 15,250 SF PARKING RECD 25

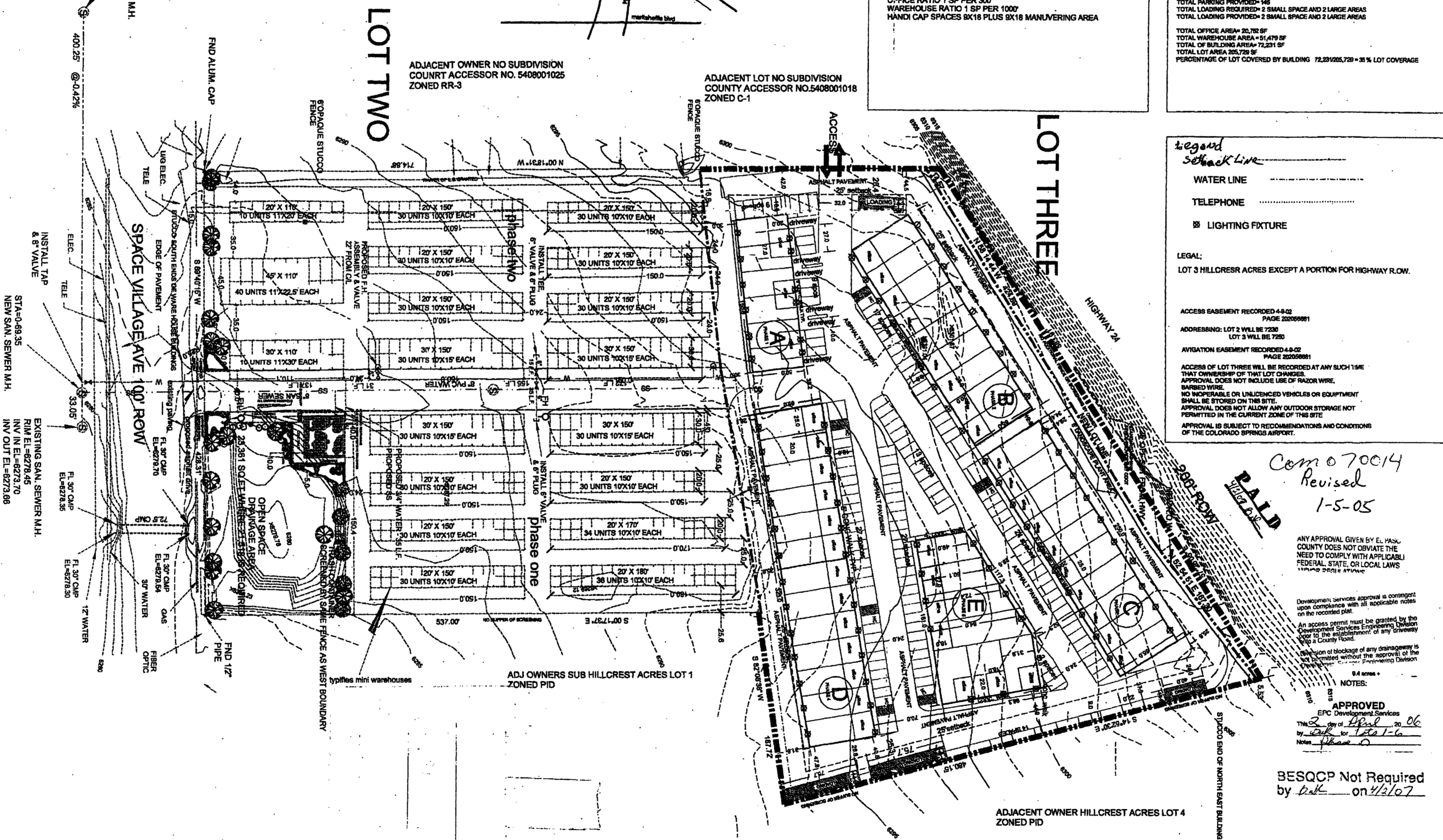
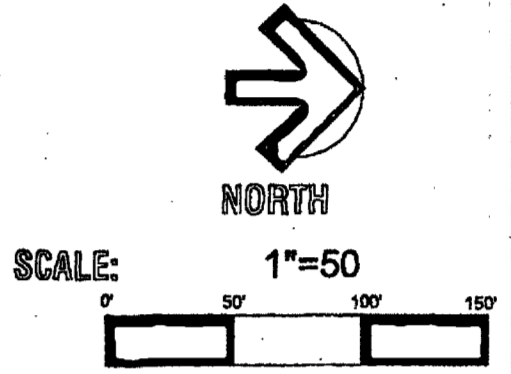
BUILDING C 6,000 SF OFFICE (PARKING 600000-17)  
 11,250 SF WAREHOUSE (PARKING 100000-18)  
 TOTAL 17,250 SF PARKING RECD 30

BUILDING D 8,000 SF OFFICE (PARKING 800000-20)  
 14,500 SF WAREHOUSE (PARKING 100000-21)  
 TOTAL 22,500 SF PARKING RECD 37

BUILDING E 3,100 SF OFFICE (PARKING 300000-13)  
 5,800 SF WAREHOUSE (PARKING 100000-14)  
 TOTAL 8,900 SF PARKING RECD 15

TOTAL PARKING REQUIRED- 15  
 TOTAL PARKING PROVIDED- 145  
 TOTAL LOADING REQUIRED- 2 SMALL SPACE AND 2 LARGE AREAS  
 TOTAL LOADING PROVIDED- 2 SMALL SPACE AND 2 LARGE AREAS

TOTAL OFFICE AREA 26,750 SF  
 TOTAL WAREHOUSE AREA 34,475 SF  
 TOTAL OF BUILDING AREA 72,225 SF  
 TOTAL LOT AREA 155,775 SF  
 PERCENTAGE OF LOT COVERED BY BUILDING 72,225/155,775 = 46% LOT COVERAGE



Legend  
 Schack Line  
 WATER LINE  
 TELEPHONE  
 LIGHTING FIXTURE

LEGAL:  
 LOT 3 HILLCREST ACRES EXCEPT A PORTION FOR HIGHWAY R.O.W.

ACCESS EASEMENT RECORDED 4-8-02  
 ADDRESSING: LOT 2 WILL BE 7200  
 LOT 3 WILL BE 7200

AVIATION EASEMENT RECORDED 4-8-02  
 PAGE 4000000

ACCESS OF LOT THREE WILL BE RECORDED AT ANY SUCH TIME THAT OWNERSHIP OF THE LOT CHANGES.  
 APPROVAL DOES NOT INCLUDE USE OF TRAFFIC WIRE, BARBED WIRE,  
 NO INOPERABLE OR UNLICENSED VEHICLES OR EQUIPMENT SHALL BE STORED ON THE SITE.  
 APPROVAL DOES NOT ALLOW ANY OUTDOOR STORAGE NOT PERMITTED IN THE CURRENT ZONE OF THE SITE.  
 APPROVAL IS SUBJECT TO RECOMMENDATIONS AND CONDITIONS OF THE COLORADO SPRINGS AIRPORT.

Com 070014  
 Revised  
 1-5-05

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS.

Development services approved is contingent upon compliance with all applicable rules and regulations of the El Paso County Department of Transportation.  
 An access permit must be granted by the El Paso County Department of Transportation prior to the establishment of any driveway or driveway modification.  
 Division or blockage of any driveway is not permitted without the approval of the El Paso County Department of Transportation.

APPROVED  
 EPC Development Services  
 by *[Signature]* on *1/5/05*  
 Title *Planner*

BESQCP Not Required  
 by *[Signature]* on *1/26/07*

CLIENT ADDRESS:  
 SPACE VILLAGE PARTNERSHIP  
 23799 SANBORN ROAD  
 EL PASO, TEXAS 79924

REAL ESTATE DEVELOPMENT CONSULTANTS  
 23799 sanborn road, ellicott, colorado 80808  
 PROJECT NAME:  
 SPACE VILLAGE  
 REVISED DEVELOPMENT PLAN  
 REVISED LOT THREE

PLATE:  
 DRAWN BY:  
 REVISION DATE:  
 4-1-04  
 6-8-04 MM  
 9-17-04  
 9-17-04

REVIEWED FOR GENERAL COMPLIANCE WITH EL PASO COUNTY DEPARTMENT OF TRANSPORTATION REQUIREMENTS  
 BY: *[Signature]*  
 DATE: *1/13/05*

APPROVED  
 EPC Development Services  
 The City of El Paso, Texas  
 by *[Signature]* on *1/13/05*  
 Title *Planner*

El Paso County Development Review Fee and Surcharge Required  
 Temporary Use Permit  Residential Plat Plan  
 Temporary Mobile Home  Homebased Retail Plan  
 Other  Sign Permit

*[Signature]*  
 Title *Planner*

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