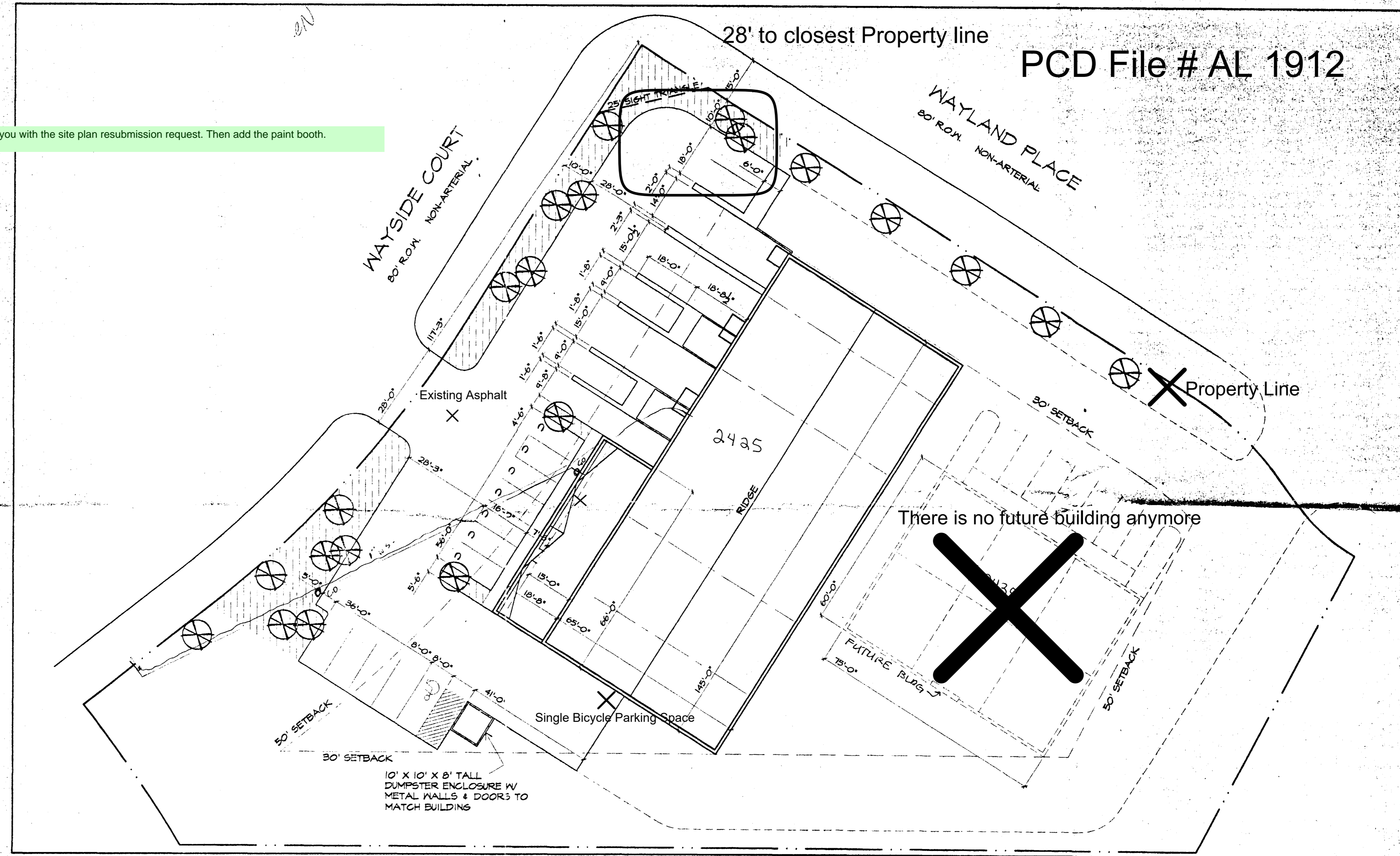


D:\c... 2000-026-ADVERTISING\101.dwg F:\04 12 12 98 01 2001
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For the Special use site plan, use the revised site plan basemap I sent you with the site plan resubmission request. Then add the paint booth.



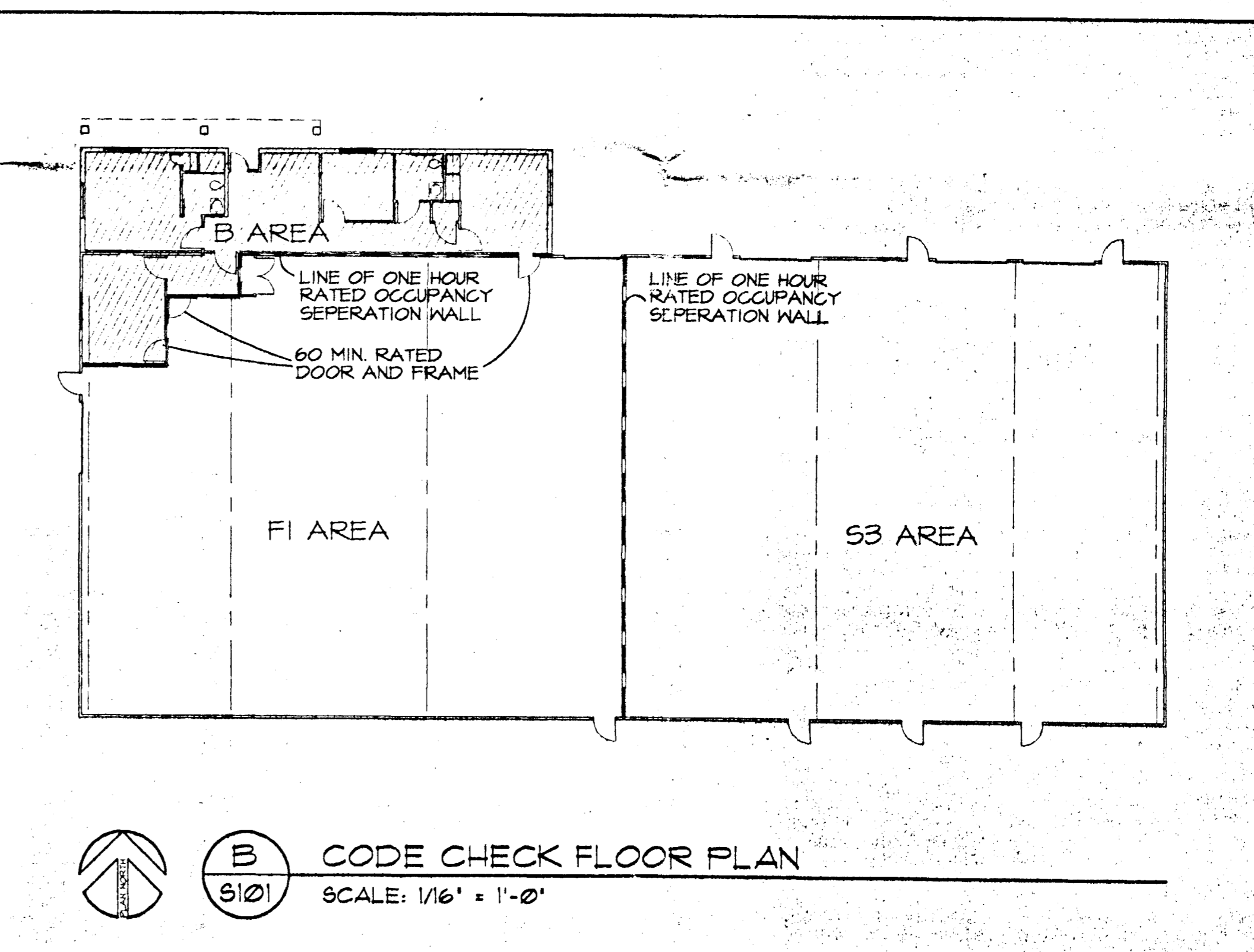
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval 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.

A SITE PLAN / ROOF PLAN
 S101 SCALE: 1" = 20'-0"

CODE ANALYSIS

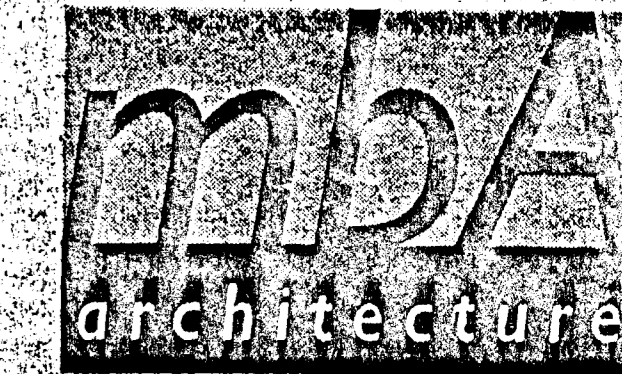
1997 UBC
 OCCUPANCY: B, FI, S3
 TOTAL BUILDING AREA = 10538 SF.
 B OFFICE AREA = 1261 SF. CONSTRUCTION TYPE V N 2 STORY MAX, 8,000 SF. MAX.
 OCCUPANT LOAD FACTOR: 13 OCCUPANTS (1/100), 1 EXIT REQUIRED.
 FI = 4,687 SF. CONSTRUCTION TYPE V N 2 STORY MAX, 8,000 SF. MAX.
 OCCUPANT LOAD FACTOR: 24 OCCUPANTS (1/120), 1 EXIT REQUIRED.
 S3 = 4,530 SF. CONSTRUCTION TYPE V N 2 STORY MAX, 8,000 SF. MAX.
 OCCUPANT LOAD FACTOR: 10 OCCUPANTS (1/500), 1 EXIT REQUIRED.
 EXIT WIDTH = 0.2'/PERSON = 13.5' MIN. REQ'D., 36' PROVIDED
 ONE HOUR OCCUPANCY SEPERATION WALL REQ'D. BETWEEN B AND FI SPACES
 ONE HOUR OCCUPANCY SEPERATION WALL REQ'D. BETWEEN S3 AND FI SPACES
 AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED PER 904.2.5.1
 N THE FI AREA OF THE BLDG.

15 PARKING SPACES REQ'D., 8 FULL SIZE SPACES PROVIDED 7 COMPACT SPACES PROVIDED 1 FULL SIZE HANDICAPPED SPACE PROVIDED	ALL LANDSCAPING TO BE DRIP IRRIGATED 3,314 SF. SODDED FINE FESCUE TURFGRASS ON PREPARED TRI-MIX SOILBED = 5.3% SITE AREA
BUILDING HEIGHTS NOT TO EXCEED 35' ZONE: P1D (ADJ. PROPERTIES ZONED P1S) 1.42 ACRES TAX SCHED. NO. 54062-04-026 LEGAL: LOT 2 INDIAN SPRINGS INDUSTRIAL CENTER	4' HIGH PINON PINE BALLED AND BURLAPPED



B CODE CHECK FLOOR PLAN
 S101 SCALE: 1/16" = 1'-0"

Zone: I-2 CAD-0



29 west Cimarron # 2
 Colorado Springs, Colorado 80903
 719.548.8200 voice
 719.548.8363 fax

preliminary drawings -
 not for construction

El Paso County Development Review Fee and Surcharge Required

Temporary Use Per...
 Temporary Use...
 Residential Plot Plan...
 Non-Residential Plot Plan...
 Sign Permit...
 Signature: [Signature]

APPROVED
 EL PASO COUNTY PLANNING DEPT.
 THIS DAY OF [Month] 2001
 [Signature]

design drawings for
CONTEMPORARY COMMERCIAL CABINETS
 wayside court at wayland place
 colorado springs, colorado 80915

project number
 2000-026
 date
 9.30.01
 revision

drawn by
 mfb
 checked by
 mfb
 sheet title
 site / floor plan
 sheet number

S101

Site Data Table

Property Owner Name and Address

Bryan Dorman
8569 Valley Ranch Pt.
Fountain, CO 80817

Applicant Name and Address

Parcel ID # | 54062-04-026

Zoning District: I-2 CAD-O

Total Acreage: 1.42

Existing Building SF: 10,538 SF

Proposed Use: Vehicle Repair Garage

Required Parking: Land Development Code Requires 1 space/employee on max shift, plus 3 spaces per bay or stall. Calculate and enter required parking based on this requirement. 3 Employees + (4 Bays x 3 Spaces) = 15 Parking Spaces

Provided Parking: 15 Spaces

There were 15 spaces on the original blueprints however there is room for 26 parking spaces on the lot.

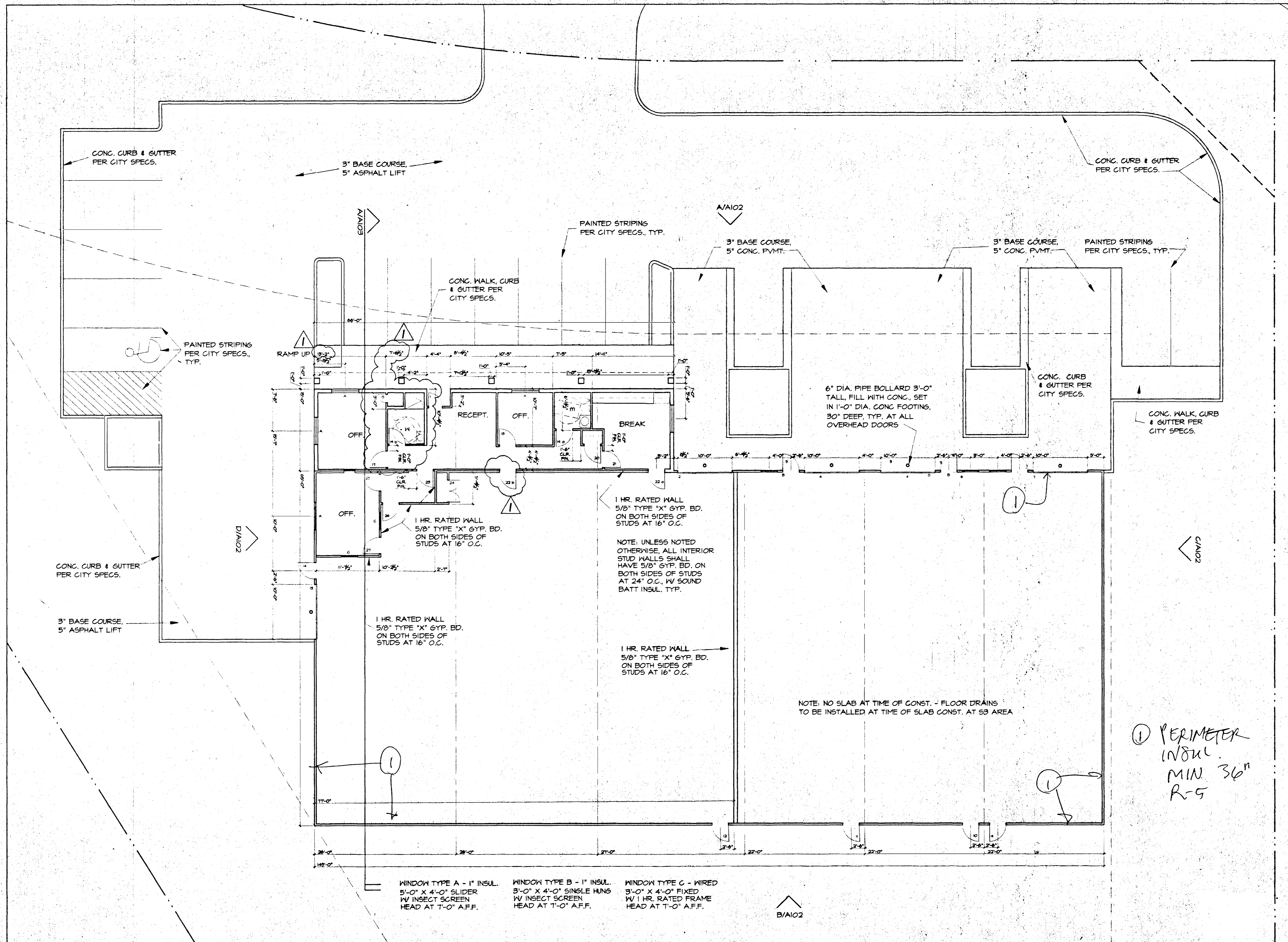
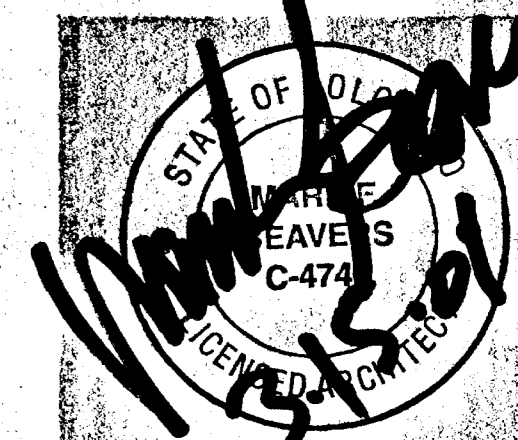
Provided Disabled parking spaces: 1 Space

Required Bicycle Parking: Land Development Code requires 5% of the number of the required vehicle parking spaces. At least one bike parking space shall be provided and shown on the site plan. See LDC 6.2.5 for location and design of bike parking.

15 spaces x 0.05 = 0.75 bicycle parking spaces

Single bicycle parking space will be provided indoors.

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design drawings for
**CONTEMPORARY
COMMERCIAL CABINERY**
wayside court at wayland place
colorado springs, colorado 80915

project number
2000-026

date
1.21.02

revision
rbd comments 3.15.02

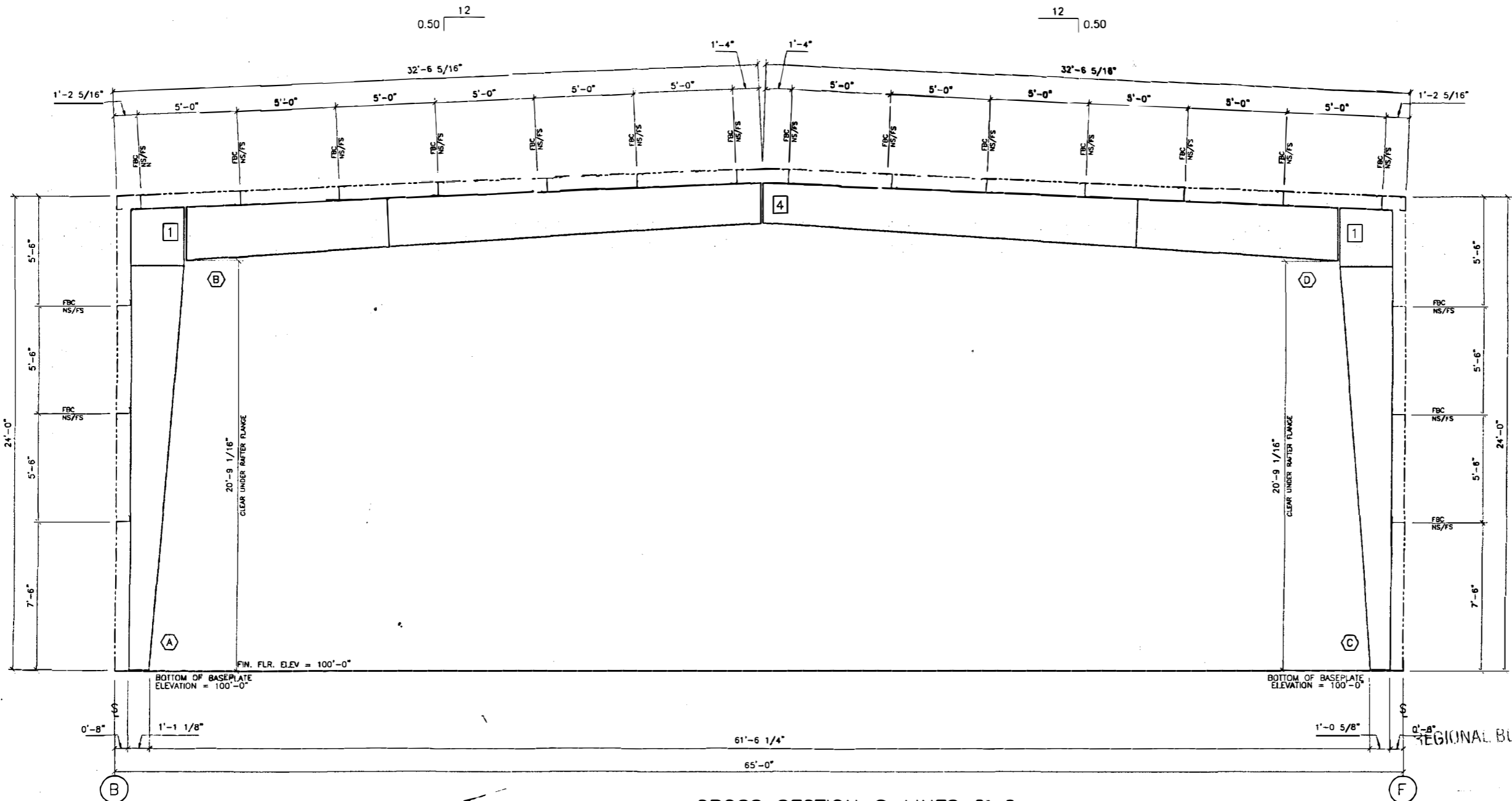
drawn by
mfb
checked by
mfb

sheet title
floor plan

sheet number

A101

A
A101 FLOOR PLAN
SCALE: 1/8" = 1'-0"



CROSS SECTION @ LINES 2-6

APPROVED BY: [Signature]

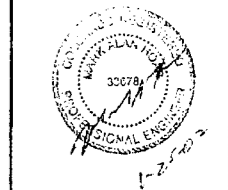
NOTES:

- 1) FOR COLUMN AND RAFTER MARK NUMBERS, SEE EITHER SHEET E1 (ROOF FRAMING PLAN).
- 2) FBC___ INDICATES FLANGE BRACING LOCATIONS ON PURLIN ROOFS. FBD___ INDICATES FLANGE BRACING LOCATIONS ON JOIST ROOFS.
- 3) NS/FS INDICATES THAT FLANGE BRACING IS REQUIRED ON BOTH SIDES OF THE FRAME LINE. NOTE FOR EXPANDABLE ENDWALL RIGID FRAMES: IF FLANGE BRACING IS REQUIRED ON BOTH SIDES OF AN EXPANDABLE ENDFRAME, THE OPPOSITE SIDE FLANGE BRACE WILL HAVE TO BE INSTALLED AT THE TIME OF EXPANSION. THESE FLANGE BRACES HAVE BEEN PROVIDED, AS REQUIRED, FOR THIS FUTURE CONDITION.
- 4) IF NS/FS FLANGE BRACING IS NOT INDICATED, ONLY ONE FLANGE BRACE IS REQUIRED AND CAN BE LOCATED ON EITHER SIDE OF THE FRAME.
- 5) "*" INDICATES THE LONG SIDE OF INTERIOR COLUMNS. IF INTERIOR COLUMNS ARE REQUIRED, ORIENT AND ERECT THOSE COLUMNS ACCORDINGLY. NOTE: COLUMNS LOCATED AT THE RIDGE ARE TYPICALLY "FLAT-TOP" COLUMNS, UNLESS INDICATED BY THE "*" SYMBOL.
- 6) RIGID FRAMES SHALL HAVE 50% OF THEIR BOLTS INSTALLED AND TIGHTENED ON BOTH SIDES OF THE WEB ADJACENT TO EACH FLANGE BEFORE THE HOISTING EQUIPMENT IS RELEASED.

BOLT SCHEDULE

MEMBER ID	LOW PLATE		HIGH PLATE		OUTSIDE FLANGE			INSIDE FLANGE			MEMBER WEB			CON ID	BOLT QTY	BOLT DESCRIPTION	BOLT PART#	NUT PART#
	WIDTH	THICK	WIDTH	THICK	WIDTH	THICK	LENGTH	WIDTH	THICK	LENGTH	DEPTH	THICK	LENGTH					
A	8.00	0.50	6.00	0.63	6.00	0.50	279.56	6.00	0.63	246.13	13.13	0.175	245.33	1	8	BOLT/NUT 3/4" X 2 3/4" A325	H0630	H0320
											33.13	0.275	34.23					
											33.13							
B	6.00	0.63	6.00	0.63	6.00	0.25	121.69	6.00	0.31	348.31	32.56	0.225	121.69	2	8	BOLT/NUT 1/2" X 2" A325	H0603	H0300
					6.00	0.31	226.19				29.81	0.200	226.22					
					24.63													
C	8.00	0.50	6.00	0.63	6.00	0.25	279.56	6.00	0.38	246.13	12.63	0.175	245.33	3	8	BOLT/NUT 5/8" X 2 1/4" A325	H0610	H0310
											32.63	0.275	34.23					
											32.63							
D	6.00	0.63	6.00	0.63	6.00	0.25	121.06	6.00	0.31	348.56	32.56	0.225	121.06	4	8	BOLT/NUT 1" X 3 1/4" A325	H0640	H0330
					6.00	0.31	227.06				29.81	0.200	227.09					
					24.63													

PROJECT NAME: TRACY ACKERMAN COLORADO SPRINGS, CO CUSTOMER: HIGHLAND BUILDERS CORP. COLORADO SPRINGS, CO	PROJECT NO.: T1L2087A	SHEET NO.: E2 of 11	DATE: 1-25-02 01/21/02	ENG: [Signature] CHK: [Signature] DWG: [Signature]	ISSUJZ: <input type="checkbox"/> CONSTRUCT ANCHOR BOLT <input type="checkbox"/> PERMITS <input type="checkbox"/> FINAL ERECTION APPROVED BY: [Signature]	NUCOR BUILDING SYSTEMS GROUP 305 INDUSTRIAL PARKWAY, WATERLOO, IN 46793 PHONE: (219) 837-7891 FAX: (219) 837-7384 PO BOX 1006, 200 WHESTONE RD, SWANSEA SC 29160 PHONE: (803) 568-2100 FAX: (803) 568-2121 600 APACHE TRAIL, TERRELL TX 75160 PHONE: (972) 524-5407 FAX: (972) 524-5417
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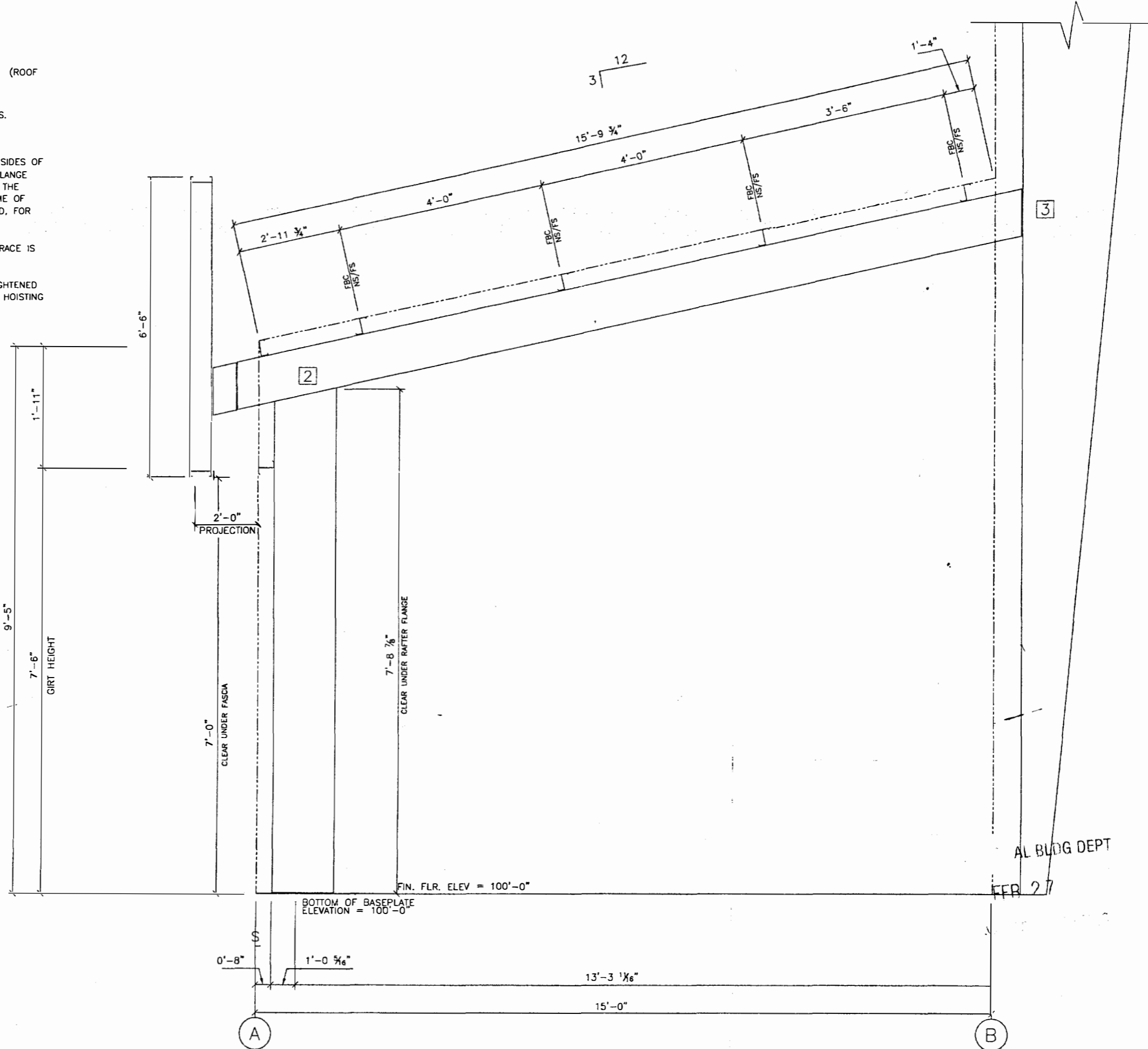


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CROSS SECTION @ LINES 2-3

NOTES:

- 1) FOR COLUMN AND RAFTER MARK NUMBERS, SEE EITHER SHEET E1 (ROOF FRAMING PLAN).
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BOLT SCHEDULE

CON ID	BOLT QTY	BOLT DESCRIPTION	BOLT PART#	NUT PART#
1	8	BOLT/NUT 3/4" X 2 3/4" A325	H0630	H0320
2	4	BOLT/NUT 1/2" X 2" A325	H0603	H0300
3	2	BOLT/NUT 5/8" X 2 1/4" A325	H0610	H0310
4	8	BOLT/NUT 1" X 3 1/4" A325	H0640	H0330
5	8	BOLT/NUT 1 1/4" X 3 1/2" A325	H0660	H0340

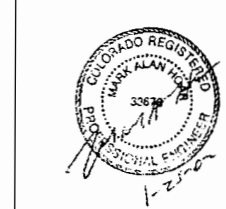
DATE	P.L.E.	ENG	CHK	DWN

NUCOR
BUILDING SYSTEMS GROUP
 305 INDUSTRIAL PARKWAY, WATERLOO, IN 46793
 PHONE: (219) 837-7891 FAX: (219) 837-7384
 PO. BOX 1006, 200 WHEISTONE RD, SWANSEA SC 29160
 PHONE: (803) 566-2100 FAX: (803) 566-2121
 600 APACHE TRAIL, TERRELL TX, 75160
 PHONE: (972) 524-5407 FAX: (972) 524-5417

PROJECT NAME:
TRACY ACKERMAN
 COLORADO SPRINGS, CO
 CUSTOMER:
HIGHLAND BUILDERS CORPORA
 COLORADO SPRINGS, CO

JOB NUMBER:
 T1L2087A

SHEET NO:
 E3 of 11



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AL BLDG DEPT

FEB 27