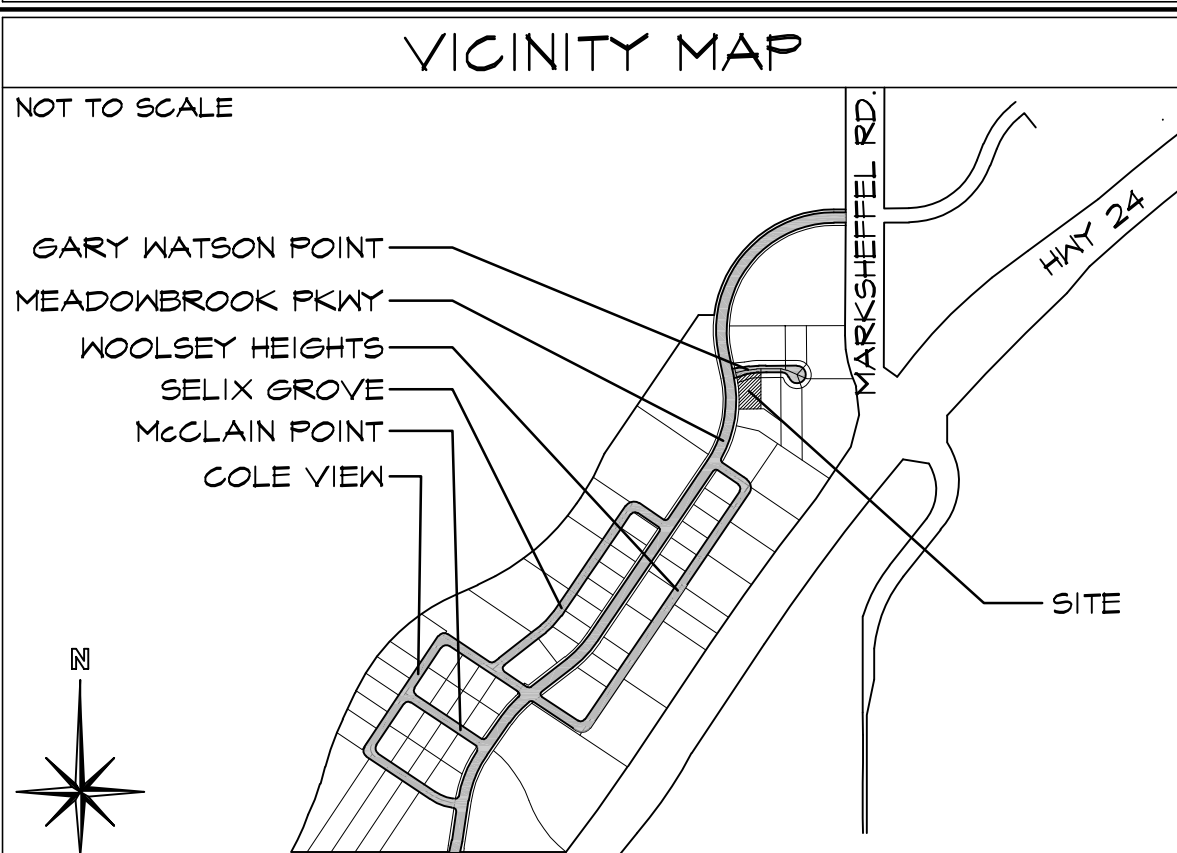


ADA NOTES

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.

DRAWING INDEX

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9 OF 11 - PHOTO METRIC SITE PLAN
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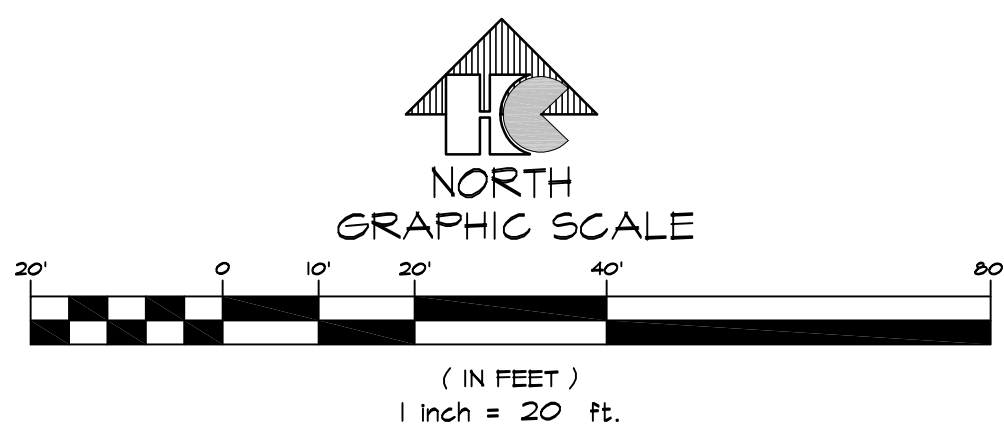


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	CLAREMONT BUSINESS PARK 2 FIL. NO. 1 LOT 1 54081-01-057 CS, CAD-O 22,163 SF (0.51 ACRES) VACANT ZONE X (MAP NO. 08041COT56 G, DATED DEC 7, 2018)
PARCEL NUMBER:	
LOT SIZE:	
CURRENT USE:	
FLOODPLAIN STATEMENT:	
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:	32%
PAVEMENT COVERAGE:	35%
STREET COVERAGE:	18%
BUILDING STRUCTURAL HEIGHT:	18'-7 3/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0" (EAST) 25'-0" (WEST)
REAR YARD SETBACK:	25'-0"
BUILDING INFORMATION	
GROSS BUILDING AREA:	1,000 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
EXTERIOR FIRE WALLS:	1 HR (EAST SIDE ONLY)
REQUIRED PARKING SPACES	
OFFICE-(1 SPACE/200 S.F.) (1,500 S.F. / 200 S.F.)	8
WAREHOUSE-(1 SPACE/1,000 S.F.) (5,000 S.F. / 1,000 S.F.)	6
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	14
TOTAL PARKING PROVIDED:	14
STANDARD SPACES PROVIDED:	13
H.C. SPACES PROVIDED:	1
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED:	1 (14'X18')
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2020
LANDSCAPING:	WINTER 2021
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	DRAINAGE EASEMENT
---	ELEC/FIBER TELE EASEMENT
---	ACCESS EASEMENT
---	UTILITY & DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	OPAQUE CHAINLINK FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
—	SIGN
○	MANHOLE
□	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT



1 SITE PLAN
SCALE: 1"=20'-0"

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) 570-1599 FAX (719) 570-1008
www.hammersconstruction.com

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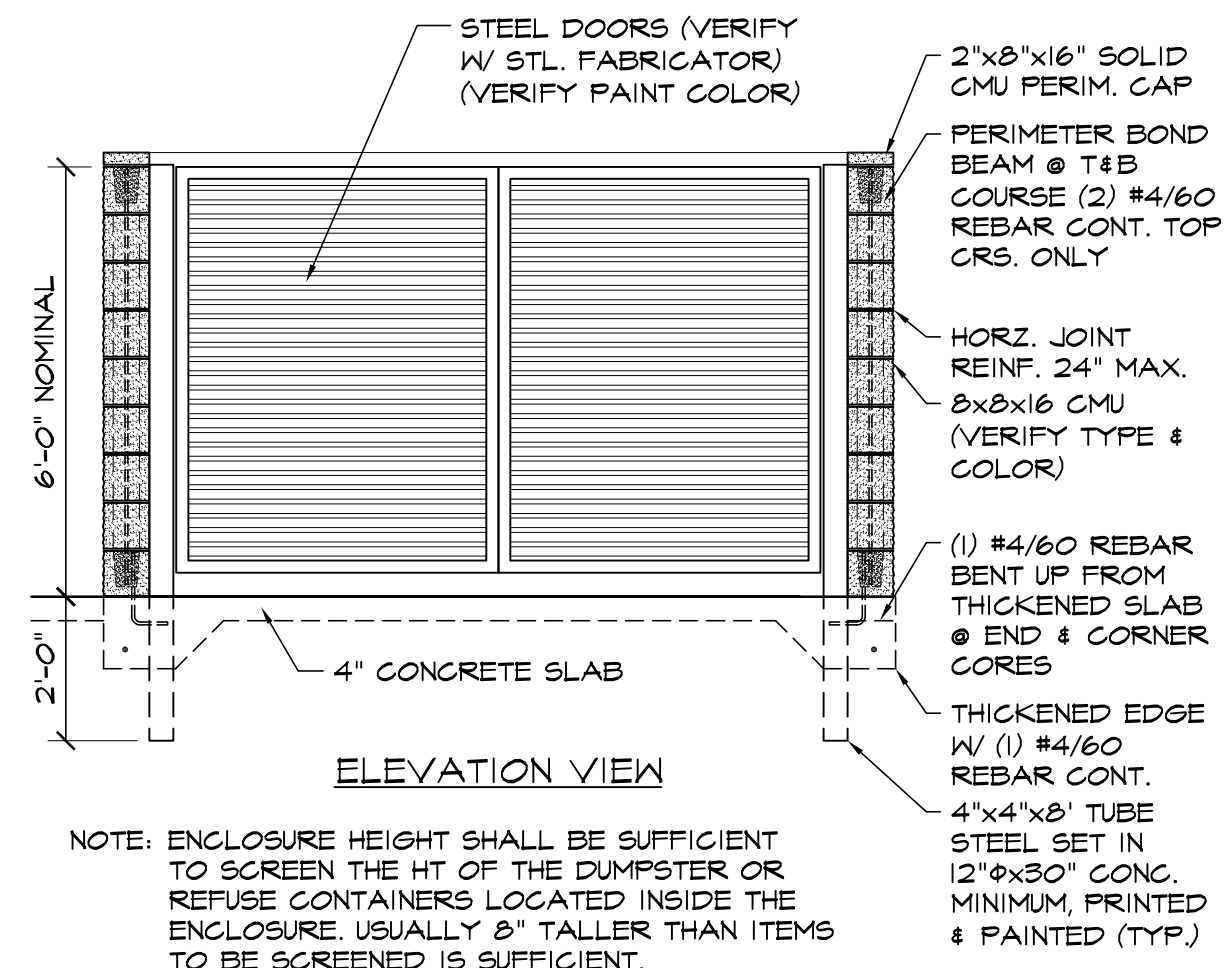
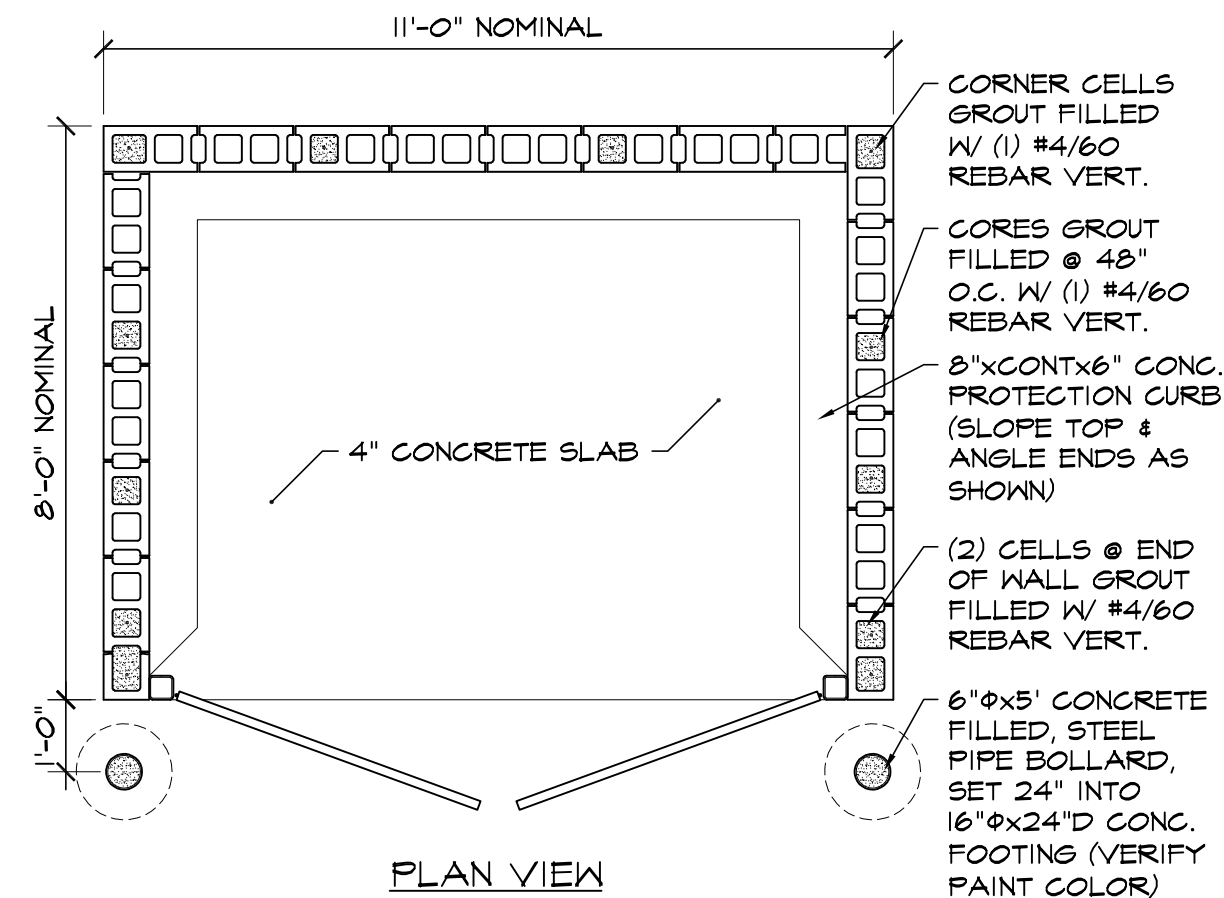
CBP 2, 1 - 1

7115 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: SEP. 30, 2020
DRAWN BY: D. AGUIÑO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1154

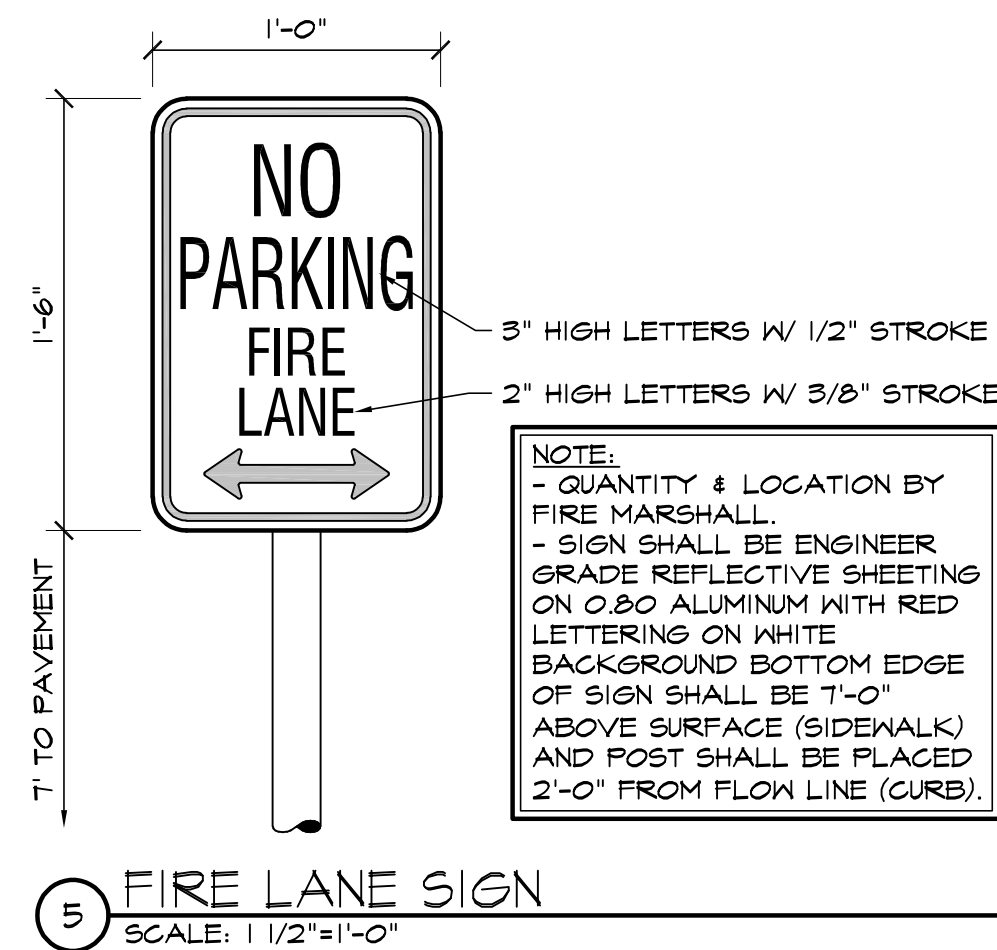
RESUBMITTALS:

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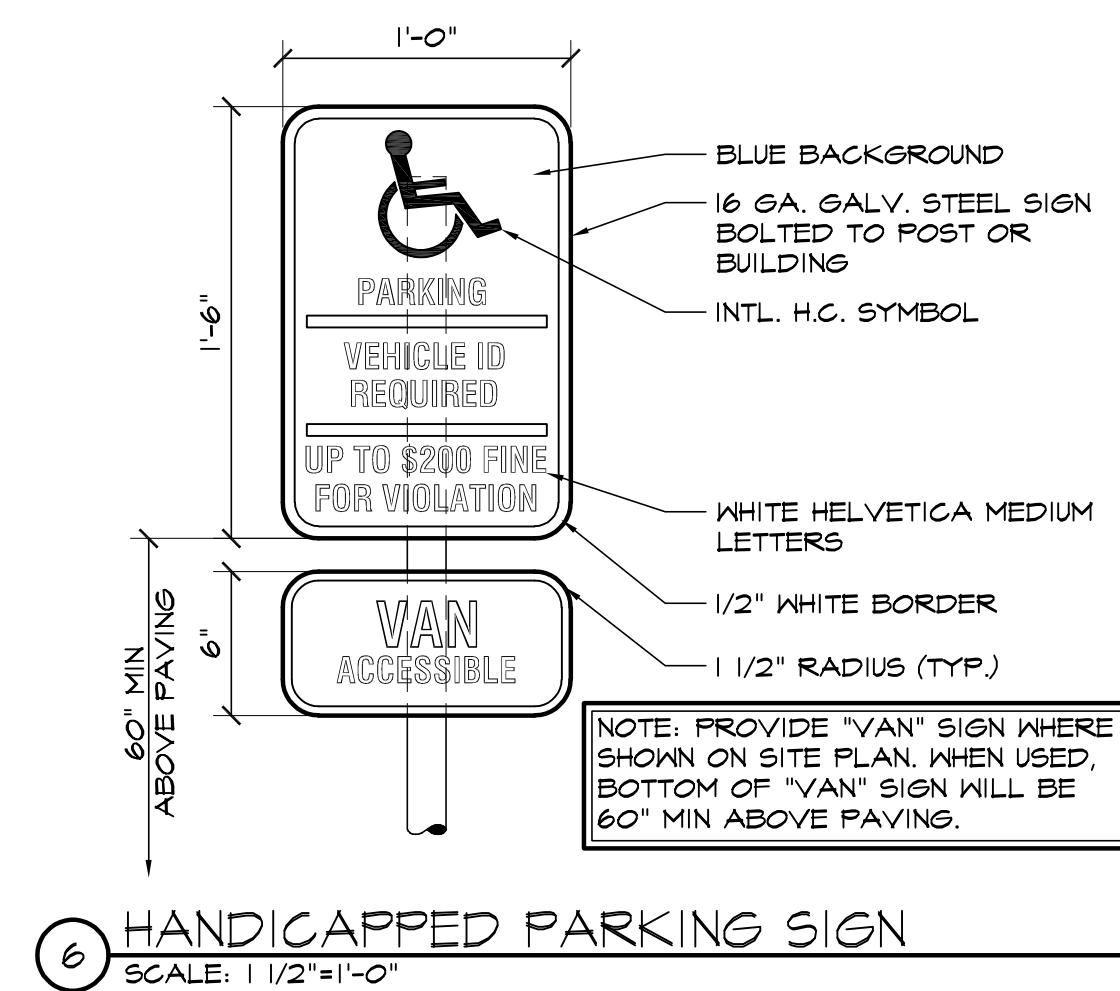


1 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"

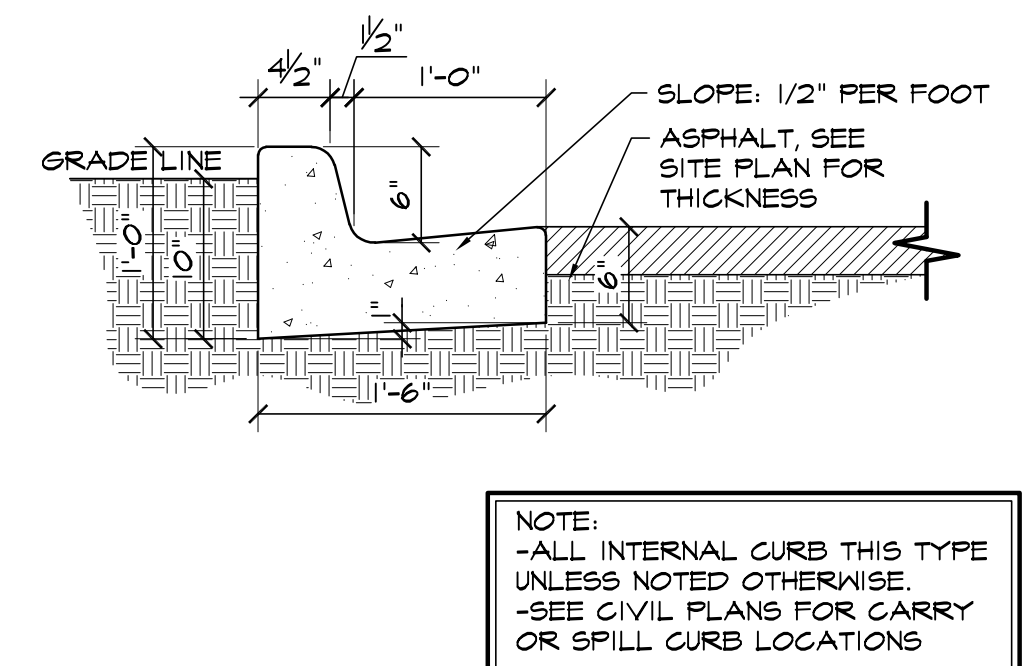
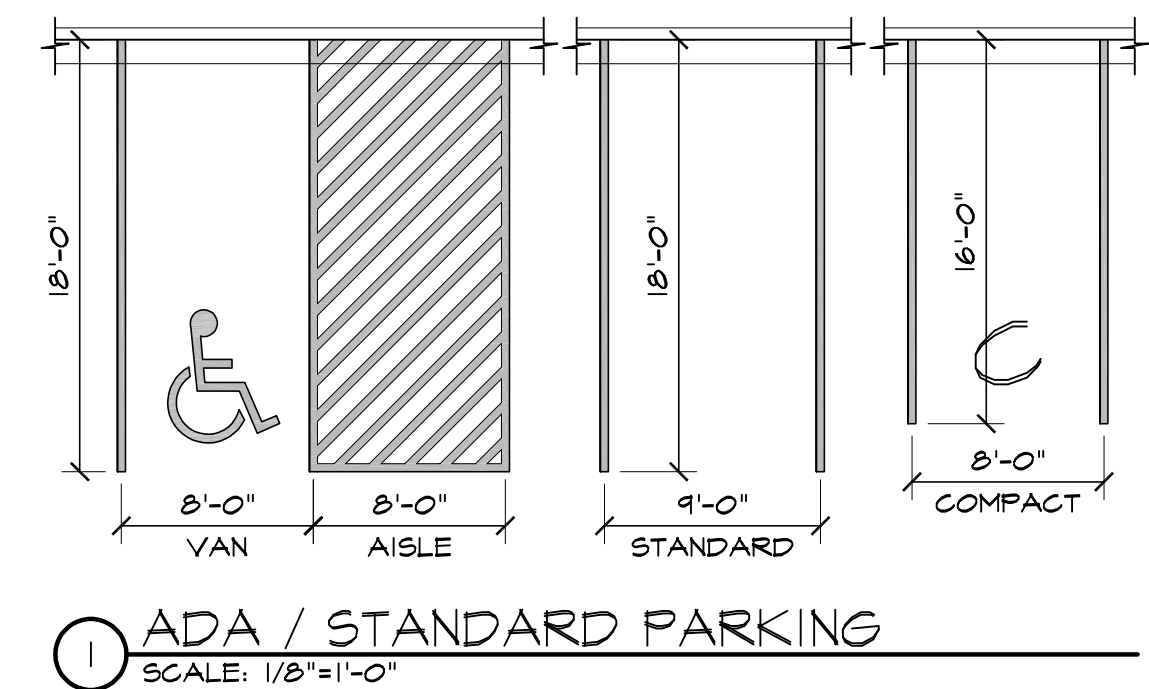
NOTE: ENCLOSURE HEIGHT SHALL BE SUFFICIENT TO SCREEN THE HT OF THE DUMPSTER OR REFUSE CONTAINERS LOCATED INSIDE THE ENCLOSURE. USUALLY 8' TALLER THAN ITEMS TO BE SCREENED IS SUFFICIENT.



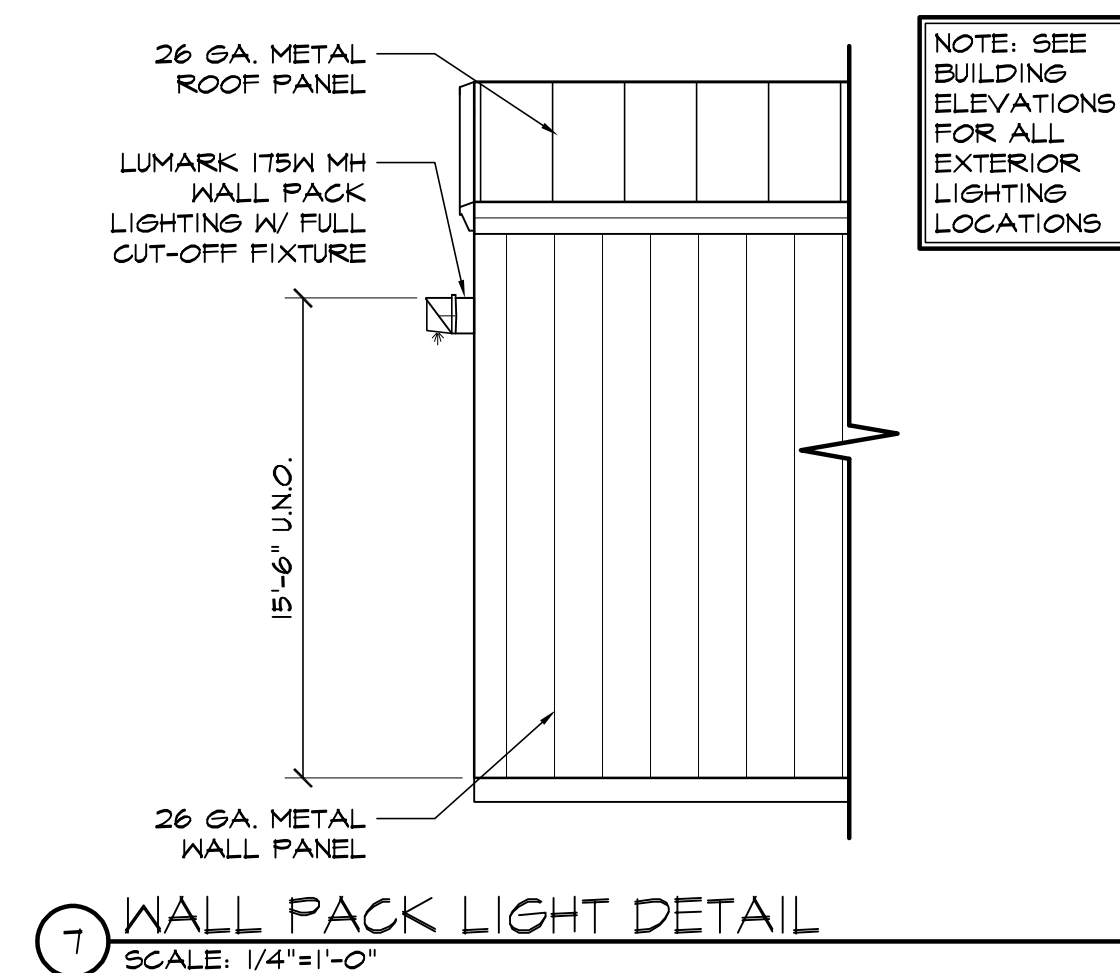
NOTE: QUANTITY & LOCATION BY FIRE MARSHALL.
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND. BOTTOM EDGE OF SIGN SHALL BE 1'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).



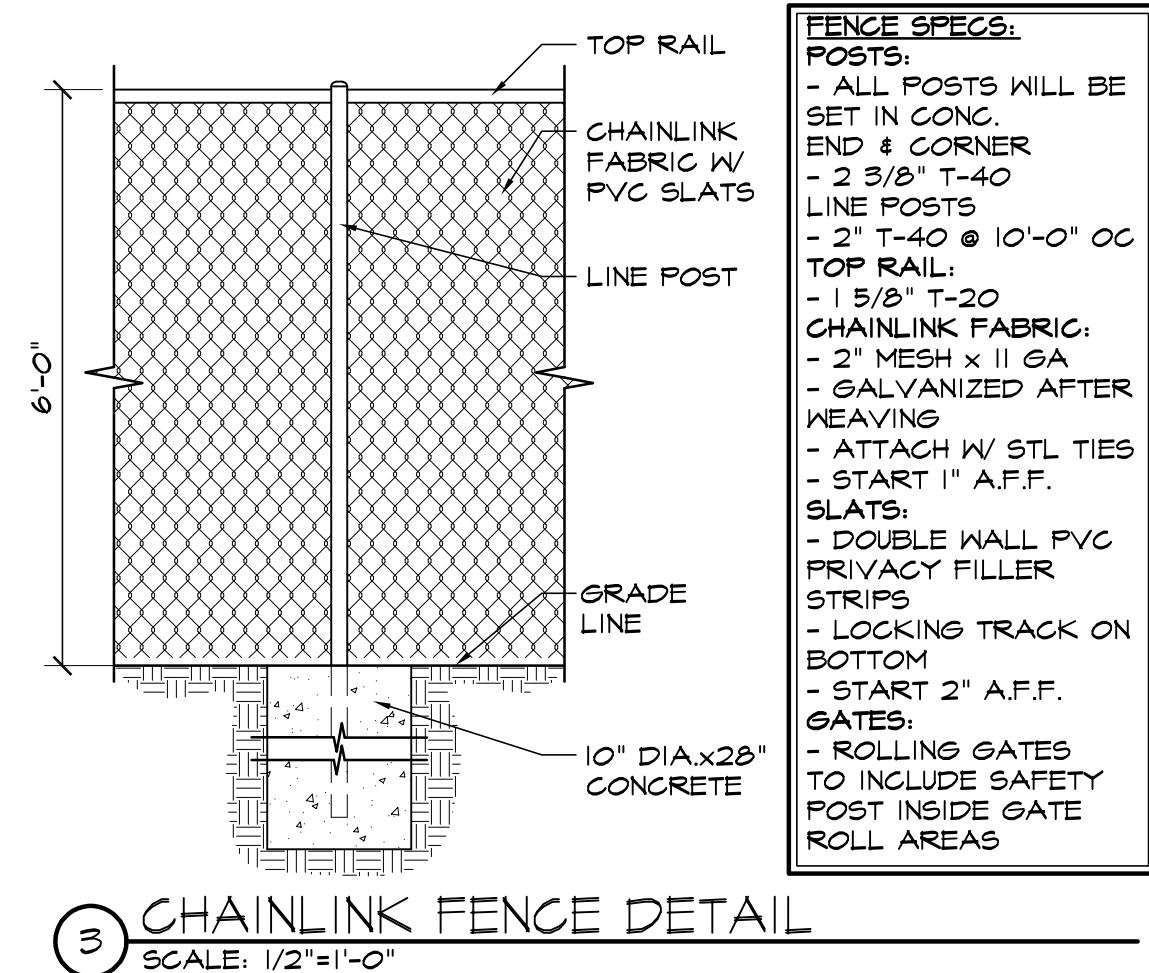
NOTE: PROVIDE "VAN" SIGN WHERE SHOWN ON SITE PLAN. WHEN USED, BOTTOM OF "VAN" SIGN WILL BE 60" MIN ABOVE PAVING.



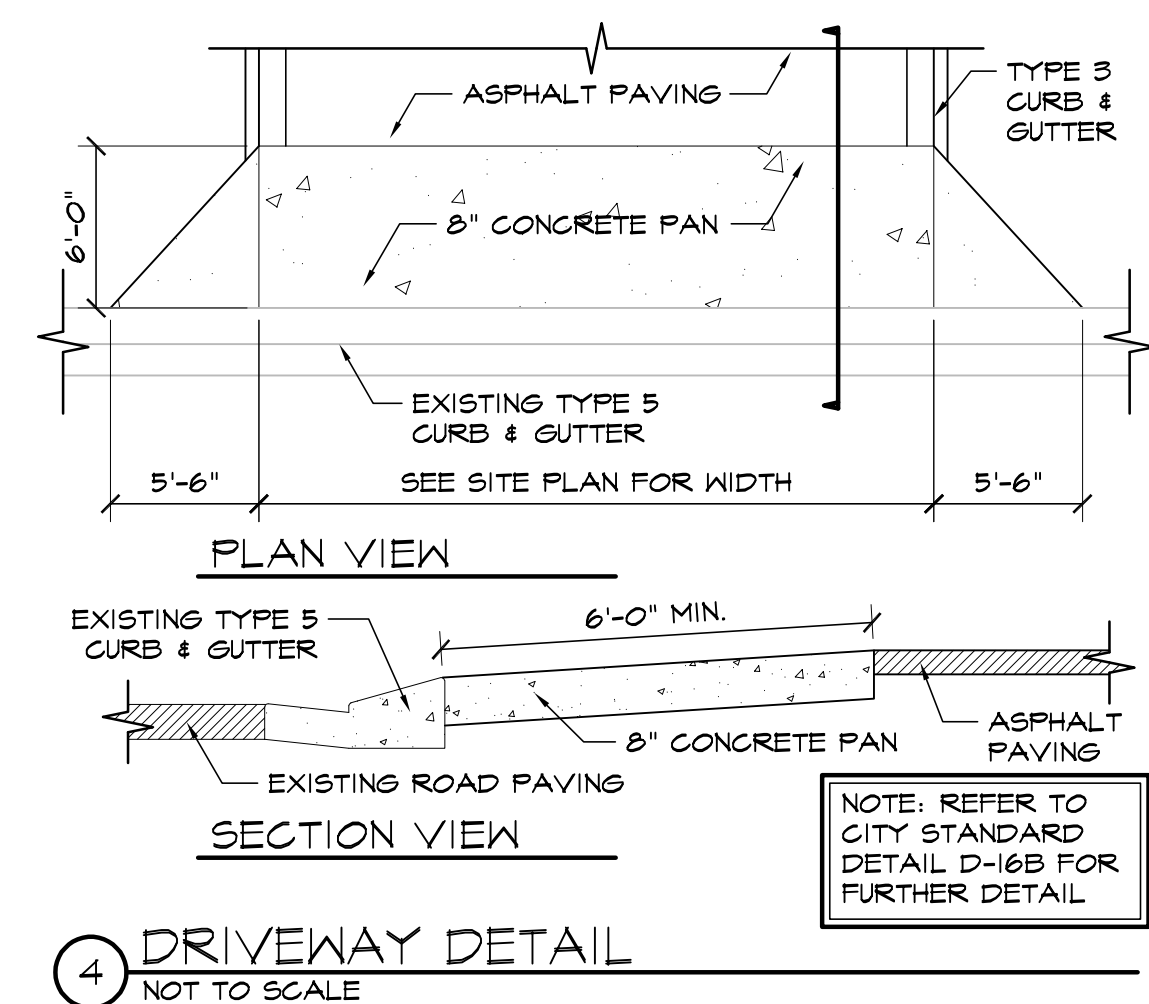
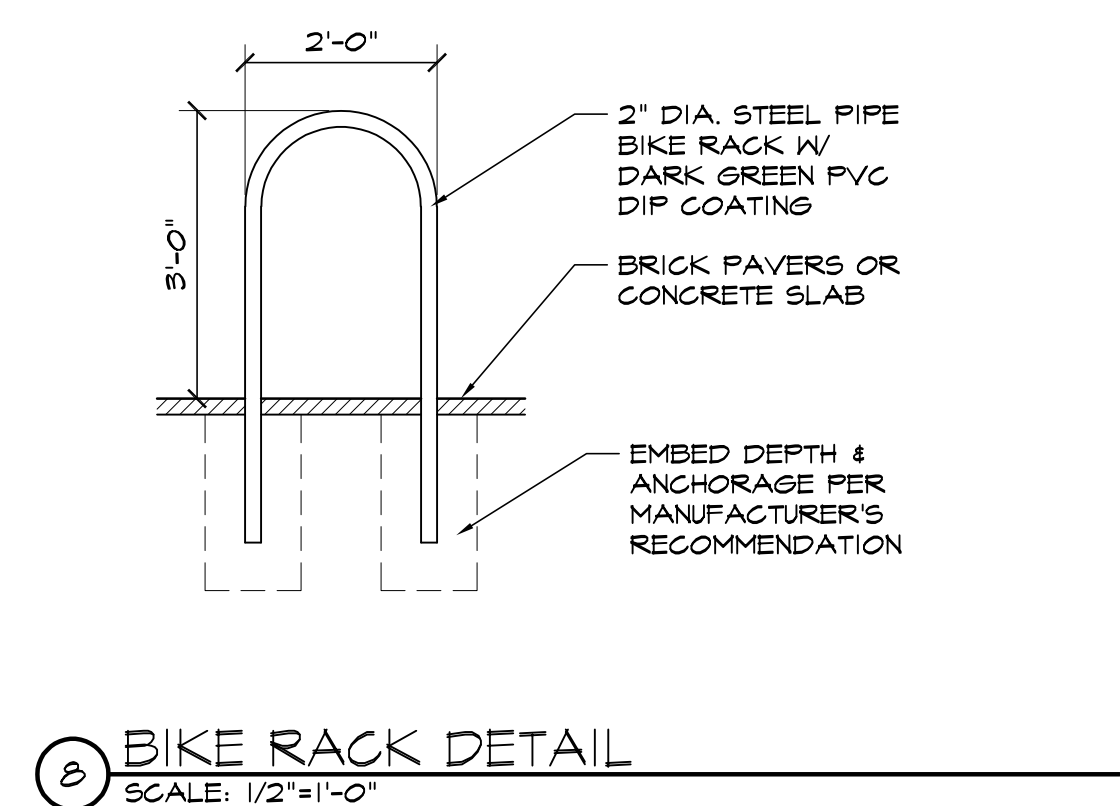
NOTE: -ALL INTERNAL CURB THIS TYPE -SEE CIVIL PLANS FOR CARRY OR SPILL CURB LOCATIONS



NOTE: SEE BUILDING ELEVATIONS FOR ALL EXTERIOR LIGHTING LOCATIONS



FENCE SPECS:
POSTS:
- ALL POSTS WILL BE SET IN CONC.
END & CORNER
- 2 3/8" T-40
LINE POSTS
- 2" T-40 @ 10'-0" OC
TOP RAIL:
- 1 5/8" T-20
CHAINLINK FABRIC:
- 2" MESH x 11 GA
GALVANIZED AFTER WEAVING
- ATTACH W/ STL TIES
- START 1" A.F.F.
SLATS:
- DOUBLE WALL PVC PRIVACY FILLER STRIPS
- LOCKING TRACK ON BOTTOM
- START 2" A.F.F.
GATES:
- ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS



NOTE: REFER TO CITY STANDARD DETAIL D-10B FOR FURTHER DETAIL

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DATE: SEP. 30, 2020
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APPROVED BY:
JOB NO: 1159

RESUBMITTALS:
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