

ADA NOTES

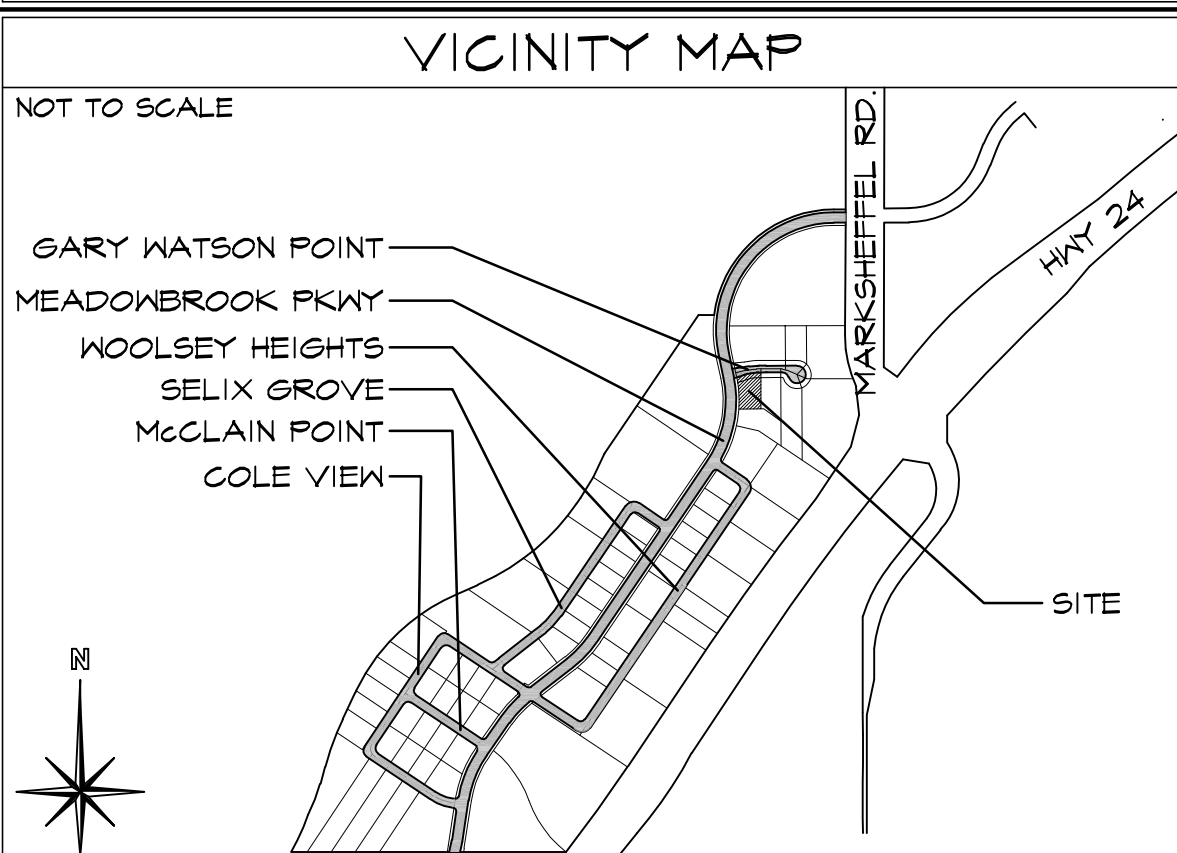
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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.

1) Show existing and proposed topography.

2) Show the location of all existing and proposed utilities on the site or in the adjacent ROW. Show all easements.

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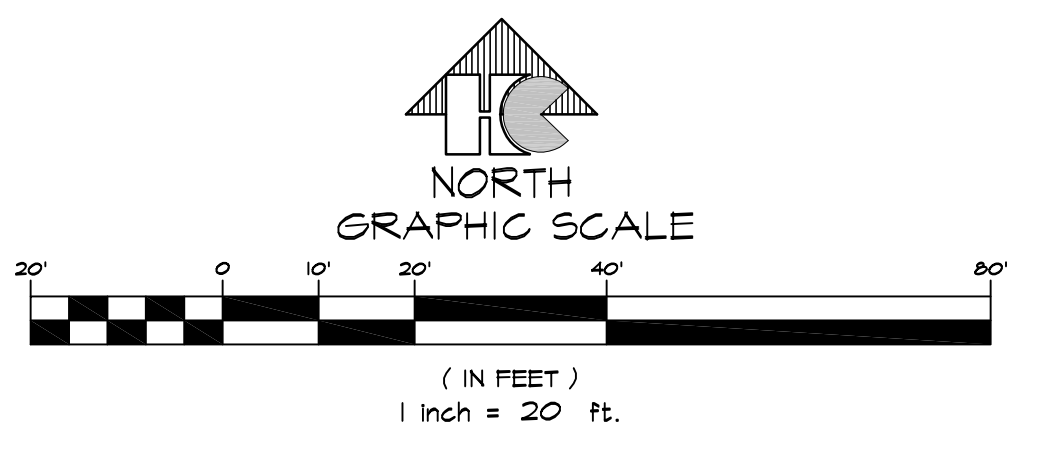


PROJECT INFORMATION

PROPERTY INFORMATION	HAMMERS CONSTRUCTION INC. 1415 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	CLAREMONT BUSINESS PARK 2 FIL. NO. 1 LOT 1 54081-01-057
PARCEL NUMBER:	54081-01-057
ZONING:	CS, CAD-O
LOT SIZE:	22,163 SF (0.51 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0756 & DATED DEC 7, 2018)
ZONING CODE STUDY:	OFFICE & WAREHOUSE
PROPOSED PRINCIPAL USE:	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:	32%
PAVEMENT COVERAGE:	35%
STREET COVERAGE:	1%
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.)	5
WAREHOUSE-(1 SPACE/1,000 S.F.)	
(5,000 S.F. / 1,000 S.F.)	6
H.C.-(1 SPACE/25 REQ'D)	
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. 1415 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-7008
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



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

HAMMERS CONSTRUCTION INC.
COMMERCIAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1415 WOOLSEY HEIGHTS
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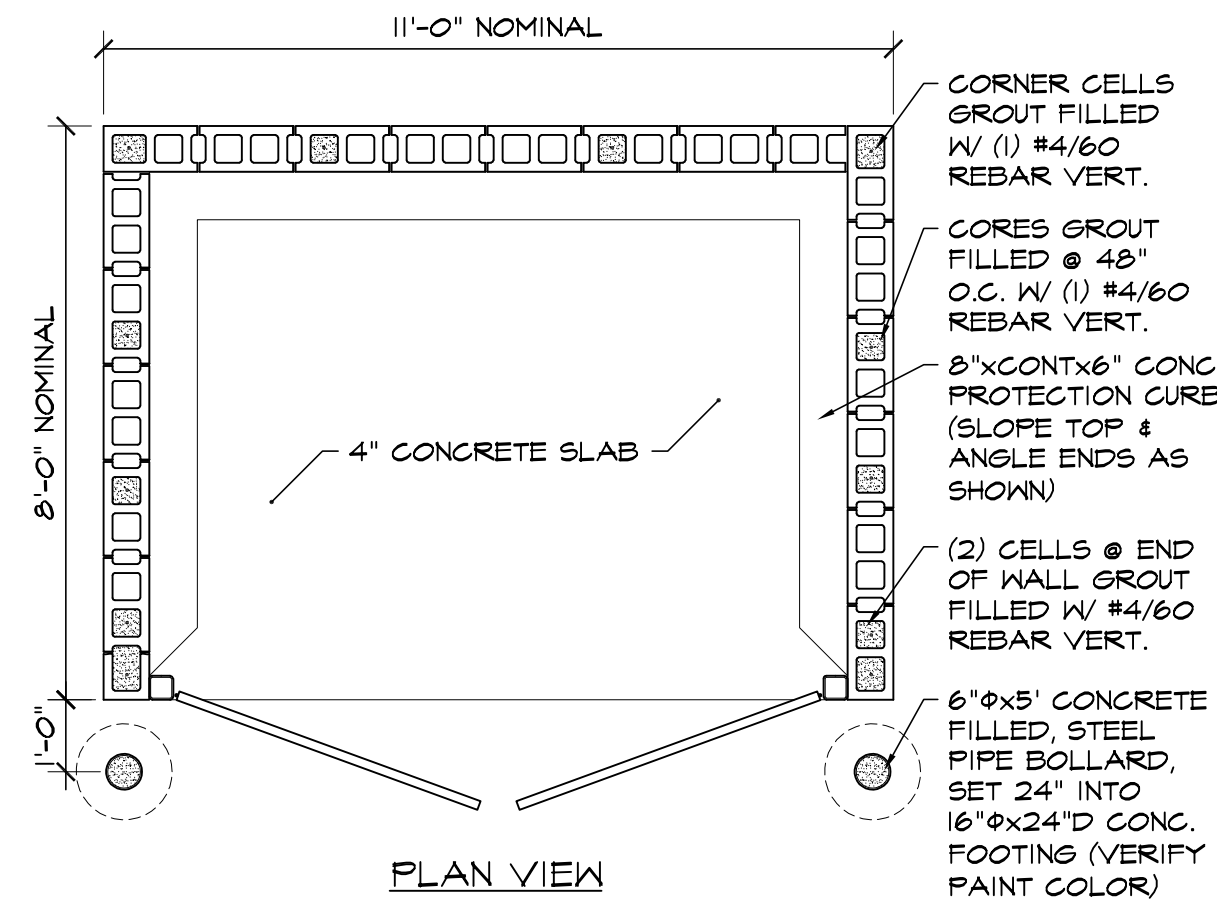
CBP 2, 1 - 1

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

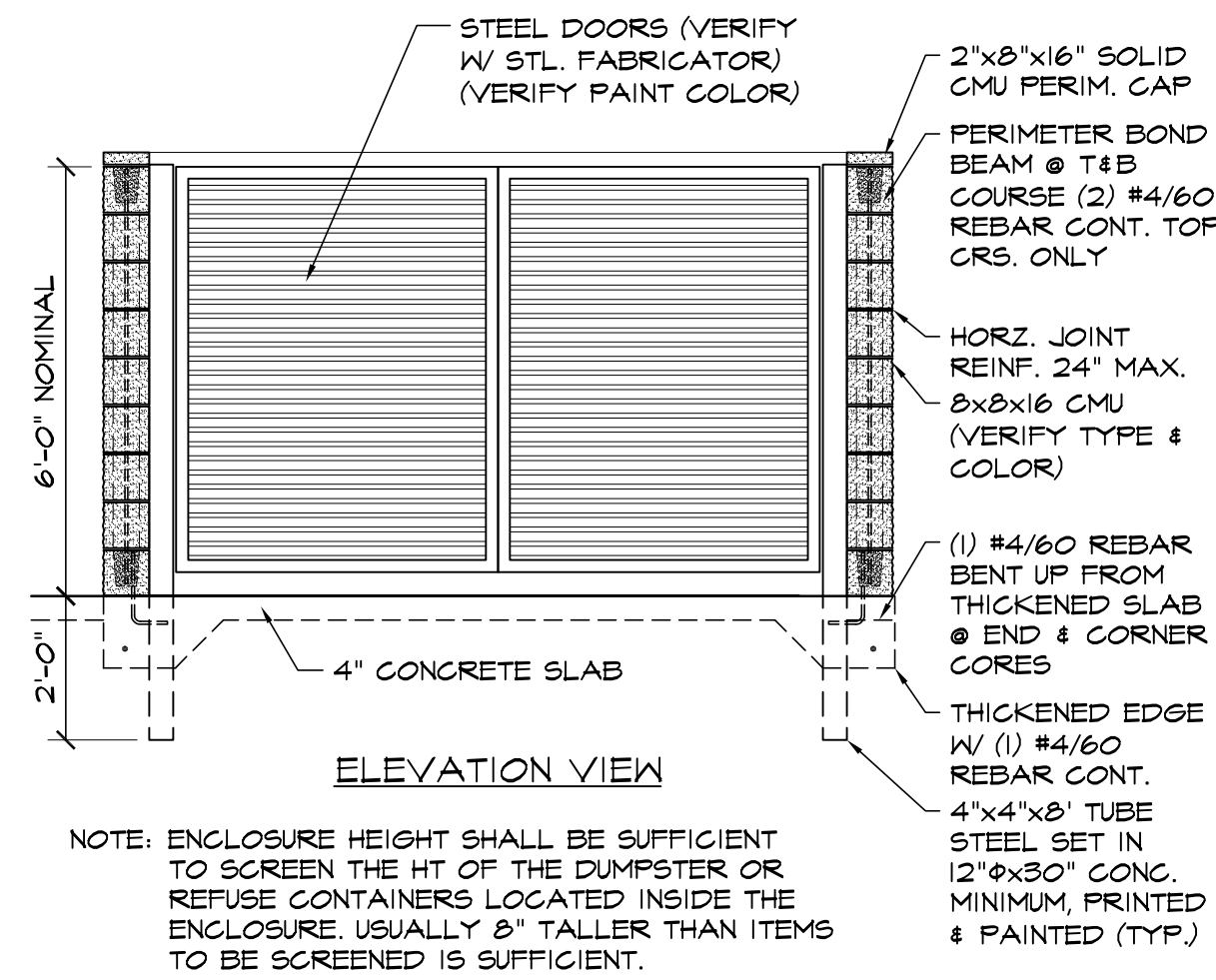
DATE: SEP. 30, 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1154

RESUBMITTALS:

1 of 11



PLAN VIEW

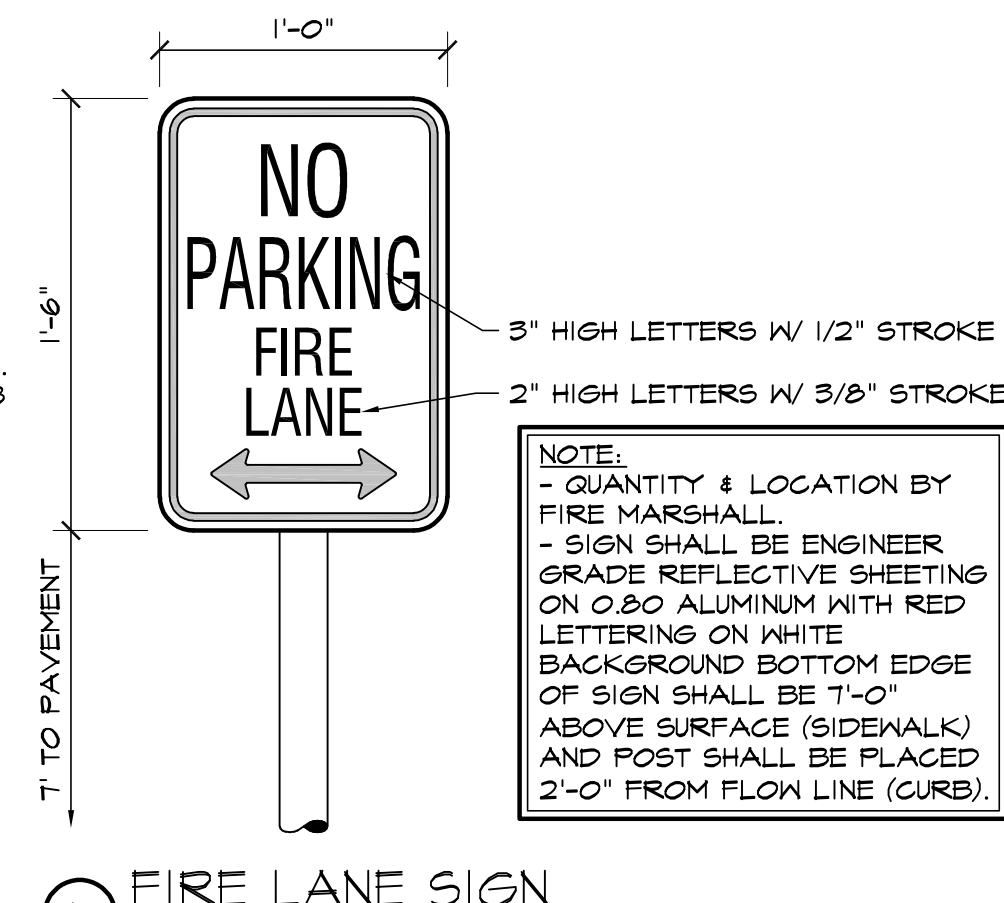


ELEVATION VIEW

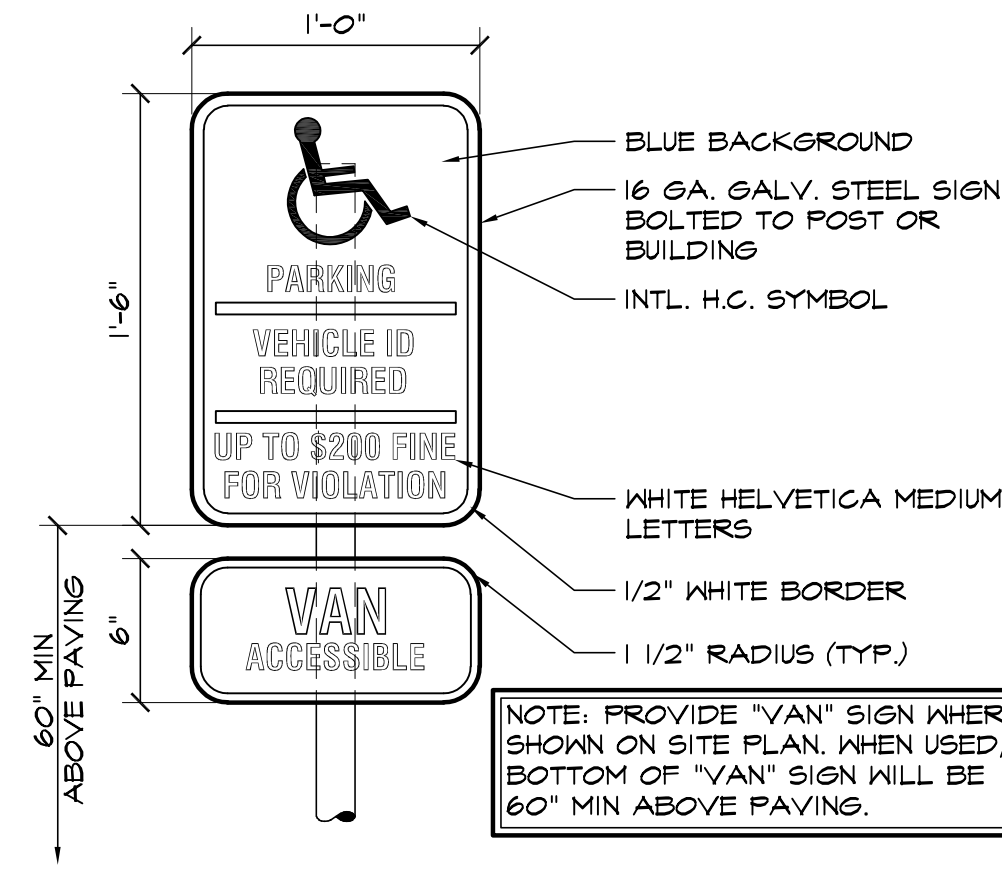
9 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"

Advisory comment: If dumpster enclosure height exceeds 7' tall it will require a building permit and would not be permitted within the building setback area. So far it is not shown to be that tall so this is just an advisory comment.

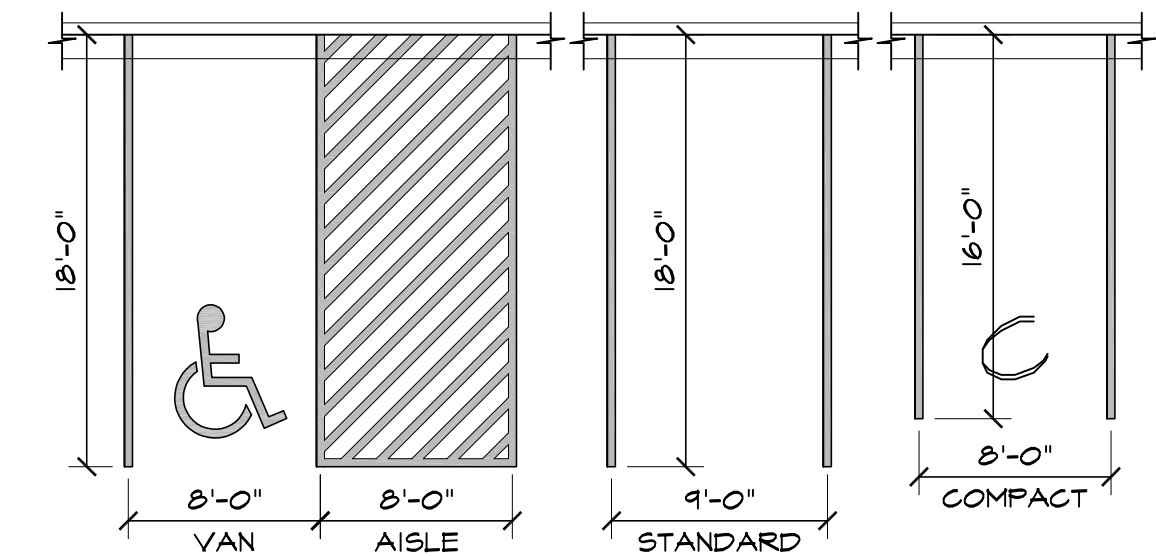
NOTE: ENCLOSURE HEIGHT SHALL BE SUFFICIENT TO SCREEN THE HT OF THE DUMPSTER OR REFUSE CONTAINERS LOCATED INSIDE THE ENCLOSURE. USUALLY 8' TALLER THAN ITEMS TO BE SCREENED IS SUFFICIENT.



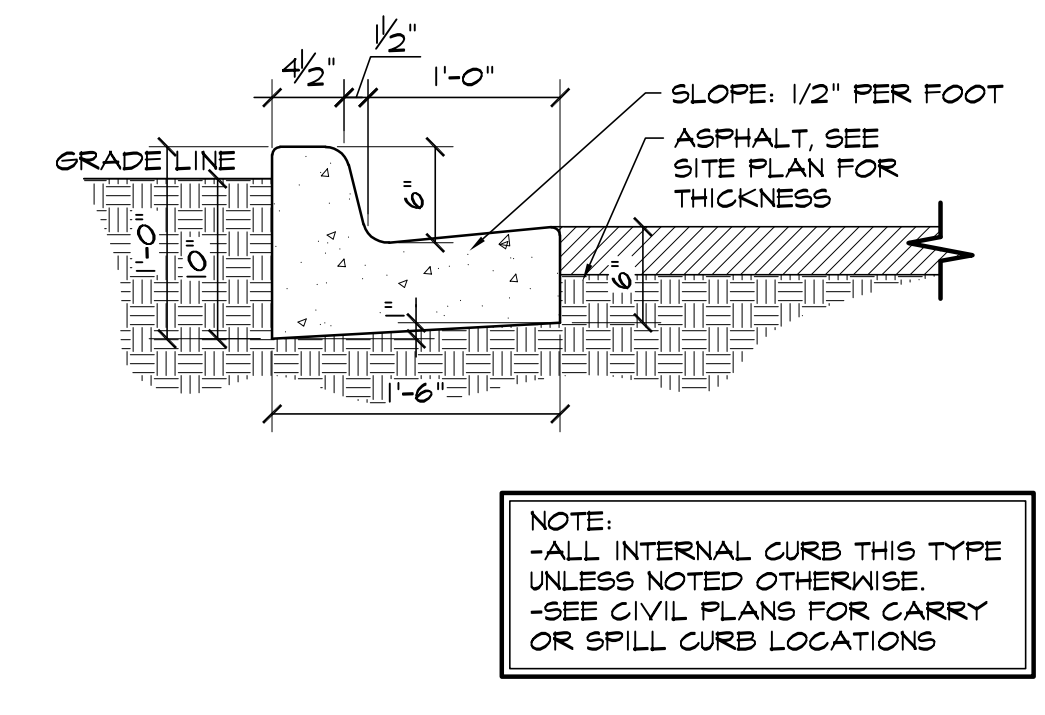
5 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



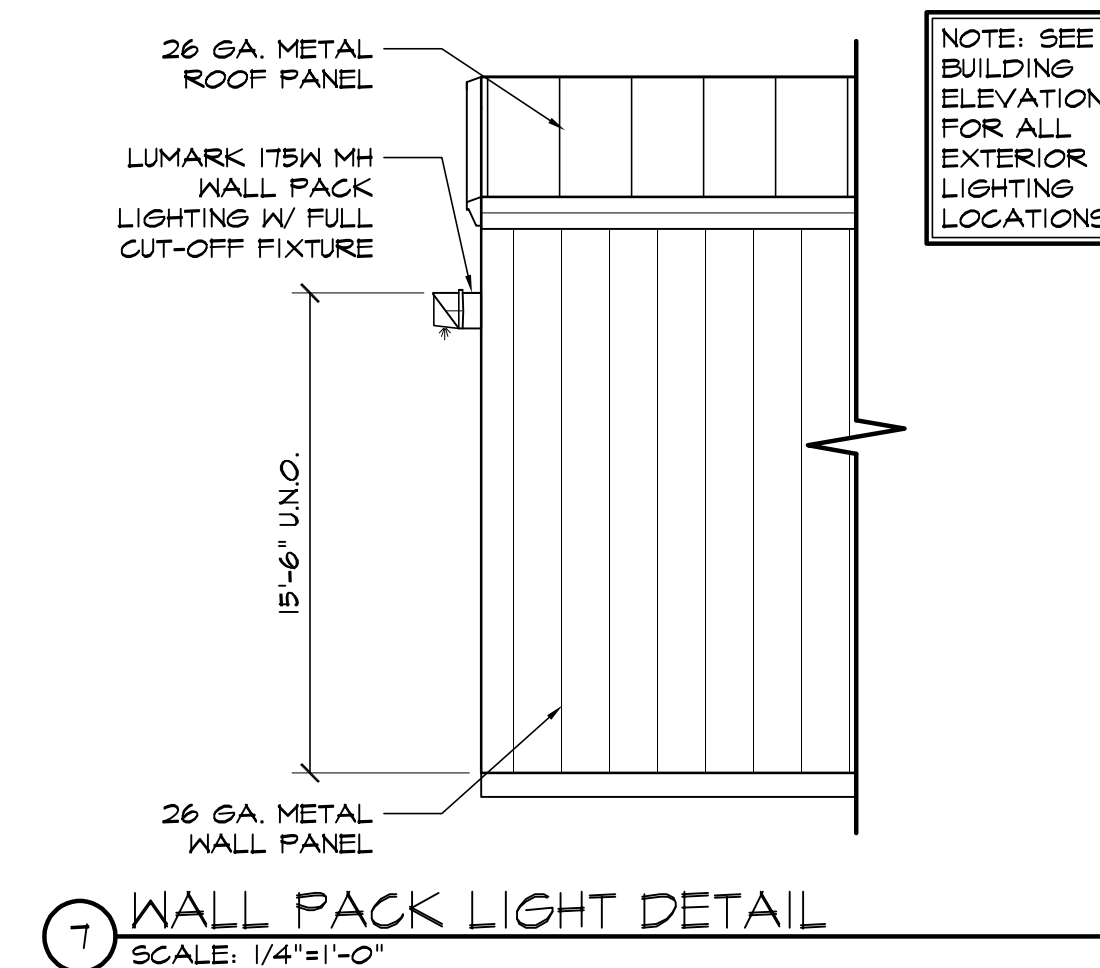
6 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"



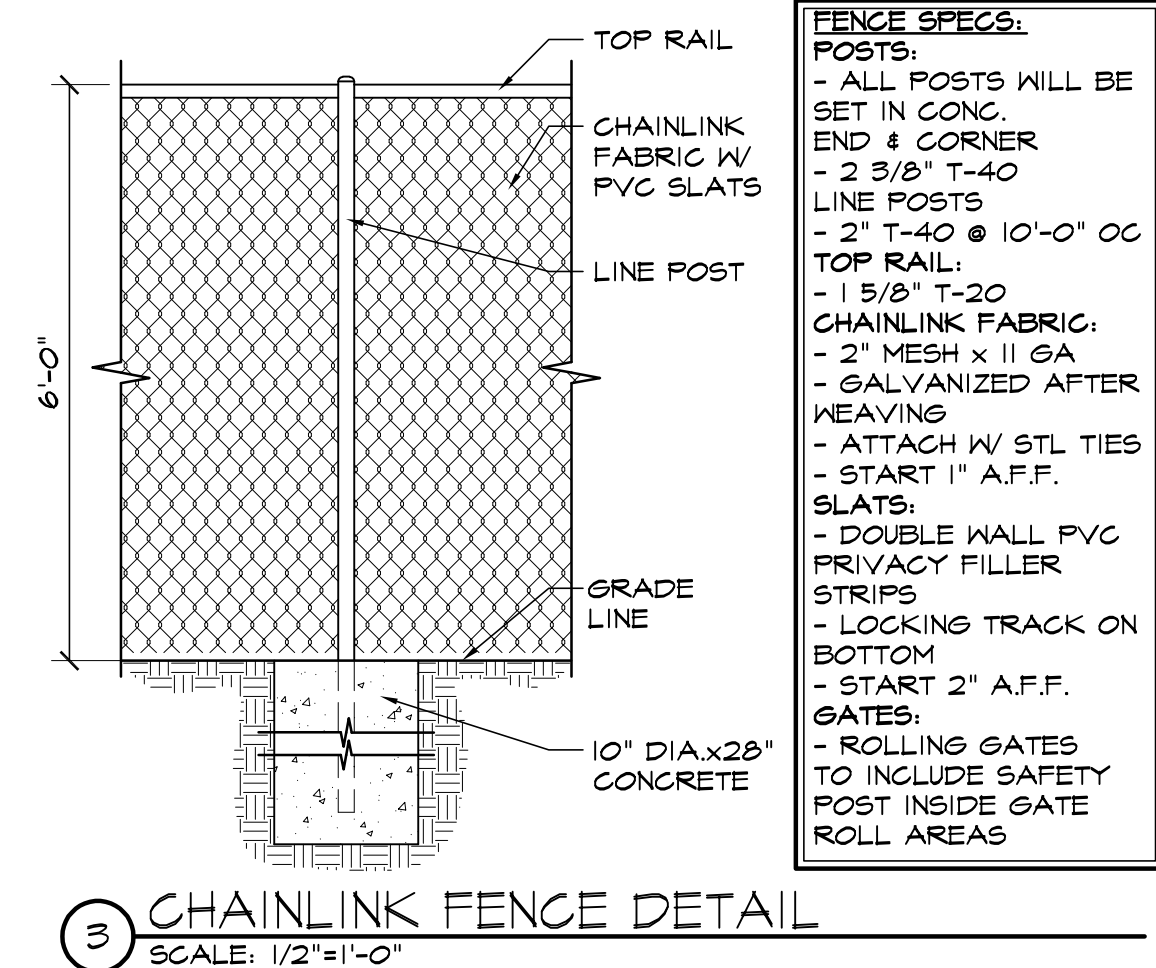
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



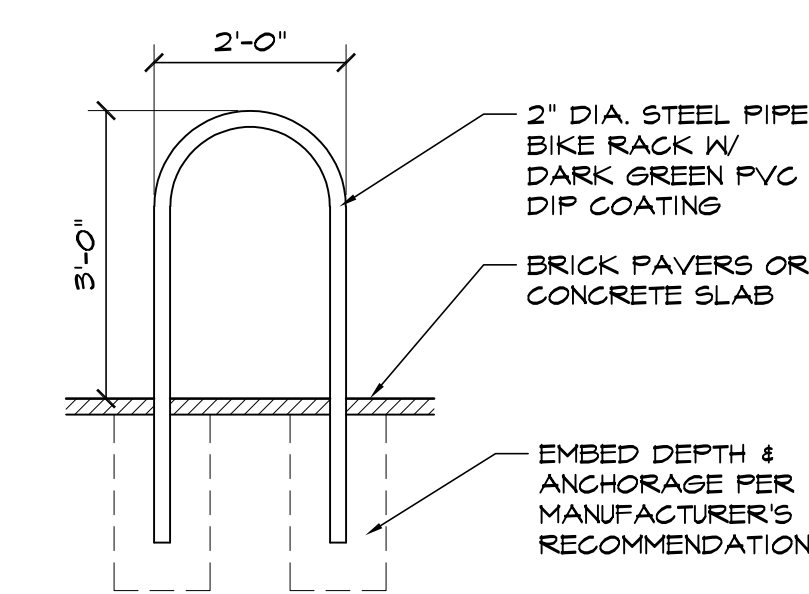
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



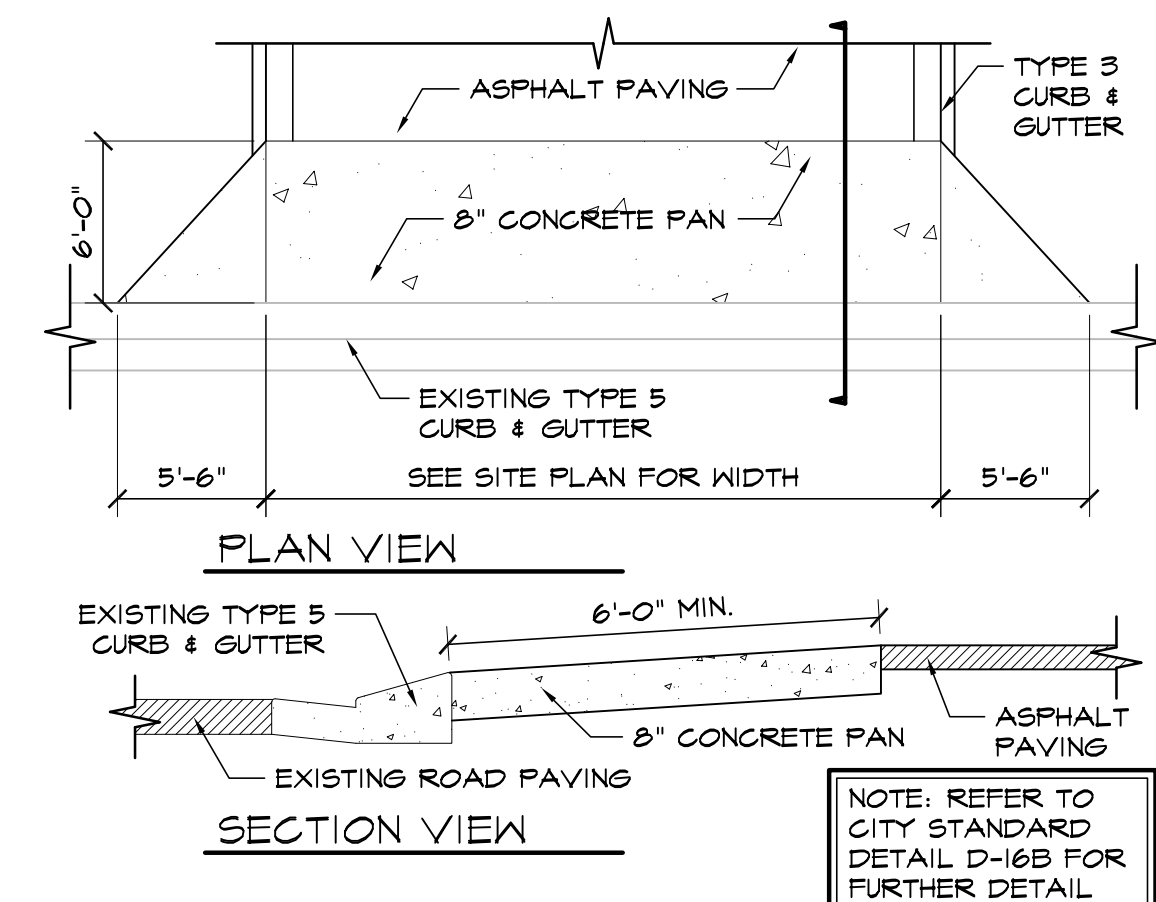
7 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



3 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



8 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



4 DRIVEWAY DETAIL
NOT TO SCALE

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