

1095 FORD ST

PROJECT DESCRIPTION

PARTIAL CHANGE OF OCCUPANCY FROM AUTO REPAIR (B2-1) TO STONE, GRANITE AND MARBLE FINISHES, ELECTRICAL & PLUMBING DESIGN & CONSTRUCTION.

SITE ADDRESS

1095 FORD STREET
COLORADO SPRINGS, CO 80915

BUILDING OWNER

COLORADO SPRINGS EQUITIES LLC
C/O THE EQUITY GROUP
90 SOUTH CASCADE AVE SUITE 1500
COLORADO SPRINGS, CO 80903

ARCHITECT

MATT HOOD
2530 AVONDALE DR
COLORADO SPRINGS, CO 80917
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PLUMBING ENGINEER

MESHEA CONSULTING, LLC
1000 W. WASHINGTON AVE. SUITE 100
4445 NORTH PARK DR. STE 200
COLORADO SPRINGS, CO 80907
719.358-8238 TEL
719@mesheaconsulting.com

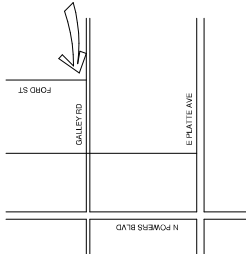
ELECTRICAL ENGINEER

GEM ENGINEERING
GARY MIZAKHANOVA, PE
719.238-4946 TEL
gem.engr@gmail.com

SHEET INDEX

- A100 TITLE SHEET & PLANS
- P0.1 PLUMBING PLAN
- E-1 ELECTRICAL SCHEDULES
- E-2 ELECTRICAL NOTES & SPECIFICATIONS

VICINITY MAP



CODE STUDY

APPLICABLE CODES:

- 2017 IBCS PEAK REGIONAL BUILDING CODE (PPRBC)
- 2017 IBCS INTERNATIONAL MECHANICAL CODE (IMC)
- 2015 INTERNATIONAL PLUMBING CODE (IPC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)

OVERALL BUILDING DESCRIPTION:

TOTAL AREA 4,016 S.F.
TOTAL FLOOR AREA 4,016 S.F.
NUMBER OF LEVELS 1
APPROX. 19'-0"

BUILDING CODE ANALYSIS:

OCCUPANCY CLASSIFICATION (EXISTING) B, BUSINESS
OCCUPANCY CLASSIFICATION (PROPOSED) F-2, LOW HAZARD FACTORY

REQUIRED OCCUPANCY SEPARATION

B / F-2 2-HR (EXISTING 3-HR)

TYPE OF CONSTRUCTION

II-B

FIRE SPRINKLER SYSTEM

EXISTING CONSTRUCTION - NONE PRESENT

ALLOWABLE AREA CALCULATIONS:

IBC 503.1.2 BUILDINGS ON THE SAME LOT

TOTAL BLDG AREA:

BLDG 1 (B) 1586 SF
BLDG 2 (F-1) 2400 SF
BLDG 3 (F-2) 12,416 SF
SEPARATED
NONSEPARATED

ALLOWABLE AREA (TYPE I, B, NS)

23,000 SF
12,400 SF
17,933 SF

SUM OF RATIOS:

1586(23,000) + (2430+8400)(17,500) =
0.07 + 0.82 = 0.89 < 1.0

OCCUPANT LOAD:

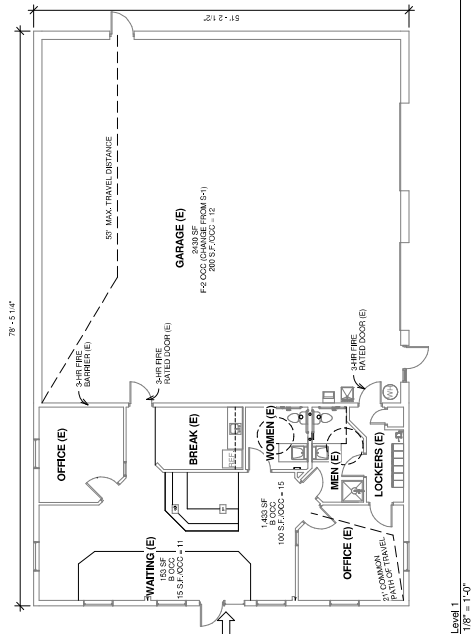
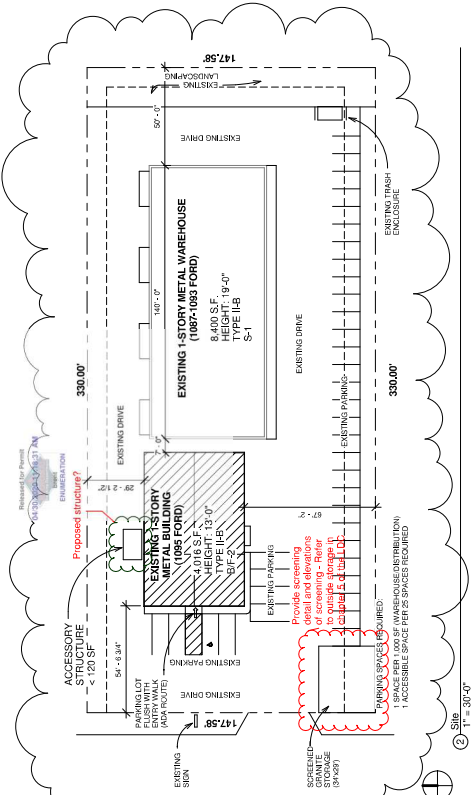
OCCUPANT LOAD CALCULATIONS (SEE PLANS)
EXIT WIDTH CALCULATIONS

ROOM	OCCUPANTS
WAITING (B)	11
B (REMAINING)	15
GARAGE (F-2)	12
	38 OCCUPANTS

TOTAL OCCUPANT LOAD IS LESS THAN 50 SO
ONLY ONE MEANS OF EGRESS IS REQUIRED



Change of occupancy - No construction scope of work



Level 1
1/8" = 1'-0"

Scale
1" = 30'-0"



Colo Spgs Equities
1095 Ford Street
Title Sheet & Plans

Project number 20001
Date 05/26/20
Drawn by ghm
Checked by rjh
Scale As indicated

A100