

1095 FORD ST

PROJECT DESCRIPTION

PARTIAL CHANGE OF OCCUPANCY FROM AUTO REPAIR (B/S-1) TO STONE FABRICATION (B/F-2). WORK TO INCLUDE 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
2930 AVONDALE DR
COLORADO SPRINGS, CO 80917
archood@gmail.com

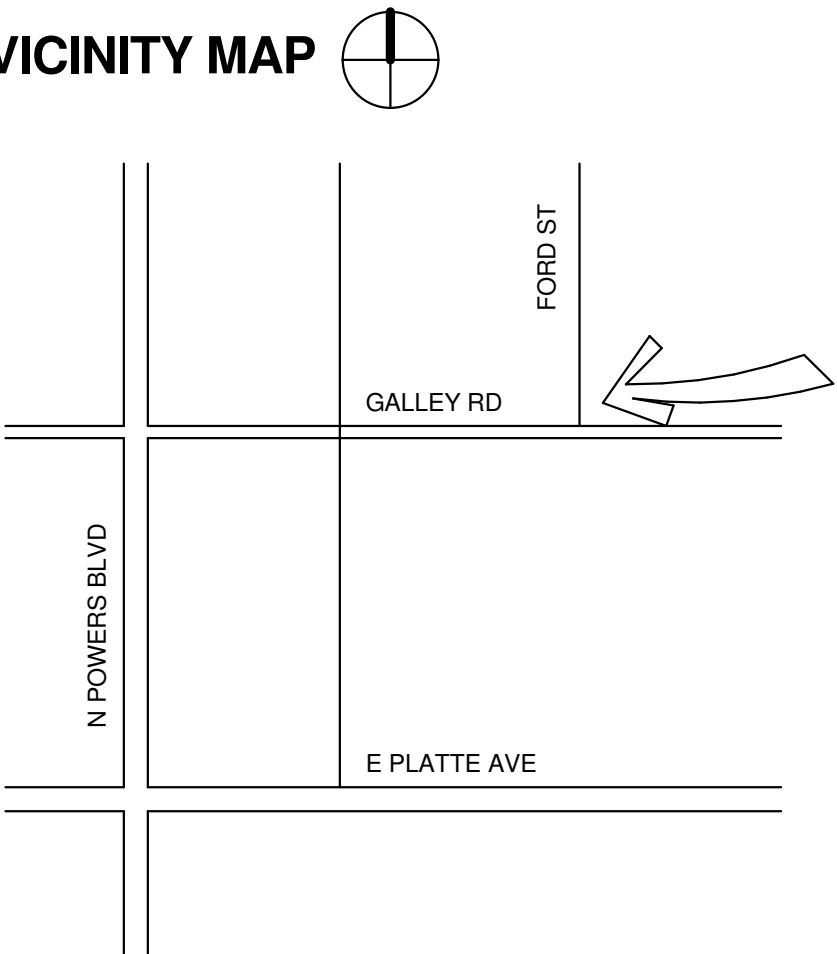
PLUMBING ENGINEER

McSHEA CONSULTING, LLC
RYAN FRERICH
4445 NORTHPARK DR, STE 200
COLORADO SPRINGS, CO 80907
719.358-8208 TEL
ryan@mcsheaconsulting.com

ELECTRICAL ENGINEER

GSM ENGINEERING
GARY MIRZAKHANOV, PE
719.238-0946 TEL
gsm.engin@gmail.com

VICINITY MAP



CODE STUDY

APPLICABLE CODES:

2017 PIKES PEAK REGIONAL BUILDING CODE (PPRBC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2017 NATIONAL ELECTRICAL CODE (NEC)

OVERALL BUILDING DESCRIPTION:

TOTAL AREA 4,016 S.F.
HEIGHT APPROX. 13'-0"
NUMBER OF LEVELS 1

BUILDING CODE ANALYSIS:

OCCUPANCY CLASSIFICATION (EXISTING) B BUSINESS
S-1 MODERATE HAZARD STORAGE
OCCUPANCY CLASSIFICATION (PROPOSED) B BUSINESS
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
(F-2): 2430 SF
BLDG 2 (S-1): 8400 SF
12,416 SF

ALLOWABLE AREA (TYPE II-B, NS)

B OCCUPANCY 23,000 SF
F-2 OCCUPANCY 23,000 SF
S-1 OCCUPANCY 17,500 SF

SUM OF RATIOS:

$1586/23,000 + (2430+8400)/17,500 = 0.07 + 0.62 = 0.69 < 1.0$

OCCUPANT LOAD:

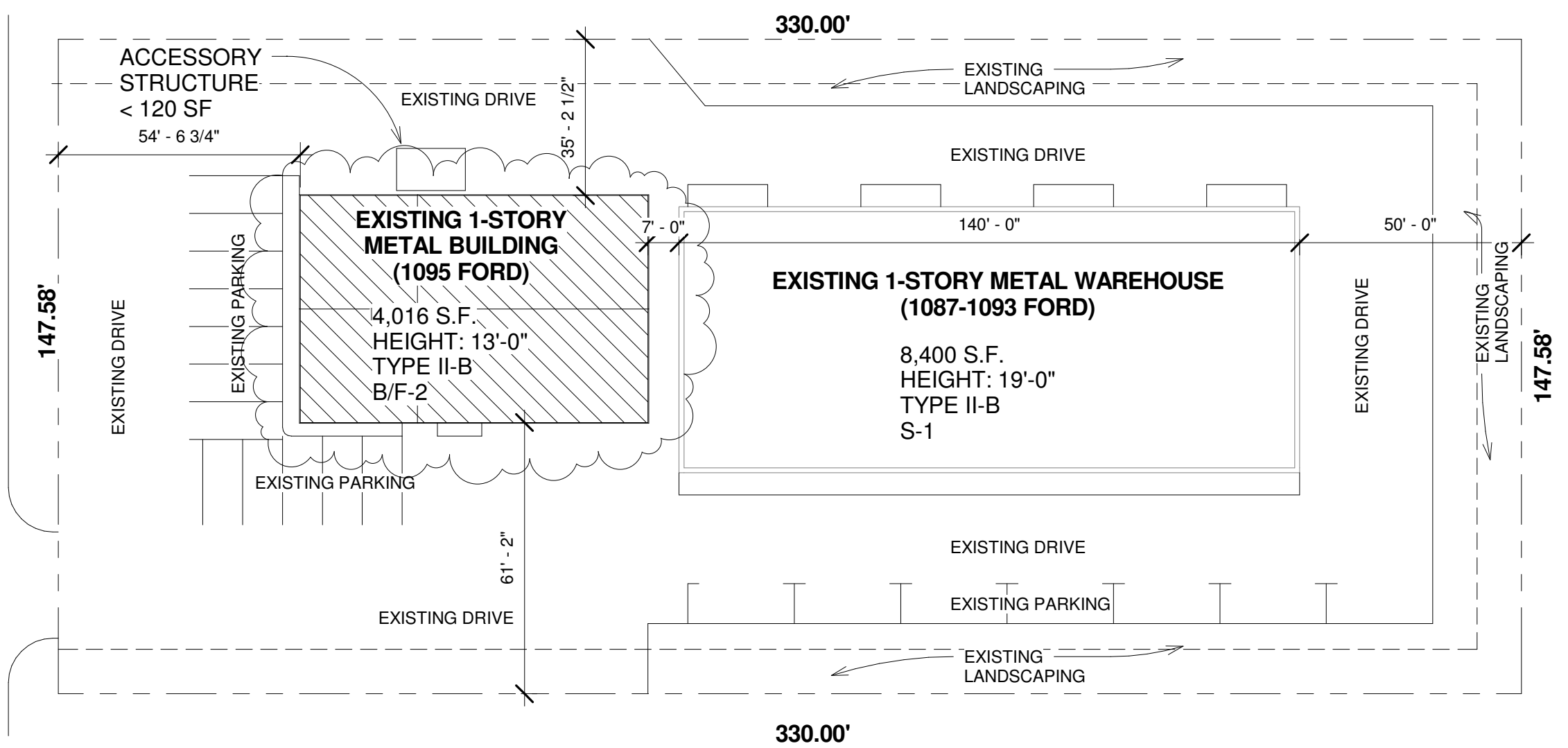
OCCUPANT LOAD CALCULATIONS (SEE PLANS) EXIT WIDTH CALCULATIONS

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

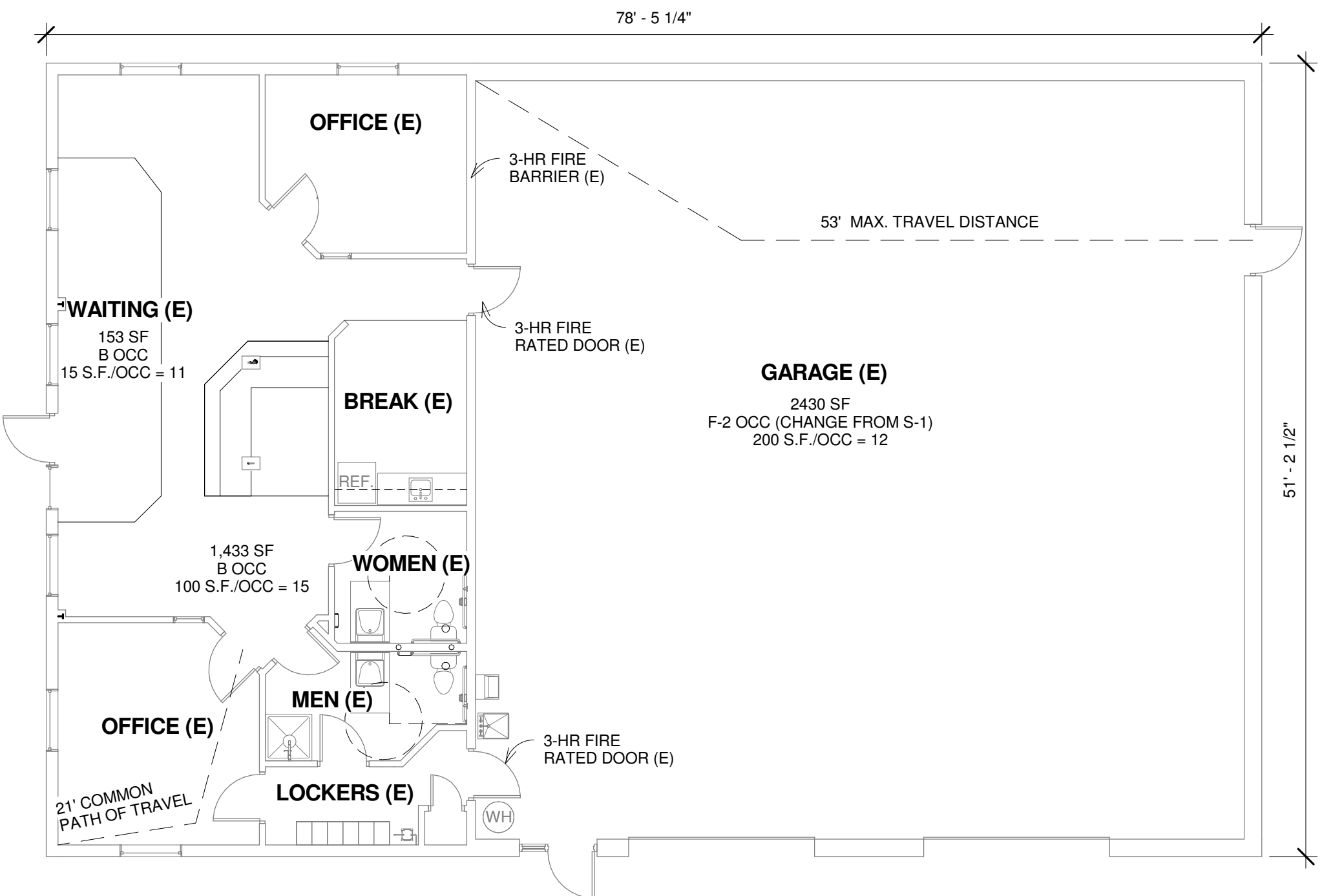
TOTAL OCCUPANT LOAD IS LESS THAN 50 SO
ONLY ONE MEANS OF EGRESS IS REQUIRED

SHEET INDEX

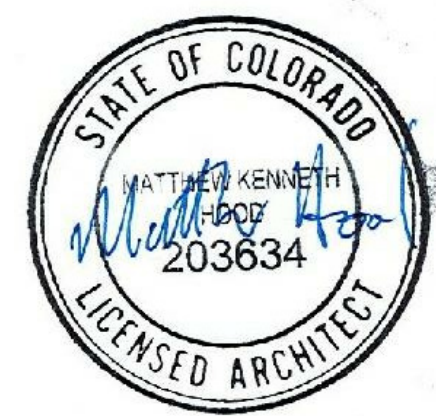
A100	TITLE SHEET & PLANS
P0.1	PLUMBING PLAN
E-1	ELECTRICAL SCHEDULES
E-2	ELECTRICAL NOTES & SPECIFICATIONS



2 Site
1" = 30'-0"



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



Colo Spgs Equities
1095 Ford Street
Title Sheet & Plans

Project number 20001
Date 03/29/20
Drawn by dm
Checked by mh

A100

Scale As indicated