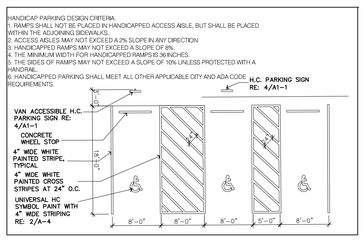
OFFICE ADDITION FOR:
BLAZER ELECTRIC SUPPLY COMPANY
6125 OMAHA BOULEVARD — COLORADO SPRINGS, COLORADO

HANDICAP PARKING DESIGN CRITERIA
1. RAMPS SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS.
2. ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
3. HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 8%.
4. THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES.
5. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
6. HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.



C TYPICAL HANDICAP PARKING DETAIL
N.T.S.

CONSTRUCTION TYPE: V-N SPRINKLERED

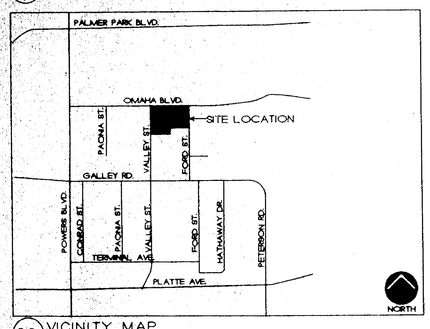
OCCUPANCY GROUP: B-2

NEW ADDITION AREA:
FIRST FLOOR AREA: 3,000 sq. ft.
SECOND FLOOR AREA: 2,300 sq. ft.
TOTAL ADDITION AREA 5,300 sq. ft.

UNLIMITED FLOOR AREA:
60 FT. YARD ALL SIDES, SPRINKLERED

THE EXISTING BUILDING AND PROPOSED ADDITION ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.

23 CODE DATA



22 VICINITY MAP

TOTAL SITE AREA 181,210 SQ. FT.
4.16 ACRES
ZONE P.I.D.

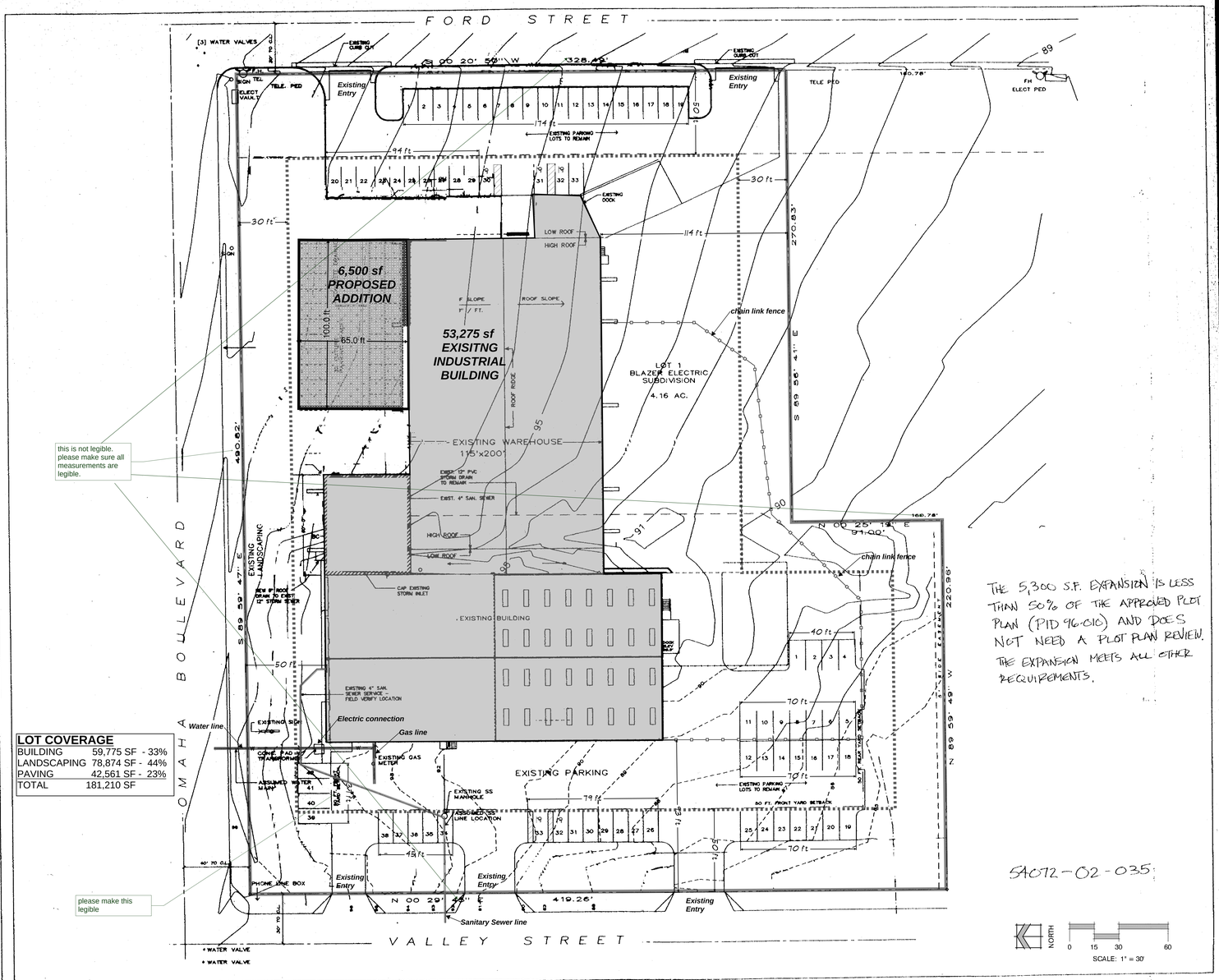
LEGAL DESCRIPTION
LOT 1, BLAZER ELECTRIC SUBDIVISION

BUILDING AREA
EXISTING BUILDING		47,975sq. ft.
PROPOSED ADDITION		5,300 sq. ft. (11.05%)
THIRD ADDITION		6,500 SQ FT.
TOTAL		59,775 SQ FT.

PARKING
REQUIRED	71 SPACES	– 1/750 SF
ADDITIONAL	9 SPACES	– 1/750 SF
TOTAL REQUIRED:	80 SPACES	– 1/750 SF
PARKING PROV.:	75 SPACES	– 1/710 SF

LANDSCAPE AREA 78,874 sq. ft. (LOT 1)

21 SITE DATA



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LOT COVERAGE
BUILDING	59,775 SF	- 33%
LANDSCAPING	78,874 SF	- 44%
PAVING	42,561 SF	- 23%
TOTAL	181,210 SF	

THE 5,300 S.F. EXPANSION IS LESS THAN 50% OF THE APPROVED PLOT PLAN (PID 96-010) AND DOES NOT NEED A PLOT PLAN REVIEW. THE EXPANSION MEETS ALL OTHER REQUIREMENTS.

5407Z-02-035

NORTH
0 15 30 60
SCALE: 1" = 30'

17 SITE PLAN

STRUCTURAL: MGA STRUCTURAL ENG.
MECHANICAL: DESIGN/BUILD BY G.C.
PLUMBING: DESIGN/BUILD BY G.C.
ELECTRICAL: DESIGN/BUILD BY G.C.

OFFICE ADDITION FOR:
BLAZER ELECTRIC SUPPLY CO.
6125 OMAHA BLVD.
COLORADO SPRINGS, COLORADO

JOB NO. 96-010
DIRECTORY 19BLAZER
FILE BP19TE
DRAWN BY JPD
DATE 19 JUL 96
REVISED June 24,2021

DRAWING NO.
SP-1