

**COLORADO SPRINGS FIRE PREVENTION
PLAN REVIEW REPORT**

June 11, 2019

Tax Id: 5408102013

DSN: PPR1926

Project Description: Father and Sons Whiskey Purveyors, 1405 Selix Grv, New Distillery, Office, Assembly and Barrel Storage Warehouse

SYSTEMS: Fire Sprinkler for Area, Fire Alarm

CN:Code: 09 IBC - 09 IFC - 11 PRRBC/Class: A2/F1/B/H3/S1 Const: IIB/Stories: 3/Size: 15970 /OL: ???

FH:Required Flow: gpm /# Hydrants /On site flow:

DV: Proposing a new 10,000 sf 3 story building used for warehouse (barrel storage), private club membership with bar and event rooms. other uses include office space and a portion used for bottling.

Additional Comments: CHFPD Cimarron Hills Fire Department

Business Name: FATHER AND SONS WHISKEY

Address: 01405 SELIXGRV,

Plan Id: 20190806-DV-1

Plan Description: DEVELOPMENT PLN

Plan Status: Disapproved

Contractor: HAMMERS CONSTRUCTION

Review Status: DISAPPROVED

Plan Reviewer: Smith, Steven D

Review Date: 6/11/2019

Status

FYI

Comment

This project is: Father and Sons Whiskey. 1405 Selix Grove. CHFD Cimarron Hills Fire Department. Proposing a new 10,000 sf 3 story building used for warehouse (barrel storage), private club membership with bar and event rooms. other uses include office space and a portion used for bottling.

Latest date shown on plans reviewed: 5/2/19. Plans are reviewed to the 2018 Colorado Springs Fire Code as well as applicable city codes and standards.

Disapproved

2015 IFC - TURNING RADIUS. The required turning radius of a fire apparatus access road shall be determined by the fire code official. (2018 CSFC 6503.2.4)

All fire apparatus access roads are to provide a minimum of 33-feet inside and 53-feet outside turning radius.

Alternatively, usage of the data found on this page: https://coloradosprings.gov/sites/default/files/csfd_apparatus_specifications_2017.pdf can be used. Illustrate on the plans that the required turning radii are met. Starting from off-site, coming on site then back off-site again.

Show where parking is allowed along Selix Grove to ensure fire apparatus have adequate clearance to turn into each driveway. If necessary, indicate any no parking zones to accommodate fire apparatus turning onto the site.

Disapproved

Found fire lane signage detail on plans, but unable to locate fire lane locations. Show these locations on the plans. Note that apparatus will not need to drive completely around the building to meet fire code requirements.

Disapproved

Provide a note on the plans that approved Knox equipment will be provided for each roll gate.

Disapproved

Plans indicate the building will be fire sprinklered. However no FDC and/or fire hydrants are shown on the plans. Show the FDC and any/all required fire hydrants for the building.