

1095 FORD ST

PROJECT DESCRIPTION
 PARTIAL CHANGE OF OCCUPANCY FROM
 AUTO REPAIR (B-F-1) TO STORAGE
 FABRICATION (B-F-2). WORK TO INCLUDE
 CONSTRUCTION, PLUMBING DESIGN &
 CONSTRUCTION.

SITE ADDRESS
 1095 FORD STREET
 COLORADO SPRINGS, CO 80915

BUILDING OWNER
 COLORADO SPRINGS EQUITIES LLC
 C/O THE EQUITY GROUP
 80 SOUTH CASCADE AVE SUITE 1500
 COLORADO SPRINGS, CO 80907

ARCHITECT
 MATT HOOD
 DONALD DR
 COLORADO SPRINGS, CO 80917
 architect@gmail.com

PLUMBING ENGINEER
 MATT RANGEL CONSULTING, LLC
 1725 W. WASHINGTON AVE
 4445 NORTH PARK DR, STE 200
 703
 COLORADO SPRINGS, CO 80907
 mtr@mattrangelconsulting.com

ELECTRICAL ENGINEER
 GSM ENGINEERING
 5475 MIRZAKHANOV, FE
 703
 COLORADO SPRINGS, CO 80907
 gsm.rangel@gmail.com

SHEET INDEX
 A100 TITLE SHEET & PLANS
 P0.1 PLUMBING PLAN
 E1 ELECTRICAL SCHEDULES
 E2 ELECTRICAL FIXTURES & SPECIFICATIONS
 E3 OFFICE STORAGE PERMITS

Approved
 By: *Petra Rangel*
 Date: 06/15/2020
 El Paso County Planning & Community Development

CODE STUDY

APPLICABLE CODES:
 2017 PHAS PEAK REGIONAL BUILDING CODE (PRBC)
 2018 INTERNATIONAL BUILDING CODE (IBC)
 2018 INTERNATIONAL FIRE CODE (IFC)
 2017 NATIONAL ELECTRICAL CODE (NEC)

OVERALL BUILDING DESCRIPTION:
 TOTAL AREA 4,016 S.F.
 APPROX. 1.9"±

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 I-B

TYPE OF CONSTRUCTION I-B

EXISTING CONSTRUCTION - NONE PRESENT

ALLOWABLE AREA CALCULATIONS:

IBC 503.1.2 BUILDINGS ON THE SAME LOT

BLDG 1 (B): 1586 SF

BLDG 2 (B-1): 2430 SF

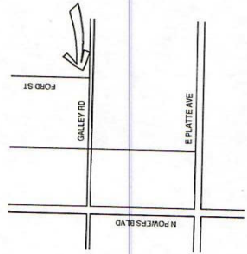
ALLOWABLE AREA: 2430 SF

B OCCUPANCY: 23,000 SF

F-2 OCCUPANCY: 17,500 SF

SUM OF RATIOS: 1586/23,000 + (2430/17,500) = 0.07 + 0.14 = 0.21 < 1.0

VICINITY MAP



Engineering Comments

- Please address drainage and traffic in the Letter of Intent. Include the following:

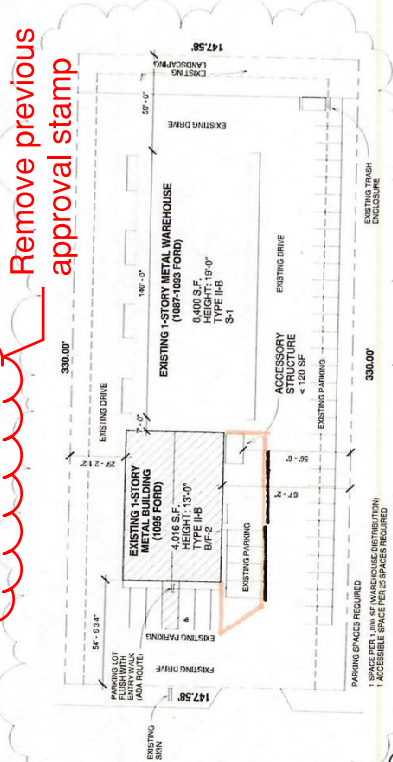
- 1) Will not generate a significant increase in vehicle trips to the property.
- 2) Will not adversely affect adjacent or downstream drainage.

- No driveway access permit on file. The access permit can be applied for on the EDARP website under the "initiate a minor permit" link.

- The 10' public utility/drainage easements on the property borders, noted on the plat, shall not be encroached upon.

Provide parking calculations per Chapter 6 of the LDC

Remove previous approval stamp



Add PCD File #
 COM2046



Project Name	20501
Project Number	20501
Project Address	1095 Ford Street
Project Title	Title Sheet & Plans

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: 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.