

# 1095 FORD ST

## PROJECT DESCRIPTION

PARTIAL CHANGE OF OCCUPANCY FROM AUTO REPAIR (B-2-1) TO CODED FABRICATION (B-2-2). WORK TO INCLUDE CONSTRUCTION.

## SITE ADDRESS

1095 FORD STREET  
 COLORAD SPRINGS, CO 80915

## BUILDING OWNER

COLORAD SPRINGS EQUITIES, LLC  
 C/O THE EQUITY GROUP  
 80 SOUTH MASSARD AVE SUITE 1910  
 COLORAD SPRINGS, CO 80902

## ARCHITECT

MATT HOOD  
 COLORAD SPRINGS, CO 80917  
 architect@gsa.com

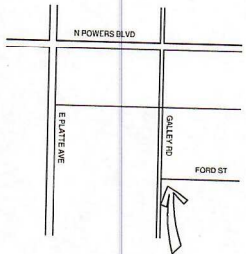
## PLUMBING ENGINEER

HYPERION CONSULTING, LLC  
 4445 NORTH PARK DR, STE 200  
 COLORAD SPRINGS, CO 80907  
 719/594-9999  
 719/594-9999  
 hys@hyperionconsulting.com

## ELECTRICAL ENGINEER

GS&M ENGINEERING  
 GARY WIEZAKHANOV, PE  
 1425 S. W. 10TH ST  
 FT. COLLINS, CO 80525  
 gsm@gsandm.com

## VICINITY MAP



## CODE STUDY

### APPLICABLE CODES:

2017 Pikes Peak Regional Building Code (PRBC)  
 2015 International Building Code (IBC)  
 2015 International Fire Code (IFC)  
 2017 National Electrical Code (NEC)

### OVERALL BUILDING DESCRIPTION:

TOTAL AREA: 4,016 S.F.  
 APPROX. 13.3'

### BUILDING CODE ANALYSIS:

OCCUPANCY CLASSIFICATION: B BUSINESS  
 (EXISTING)  
 OCCUPANCY CLASSIFICATION: B BUSINESS  
 (PROPOSED)  
 REQUIRED OCCUPANCY SEPARATION: B / F-2 2-HR (EXISTING 3-HR)  
 TYPE OF CONSTRUCTION: I-B

### FIRE SPRINKLER SYSTEM

EXISTING CONSTRUCTION - NONE PRESENT

### ALLOWABLE AREA CALCULATIONS:

IBC 903.1.2 BUILDINGS ON THE SAME LOT

TOTAL BLDG AREA

BLDG 1 (B): 1,588 SF  
 BLDG 2 (B-2): 2,429 SF  
 BLDG 2 (B-1): 2,000 SF  
 1,588 SF

ALLOWABLE AREA (1.588 S.F.)

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

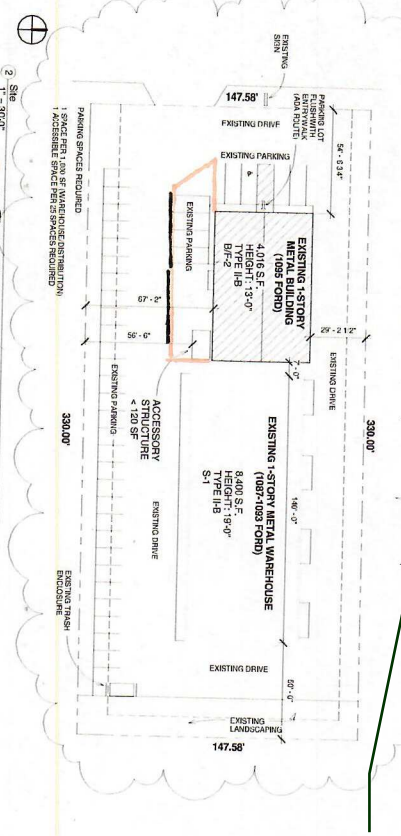
SUM OF RATIOS: 1,588(23,000) + (2,429+2,000)(17,500) = 0.07 + 0.02 = 0.09 < 1.0

## SHEET INDEX

A100 TITLE SHEET & PLANS  
 P01 PLUMBING PLAN

## ELECTRICAL NOTES & SPECIFICATIONS

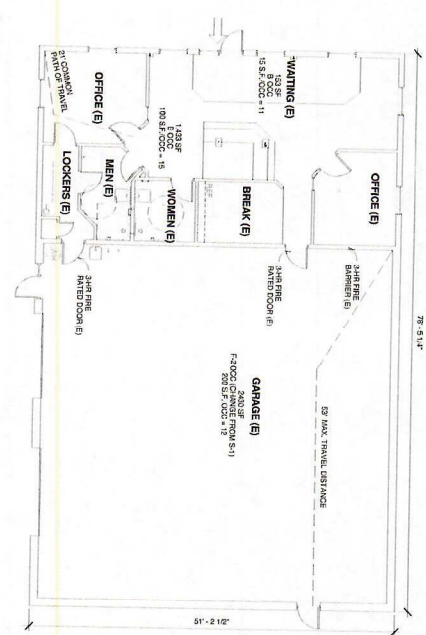
SEE ELECTRICAL SPECIFICATIONS



1 = Fencing  
 2 = Gates

Remove previous approval stamp

Provide screening/fencing detail with elevations



**Colo Spgs Equities**  
**1095 Ford Street**  
**Title Sheet & Plans**  
 Project number: 202001  
 Date: 06/11/20  
 Drawn by: [blank]  
 Checked by: [blank]  
**A100**  
 Scale: As Indicated



Add PCD File #  
**COM2046**