

COM2046
 PLAT 3099
 1-2 CAD-O

Approved

By: Petra Rangel

Date: 01/10/2022

El Paso County Planning & Community Development



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
 80 SOUTH CASCADE AVE SUITE 1500
 COLORADO SPRINGS, CO 80903

ARCHITECT

MATT HOOD
 2930 AVONDALE DR
 COLORADO SPRINGS, CO 80917
 archood@gmail.com

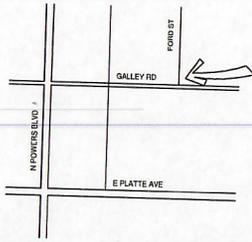
PLUMBING ENGINEER

McSHEA CONSULTING, LLC
 RYAN FRERICHS
 4445 NORTH PARK DR, STE 200
 COLORADO SPRINGS, CO 80907
 719-358-8208 TEL
 ryan@mcshconsulting.com

ELECTRICAL ENGINEER

GSM ENGINEERING
 GARY MIRZAKHANOV, PE
 713-238-0546 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

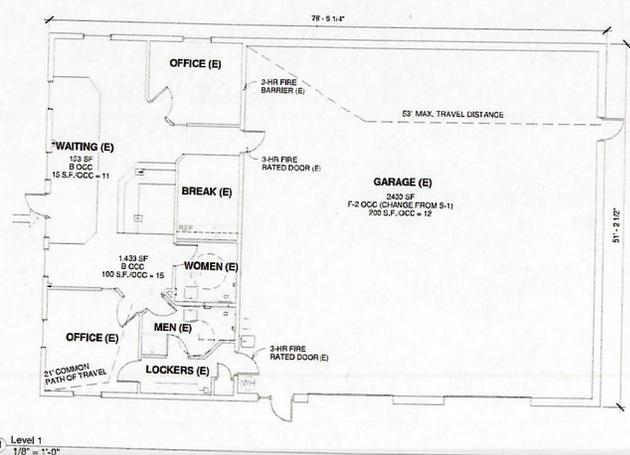
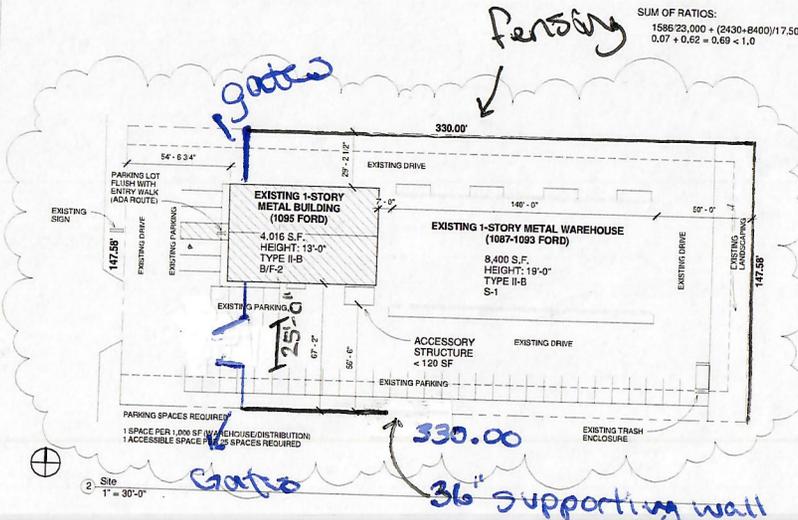
ALLOWABLE AREA (TYPE II-B, NS)
 B OCCUPANCY 23,000 SF
 F-2 OCCUPANCY 23,000 SF
 S-1 OCCUPANCY 17,500 SF

SUM OF RATIOS:

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

SHEET INDEX

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



Colorado Equities
 1095 Ford Street
 Title Sheet & Plans

Project number 20001
 Date 06/11/20
 Drawn by dm
 Checked by mh

A100

Scale As Indicated

Fencing to begin 3ft passed 1095 Ford and stop at the end of the front building.

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

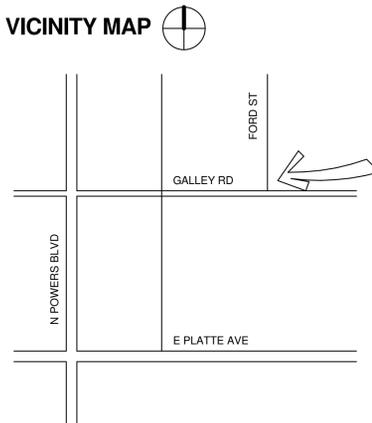
PLUMBING ENGINEER

McSHEA CONSULTING, LLC
RYAN FRERICH
4445 NORTH PARK 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:

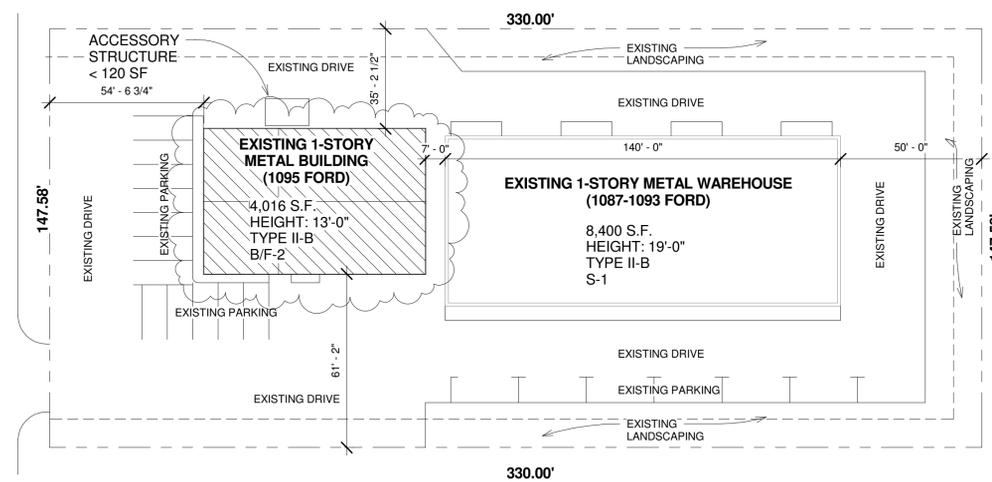
OCCUPANT LOAD CALCULATIONS (SEE PLANS) EXIT WIDTH CALCULATIONS

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

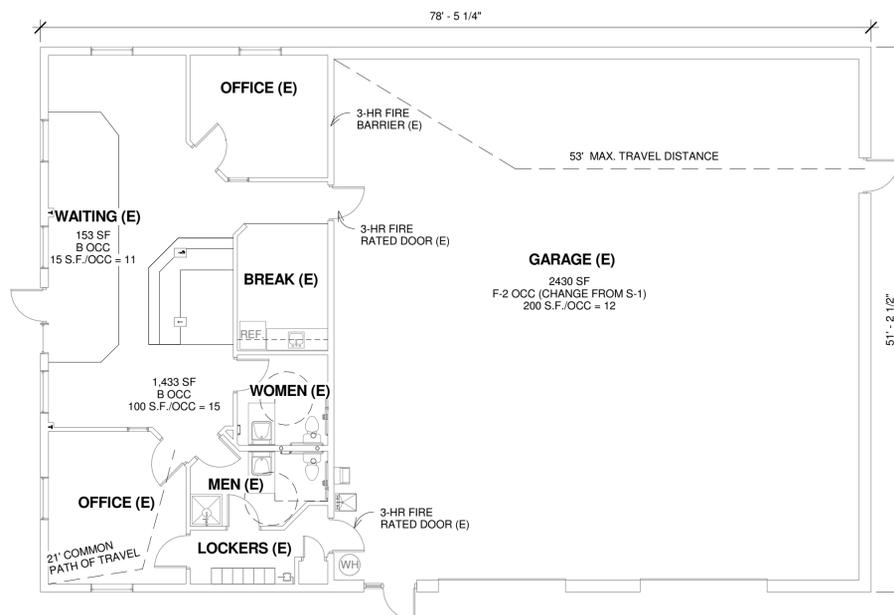
A100	TITLE SHEET & PLANS
P0.1	PLUMBING PLAN
E-1	ELECTRICAL SCHEDULES
E-2	ELECTRICAL NOTES & SPECIFICATIONS



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

1093 Ford Street

1095 Ford Street

Necessary
Storage

25'
for vehicle
access

Outside Storage
location (highest
storage no. 9180)

7' Height
Fence w/
Privacy Slats

Existing tree

Existing 6' Fence

31" Added fence

54'6"

Existing Tree

Existing Sign

Electric Box

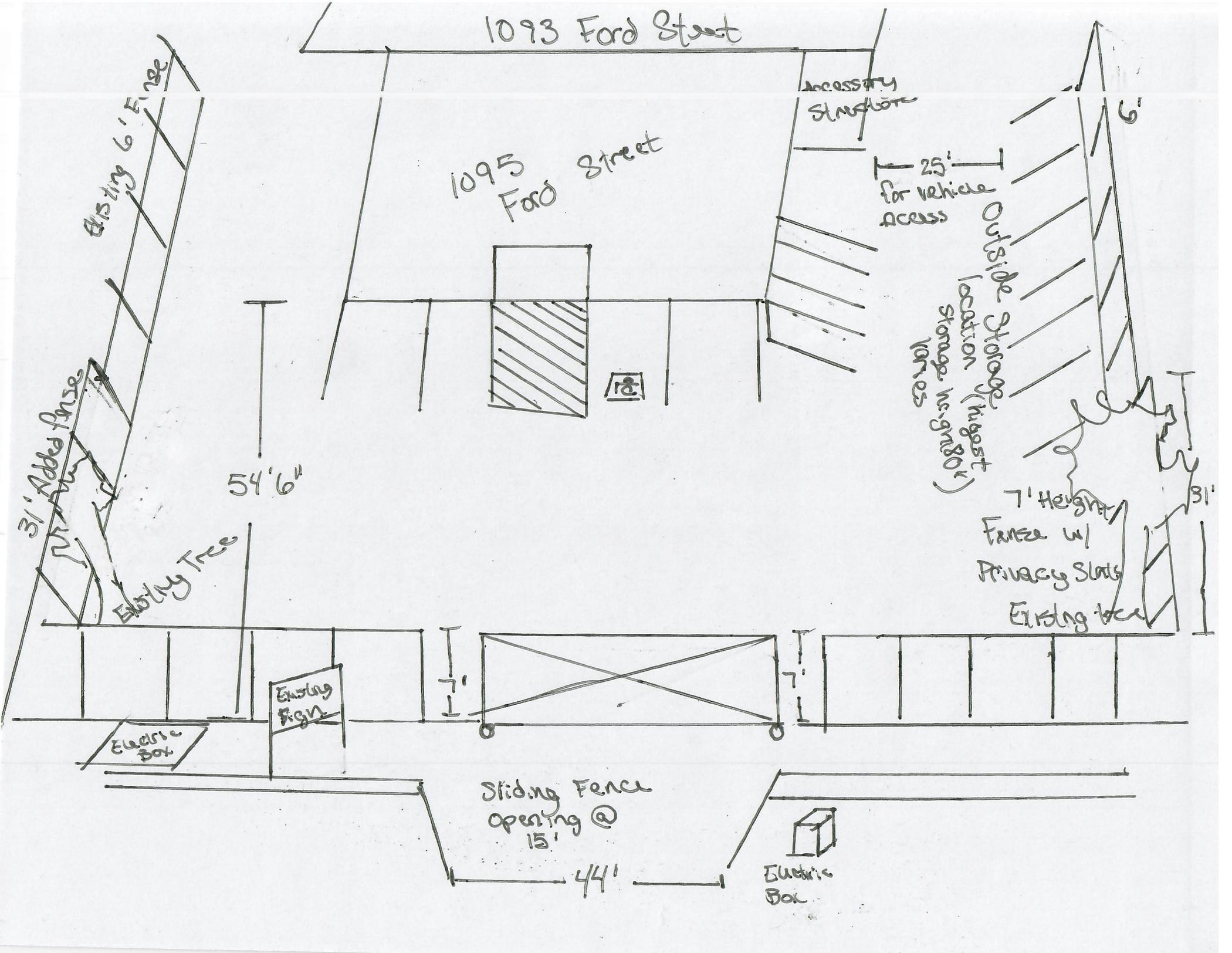
Sliding Fence
opening @
15'

44'

Electric
Box

6'

31'



Kate Zahn
Managing Partner
Colorado Stone Services
1095 Ford Street
Colorado Springs, CO 80915



Letter of Intent

Subject Property: 1095 Ford Street
In Regards To: Parcel #: 5407204002
File #: CE20205
PCD File #: COM2046

Dear Petra M. Rangel,

We are submitting plans to address outside storage. Our company operates out of 1095 Ford Street and was permitted with the property owner to have use of outside storage; however, we were informed that our outside storage was in violation of the Plot Site Plan PID85019Z and 11.3.1 of Unlawful Acts.

We are submitting plans for outside storage to be approved that fall within the standards set forth by the LDC as noted below:

Colorado Stone Services Outside Storage Proposal:

1. Materials to be Stored and Principal Use Required.
 - a. The outside storage we are requesting will fall under the requirement as it is raw materials used in conjunction with, and specifically accessory to an allowed principal use conducted on the premises.
2. Materials screened by Solid Fence or Vegetation.
 - a. The outside storage proposed will be enclosed and concealed by a solid fence with opaque screening measuring 6' in height.
3. Outside Storage Not to Exceed Height of Screening.
 - a. The outside storage is designed to be lifted as a single component when exceeding height of fencing and there will be no stacking of the stored materials.
4. Storage of Equipment and Vehicles Exceeding Height of Fence.
 - a. The Storage proposed will not be adjacent to a residential zoning district.
5. Storage Adjacent to Road.
 - a. The outside storage not be adjacent to the road.
6. No Storage in required Landscape Area.
 - a. There will be no storage in a required landscaping area.
7. Screening Fence Waived Between Adjacent Storage Areas.

- a. N/A
- 8. Salvage Yards and Solid Waste Landfills.
 - a. N/A
- 9. Temporary Storage
 - a. The above proposed storage will be a temporary installment; only to remain for the life of our lease (5 years). At that time, the storage and the fencing will be removed and the parking lot restored to the original site plan drawing.
- 10. Downstream Drainage:
 - a. The asphalt at in the parking lot of the property slopes into the existing drive and west toward Ford street where it connects with city draining. The fencing will have a gap at the base allowing for uninhibited draining, and thus, will not adversely affect adjacent or downstream drainage.
- 11. Vehicle Traffic at the Property:
 - a. The fencing will be locked at night and will remain opening from 5 am to 5 pm Monday through Friday. The fence will not generate a significant increase in vehicle trips to the property. In fact, it will decrease the vehicle trips during off hours.

I have also attached Site Plan Drawing with the proposed planning.

Thank you for your time and consideration,

Kate Zahn