

SFD24492
 PLAT 14900
 ZONE RR-2.5
 RR-5 CC

APPROVED
 Plan Review
 05/16/2024 1:00:20 PM
 EPC Planning & Community
 Development Department

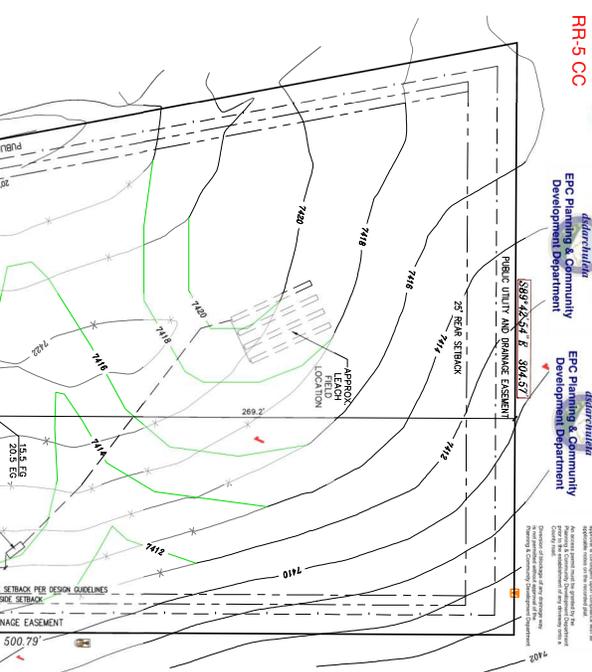
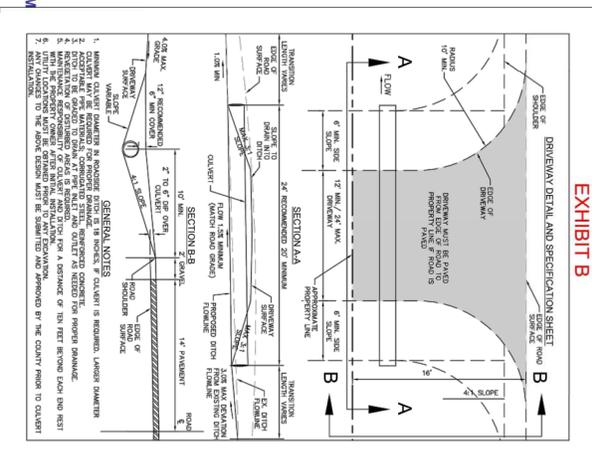
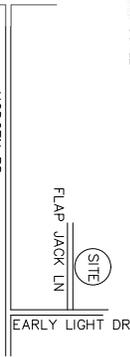
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 BESOPP
 05/16/2024 1:00:27 PM
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It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



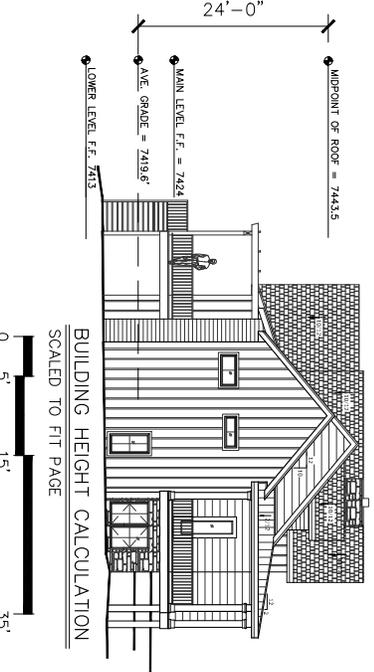
VICINITY MAP
 NO SCALE



SITE PLAN
 SCALE = 1:30



SITE PLAN LEGEND:
 ——— EXISTING CONTOUR LINE
 - - - DEMO CONTOUR LINE
 ——— ELEVATION
 ——— PROPOSED CONTOUR LINE



SQUARE FOOTAGE

MAIN LEVEL = 1,955 S.F. FINISHED
 LOWER LEVEL = 1,473 S.F. FINISHED
 TOTAL = 3,786 S.F.
 3-CAR GARAGE = 1,034 S.F.
 3 BEDROOMS

GENERAL NOTES:
 1. APPLICABLE CODES, ALL WORK & MATERIALS SHALL BE ACCORDANCE WITH THE CURRENT APPLICABLE STANDARDS.
 2. NOTE TO THE GENERAL CONTRACTOR/ BUYER/ DIMENSIONS - WHICH SHALL BE COMPARED & DIMENSIONS & TECHNIQUES OF CONSTRUCTION FOR ALL OTHER TRADES, FURNISHING ALL TRADES CONTRACTORS FOR THE PROJECT. EXTENSION OF ALL WORK NECESSARY, INDICATED, REPAIRS OR REVISIONS TO CORRECT THE SCOPE OF WORK IN CASE OF ANY QUESTIONS OR NEED FOR FURTHER CLARIFICATION OF THE DRAWING AND/OR DESIGNER PRIOR TO FURTHER CONSTRUCTION OR REVISIONS OF THIS IN DESIGN.

SHEET INDEX	
SP1	SITE PLAN OVERALL
A00	FOUNDATION LAYOUT
A01	LOWER FLOOR PLAN
A1	MAIN FLOOR PLAN
A2	BUILDING ELEVATIONS
A3	BUILDING ELEVATIONS
A4	BUILDING SECTIONS/DETAILS
A5	ROOF PLAN
E0	LOWER LEVEL ELECTRICAL PLAN
E1	MAIN LEVEL ELECTRICAL PLAN
P0	LOWER PLUMBING PLAN
P1	MAIN PLUMBING PLAN
F1	FOUNDATION PLAN
S1	MAIN FLOOR FRAMING PLAN
S2	ROOF FRAMING PLAN
S3	STRUCTURAL NOTES/DETAILS
M	MECHANICAL DUCT PLANS

PROJECT ADDRESS:
 11808 FLAP JACK LANE
 COLORADO SPRINGS, CO

CONTRACTOR:
 GOWLER CUSTOM HOMES
 11808 FLAP JACK LANE
 COLORADO SPRINGS, CO
 (719) 358-8039

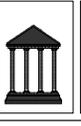
ARCHITECT:
 DESIGN RENAISSANCE - DAN SERENS
 815 W. JEFFERSON ST.
 COLORADO SPRINGS, CO 80907
 (719) 200-6390

LEGAL DESCRIPTION:
 LOT 55 WINSOME PL NO 2
 RR-2.5 RR-5 CC

SETBACKS:
 25' FRONT
 25' REAR
 PROPOSED MAX HEIGHT = 24'
 (30' ALLOWED PER ZONING)

LOT COVERAGE:
 LOT AREA = 3.01 ACRES
 (APPROX. 131,115 S.F.)
 PROPOSED COVERAGE = 5,789 S.F.
 (STRUCTURE = 4820 S.F. & COVERD/
 RAISE DECKS = 962 S.F.)
 PROPOSED COVERAGE FINAL = 4,414

Design Renaissance
 Architectural Design & Licensing
 815 W. Jefferson Street
 Colorado Springs, CO 80907
 719.200.6390
 dan@design-architect.com



Custom Residential:
Pirralo Residence
 11808 Flap Jack Lane
 Colorado Springs, CO

GOWLER
 HOMES

SITE PLAN
 Date: MAY 6, 2024
 Date Revised: MAY 13, 2024
 Drawn by: DDS



RESIDENTIAL

2023 PPRBC
2021 IECC



Parcel: 5124003009

Address: 11808 FLAP JACK LN, COLORADO SPRINGS

Plan Track #: 189742  Received: 14-May-2024 (BRIANNAM)

Description: **RESIDENCE** Required PPRBD Departments (6)

Contractor: GOWLER CUSTOM HOMES, INC

Type of Unit:

Garage	1034
Lower Level 1	1473
Lower Level 2	358
Main Level	1955
Total Square Feet	
	4820

Enumeration
Released for Permit
05/15/2024 10:34 PM

Becky A
ENUMERATION

Floodplain
(N/A) RBD GIS

Construction
Released for Permit
05/16/2024 8:53:01 AM

Justin
CONSTRUCTION

Electrical

Mechanical

Plumbing
Released for Permit
05/16/2024 9:56:09 AM

Shauren
PLUMBING

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
05/16/2024 1:01:21 PM
dsdarchuleta
EPC Planning & Community
Development Department