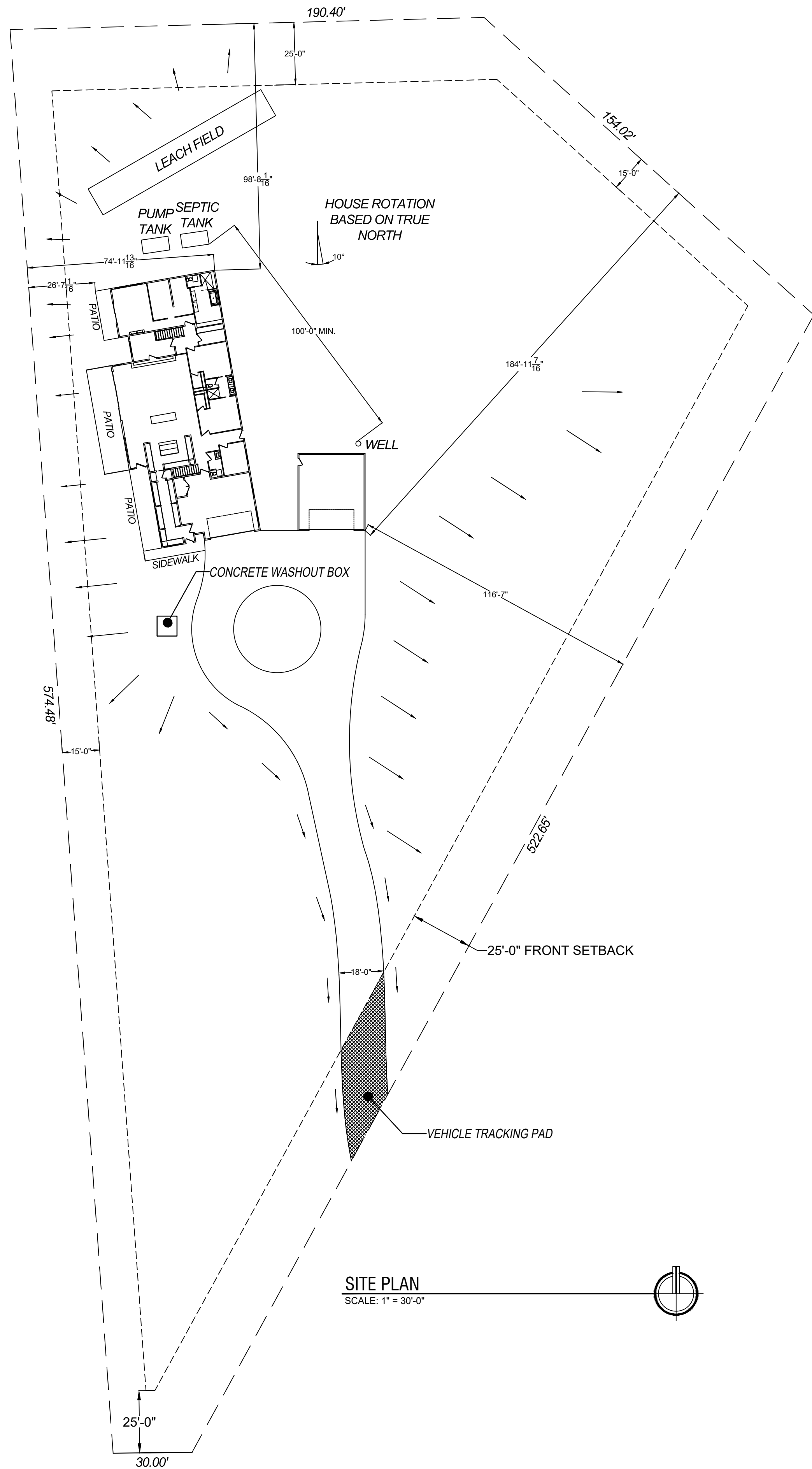


NEW SINGLE FAMILY RESIDENCE:
2360 Wakonda Way
MONUMENT, CO 80132



SCOPE OF WORK



AREA PLAN
SCALE: NONE

SITE CALCULATIONS

SITE INFORMATION:
LOT SIZE - 2.33 ACRES (101,495 SF)
HOUSE W/ GARAGE - 4,623 SF (0.106 ACRES)
DETACHED GARAGE - 837 SF (0.019 ACRES)
PATIOS - 792 SF (0.016 ACRES)
EXISTING STRUCTURE - 625 SF (0.014 ACRES)
PAVEMENT DRIVEWAY - 7,795 SF (0.179 ACRES)
TOTAL - 14,672 SF (0.336 ACRES)
14% OF TOTAL LOT COVERAGE

INDEX TO DRAWINGS

- | | |
|----|--|
| CS | ARCHITECTURAL COVER SHEET |
| A1 | ARCHITECTURAL MAIN LEVEL FLOOR PLAN |
| A2 | ARCHITECTURAL UPPER LEVEL FLOOR PLAN |
| A3 | ARCHITECTURAL MAIN LEVEL FRAMING PLAN |
| A4 | ARCHITECTURAL UPPER LEVEL FRAMING PLAN |
| A5 | ARCHITECTURAL ELEVATIONS |
| A6 | ARCHITECTURAL ELEVATIONS |
| A7 | ARCHITECTURAL SECTIONS PLAN |
| A8 | ARCHITECTURAL DETAILS |
| S1 | STRUCTURAL FOUNDATION PLAN |
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| S4 | STRUCTURAL FRAMING PLAN - DETACHED GARAGE |
| M1 | MECHANICAL MAIN LEVEL HYDRONIC PLAN |
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| M5 | MECHANICAL MAIN LEVEL PLAN - DETACHED GARAGE |
| P1 | PLUMBING MAIN LEVEL PLAN |
| P2 | PLUMBING UPPER LEVEL PLAN |
| E1 | ELECTRICAL MAIN LEVEL PLAN |
| E2 | ELECTRICAL UPPER LEVEL PLANS |

PROJECT CODE DATA

PROJECT INFORMATION:
ZONING: RR-2.5
SCOPE OF PROJECT: NEW SINGLE FAMILY RESIDENCE
LEGAL DESCRIPTION: LOT 2 ARVIDSON SUBDIVISION
PARCEL NO: 7103001059

APPLICABLE CODES:

2023 PIKES PEAK REGIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL ENERGY COMPLIANCE CODE
2021 INTERNATIONAL SWIMMING POOL AND SPA CODE
2023 NATIONAL ELECTRIC CODE
2017 ICC/ANSI A117.1

PROJECT DESIGN TEAM

DESIGNS BY LC
POC: DANIEL BRANDENBURG
15255 SIERRA PINES LANE
LARKSPUR, CO 80118
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REVISIONS

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NEW SINGLE FAMILY HOME FOR:

WEITNER RESIDENCE
2360 WAKONDA WAY
MONUMENT, CO



LC CONSTRUCTION AND DEVELOPMENT, LLC
15255 SIERRA PINES LANE
LARKSPUR, CO 80118
719-291-5431

DRAWN BY:
DNB

DATE:
05/15/26

SCALE:
AS SHOWN

PROJECT NO:
-

SHEET:
SITE

OF
-