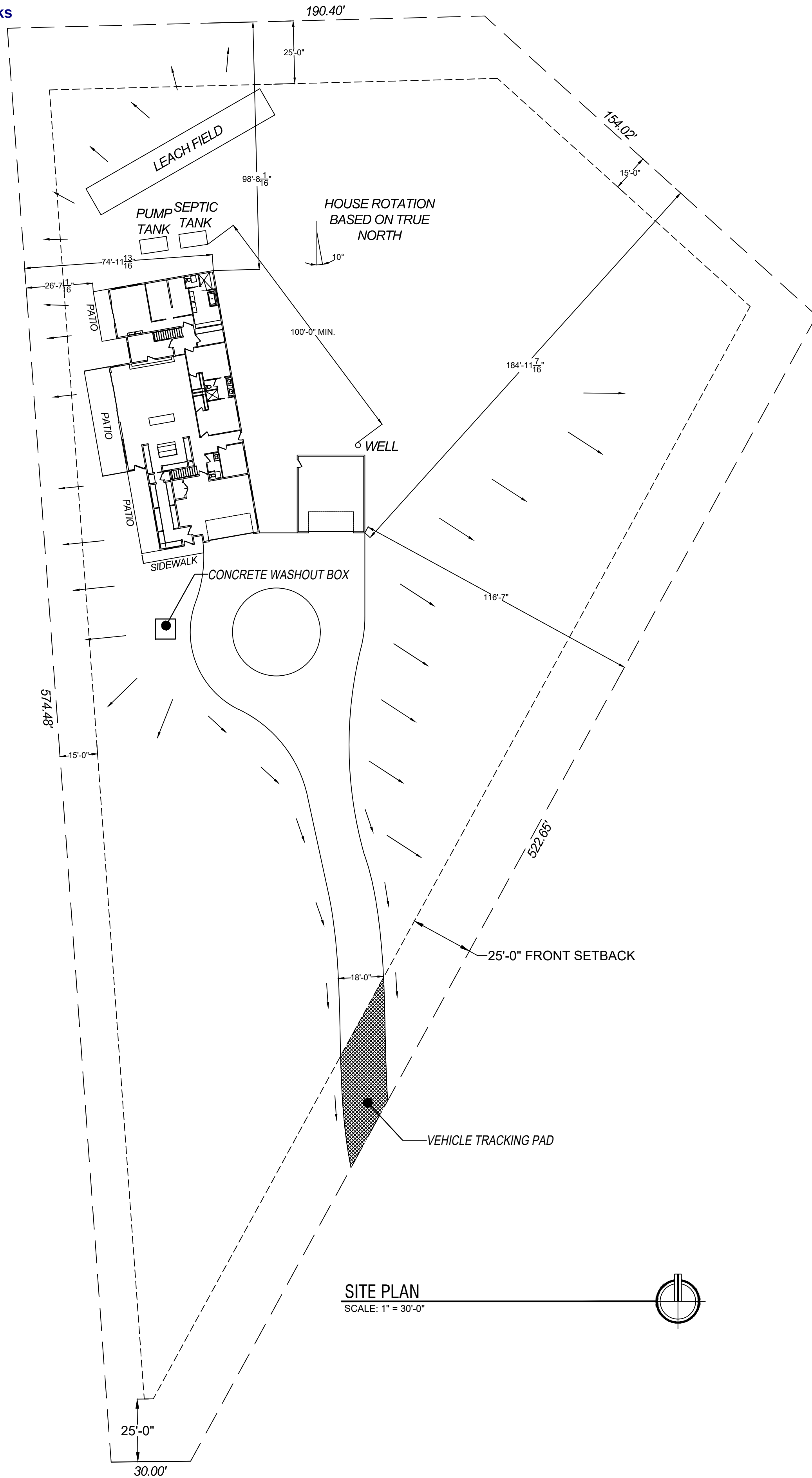


ACCEPTED FOR FILE

09/02/2026 5:29:29 PM
Mikayla Hartford
EPC Department of Public Works



SITE PLAN
SCALE: 1" = 30'-0"

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
S2	STRUCTURAL MAIN LEVEL FRAMING
S3	STRUCTURAL UPPER LEVEL FRAMING
S4	STRUCTURAL FRAMING PLAN - DETACHED GARAGE
M1	MECHANICAL MAIN LEVEL HYDRONIC PLAN
M2	MECHANICAL UPPER LEVEL HYDRONIC PLAN
M3	MECHANICAL MAIN LEVEL HVAC PLAN
M4	MECHANICAL UPPER LEVEL HVAC PLAN
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
2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
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
-