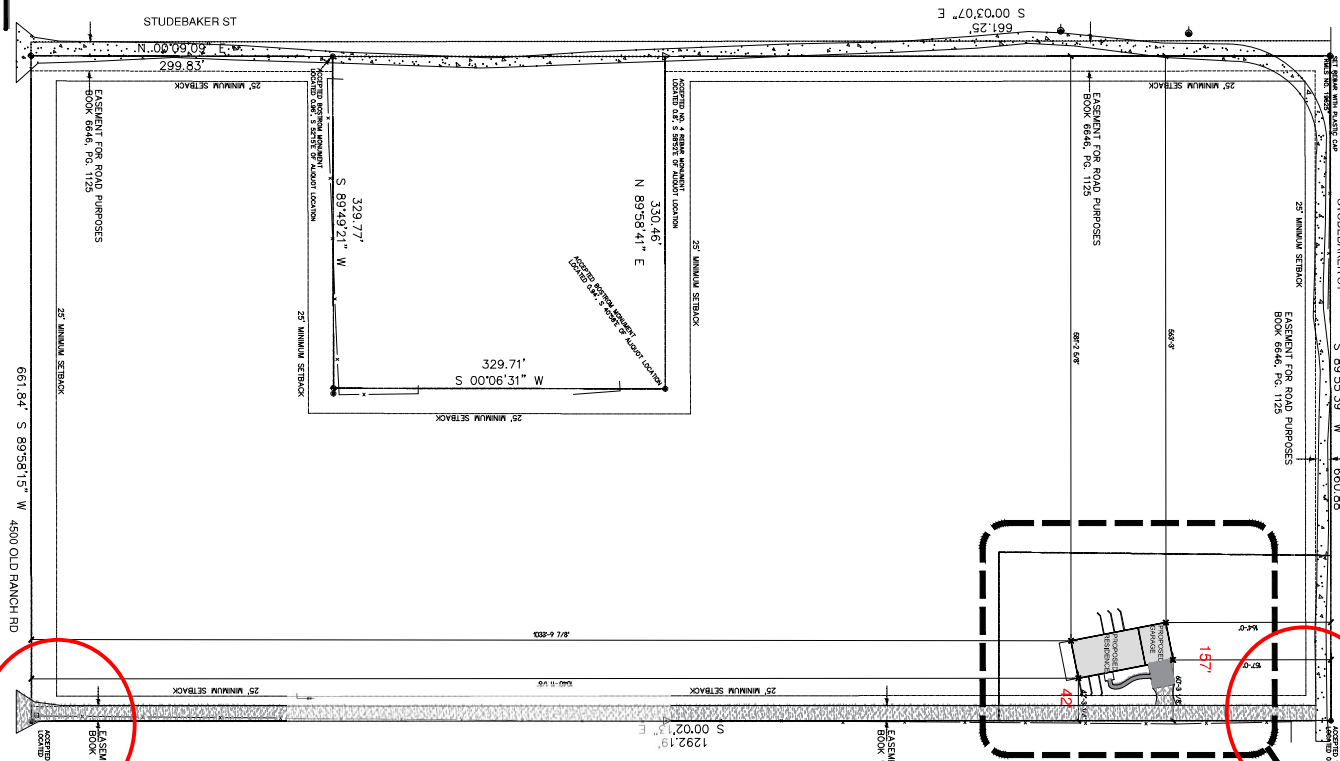
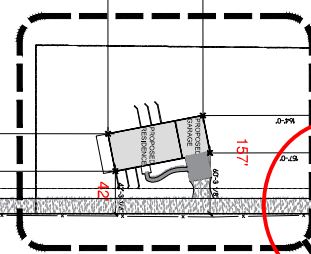


HEISLER RESIDENCE

SEE ENLARGED SITE PLAN ON SHEET A01

SECONDARY DRIVEWAY ACCESS

Released for Permit
08/17/2023 11:34:56 AM



NOTE: PER P19213 THE PARCELS IS LEGAL NON-CONFORMING CREATED 6/1/1967 17.05 ACRES

SEFD36828
UNPLATTED
ZONE RFR-3
17.05 ACRES

APPROVED
PLAN REVIEW
08/21/2023 3:29:49 PM
EPC Planning & Community Development Department

APPROVED
BESOPC
08/21/2023 3:28:22 PM
EPC Planning & Community Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

PRIMARY DRIVEWAY ACCESS

SITE PLAN

GENERAL NOTES

1. Applicant (Owner): 2017 First State Regional Bldg. Code (permeable)
 - 2015 International Residential Code (IRC)
 - 2015 International Building Code (IBC)
 - 2015 International Fire Code (IFC)
 - 2015 International Land Use Code (ILUC)
 - 2015 International Sign Code (ISC)
 - 2015 International Tree Code (ITC)
2. All drawings, specifications, and notes shall be in accordance with the latest editions of the codes listed above. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies.
3. All work shall be done in accordance with the latest editions of the codes listed above. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies.
4. Dimensions:
 - a. All dimensions shall be in feet and inches, rounded to the nearest 1/8".
 - b. All dimensions shall be in feet and inches, rounded to the nearest 1/8".
 - c. All dimensions shall be in feet and inches, rounded to the nearest 1/8".
5. Upon completion of each sub-contract, work, remove all waste, debris, and materials from the site. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies.
6. All existing and existing materials shall be retained to form a permanent structure. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies.
7. Utility, existing and proposed, shall be in full compliance with the latest editions of the codes listed above. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies.
8. All work shall be done in accordance with the latest editions of the codes listed above. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary easements and rights-of-way from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary approvals from the appropriate agencies.
9. PER 2017 PERMITS

PROJECT DATA

PROJECT ADDRESS: 4500 OLD PANCH RD
COLORADO SPRINGS CO 80908
TAX PARCEL NO: 622320004
LEGAL DESCRIPTION: 622320004 615 81 FT, 17.05 ACRES, RESUBDIVISION 807.23.8265
APPROXIMATE: 1985 155K REGIONAL BLDG CERT
ZONE: RFR-3
PROJECT DESCRIPTION: 1985 155K REGIONAL BLDG CERT
SPLIT CALCULATIONS: 74988 SF (1025 SQM)
SITE AREA: 74988 SF (1025 SQM)
PROJECT AREA: 74988 SF (1025 SQM)
TOTAL BLDG AREA: 74988 SF (1025 SQM)
TOTAL COVERAGE: 7788 SF / 74988 SF = 10%

GENERAL SITE NOTES

1. VERIFY EXISTING UTILITIES AND EASEMENTS BEFORE CONSTRUCTION.
2. PROVIDE AT LEAST 10' CLEARANCE FROM ADJACENT PROPERTIES.
3. SLOPE SHALL BE MAINTAINED TO PREVENT EROSION.
4. PROVIDE SLOPE PROTECTION TO PREVENT EROSION.
5. ALL EXISTING UTILITIES SHALL BE MAINTAINED.
6. LANDSCAPING SHALL BE PROVIDED BY OTHERS TO PROTECT ALL EXISTING UTILITIES.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
8. ALL EXISTING UTILITIES SHALL BE MAINTAINED.
9. ALL EXISTING UTILITIES SHALL BE MAINTAINED.
10. ALL EXISTING UTILITIES SHALL BE MAINTAINED.

PROJECT TEAM

OWNER/CLIENT
DEAN HEISLER
2646 PINE HOLLOW VIEW
COLORADO SPRINGS CO 80908
(719) 484-0480

ARCHITECT
BROOKS STUDIO, INC.
BRANDY BUCHER, AIA, ARCH
2222 ROBIN DR
COLORADO SPRINGS CO 80908
(719) 484-0480

CONTRACTOR
P&H FINE HOLLOW HOMES, LLC
2646 PINE HOLLOW VIEW, CO 80908
(719) 484-0480

MECHANICAL ENGINEER
STEVEN WALTER
2222 ROBIN DR
COLORADO SPRINGS CO 80908
(719) 577-8564

STRUCTURAL/FOUNDATION ENGINEER
MICHAEL RENOLDSON
2222 ROBIN DR
COLORADO SPRINGS CO 80908
(719) 577-8564

SHEET INDEX

SHEET #	DESCRIPTION
A01	COVER SHEET/SITE PLAN
A02	ENLARGED SITE PLAN
A03	MAIN FLOOR PLAN
A04	BASEMENT FLOOR PLAN
A05	UPPER FLOOR PLAN
A06	EXTERIOR ELEVATIONS
A07	EXTERIOR ELEVATIONS
A08	MAN ROOF PLAN
A09	BUILDING SECTIONS
A10	MAIN FLOOR FINISHING PLAN
A11	UPPER FLOOR FINISHING PLAN
A12	UPPER ROOF FINISHING PLAN
A13	BASEMENT
A14	MAN
A15	UPPER LEVEL



Sheet No.: AO
Of: 1

Drawn By: 6/28/23
Checked By: AS NOTED
Scale: AS NOTED
Job No.:

Drawing Scale: OD SET

4500 OLD PANCH RD
COLORADO SPRINGS CO
80908
SHEET TITLE:
COVER SHEET/
SITE PLAN

DEAN HEISLER

A PROPOSED RESIDENCE FOR

BUCHER ARCHITECTS
2222 ROBIN DR
COLORADO SPRINGS CO 80908
(719) 484-0480

6/28/23

AS NOTED

RESIDENTIAL



Parcel: 62233000044

Address: 4500 OLD RANCH RD, COLORADO SPRINGS

Plan Track #: 178668  **Received: 12-Jul-2023 (QUINTONW)**

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

Contractor: PAR 5 LUXURY HOMES, LLC

Type of Unit:

Garage	1064
Lower Level 1	721 982
Lower Level 2	2166 1905
Main Level	2480
Upper Level 1	1337
Total Square Feet	
	7768

Enumeration

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 08/17/2023 11:43:02 AM

 Pikes Peak REGIONAL Building Department
 Permit
 ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

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 08/21/2023 11:16:18 AM

 Pikes Peak REGIONAL Building Department
 Andreaf
 CONSTRUCTION

Electrical

N/A
 08/08/2023 2:41:01 PM


 Pikes Peak REGIONAL Building Department
 Daniel G
 ELECTRICAL

Released for Permit

08/09/2023 8:11:45 AM

 Pikes Peak REGIONAL Building Department
 tcrippen
 MECHANICAL

Plumbing

N/A
 08/07/2023 2:54:02 PM

 Pikes Peak REGIONAL Building Department
 shanen
 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
08/21/2023 3:27:05 PM

EPC Planning & Community
Development Department