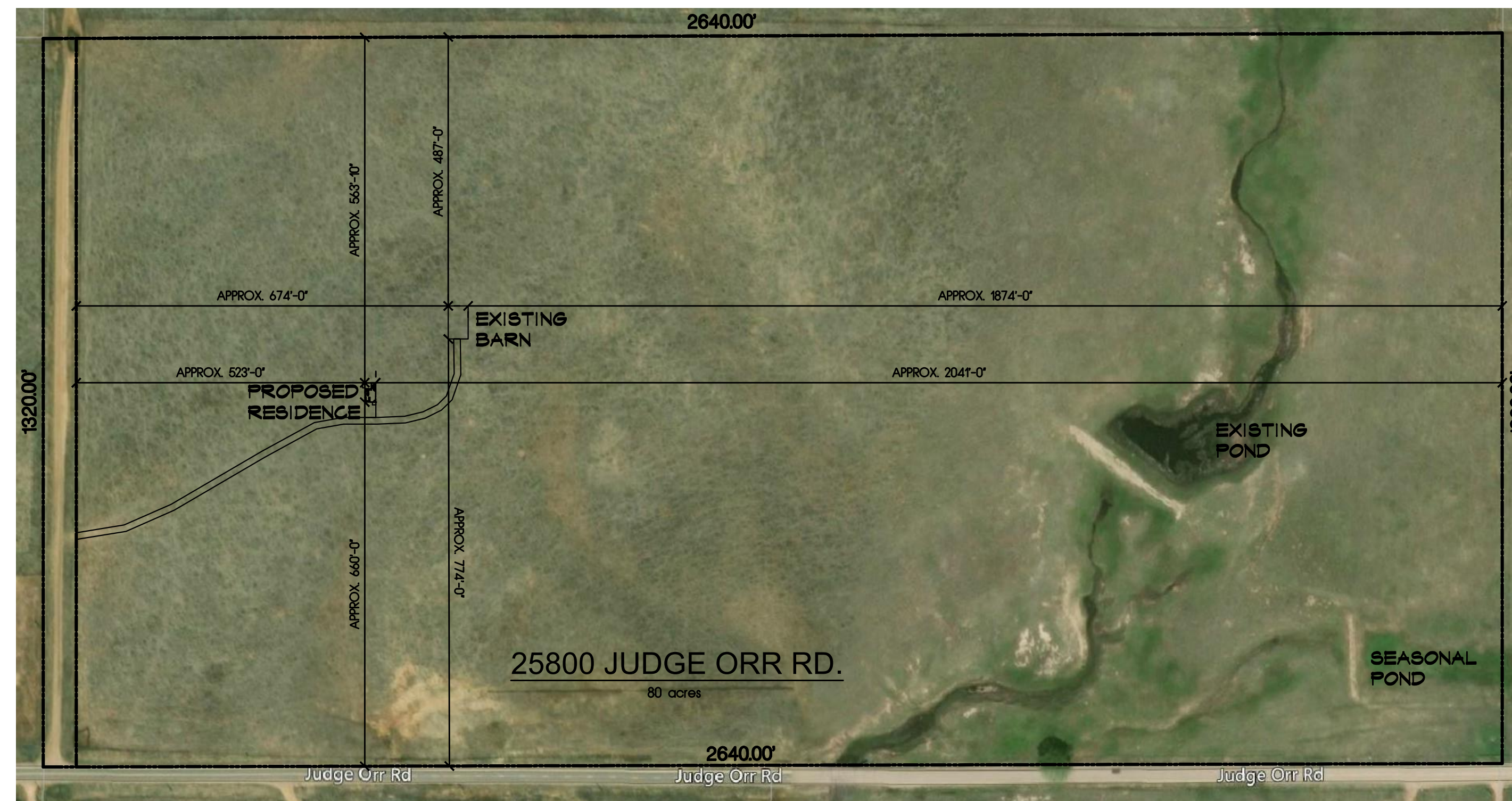


PARTIAL SITE PLAN
SCALE: 1"=80'-0"



OVERALL SITE PLAN
SCALE: N.T.S.

GENERAL NOTES

- Applicable Codes: 2017 Pikes Peak Regional Bldg. Code (PPRBC)
2015 International Residential Code (IRC)
2015 International Mechanical Code (IMC)
2015 International Plumbing Code (IPC)
2015 International Energy Conservation Code (IECC)
2014 National Electrical Code (NEC)
2015 International Fuel Gas Code (IFGC)
2015 International Fire Code (IFC)
- Reference, discrepancies and omissions: These notes shall apply to all drawings unless otherwise shown or noted. Features of construction shown are typical and they shall apply generally throughout similar conditions. In the event of omissions, their construction shall be similar to conditions shown and detailed.
- All work and materials shall be in full accordance with the rules and regulations of the applicable codes and all local codes and ordinances. Nothing in these plans is to be construed to permit work not conforming to these codes.
- Dimensions:
 - Do not scale these drawings.
 - Contractor to verify overall building layout dimensions prior to construction.
 - Unless otherwise indicated, dimensions shown are to face of concrete, face masonry, face of stud lines; or, in case of steel construction, to the center line of member.
- Upon completion of each sub-contractor's work, remove all waste, debris, excess materials, tools and equipment from the premises. Leave entire structure and involved portions of the site in a neat, clean and acceptable condition.
- All roofing and flashing materials shall be installed to form a waterproof system.
- Insulate to conform with current energy standards where possible with the existing structure.
- Lathing, plastering and drywall construction, shall be in full accordance with the HANDBOOK OF RECOMMENDED SPECIFICATIONS FOR LATHING, FURRING AND PLASTERING of the National Foundation for Lathing and Plastering, Inc.
- Contractor shall review plans and notify architect of any conflicts/discrepancies prior to construction.
- PER 2017 PPRBDC

SECT. C408.2
Prior to the final mechanical and plumbing inspections, the registered design professional or an approved agency shall provide evidence of mechanical systems commissioning and completion in accordance with the provisions of this section.

SECT. C408.3.1
Prior to passing final inspection, the registered design professional shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed, and in proper working condition in accordance with the construction documents and manufacturer's instructions. Functional testing shall be in accordance with sections C408.3.1.1 and C408.3.1.2 for the applicable control type.

Commissioning documents shall be made available to the code official when specifically requested.

Commissioning documents shall be provided to the owner or the owner's authorized agent within ninety days of the date of receipt of the Certificate of Occupancy.

SFD19821
UNPLATTED
A-35

ADD19367
ACCESSORY
STRUCTURE
EXEMPTION

BARN BUILT PRIOR
TO PERMIT

APPROVED
Plan Review
09/25/2019 8:50:00 AM
dsdarchuleta
EPC Planning & Community
Development Department

Not Required
BESQCP
09/25/2019 8:50:08 AM
dsdarchuleta
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Diversion of blockage of any drainage way is not permitted without approval of the 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.

PROJECT TEAM

OWNER
CHRIS & TAMMY HANSON
P.O. BOX 261
PEYTON, CO 80831
(719) 330-0320 (CHRIS CELL)
(719) 440-0588 (TAMMY CELL)

DESIGNER
CHRISTOPHER A. HANSON
P.O. BOX 261
PEYTON, CO 80831
(719) 330-0320

STRUCTURAL/ FOUNDATION ENGINEERS
MIBAR ENGINEERING
6825 SILVER PONDS HEIGHTS, # 101
COLORADO SPRINGS, CO 80908
(719) 487-0812
(719) 481-9204 fax

CONTRACTOR
JOHN CRESSMAN
CENTRAL COLORADO BUILDERS
4430 RED ROCK RANCH DRIVE
MONUMENT, CO 80132
(719) 491-0910, cell

A PROPOSED
RESIDENCE
FOR

CHRIS
&
TAMMY
HANSON

25800 JUDGE ORR ROAD
CALHAN, CO 80808

Sheet Title:

**SITE PLAN /
COVER
SHEET**

PROJECT DATA

PROJECT ADDRESS: 25800 JUDGE ORR RD.
CALHAN, CO 80808

TAX PARCEL NO: 2200000089

LEGAL DESCRIPTION: S2SW4 SUBJ TO EASEMENT AND R/W OVER W 300 FT THEREOF BY BK 5338-668 SEC 33-12-62

JURISDICTION: PIKES PEAK REGIONAL BLDG. DEPT.

PROJECT DESCRIPTION: PROPOSED SINGLE STORY RESIDENCE W/ BASEMENT

SITE AREA: 80 ACRES

PROJECT AREA: 700 S.F. (MAIN FLOOR)
618 S.F. (UNFINISHED BSMNT)

TOTAL PROJECT AREA: 1,318 S.F.

Released for Permit

09/24/2019 2:44:16 PM



Drawing Status:

CD SET

Revisions:

No.	Description	By	Date
1			

Date:

4/7/19

Drawn by:

CAH

Checked by:

Scale:

AS NOTED

Job No.:

Sheet No.:

AO

Of

RESIDENTIAL



2017 PPRBC

Address: 25800 JUDGE ORR RD, CALHAN

Parcel: 2200000089

Plan Track #: 118056 

Received: 17-Jun-2019 (BECKYA)

Map #: 625G

Description:

RESIDENCE

Contractor:

Type of Unit:

Lower Level 1	618	
Main Level	700	
	1318	Total Square Feet

Required PPRBD Departments (4)

Enumeration
Released for Permit
06/20/2019 12:41:11 PM

amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction
Released for Permit
06/21/2019 8:26:10 AM


danm
CONSTRUCTION

Mechanical
Released for Permit
06/21/2019 1:49:58 PM

tcrippen
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
09/25/2019 8:52:23 AM
dsdarchuleta

EPC Planning & Community
Development Department

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.

EL PASO COUNTY



Planning & Community Development - 2880 International Circle, Colo. Spgs., CO 80910
Phone (719) 520-6300 Fax (719) 520-6695 www.elpasoco.com

ACCESSORY BUILDING EXEMPTION FROM BUILDING CODE (A-35 ZONE DISTRICT ONLY)

Date: 6/24/19

FILE NO. ADD - ADD19367

FLOODPLAIN: NA

CC: EPC ASSESSOR
CC: PPRBD

Name: Chris Hanson

Address: 25800 Judge Orr Road

Tax Schedule No. 2200000089

Zoning: A-35 Acreage: 80

Building Type: Accessory structure, workshop 36'x 60' one story

Handwritten signature of Chris Hanson in black ink.

Applicant Signature

6/24/19

Date

Office Use Only:

APPROVED

DISAPPROVED

APPROVED
Plan Review

09/25/2019 9:21:18 AM
dsdarchuleta

EPC Planning & Community
Development Department

Notes: structure already exist

Planning & Community Development Representative:

Signature: Dennis Archuleta

Date: 6/25/19