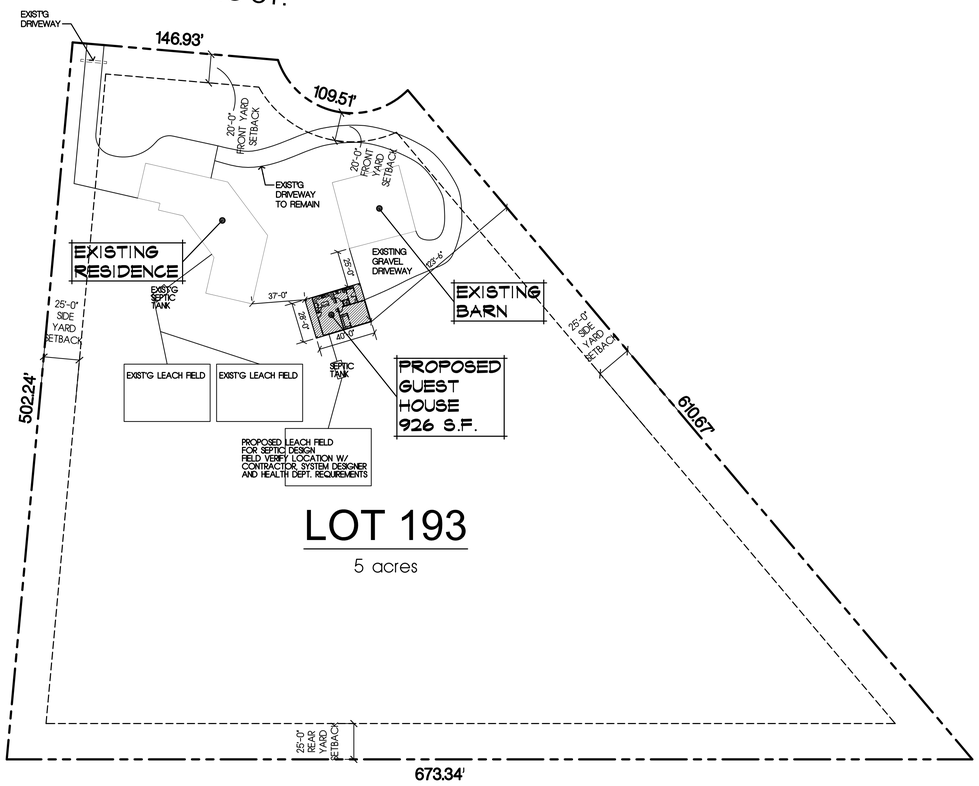


SITE PLAN

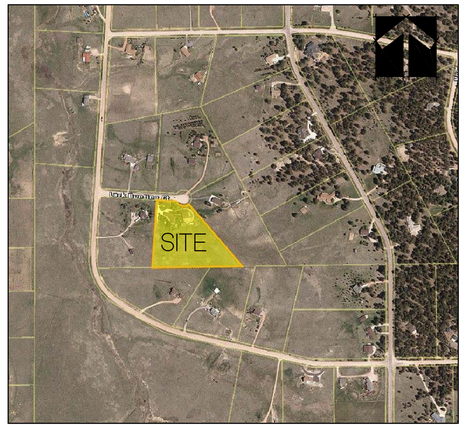
SCALE: 1"=50'-0"

File Name: C:\Users\BDS-CHRIS\Documents\Personal\Guest House\Guest House - A0.dwg
July 26, 2017 - 9:44am

GENERAL NOTES

1. Applicable Codes: 2011 Pikes Peak Regional Bldg. Code (PPRBC)
   2009 International Residential Code (IRC)
   2009 International Mechanical Code (IMC)
   2015 International Plumbing Code (IPC)
   2009 International Energy Conservation Code (IECC)
   2014 National Electrical Code (NEC)
   2009 International Fuel Gas Code (IFGC)
2. 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.
3. All work and materials shall be in full accordance with the rules and regulations of ALL local codes and ordinances. Nothing in these plans is to be construed to permit work not conforming to these codes.
4. Dimensions:
   a. Do not scale these drawings.
   b. Contractor to verify overall building layout dimensions prior to construction.
   c. 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.
5. 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.
6. All roofing and flashing materials shall be installed to form a waterproof system.
7. Insulate to conform with current energy standards where possible with the existing structure.
8. 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.

VICINITY MAP



PROJECT TEAM

OWNER
BRUCE & KAREN HANSON
7655 LARK BUNTING COURT
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(719) 495-4088

DESIGNER
CHRISTOPHER A. HANSON
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FOUNDATION ENGINEERS
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CHRIS PARR
11590 BLACK FOREST ROAD, SUITE 10
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CONTRACTOR
JOHN CRESSMAN
CENTRAL COLORADO BUILDERS
4430 RED ROCK RANCH DRIVE
MONUMENT, CO 80132
(719) 491-0910, cell

PROJECT DATA

PROJECT ADDRESS:	7655 LARK BUNTING CT. B COLORADO SPRINGS, CO
TAX PARCEL NO.:	5129008012
LEGAL DESCRIPTION:	LOT 193 WILDWOOD VILLAGE UNIT 4
JURISDICTION:	PIKES PEAK REGIONAL BLDG. DEPT.
PROJECT DESCRIPTION:	PROPOSED GUEST HOUSE
SITE AREA:	5 ACRES
PROJECT AREA:	926 S.F. (GUEST HOUSE)

DRAWING INDEX

SHT. #	DESCRIPTION
A0	SITE PLAN / GENERAL INFORMATION / BLDG. SECTION
A1.1	FLOOR PLAN / ROOF PLAN / SECTION
A2.1	EXTERIOR ELEVATIONS / ROOF FRAMING LAYOUT

A PROPOSED GUEST HOUSE FOR

MR. & MRS. HANSON

7655 LARK BUNTING CT. B
COLORADO SPRINGS, CO 80908

Sheet Title:
SITE PLAN / COVER SHEET

Drawing Status:
CD SET

Revisions:

No.	Description	By	Date
1	.	.	.

Date: 7/10/17
Drawn by: CAH
Checked by: .
Scale: AS NOTED
Job No.: .

Sheet No.: A0
Of .