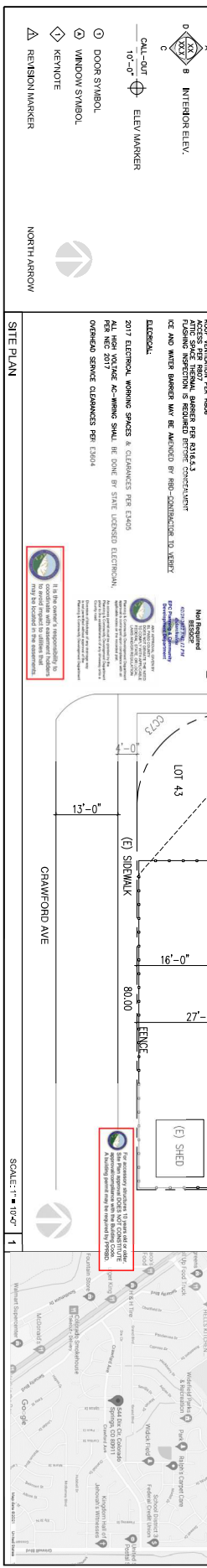


ABBREVIATIONS	BUILDING DEPT. NOTES:	SHEET INDEX
<p>AC APPLICABLE CONCRETE</p> <p>AD APPROVED DETAIL</p> <p>AE APPROVED ELEVATION</p> <p>AF APPROVED FINISH</p> <p>AG APPROVED GARAGE</p> <p>AH APPROVED HATCH</p> <p>AI APPROVED INTERIOR</p> <p>AL APPROVED LAYOUT</p> <p>AM APPROVED MATERIAL</p> <p>AN APPROVED NOTATION</p> <p>AO APPROVED OPENING</p> <p>AP APPROVED PLUMBING</p> <p>AQ APPROVED QUANTITY</p> <p>AR APPROVED RATIO</p> <p>AS APPROVED SECTION</p> <p>AT APPROVED TYPICAL</p> <p>AV APPROVED VENTILATION</p> <p>AW APPROVED WINDOW</p> <p>AX APPROVED WINDOW MARKER</p>	<p>FOUNDATION/Footing/Slabs</p> <p>CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH</p> <p>FOUNDATION WALLS INCLUDING BASEMENTS OR OTHER HABITABLE SPACE SHALL BE DAMPPROOFED PER IRC SECTION 1804.2.2 - WHERE A HIGH WATER TABLE IS ENCOUNTERED, THE DAMPPROOFING SHALL BE EXTENDED TO THE FLOODING LEVEL</p> <p>FOUNDATION WALLS SHALL BE A MINIMUM OF 16 INCHES WIDE AND 8 INCHES DEEP</p> <p>FOOTINGS SHALL BE A MINIMUM OF 16 INCHES WIDE AND 8 INCHES DEEP</p> <p>FOUNDATION WALLS SHALL BE A MINIMUM OF 16 INCHES AT ENDS AND ROUNDED CORNERS</p> <p>INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE INTERIOR NON-BEARING WALLS OTHER THAN THOSE RESTING DIRECTLY ON THE FOUNDATION</p> <p>AT WALKOUT FOUNDATION AREAS, REMOVAL OF THE SLAB FROM THE FOUNDATION SHALL BE 2 FEET BEYOND THE OUTSIDE AREA WITH A MINIMUM 4-INCH OVERLAP</p> <p>AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION FOR A MINIMUM OF 3 FEET BELOW THE BOTTOM OF A CONCRETE FLOOR SLAB SUPPORTED BY A MINIMUM 4 INCHES THICK OVER A GRANULAR FILL OR 8 INCHES OF EARTH</p> <p>ANCHOR BOLTS - MINIMUM 1/2" DIA ANCHOR BOLTS WITH 7" EMBEDMENT AT 48" ON CENTER</p> <p>WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED OVER THE JOIST AND SHALL BE DETACHED FROM THE JOIST</p> <p>ADD22120</p> <p>PLAT 7291</p> <p>ZONE RS-6000</p> <p>CAD-D</p>	<p>ARCHITECTURE/STRUCTURAL</p> <p>400 COVER SHEET / FLOOR PLAN / PLAN NOTES</p> <p>GARAGE PLANS / FOUNDATION / STRUCTURAL</p> <p>PROJECT CONTACTS</p> <p>DESIGNED & DRAWN BY: OLGA SHARONOVA</p> <p>15033 W. US HWY 24 WOODLAND PARK, CO 80883</p> <p>5300 S. WOODLAND PARK BLVD WOODLAND PARK, CO 80883</p> <p>5300 S WOODLAND PARK BLVD WOODLAND PARK, CO 80883</p> <p>5300 S WOODLAND PARK BLVD WOODLAND PARK, CO 80883</p> <p>5300 S WOODLAND PARK BLVD WOODLAND PARK, CO 80883</p> <p>5300 S WOODLAND PARK BLVD WOODLAND PARK, CO 80883</p>

STRUCTURAL NOTES	FOUNDATION/FOOTING/SLABS	SCOPE OF WORK
<p>ALL DIMENSIONS UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p>	<p>CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH</p> <p>FOUNDATION WALLS INCLUDING BASEMENTS OR OTHER HABITABLE SPACE SHALL BE DAMPPROOFED PER IRC SECTION 1804.2.2 - WHERE A HIGH WATER TABLE IS ENCOUNTERED, THE DAMPPROOFING SHALL BE EXTENDED TO THE FLOODING LEVEL</p> <p>FOUNDATION WALLS SHALL BE A MINIMUM OF 16 INCHES WIDE AND 8 INCHES DEEP</p> <p>FOOTINGS SHALL BE A MINIMUM OF 16 INCHES WIDE AND 8 INCHES DEEP</p> <p>FOUNDATION WALLS SHALL BE A MINIMUM OF 16 INCHES AT ENDS AND ROUNDED CORNERS</p> <p>INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE INTERIOR NON-BEARING WALLS OTHER THAN THOSE RESTING DIRECTLY ON THE FOUNDATION</p> <p>AT WALKOUT FOUNDATION AREAS, REMOVAL OF THE SLAB FROM THE FOUNDATION SHALL BE 2 FEET BEYOND THE OUTSIDE AREA WITH A MINIMUM 4-INCH OVERLAP</p> <p>AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION FOR A MINIMUM OF 3 FEET BELOW THE BOTTOM OF A CONCRETE FLOOR SLAB SUPPORTED BY A MINIMUM 4 INCHES THICK OVER A GRANULAR FILL OR 8 INCHES OF EARTH</p> <p>ANCHOR BOLTS - MINIMUM 1/2" DIA ANCHOR BOLTS WITH 7" EMBEDMENT AT 48" ON CENTER</p> <p>WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED OVER THE JOIST AND SHALL BE DETACHED FROM THE JOIST</p>	<p>MINIMUM ENERGY COMPLIANCE</p> <p>N/A - STRUCTURE WILL NOT BE HEATED</p> <p>SCOPE OF WORK</p> <p>ATLANTIC UNHEATED ONE CAR GARAGE TO ENJOYER'S GARAGE</p> <p>NO MECHANICAL SCOPE, NO MECHANICAL WORK TO BE DONE ON THIS PROJECT</p> <p>DEFERRED SUBMITTALS</p> <p>THE FOLLOWING ITEMS SHALL BE REQUIRED TO BE SUBMITTED BY THE CONTRACTOR ON HANDOVER:</p> <p>1. N/A</p>

CODE & ZONING INFORMATION	VICINITY MAP
<p>PROPERTY ADDRESS: 844 DIX CIR. COLORADO SPRINGS, CO 80911</p> <p>SETBACKS: (CORNER LOT)</p> <p>FRONT: 25'</p> <p>SIDE: 15'</p> <p>REAR: 25'</p> <p>ACCESSOR'S PARCEL MAP NO. 601321200</p> <p>NO. OF STORES: 1-4 (NON-SPRINKLED)</p> <p>CONSTRUCTION TYPE: ONE STORY DETACHED GARAGE</p> <p>ELEVATION: 5737ft - 20' ROOF P/5'</p> <p>LOT 43 BLK 1 FOUNTAIN VALLEY RANCH SUB PL NO 1</p> <p>APPLICABLE CODES: 2017 IRC</p> <p>TELEF: 2015 IRC</p> <p>DATE: 2018</p> <p>DATE: 2017</p> <p>DATE: 2017</p> <p>DATE: 2017</p> <p>DATE: 2017</p>	<p>Map showing property location at 844 Dix Cir, Colorado Springs, CO 80911. Surrounding streets include Woodland Park Blvd, US Hwy 24, and various residential streets.</p>

GENERAL NOTES	CONTRACT INFORMATION	CLIENT
<p>ALL DIMENSIONS UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED</p>	<p>OWNER: BILL ELIZABETH ARBEGAST</p> <p>554 DIX CIR</p> <p>COLORADO SPRINGS, CO</p> <p>80911</p> <p>DATE: 08-01-2023</p> <p>DESIGNED & DRAWN BY: OLGA V SHARONOVA</p> <p>DATE: 08-01-2023</p> <p>ENGINEER: 141 S. UNIVERSITY BLVD, SUITE 201, COLORADO SPRINGS, CO 80902</p> <p>DATE: 08-01-2023</p> <p>REVISIONS: 1. 08-01-2023</p>	<p>CLIENT: BILL ELIZABETH ARBEGAST</p> <p>554 DIX CIR</p> <p>COLORADO SPRINGS, CO</p> <p>80911</p>



COVER SHEET

A0.0

SITE PLAN

JOB NO: 121

DATE: 08-01-2023

CLIENT: BILL ELIZABETH ARBEGAST

554 DIX CIR

COLORADO SPRINGS, CO

80911

ENGINEER: 141 S. UNIVERSITY BLVD, SUITE 201, COLORADO SPRINGS, CO 80902

DATE: 08-01-2023

REVISIONS: 1. 08-01-2023

RESIDENTIAL

2017 PPRBC



Parcel: 6513212040

Address: 544 DIX CIR, COLORADO SPRINGS

Plan Track #: 158101  Received: 14-Feb-2022 (AUSTINK)

Description: **Garage Addition** Required PPRBD Departments (2)

GARAGE ADDITION

Contractor: TALL PINES BUILDERS, INC

Type of Unit:

Floodplain
(N/A) RBD GIS

Construction
Released for Permit
02/25/2022 4:19:32 PM

REGIONAL Building Department
CONSTRUCTION

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
02/28/2022 3:43:42 PM
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.