Site Plan (right panel)

N88d06'09"E 73.84'

9'-9"

8'-01'-11"

15'-5 5/8"

S01d54'30"E 143.08'

EXISTING SINGLE STORY
BUILDING ON BASEMENT
4033 SF- FOOTPRINT

17'-5 3/8"

S01d58'23"E 143.00'

EXISTING DECK

COVERED
ENTRY

LOT 1

25'-1 3/16"

RAMP

1 3/16"

PREVIOUS
ADDTION
SINGLE STORY
ON CRAWL SPACE
784 SF - FOOTPRINT

9'-4"

PVC 11'-4"

20'-10 13/16"

EXISTING DECK
72 SF

S88d02'22"E 74.00'

8'-4 3/16"

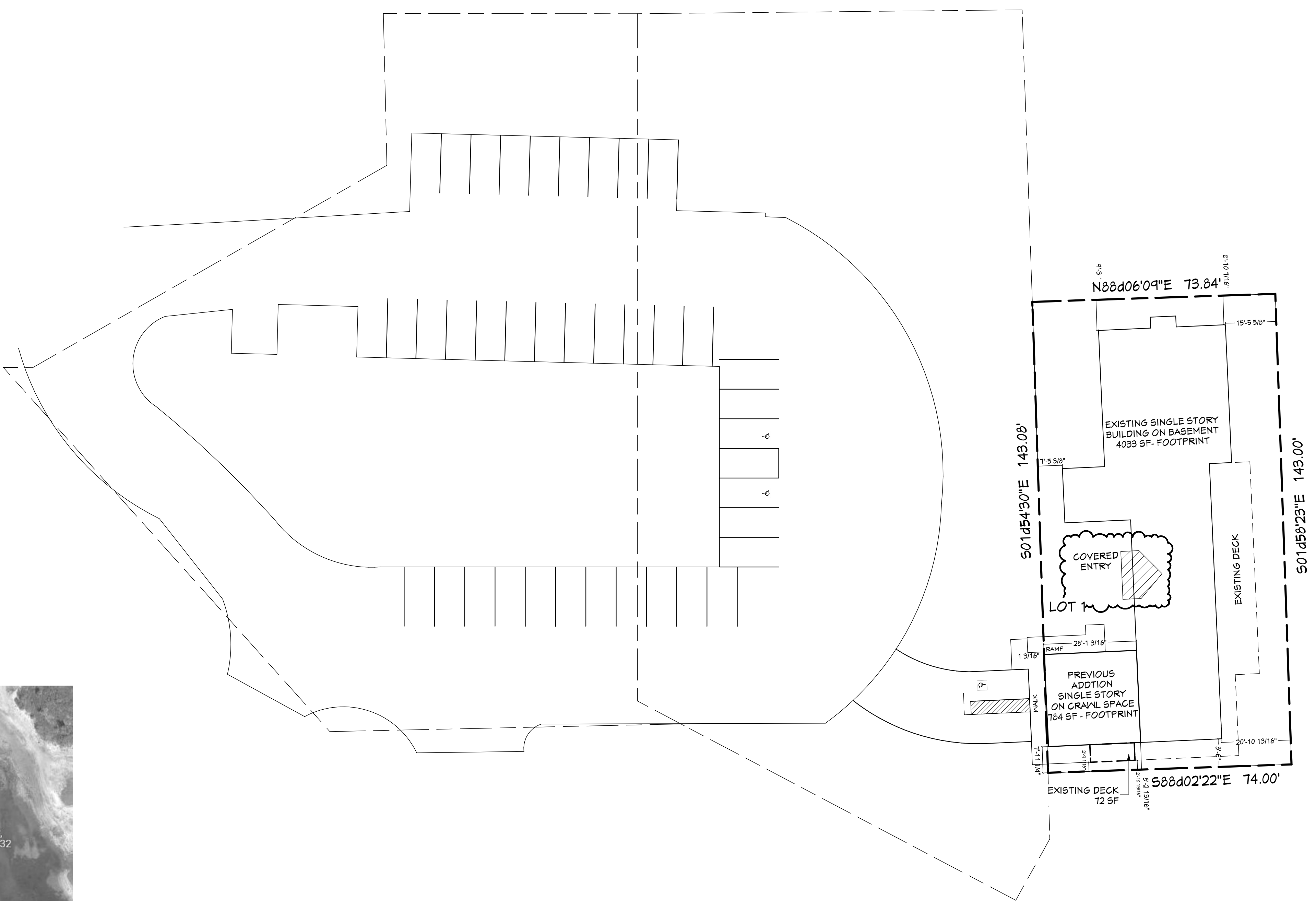## PROJECT SCOPE OF WORK:

1) REMOVE EXISTING OVERHANGS AT ENTRY DOOR
2) CONSTRUCT NEW STOOP COVER PER SHEET 2 OF THIS DRAWING SET

Note: This property's parking is shared and is not on the same lot as the building. This is addressed in a non-exclusive easement for access in Book 3018-441, per the legal description.

PARKING RATIOS - EL PASO COUNTY
OFFICES -1/200SF 4722SF = 23.6 SPACES
COMM CENTER - 1/100SF =17.2 SPACES
STORAGE - 1/1000SF = 1.5 SPACES
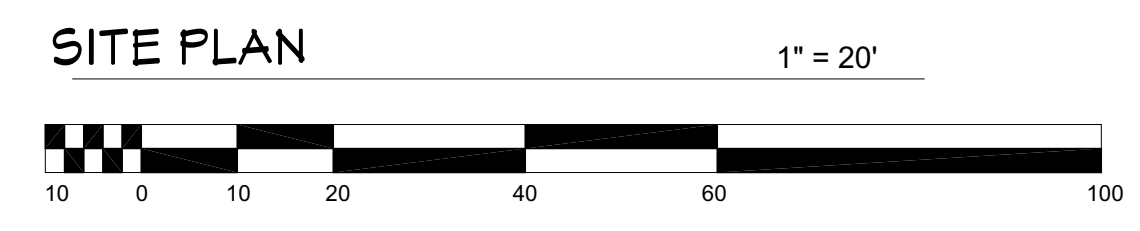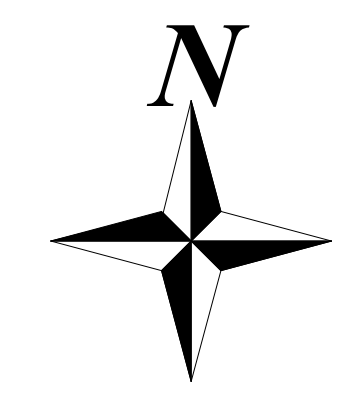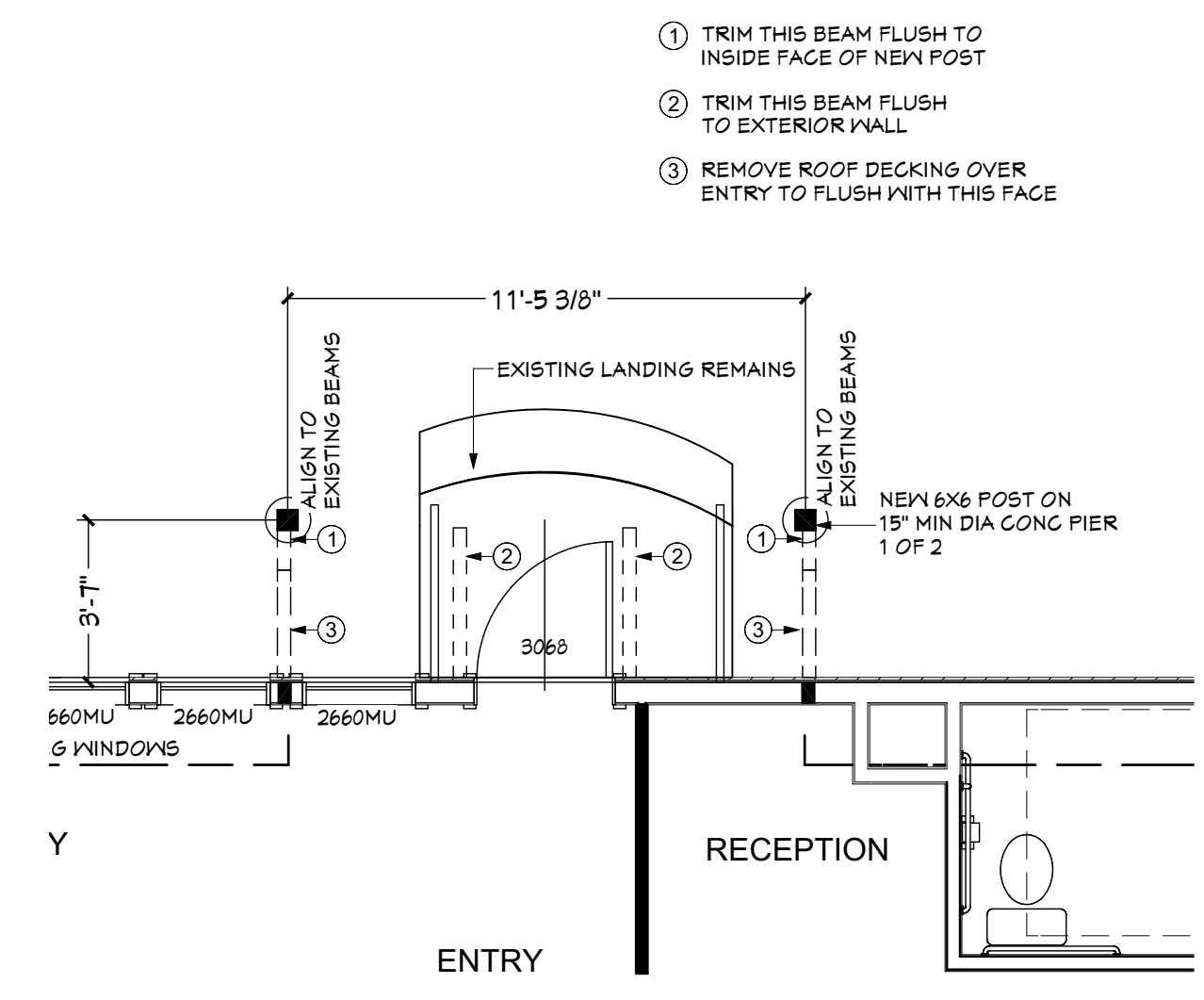TOTAL 42 SPACES REQUIRED - 44 SPACES PROVIDED
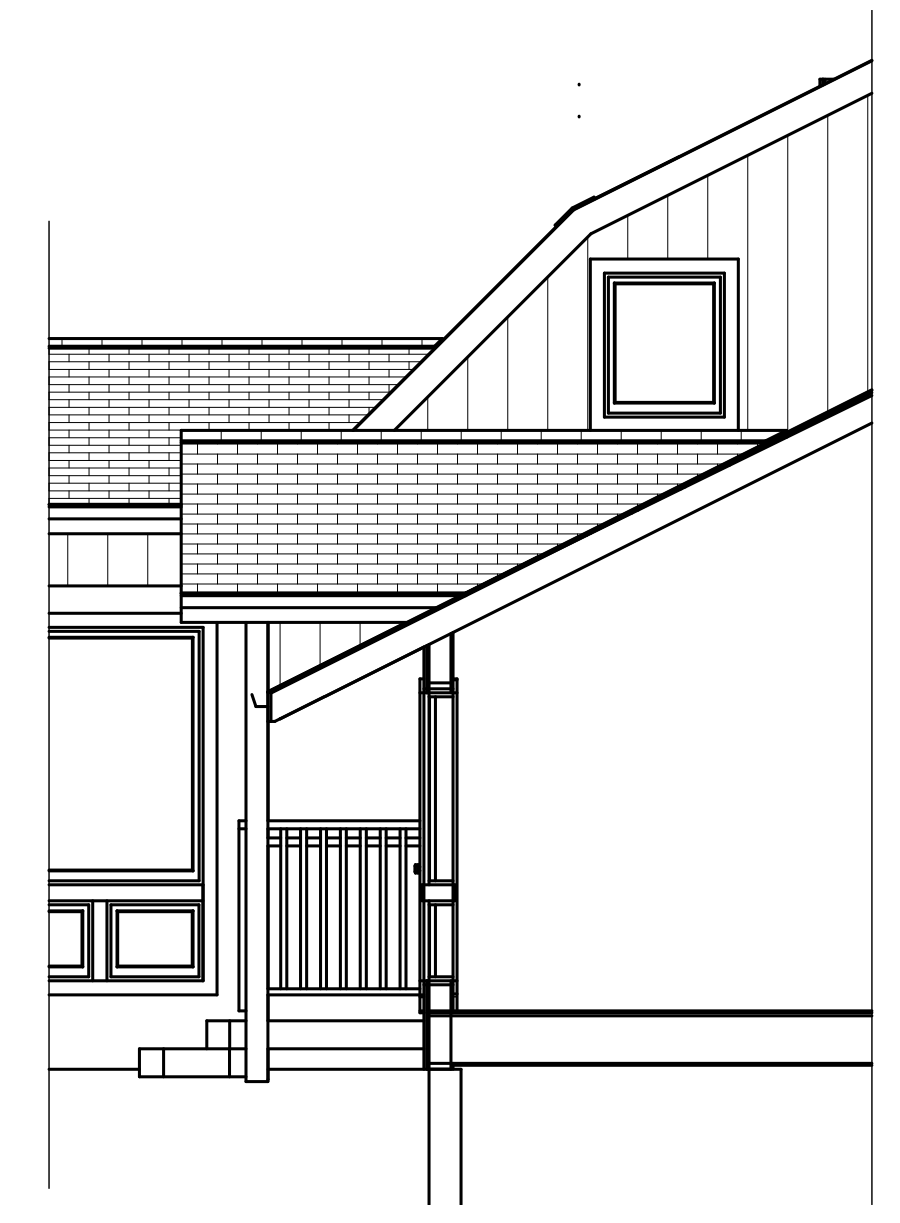
SITE PLAN

1" = 20'

10   0   10   20   40   60   100

SITE DATA:

OWNER: WOODMOOR IMPROVEMENT ASSOCIATION
CONTACT: BOB PEARSALL (719)488-2693 x3 bob@woodmoor.org
ADDRESS:1691 WOODMOOR DRIVE
LEGAL DESCRIPTION: LOT 1 LAKE WOODMOOR TOWNHOUSES III, TOG
WITH NON EXCLUSIVE EASEMENT FOR ACCESS AS DES IN BK 3018-441
ZONING: R-4 (OBSOLETE, EXISTING AND UNCHANGED)
LOT SIZE: 10582 SQ. FT.
STRUCTURE AREA: 4817 SQ. FT. (EXISTING)
% OF LOT COVERAGE: 45.5%
BUILDING HEIGHT: 21' (BY EPC METHODOLOGY)

TAX SCHEDULE NO. 71114-06-004

Vicinity Map

Lewis-Palmer Middle School
Roots Church
Woodmoor Dr
SITE
1691 Woodmoor Dr, Monument, CO 80132
Moorwood Point
Willow Park Way
Woodmoor Lake

N

VICINITY MAP

N

Title Block (right margin)

Project ADDITION & REMODEL
WOODMOOR IMPROVEMENT ASSOC
1691 WOODMOOR DRIVE

Subject
SITE PLAN

Job No.
DDD Services
JOBNUMBER
Contractor

Release Date

Revisions

Sheet
C1 of

FLOOR PLAN
1/16" = 1'-0"

① TRIM THIS BEAM FLUSH TO INSIDE FACE OF NEW POST
② TRIM THIS BEAM FLUSH TO EXTERIOR WALL
③ REMOVE ROOF DECKING OVER ENTRY TO FLUSH WITH THIS FACE

11'-5 3/8"

EXISTING LANDING REMAINS

ALIGN TO EXISTING BEAMS

ALIGN TO EXISTING BEAMS

NEW 6X6 POST ON 15" MIN DIA CONC PIER 1 OF 2

3'-7"

3060

860MU 2660MU 2660MU
5 WINDOWS

Y

ENTRY

RECEPTION

FRONT ELEVATION
1/16" = 1'-0"

1X8 FASCIA

MATCH SIDING

2X8 TRIM

6X6 POST

SIDE ELEVATION
1/16" = 1'-0"

FRAMING PLAN - ROOF
1/4" = 1'-0"

Ⓢ HTS20 STRAP (E) BEAM TO WALL STUDS W/ (2) 10" TIMBERLOKS NEW BEAM TO EXISTING
Ⓗ H2.5T TIE-DOWN
Ⓜ MSTA24 STRAP OVER RIDGE
Ⓓ REMOVE ROOF DECKING FLUSH TO INSIDE FACE OF (E) BEAM
Ⓣ CUT (E) BEAM FLUSH TO EXTERIOR WALL
Ⓟ 6X6 POST W/ (2)LPC6 CAPS & ABU66Z BASE ON 15" MIN DIA NON- REINF CONC PIER TO 30" BELOW GRADE

2X6 CEILING JOISTS/COLLAR TIE @ 24" O.C.
2X6 RAFTERS @ 24" O.C.

1'-4"   1'-4"

2X6 RIDGE
3'-3"

4X8 BEAM ALIGNED OVER EXISTING
4X8 BEAM ALIGNED OVER EXISTING

VERIFY (2) 2X STUDS IN WALL AT (E) BEAM LOCATION
VERIFY (2) 2X STUDS IN WALL AT (E) BEAM LOCATION

2X4 @ 24" O.C. OVERFRAME W/ 2X4 VERTICALS @ 24" O.C.
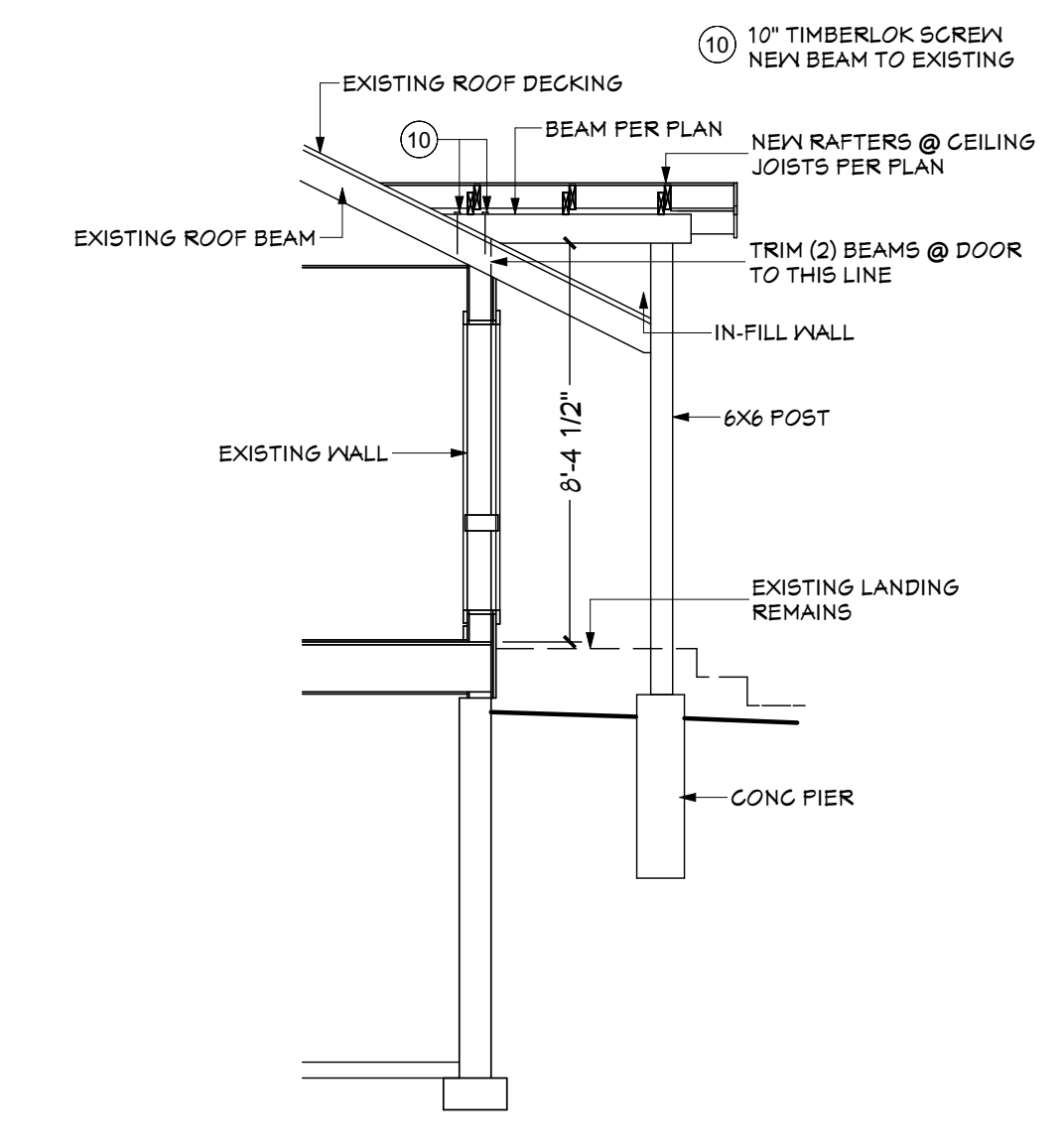
NOTES:
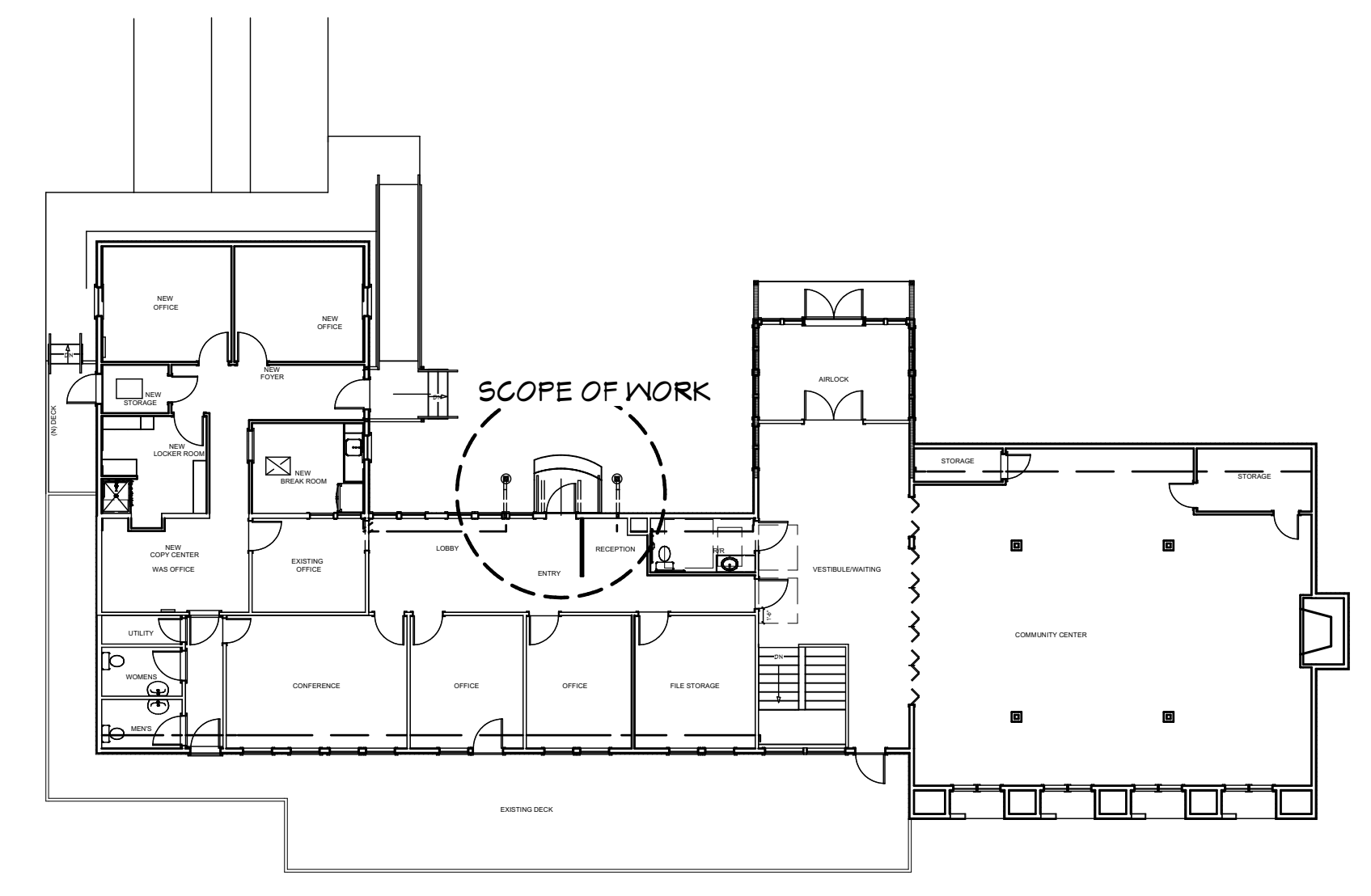1. ALL FRAMING LUMBER SHALL BE HF#2 OR BETTER.

ROOF DESIGN LOADING:
LIVE LOAD: 40 LBS/ SQ. FT.
DEAD LOAD: 15 LBS/ SQ. FT.
TOTAL: 55 LBS/ SQ. FT.

WIND LOADING: 130 MPH, EXP "C"

CROSS SECTION
1/16" = 1'-0"

2X6 CEILING JOISTS/COLLAR TIE @ 24" O.C.
12
6
ASPHALT SHINGLES OVER 15# FELT ON 7/16" OSB MATCH EXISTING
2X6 RAFTERS @ 24" O.C.
(5) 16d COMMON @ EA END OF CEILING JOIST/COLLAR
EXISTING ROOF DECKING
NEW BEAM PER PLAN
FIR PLY
SIDING TO MATCH OVER 2X4 @ 24" O.C. WALL
TRIM (E) ROOF BEAM TO INSIDE FACE OF POST
REMOVED
6X6 POST
15" MIN DIA CONC PIER TO 30" MIN BELOW GRADE

CROSS SECTION
1/16" = 1'-0"

⑩ 10" TIMBERLOK SCREW NEW BEAM TO EXISTING
EXISTING ROOF DECKING
⑩
BEAM PER PLAN
NEW RAFTERS @ CEILING JOISTS PER PLAN
EXISTING ROOF BEAM
TRIM (2) BEAMS @ DOOR TO THIS LINE
IN-FILL WALL
8'-4 1/2"
6X6 POST
EXISTING WALL
EXISTING LANDING REMAINS
CONC PIER

KEY PLAN
1/16" = 1'-0"

SCOPE OF WORK

Project COVER OVER ENTRY
WOODMOOR IMPROVEMENT ASSOC
1691 WOODMOOR DRIVE

Subject
COVERED ENTRY

Job No.
DDD Services
JOBNUMBER
Contractor

Release Date

Revisions

Sheet 2 of 2