

FILE - ADD2322
ZONING - RR-5
PLAT - 5415
APPROVED 1608 SQ FT GARAGE ADDITION

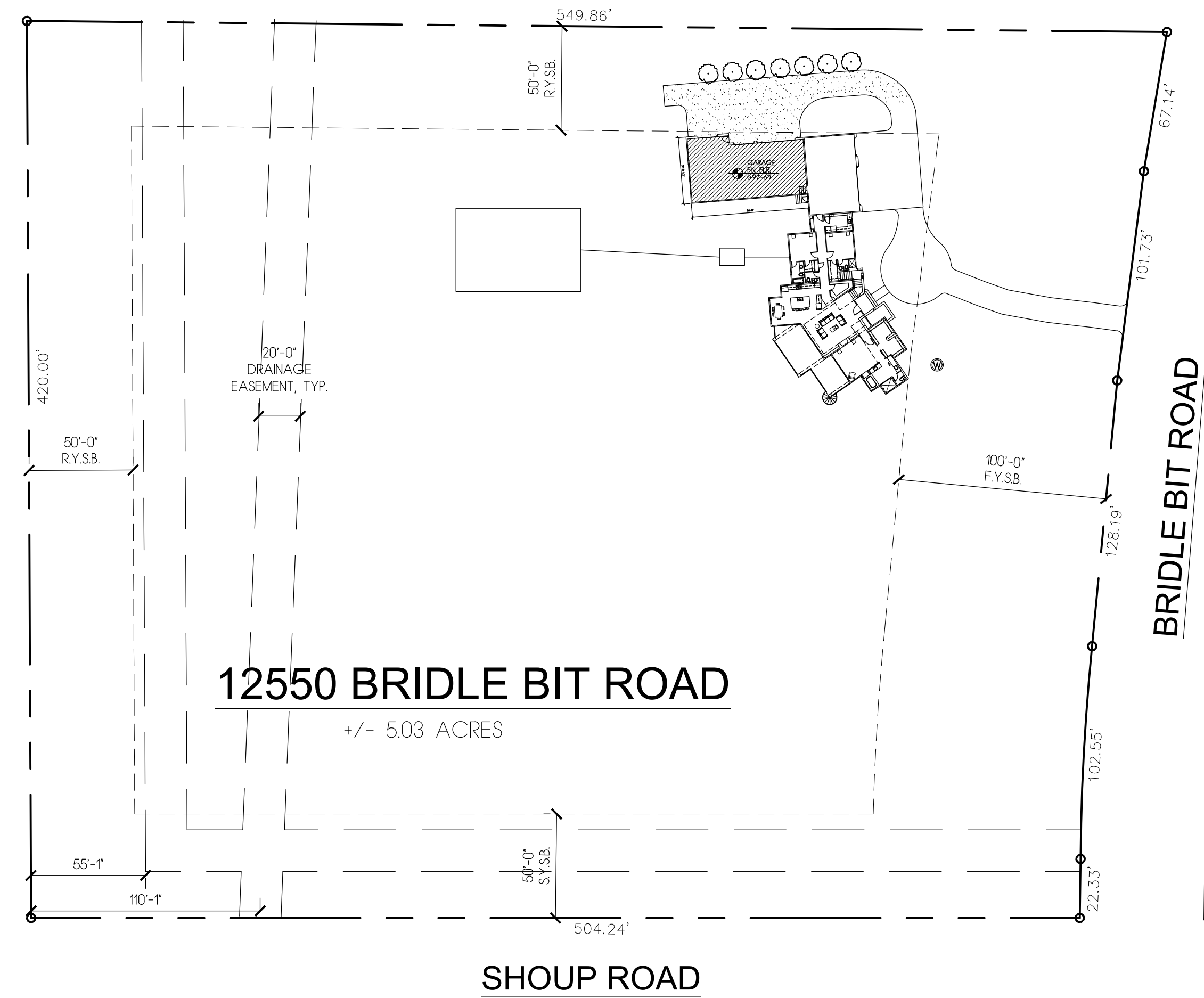
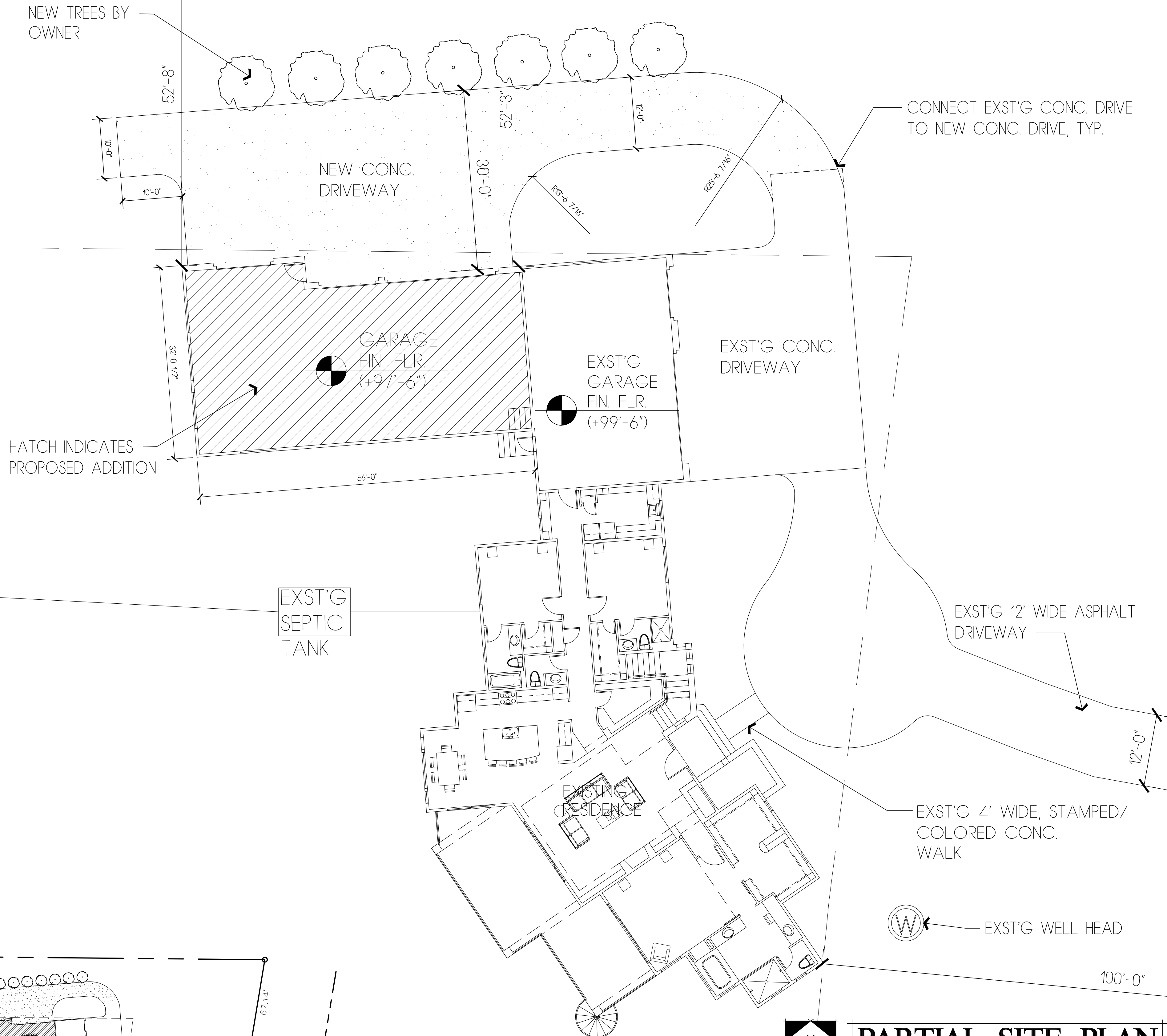
APPROVED
Plan Review
01/24/2023 8:28:26 AM
EPC Planning & Community
Development Department

ANY APPLICABLE UTILITY BY
ELABORATION OF THE NEED
TO BE SHOWN WITHIN THE
PROPOSED SITE, OR LOCAL
UTILITY RECORDS SHALL BE
OBTAINED BY THE CONTRACTOR
AND A COMPLETE COPY SUBMITTED
WITHIN 10 DAYS OF THE START OF
CONSTRUCTION.

Not Required
BESQCP
01/24/2023 8:23:58 AM
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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.

EXIST'G LEACH FIELD
FOR SEPTIC DESIGN
FIELD VERIFY LOCATION W/
CONTRACTOR, SYSTEM DESIGNER
AND HEALTH DEPT. REQUIREMENTS



SITE PLAN
SCALE: 1"=100'-0"

PARTIAL SITE PLAN
SCALE: 1"=20'-0"

VICINITY MAP
NOT TO SCALE



PROJECT TEAM

OWNER
MR. & MRS. SCHAFER
(719)351-5551
CREID111@YAHOO.COM

CONTRACTOR
TUSCANY HOMES
STAN CAMPBELL
4169 SINTON ROAD
COLORADO SPRINGS, CO 80907
(719) 491-6510

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STRUCTURAL / FOUNDATION ENGINEERS
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20 YEARS ANNIVERSARY
2002-2022
BUCHER DESIGN STUDIO
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Brian K. Bucher, AIA
Architect
CO license no. C-4889

PROJECT DATA

PROJECT ADDRESS:	12550 BRIDLE BIT ROAD COLORADO SPRINGS, CO
TAX PARCEL NO.:	6210001010
LEGAL DESCRIPTION:	LOT 1 BRIDLE BIT RANCH
JURISDICTION:	PIKES PEAK REGIONAL BLDG. DEPT.
PROJECT DESCRIPTION:	PROPOSED SINGLE STORY GARAGE ADDITION
AREA CALCULATIONS:	
SITE AREA:	219,106.8 SF.
EXISTING AREA:	2,910 SF. (EXISTING MAIN FLOOR) 2,104 SF. (EXISTING FINISHED BASEMENT) 698 SF. (EXISTING UNFINISHED BASEMENT) 941 SF. (EXISTING 3-CAR GARAGE)
TOTAL EXISTING AREA:	6,653 SF.
PROJECT AREA:	1608 SF. (NEW 4-CAR GARAGE)
NEW TOTAL AREA:	8,261 SF.

SHEET INDEX

SHT. #	DESCRIPTION
A0	SITE PLAN / COVER SHEET
A11	MAIN FLOOR PLAN
A21	ELEVATIONS
A31	ROOF PLAN
A41	BUILDING SECTIONS
S10	FOUNDATION PLAN & DETAILS
S20	ROOF FRAMING PLAN

GENERAL NOTES

- Applicable Codes: 2017 Pikes Peak Regional Bldg. Code (PPRBC)
2015 International Residential Code (IRC)
2015 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2015 International Energy Conservation Code (IECC)
2020 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.
- 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.

GENERAL SITE NOTES

- VERIFY EXACT LOCATION & FINISH FLOOR HEIGHT OF RESIDENCE WITH CONTRACTOR AND ARCHITECT PRIOR TO CONSTRUCTION.
- SLOPE GRADE MINIMUM 10% AWAY FROM RESIDENCE TO DRAIN OVER FIRST 10'

12550 BRIDLE BIT RD
COLORADO SPRINGS, CO

Sheet Title:
**COVER SHEET/
SITE PLAN**

Drawing Status:
CD SET

Revisions:
No. Description By Date

Date: 12/22/22

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:
A0
of

RESIDENTIAL



2017 PPRBC

Address: 12550 BRIDLE BIT RD, COLORADO SPRINGS

Parcel: 6210001010

Plan Track #: 171568 

Received: 17-Jan-2023 (KALLISTAJ)

Description:

GARAGE ADDITION

Contractor:

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
01/23/2023 17:26 PM




CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

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dsdmaes



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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.