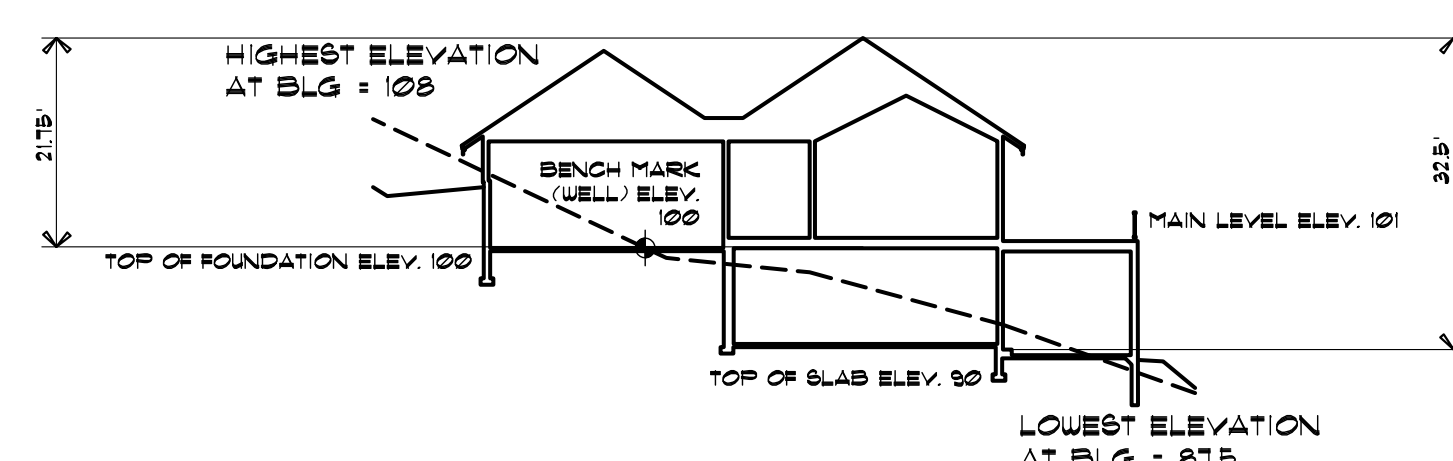


Square Footage:	
Main Level	1,492 sf
Lower Level	1,290 sf
Total Heated	2,782 sf
LL Unfinished	185 sf
Garage	744 sf
Deck/Porch	734 sf



B Bldg Profile
SP1 SCALE: NT6

SITE NOTES:

- 1) TOPOGRAPHIC INFORMATION (IF REQUIRED) IS SUPPLIED BY OTHERS.
- 2) CONTRACTOR TO VERIFY EASEMENTS.
- 3) CONTRACTOR TO LIMIT CUT AND FILL AREA AND LIMIT MATERIAL AND VEHICLE STORAGE TO THE BUILDING AREAS IN ORDER TO MINIMIZE VEGETATION AND SITE DISTURBANCE.
- 4) CONTRACTOR IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND STRUCTURE IN ALL DIRECTIONS AND AS SHOWN.
- 5) RESEED ALL DISTURBED AREAS.
- 6) WILD FIRE MITIGATION PRACTICES WILL APPLY PER THE CRYSTAL PARK GUIDELINES AND CONSTRUCTION PRACTICES AND THE WILDFIRE PROTECTION PLAN WHICH HAS BEEN DEVELOPED FOR THIS SITE.

LOT COVERAGE:

PROPOSED SINGLE FAMILY RESIDENCE = 2,370 SQ FT
 LOT AREA = 30,492 SQ FT
 LOT COVERAGE 2970/30492 = 9.7%

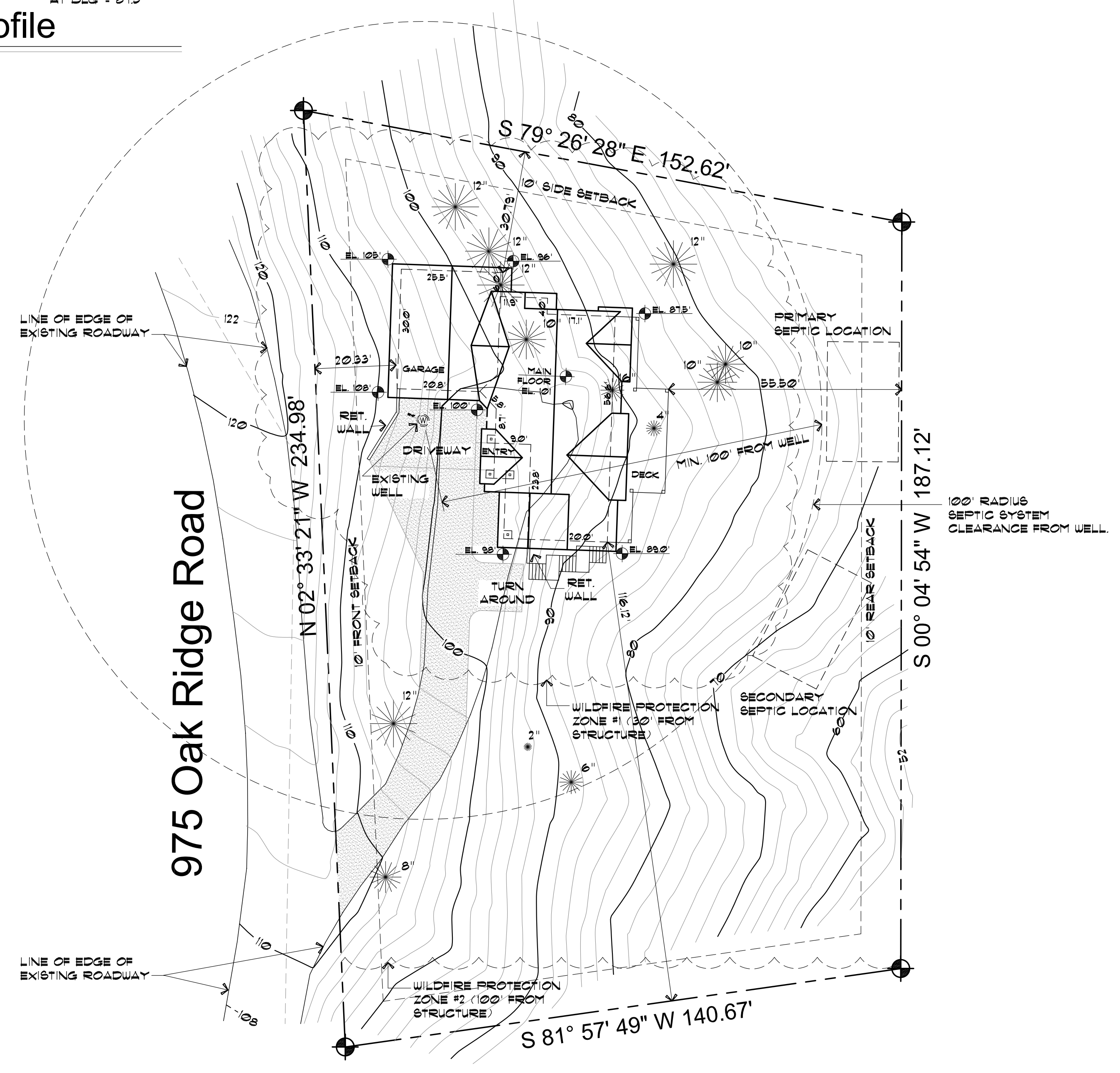
SITE DATA:

ZONE RUD
 TOTAL SITE AREA 30,492 SQ FT
 MINIMUM SETBACKS
 FRONT 10'
 LEFT SIDE 10'
 RIGHT SIDE 10'
 REAR 10'
 MAX BUILDING HEIGHT 30.0'

LEGAL DESCRIPTION:
 CRYSTAL PARK
 EL PASO COUNTY, MANITOU SPRINGS, COLORADO
 TAX SCHEDULE NUMBER:

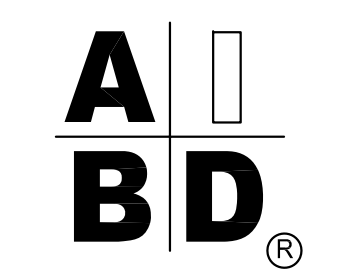
OR BETTER KNOWN AS:
 975 OAK RIDGE ROAD
 MANITOU SPRINGS, COLORADO 80829

975 Oak Ridge Road
 Crystal Park
 Manitou Springs, Colorado 80829



A Site Plan
A-2 SCALE: 1" = 20'-0"

Sheet Index	
A-1	Cover Sheet
A-2	Site Plan
A-3	Foundation Plan
A-4	Lower Level Plan
A-5	Main Level Plan
A-6	Roof Drainage Plan
A-7	Elevations
A-8	Elevations
A-9	Building Sections
A-10	Sections & Details
S-1	Main Level Floor Framing
S-2	Roof Framing



These working drawings, including the design concept, floor plans, and elevations are property of BBKern DESIGNS, LLC. Federal copyright laws protect this work from being copied, distributed, or displayed without the expressed written consent of BBKern DESIGNS, LLC.
 Copyright © 2018

Designer:
BBKernDESIGNS LLC
 RESIDENTIAL BUILDING DESIGNER (P&E)
 POB 10081 • Colorado Springs, CO 80909-1081
 719.375.4956
 bbkerndesigns@cs.com

Project:
Steve and Gina Bigelow Residence
 975 Oak Ridge Road
 Manitou Springs, Colorado 80829

Contractor:
Palace Custom Homes
 GORDON STEGNER
 1216 W Colorado Ave. #110
 Colorado Springs, CO 80904
 (719) 632-9655

Revisions:

Plan Number:
R-20180601
 Sheet Title:
SITE PLAN
 Date:
 10.01.2018
 Sheet No:
A-2
 Of 10 Sheets