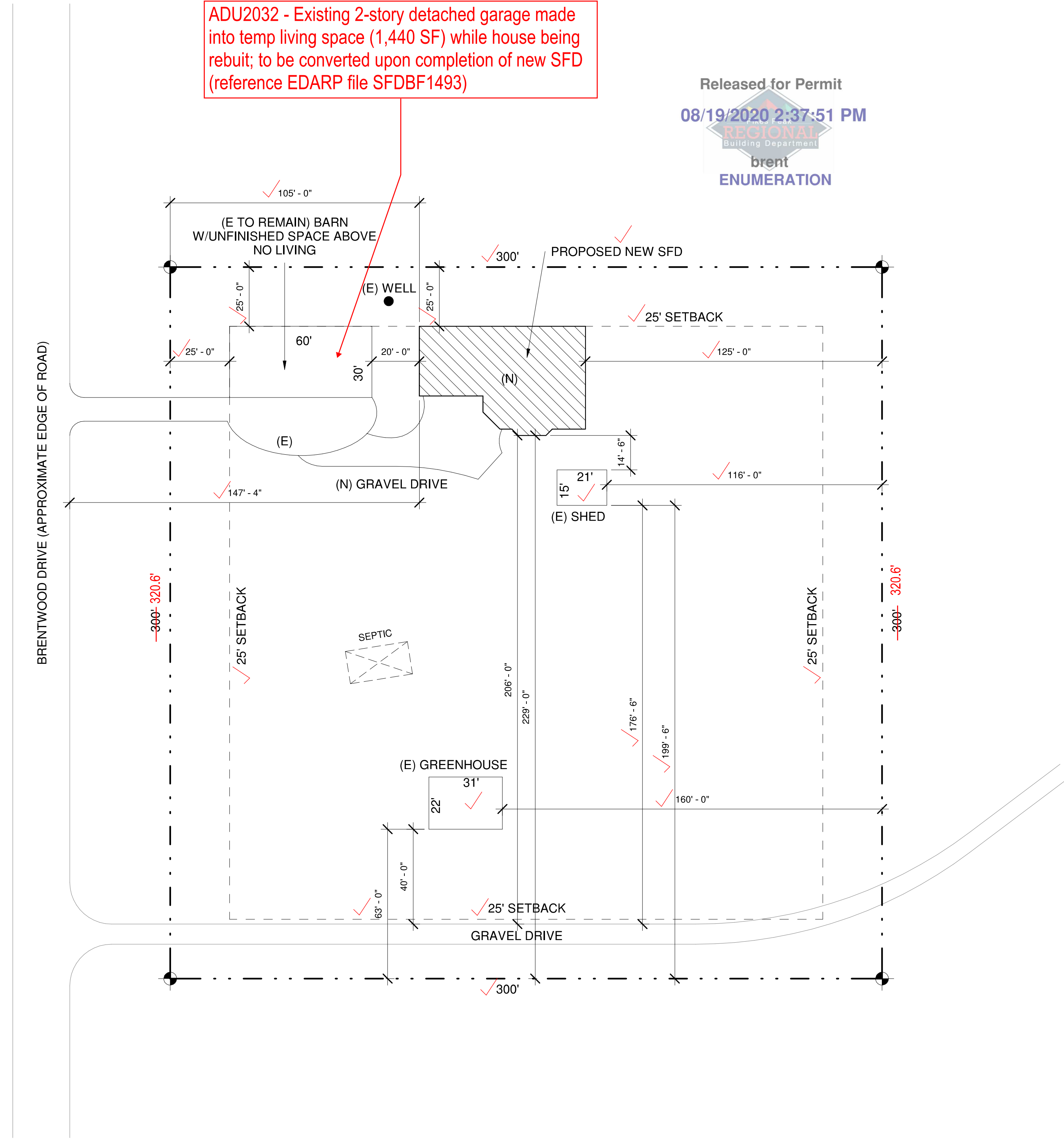
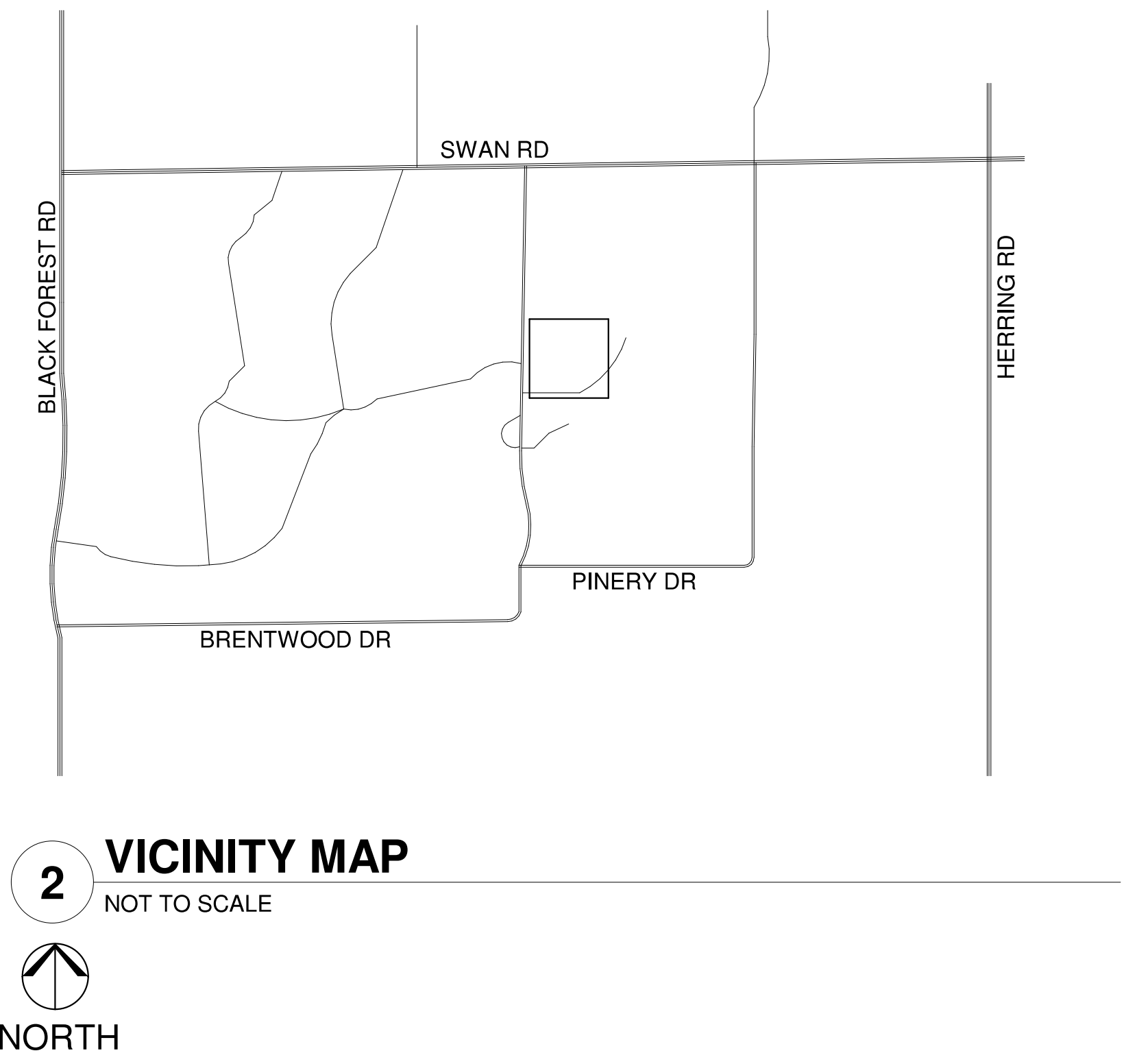


ADU2032 - Existing 2-story detached garage made into temp living space (1,440 SF) while house being rebuilt; to be converted upon completion of new SFD (reference EDARP file SFDBF1493)

Released for Permit
08/19/2020 2:37:51 PM
REGIONAL Building Department
brent ENUMERATION



1 SITE PLAN
1" = 30'-0" ✓
NORTH



2 VICINITY MAP
NOT TO SCALE
NORTH

SITE INFORMATION:

✓ ADDRESS
13285 BRENTWOOD DR, COLORADO SPRINGS, CO 80908

✓ LEGAL
E 300 FT OF W 330 FT OF S25W4N4E4 SEC 8-12-65

SITE DATA
LOT SIZE = 90600 SQ FT 98881.2 / 2.27 ACRES

BUILDING FOOTPRINT:
HOUSE - 1880 SF ✓
GARAGE - 787 SF ✓
COVERED PORCH - 93 SF ✓
EXISTING BARN - 2000 SF ✓
EXISTING OUTBUILDINGS - 832 SF ✓

TOTAL: 5592 SF + 24 SF (covered rear porch)

LOT COVERAGE = 6.21% 5.67%

ZONING = RR-5
TAX SCHEDULE # = 520800018 ✓
BUILDING HEIGHT = SEE ELEVATIONS

SITE INFORMATION:

- 1) Contractor to verify easements.
- 2) Contractor to limit cut and fill areas and limit material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.
- 3) Final landscaping to be determined by the Contractor/Owner(s). It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner(s).
- 4) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 5) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 6) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 7) General Contractor, Subcontractors, Suppliers, and Owner(s) shall familiarize themselves and verify all notes, dimensions and information on drawing(s) prior to starting construction. It shall be the responsibility of these parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as: drawing interpretation, dimensions, notes, scale and other similar questions shall be brought to the attention of the Designer immediately, in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

SITE LEGEND:

- PROPERTY LINES & CORNERS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED BOULDER RETAINING WALL
- NO ROCK OUT CROPPING EXIST AT SITE
- DRAINAGE SLOPE
- MISC. TERMS:
BOW=BOTTOM OF RETAINING WALL
(E)=EXISTING TO REMAIN
LL=LOWER LEVEL
ML=MAIN LEVEL
(N)=NEW CONSTRUCTION
(R)=REMOVE
SQ. FT. OR SF=SQUARE FEET
TOF=TOP OF FOUNDATION
TOW=TOW OF RETAINING WALL
UL=UPPER LEVEL
WG=WALKOUT

NOTE: NO SECOND STOVE CONNECTIONS, SECOND KITCHEN ALLOWED IN NEW SFD WITHOUT APPROVED AFFIDAVIT PROCESS WITH EPC PCD.

APPROVED
Plan Review
08/28/2020 1:21:00 PM
dsdespinoza
EPC Planning & Community Development Department

APPROVED
BESQCP
08/28/2020 1:21:27 PM
dsdespinoza
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

Planning & Community Development Department approval is contingent upon compliance with all applicable codes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

R123456
SFD20800
UNPLATTED
LOT AREA: 2.27 ACRES
ZONE:RR-5
CREATION DATE:
20 DEC 1971
BK 2456, PG 357
DIST 1

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements

REVISIONS

LGA STUDIOS
201 E. Las Animas Street
Suite 113
Colorado Springs, CO. 80903
Phone: (719) 635-0880
Fax: (719) 694-2088
LGAstudiosmailbox@gmail.com
www.lgastudios.com

CONTRACTOR
THE HOTZ COMPANY
3010 Snow Mountain Heights
Colorado Springs, CO. 80921
719.531.3884
justmandsara@gmail.com

THE MARSHALL RESIDENCE
13285 BRENTWOOD DR
Project Number: 19-1747

DRAWN BY: CDGPS
CHECKED BY: LGA

PLOT: 7/24/2020

Sheet #
SP1

OF 1 SHEETS

SITE PLAN SCALE: AS INDICATED

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RESIDENTIAL



2017 PPRBC

Address: 13285 BRENTWOOD DR, COLORADO SPRINGS

Parcel: 5208000018

Map #: 315G

Plan Track #: 123456

Received: 12-Dec-2019 (BECKYA)

Description:

RESIDENCE

Contractor:

Type of Unit:

Garage	787	
Main Level	1880	
Upper Level 1	1792	
	4459	Total Square Feet

Required PPRBD Departments (4)

Enumeration

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06/17/2020 10:04:42 AM

brent
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

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12/16/2019 11:13:37 AM

shelley
CONSTRUCTION

Mechanical

Released for Permit
12/18/2019 11:52 AM

Justin
MECHANICAL

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
08/28/2020 1:33:00 PM

dsdespinoza
EPC Planning & Community
Development Department

Health Dept.

N/A
06/17/2020 10:36:20 AM
El Paso County, CO
heabrannonnuce

Health 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.