






SITE LEGEND

-  EXISTING BUILDING FOOTPRINT
-  PROPOSED SETBACK
-  CURRENT SETBACK
-  PROPERTY LINE
-  PROPOSED GRADE / FINISH FLOOR (FEET)

SITE KEYNOTES

- 1 EXISTING 54" SITE WALL TO REMAIN; PATCH AND REPAIR AS NECESSARY, PAINT
- 2 EXISTING GATE TO REMAIN
- 3 EXISTING CONCRETE PORCH TO REMAIN
- 4 EXISTING GAS METER TO REMAIN
- 5 EXISTING SIDE WALK
- 6 NEW CONCRETE PATIO; SLOPE 2% AWAY FROM BUILDING
- 7 NEW MASONRY AND PLASTER PLANTER
- 8 NEW EMERGENCY EGRESS WINDOW WELL
- 9 NEW WOOD ENTRY PORCH
- 10 NEW CONCRETE WALK
- 11 LINE OF OVERHEAD ELEMENT
- 12 NEW WOOD STOOP (14" ABOVE GRADE)
- 13 (E) ELECTRIC POLE
- 14 LINE OF (E) SECONDARY OVERHEAD CONDUCTOR

NOTES

1. THE NONUSE VARIANCE IS TO ALLOW 10'-6" CORNER SIDE SETBACK WHERE 15' CORNER SIDE SETBACK IS ALLOWED PER CITY CODE 7.4.20 AND MAINTAIN THE FRONT YARD SETBACK AT 5'-7".
2. GAS METERS MUST BE A MINIMUM OF 3 FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
3. CSU ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEER AT 719-668-4985 (GAS) OR 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.

CONTACTS

OWNER: SUMMER SOUTH
1916 NORTH FRANKLIN STREET
COLORADO SPRINGS, CO 80907
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ARCHITECT: ECHO ARCHITECTURE
2752 WEST COLORADO AVE
COLORADO SPRINGS, CO 80904
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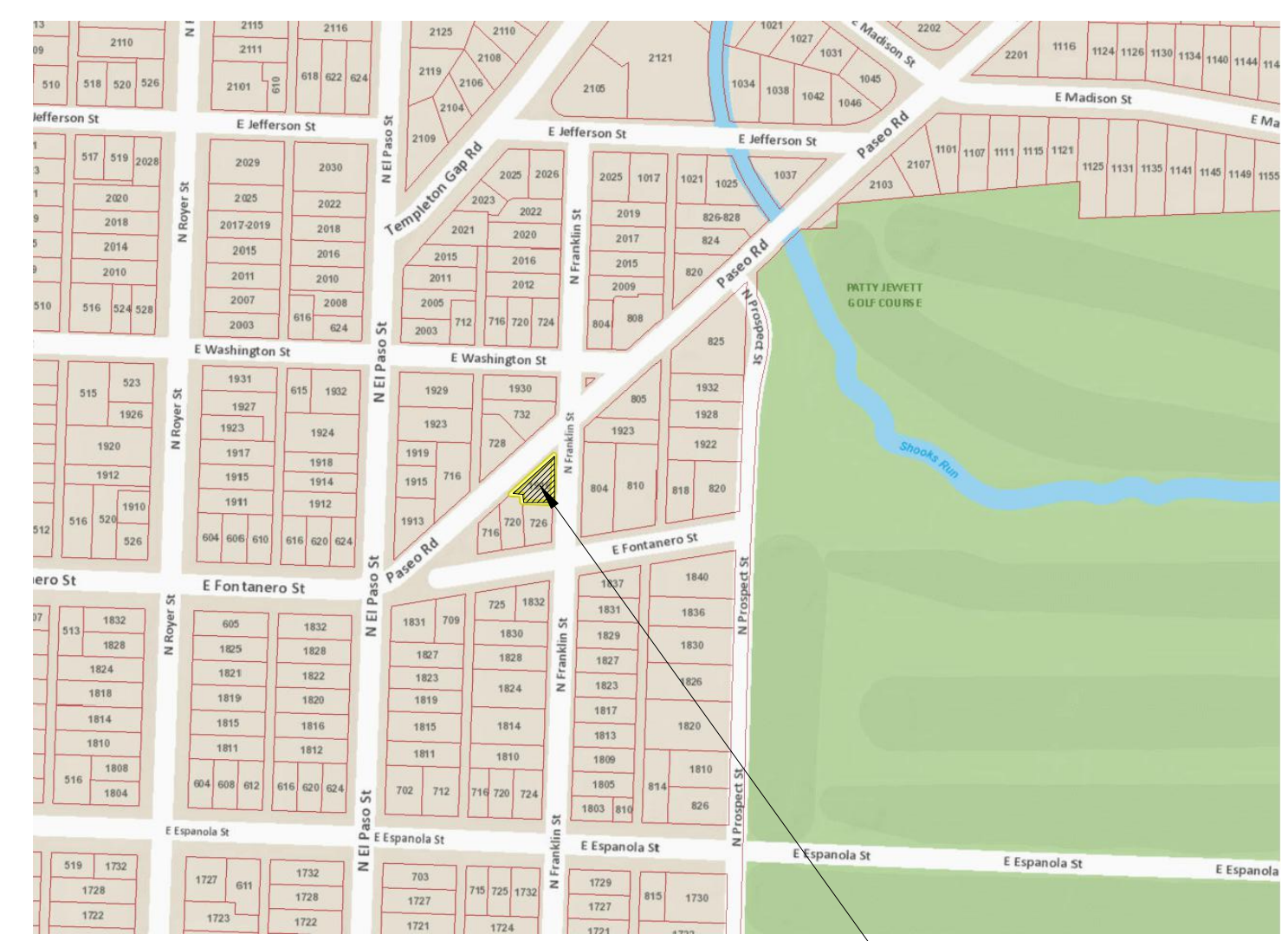
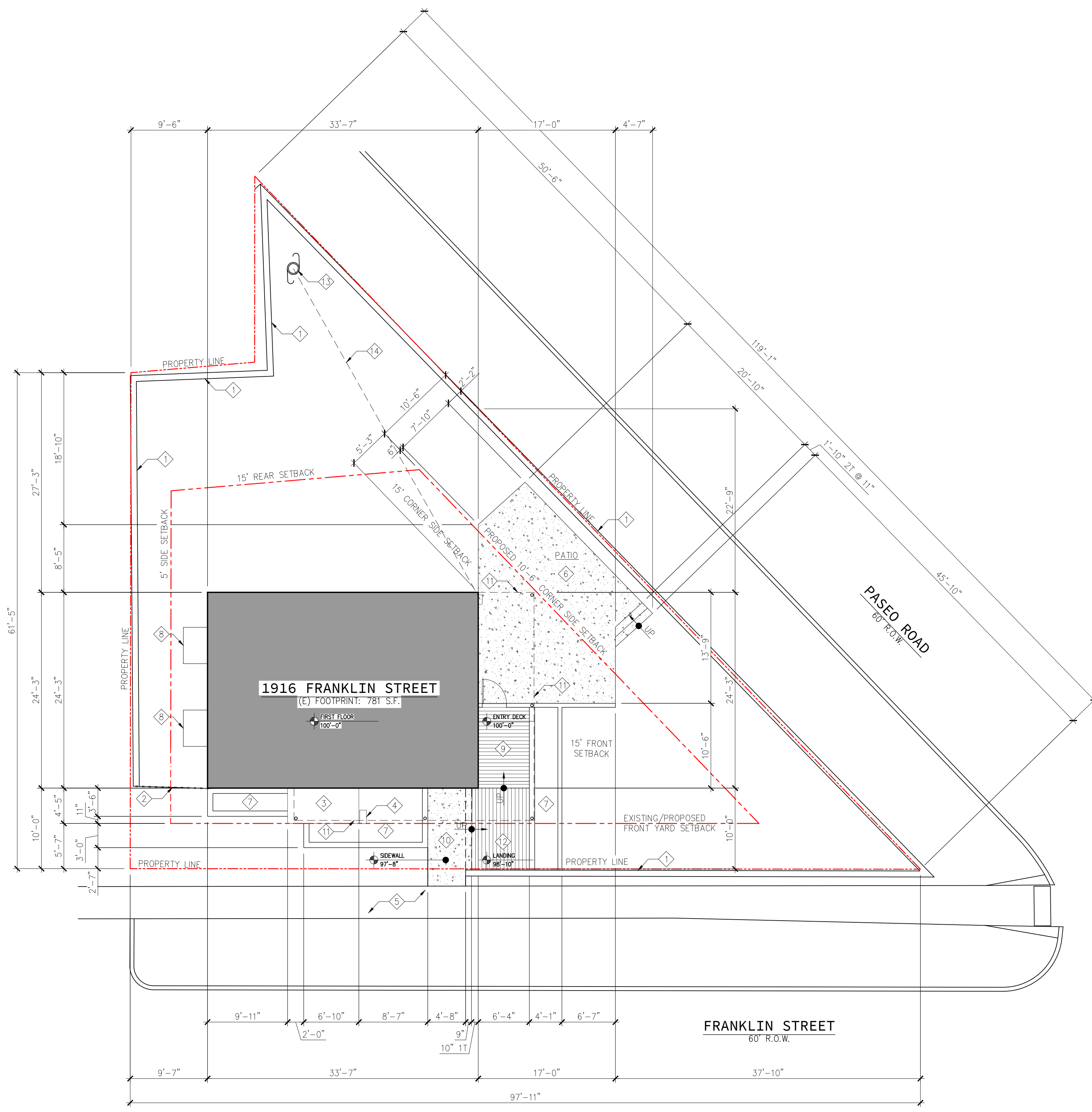
PROJECT DATA

PROJECT SUMMARY: RESIDENTIAL REMODEL AND ADDITION
PROJECT ADDRESS: 1916 NORTH FRANKLIN STREET, COLORADO SPRINGS CO 80907
TSN: 6405227001
LEGAL DESCRIPTION: LOT 4 SUB OF LOT 7 BLK 7 HASTINGS 9TH ADD COLO SPGS
CITY ZONING: R-1 6
PROJECT TYPE: RESIDENTIAL REMODEL AND ADDITION

BUILDING/SITE DATA

TOTAL SITE AREA:	4,165 S.F.
(E) FOOTPRINT:	781 S.F.
NEW FOOTPRINT:	781 S.F. (NO CHANGE)
(E) BASEMENT AREA:	781 S.F.
(E) FIRST FLOOR AREA:	781 S.F.
SECOND FLOOR ADDITION:	408 S.F.
TOTAL AREA:	1,970 S.F.
NEW PORCH AREA:	63 S.F.
NEW STOOP AREA:	73 S.F.
NEW PATIO AREA:	397 S.F.
NEW ROOF DECK AREA:	216 S.F.
TOTAL PORCH/PATIO AREA:	749 S.F.

# OF STORIES:	2 (+ BASEMENT)
ACTUAL BUILDING HEIGHT:	24'-0"
EXISTING LOT COVERAGE:	19%
PROPOSED LOT COVERAGE:	32%
MAX LOT COVERAGE ALLOWABLE:	55%
FRONT YARD COVERAGE:	0%
SETBACKS ALLOWABLE:	
FRONT SETBACK:	15'-0"
SIDE SETBACK (CORNER):	15'-0"
SIDE SETBACK (INTERNAL):	5'-0"
REAR SETBACK:	15'-0"
SETBACKS:	
FRONT SETBACK (EXISTING):	5'-7"
FRONT SETBACK (PROPOSED):	5'-7" (NO CHANGE)
SIDE SETBACK (CORNER; EXISTING):	15'-0"
SIDE SETBACK (CORNER; PROPOSED):	10'-6"
SIDE SETBACK (INTERNAL; EXISTING):	5'-0"
SIDE SETBACK (INTERNAL; PROPOSED):	5'-0" (NO CHANGE)
REAR SETBACK (EXISTING):	15'-0"
REAR SETBACK (PROPOSED):	15'-0" (NO CHANGE)



FRANKLIN RESIDENCE
1916 NORTH FRANKLIN STREET
COLORADO SPRINGS, CO

FILE NUMBER: NVAR-25-0009

SITE PLAN



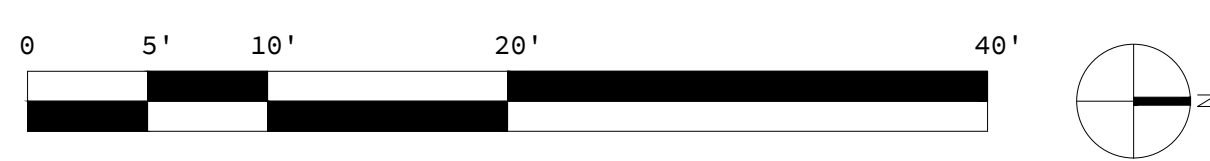
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1916 N FRANKLIN ST., COLORADO SPRINGS, CO 80907

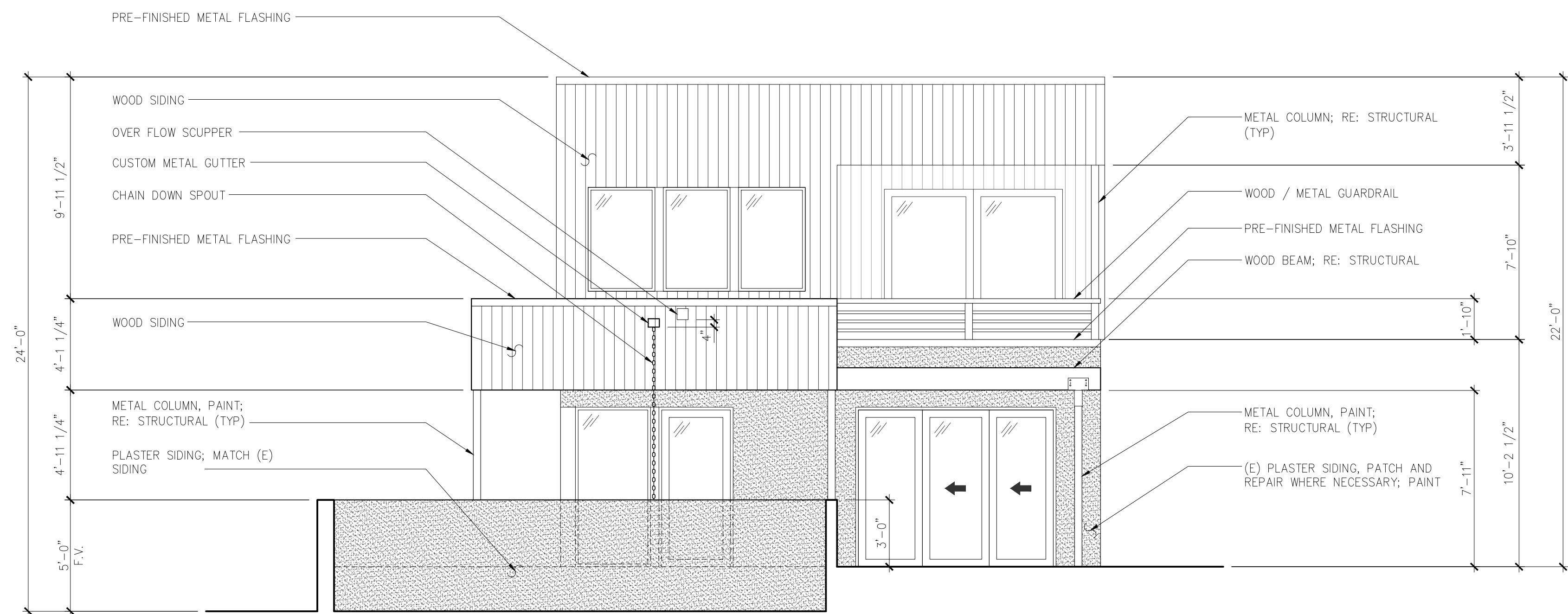
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phase: NONUSE VARIANCE
drawn by: TRM

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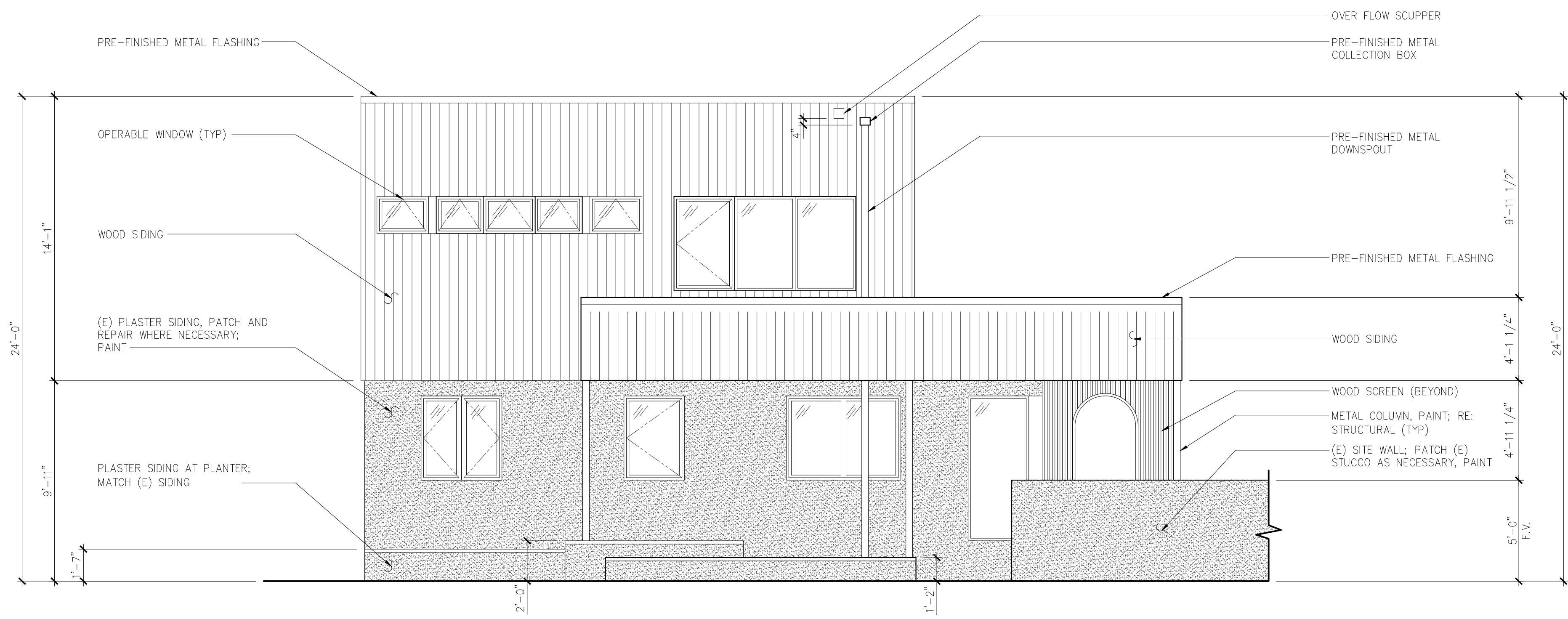
10F3

1 SITE PLAN
1/8"=1'-0"





2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

EXT ELEVATIONS

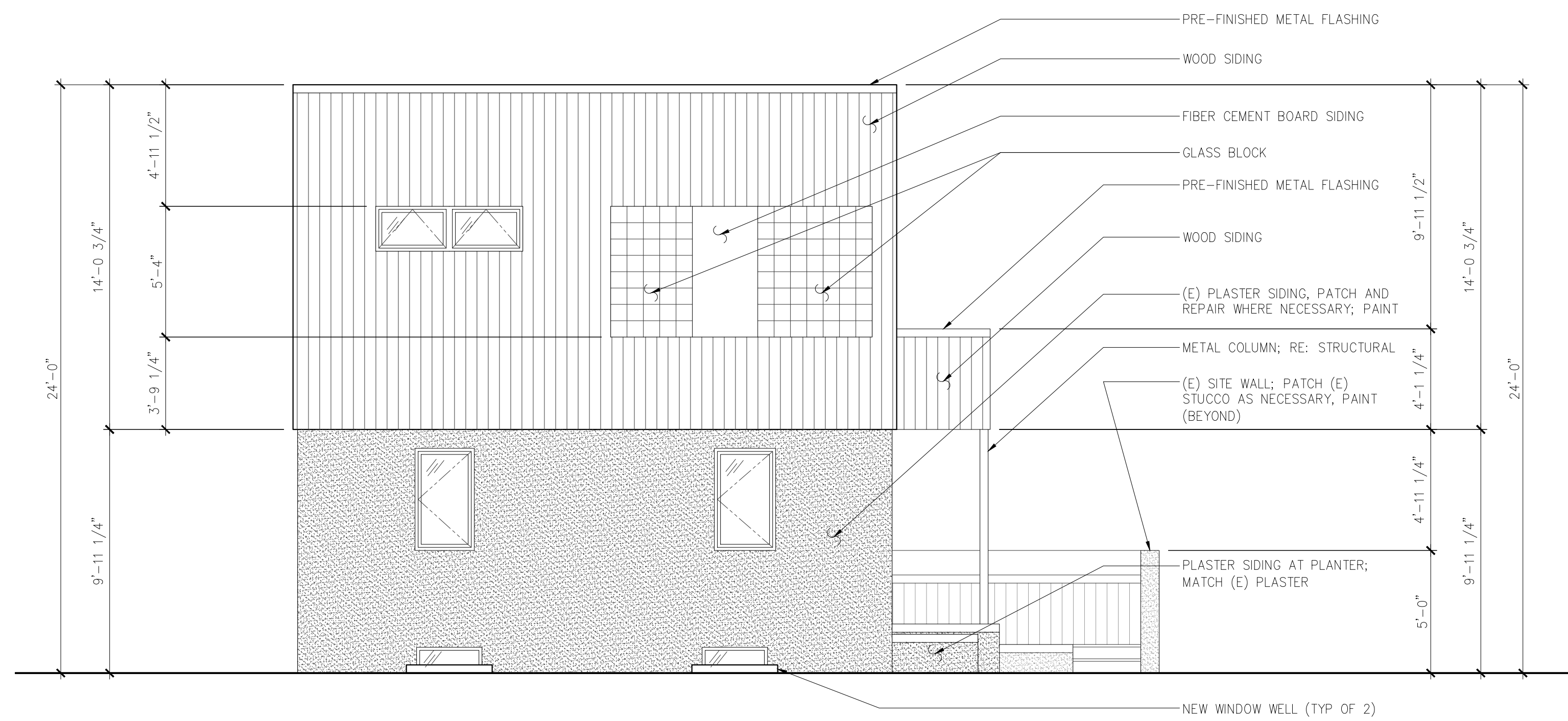
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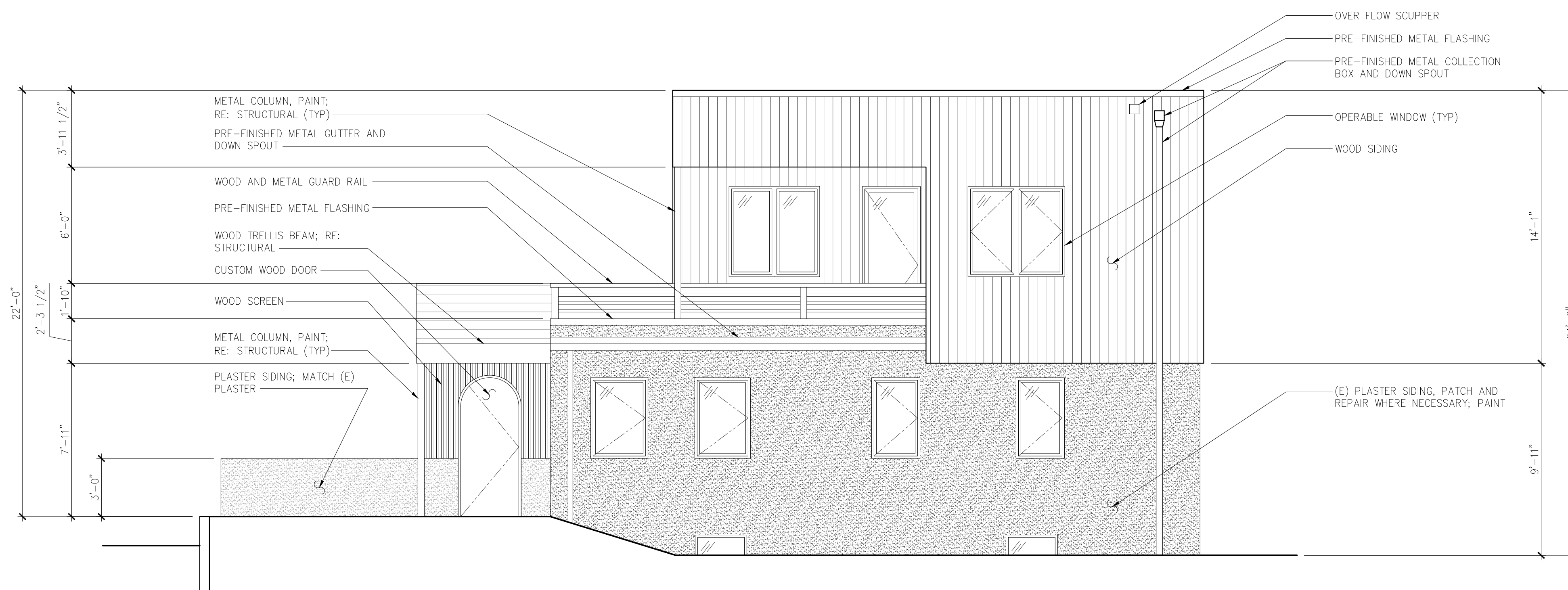
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20F3



2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

EXT ELEVATIONS

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