

LEGEND

- | | | | |
|---|--|----|---|
| 1 | EXISTING 1 STORY RESIDENCE TO BE REMODELED WITH NEW BASEMENT BELOW & NEW 2ND FLOOR ABOVE | 8 | EXISTING SIDEWALK TO REMAIN |
| 2 | EXISTING DETACHED GARAGE TO BE DEMOLISHED | 9 | EXISTING CURB & GUTTER TO REMAIN |
| 3 | NEW 1 STORY ADDITION WITH NEW BASEMENT BELOW | 10 | PORTION OF EXISTING FRONT PORCH TO BE REMOVED |
| 4 | NEW COVERED FRONT PORCH | 11 | NEW BASEMENT WINDOW WELL |
| 5 | GREENSPACE | 12 | EXISTING FENCE |
| 6 | NEW SIDEWALK | 13 | NEW WOOD FENCE |
| 7 | EXISTING SIDEWALK AND / OR STEPS TO BE DEMOLISHED | 14 | NEW WOOD FENCE GATE |
| | | 15 | NEW EXPOSED STAIRS WITH RAILING |
| | | 16 | NEW WOOD DECK AND STAIRS |
| | | 17 | NEW GRAVEL PARKING |

PROPERTY INFO

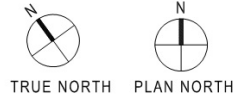
- OWNER & ADDRESS:**
JOHN C. DELAGO - 11 PHEASANT LANE, ALBANY, NY 12204
- PROPERTY:** 2312 W. PIKES PEAK AVENUE, COLORADO SPRINGS, CO 80904
- TAX SCHEDULE #:** 7411222019
- ZONING:** R2
- PLAT #:** 551
- LEGAL DESCRIPTION:** E 15 FT OF LOT 23, W 22.3 FT OF FRACTIONAL LOT 22 BLK 144 COLORADO CITY COLO SPGS, ADJ UNPLATTED TRACT TO COMPLETE LOT 22
- LOT SIZE:** 3,900 SQUARE FEET*
- LAND USE:** SINGLE FAMILY RESIDENTIAL*
- SQUARE FOOTAGES:**
- FIRST FLOOR AREA @ EXISTING: 1,118 SQ. FT.*
- NEW 2ND FLOOR AREA @ EXISTING: 808 SQ. FT. (EXCLUDES STAIRWELL)
- NEW ADDITION AREA: 191 SQ. FT.
- NEW BASEMENT AREA: 1,224 SQ. FT. (EXCLUDES NEW ADDITION STAIRWELL)
- NEW COVERED FRONT PORCH AREA: 40 SQ. FT.
- EXISTING DETACHED GARAGE TO BE DEMOLISHED: 290 SQ. FT.*
- LOT COVERAGE:** 34.59% (CAN'T EXCEED 40%**) (1,349 SQ. FT. / 3,900 SQ. FT. = 34.59%) (1,118* + 191 + 40 = 1,349)
- FRONT YARD COVERAGE:** N/A
- NON-USE VARIANCE, SIDE SETBACK:** "THE NONUSE VARIANCE REQUEST IS TO ALLOW A 14-INCH SIDE SETBACK WHERE A 5 FT. SIDE SETBACK IS ALLOWED PER CITY CODE 7.2.205.B (TABLE 7.2.2-E)."
- NON-USE VARIANCE, FRONT SETBACK:** "THE NONUSE VARIANCE REQUEST IS TO ALLOW A 6.75 FT. FRONT SETBACK WHERE A 10 FT. FRONT SETBACK IS ALLOWED PER CITY CODE 7.2.205.B (TABLE 7.2.2-E)."
- NON-USE VARIANCE, EAVE PROJECTION:** "THE NONUSE VARIANCE REQUEST IS TO ALLOW A 6-INCH EAVE PROJECTION SETBACK (WEST SIDE ONLY) WHERE A 24-INCH EAVE PROJECTION SETBACK IS ALLOWED PER CITY CODE 7.4.203.A."
- BUILDING HEIGHTS (SEE ALSO INCLUDED ELEVATIONS):**
- EXISTING / CURRENT 1 STORY RESIDENCE HEIGHT: 24'-11 1/2"
- NEW REMODELED RESIDENCE W/ 2ND FLOOR HEIGHT: 29'-11 5/8"
- NEW ADDITION HEIGHT: 22'-8 1/8"

* PER EL PASO COUNTY TAX ASSESSOR
** PER CITY PLANS REVIEWER
*** PER GOOGLE EARTH AERIAL IMAGERY

APPLICATION FILE NUMBERS:
NVAR-23-0055 & NVAR-23-0056

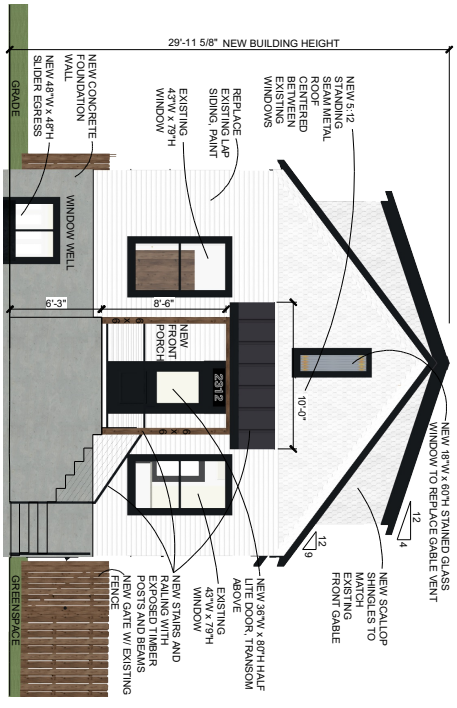
NOTE: LOCATIONS & DIMENSIONS OF EXISTING & PROPOSED STRUCTURES, HARDSCAPE, UTILITY LINES & POLES, SETBACKS, EASEMENTS, ROADS, ALLEY, FENCES, AND OTHER ITEMS DEPICTED ARE BASED UPON: WAIVER OF REPLAT FILE NO. SUBD-23-0136 (PROJECT #23113, 10/20/2023) BY GOLD LAND SURVEYING, AERIAL IMAGERY, BASIC FIELD MEASUREMENTS, & COLORADO SPRINGS UTILITIES PUBLIC MAP VIEWER. ACTUAL LOCATIONS & DIMENSIONS OF SUCH ENTITIES SHALL BE PERFORMED BY A LICENSED SURVEYOR AND/OR A CERTIFIED UTILITY LOCATOR.

SITE PLAN
SCALE: 3/32" = 1'-0"

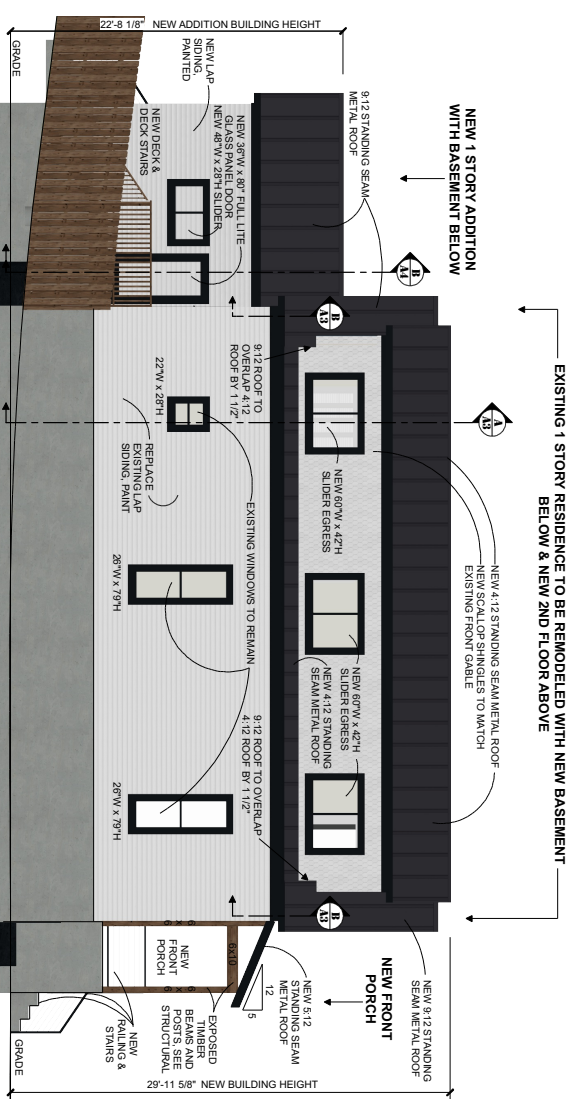


- S Y M B O L S**
- ⊕ EXISTING ELECTRIC METER LOCATION
 - ⊙ EXISTING SANITARY SEWER CLEANOUT
 - ⊕ EXISTING GAS METER LOCATION

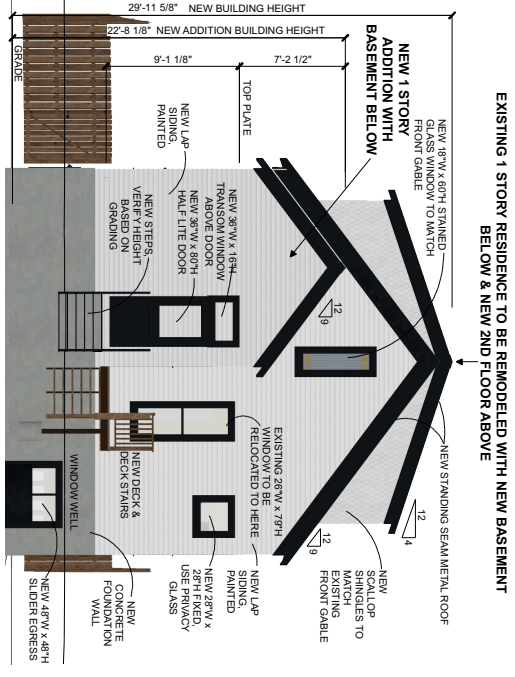




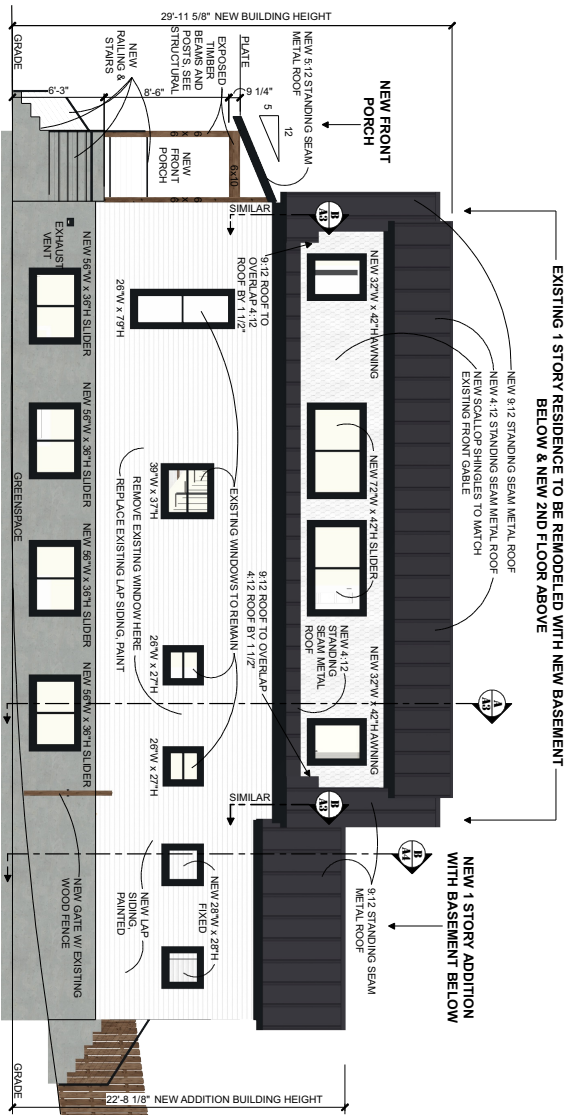
A SOUTH FRONT ELEVATION
SCALE: 1/4" = 1'-0"



B WEST ELEVATION
SCALE: 1/4" = 1'-0"



C NORTH ELEVATION
SCALE: 1/4" = 1'-0"



D EAST ELEVATION
SCALE: 1/4" = 1'-0"

APRIL CATION FILE NUMBERS:
NVAR-23-0055 & NVAR-23-0056

SHEET NUMBER
A2

DATE
12.24.2023

JOHN DeLAGO - PROJECT 2312
2312 W PIKES PEAK AVENUE
COLORADO SPRINGS, CO 80904

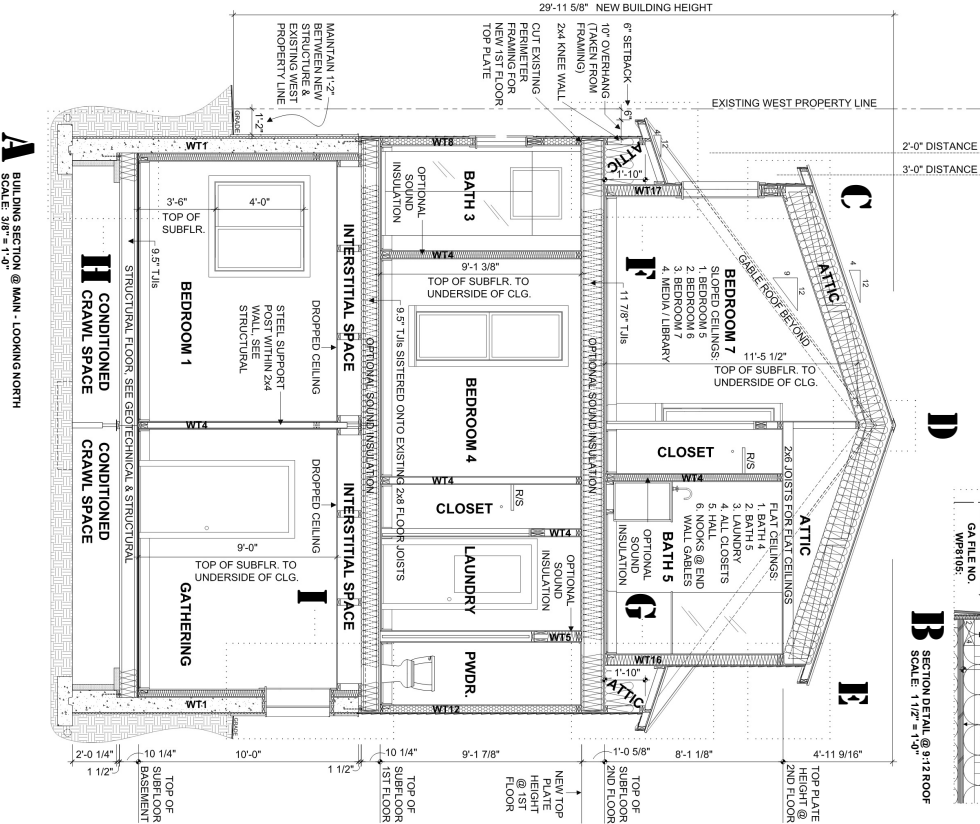
REVISIONS

THIS DRAWING AND ANY ASSOCIATED ELECTRONIC DRAWING SOFTWARE FILES RELEASED TO CLIENT OR THIRD PARTY IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF CFC DESIGN STUDIO, LLC. NO PERSON OR ENTITY SHALL USE, REPRODUCE, OR MAKE MODIFICATIONS TO THIS DRAWING OR ASSOCIATED ELECTRONIC FILES WITHOUT THE EXPRESS WRITTEN APPROVAL FROM CFC DESIGN STUDIO, LLC.
COPYRIGHT 2023

PROJECT STATUS
PRELIMINARY - G.C.
CHECKED BY
CWB
DRAWN BY
DRA-00-2312
PROJECT NUMBER

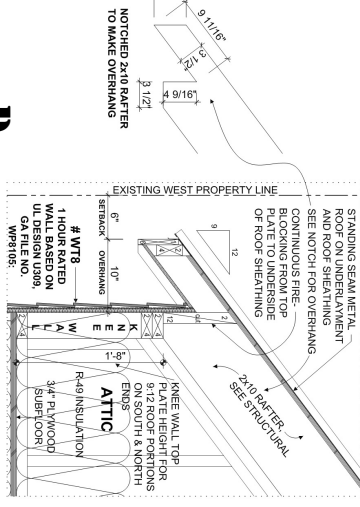


APPLICATION FILE NUMBERS:
 NVAR-23-0095 & NVAR-23-0096

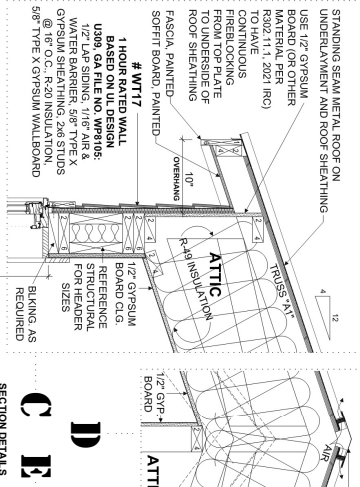


A BUILDING SECTION @ MAIN - LOOKING NORTH
 SCALE: 3/8" = 1'-0"

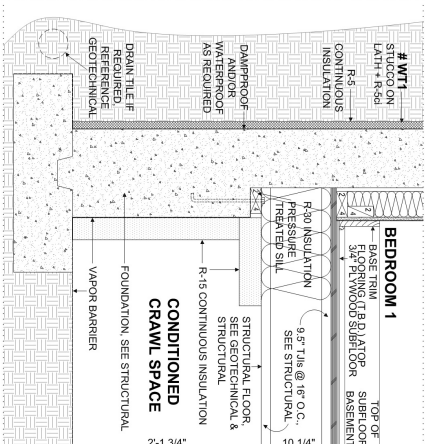
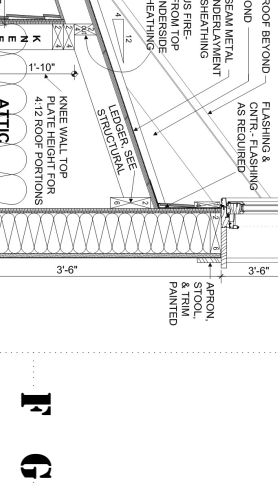
B SECTION DETAIL @ 9:12 ROOF
 SCALE: 1 1/2" = 1'-0"



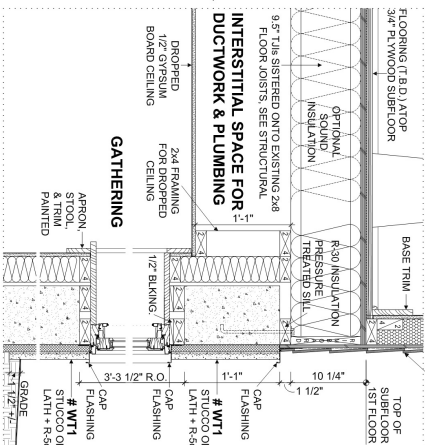
C SECTION DETAILS
 SCALE: 1 1/2" = 1'-0"



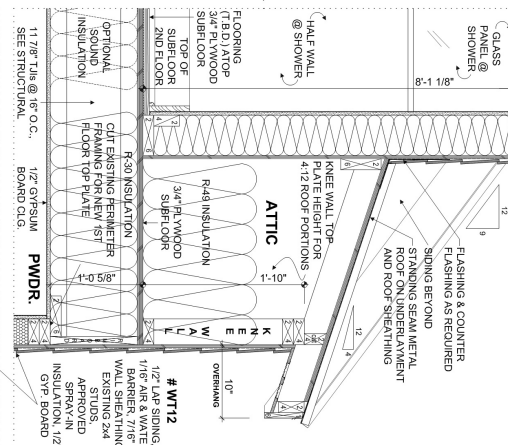
D



I



H



G

JOHN DeLAGO - PROJECT 2312
 2312 W PIKES PEAK AVENUE
 COLORADO SPRINGS, CO 80904

REVISIONS

NO.	DATE	DESCRIPTION
1	12.24.2023	ISSUED FOR PERMIT

A3
 SHEET NUMBER

THIS DRAWING AND ANY ASSOCIATED ELECTRONIC DRAWING SOFTWARE FILES RELEASED TO CLIENT OR THIRD PARTY IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF CFC DESIGN STUDIO, LLC. NO PERSON OR ENTITY SHALL REPRODUCE OR MAKE MODIFICATIONS TO THIS DRAWING OR ASSOCIATED ELECTRONIC FILES WITHOUT THE EXPRESS WRITTEN APPROVAL FROM CFC DESIGN STUDIO, LLC.
 CFC PROJECT 2312

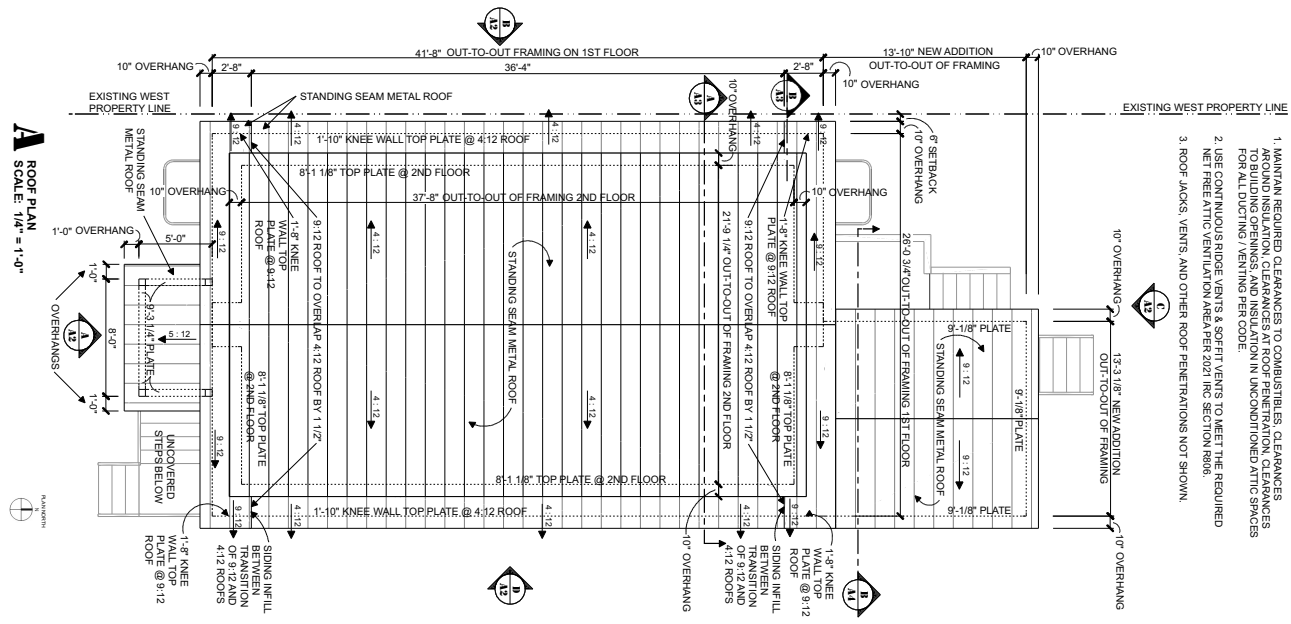
PROJECT STATUS
 PRELIMINARY - N.C.

PROJECT NUMBER
 DRW-2023

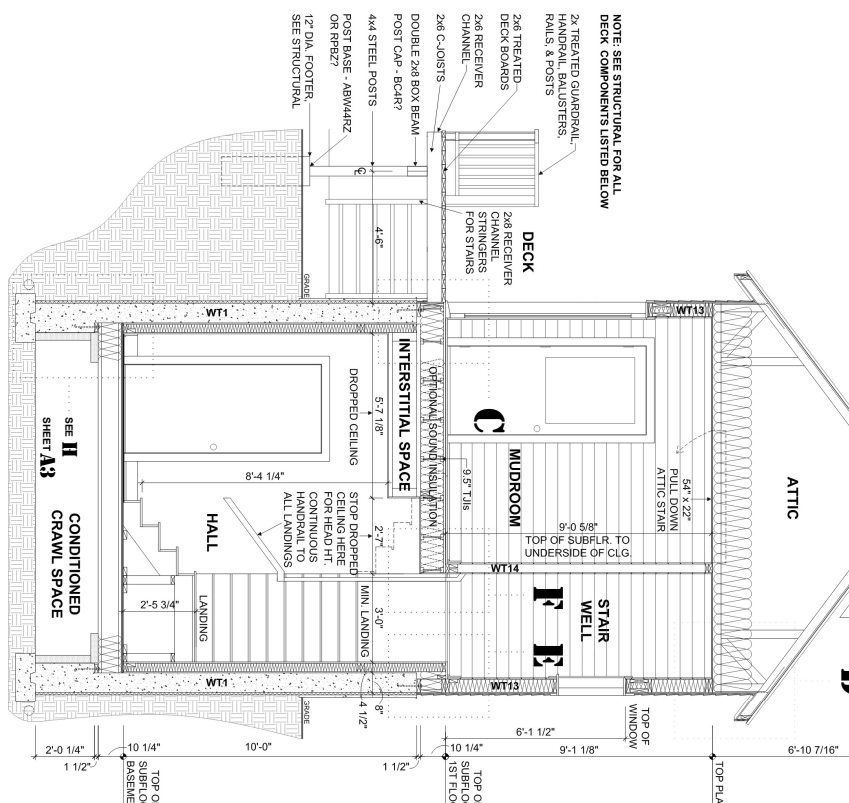
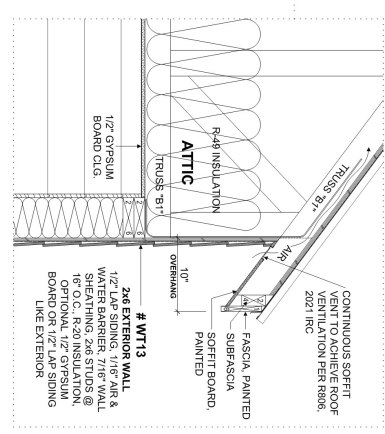
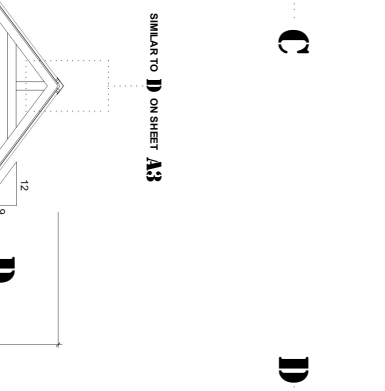
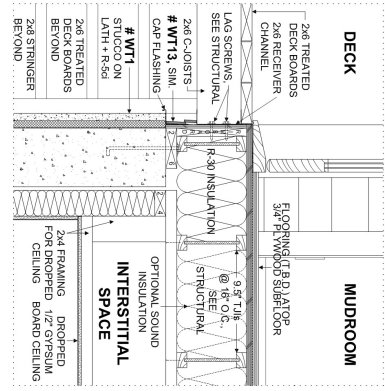
DRAWN BY
 CDM

CHECKED BY
 CDM

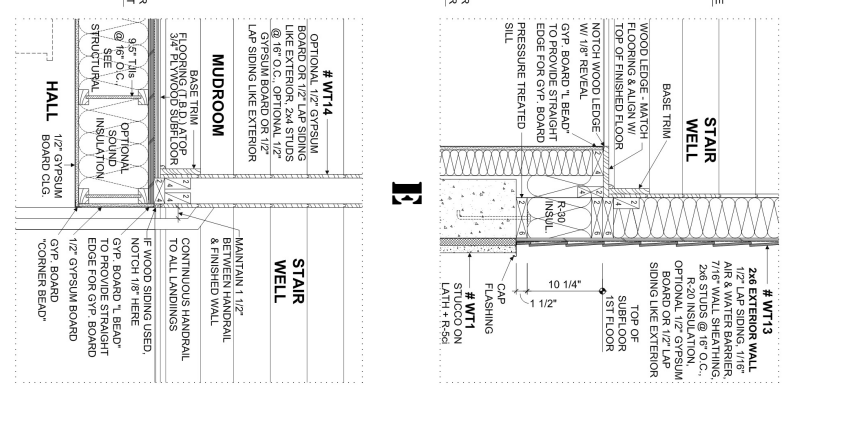
PROJECT STATUS
 PRELIMINARY - N.C.



A ROOF PLAN
SCALE: 1/4" = 1'-0"



B BUILDING SECTION @ MUDROOM - LOOKING NORTH
SCALE: 1/2" = 1'-0"



A4

SHEET NUMBER
DATE 12.21.2023
APPLICATOR FILE NUMBERS: NVAR-23-0055 & NVAR-23-0056

JOHN DeLAGO - PROJECT 2312
2312 W PIKES PEAK AVENUE
COLORADO SPRINGS, CO 80904

THIS DRAWING AND ANY ASSOCIATED ELECTRONIC DRAWING SOFTWARE FILES RELEASED TO CLIENT OR THIRD PARTY IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF CP DESIGN STUDIO, LLC. NO REUSE OR EXISTENCE SHALL BE MADE, REPRODUCED, OR MAKE MODIFICATIONS TO THIS DRAWING OR ASSOCIATED ELECTRONIC FILES WITHOUT THE EXPRESS WRITTEN APPROVAL FROM CP DESIGN STUDIO, LLC.
COPYRIGHT 2023

PROJECT NUMBER: DRAW-2312
DRAWN BY: CWM
CHECKED BY: CWM
PROJECT STATUS: PRELIMINARY - N.C.