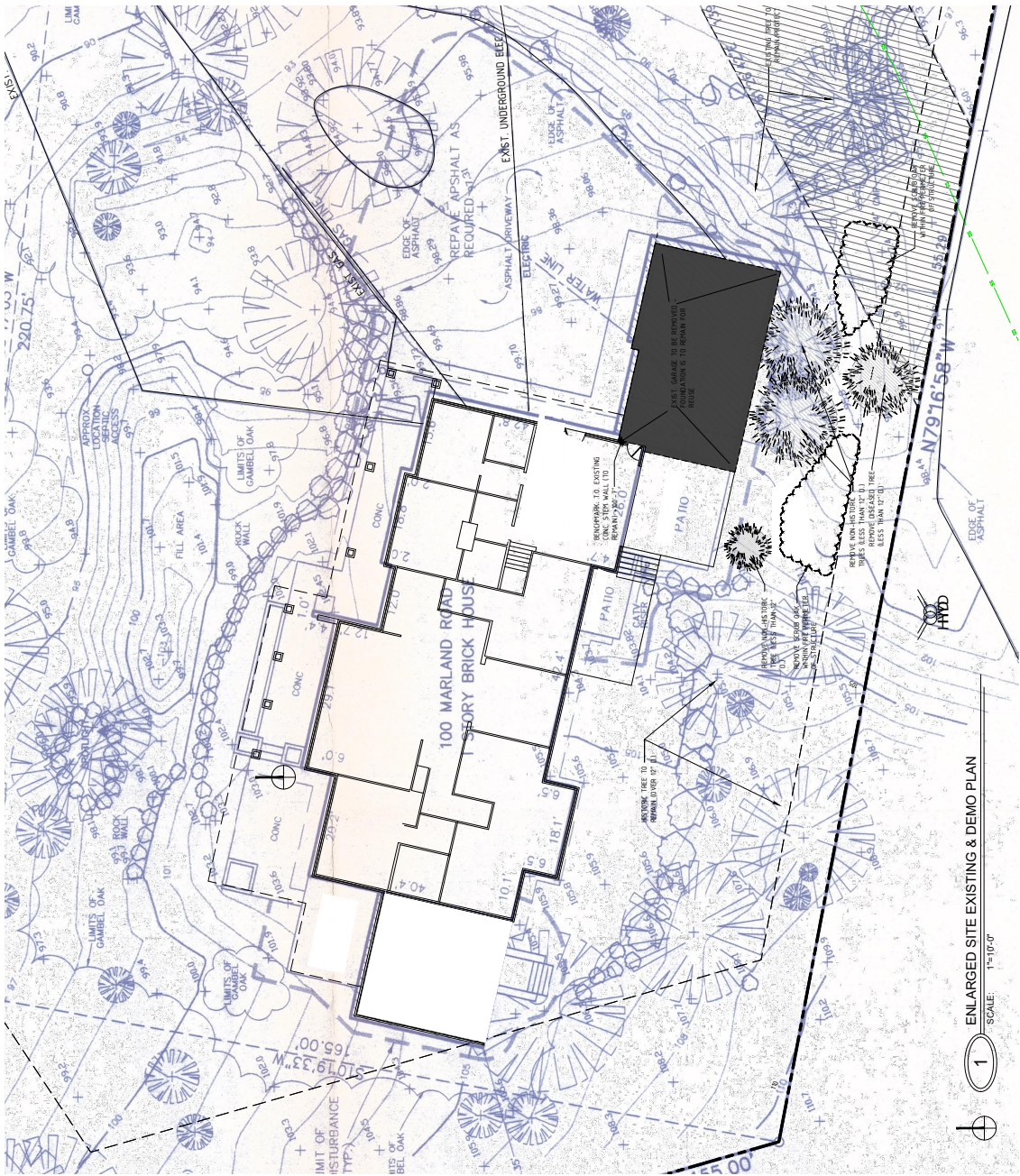


100 MARLAND RD. SOUTH

ATTACHED GARAGE ADDITION



ENLARGED SITE EXISTING & DEMO PLAN
SCALE: 1"=10'-0"

SEAL

DATE: 01-10-2020
ISSUE: CONSTRUCTION DOCUMENTS

REVISIONS:

10.03.2018	
10.26.2018	
12.27.2018	
06.14.2019	
08.01.2019	
12.06.2019	
01.19.2020	

PROJECT NUMBER: 18.108
UNIVERSITY OF THE TRIANGLE OF SERVICE

new construction
100 MARLAND RD. S.
COLORADO SPRINGS, CO 80906

815 S. 25TH ST #203
COLORADO SPRINGS, CO 80904
719.505.6635
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SHEET
A000

SHEET INDEX

A000 COVER / TITLE / GENERAL INFO
A010 SITE PLAN / EXISTING / DEMO
A020 EXISTING DEMO PLAN - SEE P. A000
A030 EXISTING DEMO PLAN - SEE P. A000
A040 EXISTING DEMO PLAN - SEE P. A000

PROJECT DATA

PROJECT: 100 MARLAND RD. S. (P. 103)
815 S. 25TH ST. #203
COLORADO SPRINGS, CO 80904
CHRISTOPHER E. ROGERS, P.E.
FED

ARCHITECT: [Blank]

GENERAL CONTRACTOR: [Blank]

TITLE BUILDING PLAN

OWNER NAME: [Blank]

APPLICANT: [Blank]

SITE ADDRESS: [Blank]

PROJECT TYPE: [Blank]

LEGAL DESCRIPTION: [Blank]

TAX PARCELS: [Blank]

OWNER INFORMATION: [Blank]



FIGURE 1



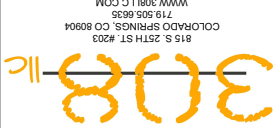
DATE: 01-10-2020
ISSUE: CONSTRUCTION DOCUMENTS

- REVISIONS:
- 10.13.2018
 - 10.26.2018
 - 12.22.2018
 - 05.14.2019
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PROJECT NUMBER: 18138
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new construction
GARAGE ADDITION
100 MARLAND RD. S.
COLORADO SPRINGS, CO 80906

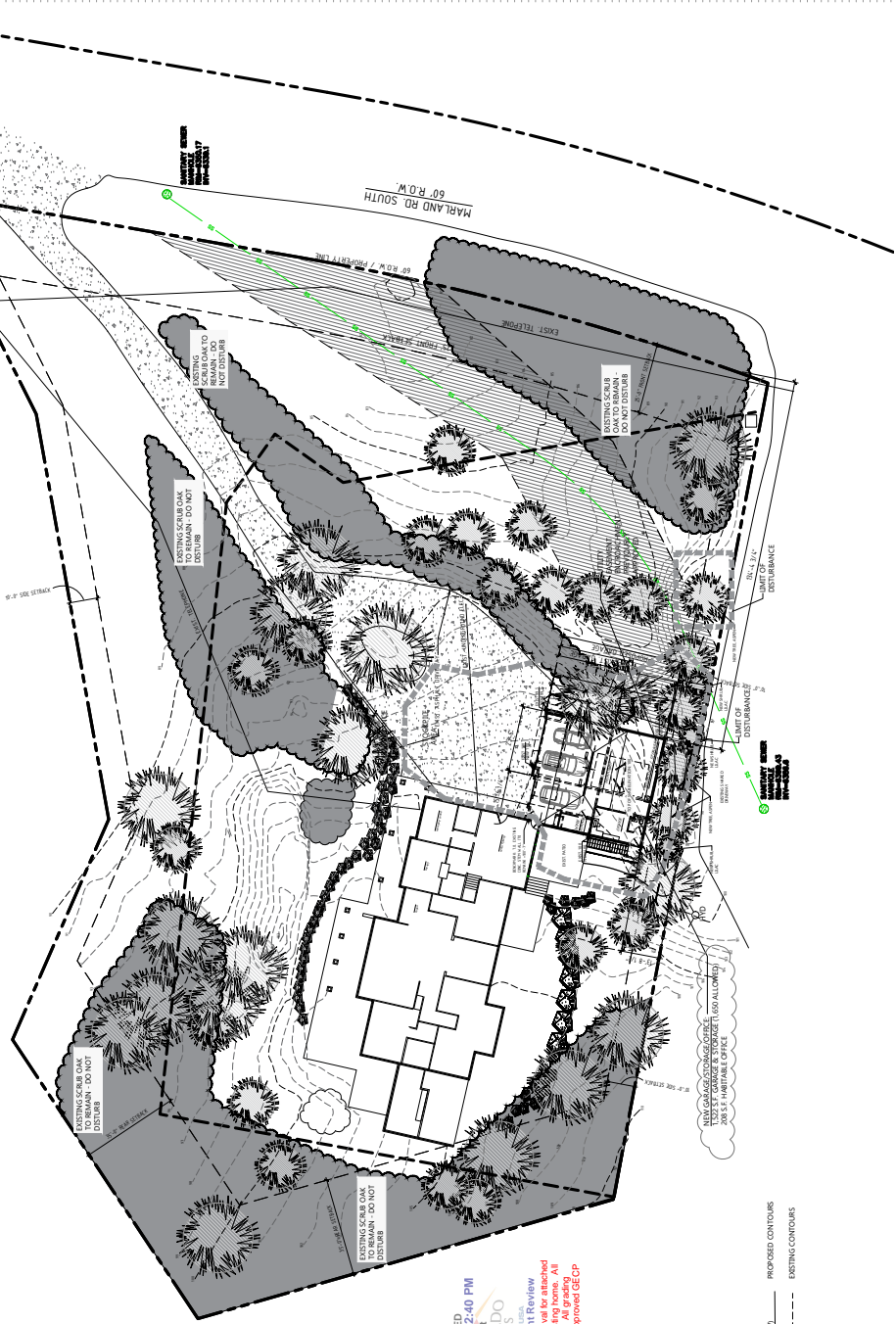


SHEET **A001**



- HELDER NORTH CRITERIA:**
1. ALL DEVELOPMENTS OF THE ZONE OR DEVELOPMENT PLAN MUST BE IN ACCORDANCE WITH THE HISTORIC GARAGE ADDITION
 2. E. TERMINAL DISTURBANCE MINIMIZED
 - 2.1. YES - THE EXISTING CONDUIT, DRIVE AND FLOOR ADDITION AND MINIMAL GRADING TO MAINTAIN PROPER DRAINAGE ARE REQUIRED TO MAINTAIN PROPER DRAINAGE TO REMAIN INCLUDING AREAS COVERED BY EXISTING DRIVE AND FLOOR ADDITION.
 3. HAVE CUT AND FILL BEEN MINIMIZED?
 - 3.1. YES - SOME FILL WILL BE REQUIRED TO MAINTAIN THE EXISTING GARAGE AND THE EXISTING DRIVEWAYS. FILL TO BE PLACED ON IMPROVED DRAINAGE.
 4. HAS THE NATURAL LAND FORM BEEN RETAINED?
 - 4.1. YES - THE EXISTING GARAGE AND THE EXISTING DRIVEWAYS ARE PROPOSED TO REMAIN AS IS.
 5. HAVE CUT AND FILL SLOPES?
 - 5.1. YES - SLOPES ARE TO BE MAINTAINED AS MUCH AS POSSIBLE AND DISCARDED TREES WHICH HAVE BEEN IDENTIFIED AS NERBID ARE TO BE MAINTAINED AS MUCH AS POSSIBLE. THE GRADING IS TO BE MAINTAINED AS MUCH AS POSSIBLE TO ALLOW THE EXISTING GARAGE AND DRIVEWAYS TO REMAIN AS IS.
 6. HAVE NATURAL FEATURES SUCH AS SLOPES & ROCK FORMATIONS BEEN INCORPORATED INTO THE SITE DESIGN?
 - 6.1. YES - THE EXISTING GARAGE AND DRIVEWAYS ARE TO REMAIN AS IS AND DO NOT REMOVE ANY NATURAL FEATURES SUCH AS SLOPES OR ROCK FORMATIONS.
 7. HAVE NATURAL FEATURES SUCH AS SLOPES & ROCK FORMATIONS BEEN INCORPORATED INTO THE SITE DESIGN?
 - 7.1. YES - THE EXISTING GARAGE AND DRIVEWAYS ARE TO REMAIN AS IS AND DO NOT REMOVE ANY NATURAL FEATURES SUCH AS SLOPES OR ROCK FORMATIONS.
 8. HAS SUPPLEMENTARY NATIVE LANDSCAPING BEEN USED TO PRESERVE OR RECREATE BACKCOURT VEGETATION?
 - 8.1. YES - NO TREES ARE PROPOSED TO BE REMOVED IN THE BACKCOURT AREA.
 9. ARE THERE ANY TREES WITH A DBH OF 6 INCHES OR GREATER IN DIAMETER. ALL TREES ARE PROPOSED TO BE MAINTAINED AS MUCH AS POSSIBLE. THE GRADING IS TO BE MAINTAINED AS MUCH AS POSSIBLE TO ALLOW THE EXISTING GARAGE AND DRIVEWAYS TO REMAIN AS IS.
 - 9.1. YES - SUPPLEMENTARY NATIVE LANDSCAPING IS PROPOSED TO MAINTAIN VEGETATION IN THE BACKCOURT AREA.
 10. HAS SUPPLEMENTARY NATIVE LANDSCAPING BEEN USED TO PRESERVE OR RECREATE BACKCOURT VEGETATION?
 - 10.1. YES - NO TREES ARE PROPOSED TO BE REMOVED IN THE BACKCOURT AREA.
 11. HAS THE STRUCTURE BEEN SET TO THAT THERE IS A MOUNTAIN OR RELIEVE BACKCOURT VEGETATION IN THE LOCATION OF THE EXISTING GARAGE. THE HOME IS EXISTING.
 - 11.1. YES - THE STRUCTURE IS PROPOSED TO BE SET TO THAT THERE IS A MOUNTAIN OR RELIEVE BACKCOURT VEGETATION IN THE LOCATION OF THE EXISTING GARAGE. THE HOME IS EXISTING.
 12. HAS THE STRUCTURE BEEN SET TO THAT THERE IS A MOUNTAIN OR RELIEVE BACKCOURT VEGETATION IN THE LOCATION OF THE EXISTING GARAGE. THE HOME IS EXISTING.
 - 12.1. YES - THE STRUCTURE IS PROPOSED TO BE SET TO THAT THERE IS A MOUNTAIN OR RELIEVE BACKCOURT VEGETATION IN THE LOCATION OF THE EXISTING GARAGE. THE HOME IS EXISTING.
 13. HAS EXISTING VEGETATION BEEN PRESERVED TO OPEN UP THE STRUCTURE MASS OF BUILDING LOCATED IN FRONT OF THE HOME?
 - 13.1. YES - THE PROPOSED ADDITION IS TOWARD THE SIDE OF THE HOME. THE EXISTING VEGETATION IS TO BE MAINTAINED AS MUCH AS POSSIBLE. THE GRADING IS TO BE MAINTAINED AS MUCH AS POSSIBLE TO ALLOW THE EXISTING GARAGE AND DRIVEWAYS TO REMAIN AS IS.
 14. HAS SUPPLEMENTARY NATIVE LANDSCAPING BEEN USED TO PRESERVE OR RECREATE BACKCOURT VEGETATION?
 - 14.1. YES - NO TREES ARE PROPOSED TO BE REMOVED IN THE BACKCOURT AREA.
 15. HAS THE STRUCTURE BEEN SET TO THAT THERE IS A MOUNTAIN OR RELIEVE BACKCOURT VEGETATION IN THE LOCATION OF THE EXISTING GARAGE. THE HOME IS EXISTING.
 - 15.1. YES - THE STRUCTURE IS PROPOSED TO BE SET TO THAT THERE IS A MOUNTAIN OR RELIEVE BACKCOURT VEGETATION IN THE LOCATION OF THE EXISTING GARAGE. THE HOME IS EXISTING.

APPROVED
01/17/2020 2:12:40 PM
K Short
COLORADO
COMMUNITY DESIGN
City Development Review
Hilder site plan approval by assessed
Hilder site plan approval by assessed
design standards met. All grading
must conform to the approved GCP



Signatory / Date:
ADDRESS: 100 MARLAND RD. SOUTH
COLORADO SPRINGS, CO 80906
PROJECT NAME: GARAGE & HOME OFFICE ADDITION
TAX SCHEDULE: 79U0000
ZONING DISTRICT: R. HS. HOUSING
LOT SIZE: 18,825 SQ. FT.
STRUCTURE COVERAGE: 18.5% HOME + 9% GARAGE = 4.4% DISTING
2.1% FUTURE GARAGE ADDITION = 1.1%
TOTAL PROPOSED GARAGE COVERAGE = 5.5%
LOT COVERAGE: EXISTING = 46%, PROPOSED = 51%
HEIGHT CALCULATION: 18' FROM LOWEST GRADE CORNER
NOTE: EXISTING GRADING OR SIGNIFICANT NATURAL FEATURES AND
VEGETATION REMOVAL WILL OCCUR BEYOND THE LIMIT OF DISTURBANCE. THE
LIMIT OF DISTURBANCE SHALL BE THE HILLSIDE PROPERTY LINE.
NOTE: THE LIMIT OF DISTURBANCE SHALL BE THE HILLSIDE PROPERTY LINE.
CONSTRUCTION WITH HAUL, ROYING AND/OR A.F. ALL CONTRACTIONS/ENCE.

1 SITE PLAN: UTILITY EASEMENT ENCROACHMENT / HILLSIDE PLAN
SCALE: 1"=20'-0"

FIGURE 1



DATE: 01-10-2020
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 REVISIONS:
 10.9.20.18
 10.9.20.18
 10.9.20.18
 12.22.20.18
 06.14.20.19
 06.14.20.19
 06.14.20.19
 12.16.20.19
 01-19-2020

PROJECT NUMBER: 18.138
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Garage Addition
 100 MARLAND RD. S.
 COLORADO SPRINGS, CO 80906

308 llc
 815 S. 25TH ST #203
 COLORADO SPRINGS, CO 80904
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A002



SS SANITARY SEWER
 MANHOLE
 RIM=6369.43
 INV=6356.6

1 ENLARGED SCOPE OF WORK SITEPLAN
 SCALE: 1/8"=1'-0"



FIGURE 1

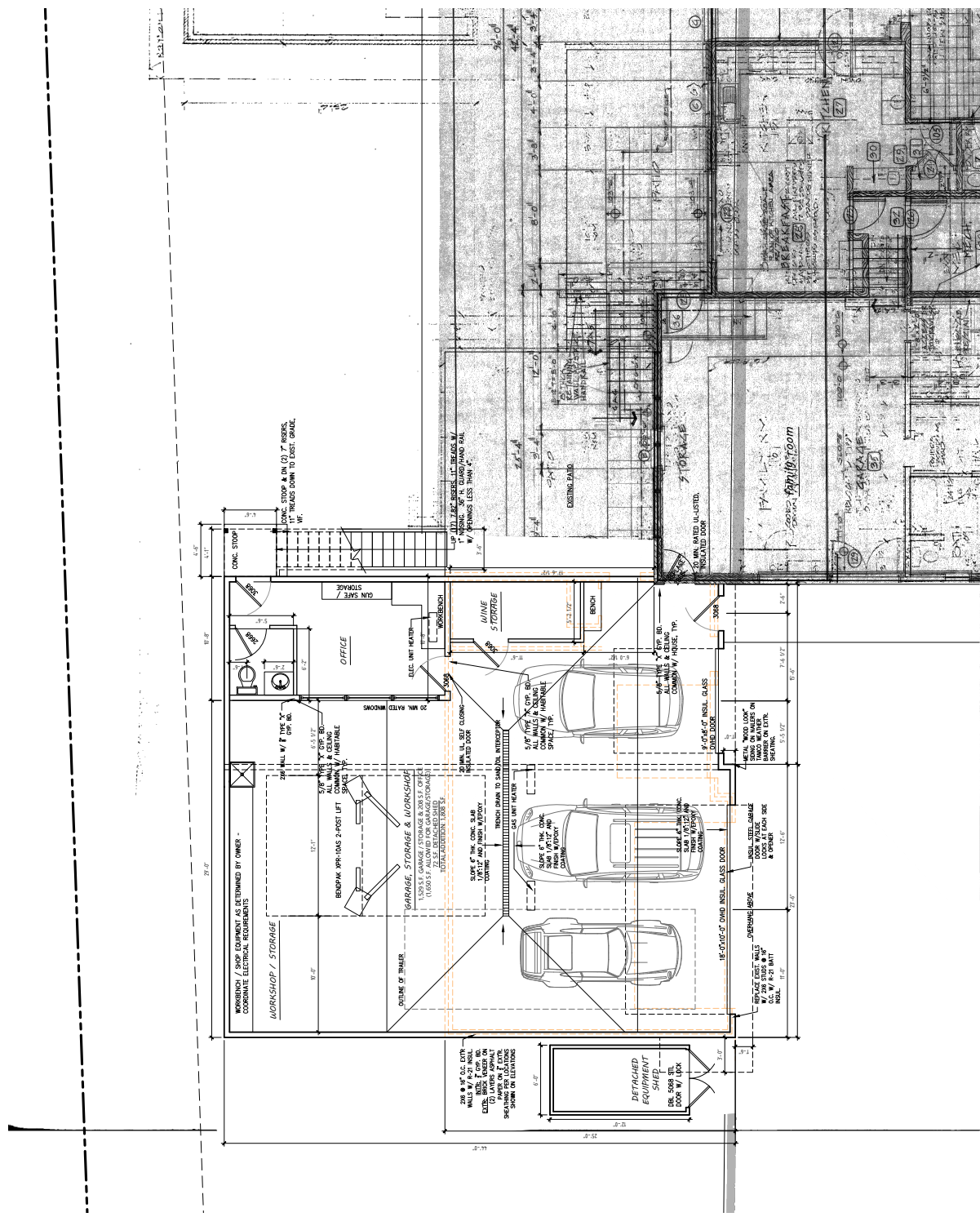


DATE: 01-10-2020
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REVISIONS:

10.9.2019	
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12.22.2018	
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GARAGE ADDITION
 new construction



1 FLOOR PLAN: GARAGE ADDITION
 SCALE: 1/8"=1'-0"



DATE
01-10-2020

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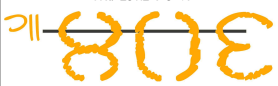
- REVISIONS:
- 10.13.2018
 - 10.26.2018
 - 11.07.2018
 - 12.22.2018
 - 01.14.2019
 - 06.14.2019
 - 08.01.2019
 - 12.16.2019
 - 01.19.2020

PROJECT NUMBER: 18.138

DIVISION OF THE DEPARTMENT OF AGRICULTURE

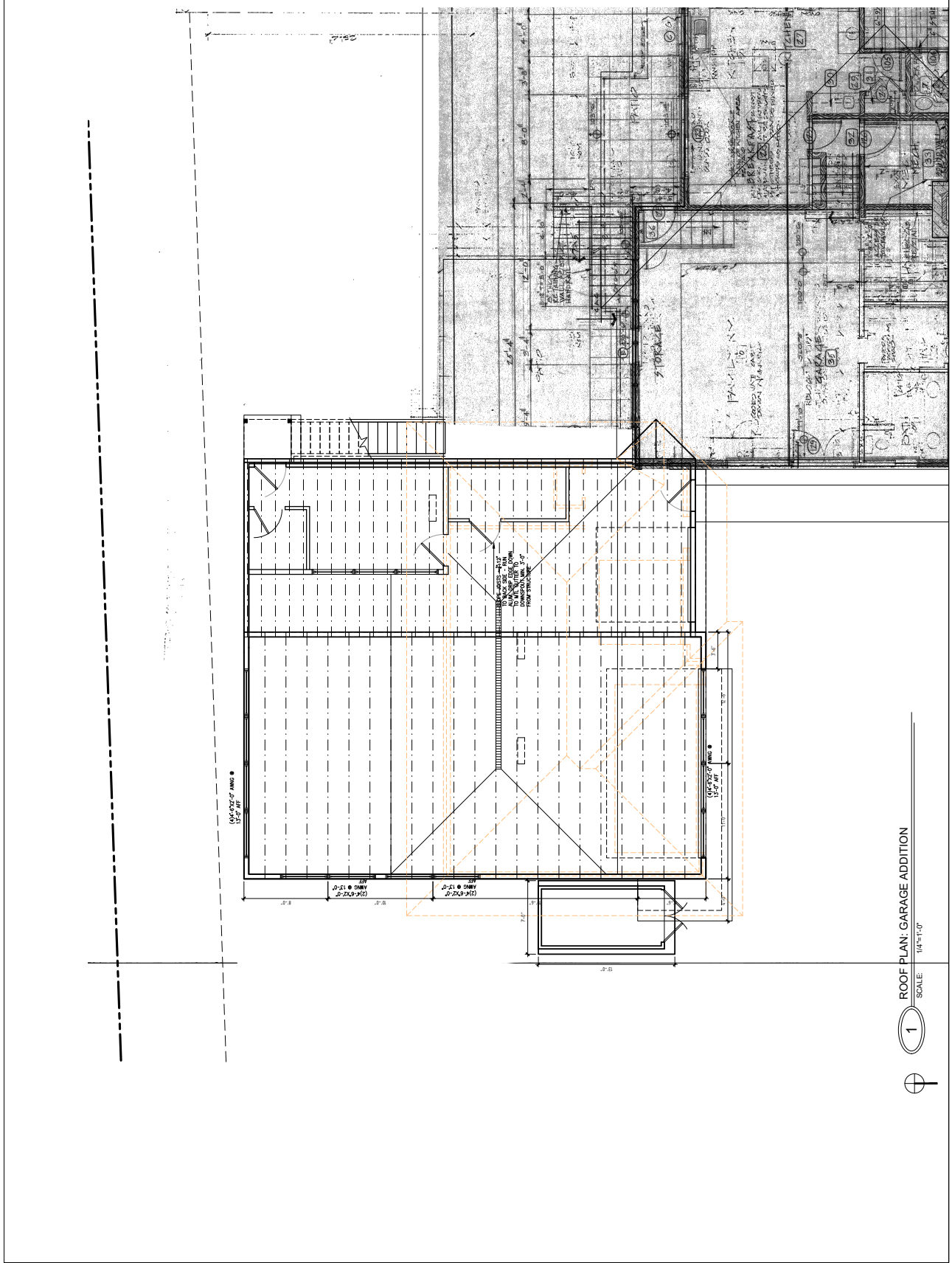
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1 ROOF PLAN - GARAGE ADDITION
SCALE: 1/4"=1'-0"



FIGURE 1

SEAL



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 - 12.04.2019
 - 01.19.2020

PROJECT NUMBER: 18.138

DEPARTMENT OF THE TRUSTEES OF STATE

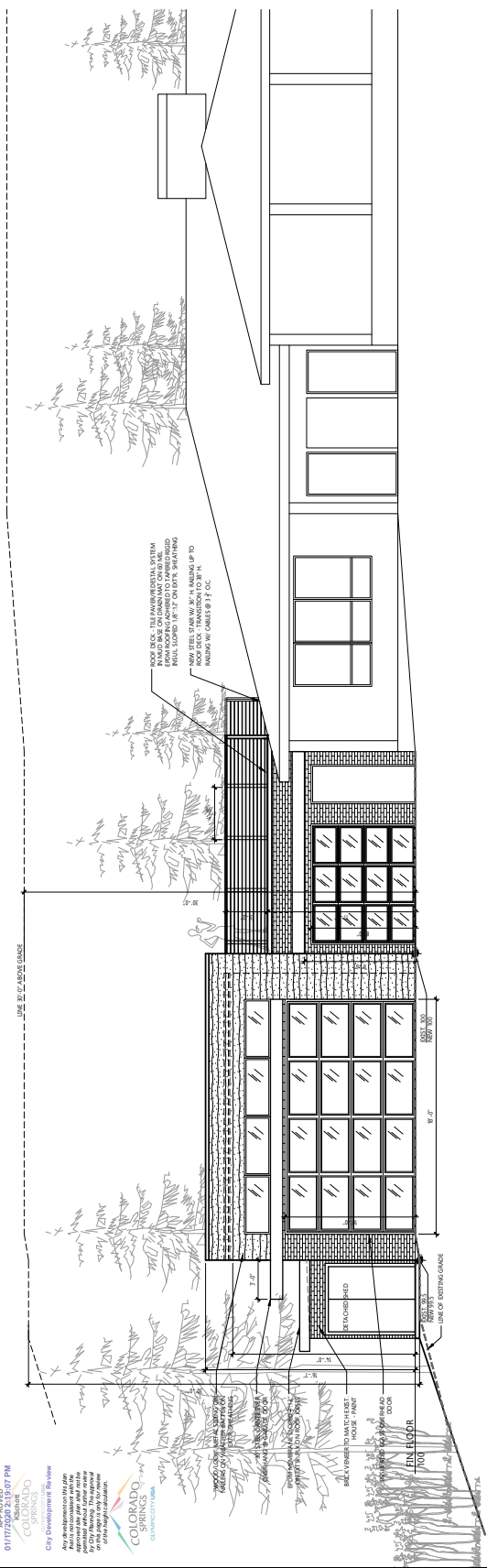
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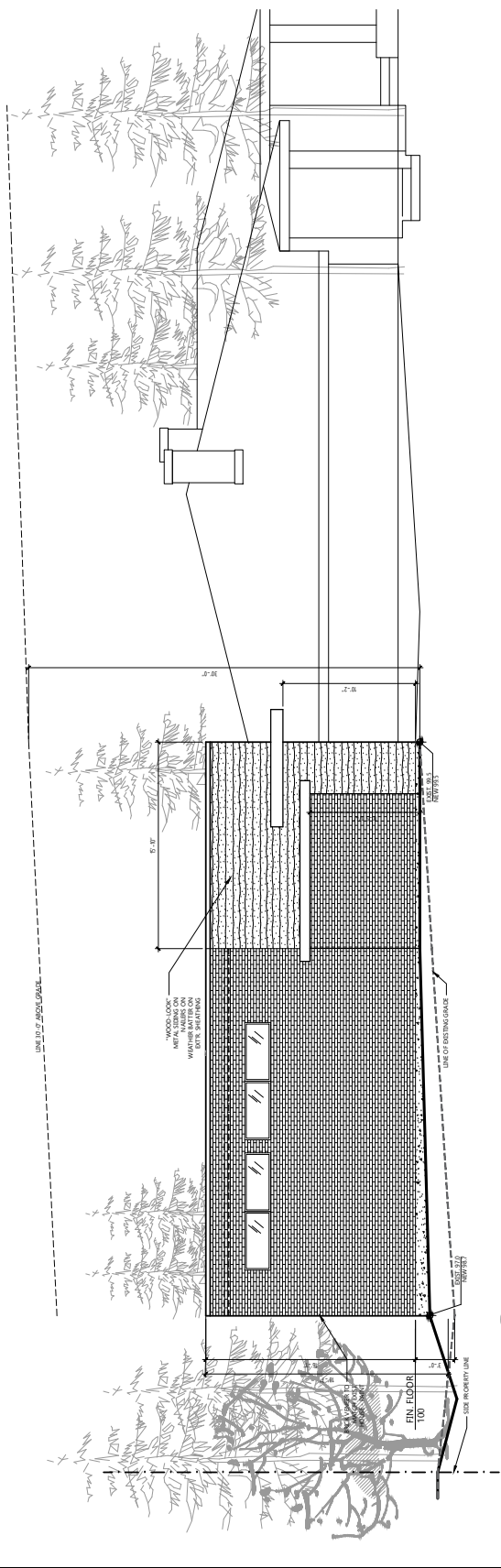
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A300



1 EXTERIOR ELEVATION: NORTH GARAGE ADDITION
 SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION: EAST GARAGE ADDITION
 SCALE: 1/4"=1'-0"

APPROVED: 01/17/20
 COLORADO ARCHITECTS
 Christopher E. Roper
 License No. 401988

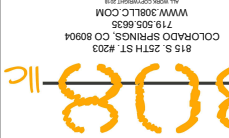
CITY OF COLORADO SPRINGS
 COMMUNITY DEVELOPMENT DEPARTMENT
 1400 N. VICTORY BLVD., SUITE 100
 COLORADO SPRINGS, CO 80902
 (719) 594-3300



DATE: 01-10-2020
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 10.20.2019
 10.21.2019
 12.21.2019
 06.14.2019
 06.14.2019
 06.14.2019
 12.16.2019
 01-10-2020

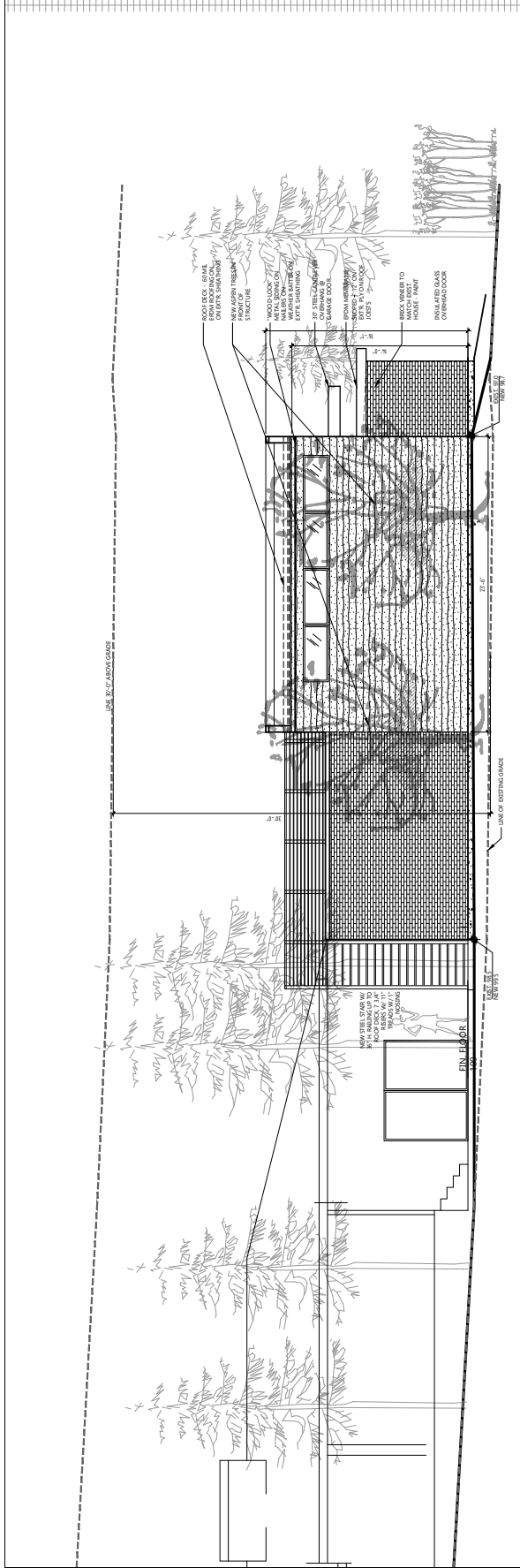
PROJECT NUMBER: 18.138
 UNIVERSITY OF THE TRIANGLE OF SERVICE
 All drawings, notes, specifications, schedules, etc. shall be read in conjunction with the contract documents. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for coordinating all utility work and for protecting existing utilities. The contractor shall be responsible for maintaining access to all adjacent properties and for restoring any areas damaged during construction. The contractor shall be responsible for maintaining safety and security of the site at all times.

GARAGE ADDITION
 new construction
 100 MARLAND RD. S.
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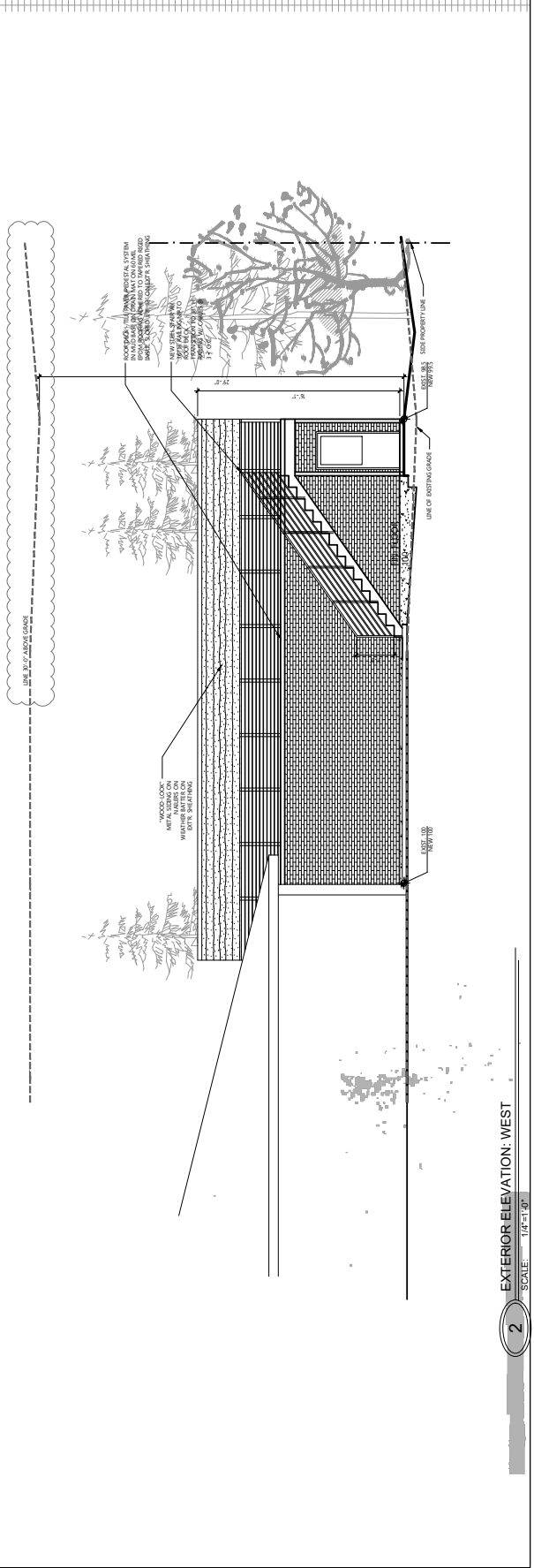


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A301



1 EXTERIOR ELEVATION: SOUTH GARAGE ADDITION
 SCALE: 1/4"=1'-0"



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

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- 02.14.2019
- 03.14.2019
- 04.14.2019
- 05.14.2019
- 06.14.2019
- 07.14.2019
- 08.14.2019
- 09.14.2019
- 10.14.2019
- 11.14.2019
- 12.14.2019
- 01.14.2020

PROJECT NUMBER: 18.108

NUMBER OF SHEETS: 20

DATE OF PREPARATION: 10/10/2018

DATE OF REVISION: 01/10/2020

DATE OF ISSUE: 01/10/2020

DATE OF REVIEW: 01/10/2020

DATE OF APPROVAL: 01/10/2020

DATE OF CLOSURE: 01/10/2020

DATE OF CANCELLATION: 01/10/2020

DATE OF RESCINDMENT: 01/10/2020

DATE OF REINSTATEMENT: 01/10/2020

DATE OF REVOCATION: 01/10/2020

DATE OF ANNULMENT: 01/10/2020

DATE OF REPEAL: 01/10/2020

DATE OF REPEALMENT: 01/10/2020

DATE OF REPEALMENT: 01/10/2020

DATE OF REPEALMENT: 01/10/2020

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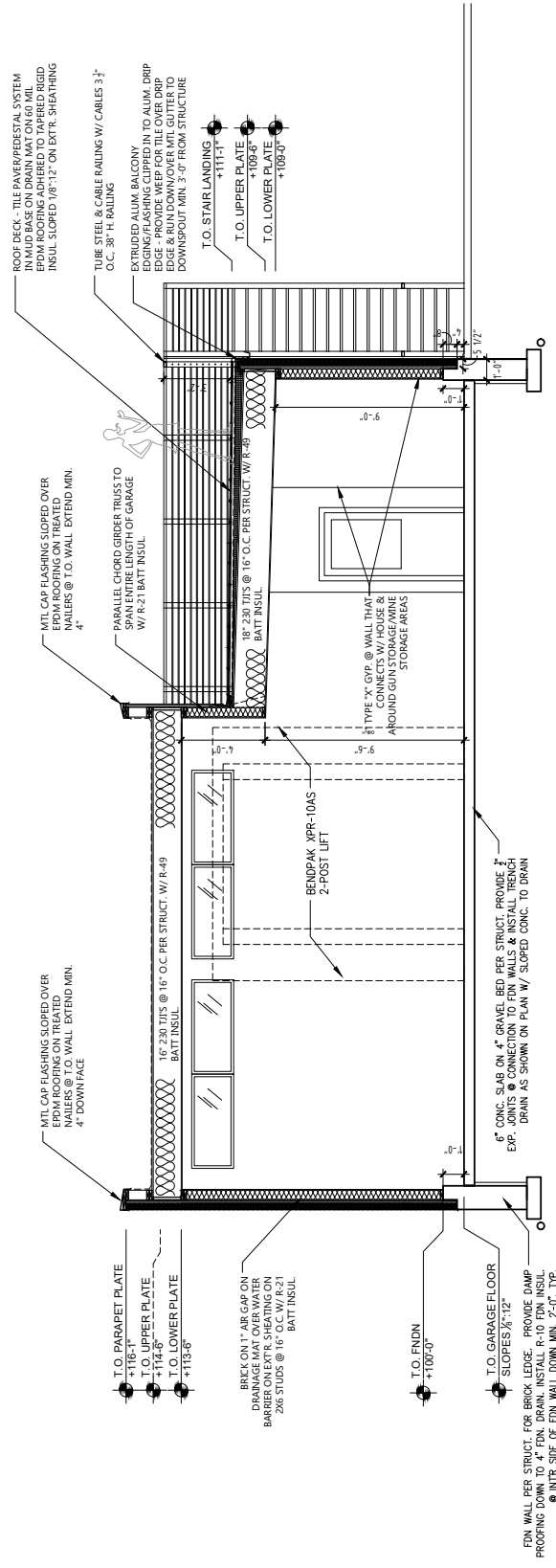
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A400



1 BUILDING SECTION: THRU STEP IN ROOF
 SCALE: 1/4"=1'-0"

FIGURE 1