

# FERNANDEZ RESIDENCE

## COLORADO SPRINGS, CO



### LOCATION MAP:



### SHEET INDEX:

SHEET INDEX	
SHEET NUMBER	SHEET NAME
T0.0	TITLE SHEET
A0.0	PROPOSED SITE PLAN
A0.1	PROPOSED EXTERIOR FLOOR PLAN
A1.0	LOWER LEVEL FLOOR PLAN
A1.1	MAIN LEVEL FLOOR PLAN
A1.2	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTION KEY PLAN
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.0	SCHEDULES FOR CALLS
VB.0	3D VIEWS
VB.1	3D VIEWS

### SITE INFORMATION:

**LEGAL DESCRIPTION:**  
LOT 2, RILEY SUBDIVISION

**SCHEDULE NO.:**  
6320003003

**ZONING DISTRICT:**  
R HS

**PARCEL SIZE:**  
1.64 ACRES (71,925 SQ. FT)

**SITE ADDRESS:**  
1220 EAGLE ROCK ROAD, COLORADO SPRINGS, COLORADO 80918

### LOT INFORMATION:

LOT SIZE: 71,925 SQ. FT.

BUILDING FOOTPRINT: 4,883 SQ. FT.

LOT COVERAGE: 6.7%

### SQUARE FOOTAGE CALCULATIONS:

LOWER LEVEL FLOOR PLAN-FINISHED: 1574 SQ FT  
MAIN LEVEL FLOOR PLAN-FINISHED: 1780 SQ FT

TOTAL SQUARE FOOTAGE-FINISHED AREA: **3,354 SQ FT**

### CODE COMPLIANCE:

2011 PIKES PEAK REGIONAL CODE (PPRBS)  
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2009 INTERNATIONAL MECHANICAL CODE (IMC)  
2015 INTERNATIONAL PLUMBING CODE (IPC)  
2014 NATIONAL ELECTRIC CODE (NEC)

### OWNER:

JOHN AND JAMI FERNANDEZ  
2482 NORWICH DRIVE,  
COLORADO SPRINGS, CO  
80920-5337

### DESIGN FIRM:

REMWHIRL  
2276 MANATT COURT, B10  
CASTLE ROCK CO 80104  
303.968.8124

### BUILDER:

COPPERLEAF HOMES  
2172 RED EDGE HEIGHTS  
COLORADO SPRINGS CO 80921  
719.596.8900

### STRUCTURAL ENGINEER:

ROCKY MOUNTAIN GROUP  
2910 AUSTIN BLUFFS PKWY, STE 100  
COLORADO SPRINGS CO 80918  
719.548.0600

### TRUSS ENGINEER:

FOXWORTH-GALBRIATH TRUSS  
4005 INTERPARK DR BLDG B  
COLORADO SPRINGS, CO 80907  
719.598.4500

Released for Permit  
11/15/2018 2:43:22 PM  
REYNOLDS  
MICHAELA  
CONSTRUCTION



303-968-8124

7-10-18

DESIGNER: DATE: LICENSE NO:

REVISIONS: 1. Proposed 1. 2. 3.

FERNANDEZ RESIDENCE  
COLORADO SPRINGS, CO

DRAWN BY: GJS

T0.0  
TITLE SHEET



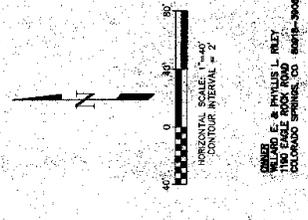




**ADP**

**RILEY SUBDIVISION  
CITY OF COLORADO SPRINGS, COLORADO  
FIRE FACILITIES PLAN**

3 2 4 0



BY: **DAVID E. BYRUS, L.L.P.**  
1100 EAGLE ROCK ROAD  
COLORADO SPRINGS, CO 80909-3907

**BUILDING ENVELOPE** ———  
**PRESERVATION BOUNDARY** - - -

**LEGEND**

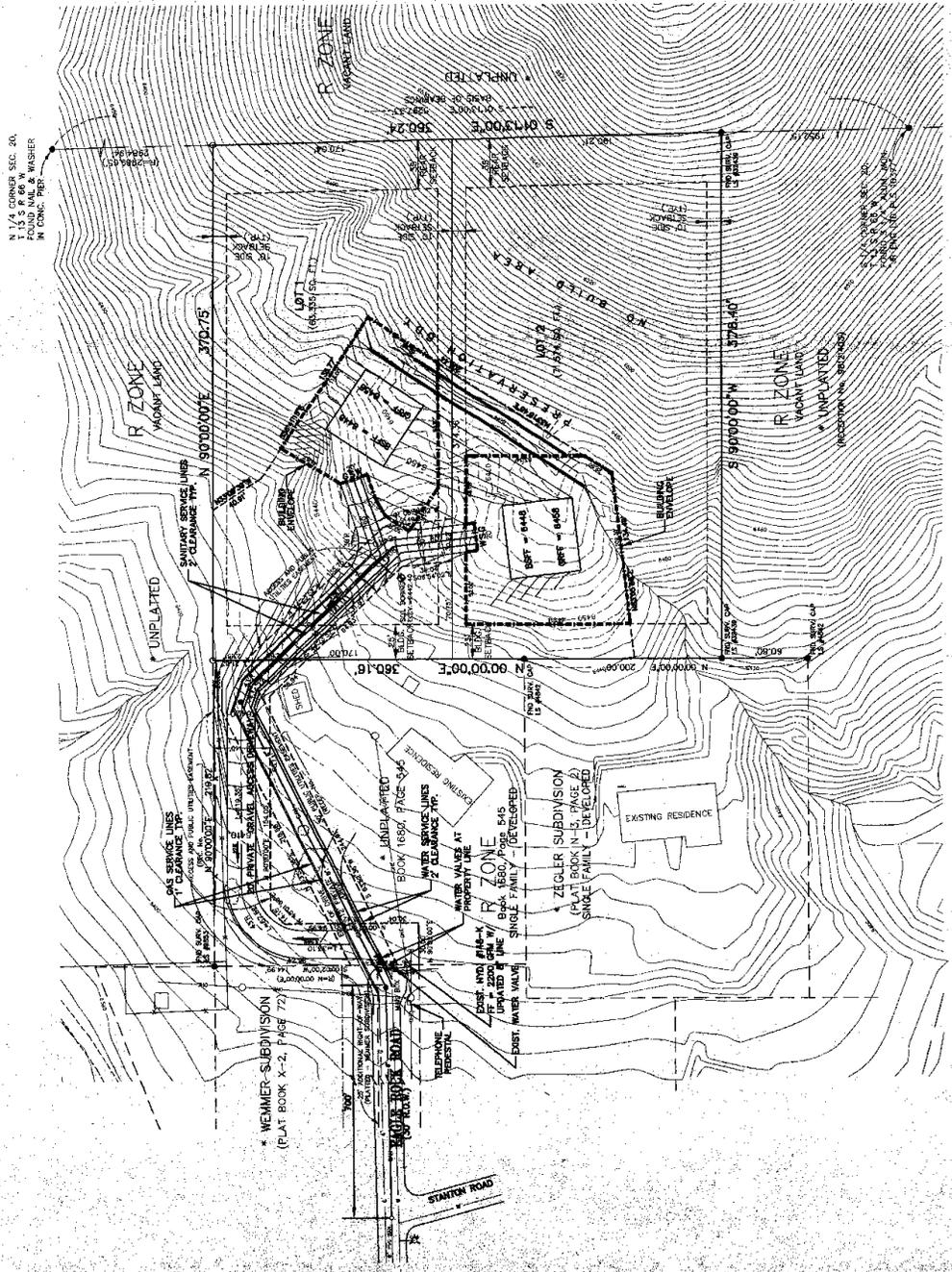
EXISTING		PROPOSED	
PROPERTY LINE	—	GAS	—
SHADY SEWER	—	8" SANITARY SEWER	—
MANHOLE	○	MANHOLE	○
WATER	—	WATER	—
OVERHEAD ELECTRIC	—	VALVE	—
VALVE	—	FIRE HYDRANT	—
FIRE HYDRANT	—	GAS	—
		8" SANITARY SEWER	—
		MANHOLE	○
		WATER	—
		VALVE	—
		FIRE HYDRANT	—

FIRE DEPARTMENT  
PLAN REVIEW # \_\_\_\_\_

**ACCEPTABLE**  
SUBJECT TO FINAL INSPECTION  
AND APPROVAL BY THE CITY  
ENGINEER.  
DATE: 3-27-98

APPROVED  
CITY OF COLORADO SPRINGS  
FOR 3-27-98  
BY CITY PLANNING

CITY FILE NUMBER: **AR 98-727**  
TAX NUMBER: **632 000 0046**  
FIRE DEPT. NUMBER: **981063**



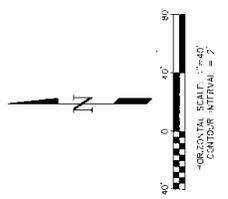
DATE: 10/25/98  
 DESIGNED BY: JLM  
 PROJECT ENGINEER: KMB  
 PROJECT MANAGER: JMB  
 PREPARED BY: ADP



1981 Austin, Austin, Texas  
 78761  
 (512) 426-1111  
 (512) 426-1111

NO.	DATE	REVISION

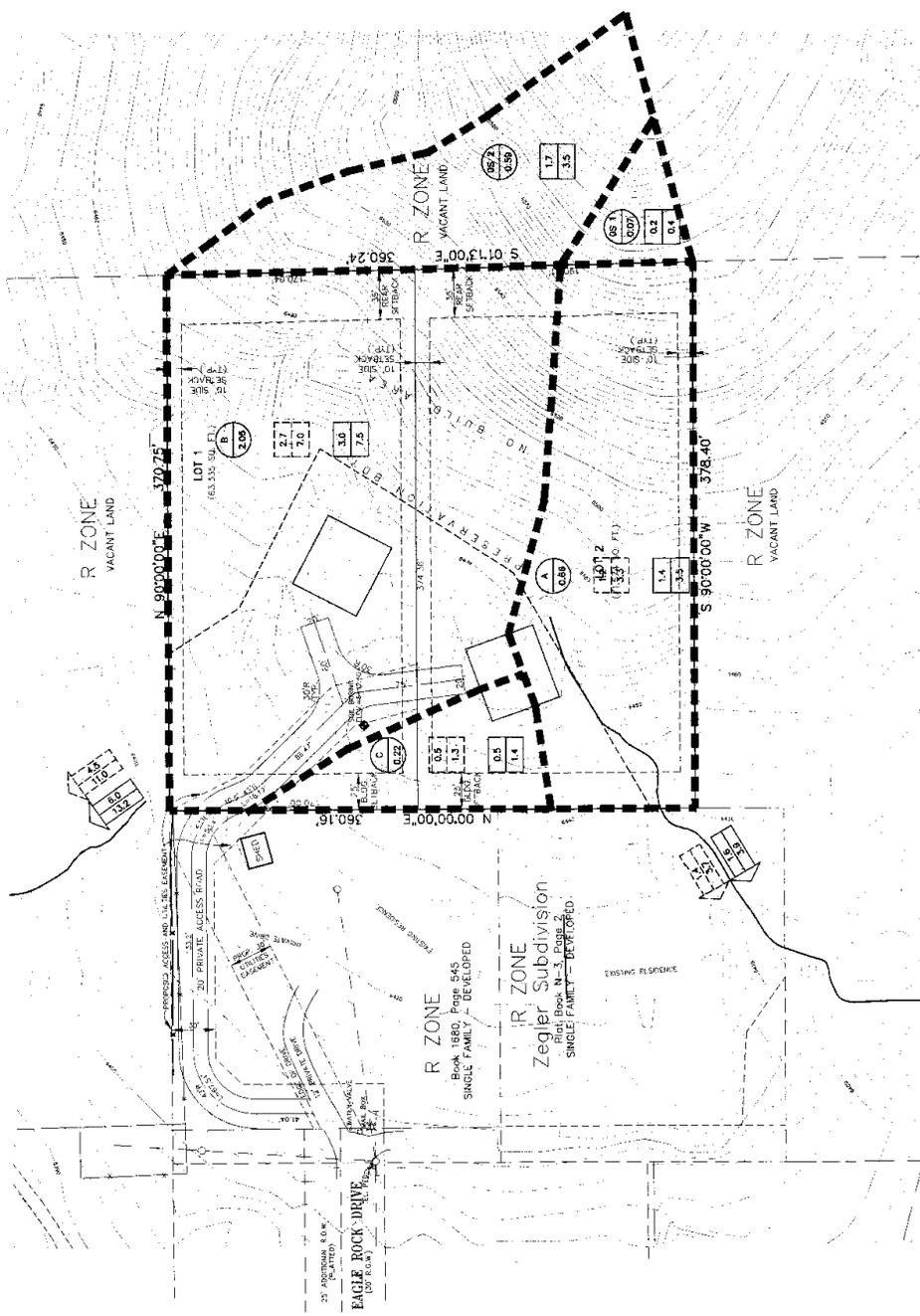
**RILEY SUBDIVISION**  
**CITY OF COLORADO SPRINGS, COLORADO**  
**DRAINAGE PLAN**



OWNER:  
 WILLARD E. & PHYLLIS L. RILEY  
 100 EAGLE ROCK ROAD  
 COLORADO SPRINGS, CO 80918-3906

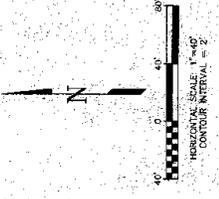
**LEGEND**

- BASIN DESCRIPTION
- BASIN AREA, ACRES
- 5 YEAR EXISTING STORM, CFS
- 100 YEAR EXISTING STORM, CFS
- 5 YEAR EXISTING ACCUMULATED FLOW, CFS
- 100 YEAR EXISTING ACCUMULATED FLOW, CFS
- 5 YEAR DEVELOPED STORM, CFS
- 100 YEAR DEVELOPED STORM, CFS
- 5 YEAR DEVELOPED ACCUMULATED FLOW, CFS
- 100 YEAR DEVELOPED ACCUMULATED FLOW, CFS
- BASIN BOUNDARY



APPROVED  
 CITY OF COLORADO SPRINGS  
 APR 9 5 1999  
 BY CITY PLANNING

DP  
 CITY FILE NUMBER AR PD 98-727



**OWNER**  
 WILLARD E. & PHYLLIS L. RILEY  
 1000 S. W. 10TH ST.  
 COLORADO SPRINGS, CO 80907-3008

**BUILDING ENVELOPE** -----  
**PRESERVATION BOUNDARY** -----

**EROSION CONTROL PLAN NOTES**

1. THE SOIL CONSERVATION SERVICE SOIL SURVEY OF EL PASO COUNTY IDENTIFIES THE SOILS ON THIS PROPERTY AS A MEDIUM TO HIGH RISK OF EROSION. THE RUNOFF POTENTIAL IS MODERATE AND THE EROSION POTENTIAL OF THE EXISTING SITE VEGETATION CONSISTS OF RANGELAND GRASSES. ALL DISTURBED AREAS ARE TO BE RESEDED.
2. SCHEDULE OF GRADING - APPROXIMATE TIME FRAME OF ONE MONTH TO COMPLETE GRADING AND INSTALLATION OF EROSION CONTROL MEASURES.
3. TEMPORARY EROSION BARRIERS SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL THE VEGETATION HAS BEEN REESTABLISHED. REMOVAL OF BARRIERS SHALL BE DONE ONCE IT REACHES HALF THE HEIGHT OF THE HAY BALE.

**COST ESTIMATE**

2 EA.	HAYBALE DITCH CHECKS @ \$300/EA.	\$600.00
0.30 AC.	SEEDING @ \$500/ACRE	\$150.00
815 L.F.	SILT FENCE @ \$1.25/L.F.	\$1,018.75
	25% MAINTENANCE	\$254.69
	<b>TOTAL</b>	<b>\$2,473.44</b>

**ENGINEER'S STATEMENT**

THE GRADING WILL CONSIST OF OVERLOT GRADING TO SHAPE THE PROPERTY BEFORE CONSTRUCTION OF THE BUILDING. THE GRADING WILL BE DONE IN ACCORDANCE WITH THE PROPERTY OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC HIGHWAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

*Michael J. ...*

**DEVELOPER'S STATEMENT**

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE HILLSIDE GRADING, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN.

*Willard E. Riley*

**OWNER**

**HILLSIDE GRADING, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN:**  
 THIS CITY OF COLORADO REVIEWED THE CITY OF COLORADO SUBDIVISION AS ORD. 82-56) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, AS AMENDED. EROSION CONTROL IS REVIEWED IN ACCORDANCE WITH SECTION 4.8 OF THE DRAINAGE CRITERIA MANUAL, OCTOBER 1987, LATEST REVISION.

FOR THE CITY ENGINEER DATE Feb 16, 1997 PROJECT START/COMPLETION DATE  
 Hillslope Grading Permit City of Colorado Springs

**NOTES:**  
 SITE GRADING SHALL NOT COMMENCE UNTIL AN APPLICATION AND PERMIT FOR HILLSIDE ZONE GRADING HAS BEEN REVIEWED AND APPROVED.

ALL STRUCTURES ARE TO BE LOCATED WITHIN SPECIFIED BUILDING ENVELOPE, AS SHOWN ON APPROVED DEVELOPMENT PLAN, DECKS, FENCES, AND ACCESSORY STRUCTURES OUTSIDE OF BUILDING ENVELOPE ARE NOT PERMITTED.

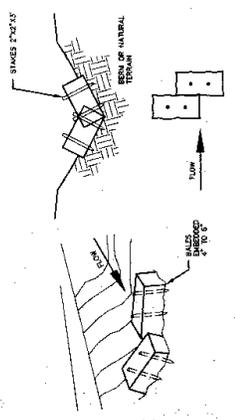
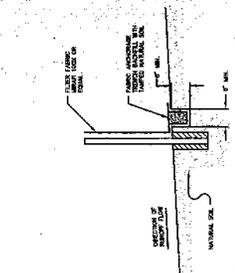
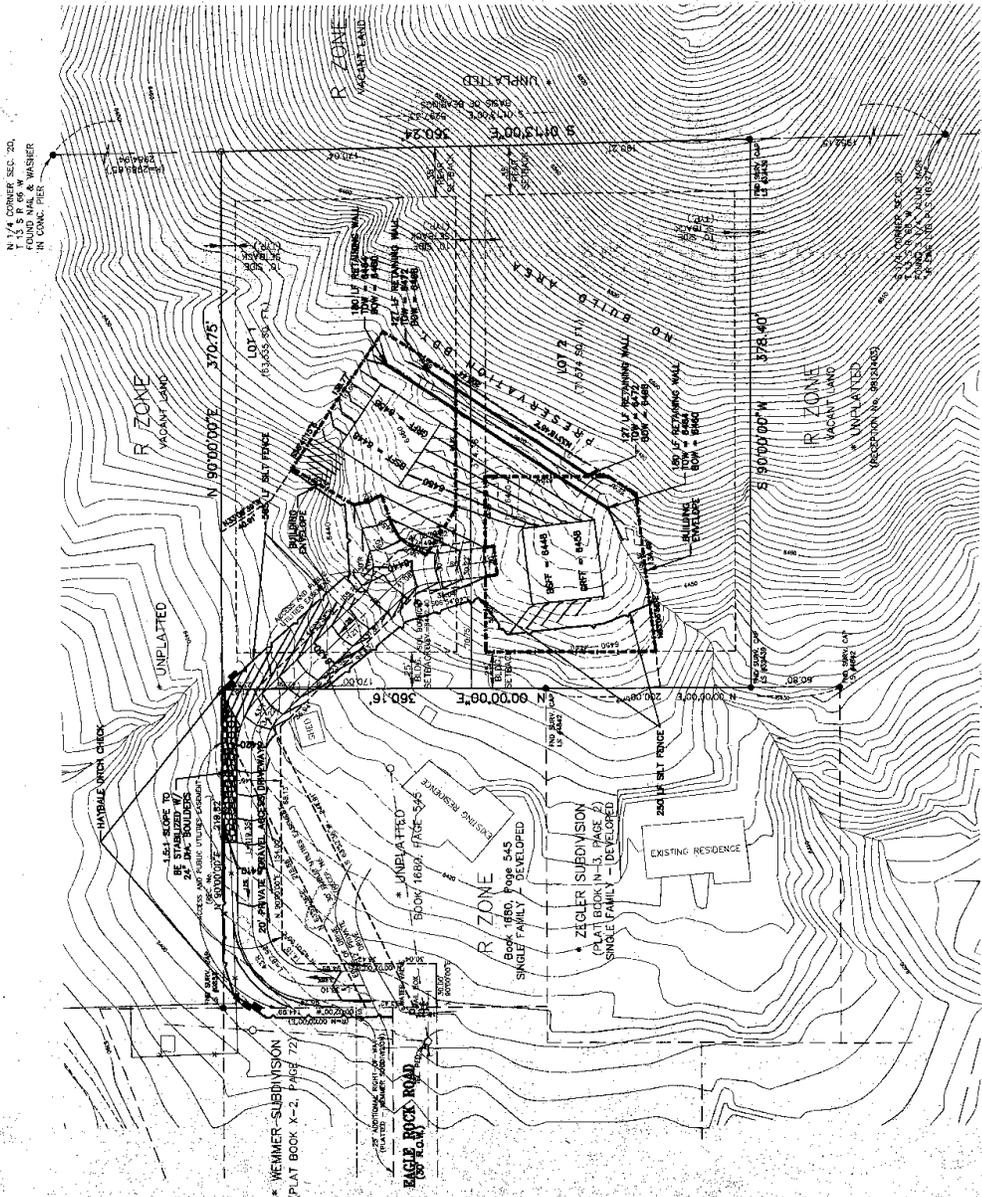
SITE CHARACTERISTICS RESTRICT DWELLING DESIGN TO REQUIRE GARAGES TO BE THE DRIVE UNDER TYPE.

BUILDING FOOTPRINTS MUST BE PLACED IN AN AREA TO NOT AFFECT ACTUAL BUILDING LAYOUT AND IS USED FOR ROAD DESIGN PURPOSES ONLY.

NO PORTION OF THE SITE IS CONTAINED WITHIN A FEMA 100-YEAR FLOODPLAIN, APPROVED AS SHOWN ON THE LATEST LOAD INSURANCE RATE MAP NO. 08008-0162-8, CITY OF COLORADO SPRINGS, DATED DECEMBER 18, 1988.

APR 15, 1998  
 BY CITY PLANNING

CITY FILE NUMBER: AR-PG-98-727



TYPICAL INSTALLATION FOR SILT FENCE  
 N.T.S.

HAYBALE DITCH CHECK  
 N.T.S.