

LEGEND

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|---|--|----|---|
| 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

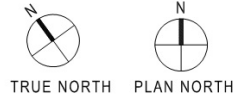
- OWNER & ADDRESS:**
JOHN C. DELAGO - 11 PHEASANT LANE, ALBANY, NY 12204
- PROPERTY:** 2312 W. PIKES PEAK AVENUE, COLORADO SPRINGS, CO 80904
- TAX SCHEDULE #:** 7411222019
- ZONING:** R2
- PLAT #:** 551
- LEGAL DESCRIPTION:** E 15 FT OF LOT 23, W 22.3 FT OF FRACTIONAL LOT 22 BLK 144 COLORADO CITY COLO 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

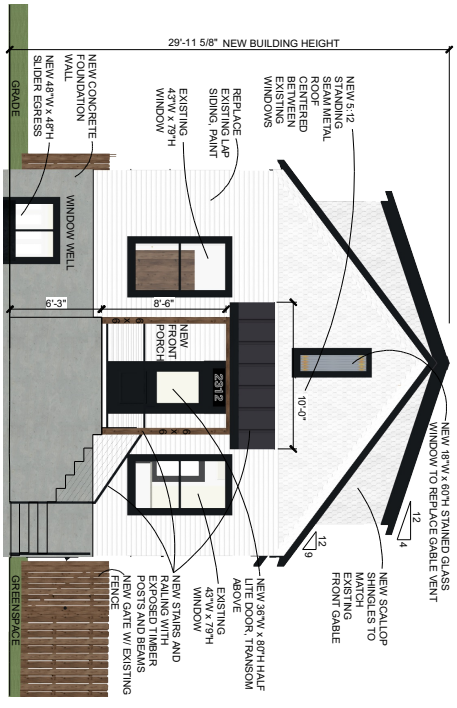
NOTE: LOCATIONS & DIMENSIONS OF EXISTING & PROPOSED STRUCTURES, HARDSCAPE, UTILITY LINES & POLES, SETBACKS, EASEMENTS, ROADS, ALLEY, FENCES, AND OTHER ITEMS DEPICTED ARE BASED UPON: WAIVER OF REPLAT FILE NO. SUBD-23-0136 (PROJECT #23113, 10/20/2023) BY GOLD LAND SURVEYING, AERIAL IMAGERY, BASIC FIELD 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"

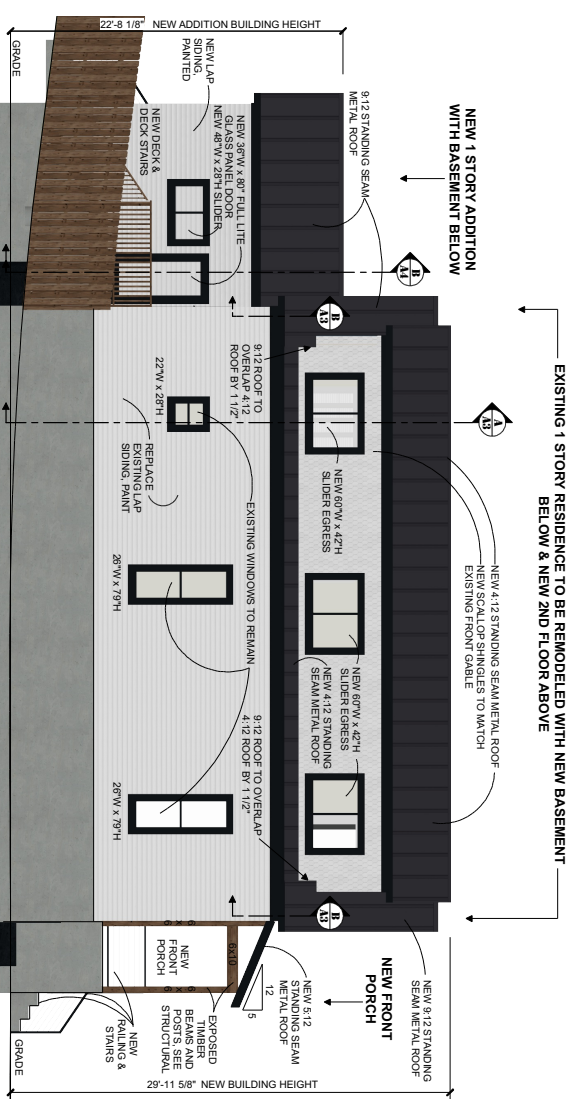


- S Y M B O L S**
- ⊕ EXISTING ELECTRIC METER LOCATION
 - ⊙ EXISTING SANITARY SEWER CLEANOUT
 - ⊕ EXISTING GAS METER LOCATION

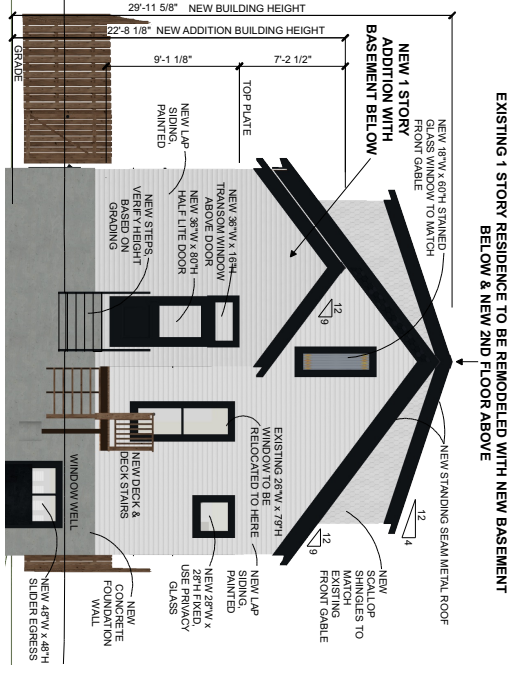




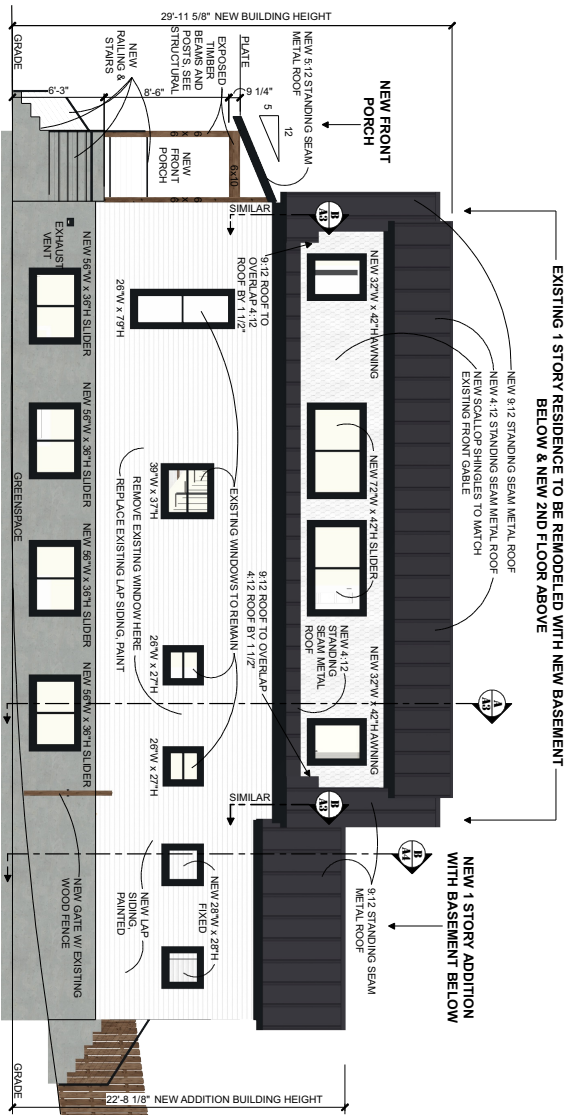
A SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

EXISTING 1 STORY RESIDENCE TO BE REMODELED WITH NEW BASEMENT BELOW & NEW 2ND FLOOR ABOVE

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EXISTING 1 STORY RESIDENCE TO BE REMODELED WITH NEW BASEMENT BELOW & NEW 2ND FLOOR ABOVE

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

A2

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

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PROJECT STATUS: PRELIMINARY - N.C.

CHECKED BY: CWM

DRAWN BY: DAWD-2312

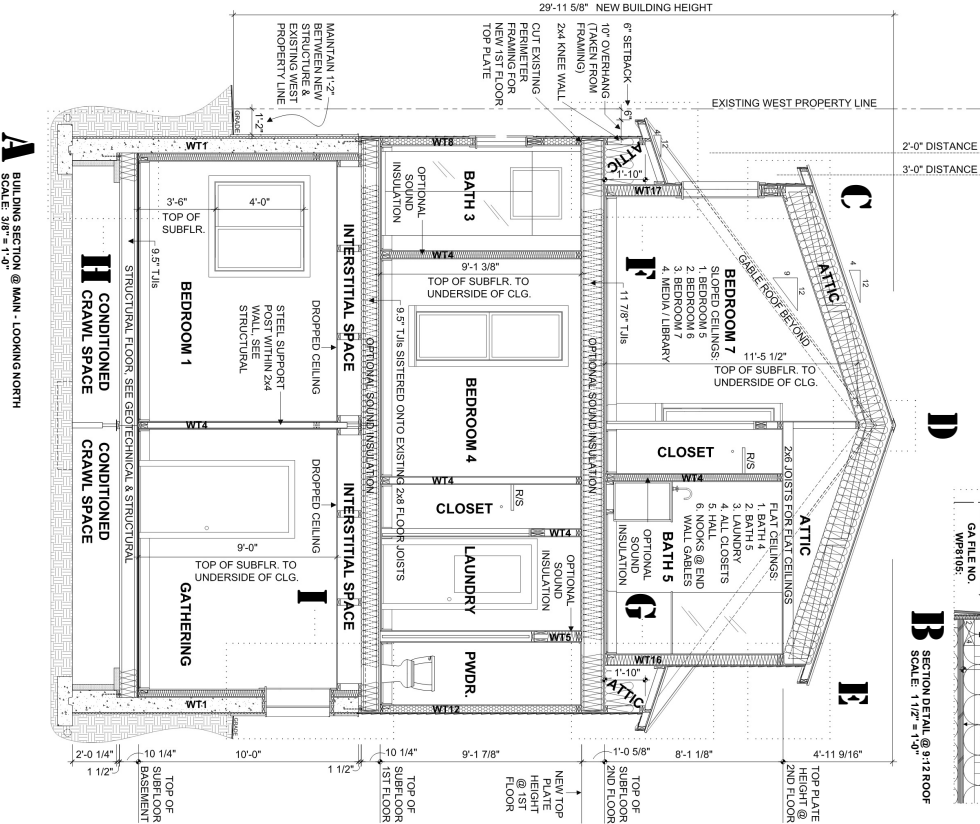
PROJECT NUMBER: DAWD-2312



SHEET NUMBER

DATE: 12.24.2023

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"

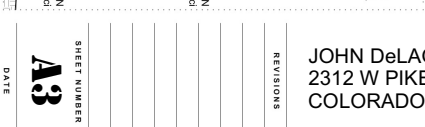
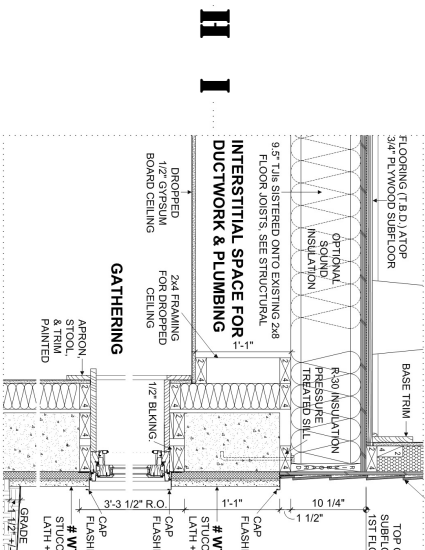
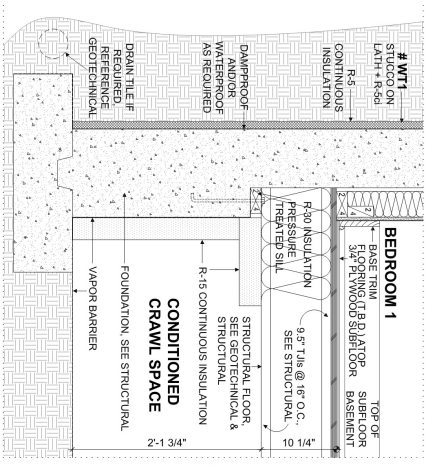
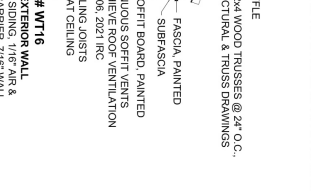
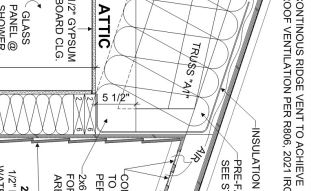
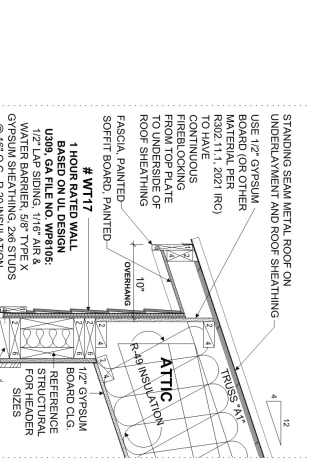
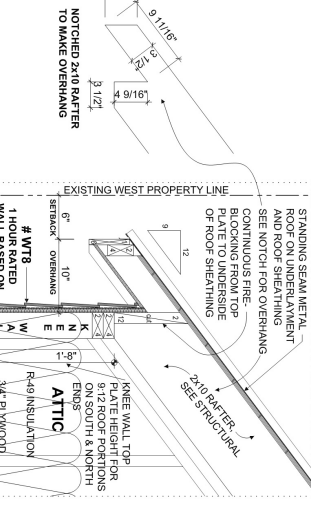
C SECTION DETAILS
 SCALE: 1 1/2" = 1'-0"

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

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

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

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



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

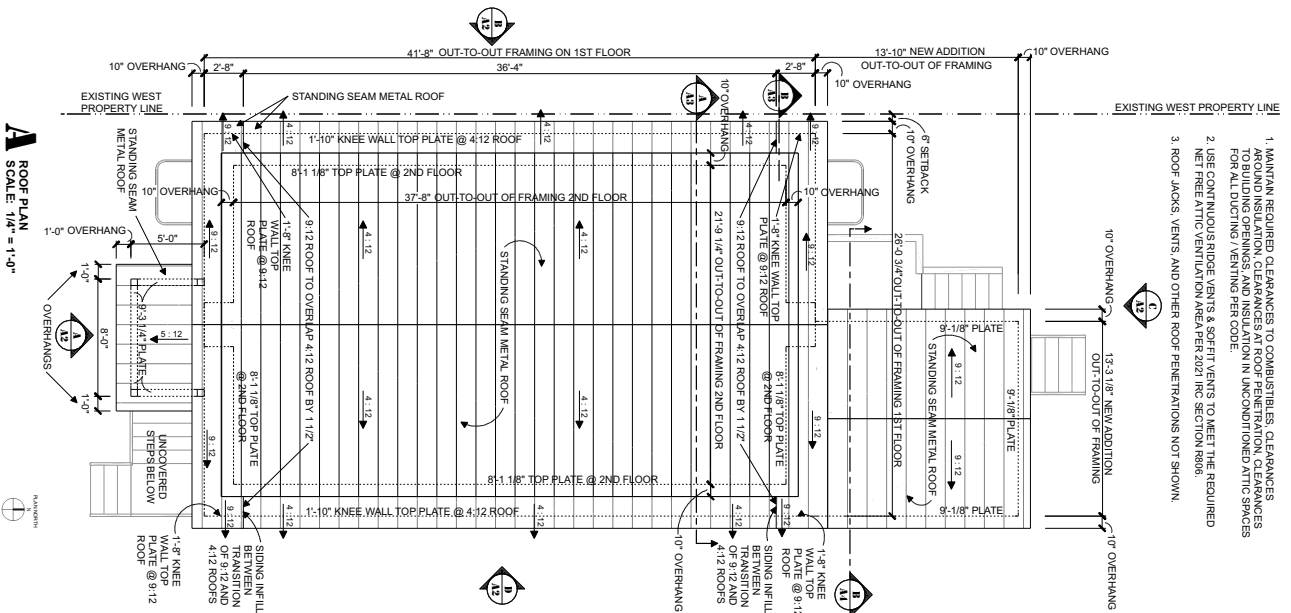
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 PRELIMINARY - N.C.



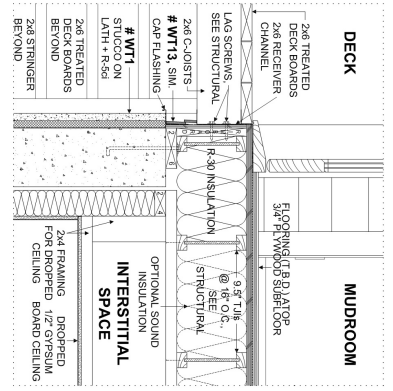
PROJECT NUMBER
 DRAWING NO.
 CHECKED BY
 DATE

A3
 SHEET NUMBER
 DATE

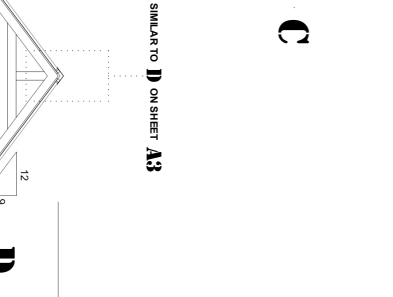


A ROOF PLAN
SCALE: 1/4" = 1'-0"

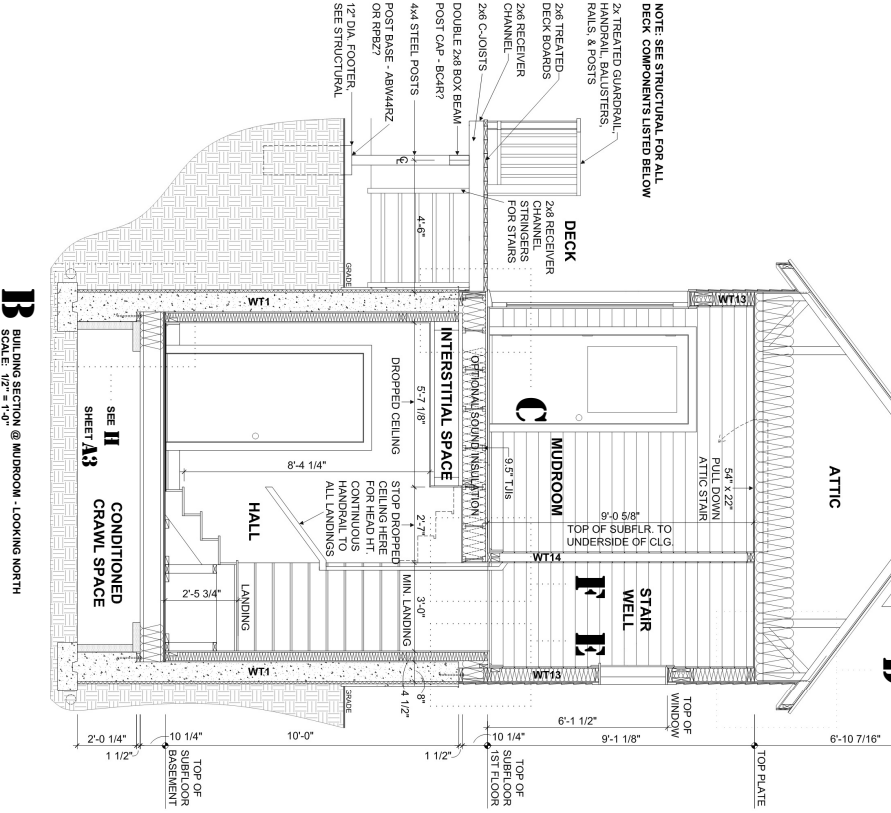
1. MAINTAIN REQUIRED CLEARANCES TO COMBUSTIBLES. CLEARANCES AROUND INSULATION. CLEARANCES AT ROOF PENETRATION. CLEARANCES FOR ALL DUCTING / VENTING PER CODE.
2. USE CONTINUOUS FINISH VENTS & SOFFIT VENTS TO MEET THE REQUIRED NET FREE AREA TO VENTILATION AREA PER SECTION 502.5 (SECTION 503).
3. ROOF JOISTS, VENTS, AND OTHER ROOF PENETRATIONS NOT SHOWN.



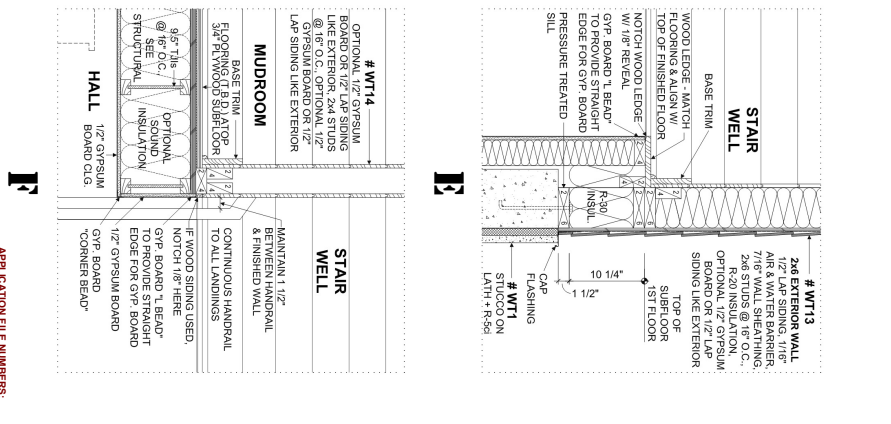
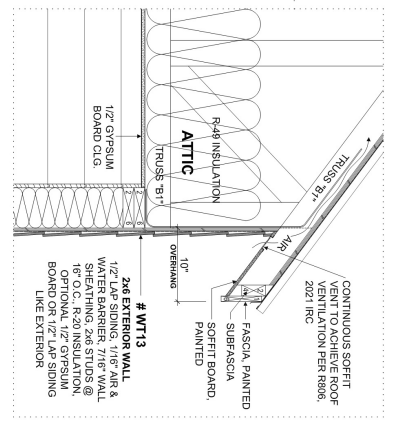
C



D



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



F

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

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

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SHEET NUMBER
DATE: 12.2023