

SITE LEGEND

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

SITE KEYNOTES

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

NOTES

- 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".
- GAS METERS MUST BE A MINIMUM OF 3 FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS. 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
p. 916.884.1530
e. s.south19@yahoo.com

ARCHITECT: ECHO ARCHITECTURE
2752 WEST COLORADO AVE
COLORADO SPRINGS, CO 80904
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30F3 EXTERIOR ELEVATIONS

PROJECT DATA

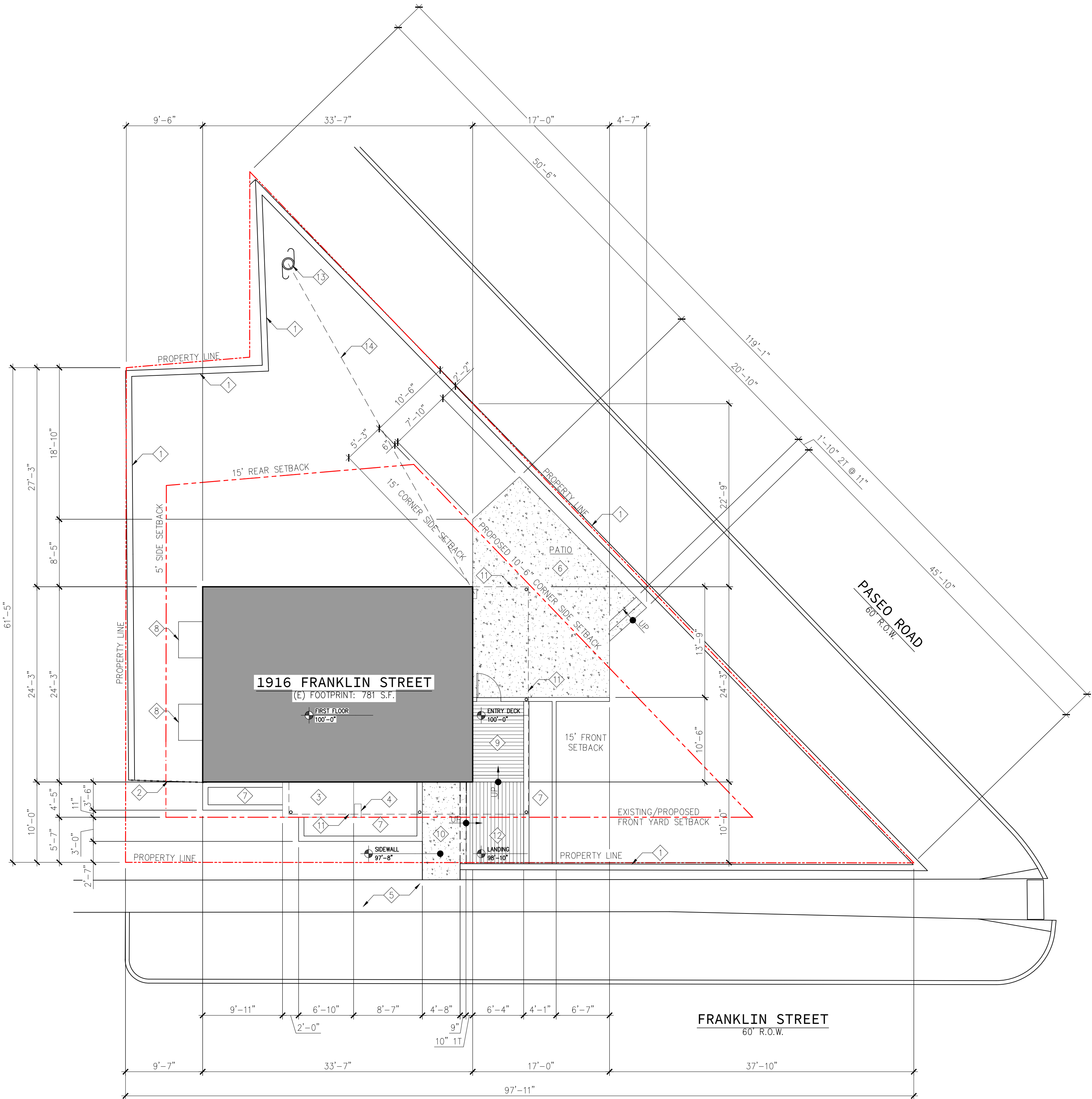
PROJECT SUMMARY: RESIDENTIAL REMODEL AND ADDITION
PROJECT ADDRESS: 1916 NORTH FRANKLIN STREET,
COLORADO SPRINGS CO 80907
TSN: 6405227001
LEGAL DESCRIPTION: LOT 4 SUB OF LOT 7 BLK 7 HASTINGS 9TH
ADD COLO SPCS
CITY ZONING: R-1 6
PROJECT TYPE: RESIDENTIAL REMODEL AND ADDITION

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)

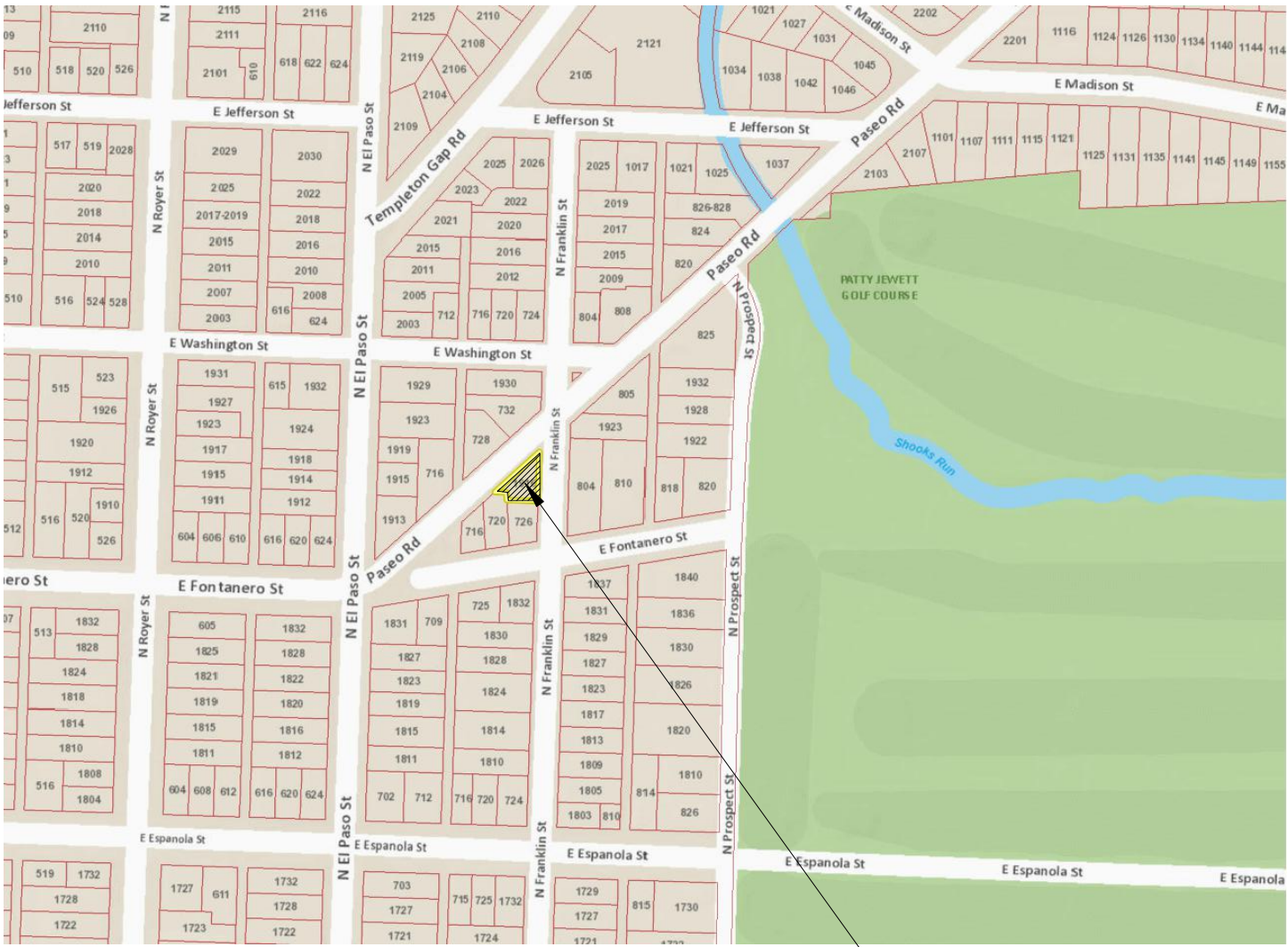
FILE NUMBER: NVAR-25-0009



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



VICINITY MAP



SITE PLAN

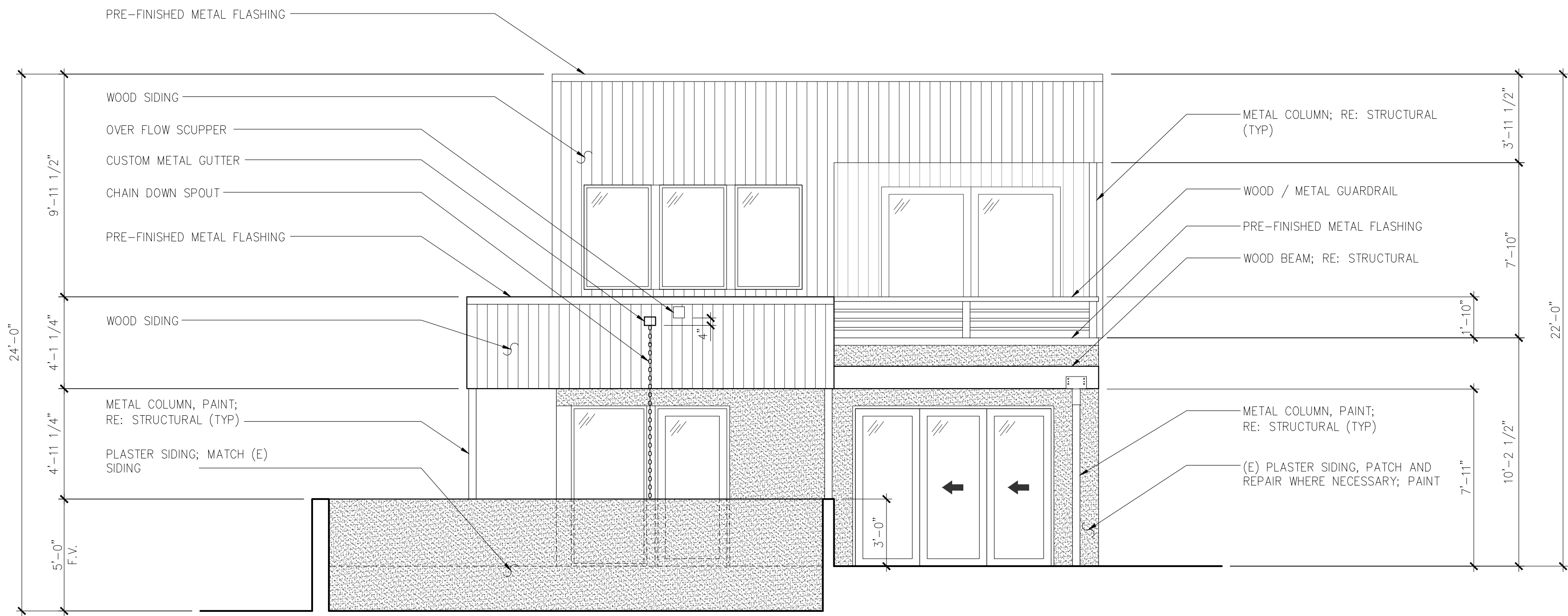
ECHO

2025-03-FRANKLIN
RES
1916 N FRANKLIN
ST.,
COLORADO SPRINGS,
CO
80907

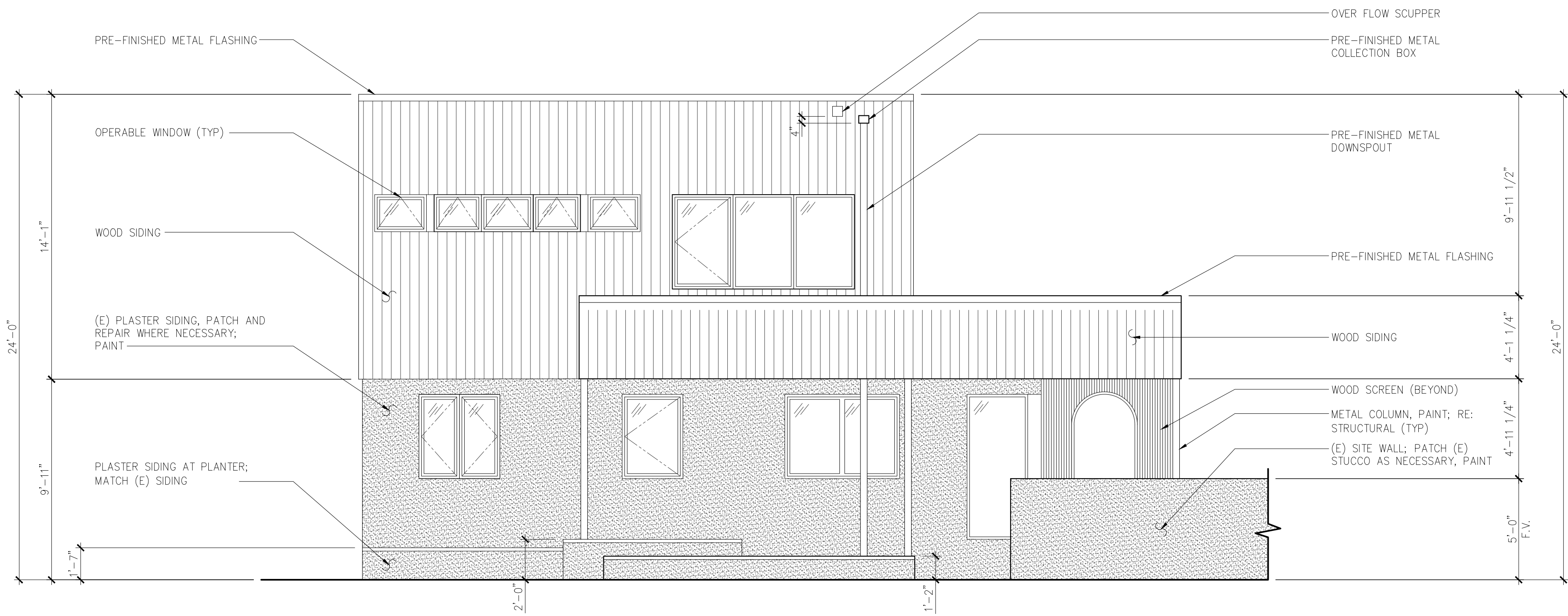
date: 08.05.2025
phase: NONUSE VARIANCE
drawn by: TRW

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Colorado Springs, CO 80904
www.echo-arch.com
t 719.387.7836

10F3



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



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

EXT ELEVATIONS

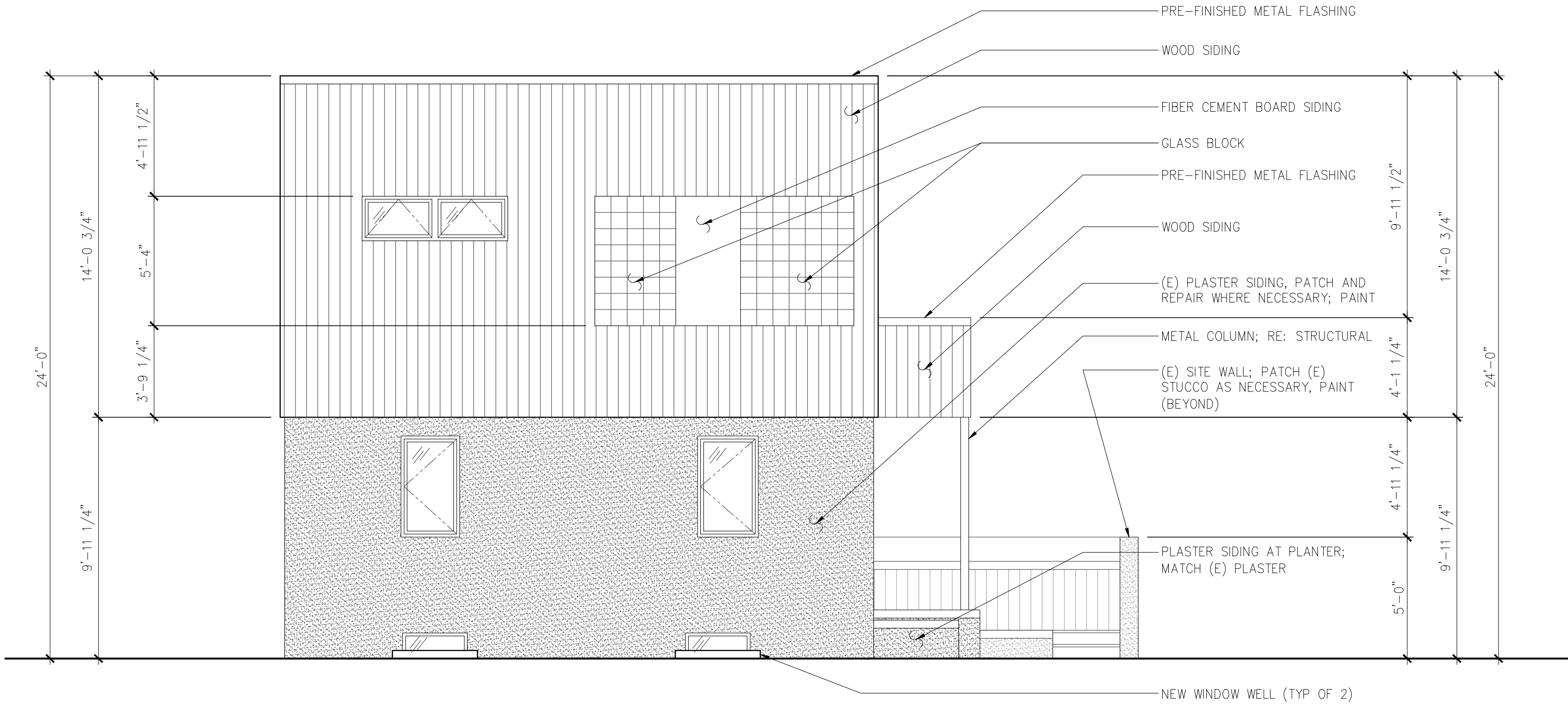
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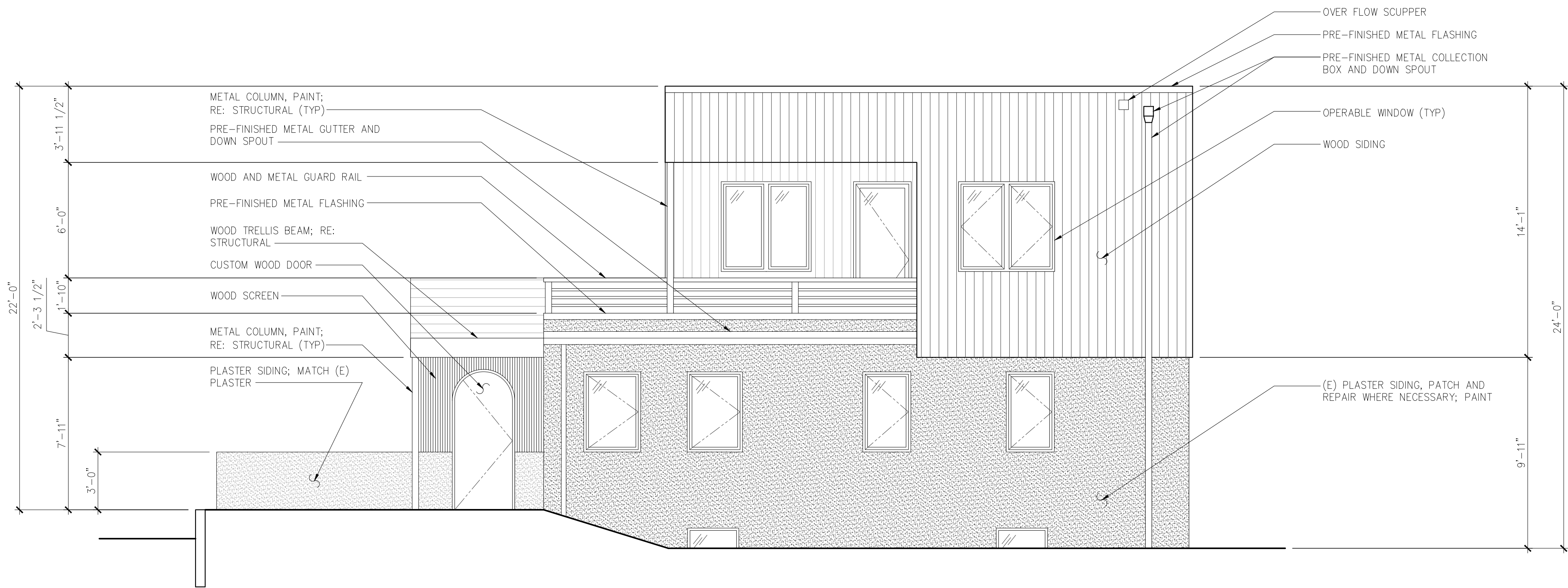
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date:
08.05.2025
phase:
NONUSE VARIANCE
drawn by:
TRW

20F3



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



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

EXT ELEVATIONS

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