

Project Legend

Owner:
BTC Partners, LLC
PO BOX 101166
Denver, CO 80250
(720) 744-0789

Developer:
Blue Truck Capital
PO BOX 101166
Denver, CO 80250
(720) 744-0789

Property Address:
3121 Illinois Ave
Colorado Springs, CO 80907

Lot Square Footage:
4,800 square feet

Proposed Square Footage:
2,500 square feet
(1,250 sf/DU; 1,250 sf Footprint)

Proposed Lot Coverage:
25.87% (1,242/4,800)

Proposed Building Height:
32' 11"

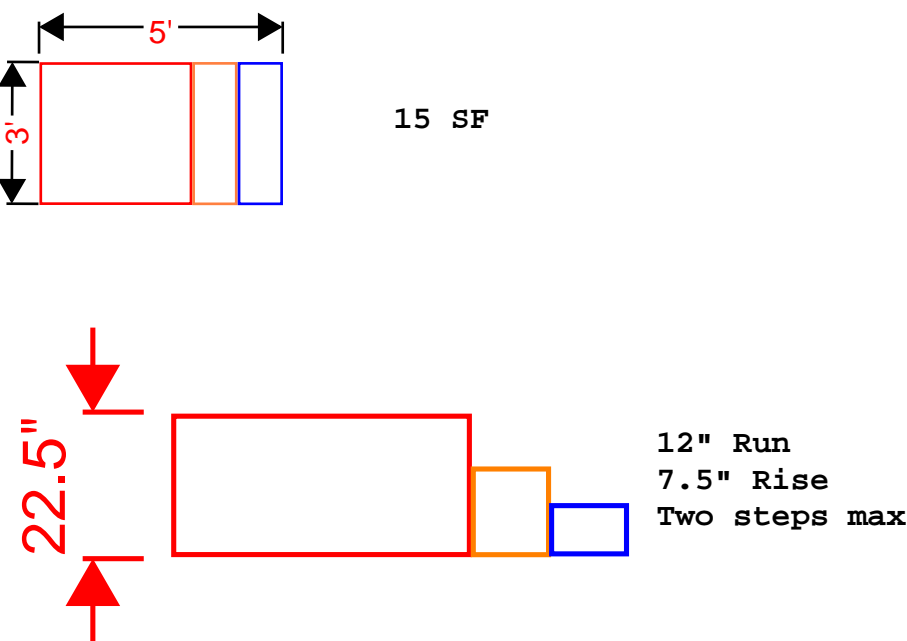
SCHEDULE #:

6332210015

6332210014

6332210013

Stoop Detail:



Overhead
Utility Line

NOTE: All existing curb, gutter, sidewalk, pedestrian ramps, crossspans and driveway aprons posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards along all public streets adjacent to the site will need to be removed and replaced prior to issuing the certificate of occupancy (C.O.). An on-site meeting can be set up with the Engineering Development Review Inspector to determine what, if any, improvements are required. The Inspector can be reached at 719-385-5977.

Public Alley

40'-0"

Private
Driveway
access from
Alley

4 off street Parking spaces
accessed from alley.
Parking spaces will be 9' wide
and 36' deep. Two cars in
tandem per parking aisle.
2 Spaces per DU

Plantings of upright
juniper Shrubs with a
minimum bucket size
of #5

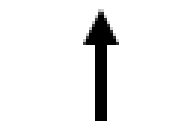
3rd St (public)

Illinois Ave (public)

Side Setback Variance
Requested

Overhead
Utility Line

Proposed
Over Under
Duplex



NORTH

SCALE: 1/8"=1'0"

10'-0"

- NOTES:
1. There will be no architectural projections (i.e. bay windows) into the 7' setback
 2. Vehicle Parking will be either concrete or roadbase
 3. Area between house and parking to be landscaped. Same with front yards
 4. Pedestrian path from entrance to parking to be 36" and paved with stoops for entry as detailed above based on final foundation height
 4. No fencing currently proposed

NORTH
↑

Overhead
Utility Line

Proposed 5'
detached
sidewalk

25' Sight
Triangle
clearance

Approximately
25' OHU
Separation

Overhead
Utility Line

Private Driveway and
parking
access from Alley

City ROW inside
of sidewalk

15' side setback
marker



View of Lot Lines and Neighboring Properties

Survey Pin



Property Line from Street



View of Cleared Lot for Scale



Looking West from NE Corner



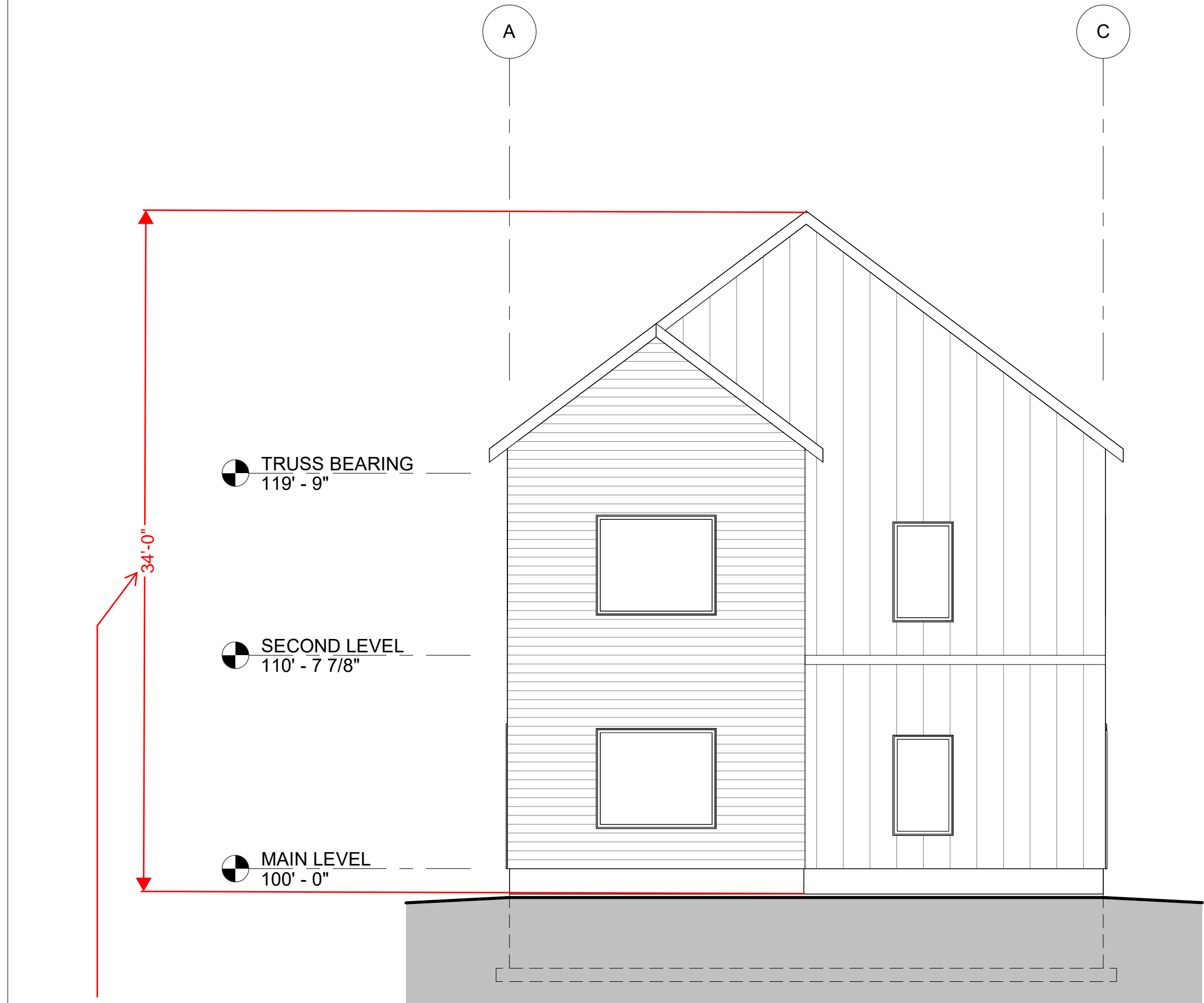
Looking South from NE Corner



Looking West from Center

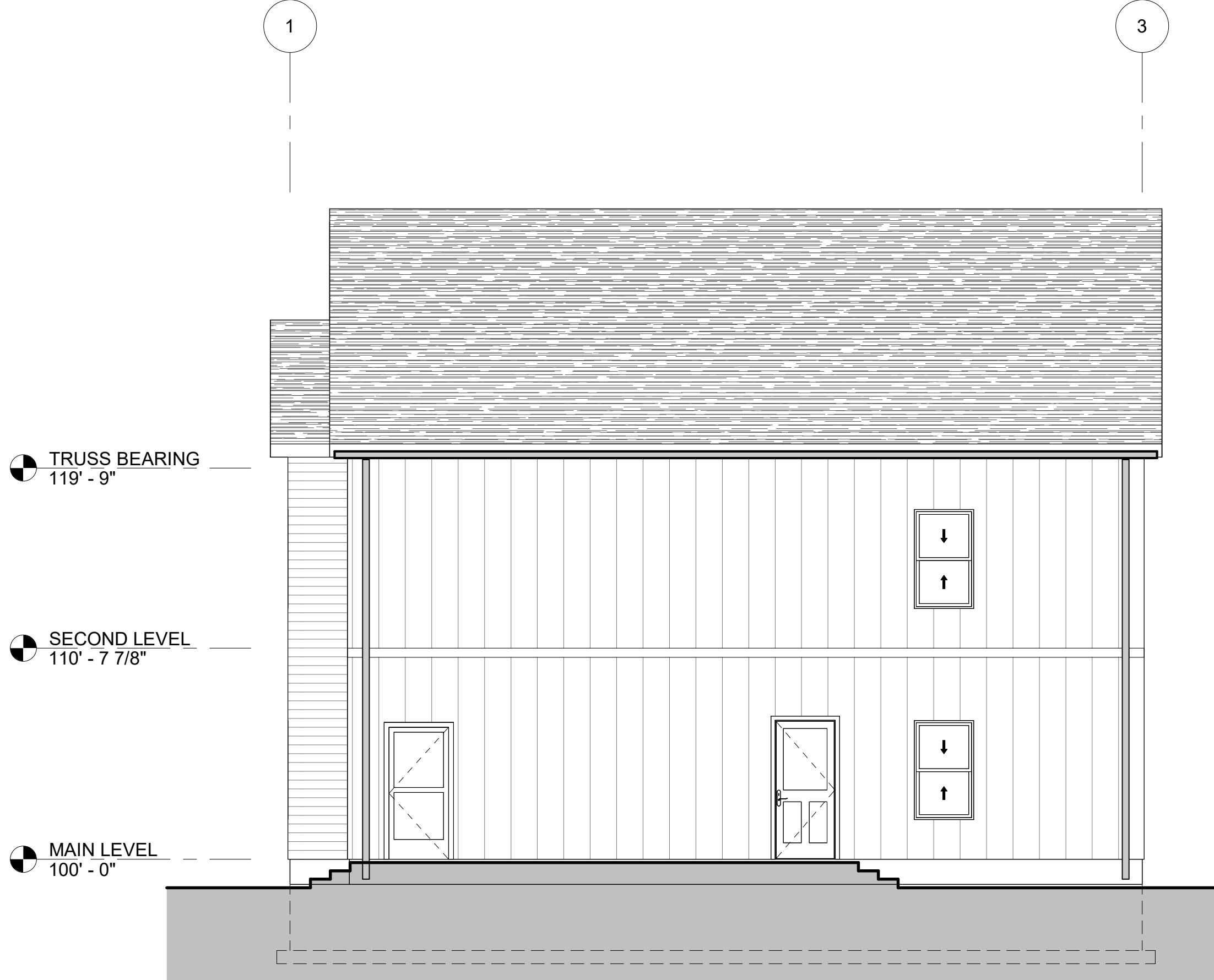


Looking South West from NE Corner

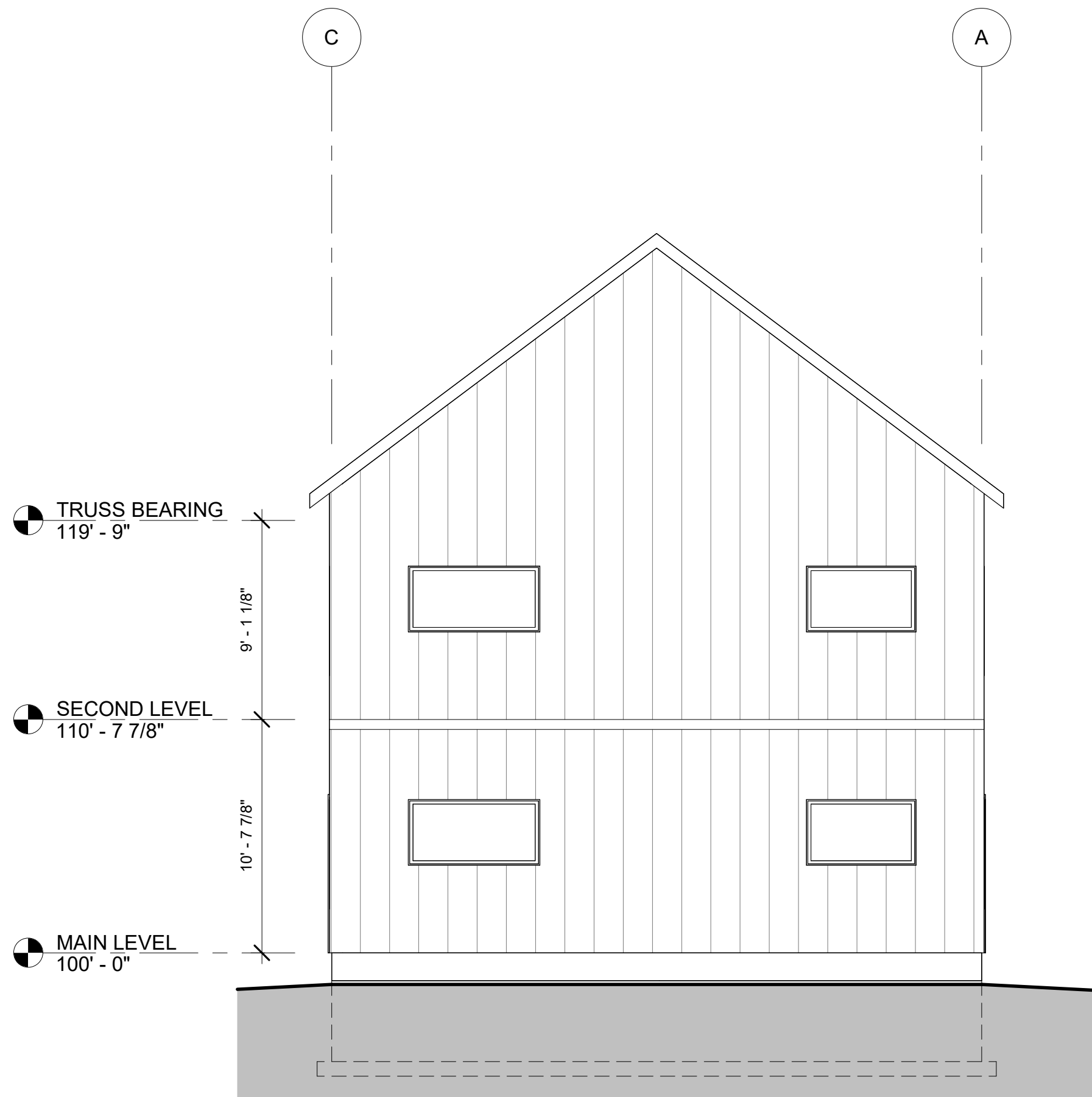


Height above average finished grade

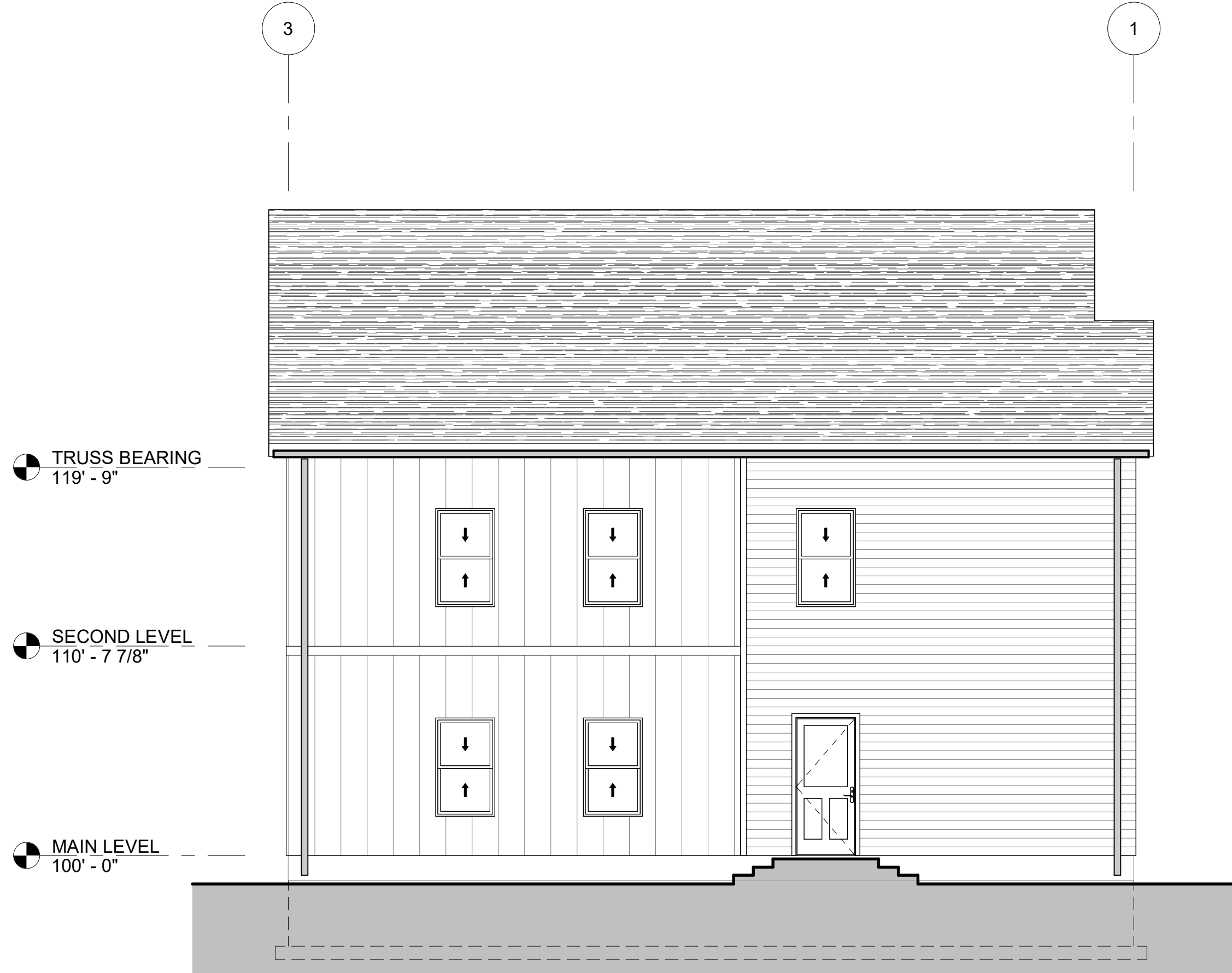
4 EXTERIOR ELEV. - SW (PLAN WEST)
3/16" = 1'-0"



3 EXTERIOR ELEV. - SE (PLAN SOUTH)
3/16" = 1'-0"



2 EXTERIOR ELEV. - NE (PLAN EAST)
3/16" = 1'-0"



1 EXTERIOR ELEV. - NW (PLAN NORTH)
3/16" = 1'-0"

ELEVATION GENERAL NOTES:

1. REFER TO SHEET A7-1 FOR WINDOW TYPES AND INFORMATION.
2. REFER TO SITE PLAN FOR ELEVATIONS AT BUILDING PERIMETER.
3. STUCCO SIDING AT FRAMED EXTERIOR WALLS
4. EXPOSED CONCRETE AT FOUNDATION WALLS
5. ROOF PITCH = 9:12
6. 235" ASPHALT SHINGLES ON 30# FELT ON 7/16" OSB SHEATHING
7. SLA SLANT ATTIC VENTS
8. 1X6 RS HDBD FASCIA TYPICAL

Elevations show materials and siding that is similar to other buildings in the community. It is a traditional architecture and maintains the peaked roofs similar to the other houses in the neighborhood as refelcted by the pictures on the following page.

ARCHITECT:



EJ Architecture+Design, LLC
4476 Zenobia St.
Denver, CO 80212

OWNER:

Blue Truck Capital
3095 E Bates Ave.
Denver, CO 80210

DUPLEX + ADU
MASTERPLAN

3121 ILLINOIS STREET
COLORADO SPRINGS, CO 80907

Issue Record

No.	Description	Date
1	DUPLEX CONCEPT	2/23/25

SHEET CONTENTS:
EXTERIOR ELEVATIONS -
RESIDENCE

PROJECT NO.: 24.1.003

DATE: 2/23/25

DRAWING NO.:

A3-1

House and Buildings in Papeton



3128 Illinois Ave



3015 Illinois Ave



3116 Illinois Ave



1307-1303 4th St



3130 N Hancock Ave



1250 E Third St



3019 Virginia Ave

3109 Virginia Ave



3057 & 3049 Virginia Ave