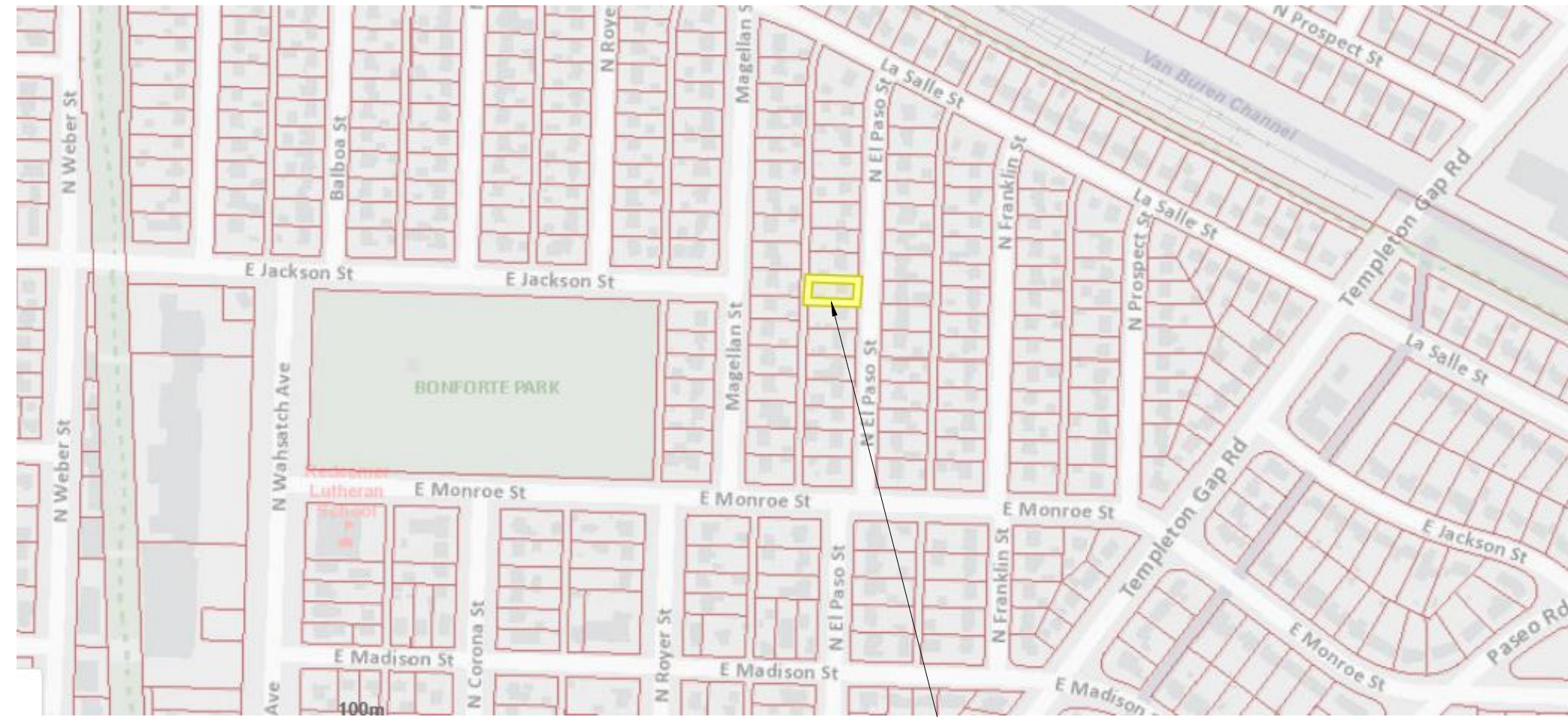




EAST ELEVATION



VICINITY MAP

PROJECT INFORMATION

SCOPE OF WORK: ADDITION AND RENOVATION OF EXISTING HOME
 PROJECT ADDRESS: 2338 N. EL PASO STREET, COLORADO SPRINGS CO 80907
 LEGAL DESCRIPTION: LOT 26 BLK 9 BONNYVILLE ADD COLO SPGS
 TSN: 6405206019
 CITY ZONING: R1-6
 TOTAL SITE AREA: 6,463 SQ FT
 # OF STORIES: 2 (1 EXISTING + 1 ADDITION)
 LOT COVERAGE: EXISTING GARAGE: 734 SF
 HOUSE (E): 758 SF
 HOUSE (N): 390 SF
 COVERED PATIOS (N): 224 SF
 TOTAL PROPOSED: 2,106 SF(32.5%)
 ALLOWED: 2,585 SF(40%)
 PARKING PROVIDED: 2-GARAGE (EXISTING)
 1-DRIVEWAY (EXISTING)
 TOTAL: 3 SPACES (NO CHANGE)
 FRONT YARD COVERAGE: AREA COVERED BY (E) DRIVEWAY:
 352/1560 = 23%
 ALLOWABLE HEIGHT: 35'
 PROPOSED HEIGHT: 29'-4"

SITE LEGEND

- NEW COVERED PORCH/DECK
- NEW BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- NEW 4" THICK CONCRETE SLAB W/ 4x4 WWF PROVIDE CONTROL JOINTS AS SHOWN, PROVIDE BROOM FINISH
- SETBACK / EASEMENT LINE
- PROPERTY LINE
- PROPOSED GRADE / FINISH FLOOR (FEET)

NOTE: THE DEVELOPMENT STANDARDS ADJUSTMENT REQUEST IS TO ALLOW A 22'-6" FRONT SETBACK WHERE 15 FT OR THE AVERAGE OF ADJACENT PROPERTIES FACING THE SAME STREET FRONTAGE, WHICHEVER IS GREATER IS REQUIRED PER 7.2.2-D. PER THE PRE-APPLICATION MEETING THE AVERAGE SETBACK OF THE TWO ADJACENT PROPERTIES IS 28'-6".

CONTACTS

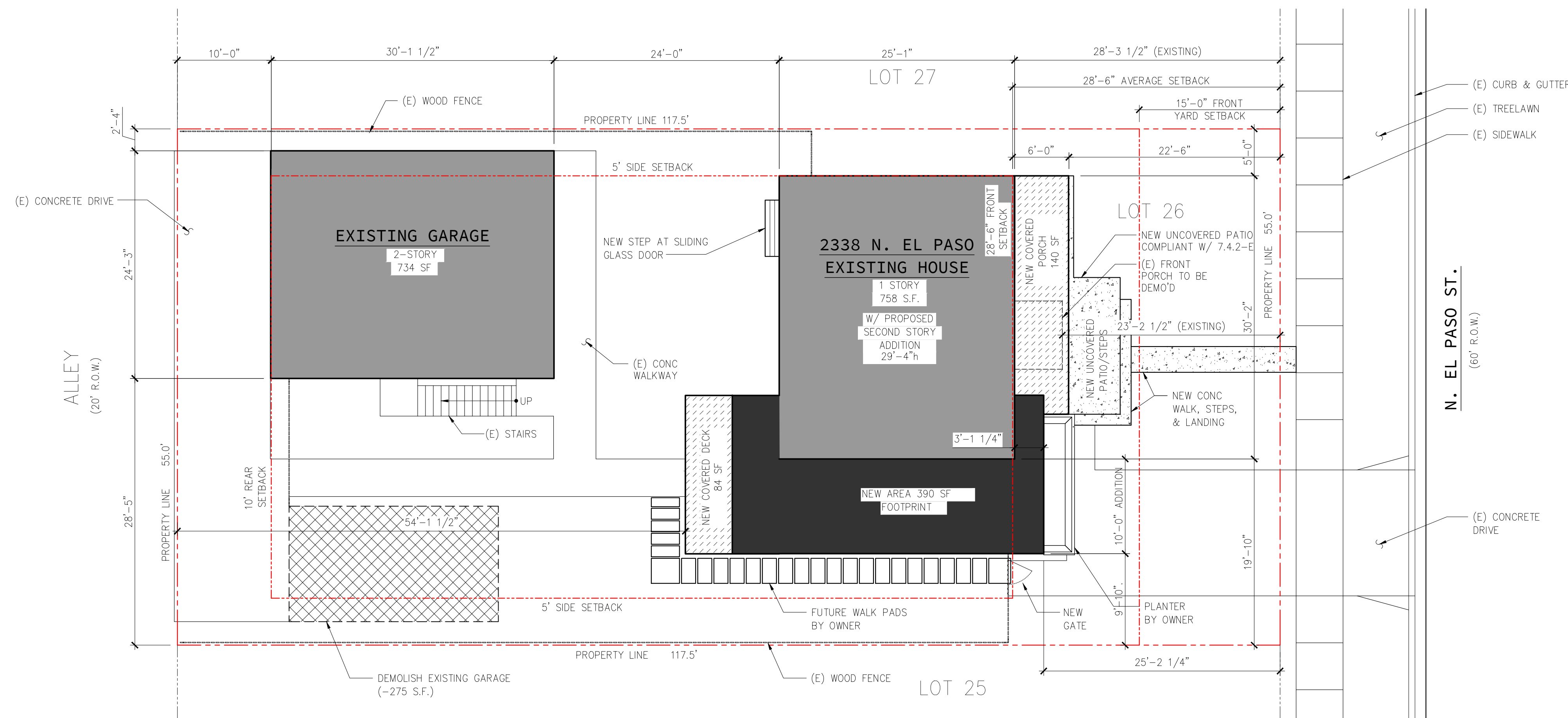
CONTRACTOR: NEW LEAF CONSTRUCTION
 CHRIS VINLEY
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ARCHITECT: ECHO ARCHITECTURE
 2752 WEST COLORADO AVE.
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OWNER: DESTINY LLC
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 COLORADO SPRINGS 80907

CONTACT: BRYAN LOUCKS
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 BRITINI CALDWELL
 britinni@gmail.com
 phone: 719.201.0553



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



DEVELOPMENT STANDARDS ADJ.

ECHO

2022-014-Caldwell date: 07.15.2024
 2338 N. EL PASO ST. COLORADO SPRINGS, CO 80907 phase: DEVELOPMENT STANDARDS ADJ.
 drawn by: JCP

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