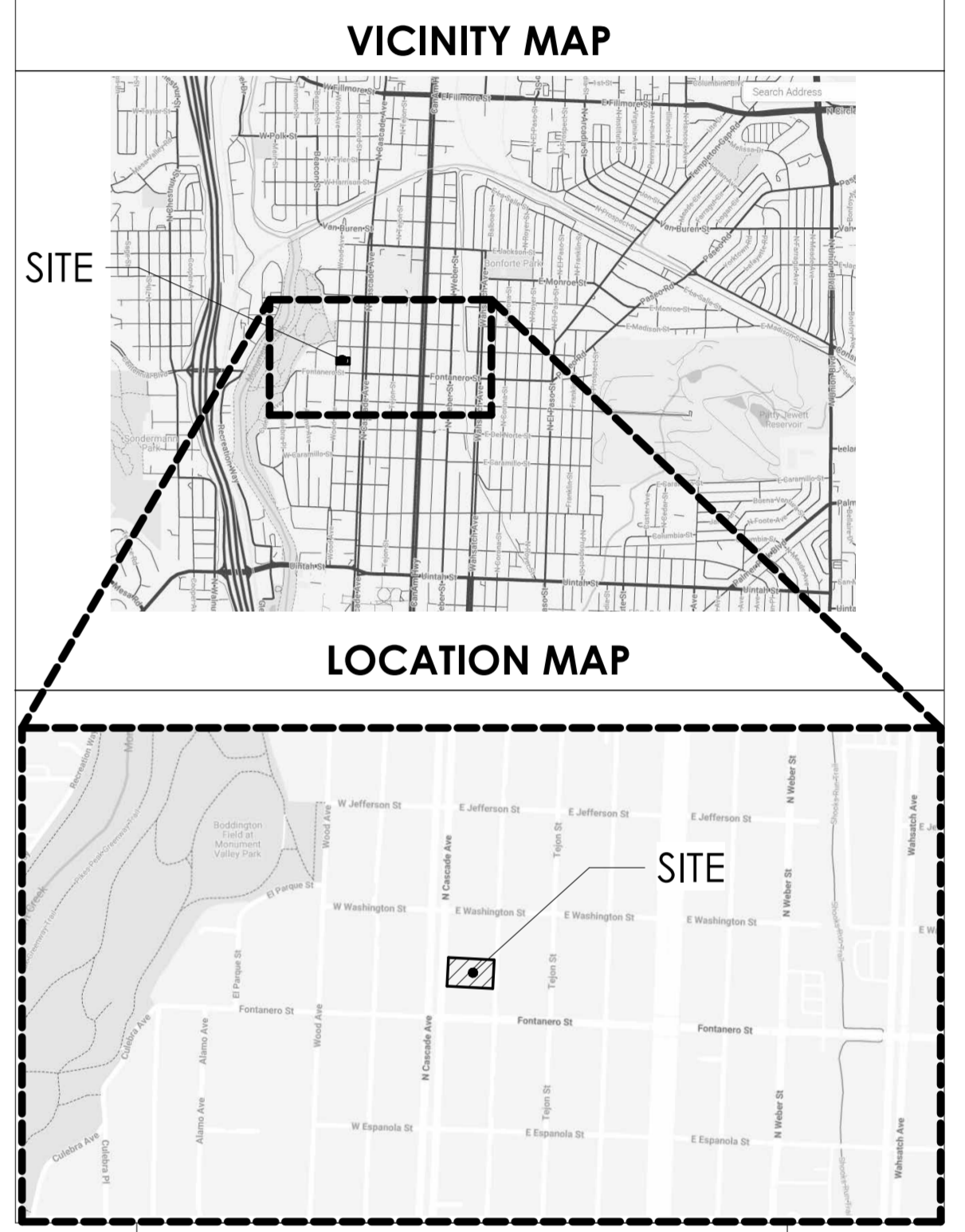


NOTE: EXISTING LANDSCAPE TO REMAIN UNLESS NOTED

NOTE: SITE PLAN BASED ON AN ILC SURVEY DATED JUNE 2, 2021, BY ROCKY MOUNTAIN LAND SERVICES.



LEGEND	
PROPERTY LINE	--- · · ·
SETBACK	- - - - -
EXISTING STRUCTURE	[Outline]
NEW CONSTRUCTION	[Solid Grey]
DEMOLISHED	[Cross-hatch]

LEGAL DESCRIPTION
 N 75 FT OF LOT 3, S2 OF LOT 2 BLK F WOOD AVE ADD COLO SPGS

PROPERTY INFORMATION	
1915 WOOD AVE. COLORADO SPRINGS, CO 80907	
LOT SIZE:	23,750 S.F.
EXISTING BUILDING FOOTPRINT:	2,277 S.F.
PROPOSED ADU FOOTPRINT:	1,249 S.F.
EXISTING GARAGE FOOTPRINT:	576 S.F.
PROPOSED GARAGE FOOTPRINT:	1,073 S.F. (1,649 S.F.)
EXISTING COVERED:	416 S.F.
PROPOSED COVERED:	467 S.F.
TOTAL PROPOSED LOT COVERAGE:	6,058 S.F.
TOTAL LOT COVERAGE: 25.50% (35% ALLOWABLE)	
BLDG HEIGHT: 35.50' (35' ALLOWABLE)	
EXISTING GARAGE HT: 16.20'	
PROPOSED ADU HT: 16.59'	
PROPOSED GARAGE HT: 15.86'	

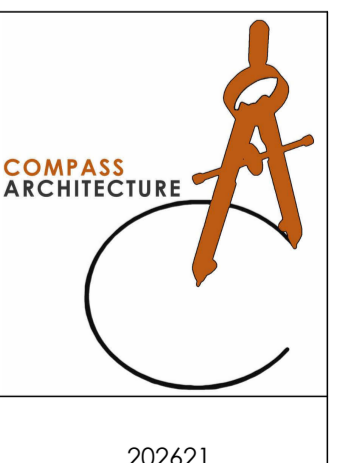
SETBACKS	
FRONT YARD -	25'
SIDE YARD -	5'
REAR YARD -	5' (GARAGE)

APPLICANT
 CHRISTINE & MICHAEL TESSAROWICZ
 1915 WOOD AVE.
 719-331-8080

FILE NO.:

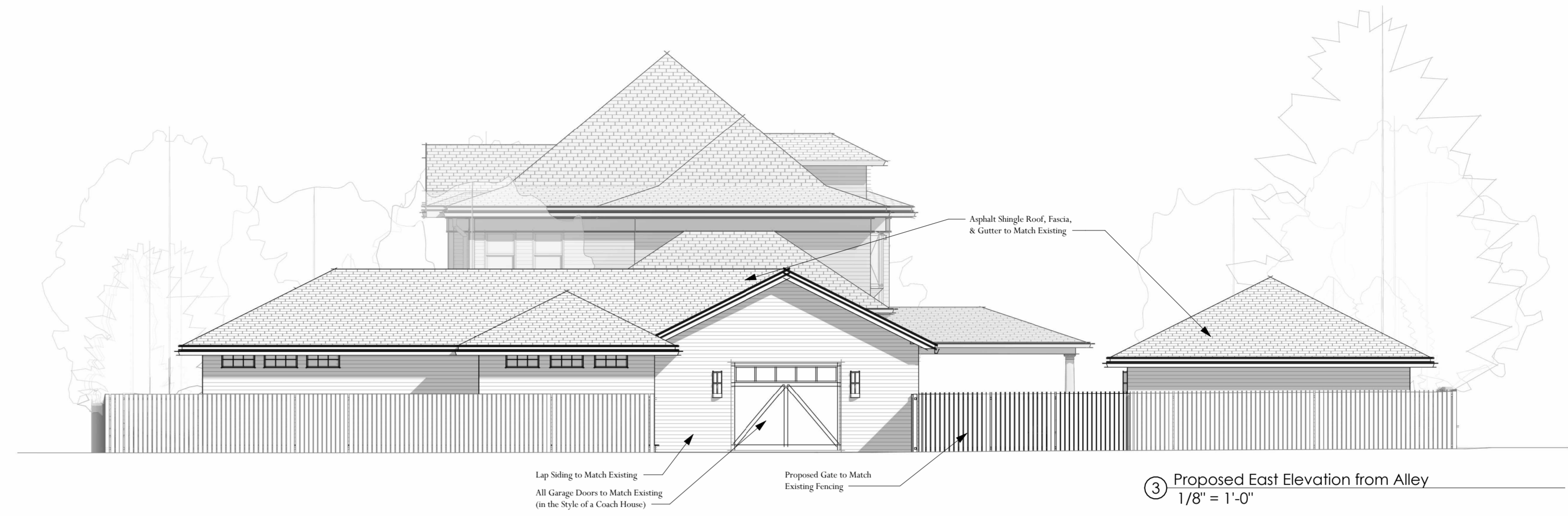
1 Site Plan
 1" = 10'-0"

Tessarowicz Residence
 1915 Wood Ave.
 Colorado Springs, CO 80907

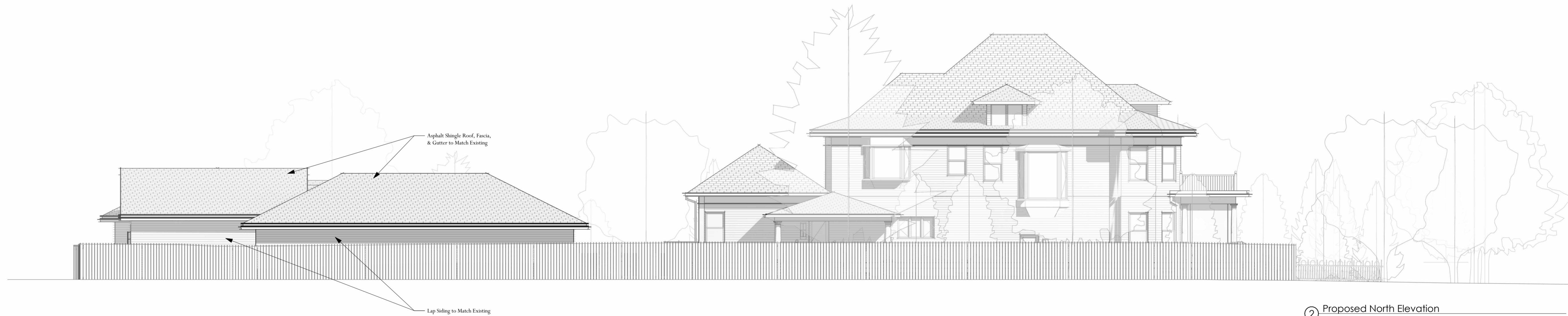


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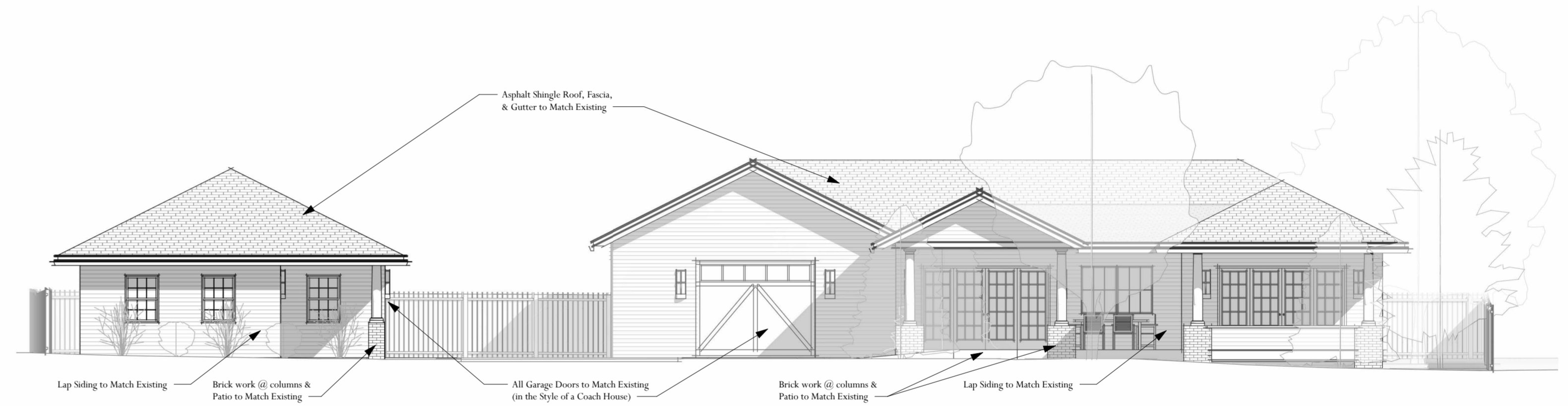
③ Proposed East Elevation from Alley
1/8" = 1'-0"



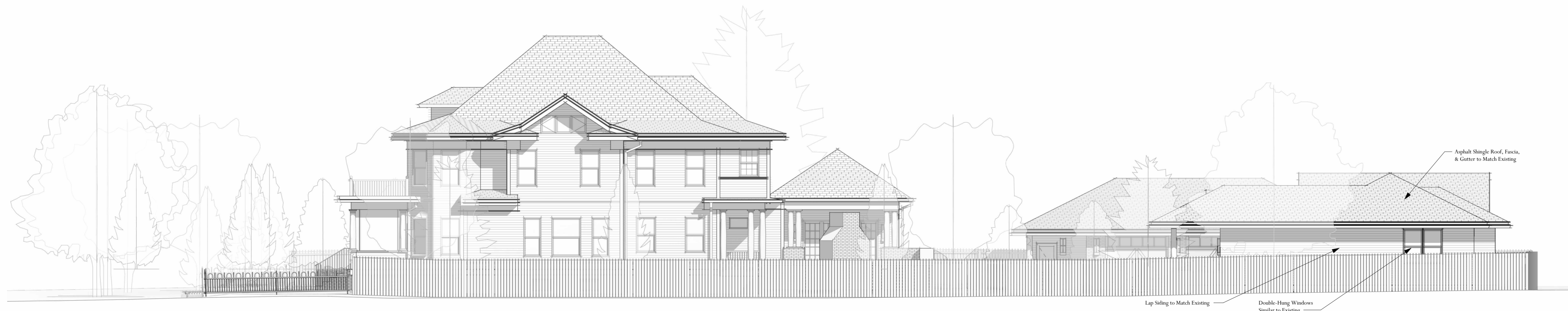
② Proposed North Elevation
1/8" = 1'-0"



① Proposed West Elevation from Street
1/8" = 1'-0"



② Proposed West Elevation
1/8" = 1'-0"



① Proposed South Elevation
1/8" = 1'-0"

Tesarowicz Residence
1915 Wood Ave.
Colorado Springs, CO. 80907

