

OWNER: HORGSTMAR, LLC
 C/O CHUCK WURPHY
 2245 BROADWAY STREET
 COLORADO SPRINGS, CO 80904

SITE ADDRESS: 680 CHIPMUNK DRIVE
 LEGAL: LOT 1, WILDERNEST #1
 LOT SIZE: 0.47 ACRES
 PARCEL ID: 6301183220010
 ACCOUNT No. R0063456

ZONING: UR
 SETBACKS:
 FRONT: 25'
 REAR: 25'
 SIDE: 8'

SCOPE OF PROJECT: NEW SINGLE FAMILY RESIDENCE
 OCCUPANCY: R-3 SINGLE FAMILY RESIDENCE
 BUILDING CONST TYPE: V-B
 AREA OF PATIO: TBD SQ FT
 AREA OF DECK: TBD SQ FT
 REMODELED AREA: TBD SQ FT

CERTIFICATION

I, (I, we) hereby certify that I am, we are) the owner(s) of this property and that I, we) shall abide by the provisions as specified upon this plan and shall be responsible for the accuracy of the information specified by the City of Woodland Park in rendering its approval.

Date	Owner(s)

2 CERTIFICATION

1. ALL DIMENSIONS ARE SHOWN TO THE FACE OF THE DRAWING MEMBER UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE 3/4" (3-1/2") UNLESS NOTED OTHERWISE.
2. DO NOT SCALE THE DRAWINGS. NECESSARILY, CONTACT THE ARCHITECT FOR ANY DISCREPANCIES OR QUESTIONS ON THE DIMENSIONS.
3. THESE DRAWINGS ARE INTENDED TO PRODUCE A COMPLETE JOB WITHIN THE SCOPE OF THE CONTRACT. ANY CHANGES TO THE CONTRACTOR OR TRANSPORTATION TO COMPLETE THE JOB AS INDICATED ON THE PLANS.
4. THE ARCHITECT SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE ANY CONCRETE IS POURED, TO ALLOW THE OPPORTUNITY TO OBSERVE EMBEDDED ITEMS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE INCLUDING CONTOUR INFORMATION BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. THE CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE ARCHITECT FOR REVIEW.
6. REVISIONS ON THE PLANS ARE MADE FROM TIME TO TIME AND ARE DENOTED BY ANY NUMBERED CIRCLES. THE GENERAL CONTRACTOR TO HAVE CURRENT REVISED PLANS IF ANY ON THE JOB SITE FOR USE BY THE CONTRACTOR AND THE SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL BUILDING PERMITS, APPROVALS, AND FOR CONSULTING WITH ALL APPLICABLE BUILDING CODES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
8. DESIGNER FOR DESIGN WITHOUT FIELD OBSERVATIONS. NOT INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR. WORK OR PERFORMANCE IT IS FURTHER AGREED THAT THE OWNER WILL DEFEND SUIT WHILE REVIEWING, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES, OR COSTS INCURRED ARISING FROM OR ALLEGED TO HAVE ARISE FROM THE CONTRACTOR'S DESIGN INTENT AND THE CONTRACT DOCUMENTS. THE ARCHITECT/ENGINEER AGREES TO BE RESPONSIBLE FOR HIS OWN OR HIS EMPLOYEES' NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS.
9. ALL BIDDERS ARE RESPONSIBLE FOR ALL DOCUMENTS WHICH EFFECT THEIR BIDS. ALL DOCUMENTS ARE AVAILABLE FROM THE OWNER.
10. NO MATERIALS CONTAINING ASBESTOS SHALL BE USED ON THIS PROJECT.
11. THESE DRAWINGS ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE BY THE CONTRACTOR AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. OTHER REVISED RIGHTS INCLUDING THE COPYRIGHT IN THESE DRAWINGS SHALL NOT BE OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
12. LIVE LOADS USED IN DESIGN: DEAD LOADS USED IN DESIGN:
 ROOF: 40 PSF
 FLOOR: 15 PSF
 DECK: 40 PSF
 PARTITIONS: 8 PSF
 WIND: 100 MPH
 EXPOSURE C
13. SEISMIC DESIGN CATEGORY B
14. THE CONTRACTOR MUST CALL THE UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 BEFORE STARTING ANY EXCAVATION
15. A WILDFIRE DEFENSIBLE SPACE AROUND YOUR STRUCTURE IS RECOMMEND. SEE GUIDELINES AT WWW.EPA.GOV/RAJON FOR
16. RADON GAS HAS BEEN ASSOCIATED WITH DECOMPOSED GRANITE SOIL CONDITIONS. CONSULT THE SOILS TEST AND THE EPA AT WWW.EPA.GOV/RADON FOR RADON GAS REDUCTION TECHNIQUES.
17. PROVIDE 100 SQ INCHES OF FREE AREA MAKE-UP AIR OPENING INTO LAUNDRY ROOM
18. GUTTERS AND DOWNSPOUTS ARE REQUIRED TO DIRECT ROOF WATER MIN 3'-0" FROM STRUCTURE
19. PROVIDE ICE BARRIER ON ENTIRE ROOF

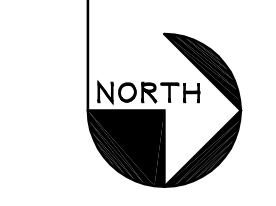
WATER FIXTURE UNIT COUNT

No.	FIXTURE	FIXTURE UNITS EACH	TOTAL FIXTURE UNITS
1	1.6 GPF W.C.	2.5	7.5
2	LAVATORY	1.0	5.0
3	TUB/SHOWER	4.0	8.0
4	SHOWER	2.0	2.0
5	KITCHEN SINK	1.5	1.5
6	LAUNDRY SINK	2.0	1.5
7	BAR SINK	1.0	1.5
8	DISHWASHER	1.5	1.5
9	CLOTHES WASHER	4.0	4.0
10	HOSE BIB	2.5	2.5
11	TOTAL	36.0	36.0

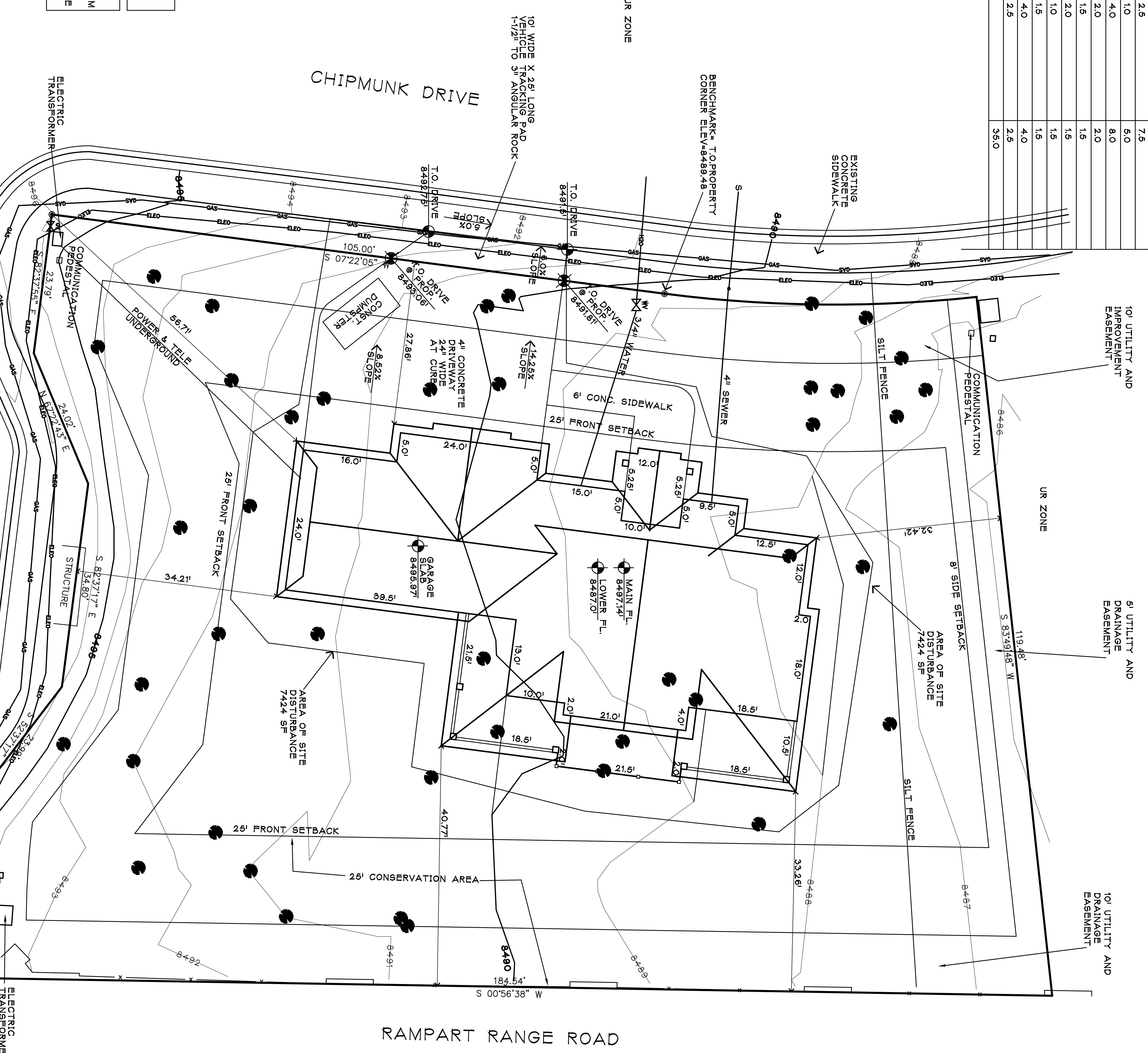
NOTE:
 WATER SERVICE SIZE
 WATER SERVICE SIZE

- ALL DISTURBED AREAS OF THE SITE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEED
- EXTERIOR LIGHTING SHALL BE INSTALLED OFF-FIXTURES
- ALL TREES TO REMAIN POST CONSTRUCTION SHALL BE PROTECTED PER CITY CODE
- SILT FENCE EROSION CONTROL SHALL BE INSTALLED ON DOWNHILL SIDES
- GUTTERS AND DOWNSPOUTS ARE REQUIRED TO DIRECT ROOF WATER MIN 3'-0" FROM STRUCTURE
- USE 36" PRECAST CONCRETE SPLASHBLOCKS

SITE PLAN



MEADOWLARK LANE
 UR ZONE



3
 SPT
 SCALE

4
 SPT
 SCALE 1" = 10'

SEAL
 PRELIMINARY

DATE
 4-20-18

REVISIONS

RESIDENCE
 CHIPMUNK DRIVE
 LOT 1, WILDERNEST
 WOODLAND PARK, COLORADO

CRS Architects, LLC
 1231 Rampart Range Road
 Woodland Park, CO 80863
 719-331-8179

SHEET
 SPT1