

STROHECKER ASPHALT
 300 County Road 302
 Pagosa Springs, CO 81147
 Parcel 1

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AREA CALCULATIONS

UNHEATED GARAGE	2005 SF
HEATED GARAGE	1067 SF



ARCHITECTURAL

CS	Cover Sheet & General Notes
C1	Site Plan
A1	Main Floor Plan
A2	Elevations
A3	Elevations

FOUNDATION

F1	Foundation Plan
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STRUCTURAL

S1	STR Framing Details
S2	Roof Framing Plans
S3	Wall Framing Sections

PROJECT No.	22-0281
DATE	JAN. 11, 2023
DRAWN BY	BLD
CHECKED BY	BLD

C1
 Site Plan

LEGAL DESCRIPTION

Subdivision: STROHECKER MINOR-COMM Lot: 1 SM Sec: 18
 Twn: 35 Rng: 1W, in Archuleta County, State of Colorado.

Site Address: 300 County Road 302 Pagosa Springs, CO 81147

Parcel Number: 570118400046

Zone District: INDUSTRIAL

Acres: 10.02

Lot Coverage: 7%

SITE PLAN LEGEND

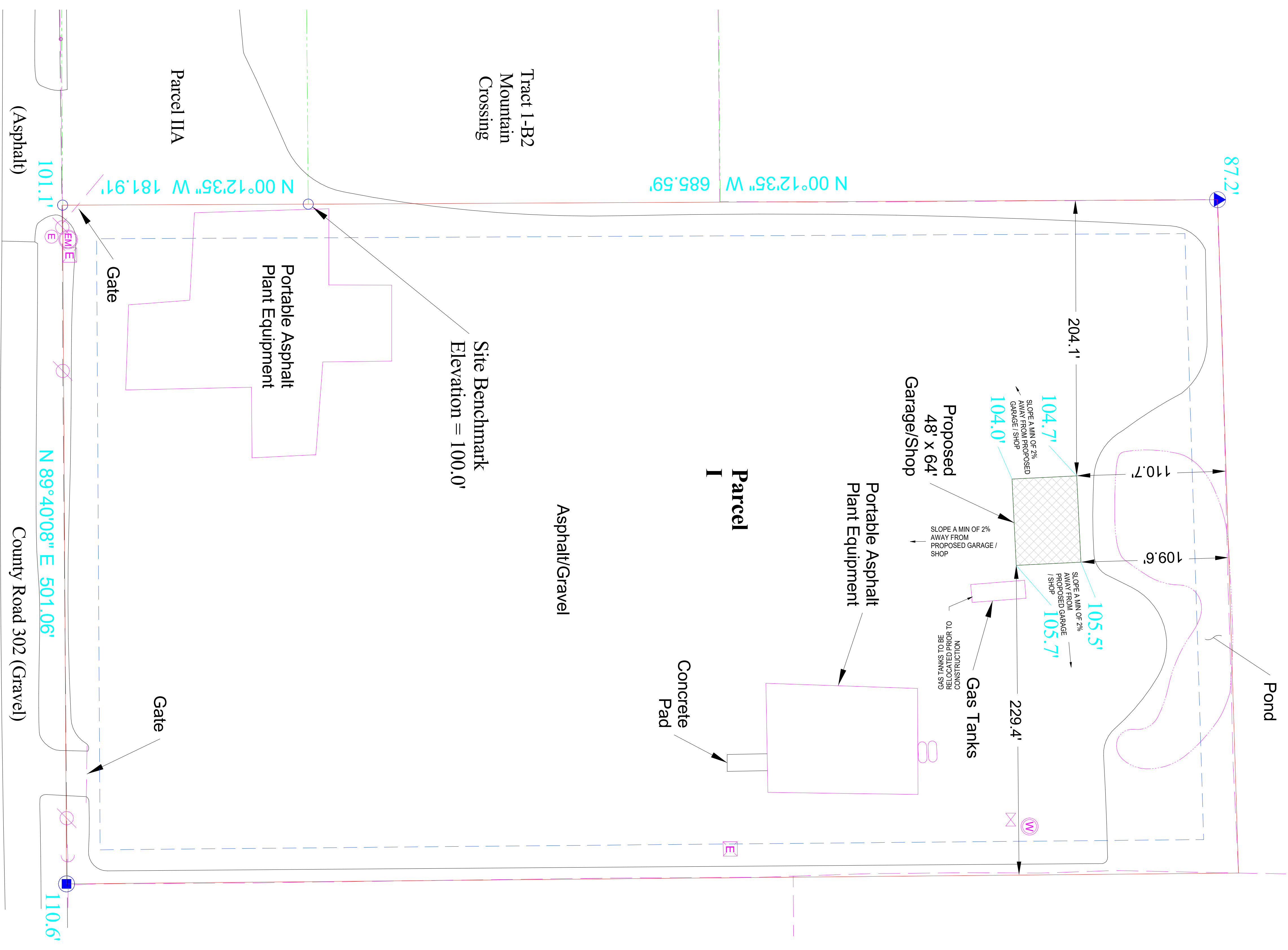
ELECTRIC	E
WATER	W
SEPTIC	S
GAS	G
EXISTING TOPOGRAPHY	(Dashed line)
PROPOSED GRADING	(Solid line)
T.O.S. = TOP OF SLAB	
T.O.F. = TOP OF FLOOR	

SITE PLAN LEGEND

SCALE 1" = 20'-0"

GENERAL SITE NOTES:

- The builder shall become familiar with the project site and all existing site conditions which might impact the proposed scope of work prior to beginning any construction related activities.
- The builder shall be responsible for verifying existing site grades and natural land formations, existing trees and shrubbery and proposed building location. The builder may obtain a licensed surveyor for the purpose of recording accurate site conditions.
- All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
- The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.
- The builder shall be responsible for coordinating final grading and paving of walks, driveways and patios. Finished grades shall slope away from the building a minimum of 10%, or one (1) foot per every ten (10) feet.
- The builder and/or owner shall determine and coordinate all required final landscaping.
- The builder shall keep the premises free from accumulation of waste materials and debris.
- All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.
- All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.
- Refer to applicable building code and the Flying Horse North Home Owners Association requirements for specifications not stated in the plans.
- All native vegetation is to remain as practical.
- The Contractor and all Sub-Contractors shall take careful consideration to construction practices to help insure proper care of native landscape.



SITE PLAN

SCALE 1" = 40'-0"