

STROHECKER ASPHALT
300 County Road 302
Pagosa Springs, CO 81147
Parcel 2A

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AREA CALCULATIONS

UNHEATED GARAGE	2005 SF
HEATED GARAGE	1067 SF

LEGAL DESCRIPTION

Subdivision: STROHECKER MINOR-COMM Lot: 2A SM Sec: 18 Twn: 35 Rng: 1W DOES NOT INCLUDE M/H 9900-123-51-278 AND 9900-123-51-550, in Archuleta County, State of Colorado.
 Site Address: 300 County Road 302 Pagosa Springs, CO 81147
 Parcel Number: 570118401001
 Zone District: INDUSTRIAL
 Acres: 1.01 (44,053 SQ. FT.)
 Lot Coverage: 11.9% (5,224 SQ. FT.)

SITE PLAN LEGEND

ELECTRIC	— E —
WATER	— W —
SEPTIC	— S —
GAS	— G —
EXISTING TOPOGRAPHY	— (dashed) —
PROPOSED GRADING	— (solid) —
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.

ARCHITECTURAL

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

FOUNDATION

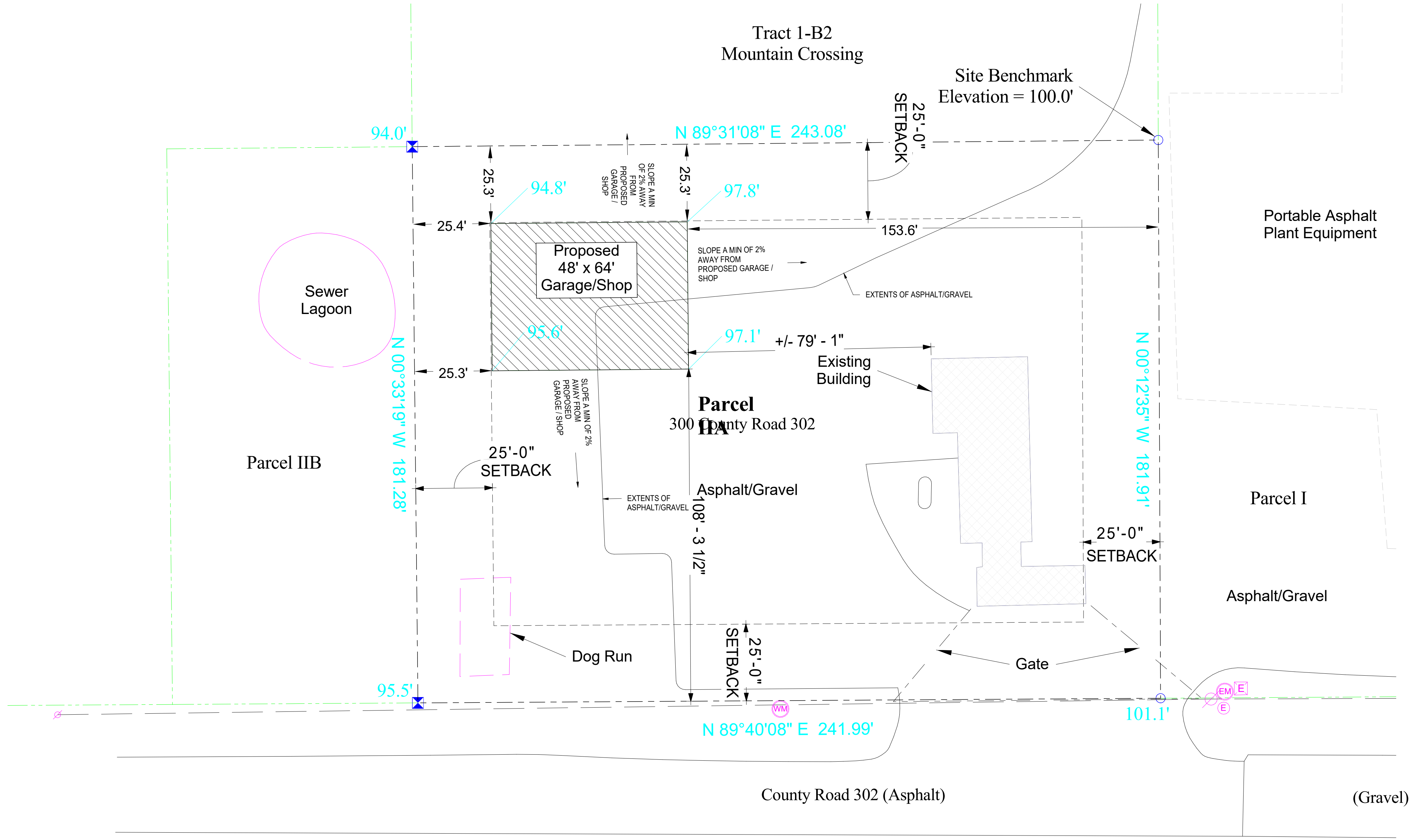
F1	Foundation Plan
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STRUCTURAL

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



SITE PLAN

SCALE 1" = 20'-0"