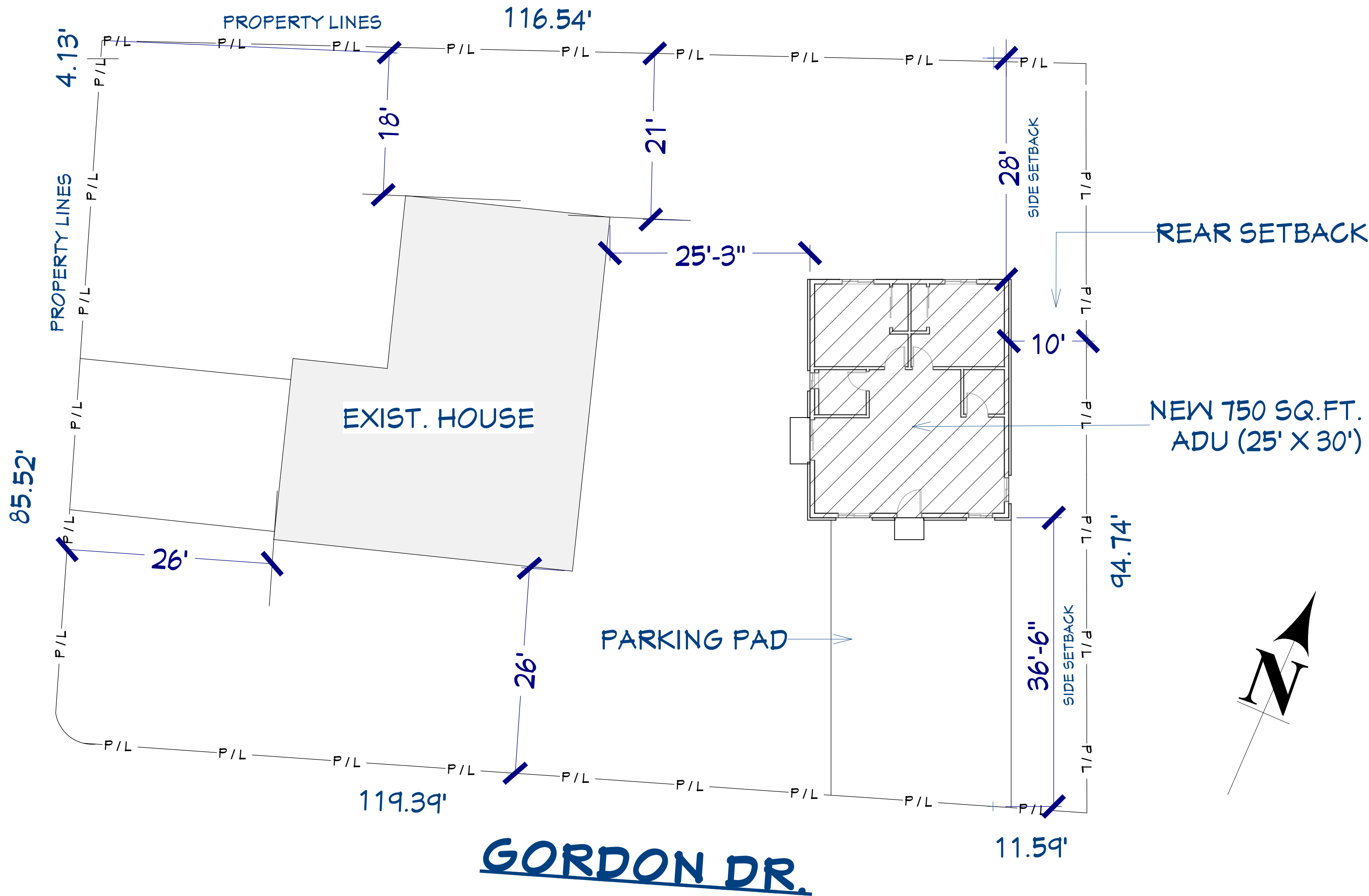


295 GORDON CT.

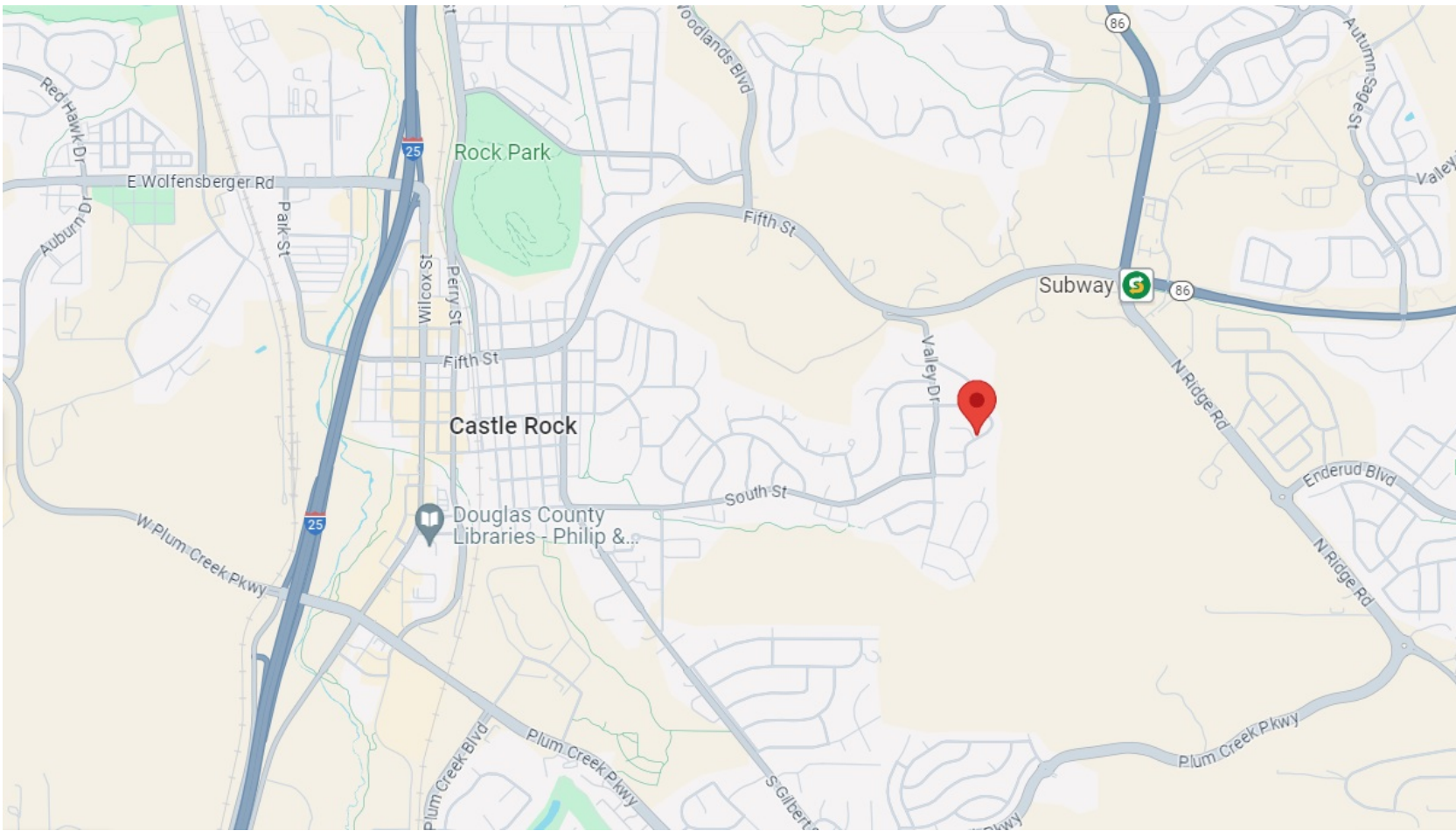


SITE PLAN

THESE PLANS AND PROJECT SHALL CONFORM TO 2018 IRC, and ALL LOCAL ORDINANCES AS PER CHAPTER 15.06 OF THE CASTLE ROCK MUNICIPAL CODE AND AMENDMENTS.

BUILDING OCCUPANCY: Group R-3 & U; Non Sprinklered ; Type V -B CONSTRUCTION.

WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING ALL PHASES OF WORK. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



VICINITY MAP

PROPERTY INFORMATION:

LEGAL DESCRIPTION:

LOT 24 BLK 3 MEMMEN'S 2ND
ADD TO CASTLE ROCK .262 AM/L

PARCEL # 2505-121-03-009
ZONE: CTY

AREAS:

AREA OF LOT: 11,413 SQ.FT.
AREA OF EXISTING BUILDING = 1446 SQ.FT.
AREA OF NEW ADU: 750 SQ.FT.
TOTAL BLD'G = 2196 SQ. FT.
TOTAL LOT COVERAGE = 2196 SQ.FT. / 11,413 = 19 %

REVISION TABLE	
NUMBER	DATE

OWNER:
JIM MCGUE
295 GORDON CT.
CASTLE ROCK, CO 80104

DESIGN BY:
JD Designs
MONUMENT, CO
(719) 510-8020 www.JDDesigns.net

DATE:

9/10/2024

SCALE:

1/8" = 1'-0"

SHEET:

A-1