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NEW SINGLE FAMILY HOME FOR:

GUILLORY RESIDENCE
16638 WINSOME WAY
COLORADO SPRINGS, CO 80908



CONSTRUCTION & DEVELOPMENT, INC
LC CONSTRUCTION AND DEVELOPMENT, LLC
 15255 SIERRA PINES LANE
 LARKSPUR, CO 80118
 719-291-5431

DRAWN BY: DNB
DATE: 01/05/25
SCALE: AS SHOWN
PROJECT NO: -
SHEET: SITE OF -



APPROVED
Plan Review
06/11/2025 3:24:58 PM
dsdrangel
EPC Planning & Commun
Development Departmen


 ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTUATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

APPROVED
BESQCP
06/11/2025 3:25:12 PM
dsdrangel
EPC Planning & Community
Development Department

 It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



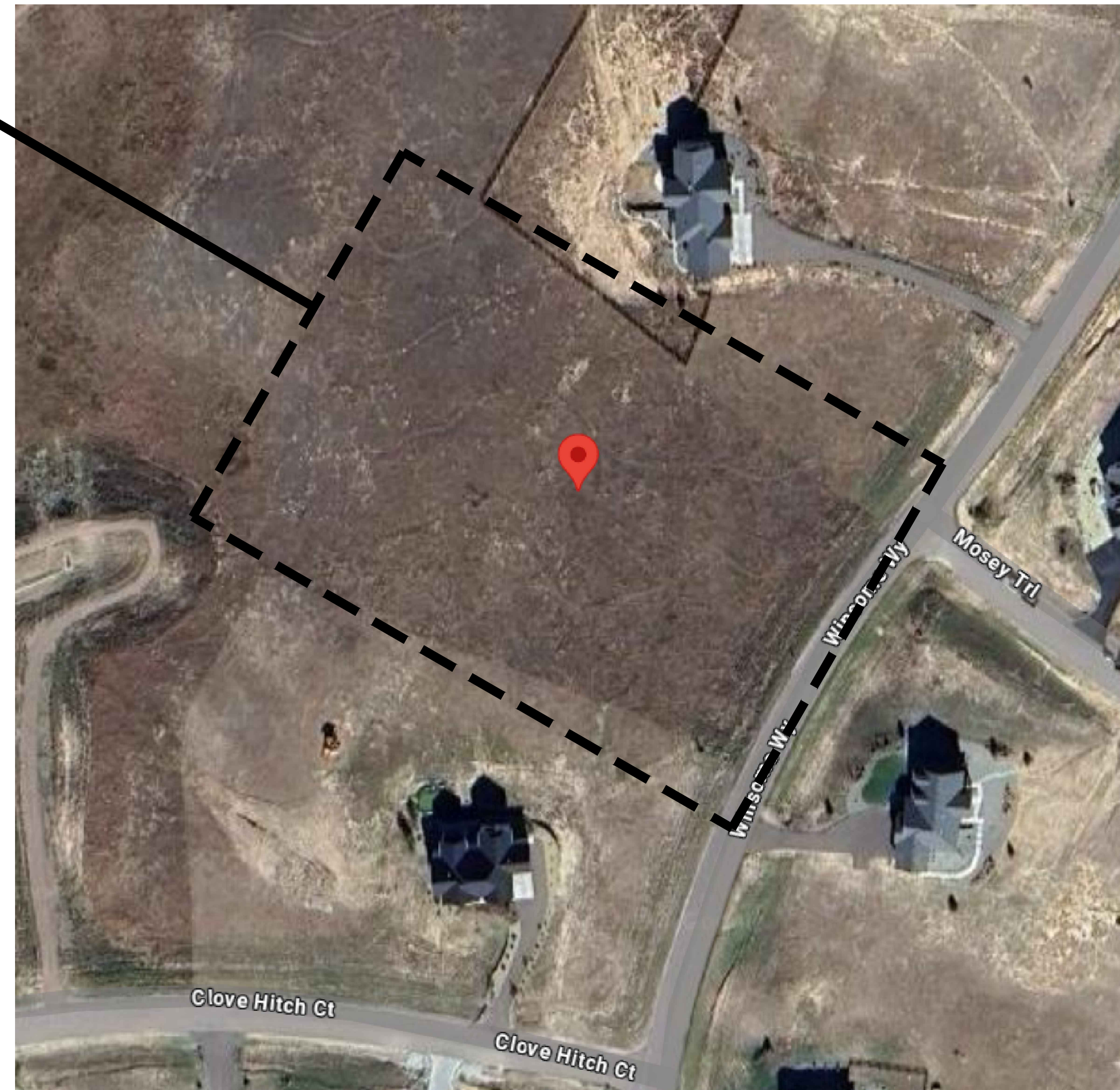
Released for Permit

6/11/2025 7:24:07 AM

REGIONAL
Building Department

amy

ENUMERATION



AREA PLAN
SCALE: NONE

<u>PROJECT INFORMATION:</u>	
ZONING:	RR-2.5 RR-5 CC
SCOPE OF PROJECT:	NEW SINGLE FAMILY RESIDENCE
LEGAL DESCRIPTION:	LOT 3 WINSOME FIL NO 1
PARCEL NO:	5124001003
LOT ACREAGE:	2.63 ACRES
LOT SQUARE FOOTAGE:	114,619 SF
RESIDENCE FOOTPRINT:	7,684 SF
LOT COVERAGE %:	6.7%

2023 PIKES PEAK REGIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL ENERGY COMPLIANCE CODE
2021 INTERNATIONAL SWIMMING POOL AND SPA CODE
2023 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2017 ICC/ANSI A117.1

LC CONSTRUCTION AND DEVELOPMENT, LLC
POC: DANIEL BRANDENBURG
15255 SIERRA PINES LANE
LARKSPUR, CO 80118
PHONE: (352) 409-1250
EMAIL: DABMANAGEMENTSERVICES@GMAIL.COM

CS	ARCHITECTURAL COVER SHEET / SITE PLAN
A1	ARCHITECTURAL MAIN LEVEL HOUSE FLOOR PLAN
A2	ARCHITECTURAL MAIN LEVEL GARAGE FLOOR PLAN
A3	ARCHITECTURAL BASEMENT LEVEL FLOOR PLAN
A4	ARCHITECTURAL MAIN LEVEL HOUSE DIMENSIONS
A5	ARCHITECTURAL MAIN LEVEL GARAGE DIMENSIONS
A6	ARCHITECTURAL BASEMENT LEVEL DIMENSIONS
A7	ARCHITECTURAL ELEVATIONS
A8	ARCHITECTURAL ELEVATIONS
A9	ARCHITECTURAL ELEVATIONS
A10	ARCHITECTURAL SECTIONS AND DETAILS
S1	STRUCTURAL HOUSE FOUNDATION PLAN
S2	STRUCTURAL GARAGE FOUNDATION PLAN
S3	STRUCTURAL MAIN LEVEL FRAMING - HOUSE
S4	STRUCTURAL ROOF FRAMING - HOUSE
S5	STRUCTURAL ROOF FRAMING - GARAGE
S6	STRUCTURAL DETAILS
M1	MECHANICAL LOWER LEVEL PLANS
M2	MECHANICAL MAIN LEVEL HOUSE PLANS
M3	MECHANICAL MAIN LEVEL GARAGE PLANS
P1	PLUMBING LOWER LEVEL PLANS
P2	PLUMBING MAIN LEVEL HOUSE PLANS
P3	PLUMBING MAIN LEVEL GARAGE PLANS
E1	ELECTRICAL LOWER LEVEL PLANS
E2	ELECTRICAL MAIN LEVEL HOUSE PLANS
E3	ELECTRICAL MAIN LEVEL GARAGE PLANS

RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 16638 WINSOME WAY, COLORADO SPRINGS

Parcel: 5124001003

Plan Track #: 202553 

Received: 10-Jun-2025 (QUINTONW)

Description:


RESIDENCE

Contractor:

Type of Unit:

Garage	2229	
Lower Level 1	1821	
Main Level	3473	
	7523	Total Square Feet

Required PPRBD Departments (6)

Enumeration Released for Permit 06/11/2025 7:27:39 AM  ENUMERATION	Floodplain (N/A) RBD GIS
Construction	Electrical
Mechanical	Plumbing

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations.
This plan set must be present on the job site for every inspection.

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/11/2025 3:25:34 PM

dsdrangel

**EPC Planning & Community
Development Department**