

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

Date: October 27, 2020
To: Board of County Commissioners
From: Nina Ruiz, Planning Manager
Craig Dossey, Planning and Community Development Department
Executive Director
Project: Stimple Garage Waiver (WV-20-002)

Parcel No.: 61360-04-026

Commissioner District 1

Request: A request by Douglas Stimple for approval of a waiver of Section 5.2.1.F of the El Paso County Land Development Code (2019), which requires a primary use to be established prior to an accessory use. If approved, the waiver being requested would allow for an accessory structure consisting of a garage and accessory living quarters to be constructed in advance of the primary use (single family residential dwelling unit).

Summary: Pursuant to Section 7.3, Waivers, Rules Governing Divisions of Land, of the El Paso County Land Development Code (2019), a waiver from standards shall be approved only upon a finding, based upon the evidence presented in each specific case, that:

- The waiver does not have the effect of nullifying the intent and purpose of this Code;
- The waiver will not result in the need for additional subsequent waivers;

- The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;
- The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;
- A particular non-economical hardship to the owner would result from a strict application of this Code;
- The waiver will not in any manner vary the zoning provisions of this Code; and
- The proposed waiver is not contrary to any provision of the Master Plan.

The 3.01-acre parcel located at 14842 Longwall Drive is within the Flying Horse North PUD (Planned Unit Development). The Planned Unit Development includes permitted principle uses are a single-family residence, golf course and associated facilities, open space, and recreation facilities. Those permitted accessory uses include residential accessory uses as listed in the Land Development Code as well as a “Guest House” up to 2000 square feet in size. A “Guest House” has been renamed in the Code to an “Accessory Living Quarters”.

Section 5.2.1.F of the Code states:

“No building permit for construction of an accessory structure, where a building permit is required, shall be authorized prior to construction of the principal structure except in the A-35 zoning district.”

The applicant is proposing to construct a 5,615 square foot accessory building to include 1,825 square feet of habitable space and 4,690 square feet of garage/workshop area. The habitable portion of the structure is not required to meet the building code standards for a detached single-family residence, nor does the applicant propose to do so. The applicant has requested a waiver of 5.2.1.F to allow the accessory structure to be constructed in advance of the principle use (residence). The applicant proposes to have the home constructed within two years.

The applicant has provided justification for the requested waiver in their letter of intent. Staff has proposed an expiration date of October 27, 2023 to ensure the primary structure is constructed as proposed.

RECOMMENDED CONDITION OF APPROVAL

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.3 of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

CONDITIONS

1. The waiver shall expire within three (3) years of the date of approval for the waiver specified above. The PCD Executive Director, in his or her sole discretion, may administratively approve an extension of the expiration up to one (1) additional year if the applicant is able to produce documented evidence that a good faith effort has been made to submit the building permit for the principle structure prior to the three (3) year deadline.

Attachments:

Letter of Intent
Site Plan
Floor Plan

LETTER OF INTENT

Submitted by: Douglas M. Stimple

2505 Stratton Forest Heights

Colorado Springs, CO 80906

(719) 499 4056

DATE: October 9, 2020

To the Board of County Commissioners:

This is a request for a Waiver of Code Section 5.2.1(F) of the El Paso County Subdivision Code. Section 5.2.1(F) pertains to the construction of an Accessory Structure and states as follows: "No building permit for construction of an accessory structure, where a building permit is required, shall be authorized prior to construction of the principal structure except in A 35 zoning districts". Section 5.2.1E of the Code says that any accessory structures exceeding 200 square feet shall obtain a building permit.

The requested waiver pertains to Lot 58, Flying Horse North Filing No. 1, containing an address of 14842 Longwall Drive and located within the Flying Horse North subdivision ("Lot"). The Lot in question is just over 3 acres in size and the attached site plan shows the configuration of the proposed principal structure and the accessory workshop structure. The proposed accessory structure is over 5000 square feet and thus Section 5.2.1E applies and a building permit is required for it to be constructed. Because the Lot is not in the A 35 zone district, Section 5.2.1F applies and the accessory structure is not to be permitted in advance of a permit for the principal structure.

This waiver is requested to allow the accessory structure to be permitted in advance of the primary structure. The accessory structure is designed and ready for permit. The applicant desires to construct the accessory structure immediately, to be followed by a permit of the principal structure within 12 months from the date of issuance of the permit of the accessory structure. As you can see from the site plan, there is a significant amount of driveway to construct to access both the workshop and the principal residence. Plans are still being developed for the principal structure and are anticipated to be complete by June, 2021.

Applicant requests to be allowed to build a significant portion of the driveway access and the workshop in advance of permitting of the principal structure. The intent is to complete the workshop in advance of a permit being obtained for the principal structure. The workshop would then be utilized to store and stage materials necessary for construction of the principal structure.

Review Standard: Per EPC Subdivision Code: A waiver from standards shall be approved only upon the finding, based upon the evidence presented in each specific case, that:

- (1) The waiver does not have the effect of nullifying the intent and purpose of the Code.

Response: This waiver does not nullify the intent or purpose of the Code. The purpose behind this regulation is to ensure that an accessory structure is not constructed in a situation where the principal residence is never constructed or completed. In this instance, the applicant seeks to build the accessory structure first to allow for the accessory structure to be used for security, staging and storage of materials and supplies necessary to construct the principal structure. This entire construction program will last from 18-24 months and upon conclusion a principal residence and an accessory structure will be co-located upon the lot.

(2) The waiver will not result in the need for additional subsequent waivers.

Response: This waiver will not result in request of additional waivers.

(3) The granting of the waiver will not be detrimental to the public safety, health, or welfare, or injurious to other property.

Response: There is no public safety, health or welfare impacted by this waiver. The lot in question is adjacent to a golf course on the north and south lot lines and a vacant lot to the southwest. To the northwest, there is a home under construction. There is no injury to any other property by granting this waiver. Granting of this waiver is actually in the best interests of the public as fewer areas of disturbance (grading) and fewer tree removal will result from granting of this request as a larger staging area will be needed if this waiver is not granted.

(4) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.

Response: This waiver is requested based upon the unique site plan of this lot and the intended construction of a principal structure and an accessory structure.

(5) A particular non-economical hardship to the owner would result from a strict application of this Code.

Response: There is no compelling public interest served by strictly interpreting Section 5.2.1F. Having the accessory structure completed before construction of the primary residence will allow for staging and storage of materials in the workshop in a safe and secure manner and help minimize grading and vegetation removal on the lot associated with construction of the principal structure.

(6) The waiver will not in any manner vary the zoning provisions of this Code.

Response: Granting of this waiver will not be contrary to any applicable zoning provisions of the Code.

(7) The proposed waiver is not contrary to any provision of the Master Plan.

Response: Granting of this waiver is not contrary to any provision of the Master Plan and has been granted by the County in the past.

For the above reasons applicant respectfully requests that the Board of County Commissioners grant a waiver of Section 5.2.1F relative to the Lot and allow for permitting of the accessory structure thereon in advance of the permitting of the principal structure.

Thank you for your consideration,


Douglas Stimple

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FOR ADDITIONAL INFORMATION REFER TO:

1. SEE EROSION CONTROL PLAN
2. SEE GRADING PLAN FOR GRADING DESIGN + NOTES
3. REFER TO TOPOGRAPHIC SURVEY BY CLASSIC CONSULTING ENGINEERS & SURVEYORS FOR FULL SITE INFORMATION

NOTE:

- THIS DRAWING IS FOR SITE LAYOUT ONLY. IT DOES NOT INCLUDE FINAL SITE GRADING.
- V.I.F. LOCATION OF UTILITY LINES WITH ARCHITECT
- OWNER TO VERIFY BUILDING + DRIVEWAY IN THE FIELD PRIOR TO ANY TREE REMOVAL OR DIRT WORK

1 SITE PLAN
Scale: 1" = 20'-0"



architecture
interior design
planning
green consulting

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Flying Horse North

14842 Longwall Court,
Colorado Springs, CO 80908

Revisions:	
Arch Concept Review	07.22.2020
OSWT Design	09.01.2020
Workshop Permit	09.14.2020
Submittal	

Drawing Title:
SITE PLAN

Date: 9/14/2020

Project No: 1902

Drawn by: EP

Checked by: JS

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Sheet:
A1.01

project scope

NEW SINGLE FAMILY RESIDENCE:

Main House, with (1) attached garage, and
(1) detached Accessory Structure (Workshop):

- Adhered stone veneer, composite siding, and exterior metal cladding
- Driveway and retaining walls
- Grading work and site drainage (under separate permit)
- Well and Septic (under separate permit)

project team and consultants

Owner:
Doug + Gwen Stimple

2505 Stratton Forest Heights
Colorado Springs, CO 80906

Contact:
Doug Stimple
Phone: 719.499.4056

E-mail:
dstimple@classichomes.com

Architect:
Mosaic Architects & Interiors

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E-mail:
jsnyder@mosaicarchitects.com

Contractor:

Classic Homes?

Structural Engineer:
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Contact:
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Phone: 719.531.5599

E-mail:
jgoode@entechengineers.com

Structural Engineer:
Fire Tower Engineering, Inc.

653 Roger Canyon Road
Laramie, WY 82072

Contact:
Joe Miller
Phone: 401.654.4600

E-mail:
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Energy Consultant:
BPG Energy Engineering

600 Kalmia Way
Broomfield, CO 80020

Contact:
Brett Guarero
Phone: 303.807.8932

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index of drawings

ARCHITECTURAL DRAWINGS
A0 COVER SHEET
A1.01 SITE PLAN
A1.02 3D VIEWS
A1.04 PROPOSED BUILDING HEIGHT
A4.01 FLOOR PLAN WORKSHOP
A4.02 ROOF PLAN WORKSHOP
A4.03 ELEVATIONS WORKSHOP
A4.04 ELEVATIONS WORKSHOP
A5.00 BUILDING SECTIONS
A6.00 WORKSHOP DETAILS - TYPICAL

TIMBERFRAME DRAWINGS
T0.0 COVER PAGE
T0.01 PLAN SW ISOMETRIC
T0.02 PLAN SE ISOMETRIC
T1.00 OVERALL PLAN VIEW
T1.01 POST LAYOUT
T1.02 POST LAYOUT
T1.03 POST LAYOUT
T2.00 SECTIONS
T2.01 SECTIONS
T2.02 SECTIONS
T3.00 DETAILS

general notes

- ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE & LOCAL CODES. SECURE ALL REQUIRED PERMITS & APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL REFERENCE TO CODE SECTIONS HEREIN REFER TO THE APPLICABLE CODES W/ LOCAL AMENDMENTS. G.C. TO ENSURE CODE COMPLIANCE.
- THE GENERAL CONTRACTOR (G.C.) & SUBCONTRACTORS ARE TO EXAMINE & VERIFY EXISTING & NEW CONDITIONS BOTH ON THE PLANS & IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS WITHIN THE DRAWINGS, SPECIFICATIONS, & SCHEDULES IMMEDIATELY & PRIOR TO PROCEEDING WITH ESTIMATING, BIDDING, & CONSTRUCTION DO NOT SCALE DWGS. WRITTEN DOCUMENTATION PREVAILS IN ALL CASES.
- REFER TO ASSEMBLY & PARTITION TAGS FOR WALL TYPES.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE OWNER BY THEIR CONSULTANT & IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING & EXECUTING THE WORK. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY, & IS NOT TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. GEOTECH REPORT ACCURACY & OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
- THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF THE ARCHITECT & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT.
- ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- ALL FINISHES TO BE LOW OR NO V.O.C., TYP.
- PROVIDE CADON MITIGATION SYSTEM(S) AS REQUIRED BY CODES.
- ALL UTILITIES PASSING THROUGH STRUCTURAL ELEMENTS SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO ACCOMMODATE SOIL AND FOUNDATION ELEMENT MOVEMENT.
- ALL WORK TO BE IN ACCORDANCE WITH "GENERAL CONDITIONS OF THE CONTRACT" & ALL OTHER CONTRACT DOCUMENTS.
- CONTRACT DOCUMENTS ALSO INCLUDE THE PROJECT MANUAL (INCL. SPECIFICATIONS) & APPLIANCE/PLUMBING/INT.FINISH SCHEDULES & ARE MADE PART OF THESE DRAWINGS IN THEIR ENTIRETY AS IF ATTACHED.
- THE G.C. SHALL INCLUDE ANY WORK REQUIRED TO MAKE THE END RESULT BUILDING OPERATIVE & OCCUPIABLE. IF EQUIPMENT, MATERIAL &/OR INTENT ARE NOT DETAILED IN DRAWINGS OR SPECIFICATIONS BUT ARE OBVIOUSLY REQUIRED AS INDUSTRY STANDARD FOR OPERATIVE CONDITIONS, THIS WORK SHALL BE INCLUDED IN BASE BID. IF THE OWNER DOES NOT ACCEPT THE G.C.'S SELECTION, THE ADDITIONAL COST (TO THE G.C.) OF THAT EQUIPMENT OR MATERIALS CHOSEN BY THE OWNER OR ARCHITECT WILL BE OFFSET BY CHANGE ORDER.
- DO NOT USE CADMIUM CONTAINING PRODUCTS FOR WORK IN PLACE WITHOUT SPECIFIC WRITTEN APPROVAL BY THE OWNER.
- DO NOT USE ASBESTOS OR ASBESTOS-CONTAINING PRODUCTS OR ANY OTHER HAZARDOUS MATERIAL FOR WORK IN PLACE WITHOUT SPECIFIC WRITTEN APPROVAL BY THE OWNER.
- TYPOGRAPHICAL ERRORS OR ERRORS OF SPELLING SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. INTERPRETATION OF THE MEANING OF MISTYPED OR MISSPELLED WORDS WITHOUT CLARIFICATION FROM THE ARCHITECT WILL BE DONE BY THE G.C. WITH ACCEPTANCE OF RESPONSIBILITY FOR THAT INTERPRETATION & ALL CONSEQUENCES ARISING THEREFROM.
- THE TERM "PROVIDE" AS USED HEREIN SHALL MEAN THAT G.C. SHALL FURNISH & INSTALL SAID ITEM, CONSTRUCTION, EQUIPMENT, MATERIALS, ETC., FOR A COMPLETE, FINISHED INSTALLATION. G.C. SHALL BE RESPONSIBLE FOR COORD. OF ALL TRADES DOING WORK & COORD. WITH OWNER & OWNER'S SUB-G.C.'S REGARDING INSTALLATION & PROVISION FOR ALL EQUIPMENT, MATERIALS & CONSTRUCTIONS INDICATED "BY OWNER", "BY OTHERS" ON THESE DOCS.
- ALL PROPERTY DAMAGED IN ORDER TO OR AS A RESULT OF THE EXECUTION OF THE CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR REPLACED, INCLUDING, BUT NOT LIMITED TO, GRADING, PAVING, PLANTING, STRUCTURE, EQUIPMENTS, FIXTURES, CIRCUITS, PIPING, & INSULATION.
- CONDITIONS OF WORK: ALL BIDDERS, G.C.'S, & SUB G.C.'S MUST INFORM THEMSELVES FULLY OF THE CONDITIONS RELATING TO THE CONSTRUCTION OF THE PROJECT & THE EMPLOYMENT OF LABOR THEREON. FAILURE TO DO SO WILL NOT RELIEVE A G.C. OF THE OBLIGATION TO FURNISH ALL MATERIAL & LABOR NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT. INsofar AS POSSIBLE, THE G.C., IN CARRYING OUT THE WORK, MUST EMPLOY SUCH METHODS OR MEANS AS WILL NOT CAUSE ANY INTERRUPTION OF OR INTERFERENCE WITH THE WORK OF ANY OTHER G.C., OR THE OWNER'S SCHEDULED USE OF THE BUILDING, & FURTHERMORE, WILL ACCOMPLISH THE WORK WITH MINIMAL DAMAGE, DEMOLITION, CUTTING OR PATCHING TO THE EXISTING BUILDING.
- IF THE OWNER'S TENANTS WILL OCCUPY THE EXISTING BUILDING DURING THE PROJECT, THE G.C. WILL COOPERATE WITH THE OWNER & TENANTS DURING CONSTRUCTION OPERATIONS TO ELIMINATE ANY CONFLICTS & NOT INTERFERE WITH THE OPERATION OF THEIR BUSINESS ACTIVITIES. ALL WORK SHALL BE PERFORMED SO AS NOT TO WITH THE TENANTS' (OR OWNER'S) OPERATIONS.
- WORK INCLUDED IN THIS PROJECT WILL NEED TO BE PERFORMED WITHIN THE LIMITATIONS OF AVAILABLE ACCESS AT THE SITE. G.C. SHALL STAGE THE PROJECT & UTILIZE THE MEANS & METHODS OF CONSTRUCTION AS NECESSARY TO ALLOW FOR THE RESTRICTIONS SURROUNDING THE SITE & TO NOT LIMIT THE TENANTS' (OR OWNER'S) USE OF THE SITE.
- RELEASE OF THESE PLANS ANTICIPATES FURTHER COOPERATION AMONG THE OWNER, G.C., & ARCHITECT. ALTHOUGH THE ARCHITECT & HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE & DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL NOT RELIEVE THE G.C. FROM RESPONSIBILITY FOR ALL CONSEQUENCES, CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, & SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

MECHANICAL & ELECTRICAL NOTES

- ARCHITECT BEARS NO RESPONSIBILITY FOR DESIGN AND PERFORMANCE OF ELECTRICAL, MECHANICAL, & PLUMBING SYSTEMS.
- REFER TO HERS REPORT (IF APPLICABLE) FOR INSULATION AND THEIR ROUTING, METER LOCATIONS, HOSE BIBBS & OTHER ASSOCIATED ITEMS. G.C. IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, & CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
- ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM ANY DAMAGE BY CONSTRUCTION. ANY ROOTS EXPOSED DURING EXCAVATION ARE TO BE CUT BY A PROFESSIONAL ARBORIST & PROTECTED AS REQUESTED BY THE PROFESSIONAL. ANY BRANCHES TO BE REMOVED SHALL BE CUT BY A PROFESSIONAL ARBORIST. UNLESS OTHERWISE NOTED PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. ALL SITE GRADING SHOULD BLEND NATURALLY WITH EXISTING GRADES USING A MAX. SLOPE OF 2:1.
- EXT. WALLS TO BE 2'x6 AT 16" O.C. INTERIOR WALLS ARE 2'x4 STUDS AT 24" O.C. U.A.O. OR 2'x6 STUDS U.A.O.
- TRUSS MANUFACTURER SHALL PROVIDE TRUSS LAYOUT & PROFILES TO THE STRUCTURAL ENGINEER & ARCHITECT FOR REVIEW & COORDINATION. SUCH WORK SHALL BE BASED BOTH ON THE ARCHITECTURAL & STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ON SECTION SHEETS ARE TO BE USED AS GENERAL GUIDES & SHALL BE VERIFIED BY THE TRUSS MANUFACTURER & A.C.
- ALL SMOKE ALARMS ARE REQUIRED TO BE HARDWIRED & INTERCONNECTED IN NEW & EXISTING BEDROOMS, HALLS & ON EACH LEVEL.
- CARBON MONOXIDE ALARMS TO BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS PER IRC 315 & 38-45-101 THROUGH 106 C.R.S.
- ALL DOORS LEADING TO UNHEATED AREAS ARE TO BE WEATHER-STRIPPED.
- INSTALL SOUND INSULATION PER PLANS OR THROUGHOUT INTERIOR WALLS & FLOORS. VERIFY W/ OWNER & ARCHITECT.
- FIRESTOP AND DRAFTSTOP ALL FLUES, POCKET DOORS, WALLS & BETWEEN FLOORS, ROOFS AS REQ'D PER LOCAL CODES.
- GAS FIREPLACES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. A COPY OF THESE INSTRUCTIONS MUST BE AVAILABLE FROM G.C. TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.
- ONLY GAS FIREPLACES & CHIMNEY COMPONENTS LISTED BY A NATIONALLY RECOGNIZED TESTING AGENCY ARE ACCEPTABLE.
- PROVIDE OUTSIDE COMBUSTION AIR TO ALL FIRE BOXES PER CODE.
- ALL GUARDRAILS SHALL COMPLY WITH APPLICABLE CODE & AS AMENDED BY LOCAL REQ.
- ALL HANDRAILS ARE TO COMPLY WITH APPLICABLE CODE & AS AMENDED BY LOCAL REQ.
- ALL STAIRWAY RISER HEIGHTS AND LANDINGS ARE TO COMPLY WITH APPLICABLE CODE & AS AMENDED BY LOCAL REQ.
- PROVIDE COMBUSTION AIR TO FURNACES & WATER HEATER PER CODE & AS AMENDED BY LOCAL REQ.
- PROVIDE 5/8" TYPE-X GWB CEILING AND WALLS, AND SOLID WOOD DOOR MIN 1 3/8" THICK, OR HONEYCOMB-CORE STEEL MIN 1 3/8" THICK OR 20-MIN RATED DOOR WITH SELF-CLOSER INTO INTERIOR SPACES, TYP. AT GARAGE (ATTACHED) AND MECHANICAL ROOM.
- PROVIDE GUTTERS & DOWNSPOUTS. A 5'-0" MIN. EXTENSION IS TO BE PROVIDED, OR OTHER APPROVED METHOD OF DISCHARGING DOWNSPOUT WATER AWAY FROM FOUNDATION IS TO BE EMPLOYED.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GWB.
- PROVIDE: FLOOR BLOCKING PER CODE. WALL BLOCKING PER CODE. ROOF BLOCKING PER CODE. FIRE BLOCKING PER CODE THE LOWER LEVEL PLAN INCLUDED IN THE ARCH DRAWINGS IS NOT AN ENGINEERED FOUNDATION. PLAN, THE ENGINEERED FOUNDATION DESIGN IS TO BE PERFORMED BY A COLORADO REGISTERED STRUCTURAL ENGINEER USING GUIDELINES FOUND IN THE SOILS REPORT & ACTUAL SITE CONDITIONS.
- COORDINATE LANDSCAPE IRRIGATION SUPPLY & REQUIRED SLEEVE LOCATIONS W/ ALL APPLICABLE TRADES. SEE STRUCTURAL DRAWINGS.
- COORDINATE REQUIRED PLUMBING FIXTURE FLOWRATES AS ALLOWED BY MUNICIPAL AUTHORITY. G.C. TO VERIFY VS. FIXTURE SCHEDULES. SEE LANDSCAPE ARCH. DRAWINGS.
- PROVIDE CRAWL SPACE, ATTIC, & ROOF VENTILATION (IF REQ.).
- PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS, FIXTURES, ETC.

RESIDENTIAL NOTES (I.R.C.)

- BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS & SURVEY FOR SPECIFIC UTILITY EASEMENTS & OTHER PERTINENT INFORMATION.
 - BUILDER TO FIELD VERIFY & COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBBS & OTHER ASSOCIATED ITEMS. G.C. IS TO HAVE ALL EXISTING UTILITY LOCATIONS LOCATED BY ITS RESPECTIVE AUTHORITY, & CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
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 - PROVIDE CRAWL SPACE, ATTIC, & ROOF VENTILATION (IF REQ.).
 - PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS, FIXTURES, ETC.
- G.C. SHALL HAVE A SURVEYOR VERIFY THE LOCATION OF THE BUILDING FOOTPRINT IN RESPECT TO ALL APPLICABLE BUILDING SETBACKS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT PRIOR TO CONSTRUCTION.
 - G.C. SHALL HAVE A SURVEYOR SET TOP OF WALL BENCHMARK PRIOR TO FOUNDATION POUR TO GUARANTEE COMPLIANCE WITH MAXIMUM HEIGHT REQUIREMENTS SET FORTH IN ARCHITECTURAL PLANS.
 - HEIGHT VERIFICATION REQUIRED BY BOULDER COUNTY: TWO PART VERIFICATION TO BE COORDINATED BY G.C. WITH SURVEYOR

Flying Horse North

NEW CONSTRUCTION

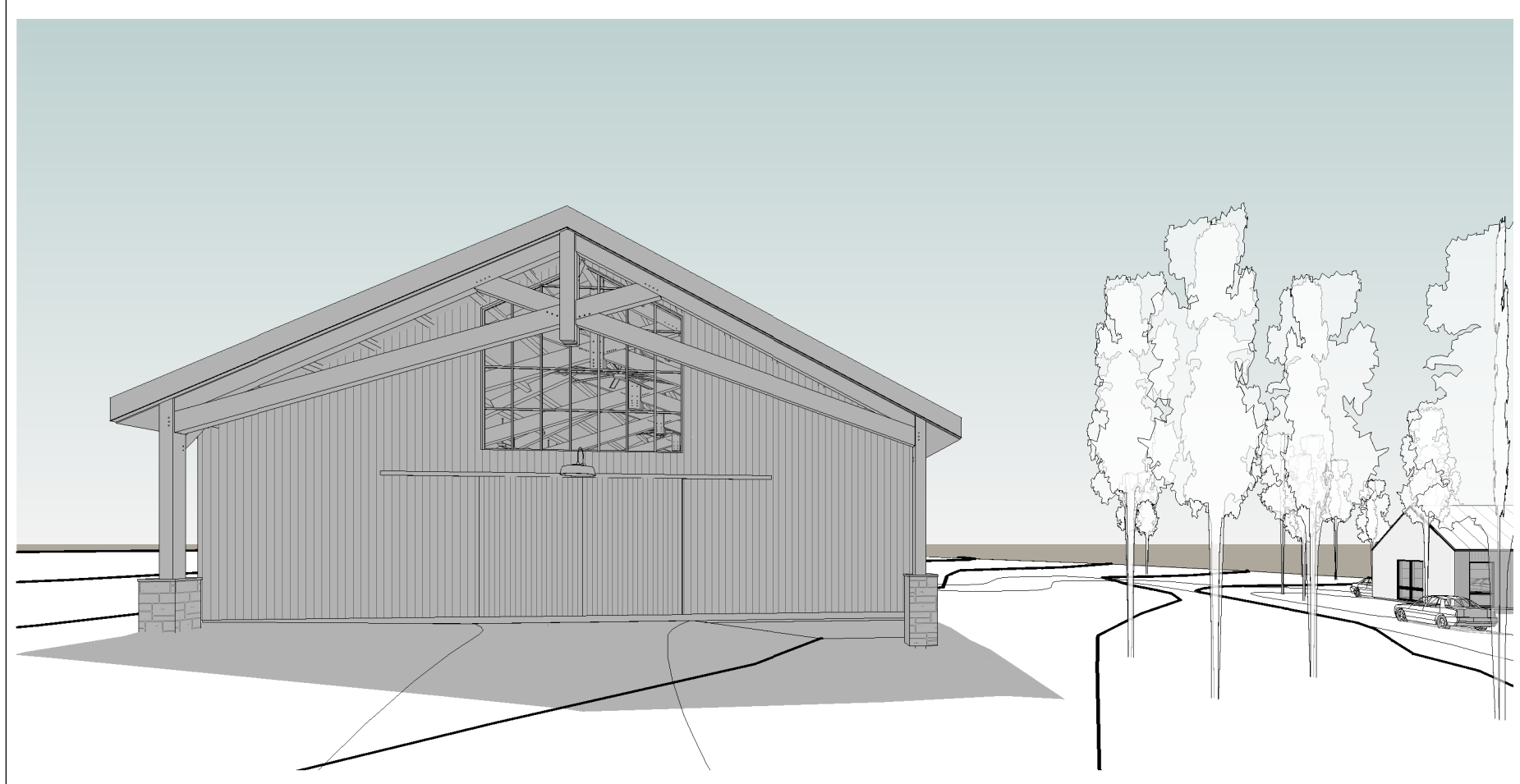
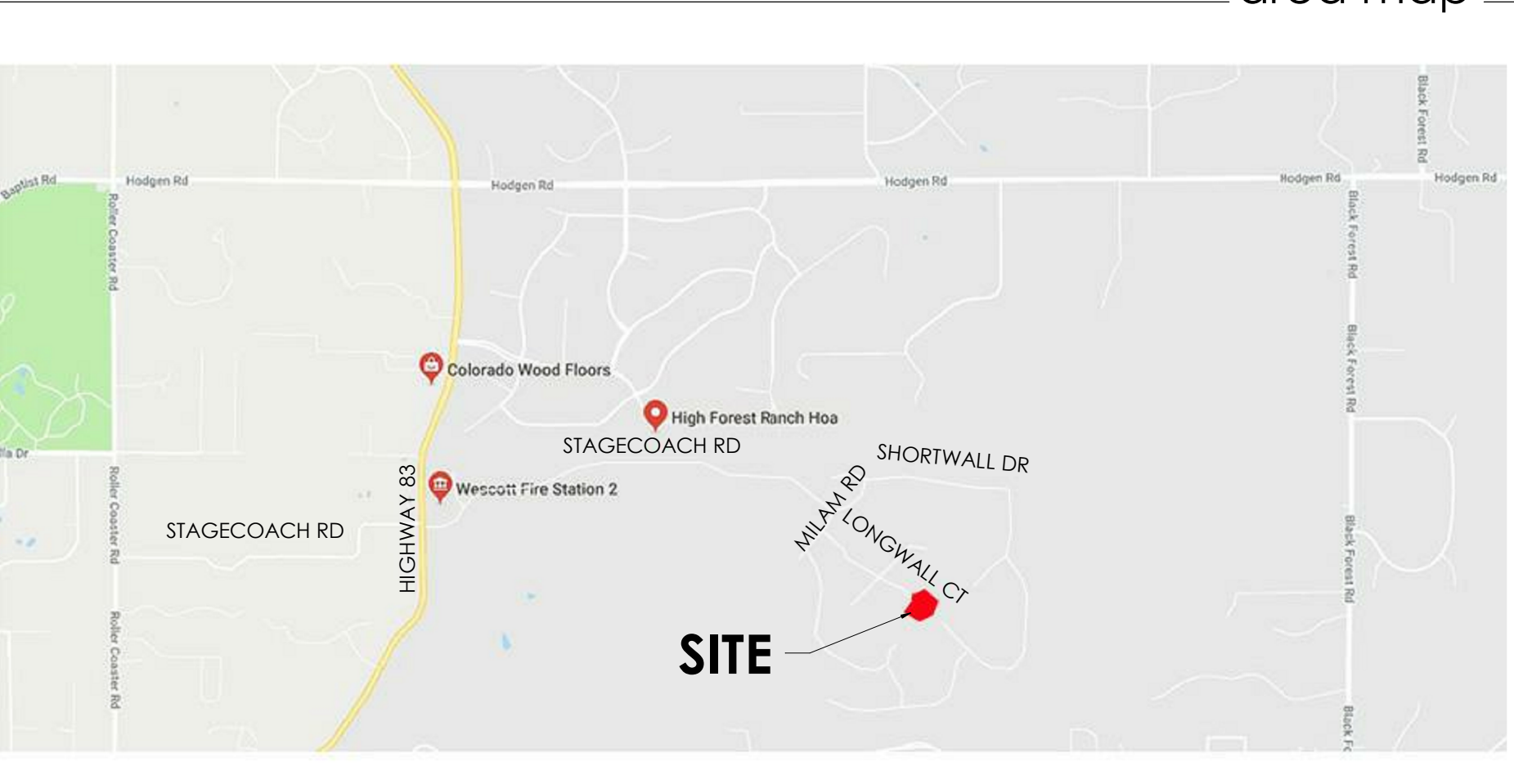
14842 Longwall Court,
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Workshop Permit Submittal

09.14.2020

PROGRESS SET
NOT FOR CONSTRUCTION

area map



project info

Property Address:
North, Filing #1

Lot 58, Flying Horse

14842 Longwall Court
Colorado Springs, CO 80908

Legal Description:
North, Filing #1

Zoning:
Development (PUD)

Use:
Single Family Residential

Lot Area:
131,131 s.f. (3.01ac)

Fire District:
Black Forest

School District:
20

Energy
Per 2015 International Energy Conservation Code (IECC), as amended by the 2017 Pikes Peak Regional Building Code.

Simulated Performance Alternative. See supplemental report.

Applicable Codes
2017 Pikes Peak Regional Building Code (PPRBC), 2015 International Residential Code (IRC), 2015 International Energy Conservation Code (IECC), and 2014 National Electric Code (NEC).mv

Zoning Requirements:

Setbacks per PUD:

Front: 30' min.
Rear: 35' min.
Sides: 10' min.

Max Bldg. Height:

30' Mid-grade to mid-peak

Wild Fire Zone:

NA



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Revisions:	
Arch Concept Review	07.22.2020
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Drawing Title:
COVER SHEET

Date:

9/4/2020

Project No:

1902

Drawn by:

EP

Checked by:

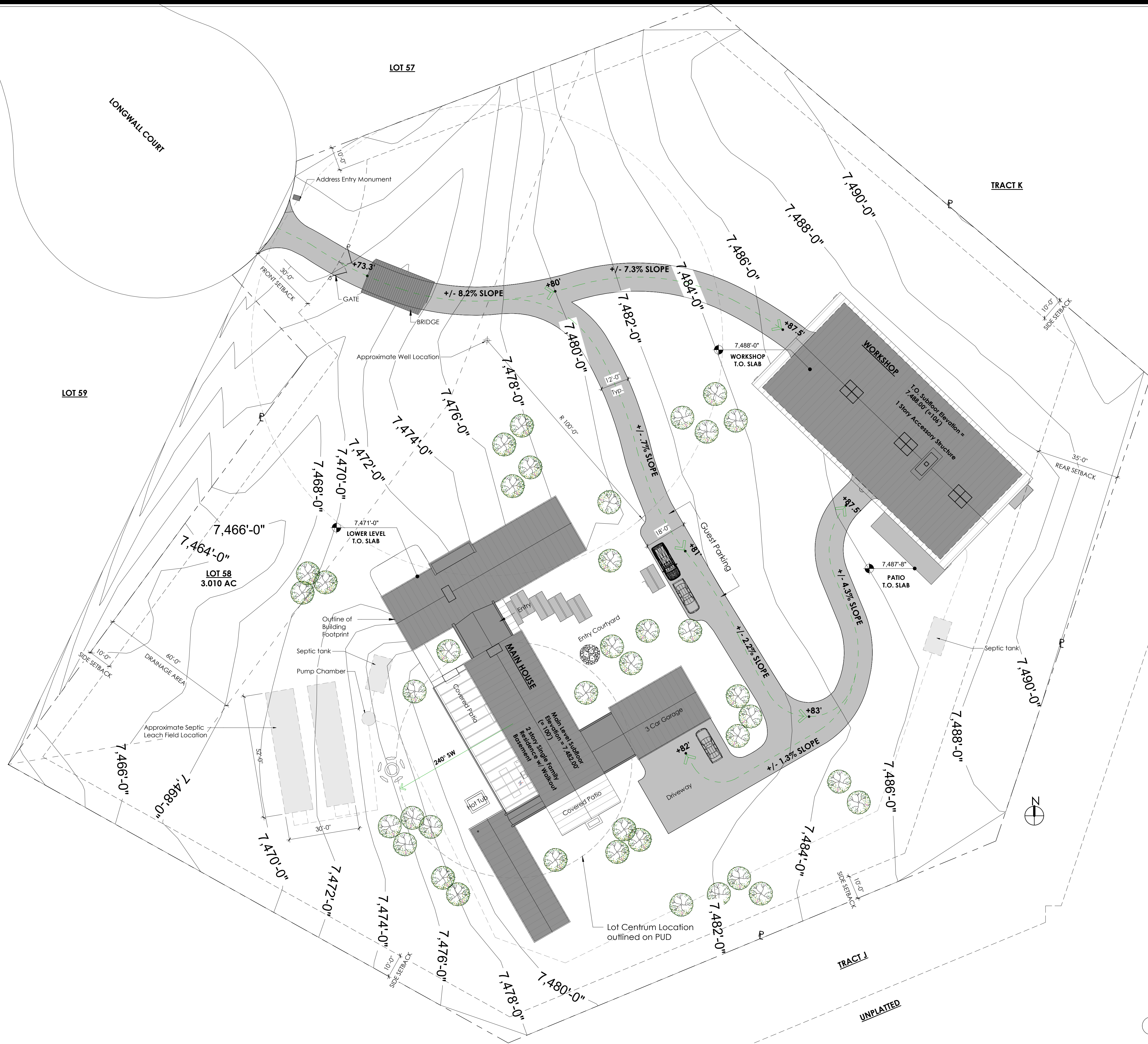
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FOR ADDITIONAL INFORMATION REFER TO:

1. SEE EROSION CONTROL PLAN
2. SEE GRADING PLAN FOR GRADING DESIGN + NOTES
3. REFER TO TOPOGRAPHIC SURVEY BY CLASSIC CONSULTING ENGINEERS & SURVEYORS FOR FULL SITE INFORMATION

NOTE:

- THIS DRAWING IS FOR SITE LAYOUT ONLY. IT DOES NOT INCLUDE FINAL SITE GRADING.
- V.I.F. LOCATION OF UTILITY LINES WITH ARCHITECT
- OWNER TO VERIFY BUILDING + DRIVEWAY IN THE FIELD PRIOR TO ANY TREE REMOVAL OR DIRT WORK

1 SITE PLAN

Scale: 1" = 20'-0"



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Arch Concept Review	07.22.2020
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Drawing Title:
SITE PLAN

Date: 9/4/2020

Project No: 1902

Drawn by: EP

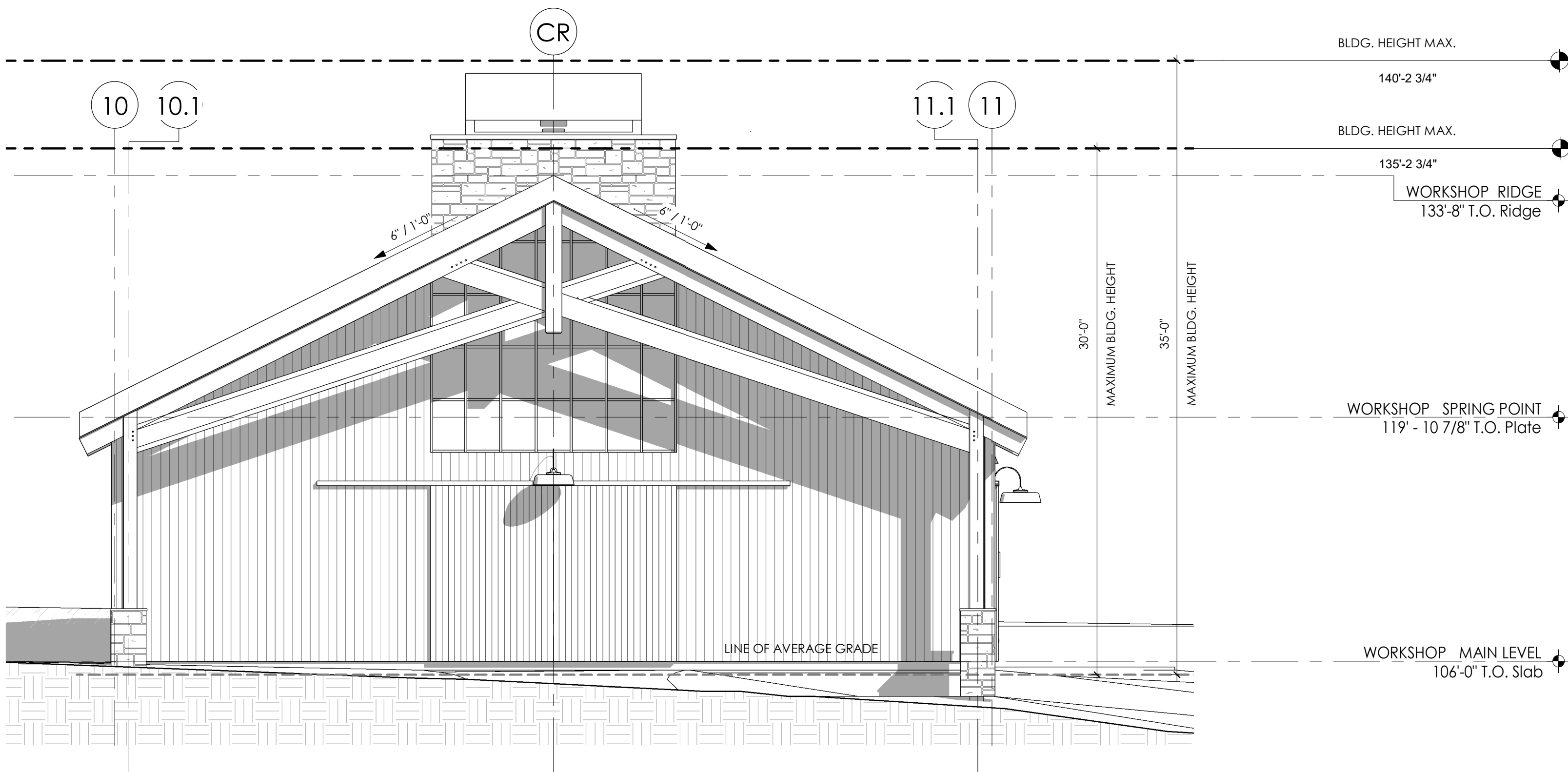
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1 WORKSHOP WEST ELEVATION - BUILDING HEIGHT
Scale: 3/16" = 1'-0"



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Revisions:	
Arch Concept Review	07.22.2020
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Drawing Title:
PROPOSED
BUILDING
HEIGHT

Date: 9/4/2020

Project No: 1902

Drawn by: Author

Checked by: Checker

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Revisions:	
Arch Concept Review	07.22.2020
Workshop Permit	09.14.2020
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Drawing Title:
**FLOOR PLAN
WORKSHOP**

Date: 9/4/2020

Project No: 1902

Drawn by: EP

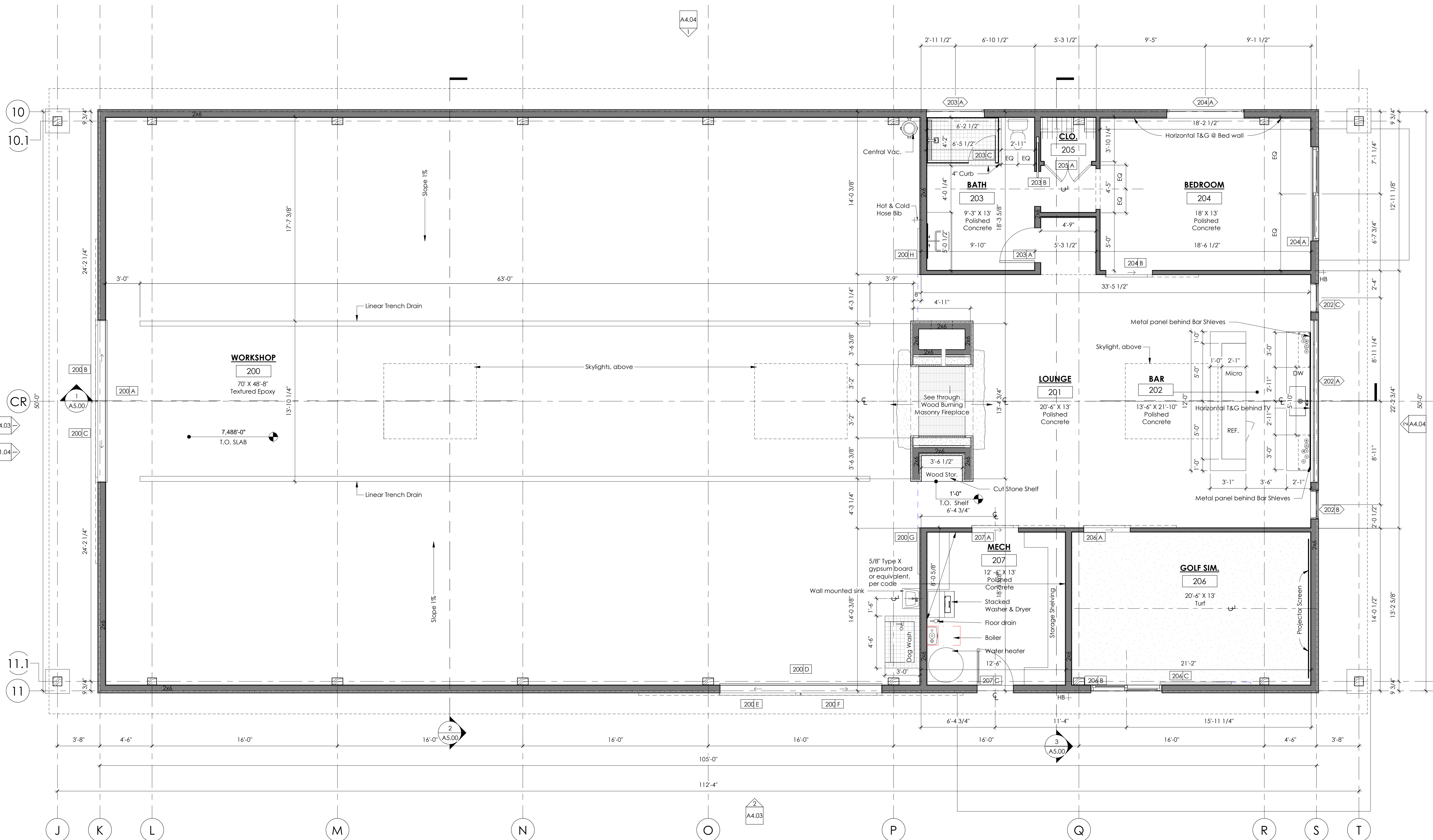
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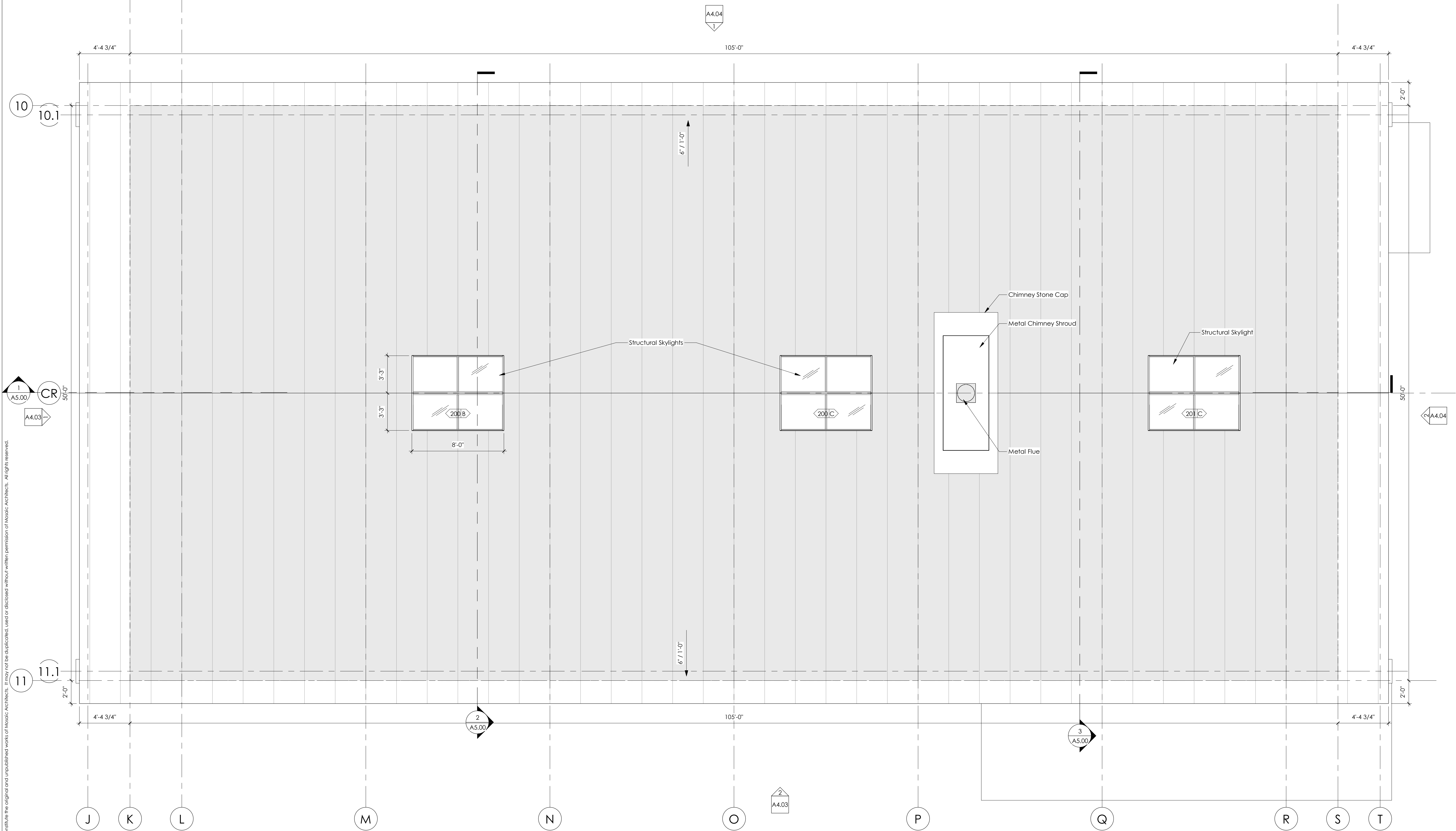
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1 WORKSHOP MAIN LEVEL
Scale: 1/4" = 1'-0"

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2 WORKSHOP ROOF PLAN
Scale: 1/4" = 1'-0"



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Revisions:	
Arch Concept Review	07.22.2020
Workshop Permit Submittal	09.14.2020

Drawing Title:
ROOF PLAN
WORKSHOP

Date: 9/4/2020

Project No: 1902

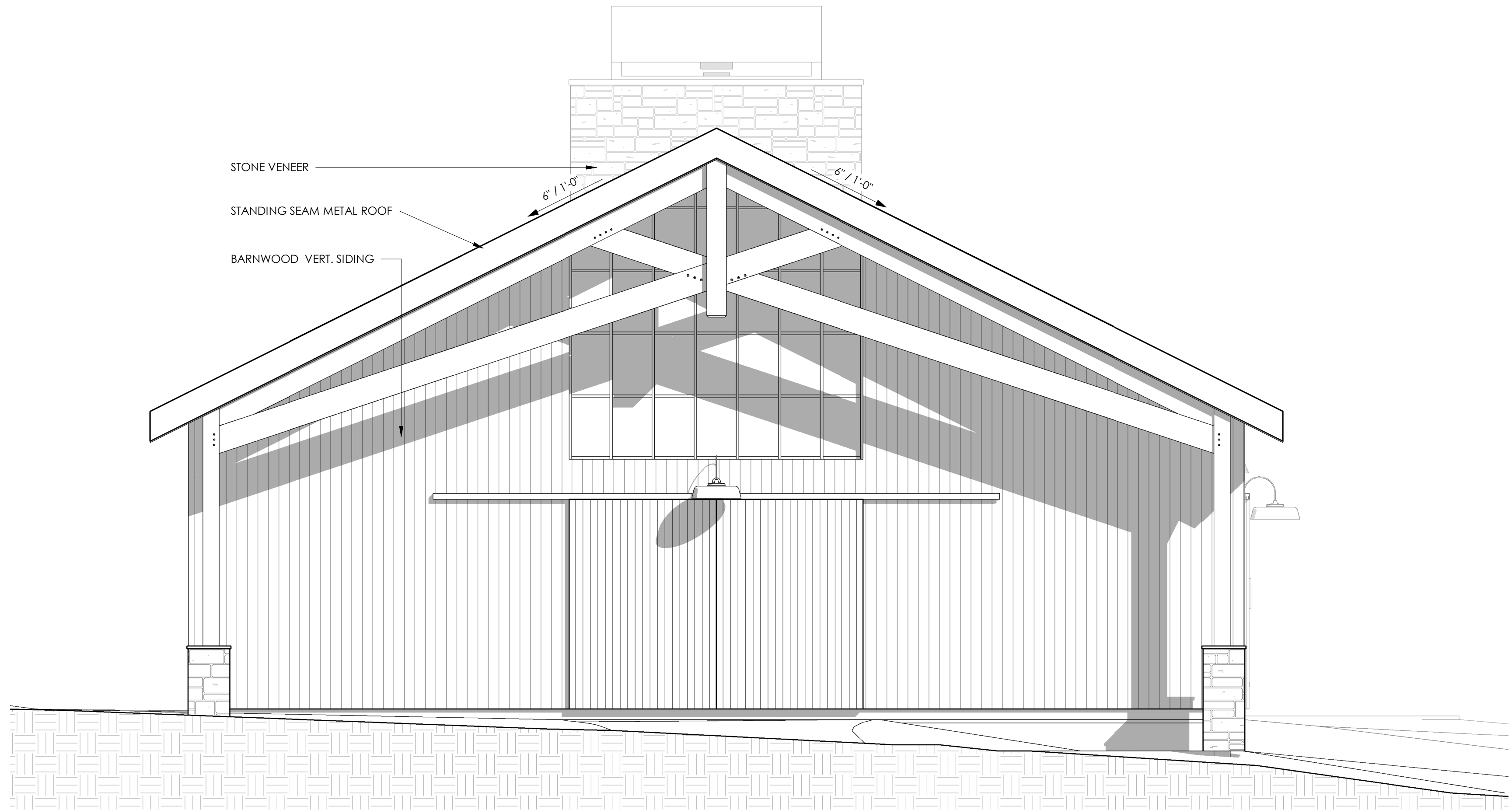
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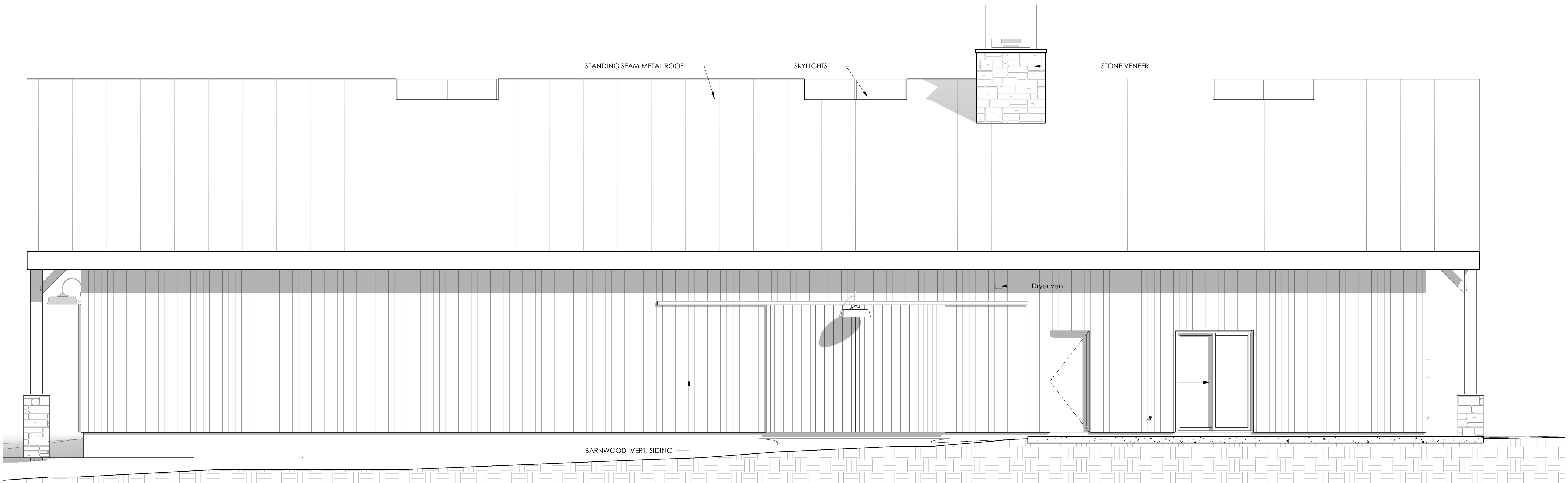
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1 WORKSHOP ELEVATION - WEST
Scale: 1/4" = 1'-0"



2 WORKSHOP ELEVATION - SOUTH
Scale: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

1. WINDOW HEAD HEIGHTS ARE TO TOP OF WINDOW/ DOOR UNIT AND DO NOT INCLUDE ROUGH OPENING. SEE WALL DOOR AND WINDOW SCHEDULES FOR SIZES AND ADDITIONAL INFORMATION.
2. WINDOW HEAD HEIGHTS TAKEN FROM T.O. PLY SUBFLOOR, TYP. U.N.O.
3. STONE PATTERNS ARE SHOWN FOR LOCATION ONLY. FIELD VERIFY W/ ARCHITECT ACTUAL STYLE AND PATTERN.
4. PROVIDE WINDOW AND DOOR SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
5. EXTERIOR LIGHTING: REFER TO REFLECTED CEILING PLANS
6. VENT STACKS SHALL BE GANGED TOGETHER AND LOCATE ON EAST SIDE OF STRUCTRE WHEN POSSIBLE. PAINT TO MATCH ROOF.
7. EGRESS NOTE: EMERGENCY ESCAPE AND RESCUE OPENINGS ARE TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT (5.0 SQ FT MINIMUM IF AT GRADE FLOOR LEVEL). THEY SHALL HAVE A MINIMUM CLEAR OPENING WIDTH OF 20" AND A MINIMUM CLEAR OPENING HEIGHT OF 24". THE MAXIMUM HEIGHT OF THE SILL ABOVE FLOOR LEVEL IS 44". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.



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Revisions:	
Arch Concept Review	07.22.2020
Workshop Permit Submittal	09.14.2020

Drawing Title:
ELEVATIONS
WORKSHOP

Date: 9/4/2020

Project No: 1902

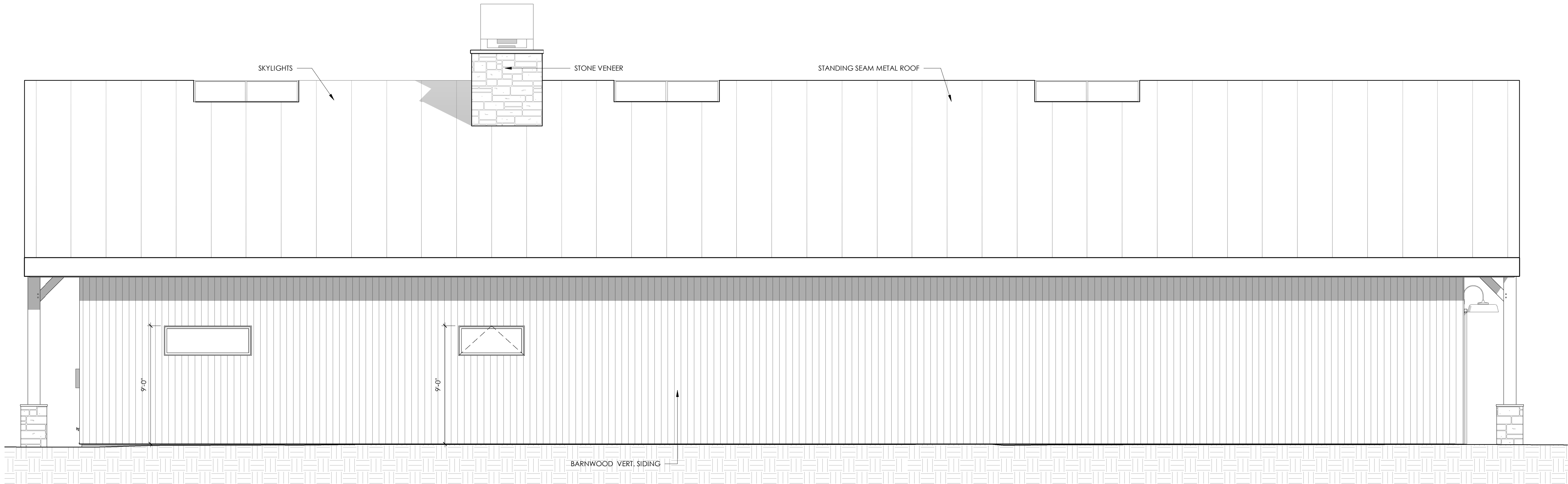
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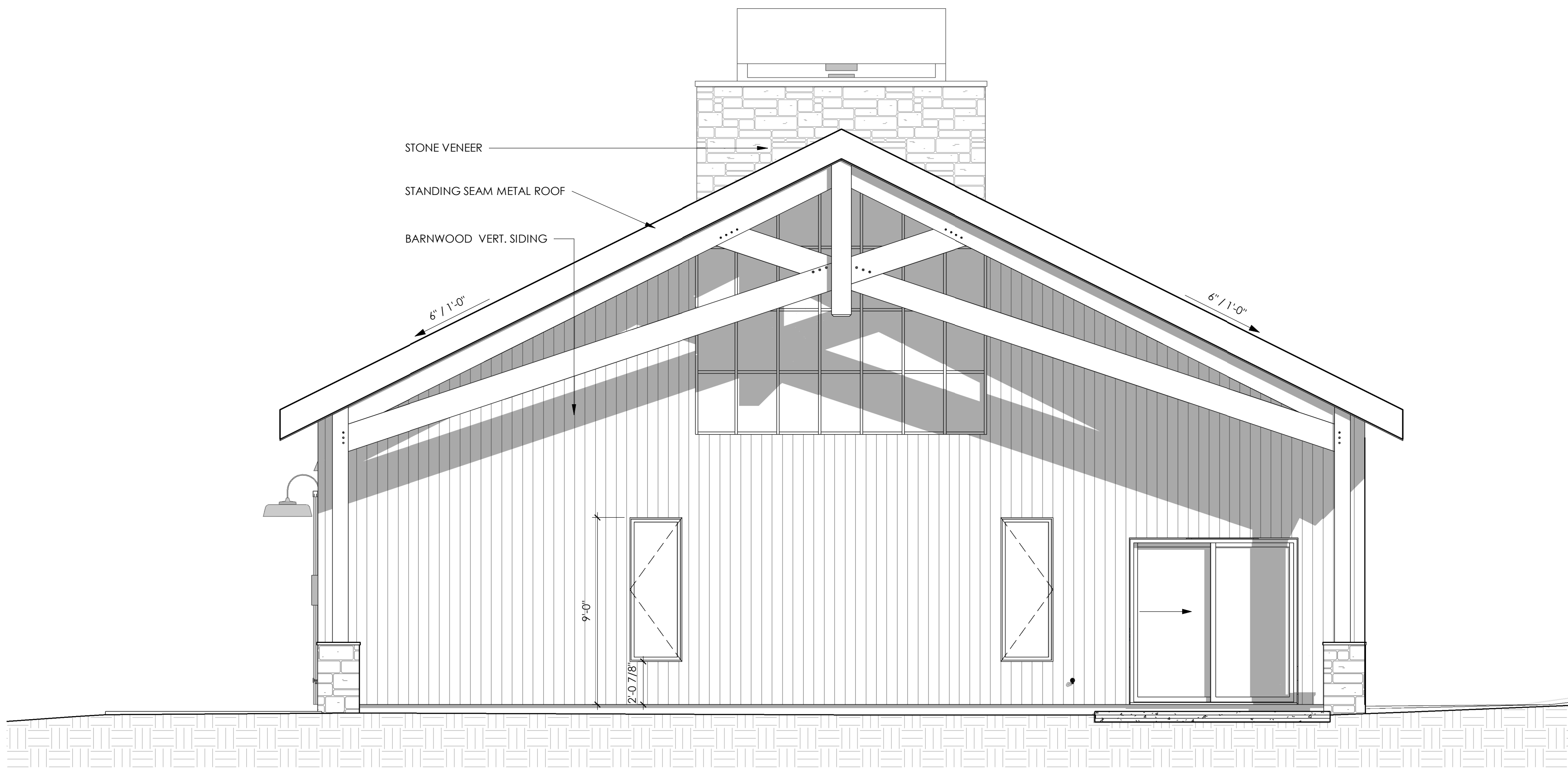
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1 WORKSHOP ELEVATION - NORTH
Scale: 1/4" = 1'-0"



2 WORKSHOP ELEVATION - EAST
Scale: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

1. WINDOW HEAD HEIGHTS ARE TO TOP OF WINDOW/ DOOR UNIT AND DO NOT INCLUDE ROUGH OPENING. SEE WALL DOOR AND WINDOW SCHEDULES FOR SIZES AND ADDITIONAL INFORMATION.
2. WINDOW HEAD HEIGHTS TAKEN FROM T.O. PLY SUBFLOOR, TYP. U.N.O.
3. STONE PATTERNS ARE SHOWN FOR LOCATION ONLY. FIELD VERIFY W/ ARCHITECT ACTUAL STYLE AND PATTERN.
4. PROVIDE WINDOW AND DOOR SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
5. EXTERIOR LIGHTING: REFER TO REFLECTED CEILING PLANS
6. VENT STACKS SHALL BE GANGED TOGETHER AND LOCATE ON EAST SIDE OF STRUCTURE WHEN POSSIBLE. PAINT TO MATCH ROOF.
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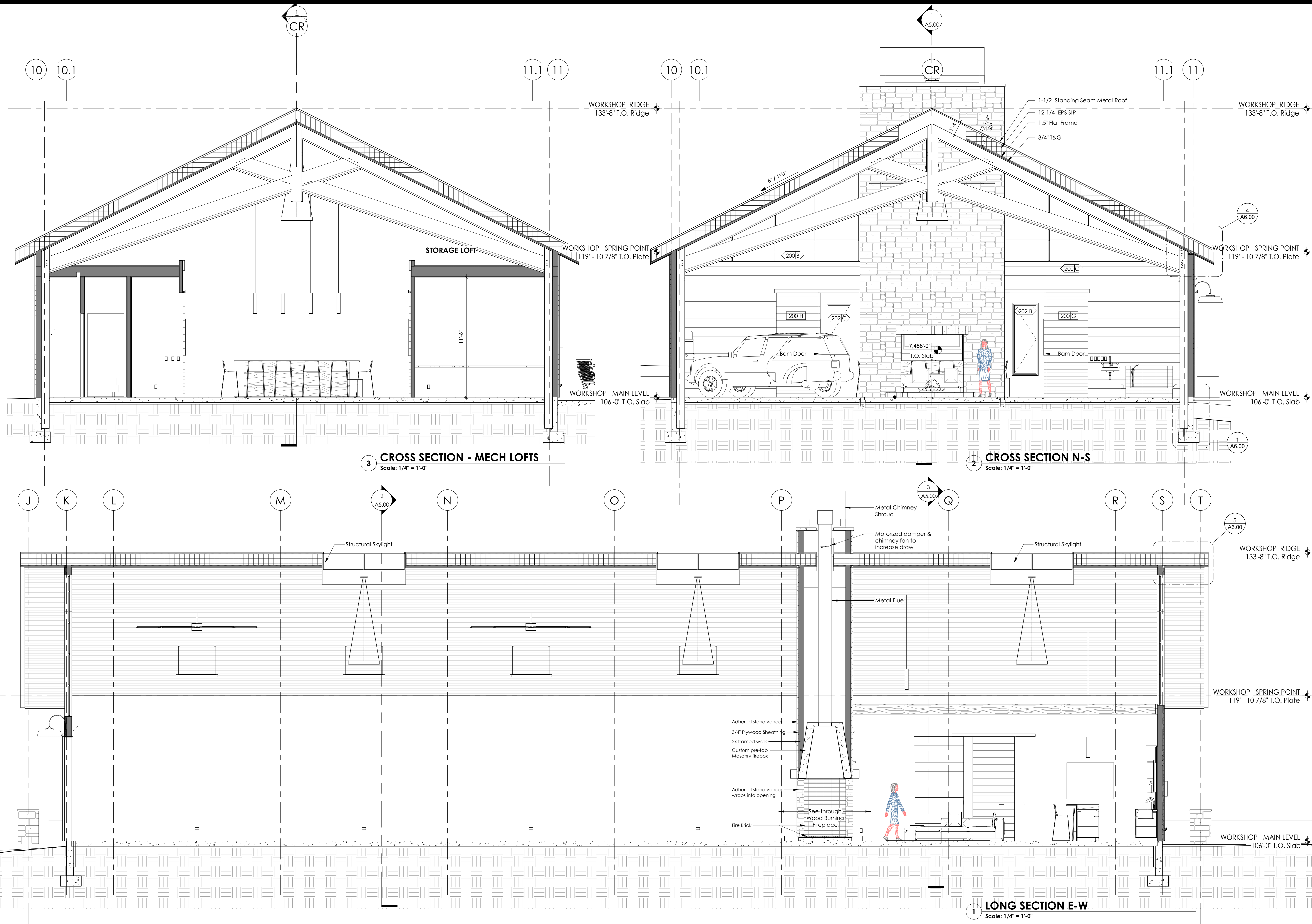
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Drawing Title:
**BUILDING
SECTIONS**

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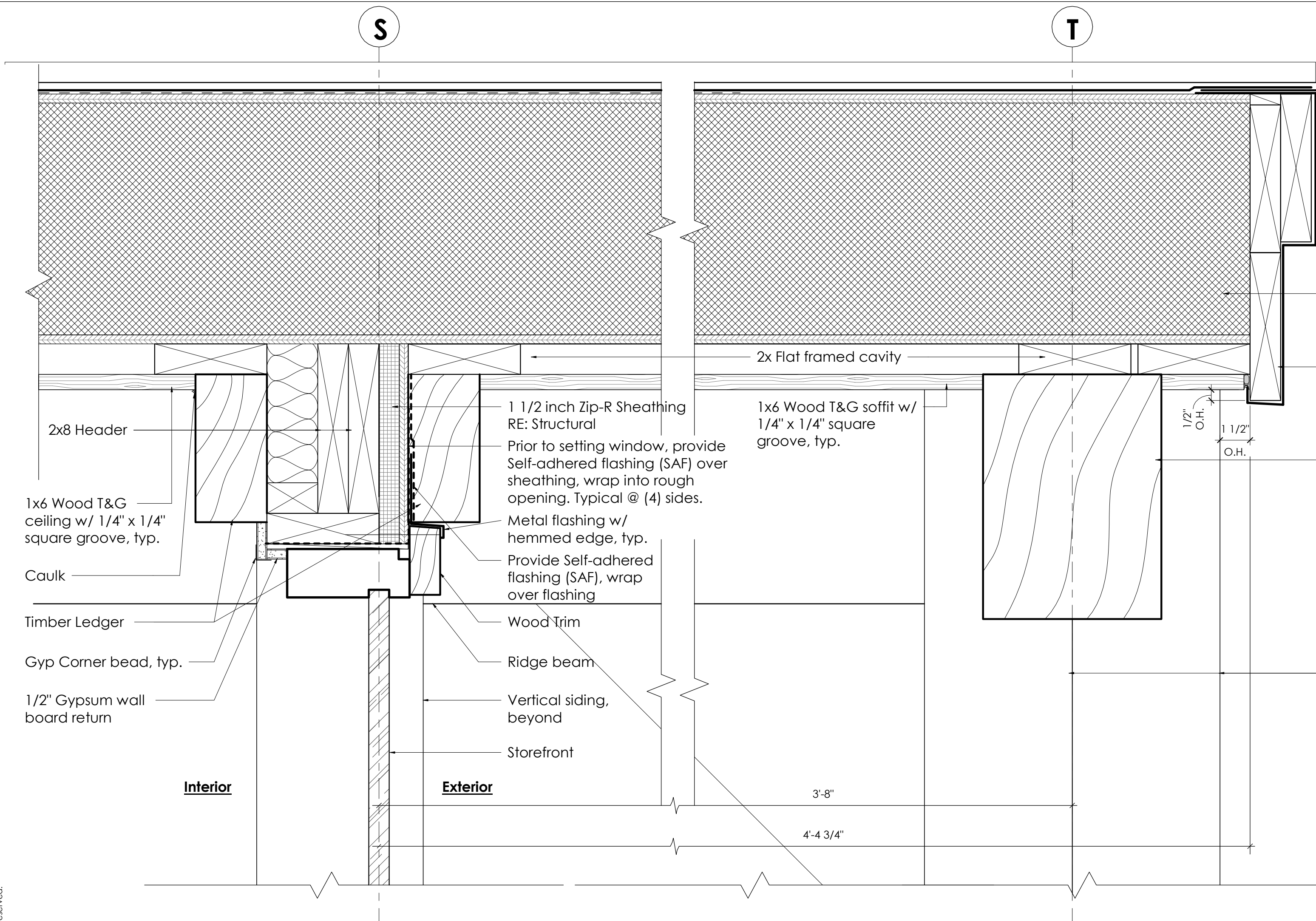
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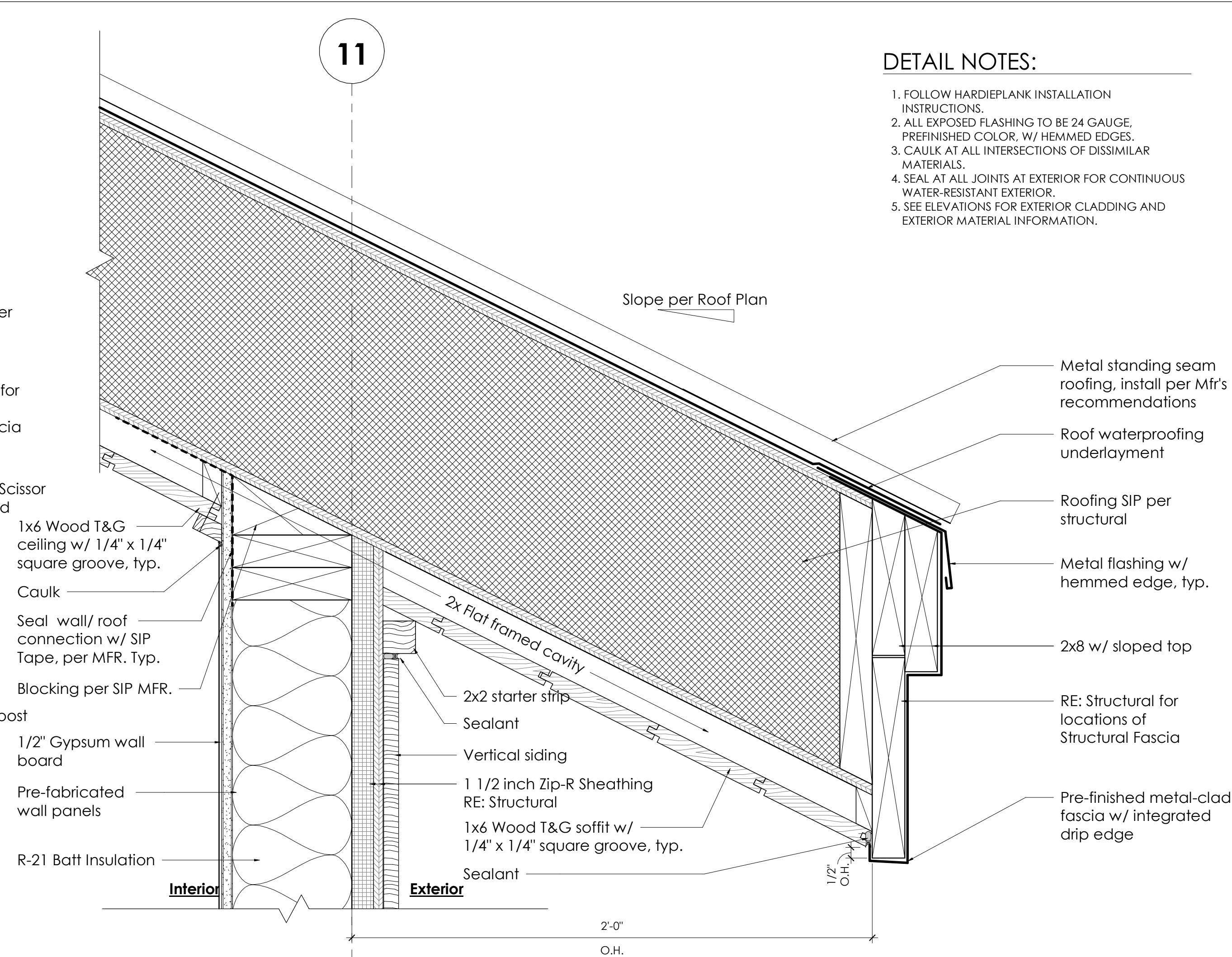
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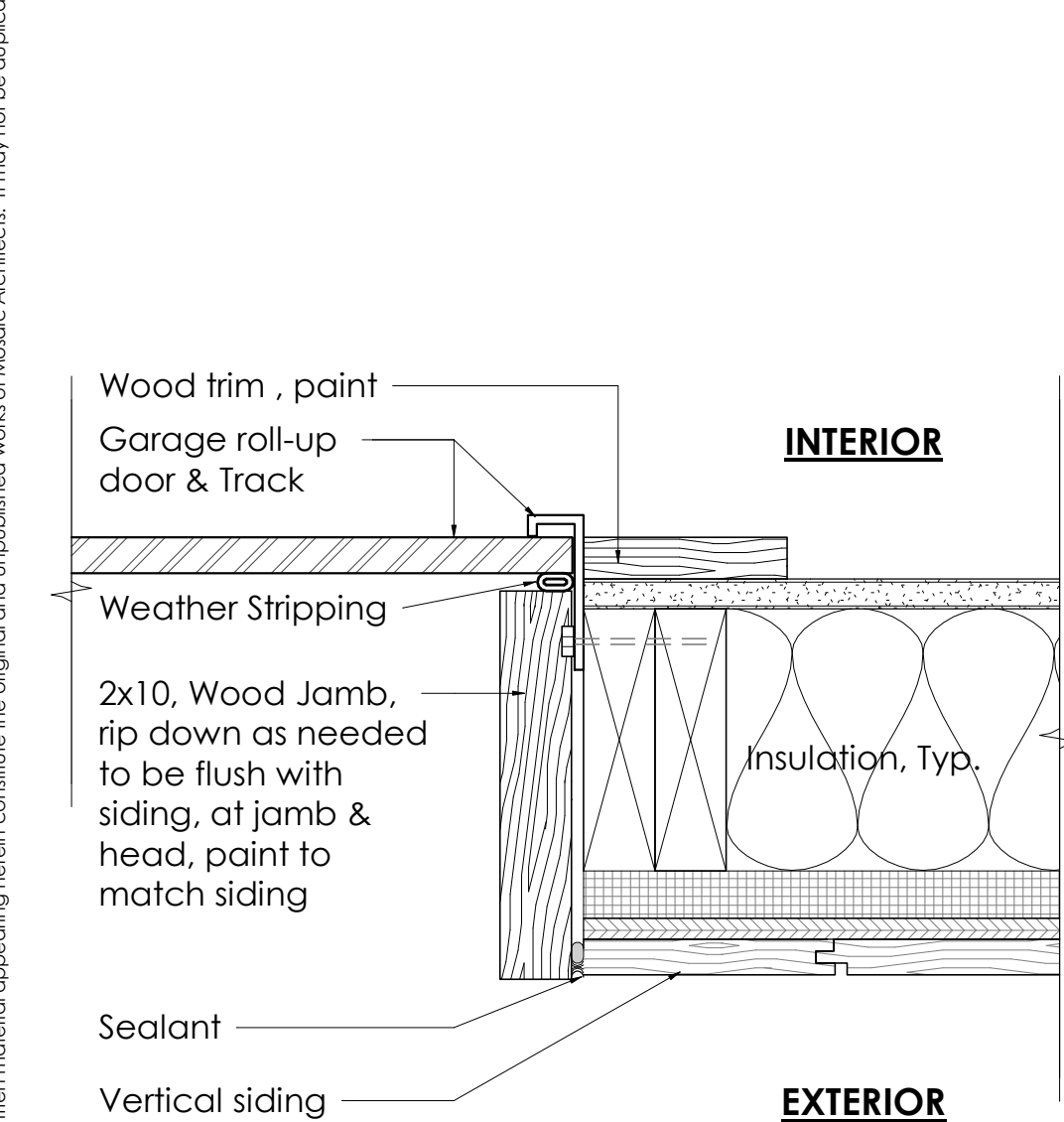
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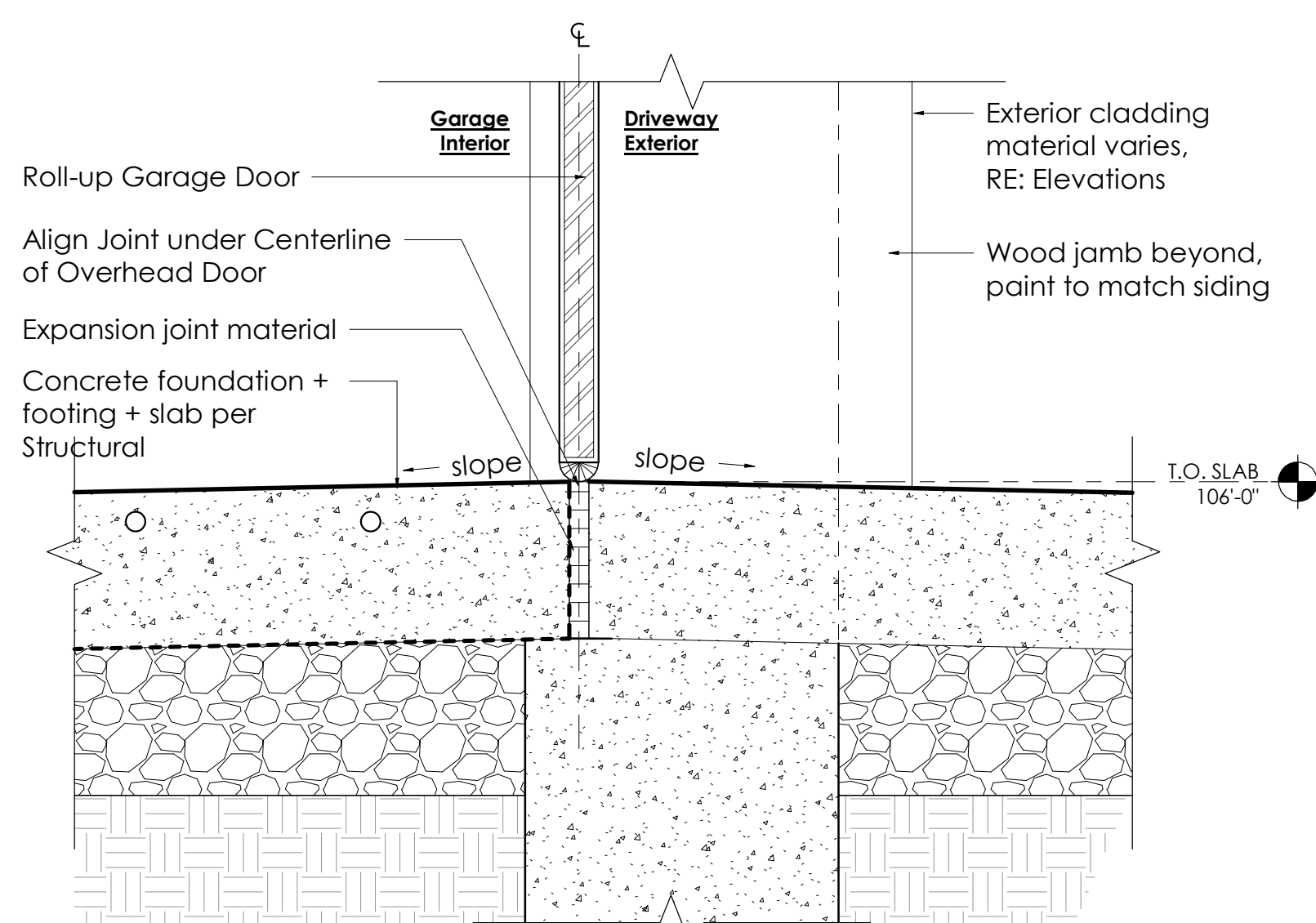
5 WORKSHOP TYP. RAKE DETAIL
Scale: 3" = 1'-0"



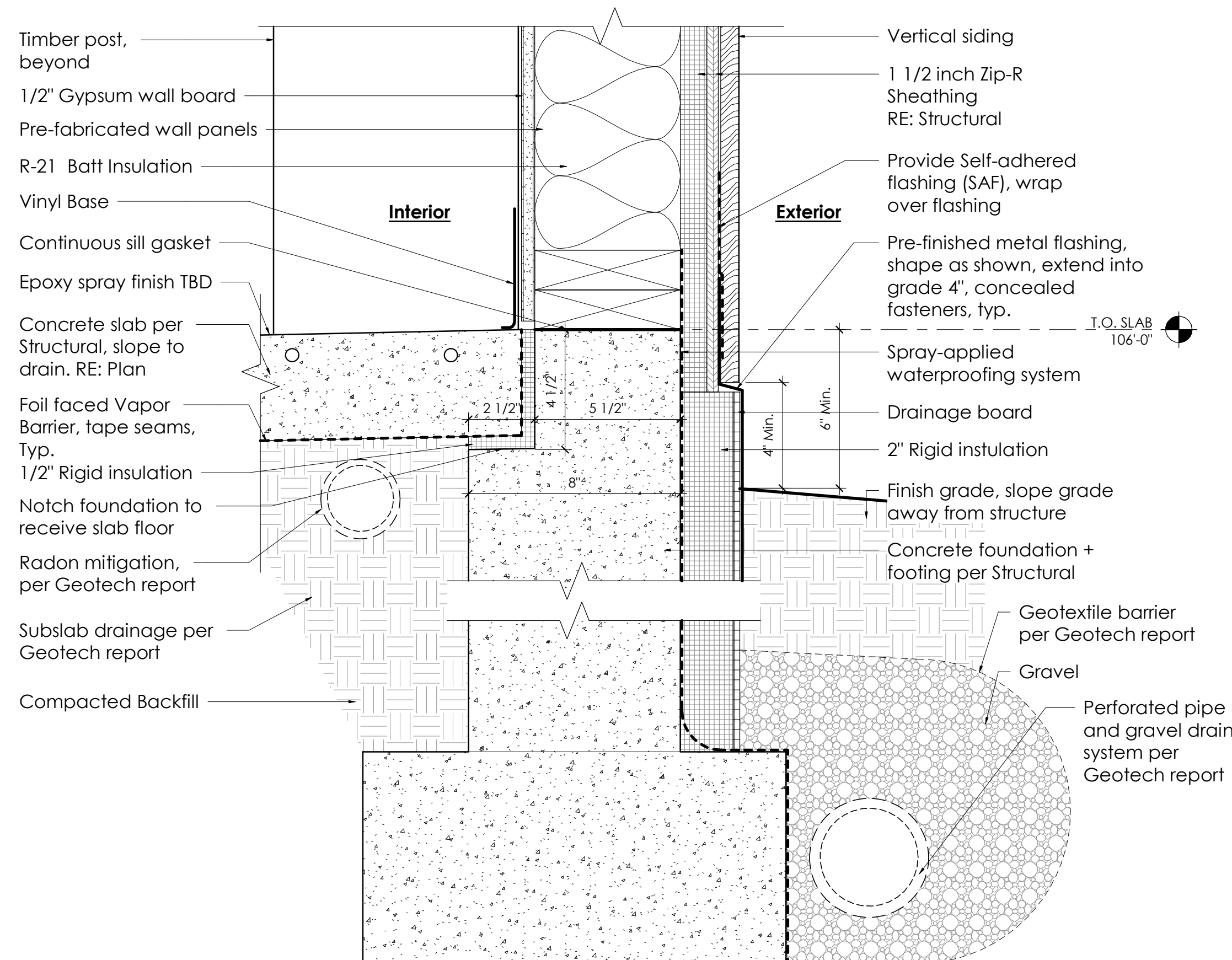
4 WORKSHOP TYP. EAVE
Scale: 3" = 1'-0"



3 WORKSHOP TYP. GARAGE DOOR JAMB
Scale: 3" = 1'-0"



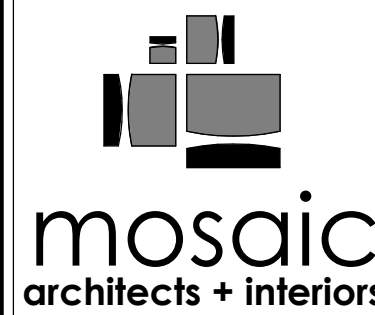
2 WORKSHOP TYP. GARAGE DOOR SILL
Scale: 3" = 1'-0"



1 WORKSHOP TYP. FOUNDATION DETAIL
Scale: 3" = 1'-0"

DETAIL NOTES:

1. FOLLOW HARDIEPLANK INSTALLATION INSTRUCTIONS.
2. ALL EXPOSED FLASHING TO BE 24 GAUGE, PREFINISHED COLOR, W/ HEMMED EDGES.
3. CAULK AT ALL INTERSECTIONS OF DISSIMILAR MATERIALS.
4. SEAL AT ALL JOINTS AT EXTERIOR FOR CONTINUOUS WATER-RESISTANT EXTERIOR.
5. SEE ELEVATIONS FOR EXTERIOR CLADDING AND EXTERIOR MATERIAL INFORMATION.



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