

ACCEPTED FOR FILE

09/02/2026 5:29:29 PM
Mikayla Hartford
EPC Department of Public Works

Released for Permit
09/08/2026 10:48:52 AM
EPC
ENUMERATION

NEW SINGLE FAMILY RESIDENCE:
2360 Wakonda Way
MONUMENT, CO 80132

REVISIONS

Copyright 2026
ALL DRAWINGS AND THEIR CONTENT
REPRESENTED BY THESE PLANS ARE THE
PROPERTY OF LC CONSTRUCTION AND
DEVELOPMENT, LLC AND WERE CREATED AND
DEVELOPED FOR THE SOLE USE ON THE
PROJECT ADDRESS NOTED BELOW. NONE OF
THESE DESIGNS OR PLANS SHALL BE USED BY
ANY PERSON, FIRM OR CORPORATIONS FOR ANY
PURPOSE WITHOUT THE WRITTEN PERMISSION
OF LC CONSTRUCTION AND DEVELOPMENT, LLC.
USE OF THESE PLANS WITHOUT CONSENT WILL
BE PROSECUTED TO THE FULLEST EXTENT OF
THE LAW.

NEW SINGLE FAMILY HOME FOR:

WEITNER RESIDENCE
2360 WAKONDA WAY
MONUMENT, CO

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

DRAWN BY:
DNB

DATE:
05/15/26

SCALE:
AS SHOWN

PROJECT NO:
-

SHEET:
SITE

OF

SFD26776
ADD26549
PLAT-14217
RR2.5

APPROVED
Plan Review

09/08/2026 3:15:15 PM
dsd hills

EPC Planning & Community
Development Department

SCOPE OF WORK

This parcel is in a low/moderate/high
intensity fire risk area. Please reach out
to the local fire district regarding
recommendations for compliance with
the WRC code.

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

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE 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



AREA PLAN
SCALE: NONE

SITE CALCULATIONS

SITE INFORMATION:
LOT SIZE - 2.33 ACRES (101,495 SF) ✓
HOUSE W/ GARAGE - 4,623 SF (0.106 ACRES) ✓
DETACHED GARAGE - 837 SF (0.019 ACRES) ✓
PATIOS - 792 SF (0.016 ACRES) ✓
EXISTING STRUCTURE - 625 SF (0.014 ACRES)
PAVEMENT DRIVEWAY - 7,795 SF (0.179 ACRES)
TOTAL - 14,672 SF (0.336 ACRES)
14% OF TOTAL LOT COVERAGE

INDEX TO DRAWINGS

- | | |
|----|--|
| CS | ARCHITECTURAL COVER SHEET |
| A1 | ARCHITECTURAL MAIN LEVEL FLOOR PLAN |
| A2 | ARCHITECTURAL UPPER LEVEL FLOOR PLAN |
| A3 | ARCHITECTURAL MAIN LEVEL FRAMING PLAN |
| A4 | ARCHITECTURAL UPPER LEVEL FRAMING PLAN |
| A5 | ARCHITECTURAL ELEVATIONS |
| A6 | ARCHITECTURAL ELEVATIONS |
| A7 | ARCHITECTURAL SECTIONS PLAN |
| A8 | ARCHITECTURAL DETAILS |
| S1 | STRUCTURAL FOUNDATION PLAN |
| S2 | STRUCTURAL MAIN LEVEL FRAMING |
| S3 | STRUCTURAL UPPER LEVEL FRAMING |
| S4 | STRUCTURAL FRAMING PLAN - DETACHED GARAGE |
| M1 | MECHANICAL MAIN LEVEL HYDRONIC PLAN |
| M2 | MECHANICAL UPPER LEVEL HYDRONIC PLAN |
| M3 | MECHANICAL MAIN LEVEL HVAC PLAN |
| M4 | MECHANICAL UPPER LEVEL HVAC PLAN |
| M5 | MECHANICAL MAIN LEVEL PLAN - DETACHED GARAGE |
| P1 | PLUMBING MAIN LEVEL PLAN |
| P2 | PLUMBING UPPER LEVEL PLAN |
| E1 | ELECTRICAL MAIN LEVEL PLAN |
| E2 | ELECTRICAL UPPER LEVEL PLANS |

PROJECT CODE DATA

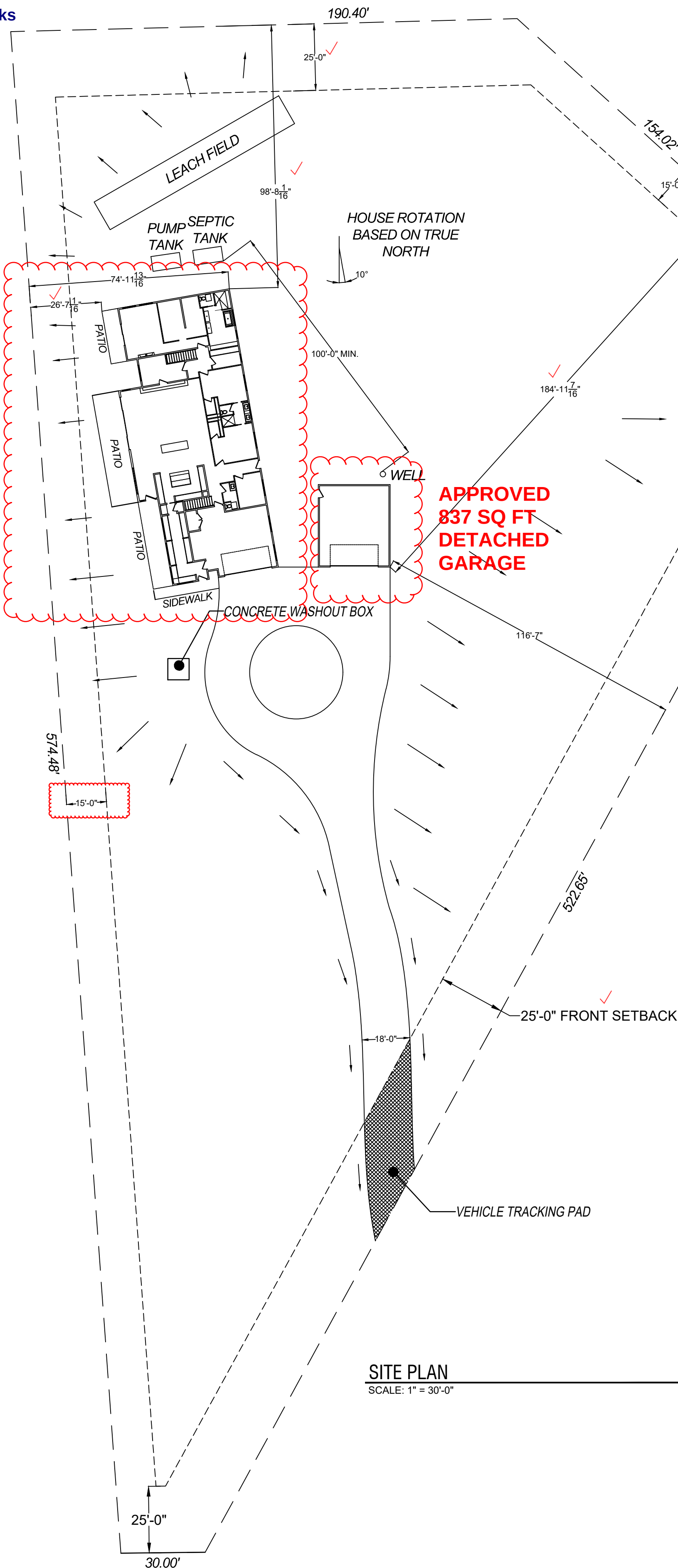
PROJECT INFORMATION:	
ZONING:	RR-2.5 ✓
SCOPE OF PROJECT:	NEW SINGLE FAMILY RESIDENCE ✓
LEGAL DESCRIPTION:	LOT 2 ARVIDSON SUBDIVISION ✓
PARCEL NO:	7103001059 ✓

APPLICABLE CODES:

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

PROJECT DESIGN TEAM

DESIGNS BY LC
POC: DANIEL BRANDENBURG
15255 SIERRA PINES LANE
LARKSPUR, CO 80118
PHONE: (352) 409-1250
EMAIL: DANIEL@LCCONSTDEV.COM



SITE PLAN
SCALE: 1" = 30'-0"

RESIDENTIAL



2023 PPRBC
2021 IECC Amended

Address: 2360 WAKONDA WAY, MONUMENT

Parcel: 7103001059

Plan Track #: 214716

Received: 29-Jun-2026 (MELISSAF)

Description:

RESIDENCE

Contractor:

Type of Unit:

Garage	768	
Main Level	3736	
Upper Level 1	1266	
Upper Level 3	785	
	6555	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit
06/30/2026 8:05:57 AM
REGIONAL
Building Department
brent
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
09/03/2026 10:56:54 PM
Pikes Peak
REGIONAL
Building Department
Dougc
CONSTRUCTION

Electrical

Released for Permit
07/14/2026 3:29:36 PM
Pikes Peak
REGIONAL
Building Department
Daniel G
ELECTRICAL

Mechanical

Released for Permit
07/20/2026 11:48:23 AM
Pikes Peak
REGIONAL
Building Department
tcrippen
MECHANICAL

Plumbing

Released for Permit
07/20/2026 11:48:58 AM
Pikes Peak
REGIONAL
Building Department
tcrippen
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

09/08/2026 4:00:46 PM

dsd hills

EPC Planning & Community
Development Department