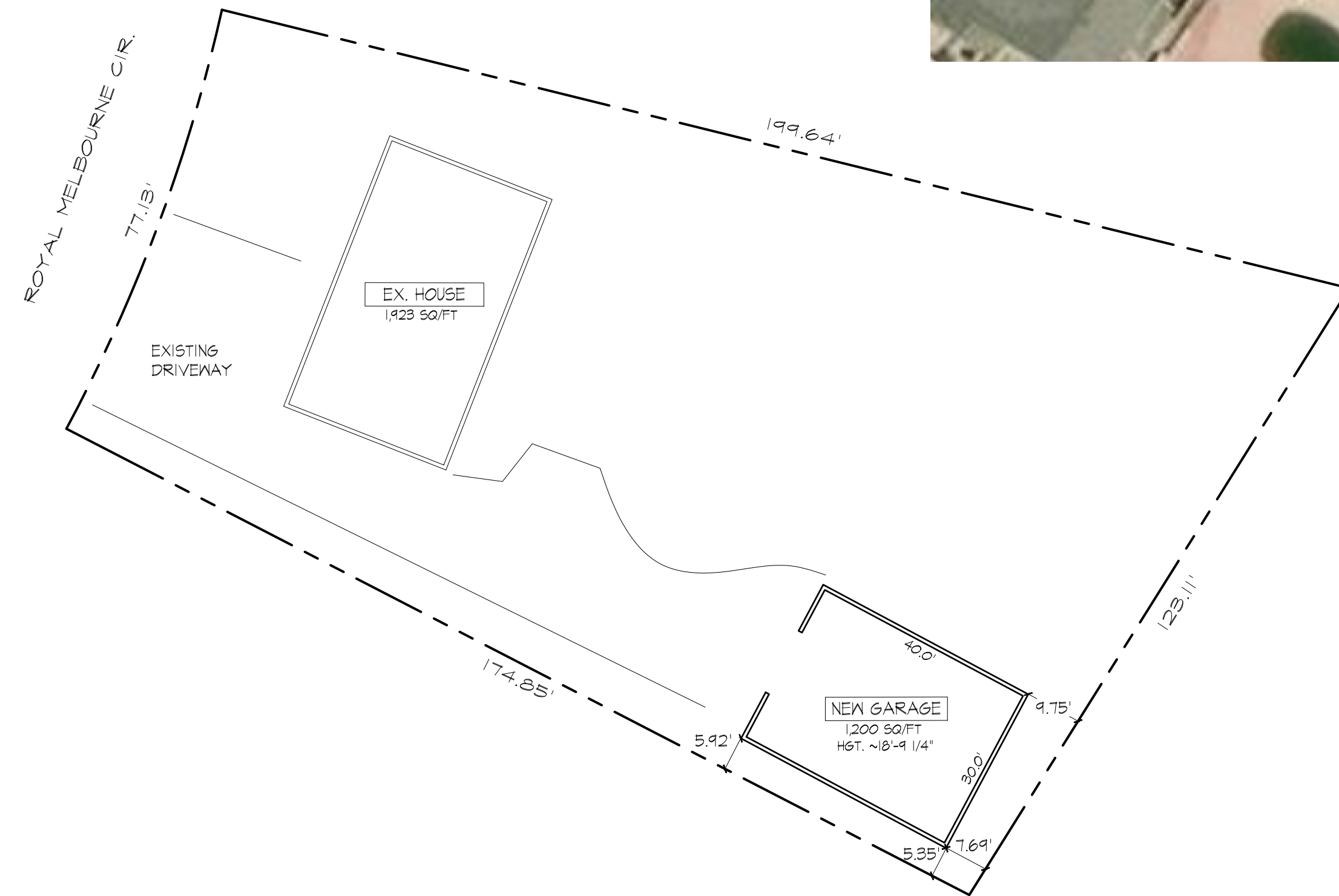




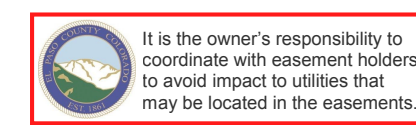
VICINITY MAP
NTS



ADD24190

APPROVED
BESQCP
04/25/2024 9:30:41 AM
Advantage
EPC Planning & Community
Development Department

APPROVED
Plan Review
04/25/2024 9:30:45 AM
Advantage
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH ANY OTHER FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS. 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. Division of Storage of any damage may exist on road without approval of the Planning & Community Development Department.

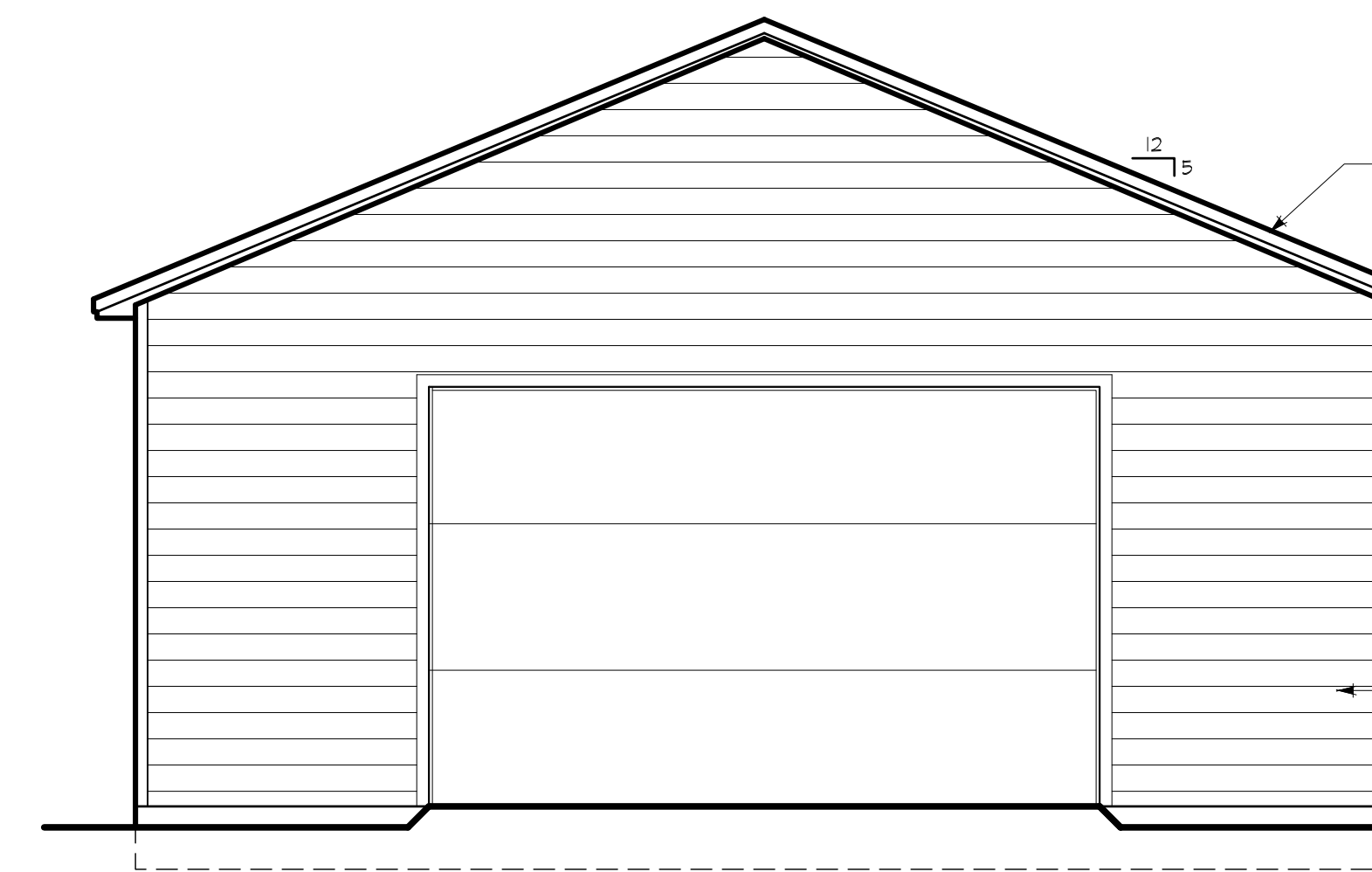
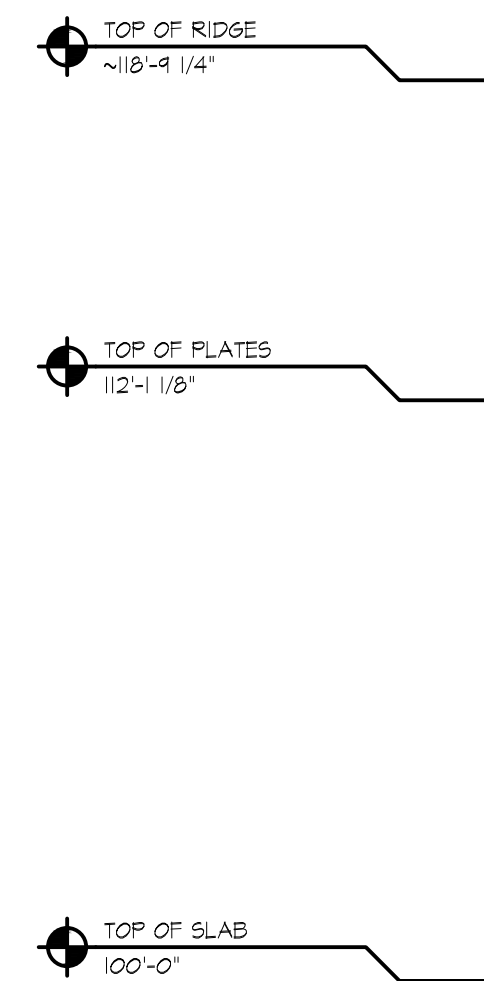
OWNER
Matthew & Brittany Minard
8684 Royal Melbourne Circle
Peyton, CO 80831

PROPERTY INFORMATION:
Site Address: 8684 Royal Melbourne Circle
Project Name: Minard
Reception No.: 4231120004
Zone: PUD
Legal: Lot 1401 Woodmen Hills Pl, No. 11

BUILDER/APPLICANT
SUNSET BUILDINGS
331 S. 14TH STREET
COLORADO SPRINGS, CO 80904
719-227-1234

SURVEYOR:
UNSURVEYED DOCUMENT

- NOTES:
- Existing contours will not be disturbed except within the construction area.
 - Building materials will be stored on the driveway during construction.
 - A small bobcat type loader will be used for backfilling.
 - There are no trees, scrub oak or other significant vegetation in the building area, except as shown.
 - Provide gutters where required.



GABLE ELEVATION

- INSTALL 3'-0" OF ICE & WATER SHIELD ALONG EAVE SIDE OF ROOF
- LIFETIME SHINGLES OVER 1/8" FELT ON 1/8" OSB SHEATHING NAILED TO ENGINEERED TRUSSES @ 24" O.C.
- 12" OVERHANG, TYP. EAVE
- PROVIDE FLASHING AROUND ENTIRE EDGE OF ROOF, AS REQUIRED
- 1/8" ENGINEERED FASCIA & SOFFIT
- LAP SIDING OVER HOUSE WRAP AND OSB, PER BUILDER
- FINISHED GRADE (MAY VARY) SLOPE FROM BLDG



PROJECT: MINARD
SCALE: AS NOTED
DATE: 24 SEPT 2023
DRAWN BY: JL
REVIEWED BY: SUNSET
APPROVED BY:
REVISED:

ARCHITECTURAL DRAFTING
MISC. DRAFTING
DETAILS



PROFESSIONAL SEAL
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MINARD GARAGE
(DETACHED GARAGE)
8684 ROYAL MELBOURNE CIR.
EL PASO COUNTY, CO.

C1

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 8684 ROYAL MELBOURNE CIR, FALCON

Parcel: 4231120004

Plan Track #: 188788 

Received: 22-Apr-2024 (BRIANNAM)

Description:

DETACHED GARAGE UNHEATED

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (3)


Floodplain

(N/A) RBD GIS

Construction
Released for Permit
04/24/2024 1:38:56 PM

CONSTRUCTION

Mechanical

N/A
04/25/2024 9:09:41 AM

dalah
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
04/25/2024 9:31:08 AM
dsdyounger
EPC Planning & Community
Development Department

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.