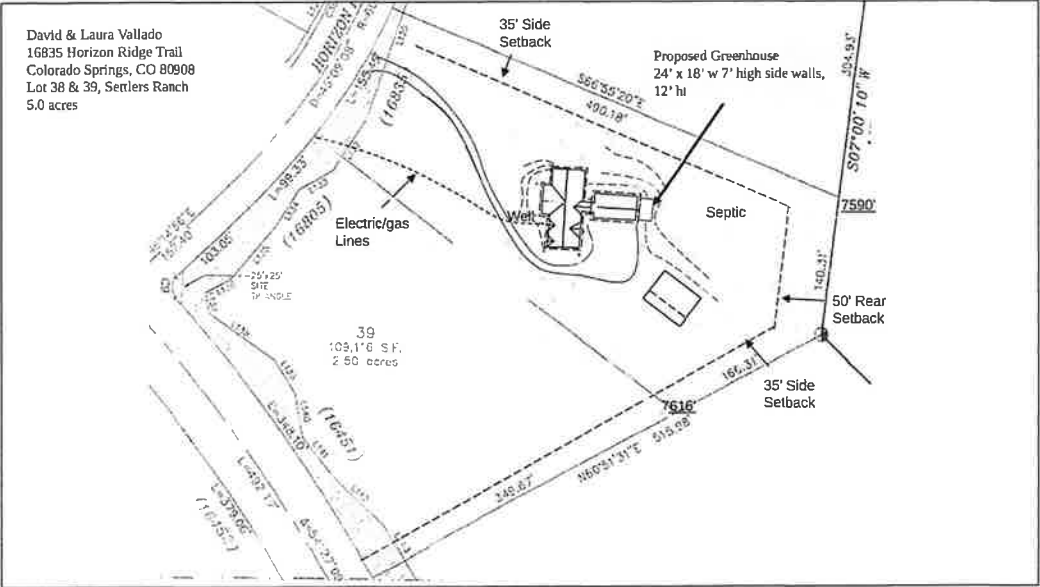


GREENHOUSE - AS-BUILT DRAWINGS

Existing 18' x 24' timber-frame greenhouse with multiwall polycarbonate glazing, freestanding against the east side of the existing garage



1 SITE PLAN
NOT TO SCALE - from owner exhibit on recorded plat. Callout text is from the original proposal; as-built per sheets S-101 to S-301.

PROJECT DATA	
Structure	Greenhouse (accessory), existing
Footprint	18'-0" E-W (garage face to east post line) x 24'-0" N-S = 432 sq ft
Post grid	18'-0" x 24'-0"; west post line 2'-0" out from the garage
Height	8'-0" walls/eave posts + 6x6 eave beam; 12'-0" ridge posts + 6x6 ridge beam; 4:12, ridge E-W
Floor	Dirt (native soil) - garden growing area
Walls	North, south and east. West side abuts existing garage (no greenhouse wall)
Site	Lots 38 & 39 Settlers Ranch, 5.0 acres; approx. elevation 7,600 ft
Glazing	1/4" multiwall polycarbonate (Lexan), 4' x 8' sheets - roof and walls

APPROVED
Plan Review
10/23/2026 10:32:25 AM
dsdmaes
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE 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 plan.
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

- SHEET INDEX**
- G-001 COVER SHEET, SITE PLAN & GENERAL NOTES
 - S-101 FOUNDATION & FLOOR PLAN
 - S-102 ROOF FRAMING PLAN
 - A-201 EXTERIOR ELEVATIONS
 - S-301 BUILDING SECTION & DETAILS
- GENERAL NOTES**
- These drawings document an existing, already-constructed greenhouse. They were prepared from the owner's sketches and measurements; all dimensions, member sizes, locations and connections shall be field verified by the engineer of record.
 - Design loads (roof snow, wind, exposure) shall be determined and verified by the engineer of record for the site (El Paso County, approx. 7,600 ft elevation). No design loads are asserted by these drawings.
 - Timber frame: lodgepole pine 6x6 timbers (posts, ridge beam, eave beams, rafters at 8'-0" o.c.) plus a 4x4 rafter against the garage. Species/grade per field verification.
 - Wall framing: 2x6 verticals at approx. 24" max. spacing, with a 2x8 jamb on the free edge of every window; long 2x6 at the top of all three walls (window heads fastened to it); two 2x6 verticals at the west (garage) ends of the north and south walls.
 - Roof framing: 2x6 at 24" o.c. down-slope; 2x4 cross supports on edge at 24" o.c. along the slope; 2' x 8' vent openings with hinged, 2x4-framed folding panels (normally open).
 - Connections: 6"-8" lag screws at each timber joint, plus galvanized 3 1/4" nails.
 - Foundation: 8" dia. sonolube concrete piers, 3'-0" deep, with 5/8" (#5) rebar; Simpson CPS6 or CPS8 post base at each post, as needed for the post size. Continuous 3" x 6" concrete under all wall bottom plates; treated 2x6 bottom plate on sill sealer.
 - Glazing: 1/4" clear multiwall polycarbonate (Lexan), 4' x 8' sheets, on roof and walls, fastened with screws and rubber gasket washers.
 - West side: the greenhouse is open to the east wall of the existing garage but is freestanding - it is NOT attached to the garage. Gaps are intentionally unsealed (the greenhouse is not intended to be airtight).
 - Center (interior) ridge post is an approx. 10" dia. log; all other posts are 6x6 lodgepole.
 - Heights: eave-wall posts 8'-0" with the 6x6 eave beams on top; ridge posts 12'-0" with the 6x6 ridge beam on top; 4:12 roof.
 - Floor: dirt (native soil) for in-ground growing; no slab.

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.

GREENHOUSE

Vallado Residence
16835 Horizon Ridge Trail
Colorado Springs, CO 80908
Lots 38 & 39, Settlers Ranch

OWNER
David & Laura Vallado
719-330-3517 (cell)
dvallado@comspoc.com

DRAWING STATUS
AS-BUILT - EXISTING STRUCTURE
Prepared from owner sketches and measurements dated Oct 20, 2026.
All dimensions to be field verified.

REV	DATE	DESCRIPTION
0	22 OCT 2026	Issued for engineering review

ENGINEER OF RECORD - STAMP

SHEET TITLE
COVER SHEET, SITE PLAN &
GENERAL NOTES

SHEET
G-001