ADD26689
PLAT-10306
RS-6000
APPROVED 480 SQ FT
CARPORT

NOT IN WUI

APPROVED
Plan Review
11/23/2026 11:56:39 AM
dsdhills
EPC Planning & Community Development Department

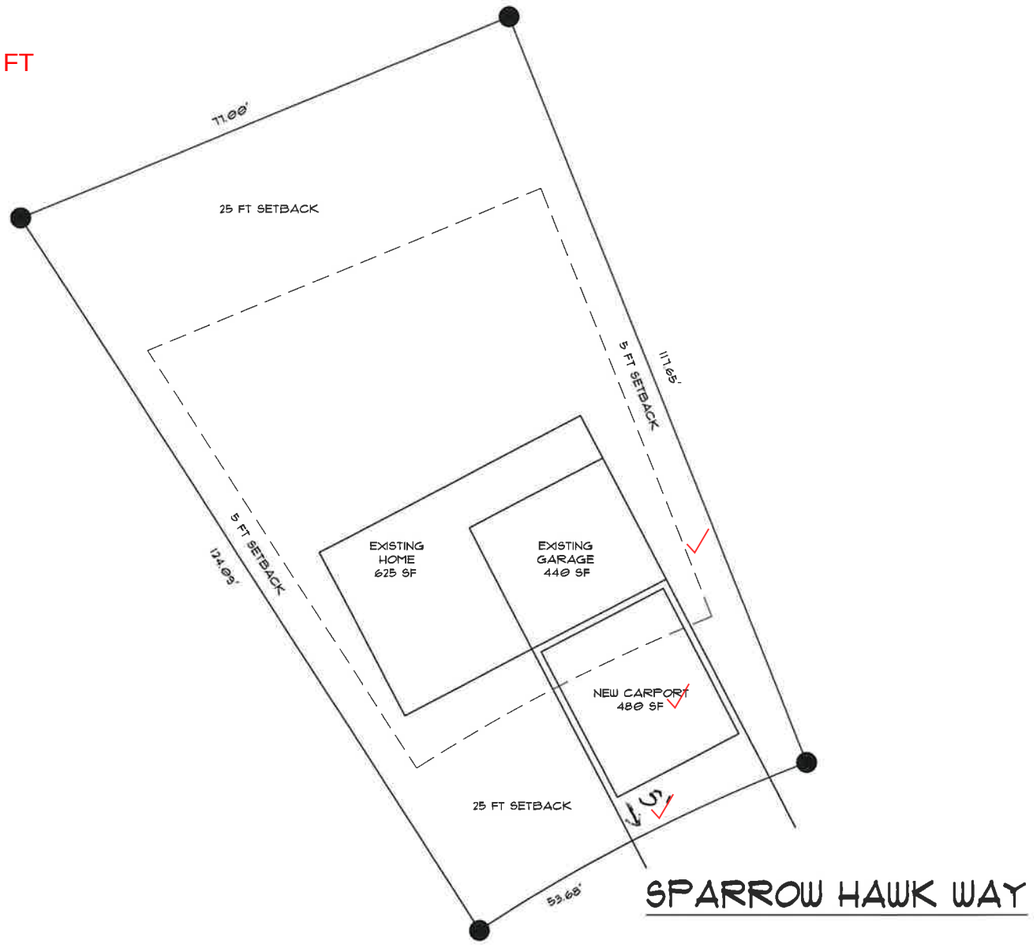
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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 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



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

- PROVIDE DESIGN CRITERIA WIND, SNOW, ETC.
- CLARIFY CODE PATH FOR CONNECTING TO SLAB INSTEAD OF FROST PROTECTED FOUNDATION

10/19/2026

SCOPE OF WORK
NEW 480 SF PREMANUFACTURED STEEL CARPORT

ZONING CODE INFORMATION

ADDRESS:
5220 SPARROW HAWK WAY, COLO SPGS, CO

LEGAL DESCRIPTION:
LOT 62 WINDMILL MESA FIL NO 1

ZONING: RS-6000 CAD-O

TAX SCHEDULE# 6512217018

LOT SIZE: 7,793 SQ FT

STRUCTURE SIZE: 1,645 SQ FT

COVERAGE PERCENTAGE: 21.1%

ADOPTED CODES

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2023 NATIONAL ELECTRIC CODE
2023 PPRBD AMENDMENTS

GENERAL CONDITIONS

IT IS THE INTENT THAT THESE DRAWINGS AND SPECS TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY QUESTIONS AND MEANINGS IN THE WORKING DRAWINGS AND SPECS. THE CONTRACTOR SHALL NOTIFY COY BRANDENBURG, IN WRITING, OF ANY ERRORS, OMMISIONS OR UNSUITABLE DETAILING WHICH MAY CAUSE CONSTRUCTION PROBLEMS.

COY BRANDENBURG'S LIABILITY REGUARDING ERRORS AND/OR OMMISIONS WILL BE LIMITED TO THE CORRECTION OF THE ORIGINAL DRAWINGS.

REVISIONS

COPYRIGHT 2025
ALL DRAWINGS AND THEIR CONTENT REPRESENTED BY THESE PLANS ARE THE PROPERTY OF COLORADO DESIGN AND CONSTRUCTION, LLC AND WERE CREATED AND DEVELOPED FOR THE SOLE USE ON THE PROJECT ADDRESS NOTED ABOVE. NONE OF THESE DRAWING OR PLANS SHALL BE USED BY ANY PERSON, FIRM OR CORPORATIONS FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF COLORADO RE AND DESIGN. USE OF THESE PLANS WITHOUT CONSENT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW

NEW PREMANUFACTURED METAL CARPORT:
KOCH RESIDENCE
5220 SPARROW HAWK WAY
COLORADO SPRINGS, COLORADO 80911

GENERAL CONTRACTOR

COLORADO DESIGN & CONSTRUCTION
BUILDING DESIGN
GENERAL CONTRACTING
PROJECT MANAGEMENT
6345 OLYMPIC PARK PT #111
COLO SPGS, CO 80923
(719) 217-8967

DRAWN BY	CJB
DATE	10/04/2026
SCALE	1/4"=1'-0"
PROJECT NO.	026-056
SHEET	SITE
OF	1

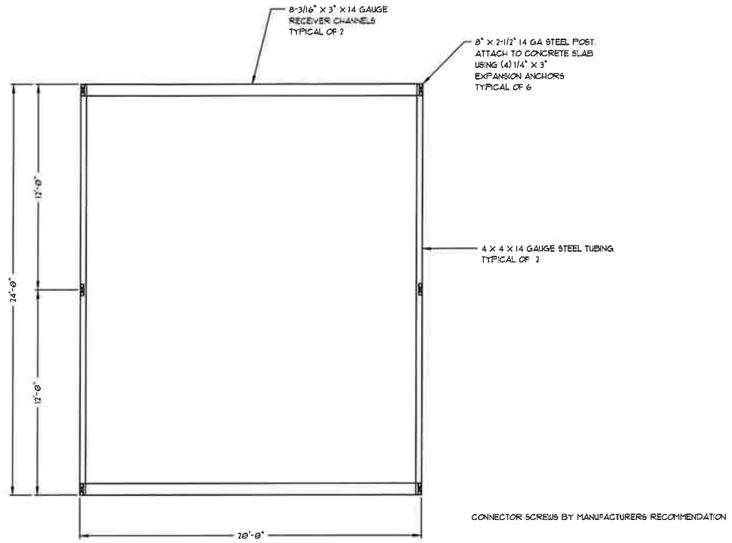
GENERAL NOTES

FLOOR PLANS

1. PROVIDE 5/8" TYPE "X' GYPSUM BOARD UNDER ALL STAIRS THAT ARE ENCLOSED AND ACCESSIBLE.
2. GARAGE: PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON THE ENTIRE CEILING AND ALL WALL THAT ARE COMMON WITH LIVING SPACES. WRAP ALL BEAMS AND COLUMNS. FIRETAPE ALL JOINTS,
3. GUARDRAILS SHALL BE 36" A.F.F. HANDRAILS SHALL BE 36" ABOVE STAIR NOSING. BALUSTERS SHALL HAVE A MAXIMUM OF 4" O.C. OPENINGS. STAIR HEADROOM SHALL BE A MINIMUM OF 6'-8"
4. FRAMING LUMBER:
   MUD SILL: 2X4 OR 2X6 TREATED LUMBER
   PLATES: 2X4 OR 2X6 HEM FIR STD OR BETTER
   STUDS: 2X4 OR 2X6 HEM FIR STD OR BETTER
   COLUMNS: 4X4 OR 6X6 HEM FIR #2 OR BETTER
   EXTERIOR JOISTS: 2X HEM FIR #2 OR BETTER
   DECK POSTS: 4X4 OR 6X6 HEM FIR #2 OR BETTER
   DECKING: 2X REDWOOD OR TREX

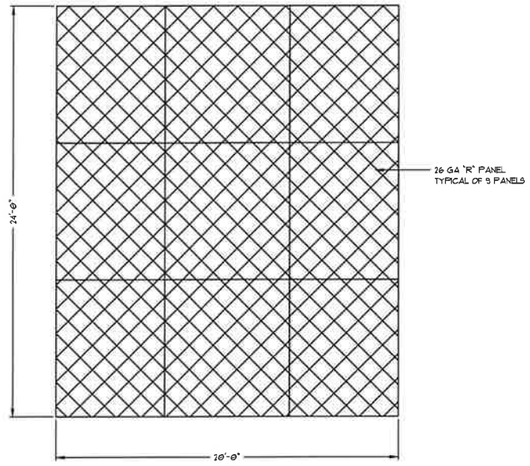
MISCELLANEOUS:

1. ALL DIMENSIONS ARE TO FACE OF STUD OR POST. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO BEGINNING FRAMING. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL ADOPTED BUILDING CODES IN THE JURISDICTION WHERE THE STRUCTURE IS TO BE CONSTRUCTED.
3. ALL EXTERIOR WALLS EXCEEDING 10'-0" IN HEIGHT SHALL BE A MINIMUM OF 2X6 CONSTRUCTION AT 16" O.C.
4. STAIRS TO HAVE A MAXIMUM RISE OF 7-3/4" AND A MINIMUM TREAD OF 10", HEAD HEIGHT SHALL BE A MINIMUM OF 6'-10" AT ALL STAIRS.
5. GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED. EXTEND DOWNSPOUTS A MINIMUM OF 10'-0" FROM FOUNDATIONS.
6. FIELD VERIFY ALL TOP OF WALLS, BOTTOM OF FOOTERS AND STEPS PER GRADE BEFORE STARTING CONSTRUCTION. STRUCTURAL ENGINEERS DRAWINGS SUPERCEDE THIS PLAN.



NEW WORK CARPORT FRAMING PLAN

SCALE: 1/4"=1'-0"



NEW WORK CARPORT ROOFING PLAN

SCALE: 1/4"=1'-0"

11/11/2026

STATE OF COLORADO
ROBERT J. MARKER
37816
REGISTERED ARCHITECT

SCOPE OF WORK
NEW 480 SF PREMANUFACTURED STEEL CARPORT

ADOPTED CODES
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2023 NATIONAL ELECTRIC CODE
2023 PPRBD AMENDMENTS

GENERAL CONDITIONS

IT IS THE INTENT THAT THESE DRAWINGS AND SPECS TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY QUESTIONS AND MEANINGS IN THE WORKING DRAWINGS AND SPECS. THE CONTRACTOR SHALL NOTIFY COY BRANDENBURG, IN WRITING, OF ANY ERRORS, OMMISIONS OR UNSUITABLE DETAILING WHICH MAY CAUSE CONSTRUCTION PROBLEMS.

COY BRANDENBURG'S LIABILITY REGUARDING ERRORS AND/OR OMMISIONS WILL BE LIMITED TO THE CORRECTION OF THE ORIGINAL DRAWINGS.

REVISIONS

COPYRIGHT 2025

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

NEW PREMANUFACTURED METAL CARPORT

KOCH RESIDENCE

5220 SPARROW HAWK WAY

COLORADO SPRINGS, COLORADO 80911

GENERAL CONTRACTOR

COLORADO DESIGN & CONSTRUCTION
BUILDING DESIGN
GENERAL CONTRACTING
PROJECT MANAGEMENT
6345 OLYMPIC PARK PT
COLO SPGS, CO 80923
(719) 217-8361

DRAWN BY	CJB
DATE	10/04/2026
SCALE	1/4"=1'-0"
PROJECT NO.	026-056
SHEET	A1
OF	1