

↳ TO FINISHED FLOOR
 SITE EL. = 1621'10"
 ↳ TO BASEMENT SLAB
 SITE EL. = 1611'58"
 ↳ TO SLAB O.H. DOOR
 SITE EL. = 16210.78"
 ↳ TO SLAB @ COMMON WALL
 SITE EL. = 16219.21"
 ↳ TO FOUNDATION
 SITE EL. = 1620.43"
 ↳ TO ENTRY STOOP
 SITE EL. = 1621.3"
 ↳ TO BACK OF CURB
 SITE EL. = 1620.00"
 ↳ TO BACK OF SIDEWALK
 SITE EL. = 1620.40"
 ↳ TO DRIVE APRON
 SITE EL. = 1620.7"
 ↳ TO REAR PATIO
 SITE EL. = 1611.08"
 ↳ AVERAGE FINISHED GRADE
 SITE EL. = 1616.38"
 DRIVEWAY SLOPE CALCULATION
 DRIVEWAY RISE (TO CURB TO TO APRON) = 18.71'
 TO CURB DRIVEWAY APRON = 217.3'
 AVG. SLOPE OF DRIVEWAY = 6.71%
 MAX. SLOPE OF DRIVEWAY = 8.8%
 FIRST 20' OF DRIVEWAY = 4%

NO.	EXISTING	FINISH
(1)	7616.0	7618.7
(2)	7615.5	7618.7
(3)	7615.0	7618.7
(4)	7614.5	7618.7
(5)	7614.5	7619.4
(6)	7614.6	7619.2
(7)	7614.2	7615.5
(8)	7614.5	7612.0
(9)	7615.0	7610.6
(10)	7616.0	7611.0
(11)	7616.2	7616.0
(12)	7616.3	7617.0
(13)	7616.5	7617.5
AVERAGE FINISH GRADE = 7616.3'		

BLDG CODES:	
JURISDICTIONS SERVED BY PIKES PEAK REGIONAL BUILDING DEPT HAVE ADOPTED THE FOLLOWING CODES PERTAINING TO RESIDENTIAL:	
2023	PIKES PEAK REGIONAL BUILDING CODE
2021	IRC (INTERNATIONAL RESIDENTIAL CODE)
2025	CWRC (COLORADO WILDFIRE RESILIENCY CODE)

CONSTRUCTION & EXTERIOR MATERIALS SHALL MEET CLASS 2 REQUIREMENTS.

A CLASS "A" ROOF ASSEMBLY (CLASS "A" ASPHALT SHINGLES, STANDING SEAM METAL ROOF), PROTECTED ROOF EDGES AND VALLEYS, AND NONCOMBUSTIBLE GUTTERS AND DOWNSPOUTS, EMBER-RESISTANT ATTIC, EAVE, CRAWLSPACE, AND UNDERFLOOR VENTS, ALONG WITH COMPLIANT EAVES, SOFFITS, AND FASCIA.

CLASS 2 EXTERIOR WALLS AND SIDING, INCLUDING PROTECTION AND FLASHING WHERE WALLS MEET THE GROUND, ROOFS, AND DECKS, COMPLIANT DECKS, BALCONIES, EXTERIOR STAIRS, WINDOWS, EXTERIOR DOORS, AND GARAGE DOORS. IF FENCING CONNECTS NEAR A HOME, THAT CONNECTION MUST ALSO MEET THE APPLICABLE CLASS 2 REQUIREMENTS. A PRODUCT MARKETED AS "FIRE RESISTANT" IS NOT SUFFICIENT BY ITSELF. CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR THE ACTUAL PRODUCT OR WALL ASSEMBLY BEING INSTALLED:

ROOFING: OWENS CORNING DURATION CLASS 'A' ASPHALT
SHINGLES
SIDING: STUCCO AND 'ELDORADO' CULTURED STONE
FACIA: SOFFIT, FIBER CEMENT 'JAMES HARDIE'
DECKING: TREX SELECT
DECK RAIL: PREFINISHED METAL
FRONT DOOR:- 1 3/4" SOLID ALDER (SEALED)
GARAGE DOOR: C.H.I. INSULATED METAL
WINDOWS: PRIME PREMIUM 3000 VINYL WINDOWS
EXPOSED TIMBERS: STAINED AND SEALED FIR

FIRE ACCESS AND WATER SUPPLY:
 DRIVEWAY: SHALL BE MIN. 4" THICK CONCRETE MINIMUM OF 12' IN WIDTH, SLOPED OR CROWNED TO REMOVE SURFACE WATER. VERTICAL CLEARANCE IS NOT LIMITED. LENGTH OF DRIVE FROM CURB TO POINT OF ORIGIN OF 150' HOSE LAY DISTANCE + 215' MAX GRADE OF DRIVEWAY + 10% FIRE APPARATUS TURNAROUND DIMENSIONED AS SHOWN ON SITE PLAN. PROVIDE COMPACTED GRAVEL AT TURNAROUND AREA THAT IS OUTSIDE OF CONCRETE DRIVE TO MEET H-4 REQUIREMENTS.
 CLASS 2 WILDFIRE REQUIREMENTS:
 CLASS 2 WILDFIRE RESILIENT: MODERATE FIRE INTENSITY, CLASS 2 AREA UNDER THE COLORADO WILDFIRE RESILIENCY CODE (CWR). CONSTRUCTION MUST BE DESIGNED AND BUILT TO THE CLASS 2 REQUIREMENTS, REFERENCE PROPOSED MATERIALS AND CONSTRUCTION DETAILS ON THE EXTERIOR MATERIALS SCHEDULE. CONTRACTOR SHALL COMPLETE MATERIAL CHECKLIST FOR REVIEW OF BPDF.

ROOFING: CLASS 1 ROOF ASSEMBLY, PROTECTED ROOF EDGES AND VALLEYS, AND NONCOMBUSTIBLE GUTTERS AND DOWNSPOUTS.
 ROOF 4 SOFFIT VENTS: FIBER-RESISTANT ALUM. EAVE VENTS, ALONG WITH COMPLIANT EAVE SOFFITS, AND FASCIA.
 SIDING: CLASS 2 EXTERIOR WALLS AND SIDING, INCLUDING PROTECTION AND FLASHING WHERE WALLS MEET THE GROUND, ROOFS
 AND DECKS.
 COMPLIANT DECKS, BALCONIES, EXTERIOR STAIRS, WINDOWS, EXTERIOR DOORS, AND GARAGE DOORS, IF FENCING
 CONNECTIONS NEAR A HOME, THAT CONNECTION MUST ALSO MEET THE APPLICABLE CLASS 2 REQUIREMENTS.

DEFENSIBLE SPACE AROUND EACH HOME. THE IMMEDIATE 0-5-FOOT AREA NEEDS COMPLIANT NONCOMBUSTIBLE GROUND COVER AND REMOVAL OF READILY IGNITABLE MATERIALS. VEGETATION AND SURFACE FUELS IN THE AREAS FARTHER FROM THE HOME MUST ALSO BE MANAGED. THE GENERAL NOTE ON THE SITE PLANS CALLING FOR DISTURBED AREAS TO BE REVEGETATED SHOULD BE REVISED SO IT DOES NOT IMPLY THAT GRASS OR OTHER COMBUSTIBLE VEGETATION WILL BE PLACED IN THE IMMEDIATE ZONE.

Technical drawing of a culvert structure. The drawing shows a cross-section of a culvert with a width of 20'-0" and a depth of 10'-0". The culvert is labeled "PROVIDE CULVERT AS ENGINEERED BY" and "PAGO COUNTY ENGINEERING DEPT". The drawing also includes a note "I.O. CURB 7600.0" and a note "K" near the left side of the culvert.

ADDRESS:
15411 GIMME WAY
COLORADO SPRINGS, CO

LEGAL DESCRIPTION:
LOT 23, FLYING HORSE NORTH
FL. NO. 4

TAX SCHEDULE NO.: 51310-01-020

ZONE:
EL PASO COUNTY: PUD

LOT SIZE:
2.95 ACRES (125,538 SF.)

CALCULATED HEIGHT *20'-5"*)
MAX ALLOWABLE HEIGHT + 35'

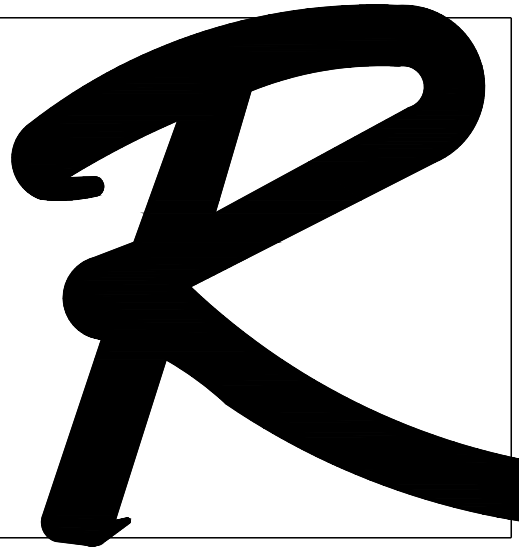
PRINCIPAL STRUCTURE AREA:

MAIN LEVEL	2451	SQ. FT.
LOWER LEVEL (FIN)	2014	SQ. FT.
LOWER LEVEL (UNFIN)	349	SQ. FT.
GARAGE	1085	SQ. FT.
TOTAL BUILDING	3542	SQ. FT.
COVERED FRONT PORCH	59	SQ. FT.
COVERED UPPER DECK	264	SQ. FT.
UNCOVERED DECK	220	SQ. FT.
COVERAGE TOTAL COVERED:	4085	SQ. FT.
MAX. % OF BEDROOMS:	3.72	
LOT. # OF BEDROOMS =	5	

LOT SIZE:
2.95 ACRES (125,538 SF.)
IMPERVIOUS AREAS:
DRIVEWAY = 6,649 SF.
ROOF = 4,608 SF.
FRONT WALK = 13 SF.
REAR UNCOVERED PATIO = 136 SF.
TOTAL AREA OF IMPERVIOUSNESS
= 11,526 SF.
TOTAL PERCENT OF IMPERVIOUSNESS
= 9.2%



ALL PLANS, DESIGNS AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF JUNGLE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED FOR ANY REASON WHATSOEVER WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT © 2026



UNGE ARCHITECTUR

CHARLES W. RUNGE, JR., ARCHITECT
5315 GERMAINE CT.
COLORADO SPRINGS, CO 80919
PHONE: (719) 260-0039
email: chuckrunge@comcast.net

COMPLY WITH THE FOLLOWING SETBACKS
ESTABLISHED BY THE EL PASO COUNTY HEALTH
DEPARTMENT AND HOME OWNER ASSOCIATION
REQUIREMENTS:

MELL TO SEPTIC TANK:	50 FT
MELL TO LEACH FIELD:	100
MAIN WATER LINE TO SEPTIC TANK:	25
WATER SUPPLY LINE TO SEPTIC TANK:	10 FT
SEPTIC TANK TO HOUSE:	5 FT
LEACH FIELD TO HOUSE:	20
LEACH FIELD TO PERIMETER DRAINS:	25 FT
LEACH FIELD TO IRRIGATION LINES:	35 FT
DO NOT ENCRATCH INTO EASEMENTS	

GENERAL NOTES:

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASSES AS SOON AS POSSIBLE.
2. FINAL GRADING OF SITE SHALL BE SUCH THAT SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURE IN A POSITIVE MANNER.
3. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH DEVELOPER LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
4. LANDSCAPING SHALL BE PROVIDED BY OTHERS.
5. FIELD VERIFY ALL DIMENSIONS.
6. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM STAKE LOCATIONS OF BUILDING CORNERS PRIOR TO EXCAVATION AND CONSTRUCTION.

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.

SFD26827
PLAT 15505
PUD

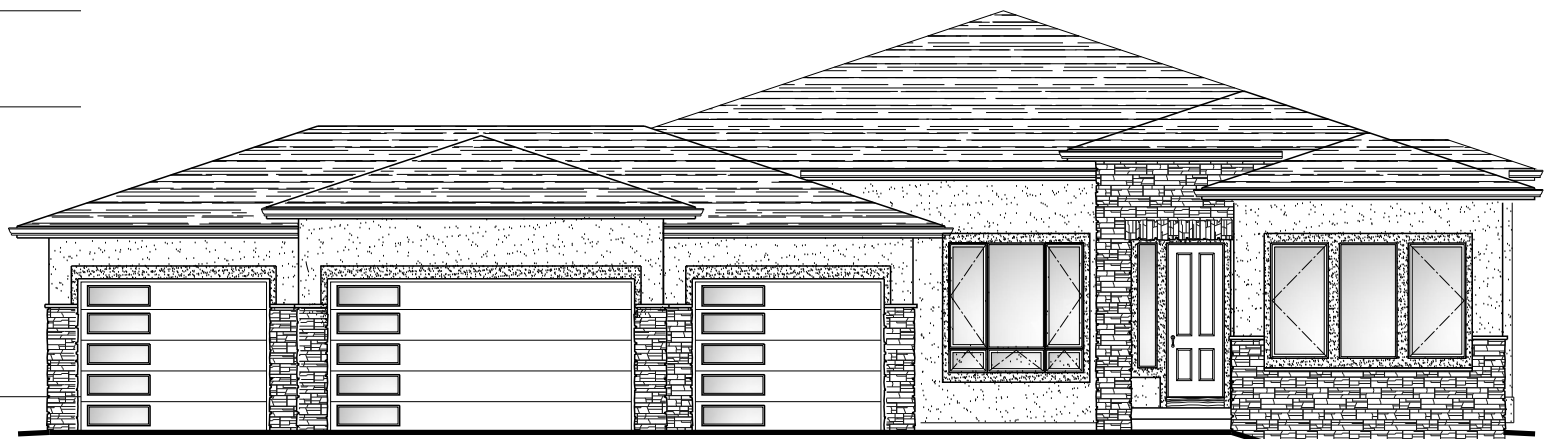
NO APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO OBTAIN ANY APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION

Planning & Community Development Department approval is contingent upon compliance with all applicable notices on the recorded plat.

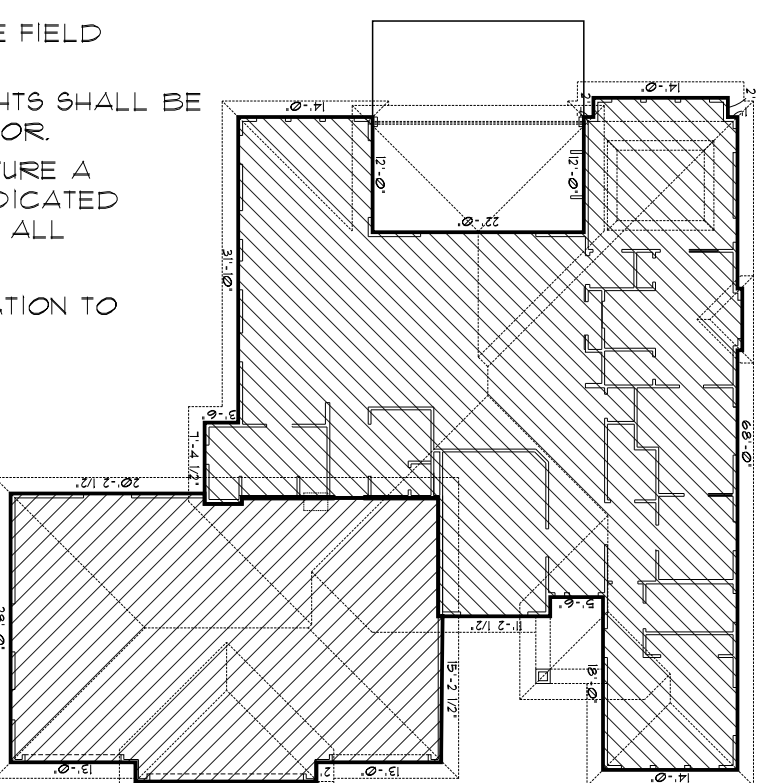
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Reversion of blockage of any drainage way or drainage easement as approved by the 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.



HEFT DIAGRAM



FOOTPRINT

REVISIONS

JOB NO.	2614
DATE:	10/1/26
SHEET NO.	

A NEW
RESIDENCE
FOR

15411 GIMME WAY
COLORADO SPRINGS, CO

OVERALL SITE PLAN

SCALE: 1" = 20'-0"

Released for Permit
10/08/2026 1:10:51 PM

Building Department
amy
ENUMERATION

OVERALL SITE PLAN

SCALE: 1" = 20'-0"

RESIDENTIAL



2023 PPRBC
2021 IECC and CO MERSRC

Address: 15411 GIMME WAY, COLORADO SPRINGS

Parcel: 5131001020

Plan Track #: 217522  Received: 08-Oct-2026 (TREYW)

Description:

RESIDENCE

Contractor: GOETZMANN CUSTOM HOMES, INC.

Type of Unit:

Garage	1085	
Lower Level 1	2074	
Lower Level 2	349	
Main Level	2457	
	5965	Total Square Feet

Required PPRBD Departments (6)

Enumeration
Released for Permit
10/08/2026 1:14:34 PM

amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Electrical
Released for Permit
10/13/2026 11:33:12 AM

ConnerM
ELECTRICAL

Mechanical
Released for Permit
10/13/2026 1:36:41 PM

tcrippen
MECHANICAL

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

10/16/2026 11:16:03 AM

dsdrangel

EPC Planning & Community
Development Department