

ADD26540
PLAT10285
RR-5
APPROVED - 1 GARAGE EXTENSION ADDITION 619 SQ FT, 2 COVERED DECK ADDITIONS 525 SQ FT (COMBINED) AND 1 TWO STORY CONDITIONED ADDITION 246 SQ FT
TOTAL SQUARE FOOTAGE 1390 SQ FT

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.
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

APPROVED
Plan Review
09/02/2026 3:09:13 PM
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.

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.

14360 HERRING ROAD REMODEL

14360 HERRING RD. COLORADO SPRINGS, CO 80908

Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.

GENERAL NOTES

- CONTRACTOR REQUIREMENTS:** THE CONTRACTOR AND TRADE CONTRACTORS ARE TO REFERENCE ALL OF THE DRAWINGS IN THEIR ENTIRETY AS A COMPLETE SET OF CONTRACT DOCUMENTS AND INCLUDE ALL REQUIREMENTS SHOWN AND SPECIFIED.
- CODE:** THE PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 PIKES PEAK REGIONAL BUILDING CODE, THE 2021 INTERNATIONAL RESIDENTIAL CODE, AND OTHER ASSOCIATED ICC CODES AMONG RESPECTIVE DISCIPLINES. THE AUTHORITY HAVING JURISDICTION IS THE PIKES PEAK REGIONAL BUILDING DEPARTMENT.
- COMPLIANCE:** THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL LAWS AND CODES. THE CONTRACTOR IS TO COORDINATE ALL UTILITY WORK WITH RESPECTED UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED BUILDING PERMITS AND INSPECTIONS.
- SAFETY:** THE CONTRACTOR IS RESPONSIBLE FOR SAFETY OF THE PUBLIC AND THE PROPERTY WITHIN THE CONTRACTOR'S SITE LIMITS DURING CONSTRUCTION.
- ARCHITECT'S STATUS:** THE ARCHITECT SHALL NOT CONTROL OR BE IN CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK.
- DIMENSIONS:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS OF THE JOB SITE.
A. DATA HAS BEEN OBTAINED FROM SOURCES THE ARCHITECT BELIEVES ARE RELIABLE, BUT THE ACCURACY OF SUCH DATA IS NOT GUARANTEED.
B. THE CONTRACTOR SHALL VERIFY DIMENSIONS WITH THE FIELD CONDITIONS. UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN DRAWINGS & THE FIELD CONDITIONS OR UPON DISCOVERY OF UNKNOWN CONDITIONS DETRIMENTAL TO THE COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF THE CONDITION IN QUESTION BEFORE PROCEEDING WITH THE WORK IN THAT AREA.
C. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- COORDINATION:**
A. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE C, A, S, & MEP SYSTEMS WITH EXISTING SITE AND INFRASTRUCTURE AND NEW CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING WITH THE WORK. ALL TRADE CONTRACTORS ARE TO REFERENCE ARCHITECTURAL DRAWINGS FOR ANY SPECIFIC REQUIREMENTS THAT MAY AFFECT THEIR WORK, INCLUDING LOCATIONS, PLACEMENT, HEIGHTS, ETC. OF EQUIPMENT, FIXTURES, ETC.
B. THE INSTALLATION OF EQUIPMENT, HARDWARE, PIPING, CONDUIT, ETC. THAT OBSTRUCTS ACCESSIBILITY FOR NEW OR EXISTING EQUIPMENT IS NOT ACCEPTABLE.
C. THE CONTRACTOR SHALL VERIFY LOCATIONS AND REQUIREMENTS FOR ALL OWNER SUPPLIED FIXED EQUIPMENT AND COORDINATE WITH THE CONTRACT DOCUMENTS.
D. ALL PIPING SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED OR AS NOTED. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.
E. **EXTENT OF WORK:** THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONSTRUCTION DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT. ANY ADDITIONAL WORK PERFORMED WITHOUT WRITTEN APPROVAL SHALL BE AT THE CONTRACTOR'S EXPENSE.
F. **UTILITY DISRUPTIONS, SCHEDULED AND UNANTICIPATED:** UTILITY OUTAGES, SHUT DOWNS, OR CUT OVERS ARE TO BE SCHEDULED IN ADVANCE OR AS APPROVED IN ADVANCE BY THE OWNER.
G. **ADJACENT PROPERTIES:** THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING WITH THE HOMEOWNER OR THE HOMEOWNER'S REPRESENTATIVE ANY WORK THAT MAY DISTURB ADJACENT PROPERTIES IN ANY WAY.
H. **LANDSCAPE PROTECTION:** THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION.
I. **MATERIALS:** THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BUILDING MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND AUTHORITIES HAVING JURISDICTION.
J. **BUILDING ENVELOPE:** THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ENVELOPE SYSTEMS INCLUDING FLASHING SYSTEMS, SEALANTS, WINDOWS, DOORS, ETC ARE COMPLETELY WATER TIGHT AT THE BUILDING 'DRY LINE'.
K. **FURNITURE:** ANY FURNITURE INDICATED ON PLANS IS INCLUDED FOR INFORMATION ONLY.
L. **FINAL CLEAN:** REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS, AND LABELS FROM EXPOSED FINISH SURFACES INCLUDING GLAZING AND REFLECTORS OF LIGHT FIXTURES.

PROJECT TEAM

OWNER
BRET & MICHELLE MORGAN
14360 HERRING RD.
COLORADO SPRINGS, CO 80908

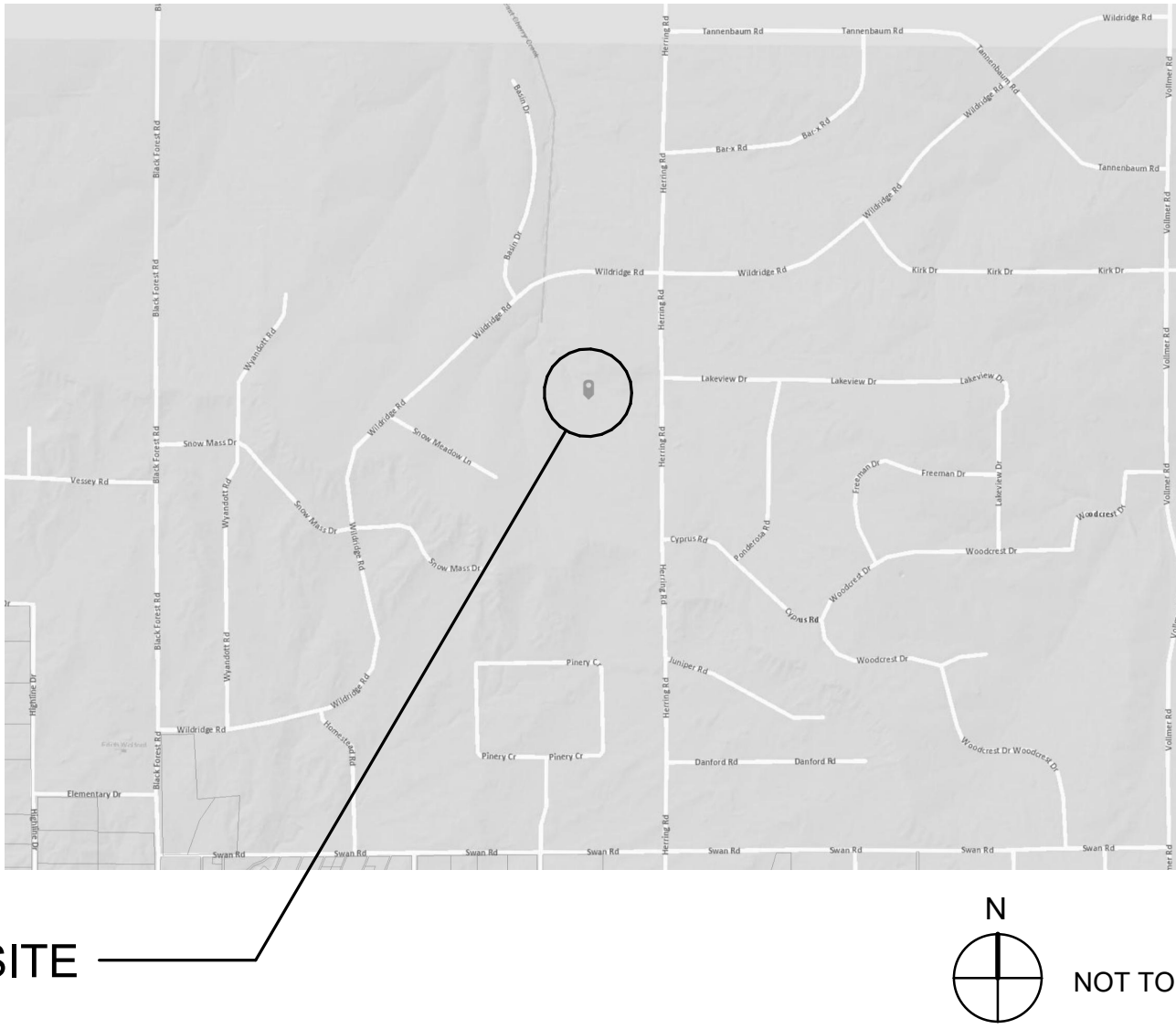
CONTRACTOR
STEWART REMODEL DESIGN BUILD
5061 N 30TH ST., STE 102
COLORADO SPRINGS, CO 80919
(719) 266-0336

ARCHITECT
R. AUSTIN ARCHITECT, LLC
P.O. BOX 62603
COLORADO SPRINGS, CO 80962
(719) 309-8709

DRAWING LIST

A1.0 COVER SHEET
A2.0 DEMOLITION FLOOR PLANS
A2.1 LOWER FLOOR PLAN
A2.2 MAIN FLOOR PLAN
A2.3 ROOF PLAN
A3.0 BUILDING ELEVATIONS
A3.1 BUILDING ELEVATIONS
A3.2 3D VIEWS
A4.0 BUILDING SECTIONS
A4.1 SECTIONS AND DETAILS
A4.2 DETAILS
A5.0 SCHEDULES
E1.0 LOWER FLOOR ELECTRICAL PLAN
E1.1 MAIN FLOOR ELECTRICAL PLAN
P1.0 LOWER FLOOR PLUMBING PLAN
P1.1 MAIN FLOOR PLUMBING PLAN

VICINITY MAP



PROJECT DESCRIPTION

ADDRESS: 14360 HERRING RD. ✓
COLORADO SPRINGS, CO 80908

ZONING: RR-5 ✓

TSN: 5205101022 ✓

PLAT NO: R10285 ✓

LEGAL DESCRIPTION: LOT 2 SANDALL SUB ✓

PROJECT DESCRIPTION: ✓

THE PROJECT SCOPE INCLUDES A TWO-STORY, CONDITIONED ADDITION ON THE WEST SIDE OF THE EXISTING HOUSE. TWO COVERED DECK ADDITIONS ON THE NORTH AND SOUTH SIDES OF THE HOUSE, AND A SINGLE-STORY GARAGE EXTENSION ON THE EAST SIDE OF THE HOUSE.

APPLICABLE CODES:

2023 PIKES PEAK REGIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2023 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
+ CO MODEL ELECTRIC READY & SOLAR READY CODE

LOT SIZE:

LOT AREA: 6.11 ACRES ✓

SETBACKS (LDC TABLE 5-4)

FRONT: 25 FT ✓
REAR: 25 FT ✓
SIDE: 25 FT ✓

FOOTPRINT AREA:

EXISTING RESIDENCE FOOTPRINT: 2307 SF
WEST ADDITION FOOTPRINT: 246 SF
NORTH COVERED DECK ADDITION FOOTPRINT: 250 SF
SOUTH COVERED DECK ADDITION FOOTPRINT: 275 SF
GARAGE ADDITION FOOTPRINT: 619 SF
EXISTING BARN: 2283 SF
TOTAL: 5980 SF

LOT COVERAGE:

5980 SF / 6.11 ACRES (266,152 SF) = 2.2% LOT COVERAGE

2021 IECC - TABLE R402.1.3

CLIMATE ZONE: 5

ENVELOPE REQUIREMENTS

FENESTRATION U-FACTOR: .32 MAX
SKYLIGHT U-FACTOR: .55 MAX
GLAZED FENESTRATION SHGC: .4 MAX
CEILING: R-60 MIN
WOOD FRAMED WALLS: R-30 MIN OR R-20+5 CI OR R-13+10 CI
FLOOR: R-30 MIN
SLAB: R-10 CI MIN, 4 FT DEPTH
BASEMENT WALL: R-19 MIN OR R-15CI

HEATED GARAGE INSULATION
CEILING INSULATION: R-24 MIN
WALL INSULATION: R-13 MIN



CLIENT

BRET AND MICHELLE MORGAN
14360 HERRING RD.
COLORADO SPRINGS, CO 80908

ARCHITECT OF RECORD

R. AUSTIN ARCHITECT

ROBERT J. AUSTIN, AIA, NCARB

P.O. BOX 62603
COLORADO SPRINGS, CO 80962

PROJECT NO.

25-005-00

14360 HERRING ROAD REMODEL

CONSTRUCTION DOCUMENTS

DATE

8/14/26

REVISIONS

NO. DATE DESCRIPTION

SHEET NAME

COVER SHEET

A1.0

1 SITE PLAN
A1.0 1" = 50'-0"

RESIDENTIAL



2023 PPRBC
2021 IECC and CO MERSRC

Address: 14360 HERRING RD, COLORADO SPRINGS

Parcel: 5205101022

Plan Track #: 216461 

Received: 31-Aug-2026 (TREYW)

Description:

ADDITION

Contractor:

Type of Unit:

Required PPRBD Departments (5)

Floodplain

(N/A) RBD GIS

Construction

Electrical

Mechanical

Plumbing

Released for Permit

09/02/2026 12:17:17 PM



shanen

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 (2)

County Zoning

APPROVED
Plan Review

09/02/2026 3:26:55 PM



**EPC Planning & Community
Development Department**

EPC Health Dept