



CITY OF COLORADO SPRINGS

Instructions: How to Calculate Hillside Height for a Single Family Home

1. On the site plan, show building grade and finished grade contours.

“Building Grade” is the site’s natural topography together with any previously graded areas that may have been allowed in accordance with a City approved grading plan. If the site has been disturbed through the construction of streets or utility installation the disturbed contours will need to be resurveyed. Accuracy of the contour information is essential. The plan scale should be a minimum of 1 inch is equal to 20 feet and the contour interval not less than two feet. Draw the site plan to “National Map Accuracy Standards”. The City’s FIMS mapping system information may be a reliable source of building grade contour information.

2. On the site plan locate a permanent benchmark on the site and on the structure.

The structure’s benchmark should also be shown on the building elevation drawing. Two benchmarks shall be identified at the actual site for verification by Development Review personnel. Site benchmarks should be a permanent monument such as a chiseled curb spot, top of fire hydrant or other fixture. A structure’s benchmark should be located to be above the proposed finished grade and easily identified such as top of slab on the garage floor, chiseled foundation spot, other visible point.

3. On the site plan locate and determine the major corners of the proposed structure.

Major corners are the points where the structures walls change direction for a distance of eight (8) feet or more; including attached garages and additions, but not including decks patios, bay windows, chimneys, or similar projections.

4. On the site plan show the building grades at the major corners.

Remember “Building Grade” is simply the topography and elevation of the lot immediately prior to your proposed construction.

5. On the building elevation drawings, provide front, rear, left and right side profiles of the structure. The preferred scale is 1/4 inch is equal to 1 foot.

Building elevation drawings are required as part of the building permit plan application. Your architect will provide these.

6. On the building elevation drawings, indicate the building grade at each of the major corners and connect with a line.

Transfer the “Building Grade” from the site plan to the building elevation drawings.

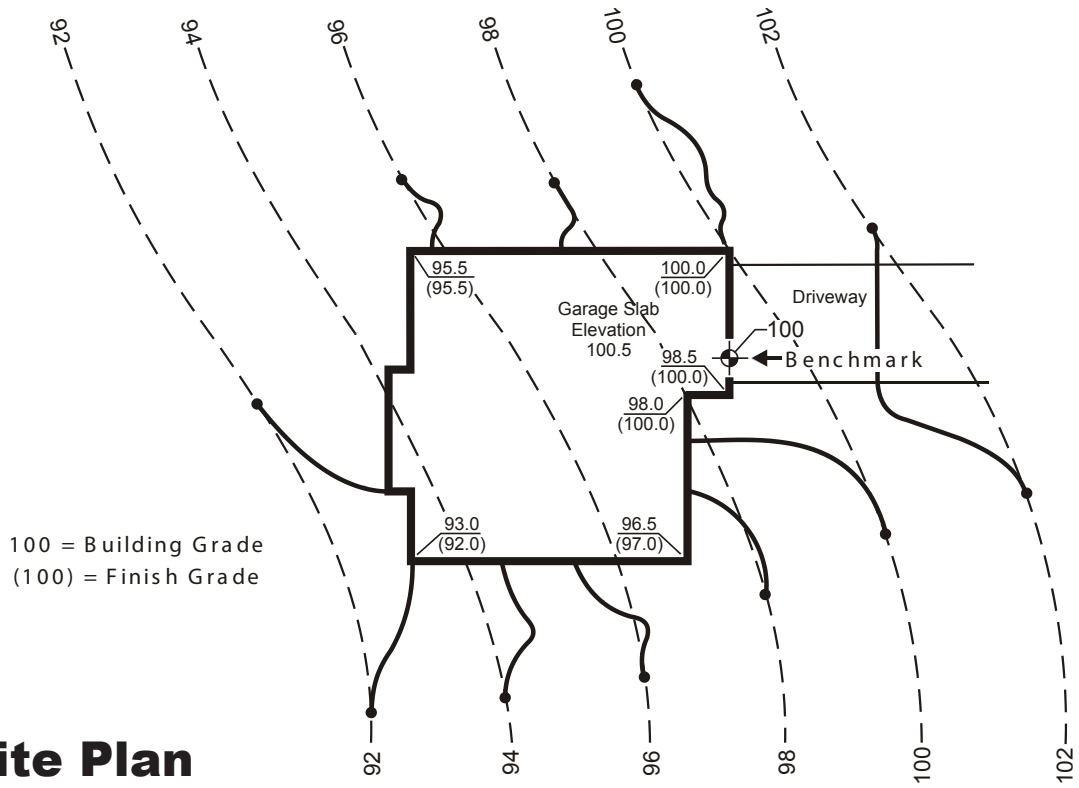
7. On the building elevation drawings, measure vertically 35’ for a sloped roof or 30’ for a flat roof. Connect these points for each side profile with a straight line.

The horizontal lines represents the maximum hillside building height. The actual height of the house is the point which is highest above it’s associated “Building Grade”. If the height on the Development Plan is less than 30’, this number superseded the Ordinance requirement.

8. On the building elevation drawings, if all portions of the roof fall below the horizontal lines. The structure is in compliance with the height standard. If a portion of the roof exceeds the horizontal lines, the structure is not in compliance.

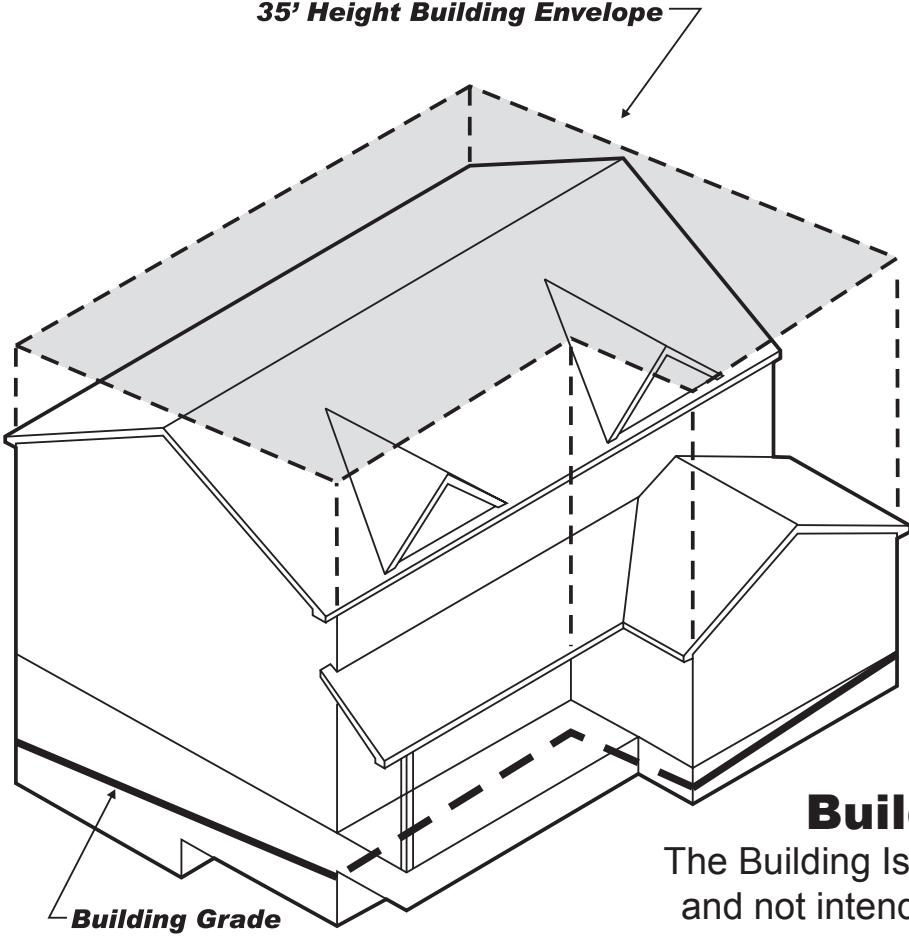
The diagram on the following page shows a house which meets the required 35’ height restriction.

**If you have any questions regarding the height calculation methodology
call the City Development Review Enterprise Office at 719-385-5982**



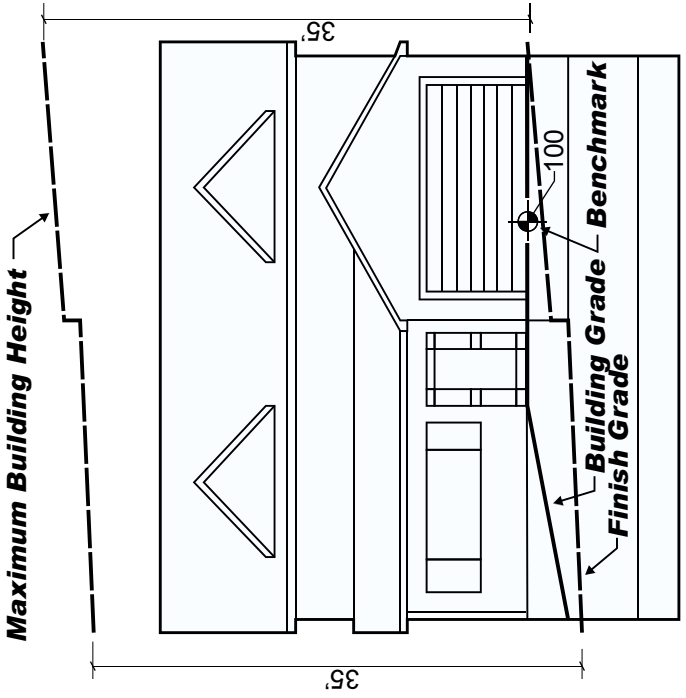
Hillside Site Plan

35' Height Building Envelope

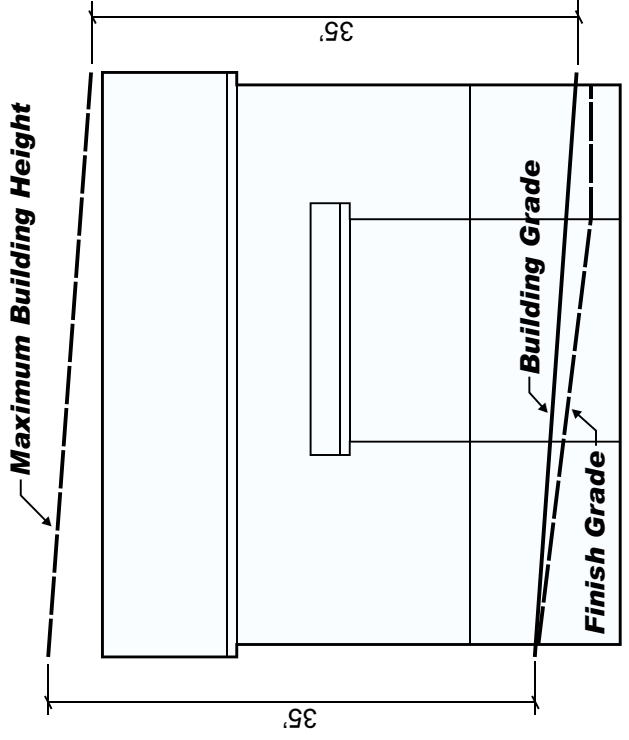


Building Isometric

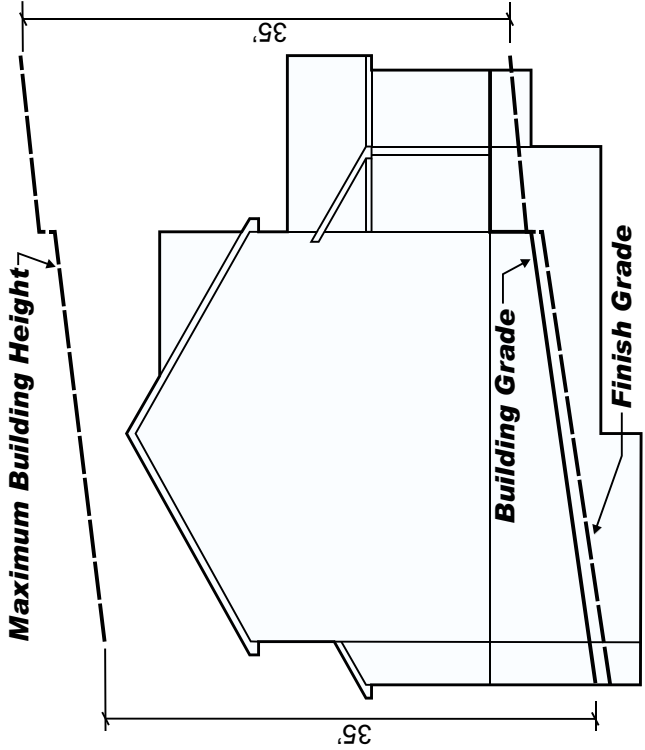
The Building Isometric is representational only and not intended as a submittal requirement



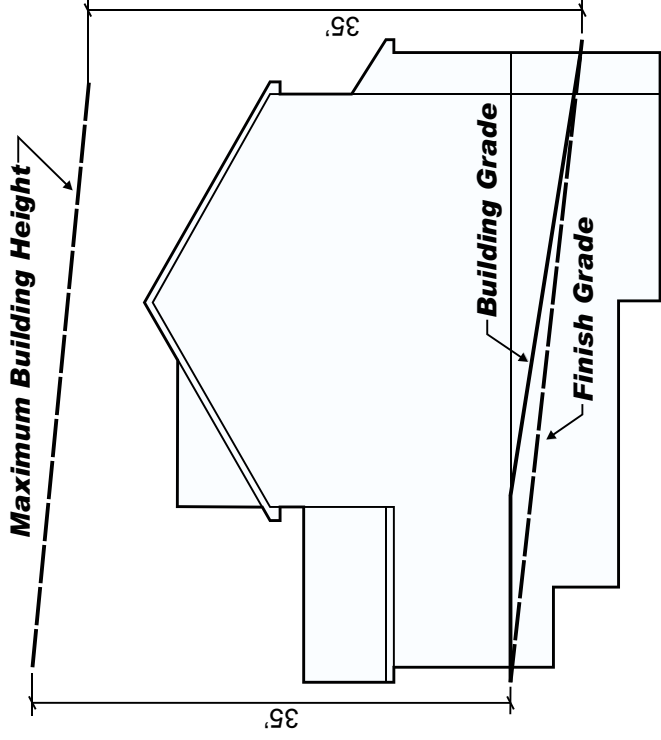
Front Elevation



Rear Elevation



Left Elevation



Right Elevation