

SFD19933
 PLAT 12541
 RR-2.5

DISAPPROVED
Plan Review
 07/18/2019 1:36:02 PM
 dsdarchuleta
 EPC Planning & Community
 Development Department

DISAPPROVE:
 1) BESQCP disapproved because
 ESQCP is required (see notes)
 2) remove a future structure
 3) remove all unknown shape

do not include future
 structures on plan

identify or do not include
 unknown pictures

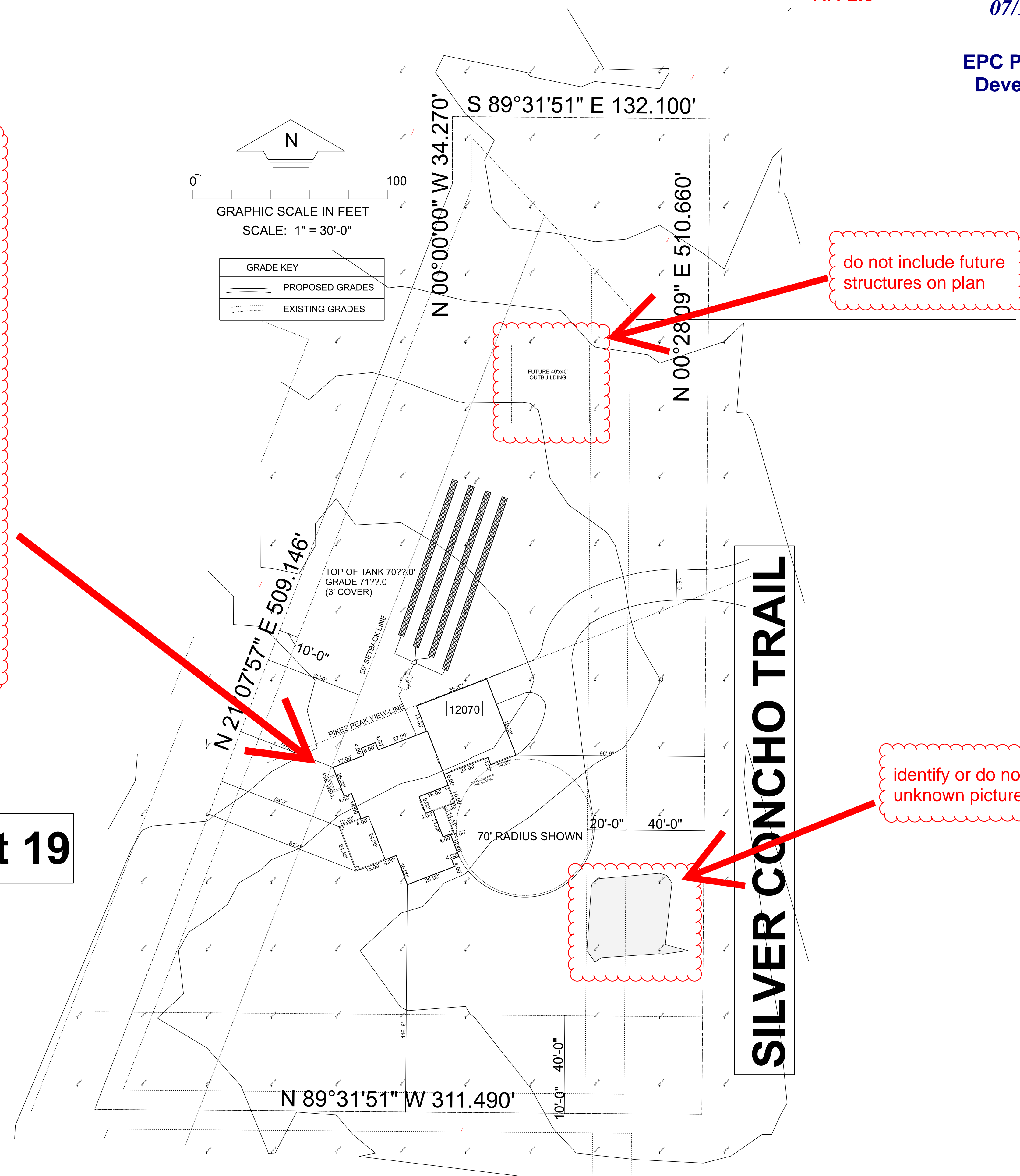
Imperviousness - rough calculation of area impervious being 1226 sf or 11.12 %

ESQCP REQUIRED
 Single-family residence building site greater/equal 1 acre of land disturbance located on a lot or parcel with the total area greater/equal to 2.5 acres or zoned agricultural land and with a proposed total site imperviousness of (10%) up to 20%

Source: Appendix I Stormwater Quality Policy and Procedures - revisions Table I-2 ESQCP and BESQCP Permit Applicability Guidance

Lot 19

SITE PLAN LOT 19
 SCALE: 1" = 30'-0"



- GENERAL NOTES:**
- The contractor and homeowner shall review and verify all information on these drawings and be responsible for the same. Report all discrepancies to the designer for proper adjustment.
 - All smoke detectors (SD) must be interconnected (Hardwired) and shall have battery back-up. CO detectors with 10' of bedrooms.
 - LP gas-burning appliances are not permitted in basement or crawl space areas.
 - A Colorado licensed architect or engineer shall design all footings and foundation walls. This report/design shall be incorporated with these drawings and shall be available at the building site at all times.
 - Roof foundations and piers (including deck supports) shall bear on undisturbed soil. All footings and piers shall be protected with a minimum earthen cover of 30" for frost protection.
 - All dimensions shown on these drawings are to face of framing members unless specifically indicated to the contrary. Noted dimensions shall take precedence over scaled dimensions. DO NOT SCALE DRAWINGS.
 - All structural hardware shown on these drawings shall be as manufactured by Simpson Strong-Tie Company of San Leandro, California. The home designer prior to installation shall approve any substitutions.
 - Roof ventilation shall equal 1/150 of the net attic area with 50% located at the eaves and 50% located at the upper portion of the area to be ventilated. A minimum of 1 inch of air space shall be provided between the insulation and the roof sheathing at eaves. (Compliance with 2009 IRC R806.2 is mandatory)
 - Dryer to vent to exterior > 36" from any openings.
- SPECIFICATIONS:**
- Typical exterior walls shall be 2x6 studs at 16" o/c with insulation as per Energy Codes. Studs shall be sheathed with 7/16" OSB typical. Exterior finish materials shall be as per elevation pages. See elevation pages for additional information.
 - Typical floor framing shall be Use pre-fabricated 24" deep floor trusses at 16" o/c. Floor sheathing shall be 3/4" OSB (tongue and groove) glued and nailed to floor joists per American Plywood Association specifications and recommendations.
 - Typical headers are (2) 2x8 HF#2 & Better. Use (1) trimmer and (1) kingstud at all openings from 0'-0" to 3'-11". Use (2) trimmers and (2) kingstuds at all openings from 3'-11" to 5'-11". Use (3) trimmers and (3) kingstuds at openings from 5'-11" to 7'-11". All others are noted. Beams and headers shown on the framing plan shall have precedence.
 - All interior walls shall be 2x4 studs at 16" o/c (typical), unless noted to the contrary. Typical wall finish shall be textured 1/2" gypsum board. Use 5/8" type "X" gypsum board at all garage common walls, ceilings, & structural members.
 - All stairs or steps to grade shall have a maximum rise of 7 1/2" and a minimum run of 10". All stairs shall be a minimum of 3'-0" wide, to include landings.
 - Windows shall be by builder with double pane Insulated Low-E glass. All windows must have a U-value as specified in the Energy Codes.
 - Fascia shall be 5/4" x 7/8" textured Hardwood or fascia. Soffit material shall be HardieSoffit Vented Cedar/III (typical) RAKED.
 - The roof covering for this building shall be Class "A" Concrete Roofing Tiles. Ice & water shield is required starting at eave and continuing to a point 2' inside exterior wall line. All gutters shall be 5" (self-flashing) pre-primed with minimum 36" lip-outs. (Solid flex pipe to daylight is highly recommended.)
 - Exhaust duct up through attic space, minimum R-6 insulation & 25' max run.

- ROOF FRAMING NOTES:**
- All roof trusses shall be placed at 24" o/c (max) unless noted to the contrary. The typical standard truss heels for this job shall be 0-6-1/4 (1:12). Please refer to roof framing plan which takes precedence.
 - Shedded areas indicate valleys. All valleys shall be framed with 2x8 HF #2 roof rafters at 24" o/c stop 2x valley purl while using 2x8 HF #2 ridge/hips. All members longer than 6'0" shall be supported to structural roof members below with 2x4 supports at 48" o/c (max). All indicated areas, use valley trusses at 24" o/c perpendicular to structural trusses below. Connect valley trusses with Simpson VCT2 clips at 24" o/c per Simpson instructions (page 156).
 - Individual truss drawings, as noted, shall be labeled to match this plan and be submitted to the home designer for review prior to submission to the building dept. The governing authority for this project is: PIKES PEAK REGIONAL BUILDING DEPARTMENT.
 - Typical headers are (2) 2x8 HF#2 with FULL DEPTH OSB fitch. (Unless noted to the contrary). Use (1) trimmer and (1) kingstud each and of all openings from 0'-0" to 3'-11". Use (2) trimmers and (2) kingstuds at all openings from 3'-11" to 5'-11". Use (3) trimmers and (3) kingstuds at openings from 5'-11" to 7'-11". All others are noted. Beams/headers shown on framing plan shall take precedence.
 - Simpson Strong-Tie Company of San Leandro shall manufacture all hardware shown on this plan. NightHawk Design shall approve any substitutions prior to installation.
 - Structural roof members shall be secured to the building's top plates (or beams) with (1) Simpson HES-1 truss anchor (per pay) at each bearing location unless noted otherwise.

- FLOOR FRAMING NOTES:**
- Framer shall plate up foundation to insure headroom of 6'-9" from the bottom of the floor joists to the concrete slab at the unfinished basement. The minimum headroom under the lowest beam shall be 7'-11".
 - Typical floor framing shall be Use pre-fabricated 24" deep floor trusses at 16" o/c. Floor sheathing shall be 3/4" OSB (tongue and groove) glued and nailed to floor joists per American Plywood Association specifications and recommendations.
 - Typical headers are (2) 2x8 HF#2 & Better. Use (1) trimmer and (1) kingstud at all openings from 0'-0" to 3'-11". Use (2) trimmers and (2) kingstuds at all openings from 3'-11" to 5'-11". Use (3) trimmers and (3) kingstuds at openings from 5'-11" to 7'-11". All others are noted. Beams and headers shown on the framing plan shall take precedence.
 - All decks shall be framed with 2x10 HF# 2 floor joists at 16" o/c. Support beams shall be as shown on the framing plan. All hangers for joists shall be Simpson LUS10. All deck joists within 18" of grade shall be treated material.
 - Insulate all cantilevers and floor joists above unheated space with insulation as per Energy Codes.

CODE INFORMATION:

2017	Pikes Peak Regional Building Code (2017 PPRBC)
2015	International Residential Code (2015 IRC)*
2015	International Existing Building Code (IEBC)*
2015	International Energy Conservation Code* (IECC)
2015	International Mechanical Code*
2015	International Fuel Gas Code*
2015	International Plumbing Code*
2017	National Electric Code*
*	As amended by 2017 PPRBC
**	Or the latest edition adopted by the State of Colorado

STRUCTURAL DESIGN LOADS:

	Live Load	Dead Load	Total Load
Floor	40 psf	16 psf	56 psf
Roof	40 psf	16 psf	56 psf
Wind	130 Vult - Exposure 'C'		
Deck	60 psf	12 psf	72 psf
Deck Ledger	72 x 1.2 = 87 psf		

AREA TABLE:

LOWER LEVEL (UNFINISHED)	2,264 SQ. FT.
LOWER LEVEL (FINISHED FOYER)	320 SQ. FT.
SAFE ROOM (UNFINISHED)	233 SQ. FT.
MAIN LEVEL FLOOR PLAN	2,734 SQ. FT.
TOTAL FINISHED	5,088 SQ. FT.
GARAGE	1,509 SQ. FT.
REAR COVERED PATIO	408 SQ. FT.
FRONT COVERED PORCH	233 SQ. FT.
LOT SIZE	113,256 SQ. FT.
LOT COVERAGE	4,327 SQ. FT.
LOT COVERAGE %	n/a

Nighthawk Design
 a Hawk Companies, Inc. Business
 2848 Country Club Drive, Colorado Springs, Colorado 80909-1019
 Dennis Asher Dave Tenace
 noc@hawkcompanies.com 719.477.9441 [fax]

Copyright © 2019 by Hawk Companies, Inc. of Colorado. This plan may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written approval of Hawk Companies, Inc. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written approval of Hawk Companies, Inc. The purchase of this plan does not constitute an agreement for the construction of any ONE BUILDING. The purchase of additional sets of plans DOES NOT constitute the purchase of a license to construct. A LICENSE AGREEMENT must be executed between the purchaser and Hawk Companies, Inc.

ABD

Black Oak Homes, Inc.
 Colorado Springs, Colorado
 719-649-9354

Akeem Seriki
 Builder

BLACK OAK HOMES INC.

THE BENNETT RESIDENCE PROJECT
 Owner Name: BLACK ANGEL INVESTMENTS LLC
 Mailing Address: 422 E VERMILIO AVE STE 15
 COLORADO SPRINGS CO 80903-3791
 12070 SILVER CONCHO TRAIL
 Legal Description: LOT 19, THE TRAILS FILING NO. 8
 SCHEDULE: 4217007021
 LAND AREA: 2.53 ACRES 110.207± SF

JUNE 12, 2019

PAGE P1

REVISION	DATE