

RETAINING WALL ENCROACHES  
INTO THE 15' SIDE SETBACK  
WHERE ZONING IS RR-2.5

PROPERTY LINE

PROPERTY LINE

EASEMENT 10'

07/23/2019 11:20:50 AM  
dsdarchuleta

**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.
- All LP-gas burning appliances are not permitted in basement or crawl space areas.
- Colorado licensed architect or engineer shall design all footings and foundation walls and shall be responsible for securing all necessary permits from the local jurisdiction at the building site at all times.
- Foundation walls (including deck supports) shall rest on undisturbed soil.
- All footings and piers shall be protected with a minimum earth cover of 30" for frost protection.
- All exterior walls shown on these drawings are a type of framing members subject to all specifically indicated to the contrary. Note dimensions shall take precedence over section cuttings. DO NOT SCALE.
- All structural hardware shown on these drawings shall be as manufactured by Simpson Strong-Tie Company of Landis, North Carolina. The home designer prior to installation shall verify that the hardware is as shown on the drawings.
- Roof ventilation shall equal 1/150th of the net attic area with 50% located at the eaves and 50% located in the center of the roof.
- For every 100 sq. ft. of net attic area, 1 inch of air space shall be provided between the insulation and the roof sheathing at eaves.
- (Complies with 2009 IRC R802.2.4 mandatory)
- Events to be added: \_\_\_\_\_

**SPECIFICATIONS:**

- 1** Typical exterior walls shall be 2x4 studs at 16" o/c with insulation as per Energy Calcs. Studs shall be sealed with 716" OS foam strip. Exterior doors shall be 1-7/8" x 3-1/4" minimum clear opening. Glass doors shown on front elevation. See elevations pages for additional information.
- 2** Typical floor framing shall be 14" or 1-7/8" x 11" 210 joists @ 16" o/c. Floor joists shall be 2x12 or 3x12 minimum. All floor joists shall be double end nailed per American Plywood Association specifications and recommendations (see drawings for details).
- 3** All trimmers and (1) kingstuds at all openings from 0'0" to 3'-11".  
Use (2) trimmers and (2) kingstuds at openings from 3'-1" to 5'-11".  
Use (2) trimmers and (3) kingstuds at openings greater than 5'-11".  
All others not noted. Beams and headers shown on the framing plan shall have provisions noted.
- 4** 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 S8" type "X" gypsum board for exterior contrast. All other walls shall be 5/8" type "X" gypsum board.
- 5** All areas of steps or grade shall have a maximum rise of 7" and a minimum run of 11".
- 6** Windows shall be built by double pane insulated low E glass. All windows must have a value as specified in the Energy Calcs.
- 7** The roof shall be 2x12's at 24" o/c with 1/2" minimum insulation (44K/35") over/lay on top gables ONLY. Softail material shall be 716" minimum (max/35"). The roof covering for this building shall be Class C asphalt shingles. Asphalt shingles shall be less than 30 years old. All roofs shall be installed May starting at April. For eave/vents 700's Greater; ice & water shield required. Stay on time at least 24 hours to a pore before installing roof tiles. (Soft sealant pre-penned with minnicoat 36" i-puts. (Solid flex pipe do daylight is highly recommended)
- 8** All doors through attic space, minimum R-value insulation + 25 max run.

**ROOF FRAMING NOTES:**

- [illegible]

**FLOOR FRAMING NOTES:**

- 1) Framers shall plate up foundation to insure headroom of 9'-0" from the bottom of the floor joists basement slab. (MIN)
  - 2) Typical floor system shall be framed 16" TJI 210 joists @ 16" o.c. (Floor will be engineered to minimum of L480 live load deflection.) Floor sheathing shall be 3/4" OSB (tongue and groove) glued and nailed to floor joists per American Plywood Association specifications and recommendations.
  - 3) Typical headers shall be 12" TJI 210 FULL DEPTH OSB flush.
  - Use (1) trimmer and (1) kingstud at all openings from 0'-0" to 3'-11".
  - Use (2) trimmers and (2) kingstuds at 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.
- 4) Insulate all cantilevers and floor joists above unheated space with insulation as per Energy Calcs. (Minimum R-38 at all cantilevers and above garage space.)

**CODE INFORMATION:**

2017	Pikes Peak Regional Building Code (2011 PPRBC)
2015	International Residential Code (2009 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 2011 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	100 mph - Exposure 'C'		
Rear Deck	60 psf	10 psf	70 psf
Front Porch	60 psf	77 psf	137 psf

**AREA TABLE:**

LOWER LEVEL (FINISHED)	370 SF WOK SHIP	2,370 SQ.FT.
LOWER LEVEL (UNFINISHED)		422 SQ.FT.
LOWER LEVEL (TOTAL)		2,370 SQ.FT.
MAIN LEVEL FLOOR PLAN		2,617 SQ.FT.
TOTAL FINISHED		4,987 SQ.FT.
GARAGE		995 SQ. FT.
COVERED PORCH (FRONT/VAULT)		179 SQ.FT.
COVERED DECK (REAR)		144 SQ.FT.
SUN DECK (REAR)		132 SQ.FT.
LOT SIZE (109,706 sf)		2,518.5 Acres
LOT COVERAGE		4,062 SQ. FT.
LOT COVERAGE %		3.70 ±

**NightHawk** Design  
a Hawk Companies, Inc. Business

2848 Country Club Drive, Colorado Springs, Colorado 80909-1019  
 Rod Wiebe Dennis Asher Dave Tenace  
 719.477.9460 (office) rod@hawkcompanies.com 719.477.9441 (fax)

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**AD**<sup>®</sup>

Builder: Akeem Seriki

719-649-9354

*Black Oak Homes, Inc.*  
*Colorado Springs, Colorado*

**BLACK OHK HOMES  
INC.**

"The ALEXANDER Residence"

Owner:  
BLACK ANGEL INVESTMENTS LLC  
Location:

Location:  
12010 SILVER CONCHO TRAIL  
Mailing Address: 422 E VERMILIO AVE STE 15  
COLORADO SPRINGS CO 80903-3791  
2.5185 Acres 109,706 SQ.FT.ription

LOT 16 THE TRAILS FIL NO 8  
Schedule No: 4217007018

	June 7, 2019
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REVISION	DATE
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BID SETS	06-07-19
PPRBD SUBMITTAL	06-11-19
RE-SUBMITTAL	06-18-19