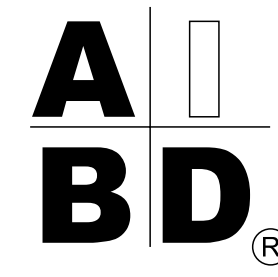


**GENERAL NOTES:**

- 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.
- 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.
- All 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. PLEASE 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 2019 IRC R806.2 is mandatory.)
- Dryer to vent to exterior > 36" from any openings.



COPYRIGHT 2020 by Hawk Companies, Inc. of Colorado Springs, Colorado. ALL RIGHTS RESERVED. No part of this plan may be reproduced or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording or any information retrieval system), without the prior written approval of Hawk Companies, Inc. No derivative works of this plan may be made without such prior written approval. The completed purchase of this set of building plans entitles the purchaser to use this set of plans for the construction of only ONE BUILDING. The purchase of additional sets of plans DOES NOT entitle the purchaser to construct more than one building. For multiple or additional use of this plan, a LICENSE AGREEMENT must be executed between the purchaser and Hawk Companies, Inc.

**SPECIFICATIONS:**

- Typical exterior walls shall be 2x6 studs at 16" o/c with insulation as per Energy Calcs. 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 11-7/8" TJI 210 joists 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 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, & structural members.
- All stairs or steps to grade shall have a maximum rise of 7 3/4" and a minimum run of 10". All stairs shall be a minimum of 3'-1" 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 Calcs.
- Fascia shall be 5/4"x7/4" texture 10Trim over 2x6 sub-fascia. Soffit material shall be 7/16" masonite (typical).
- The roof covering for this building shall be Class 'A' asphalt shingles. Asphalt shingles weighing less than 240#/100 sq.ft. may only be installed between May and October. For elevations 7000' and greater, a water shield 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.

**FLOOR NOTES:**

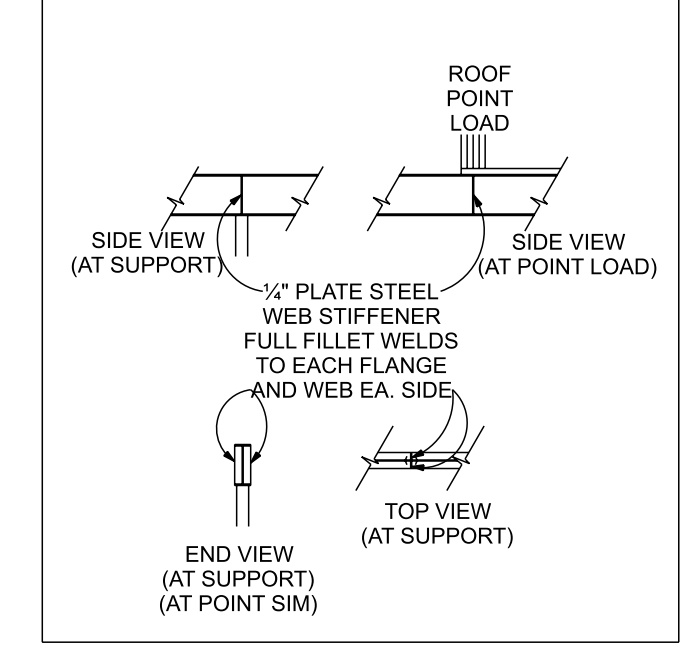
- Framer shall pile up foundation to insure headroom of 8'-9" from the bottom of the floor joists to the concrete slab at the unfinished basement. The minimum headroom under the lowest beam shall be 7'-11".
- Typical floor system shall be framed 11-7/8" TJI 210 joists @ 16" o/c. (Floor will be engendered to minimum of 1/480 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.
- 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 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 LUS210. 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 Calcs.

**GENERAL CONDITIONS and LIMITED LIABILITY**

It is the intent of the drawings and specifications to be guidelines for construction. They have been prepared without the consultation of an architect or licensed Colorado engineer. The contractor is responsible for determining any questions and meanings in the working drawings and specifications; and the contractor shall notify the Designer in writing of any errors, omissions, or unsuitable detailing which may cause construction problems. The Designer's liability regarding errors and/or omissions will be limited to the correction of the original drawings, consultants liability is the same.

THE DRAWINGS AND DATA USED FOR THIS DRAWING IS TO BE USED FOR: GUIDELINES OF CONSTRUCTION. THE OWNER, PURCHASER, GENERAL CONTRACTOR, AND HEATING CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL CONSTRUCTION DATA INPUTS AND DESIGN FACTORS ARE ALL CORRECT TO THE SPECIFICATIONS OF THE RESIDENCE BEING BUILT. BY PURCHASING THIS DESIGN IT IS AGREED THAT THE PROJECT HAS BEEN ACCEPTED AND THEREFORE LIMITS THE DESIGNER'S LIABILITY TO CORRECTION OF THE ORIGINAL DRAWINGS AND SUPPORT DATA ONLY. IN THE EVENT THAT MECHANICAL DESIGN ERRORS CAUSE CONSTRUCTION PROBLEMS DURING ANY PHASE OF THE BUILDING PROCESS, LATIGO HOME DESIGN MUST BE NOTIFIED IMMEDIATELY TO TAKE APPROPRIATE ACTION. NO LIABILITY ASSUMED FOR DEVIATION FROM PRINT INCLUDING BUT NOT LIMITED TO: EQUIPMENT BRAND, BTU, CFM, RATED STATIC PRESSURE, DUCT SIZE, LENGTH, TEL & MATERIAL.

**WEB STIFFENER DETAILS**



**FOUNDATION LAYOUT**

SCALE: 1/4" = 1'-0"

SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER OR ARCHITECT SHALL BE ON HAND AT TIME OF FIRST INSPECTION

**CODE INFORMATION:**

2017	Pikes Peak Regional Building Code (2017 PPRBC)
2015	International Residential Code (2015 IRC)*
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 mph - Vult		
ENTRY/VAULT	60 psf	77 psf	137 psf
REAR DECK	60 psf	12 psf	72 psf

**AREA TABLE:**

LOWER LEVEL (FINISHED)	1,752 Sq.Ft.
LOWER LEVEL (TOTAL)	2,040 Sq.Ft.
MAIN LEVEL	1,920 Sq.Ft.
UPPER LEVEL	775 Sq.Ft.
3 Car Garage (Tandem access)	1,193 Sq.Ft.
COVERED FRONT PORCH / VAULT	171 Sq.Ft.
COVERED DECK REAR	180 Sq.Ft.
SUN DECK REAR	(540 Sq.Ft.)
TOTAL LIVING AREA (ABOVE)	2,695 Sq.Ft.
TOTAL COVERED AREA	(4,037 Sq.Ft.)

**Night Hawk Design**  
**a Hawk Companies, Inc. Business**  
 5160 Whip Trail, Colorado Springs, Colorado 80917-2620  
 Rod Wiebe Dennis Asher Dave Tenace  
 719.477.9460 (office) HawkCompanies@gmail.com 719.491.1227 (cell)

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

**Akeem Seriki:**  
 Builder

**BLACK OAK HOMES INC.**  
 Your Dream. Your Vision. Your Home.

This is zoned RS-6000. Setbacks:

Front	25'
Side	5'
Rear	25'

**"A CUSTOM RESIDENCE"**

10334 Beekham Street  
 Falcon, CO 80831  
 Legal: LOT 39 PAINT BRUSH HILLS FIL NO 13 E  
 Area: 10460 SQFT  
 Schedule #: 5226101008  
 Owner: BLACK ANGEL INVESTMENTS LLC  
 Mailing Address: 422 EAST VERMILIO STE 307 COLORADO SPRINGS CO, 80903

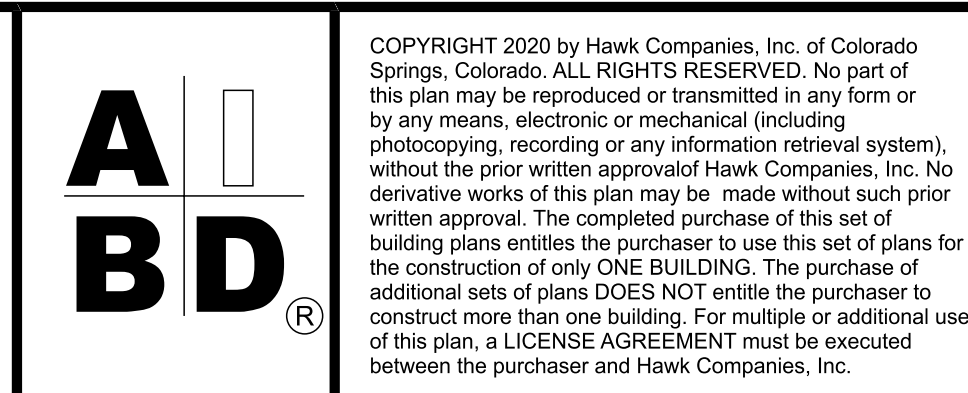
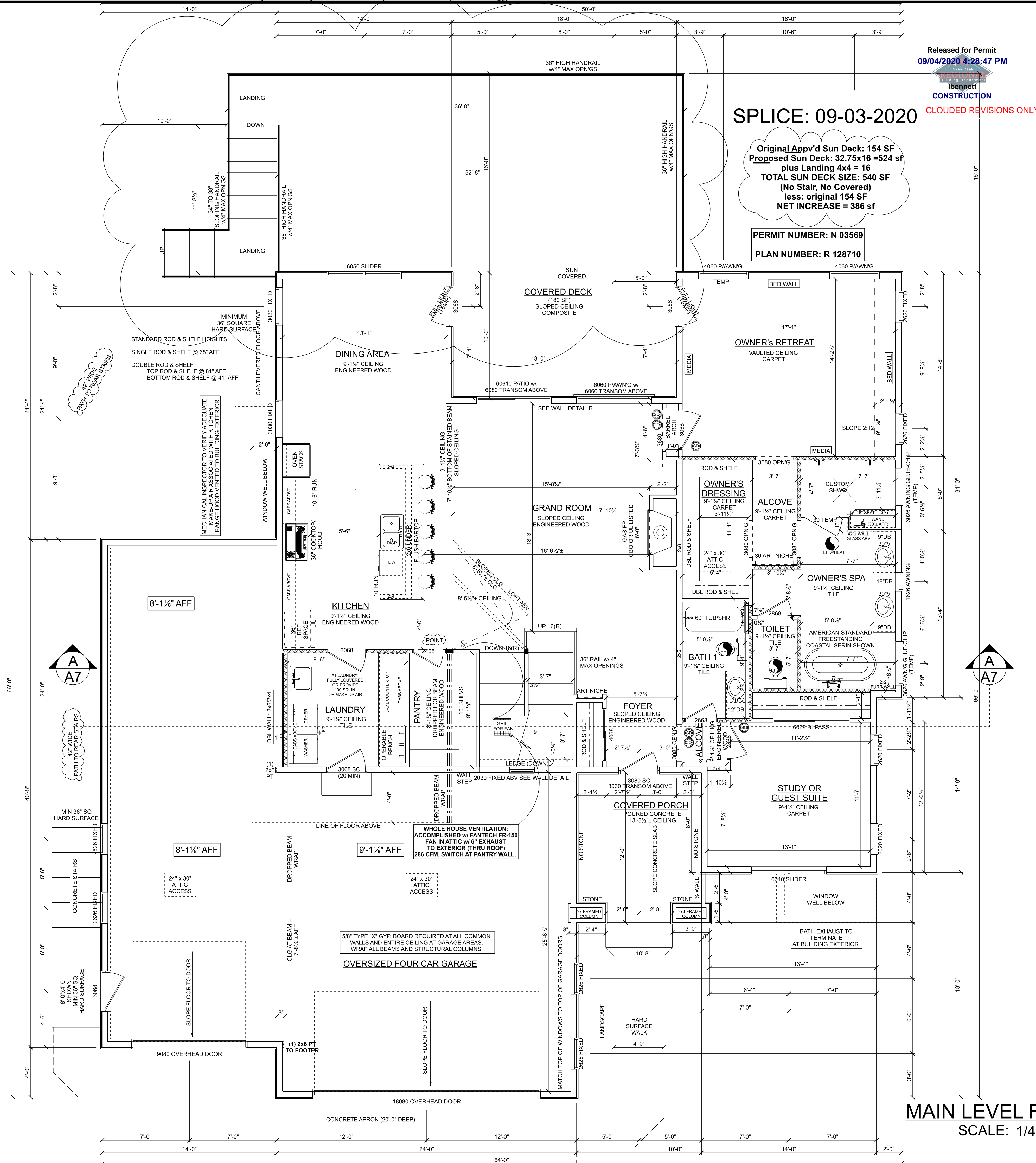
**SPLICE: 09-03-2020**

**05-06-2020**

REVISION	DATE
PPRBD SUBMITTAL	05-20-2020
MODIFICATIONS FOR BUYER	06-25-2020
RESUBMITTAL/COMMENTS	07-21-2020
DECK CHANGE SPLICE	09-03-2020

PAGE AI





**SPECIFICATIONS:**

- Typical exterior walls shall be 2x6 studs at 16" o/c with insulation as per Energy Calc. 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 11-7/8" TJI 210 joists 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 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 1/4" and a minimum run of 10". All stairs shall be a minimum of 3'1" 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 Calc. Soffit material shall be 7/16" masonite (typical).
- The roof covering for this building shall be Class "A" asphalt shingles. Asphalt shingles weighing less than 240#/100 sq.ft. may only be installed between May and October. For elevations 7000' and greater, ice & water shield 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.

**Night Hawk Design**  
 a Hawk Companies, Inc. Business  
 5180 Whip Trail, Colorado Springs, Colorado 80917-2620  
 Rod Wiebe Dennis Asher Dave Tenace  
 719.477.9460 (office) HawkCompanies@gmail.com 719.491.1227 (cell)

**Black Oak Homes, Inc.**  
 Colorado Springs, Colorado  
 719-649-9354  
 Akeem Seriki:  
 Builder

**BLACK OAK HOMES INC.**  
 Your Dream. Your Vision. Your Home.

**CODE INFORMATION:**

2017	Pikes Peak Regional Building Code (2017 PPRBC)
2015	International Residential Code (2015 IRC)*
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 mph - Vult		
ENTRY/VAULT	60 psf	77 psf	137 psf
REAR DECK	60 psf	12 psf	72 psf

**AREA TABLE:**

Level	Area (Sq. Ft.)
LOWER LEVEL (FINISHED)	1,752 Sq. Ft.
LOWER LEVEL (TOTAL)	2,040 Sq. Ft.
MAIN LEVEL	1,920 Sq. Ft.
UPPER LEVEL	775 Sq. Ft.
3 Car Garage (Tandem access)	1,193 Sq. Ft.
COVERED FRONT PORCH / VAULT	171 Sq. Ft.
COVERED DECK REAR	180 Sq. Ft.
SUN DECK REAR	540 Sq. Ft.
<b>TOTAL LIVING AREA (ABOVE)</b>	<b>2,695 Sq. Ft.</b>
<b>TOTAL COVERED AREA</b>	<b>4,037 Sq. Ft.</b>

**"A CUSTOM RESIDENCE"**  
 10334 Beckham Street  
 Falcon, CO 80831  
 Legal: LOT 39 PAINT BRUSH HILLS FIL NO 13 E  
 Area: 10460 SQFT  
 Schedule #: 5226101008  
 Owner: BLACK ANGEL INVESTMENTS LLC  
 Mailing Address: 422 EAST VERMILIO STE 307 COLORADO SPRINGS CO, 80903

**SPLICE: 09-03-2020**

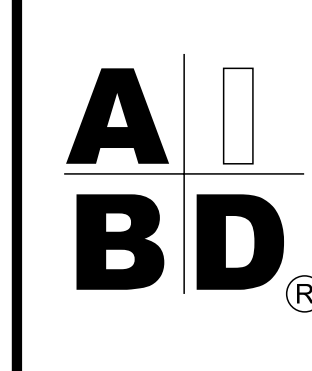
This is zoned RS-6000. Setbacks:  
 Front 25'  
 Side 5'  
 Rear 25'

**REVISION DATE**

PPRBD SUBMITTAL	05-20-2020
MODIFICATIONS FOR BUYER	06-25-2020
RESUBMITTAL/COMMENTS	07-21-2020
DECK CHANGE SPLICE	09-03-2020

**PAGE 43**  
 05-06-2020

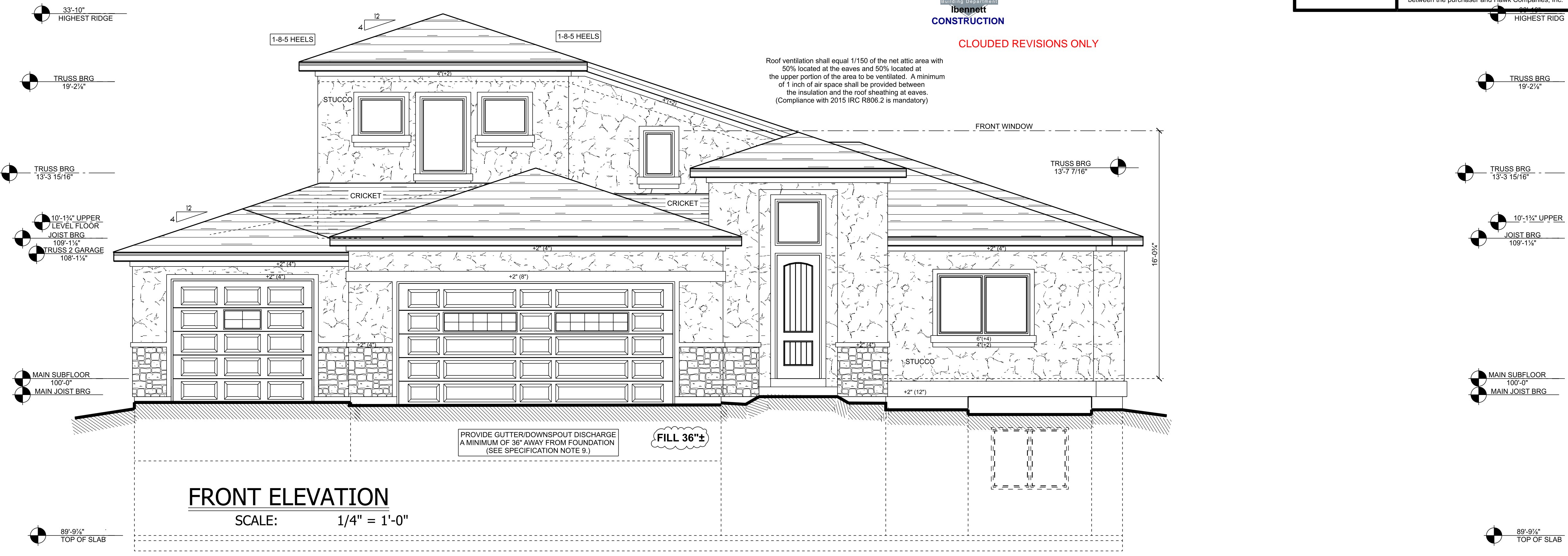
**MAIN LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



COPYRIGHT 2020 by Hawk Companies, Inc. of Colorado Springs, Colorado. ALL RIGHTS RESERVED. No part of this plan may be reproduced or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording or any information retrieval system), without the prior written approval of Hawk Companies, Inc. No derivative works of this plan may be made without such prior written approval. The completed purchase of this set of building plans entitles the purchaser to use this set of plans for the construction of only ONE BUILDING. The purchase of additional sets of plans DOES NOT entitle the purchaser to construct more than one building. For multiple or additional use of this plan, a LICENSE AGREEMENT must be executed between the purchaser and Hawk Companies, Inc.

Released for Permit  
09/04/2020 4:28:47 PM  
ibennett  
CONSTRUCTION

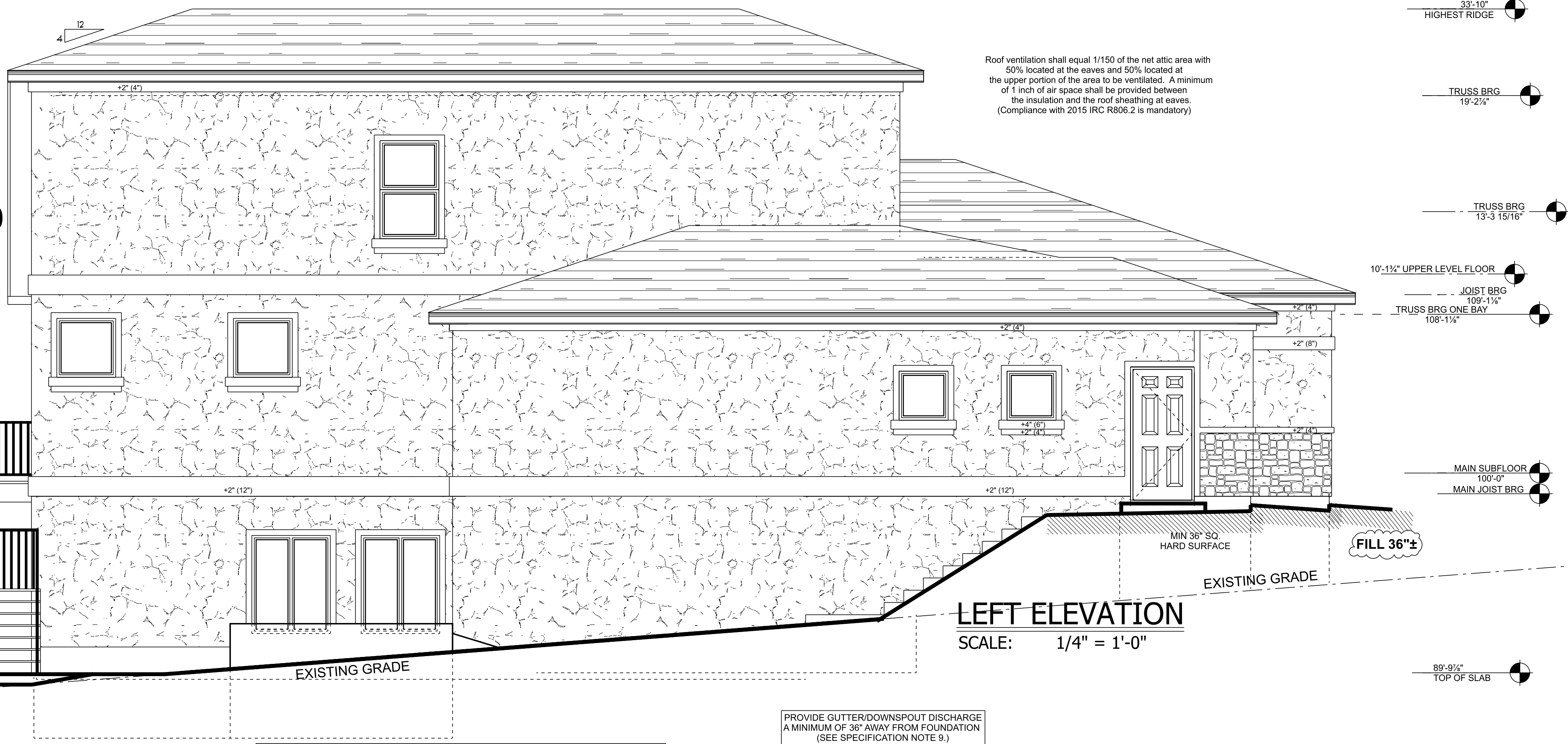
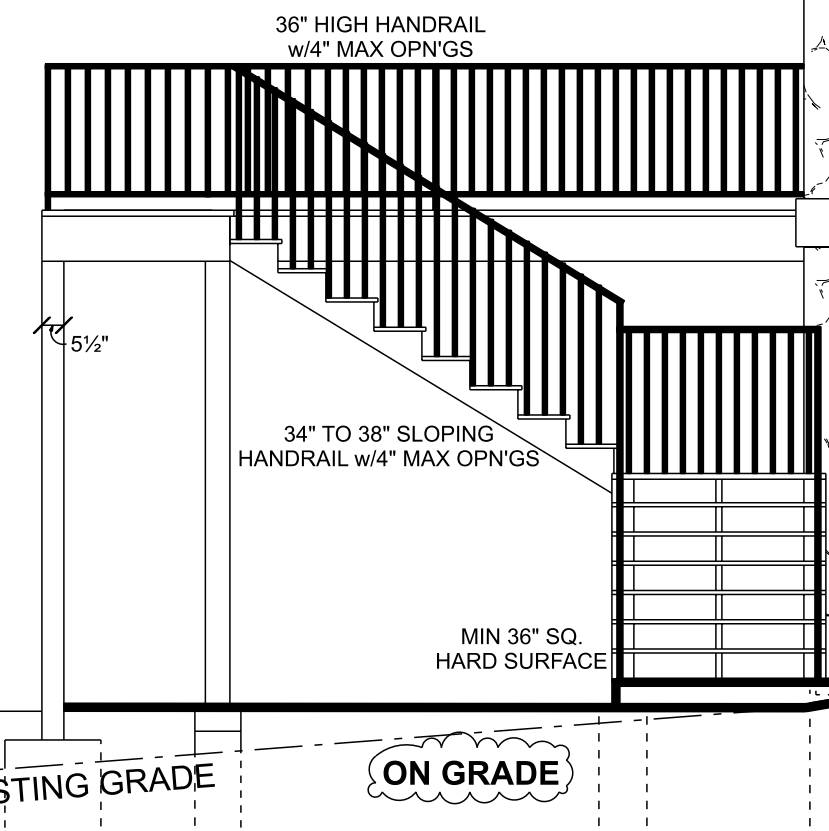
CLOUDED REVISIONS ONLY



PERMIT NUMBER: N 03569  
PLAN NUMBER: R 128710

SPLICE: 09-03-2020

Original App'd Sun Deck: 154 SF  
Proposed Sun Deck: 32.75x16 = 524 sf  
plus Landing 4x4 = 16  
TOTAL SUN DECK SIZE: 540 SF  
(No Stair, No Covered)  
less: original 154 SF  
NET INCREASE = 386 sf



LOT 39: REVISION: EXPANDED DECK

**Night Hawk** Design  
a Hawk Companies, Inc. Business  
5180 Whip Trail, Colorado Springs, Colorado 80917-2620  
Rod Wiebe Dennis Asher Dave Tenace  
719.477.9460 (office) HawkCompanies@gmail.com 719.491.1227 (cell)

Black Oak Homes, Inc.  
Colorado Springs, Colorado

719-649-9354

Akeem Seriki:  
Builder



This is zoned RS-6000.  
Setbacks:  
Front 25'  
Side 5'  
Rear 25'

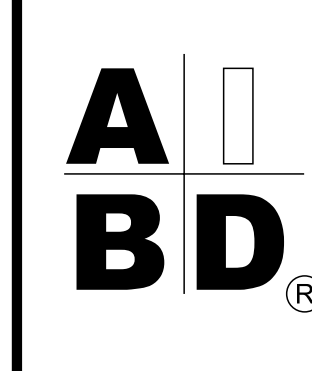
"A CUSTOM RESIDENCE"  
10334 Beckham Street  
Falcon, CO 80831  
Legal: LOT 39 PAINT BRUSH HILLS FIL NO 13 E  
Area: 10460 SQFT  
Schedule #: 5226101008  
Owner: BLACK ANGEL INVESTMENTS LLC  
Mailing Address: 422 EAST VERMILION STE 307 COLORADO SPRINGS CO, 80903

SPLICE: 09-03-2020

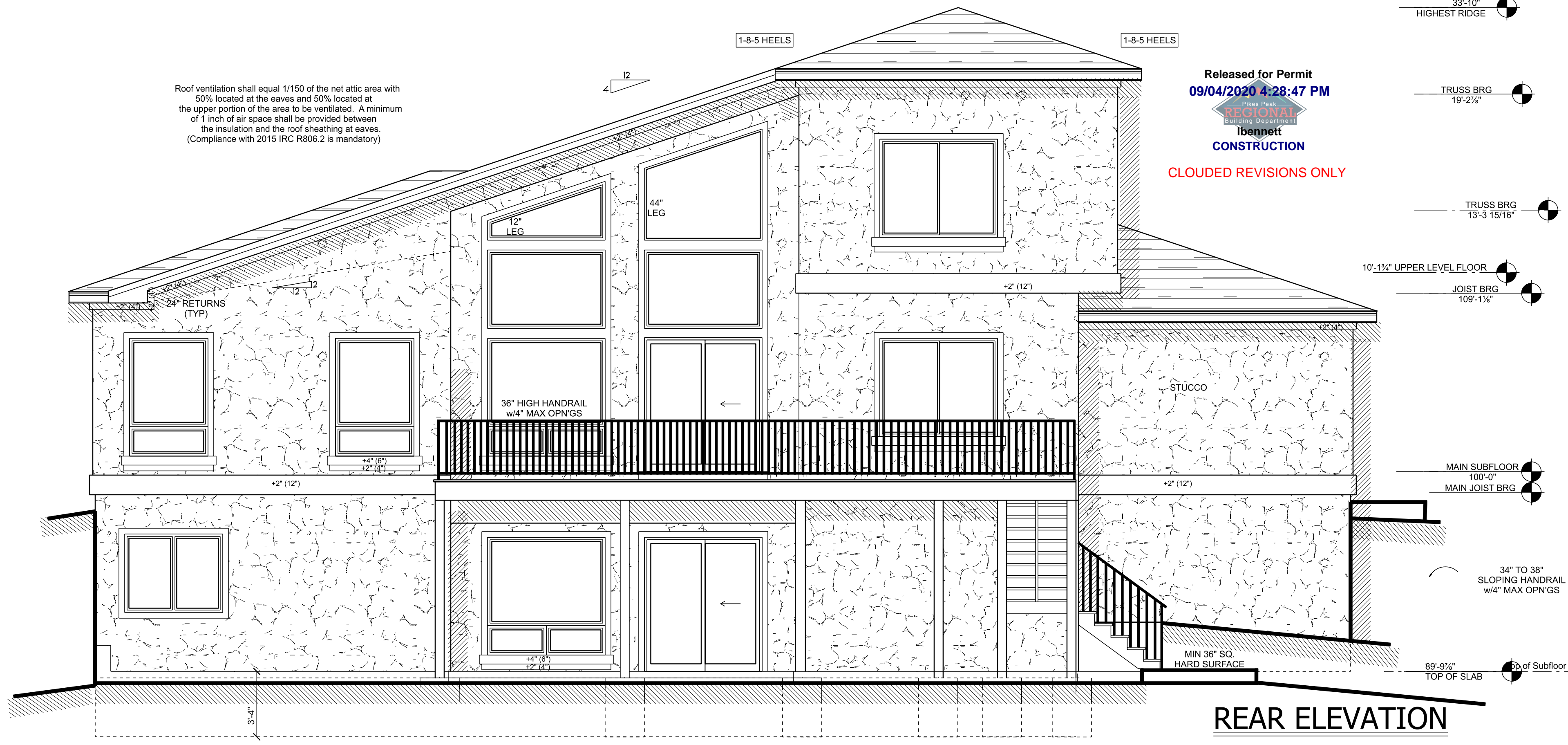
05-06-2020

PAGE A5

REVISION	DATE
PPRBD SUBMITTAL	05-20-2020
MODIFICATIONS FOR BUYER	06-25-2020
RESUBMITTAL COMMENTS	07-21-2020
DECK CHANGE SPLICE	09-03-2020



COPYRIGHT 2020 by Hawk Companies, Inc. of Colorado Springs, Colorado. ALL RIGHTS RESERVED. No part of this plan may be reproduced or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording or any information retrieval system), without the prior written approval of Hawk Companies, Inc. No derivative works of this plan may be made without such prior written approval. The completed purchase of this set of building plans entitles the purchaser to use this set of plans for the construction of only ONE BUILDING. The purchase of additional sets of plans DOES NOT entitle the purchaser to construct more than one building. For multiple or additional use of this plan, a LICENSE AGREEMENT must be executed between the purchaser and Hawk Companies, Inc.



Released for Permit  
09/04/2020 4:28:47 PM  
REGIONAL  
ibennett  
CONSTRUCTION

CLOUDED REVISIONS ONLY

**REAR ELEVATION**

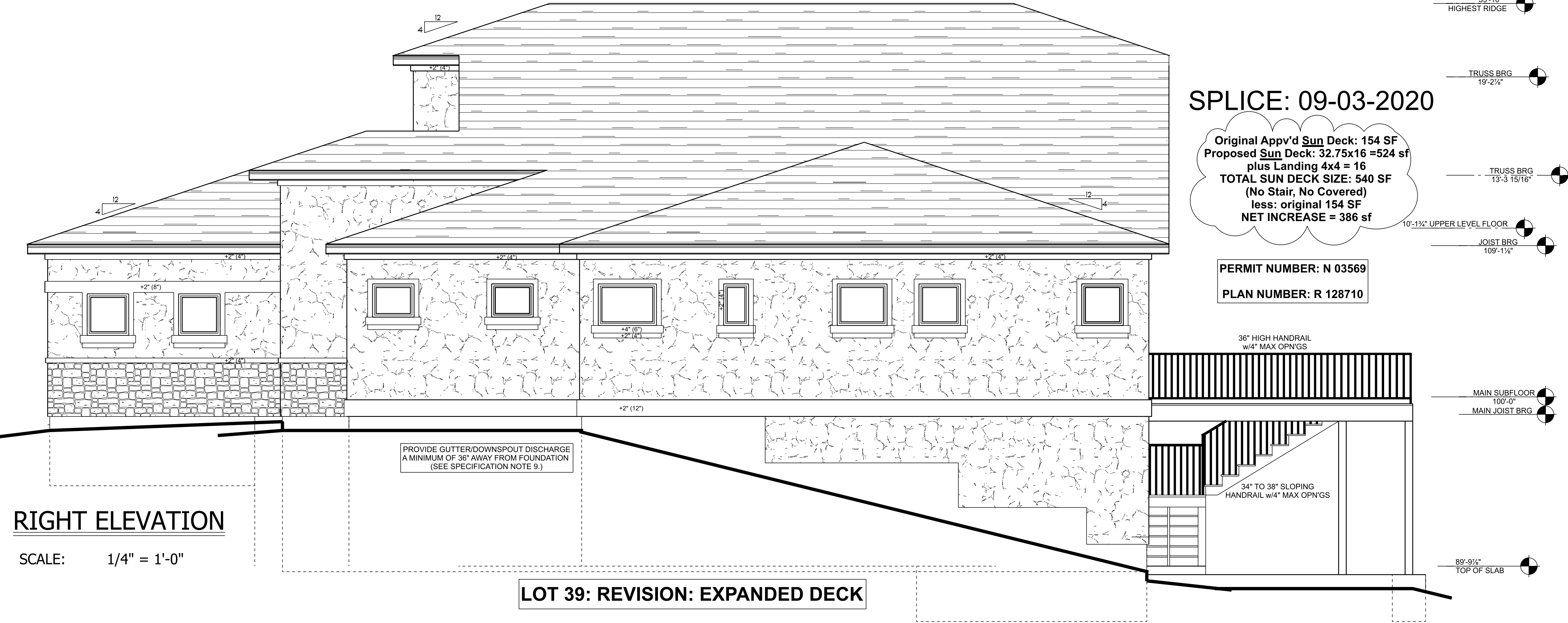
SCALE: 1/4" = 1'-0"

WALKOUT SPLICE: 09-03-2020

PERMIT NUMBER: N 03569

Original App'd Sun Deck: 154 SF  
Proposed Sun Deck: 32.75x16 = 524 sf  
plus Landing 4x4 = 16

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 2015 IRC R806.2 is mandatory)



SPLICE: 09-03-2020

Original App'd Sun Deck: 154 SF  
Proposed Sun Deck: 32.75x16 = 524 sf  
plus Landing 4x4 = 16  
TOTAL SUN DECK SIZE: 540 SF  
(No Stair, No Covered)  
less: original 154 SF  
NET INCREASE = 386 sf

PERMIT NUMBER: N 03569  
PLAN NUMBER: R 128710

PROVIDE GUTTER/DOWNSPOUT DISCHARGE A MINIMUM OF 36" AWAY FROM FOUNDATION (SEE SPECIFICATION NOTE 9.)

**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"

LOT 39: REVISION: EXPANDED DECK

**Night Hawk** Design  
a Hawk Companies, Inc. Business  
5180 Whip Trail, Colorado Springs, Colorado 80917-2620  
Rod Wiebe Dennis Asher Dave Tenace  
719.477.9460 (office) HawkCompanies@gmail.com 719.491.1227 (cell)

Black Oak Homes, Inc.  
Colorado Springs, Colorado

719-649-9354

Akeem Seriki:  
Builder



Your Dream. Your Vision. Your Home.

This is zoned RS-6000. Setbacks:  
Front 25'  
Side 5'  
Rear 25'

"A CUSTOM RESIDENCE"  
10334 Beckham Street  
Falcon, CO 80831  
Legal: LOT 39 PAINT BRUSH HILLS FILL NO 13 E  
Area: 10460 SQFT  
Schedule #: 5226101008  
Owner: BLACK ANGEL INVESTMENTS LLC  
Mailing Address: 422 EAST VERMILION STE 307 COLORADO SPRINGS CO, 80903

SPLICE: 09-03-2020

05-06-2020

REVISION	DATE
PPRBD SUBMITTAL	05-20-2020
MODIFICATIONS FOR BUYER	06-25-2020
RESUBMITTAL/COMMENTS	07-21-2020
DECK CHANGE SPLICE	09-03-2020

PAGE A6

SPLICE: 09-03-2020

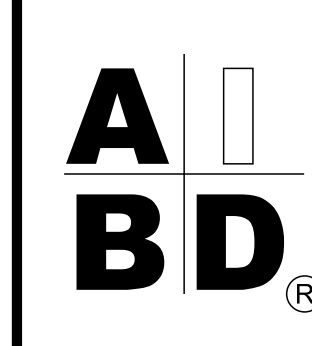
Original App'd Sun Deck: 154 SF  
 Proposed Sun Deck: 32.75x16 = 524 sf  
 plus Landing 4x4 = 16  
 TOTAL SUN DECK SIZE: 540 SF  
 (No Stair, No Covered)  
 less: original 154 SF  
 NET INCREASE = 386 SF

PERMIT NUMBER: N 03569  
 PLAN NUMBER: R 128710

REAR DECK:  
 60 LIVE + 12 DEAD =  
 72 PSF TOTAL

Released for Permit  
 09/04/2020 4:28:47 PM  
 ibeggett  
 CONSTRUCTION

CLOUDED REVISIONS ONLY



COPYRIGHT 2020 by Hawk Companies, Inc. of Colorado Springs, Colorado. ALL RIGHTS RESERVED. No part of this plan may be reproduced or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording or any information retrieval system), without the prior written approval of Hawk Companies, Inc. No derivative works of this plan may be made without such prior written approval. The completed purchase of this set of building plans entitles the purchaser to use this set of plans for the construction of only ONE BUILDING. The purchase of additional sets of plans DOES NOT entitle the purchaser to construct more than one building. For multiple or additional use of this plan, a LICENSE AGREEMENT must be executed between the purchaser and Hawk Companies, Inc.

**SPECIFICATIONS:**

- Typical exterior walls shall be 2x6 studs at 16" o/c with insulation as per Energy Calcs. 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 11-7/8" TJI 210 joists 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" 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 have precedence.
- All exterior 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 1/4" and a minimum run of 10". All stairs shall be a minimum of 3'-1" 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 Calcs.
- Fascia shall be 2"x4"x1/2" textured ProTrim over 2x6 sub-fascia. Soffit material shall be 7/16" masonite (typical).
- The roof covering for this building shall be Class "A" asphalt shingles. Asphalt shingles weighing less than 240#/100 sq. ft. may only be installed between May and October. For elevations 700' and greater, ice & water shield 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" tip-outs. (Solid flex pipe to daylight is highly recommended.)
- Exhaust duct up through attic space, minimum R-6 insulation & 25" max run.

**FLOOR NOTES:**

- Framer shall plate up foundation to insure headroom of 8'-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 system shall be framed 11-7/8" TJI 210 joists @ 16" o/c. (Floor will be engineered to minimum of 1480 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.
- 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 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 LUS210. 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 Calcs.

**CODE INFORMATION:**

2017	Pikes Peak Regional Building Code (2017 PPRBC)
2015	International Residential Code (2015 IRC)*
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:**

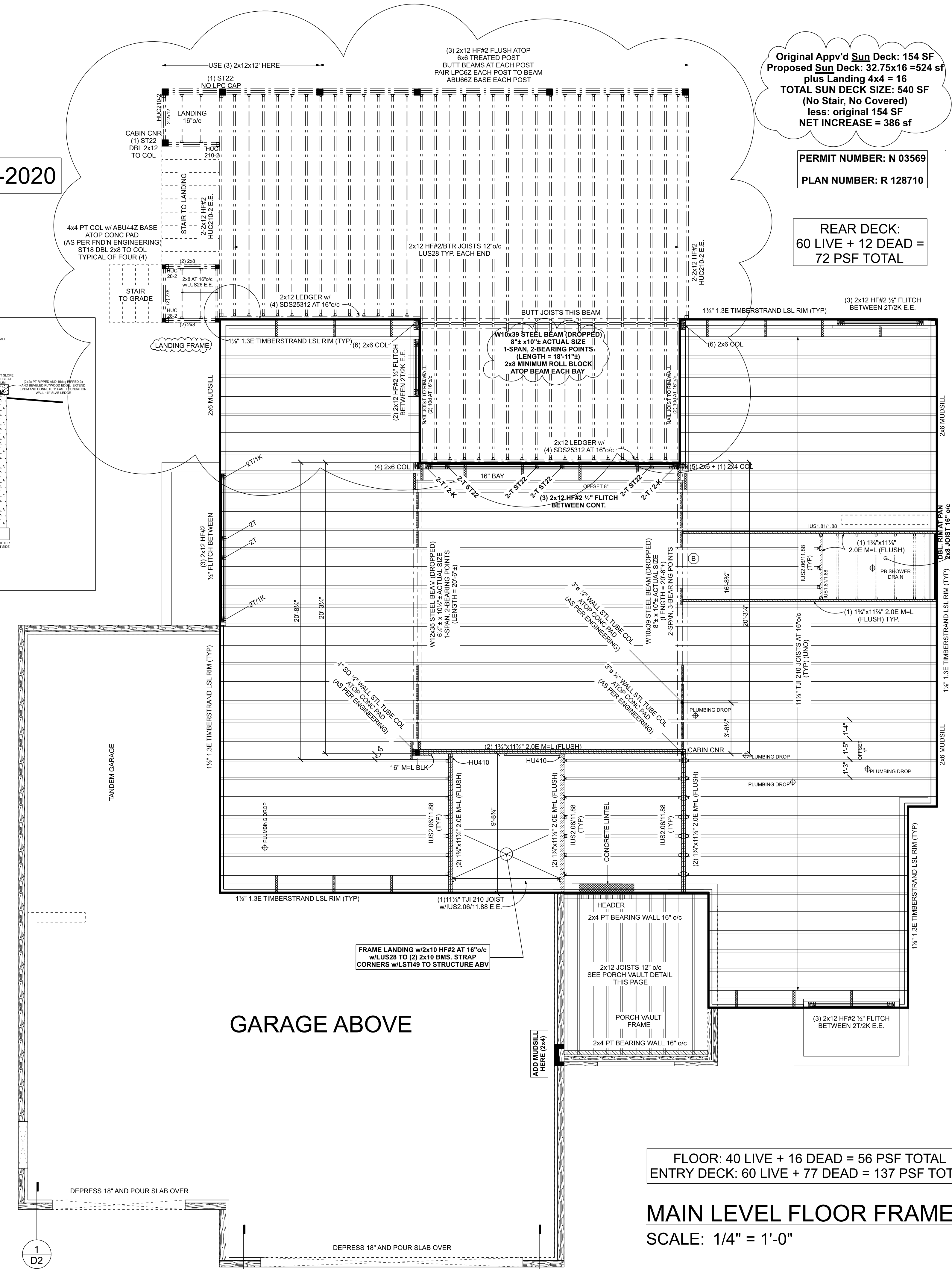
	Live Load	Dead Load	Total Load
Floor	40 psf	16 psf	56 psf
Roof	40 psf	16 psf	56 psf
Wind	130 mph - Vult		
ENTRY/VAULT	60 psf	77 psf	137 psf
REAR DECK	60 psf	12 psf	72 psf

**AREA TABLE:**

LEVEL	Area
LOWER LEVEL (FINISHED)	1,752 Sq.Ft.
LOWER LEVEL (TOTAL)	2,040 Sq.Ft.
MAIN LEVEL	1,920 Sq.Ft.
UPPER LEVEL	775 Sq.Ft.
3 Car Garage (Tandem access)	1,193 Sq.Ft.

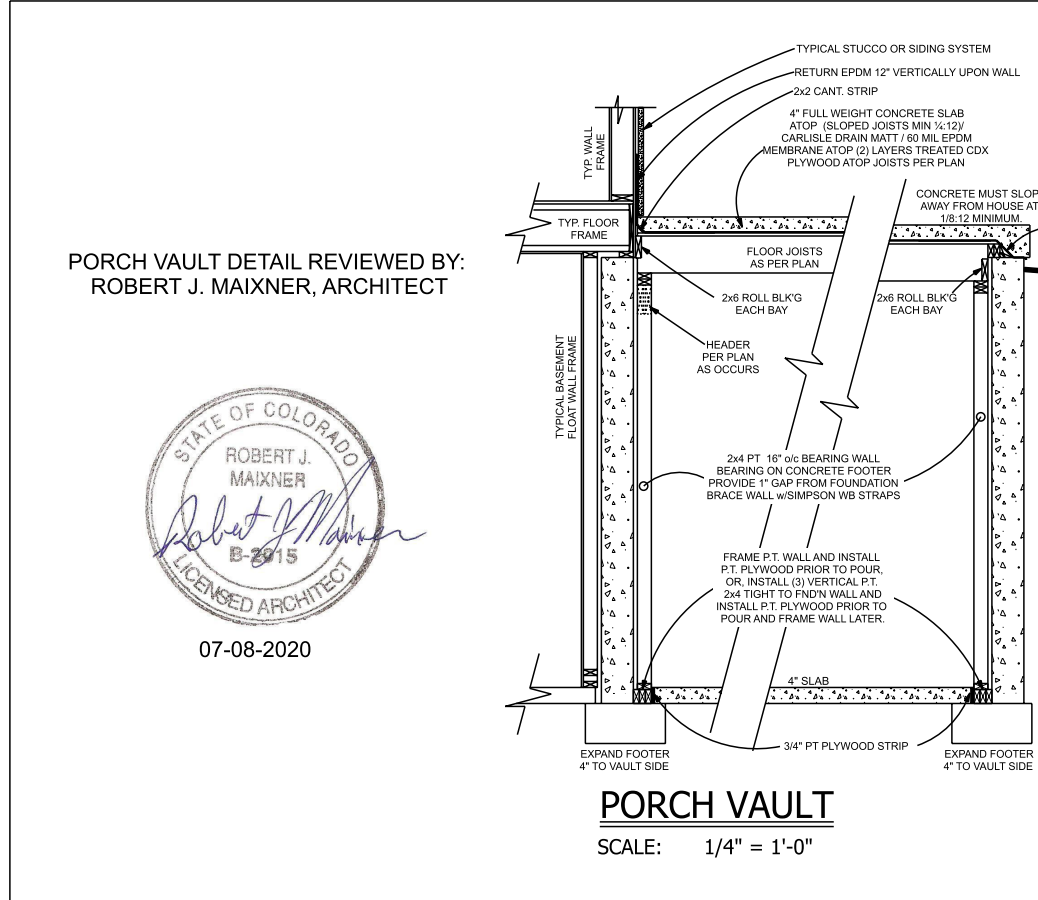
REVISION	DATE
PPRBD SUBMITTAL	05-20-2020
MODIFICATIONS FOR BUYER	06-25-2020
RESUBMITTAL COMMENTS	07-21-2020
DECK CHANGE SPLICE	09-03-2020

TOTAL COVERED AREA: 4,037 Sq.Ft.

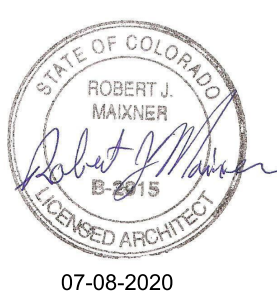


FLOOR: 40 LIVE + 16 DEAD = 56 PSF TOTAL  
 ENTRY DECK: 60 LIVE + 77 DEAD = 137 PSF TOTAL

MAIN LEVEL FLOOR FRAME  
 SCALE: 1/4" = 1'-0"



PORCH VAULT DETAIL REVIEWED BY:  
 ROBERT J. MAIXNER, ARCHITECT



07-08-2020

PORCH VAULT  
 SCALE: 1/4" = 1'-0"

**Night Hawk Design**  
 a Hawk Companies, Inc. Business  
 5180 Whip Trail, Colorado Springs, Colorado 80917-2620  
 Rod Wiebe Dennis Asher Dave Tenace  
 719.477.9460 (office) HawkCompanies@gmail.com 719.491.1271 (cell)

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

**Akeem Seriki:**  
 Builder

**BLACK OAK HOMES INC.**  
 Your Dream. Your Vision. Your Home.

This is zoned RS-6000. Setbacks:  
 Front 25'  
 Side 5'  
 Rear 25'

"A CUSTOM RESIDENCE"  
 10334 Beckham Street  
 Falcon, CO 80831  
 Legat. LOT 39 PAINT BRUSH HILLS FIL NO 13 E  
 Area: 10460 SQFT  
 Schedule #: 5226101008  
 Owner: BLACK ANGEL INVESTMENTS LLC  
 Mailing Address: 422 EAST VERMILIO STE 307 COLORADO SPRINGS CO, 80903

SPLICE: 09-03-2020

05-06-2020

REVISION	DATE
PPRBD SUBMITTAL	05-20-2020
MODIFICATIONS FOR BUYER	06-25-2020
RESUBMITTAL COMMENTS	07-21-2020
DECK CHANGE SPLICE	09-03-2020