

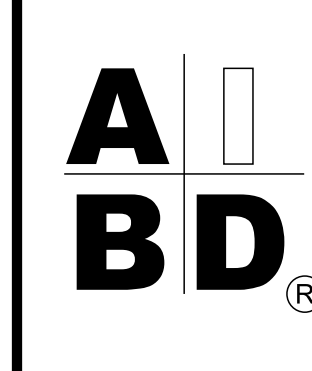
R128710
SFD20655
PLAT 14420
ZONE RS-6000
DIST 2

APPROVED
Plan Review
10/08/2020 12:49:37 PM
didespinova
EPC Planning & Community
Development Department

Not Required
BESQCP
10/08/2020 12:49:44 PM
didespinova
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY,
DOES NOT OVIATE 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.
Diversion of blockage of any drainage way
is not permitted without approval of the
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.



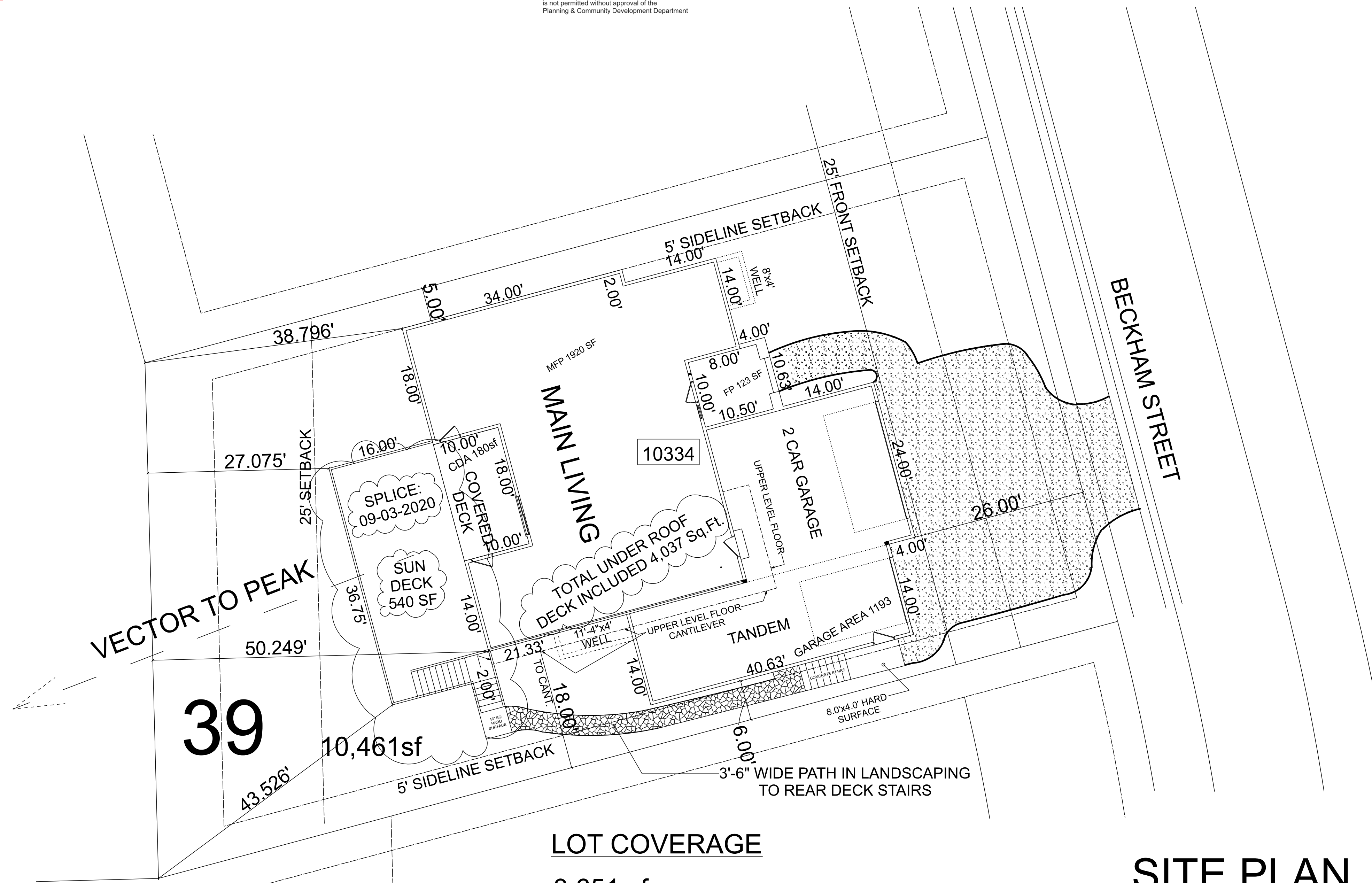
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GENERAL NOTES:

- 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 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 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 1/2" 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.
- Fascia shall be 5/4"x7/4" 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 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" tip-outs. (Solid flex pipe to daylight is highly recommended.)
- Exhaust duct up through attic space, minimum R-6 insulation & 25" max run.



LOT COVERAGE

$$\frac{3,651 \text{ sf}}{10,461 \text{ sf}} = 34.90\%$$

SCALE: 1" = 10'-0"

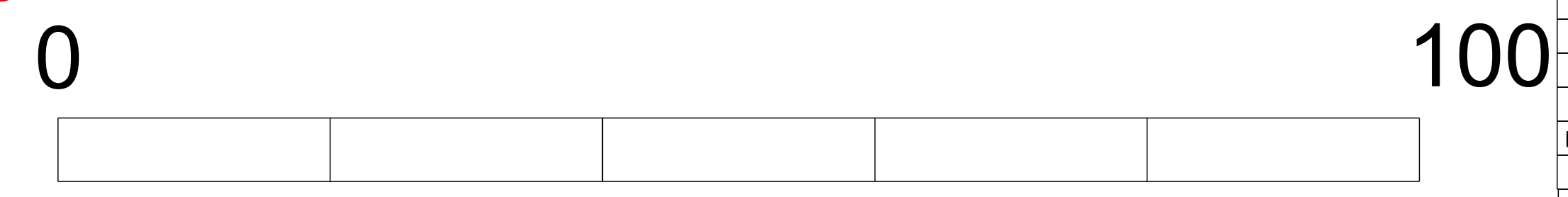
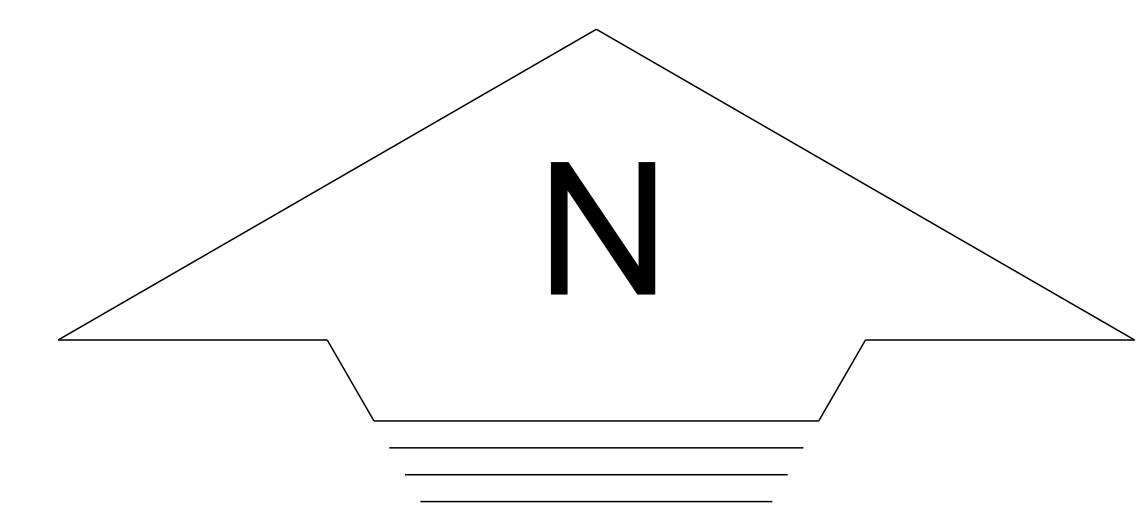
Original Appv'd Sun Deck: 154 SF
Proposed Sun Deck: 32.75x16 = 524 sf
plus Landing 4x4 = 16
TOTAL SUN DECK SIZE: 540 SF
(No Stair, No Covered)
less: original 154 SF
NET INCREASE = 386 sf

PERMIT NUMBER: N 03569

PLAN NUMBER: R 128710

Lot 39, Paint Brush Hills Filing
13-E; 10334 Beckham Street:
2700-B Custom Plan, tandem opt,
WALKOUT, Public Sewer
SCHEDULE TAX #: 5225201043

SITE PLAN



GRAPHIC SCALE IN FEET

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	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.)
TOTAL LIVING AREA (ABOVE)	2,695 Sq.Ft.
TOTAL COVERED AREA	(4,037 Sq.Ft.)

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.

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

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

EL PASO COUNTY



Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
Office (719) 520-6300

Date 9/14/20


Customer: HAWK COMPANIES,INC
5180 WHIP TRAIL
COLORADO SPRINGS,CO
80917

Receipt No. 522987

Processed by DD

Check No. 7838

Payment Method CHECK

Item	Description	Prefix	Type	Rate	Qty	Amount
H01	Site Plan - Residential	SFD	A	110.00		110.00
3	Surcharge - Projects			37.00		37.00
1	CUSTOMER NAME: NIGHTHAWK DESIGN					0.00
2	PROJECT NAME: 10334 BECKHAM ST					0.00
	 10/08/2020 12:27:32 PM					

Total \$147.00

RESIDENTIAL



2017 PPRBC

Address: 10334 BECKHAM ST, PEYTON

Parcel: 5225201043

Plan Track #: 128710 

Received: 04-Sep-2020 (SHELLEY)

Description: (Splice 09/04/20)

Required PPRBD Departments (1)

RESIDENCE

Contractor: BLACK OAK HOMES & DESIGN, INC.

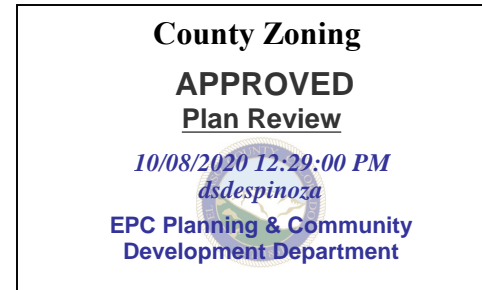
Type of Unit:

Garage	1193	
Lower Level 2	1752	
Lower Level 1	288	
Main Level	1920	
Upper Level 1	775	
	5928	Total Square Feet

Plan-check Fee: \$261.75 (1681893)



Required Outside Departments (1)



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.