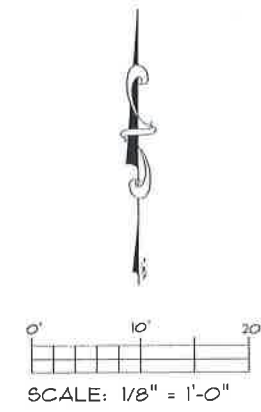
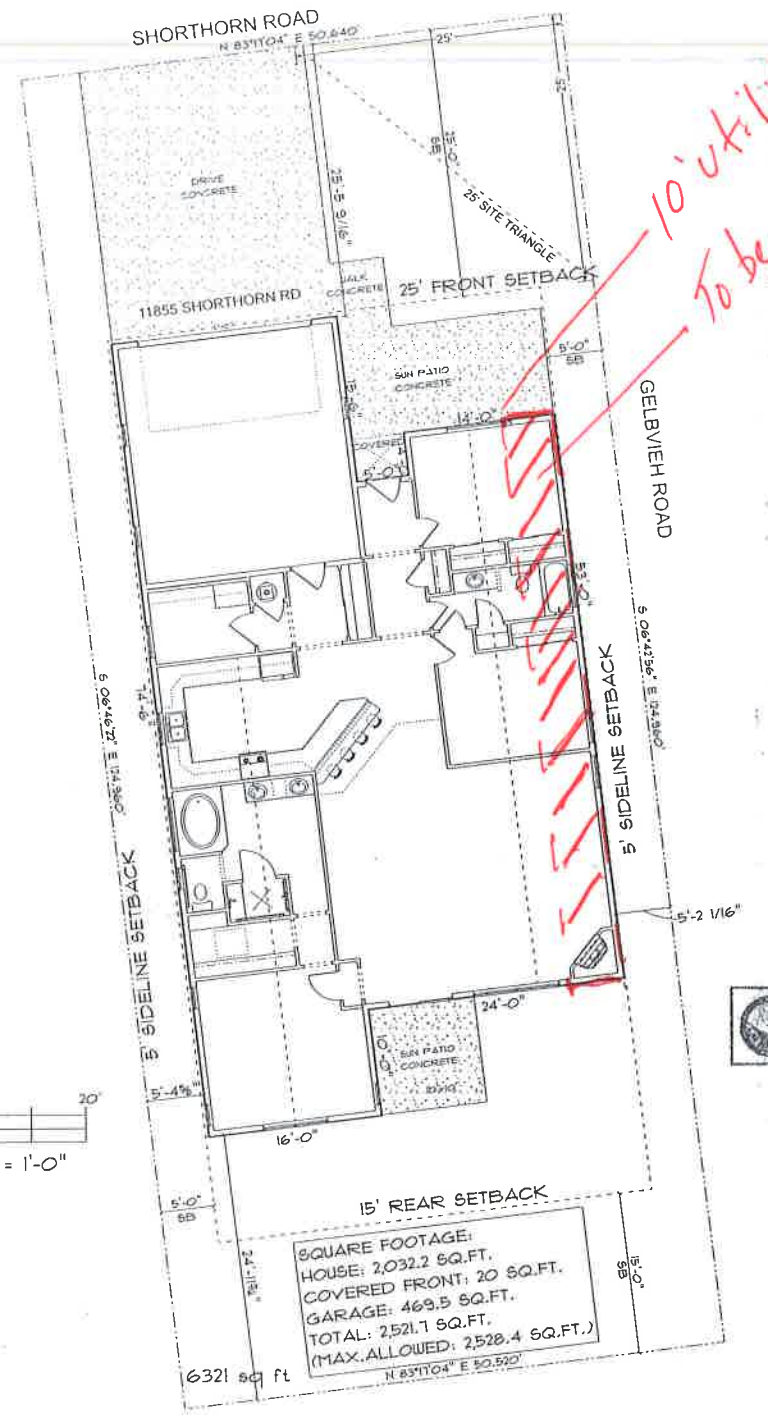


Exhibit A

Parcel No. 4307304067
 Lot 23A Falcon Vista Sub 2
 11855 Shorthorn Road
 Black Angel Investments LLC
 5' of a 10' utility Easement to be vacated as depicted.



It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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
 Drivers on or blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

SFD18250
 PLAT 11903
 PUD

APPROVED
 Plan Review
 03/01/2018 11:48:33 AM
 dsdarchuleta
 EPC Planning & Community Development Department

APPROVED
 BESQCP
 03/01/2018 11:48:41 AM
 dsdarchuleta
 EPC Planning & Community Development Department

Released for Permit

02/27/2018 2:30:52 PM

brent
 ENUMERATION

CODE INFORMATION:

2011	Pikes Peak Regional Building Code (2011 PPRBC)
2009	International Residential Code (2009 IRC)*
2009	International Existing Building Code (IEBC)*
2009	International Energy Conservation Code* (IECC)
2009	International Mechanical Code*
2009	International Fuel Gas Code*
2015	International Plumbing Code*
2014	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'		
Deck	60 psf	10 psf	70 psf
Deck Ledger	70 x 1.2 = 84 psf		

AREA TABLE:

	Area
MAIN LEVEL FLOOR PLAN	2,032.2 SQ. FT.
TOTAL FINISHED	2,032.2 SQ. FT.
GARAGE	469.5 SQ. FT.
FRONT COVERED PORCH	20 SQ. FT.
LOT SIZE	6,321 SQ. FT.
LOT COVERAGE	2,521.7 SQ. FT.
LOT COVERAGE %	39.89%

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.

A B D

COPYRIGHT 2018 by Hawk Companies, Inc. 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 by any information storage and 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. This document is prepared 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 additional sets of this plan, a LICENSE AGREEMENT must be executed between the purchaser and Hawk Companies, Inc.

SPECIFICATIONS:

- 1) 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 hardboard siding w/ 3/4" trim and cultured stone accents as shown. See elevation notes for additional information.
- 2) Typical floor framing shall be 11-7/8" (J) 2x10 joists at 16" o/c. Floor sheathing shall be 3/4" OSB (tongue and groove) girded and nailed to floor joists per American Plywood Association specifications and recommendations.
- 3) Typical headers are 2x12 (2x) TRIMMER/STRAKES ETL. Use (1) Minner and (1) Kingsstud at all openings from 6'-0" to 5'-11". Use (2) Minners and (2) Kingsstud at openings from 5'-11" to 5'-11". Use (3) Minners and (3) Kingsstud at openings from 5'-11" to 5'-11". All others are solid. Beams and headers sit on the framing plan shall have precedence.
- 4) All interior walls shall be 2x4 studs at 16" o/c typically, unless noted to the contrary.
- 5) Typical wall finish shall be textured 1/2" gypsum board. Use 5/8" type "X" gypsum board at all garage concrete walls, ceilings, & structural members.
- 6) All stairs or steps to grade shall have a maximum run of 7'-11" and a minimum rise of 10". All stairs shall be a minimum of 3'-11" wide. To include landings.
- 7) 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 (35 Max).
- 8) Fascia shall be 6" textured hardboard over 2x4 sub-fascia. Soffit material shall be 7/8" minimum typical.
- 9) The roof covering for this building shall be Class "A" asphalt shingles. Asphalt shingles weighing less than 2400/100 sq ft. may only be installed between May and October. For elevations 2000' and greater, see & water shield required starting at eave and continuing to a point 2' inside exterior wall line. All gutters shall be 5" (self-flushing) pre-primed with minimum 35" lip-outs. (Solid flex pipe to daylight is highly recommended.)
- 10) Exhaust duct up through attic space, minimum R-5 insulation & 25' max run.

Nighthawk 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 719.491.1221 cell

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



"THE WIDE RANCH"
 BLACK ANGEL INVESTMENTS LLC
 Location: 11855 SHORTHORN RD, Peyton, CO 80831
 Mailing Address: PO BOX 3066 LOVELAND CO 80539
 6321 sq ft
 Legal Description: LOT 23A FALCON VISTA SUB 2
 Schedule No: 4307304067

PAGE 5P1

Feb 13, 2018

REVISION	DATE
PREP SUBMITTAL	Feb 13, 2018