

APPROVED  
Plan Review  
09/07/2022 11:16:31 AM  
(Electronic)  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
THE PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT DOES NOT CREATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE OR LOCAL  
LAW AND/OR REGULATION.

Planning & Community Development Department approval is contingent upon compliance with all applicable rules in the recorded plan.

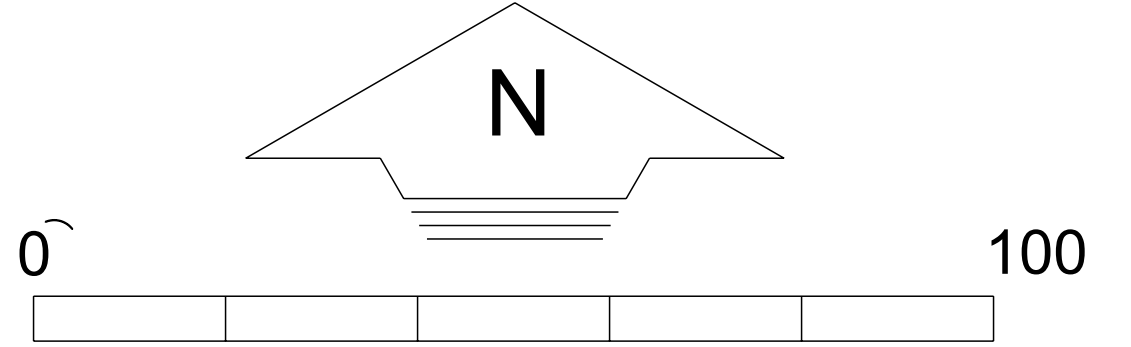
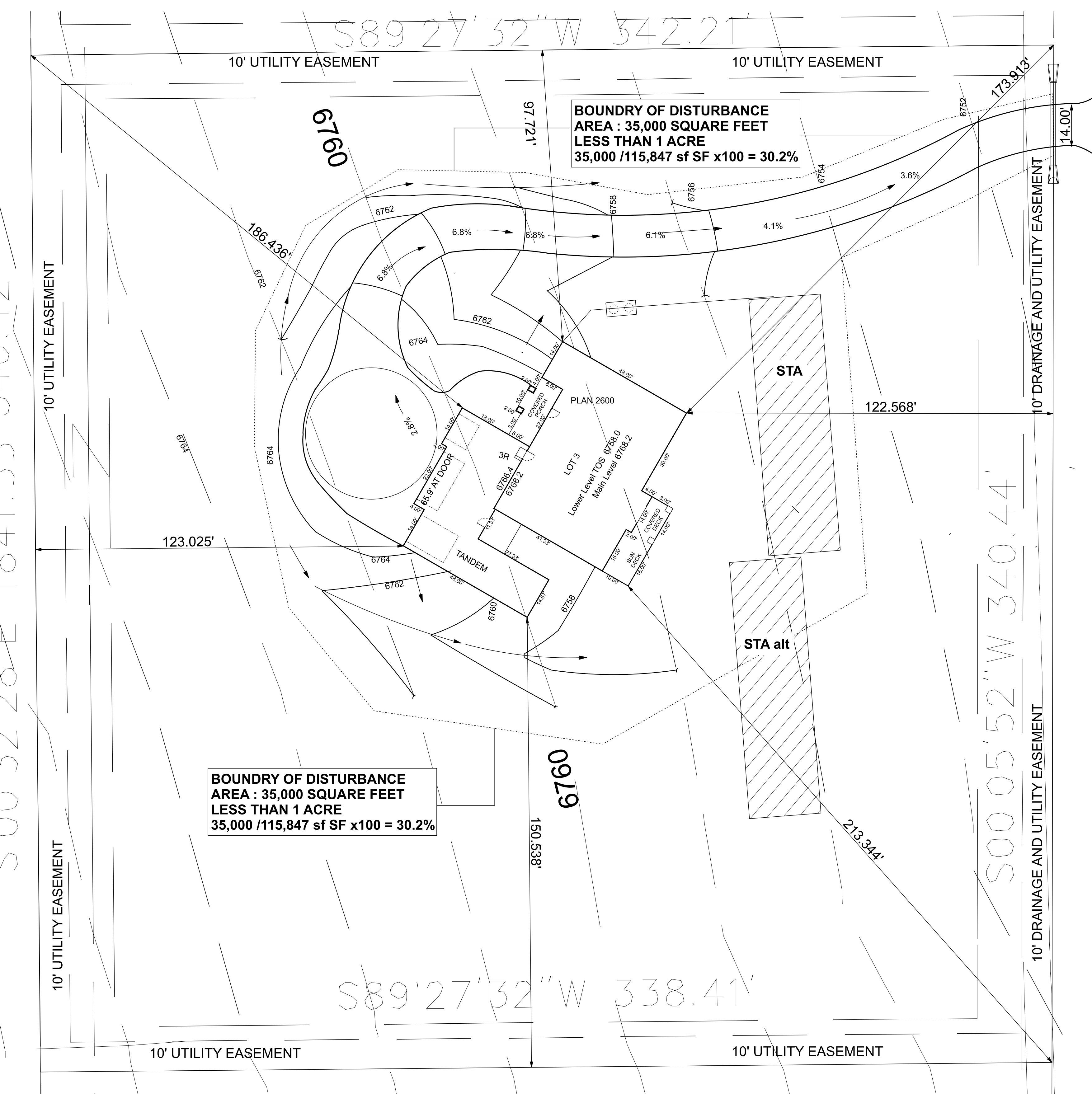
As access is granted to the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of discharge of any drainage way is not permitted without approval of the Planning & Community Development Department.

APPROVED  
BESQCP  
09/07/2022 11:16:48 AM  
(Electronic)  
EPC Planning & Community  
Development Department

If the owner's responsibility to coordinate with easement holders in order to resolve any issues that may be located in the easements.

SFD221235  
PLAT: 14749  
RR-2.5



GRAPHIC SCALE IN FEET  
SCALE: 1" = 20'-0"

| GRADE KEY |                 |
|-----------|-----------------|
|           | PROPOSED GRADES |
|           | EXISTING GRADES |

IMPERVIOUS COVERAGE CALCS

STRUCTURE: 4,772 SQ.FT  
DRIVEWAY AND SIDEWALK: 6,500 SQ.FT  
TOTAL IMPERVIOUS AREA: 11,272 SQ.FT

LOT AREA: Area: 115,847 SQFT 2.510ac

% OF IMPERVIOUS COVERAGE=  
11,272/115,847 sf x 100 = 9.7%

BOUNDARY OF DISTURBANCE  
AREA : 35,000 SQUARE FEET  
LESS THAN 1 ACRE  
35,000 /115,847 sf SF x100 = 30.2%

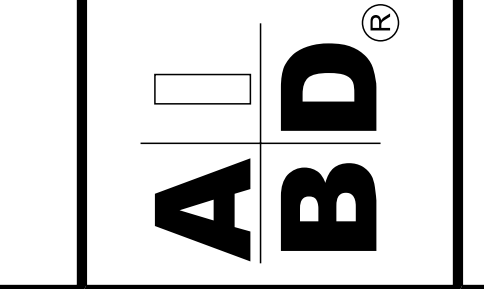
7698 TRUCHAS TRAIL  
Legal: LOT 3 Saddlehorn  
Ranch Filing No.1  
Area: 115,847 sf 2.659 ac  
Schedule #: 4303001003  
Zoning: RR-2.5

200' MIN. WIDTH AT FRONT  
FRONT SETBACK 25'  
SIDE SETBACK 15'  
REAR SETBACK 25'

30' MAX BUILDING HEIGHT

Released for Permit  
09/02/2022 10:52:15 AM  
BRENT  
ENUMERATION

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between the purchaser and Hawk Companies, Inc.



Builder: Black Oak Homes  
Akeem Seriki  
2130 Academy Cir Suite F  
Colorado Springs, CO 80909  
719-649-9354

Sandra Lehmann, Realtor  
The Lehmann Team Leader  
RE/MAX Real Estate Group  
Office: 719-534-7900  
Cell: 719-629-6330



- 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 weather cover of 30" for fire 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 scanned 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)
  - Do not vent to exterior > 30' 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" T11 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 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"x7/16" 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-pregged with minimum 30" riser-oids. Solid flex pipe to daylight is highly recommended.
  - Exhaust duct up through attic space, minimum R-6 insulation & 25' max run.

- ROOF 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 0-6-6 (6/12). Please refer to roof framing plan which takes precedence.
  - Shaded areas indicate valleys. All valleys shall be framed with 2x6 HF #2 roof rafters at 24" o/c atop 2x valley purl while using 2x8 HF #2 rafterhips. All members longer than 6'-0" shall be supported to structural roof members below with 2x4 supports at 48" o/c (max). At indicated areas, use valley trusses at 24" o/c perpendicular to structural trusses below. Connect valley trusses with Simpson VCT clips at 24" o/c per Simpson instructions (page 149).
  - 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 & better. (Unless noted to the contrary.)
    - 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/headers shown on framing plan shall take precedence.
  - Simpson Strong-Tie Company or San Leandro shall manufacture all hardware shown on this plan. The home designer shall approve any substitutions prior to installation.
  - Structural roof members shall be secured to the building's top plates (or beams) with Simpson HD-ST truss sections at each bearing location unless noted otherwise.

- FLOOR NOTES:**
- Framer shall plate up foundation to insure headroom at 9'-0" 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'-0".
  - Typical floor system shall be framed 11-7/8" T11 210 joists @ 16" o/c. (Floor will be engineered to minimum of L-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 LUS2's. All deck joists within 30" of grade shall be treated material.
  - Insulate all cantilevers and floor joists above unheated space with insulation as per Energy Calc.

**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; contractor's 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/OR 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/TYPE, CFM RATED STATIC PRESSURE, DUCT SIZE, LENGTH, TEL & MATERIAL.

**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*                           |
| 2018 | 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              |
| DECK  | 60 psf    | 12 psf    | 72 psf              |
|       |           |           | Wind 130 mph - Vult |

**AREA TABLE:**

|                             |              |
|-----------------------------|--------------|
| LOWER LEVEL (FINISHED)      | 2,377 Sq.Ft. |
| LOWER LEVEL (TOTAL)         | 2,600 Sq.Ft. |
| MAIN LEVEL                  | 2,600 Sq.Ft. |
| 3 Car Garage + 2 Car Tandem | 1,606 Sq.Ft. |
| COVERED FRONT PORCH         | 196 Sq.Ft.   |
| COVERED REAR DECK           | 112 Sq.Ft.   |
| SUN DECK                    | 161 Sq.Ft.   |
| GARAGE PATIO                | 113 Sq.Ft.   |
| TOTAL COVERED AREA          | 4,771 Sq.Ft. |
| LOT SIZE (124,444 sf)       | 2,857 ac     |
| LOT COVERAGE                | 3.83 ac      |

"2600A The Wrangler w/ Tandem Garage Residence"  
2600A MAIN LEVEL  
DECK WITH TWO

7698 TRUCHAS TRAIL  
Ebert, CO 80106  
Legal: LOT 3 Saddlehorn Ranch Filing No.1  
Area: 115,847 SQFT 2.659 ac  
Schedule #: 4303001003 Zoning: RR-2.5  
Owner: Saddlehorn Ranch LLC / Gornilla Capital CO  
1542 HIGH STREET TUEBGEN OR, 97401

10-07-2021

PAGE C1

| REVISION        | DATE       |
|-----------------|------------|
| BID SET         | 10-07-2021 |
| WASTE WATER     | 10-11-2021 |
| PPRBD SUBMITTAL | 02-10-2022 |
| REVISION        | 02-15-2022 |



# RESIDENTIAL



2017 PPRBC

Address: 7698 TRUCHAS TRL, PEYTON

Parcel: 4303001003

Plan Track #: 157507 

Received: 31-Jan-2022 (AUSTINK)

## Description:

### RESIDENCE

Contractor:

Type of Unit:

|               |      |                   |
|---------------|------|-------------------|
| Garage        | 1606 |                   |
| Lower Level 1 | 223  |                   |
| Lower Level 2 | 2377 |                   |
| Main Level    | 2600 |                   |
|               | 6806 | Total Square Feet |

## Required PPRBD Departments (4)

**Enumeration**

Released for Permit  
02/01/2022 10:01:16 AM  
  
brent  
ENUMERATION

**Floodplain**

(N/A) RBD GIS

**Construction**

Released for Permit  
02/17/2022 09:01 PM  
  
bphilips  
CONSTRUCTION


**Mechanical**

Released for Permit  
02/15/2022 06:28 AM  
  
Justin C  
MECHANICAL

## Required Outside Departments (1)

**County Zoning**

**APPROVED**  
**Plan Review**

09/07/2022 11:17:20 AM  
  
dsdrangel  
EPC Planning & Community  
Development Department

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.