

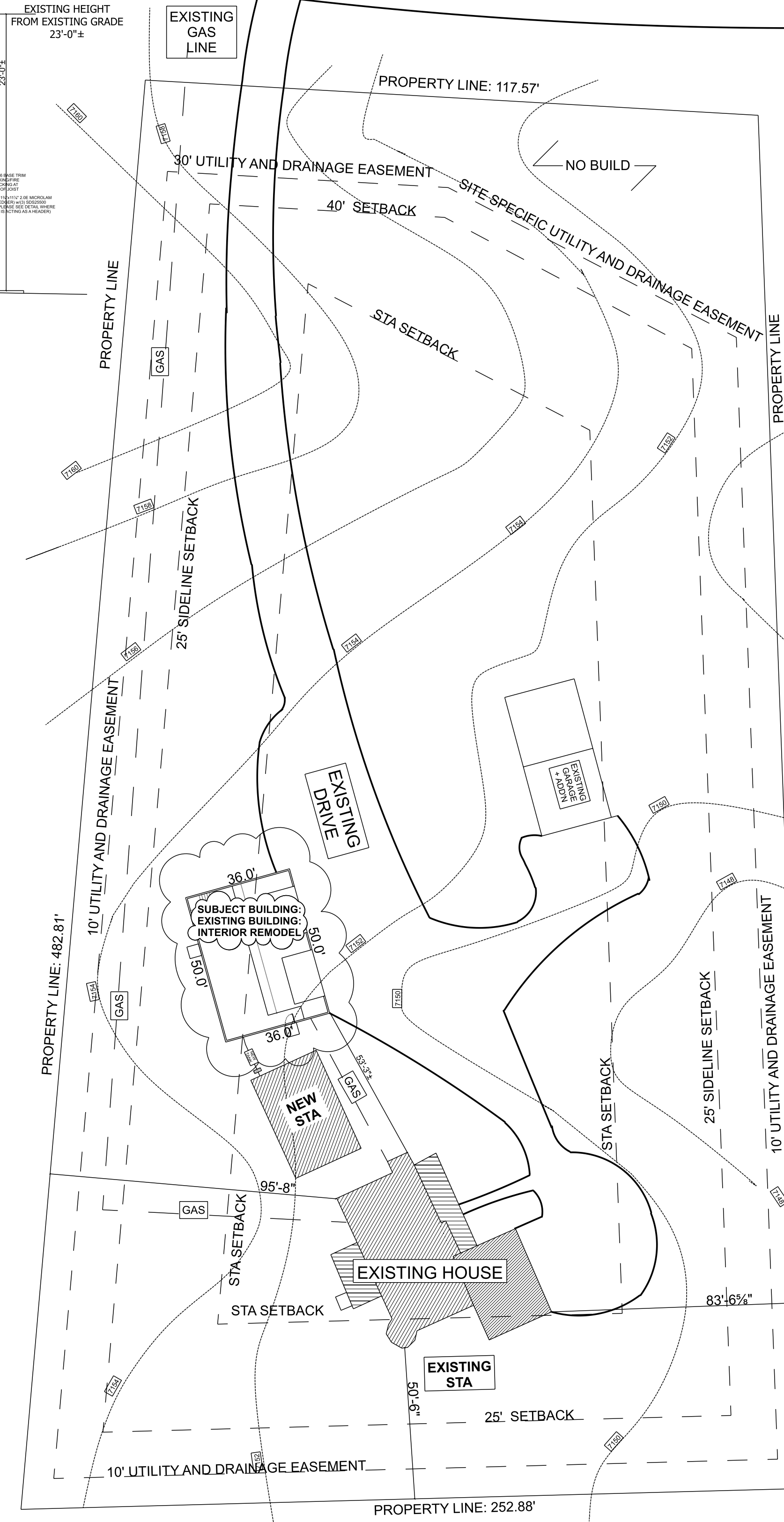
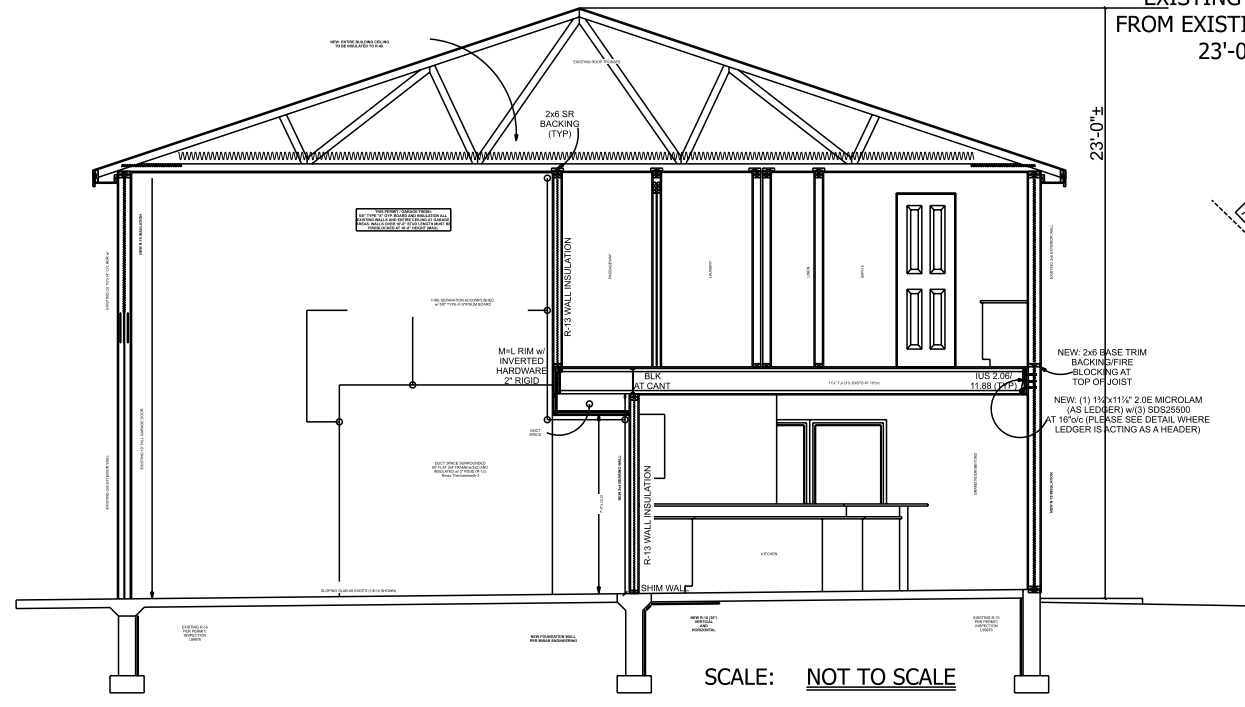
Lot 22
12124 OREGON WAGON TRAIL
ALL STRUCTURES ARE EXISTING TO REMAIN
ALL PUBLIC UTILITY INFRASTRUCTURE IS EXISTING TO REMAIN
ALL ON-SITE UTILITY INFRASTRUCTURE IS EXISTING TO REMAIN.
(EXCEPTION: ADD NEW OWTS AREA, AS DEPICTED)

Approved
 By: Kevin Mastin
 Date: 07/20/2022
 El Paso County Planning & Community Development



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EXISTING 1800 SQ. FT.
 MAIN LEVEL: OUT BUILDING
 Section A-A
 APPROVED PERMIT #L99876



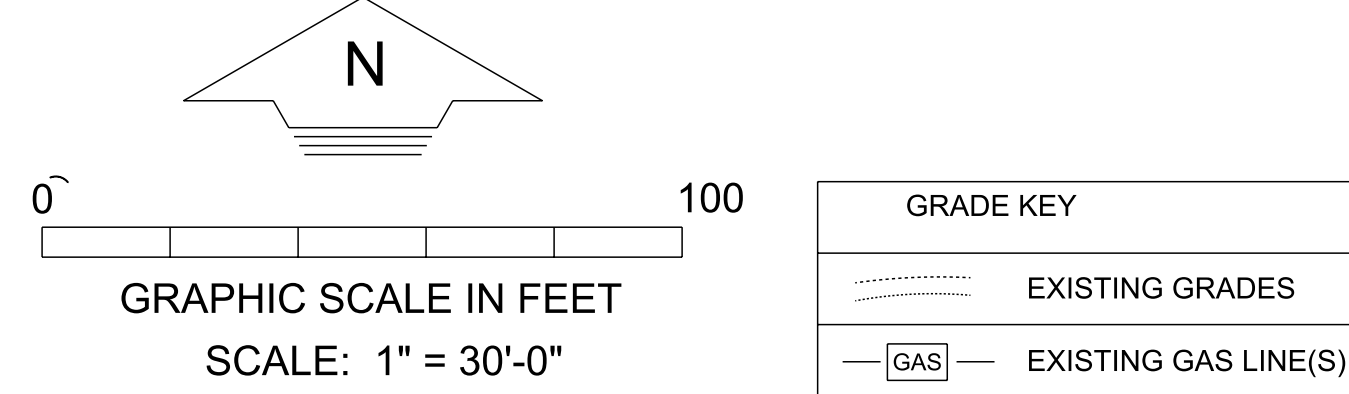
SITE PLAN PROVIDED FOR NEW SEPTIC LOCATION AND TO IDENTIFY SUBJECT BUILDING FOR SPECIAL USE PERMIT.

EXISTING BUILDING FOOTPRINT: 1800 SQ/FT MAIN LEVEL

ALQ DATA
MAIN LEVEL FLOOR PLAN: 696± SQ. FT.
STAIRS/LANDING/MECH ROOM: 294 ± SQ. FT.
UPPER LEVEL FLOOR PLAN: 804 ± SQ. FT.

PPRBD APPROVED PERMIT# N64166
PLAN# R136461

ALL PUBLIC UTILITY INFRASTRUCTURE IS EXISTING TO REMAIN
(EL PASO COUNTY HEALTH AND DEVELOPMENT DIVISIONS)



IMPERVIOUS COVERAGE CALCS

STRUCTURE: existing

DRIVEWAY, PATIO AND SIDEWALK: existing

TOTAL IMPERVIOUS AREA: existing SQ.FT

LOT AREA: 2.51 Acres 109,335.6 sq./ft

% OF IMPERVIOUS COVERAGE= existing 109,335.6 sf x 100 = existing %

NEW DISTURBED AREA (SEPTIC ONLY) = 900 SF±

"THE AUXILIARY DWELLING CONVERSION PROJECT"

12124 Oregon Wagon Trail, Elbert, Colorado 80106

PROJECT# AL228

Schedule Number: 4217006023

Lot 22, The Trails Filing Number 2-B

PREVIOUS PERMIT NUMBERS FOR REFERENCE:
CURRENT PERMIT: N64166
HOUSE PERMIT: G03765
DETACHED 2-CAR: G02224
ADD'N TO TWO CAR DETACHED: L98912
SUBJECT EXISTING BUILDING: L99876

PERMIT#	ADDRESS	ISSUE DATE	CONTRACTOR	SCOPE/WORK
N64166	12124 OREGON WAGON TRL	2/22/2022	ALPHALETE MECHANICAL LLC 434	GARAGE CONVERSION
N64166	12124 OREGON WAGON TRL	2/8/2022	DEPAUL ELECTRIC Open Electrical 434	GARAGE CONVERSION
N64166	12124 OREGON WAGON TRL	1/13/2022	TRITON HVAC & REFRIGERATION 434	GARAGE CONVERSION
N64166	12124 OREGON WAGON TRL	1/10/2022	ALR PLUMBING LLC Open Plumbing 434	GARAGE CONVERSION
N73901	12124 OREGON WAGON TRL	12/17/2021	LIVE WIRE ELECTRICAL Final Electrical 436	DETACHED GARAGE
N73901	12124 OREGON WAGON TRL	9/28/2021	DECKWORKS INC. Final Building 436	DETACHED GARAGE
N64166	12124 OREGON WAGON TRL	8/4/2021	DECKWORKS INC. Open Building 434	GARAGE CONVERSION
M81068	12124 OREGON WAGON TRL	4/23/2020	DECKWORKS INC. Final Building 434	DECK - NEW
M62445	12124 OREGON WAGON TRL	12/20/2019	DEPAUL ELECTRIC Final Electrical 434	GATE
M33972	12124 OREGON WAGON TRL	6/13/2019	HOMEOWNER Final Building 434	REROOF
L98912	12124 OREGON WAGON TRL	2/20/2019	DEPAUL ELECTRIC Final Electrical 436	DETACHED GARAGE
L98912	12124 OREGON WAGON TRL	2/20/2019	DEPAUL ELECTRIC Final Electrical 436	DETACHED GARAGE (ADDITION TO EXISTING GARAGE)
L98912	12124 OREGON WAGON TRL	1/28/2018	DECKWORKS INC. Final Building 436	DETACHED GARAGE
L98912	12124 OREGON WAGON TRL	1/28/2018	DECKWORKS INC. Final Building 436	DETACHED GARAGE (ADDITION TO EXISTING GARAGE)
G04158	12124 OREGON WAGON TRL	9/19/2006	BOULTON ELECTRICAL SERV. 434	ELECTRICAL TEMP SERVICE
G03765	12124 OREGON WAGON TRL	9/14/2006	BAYWOOD HOMES Final Building 101	RESIDENCE (SITE SPECIFIC) (REV 9/11/06)
G02224	12124 OREGON WAGON TRL	8/30/2006	BAYWOOD HOMES Final Building 436	DETACHED GARAGE

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. CO detectors with 10' of bedrooms.
- 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. DO NOT SCALE DRAWINGS.
- All structural hardware shown on these drawings shall be as manufactured by Simpson Strong-Tie Company or San Joaquin, 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 2015 IRC R806.2 is mandatory)
- Dryer to vent to exterior > 36" from any openings.

SPECIFICATIONS:

- BUILDING IS EXISTING. SEE PERMIT L99876.
 Typical EXISTING exterior walls are 2x6 studs at 16" o/c with 7/16" OSB typical. NO additional openings proposed.
- NEW 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
- New 2x4 bearing wall atop new concrete foundation wall as shown.
- 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's.
- Fascia shall be 5/4"x7/2" textured ProTrim over 2x6 sub-fascia w/ 4/4x3 1/2" overlay on front gables ONLY. Soffit material shall be 7/16" masonite (typical).
- Exhaust duct up through attic space, minimum R-6 insulation & 25' max run.

FLOOR FRAMING NOTES:

- Typical floor system shall be framed 11-7/8" TJI 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. See plan for ledgers and related connections to existing bearing walls.
- Exterior headers are EXISTING. One new header as noted.
- All others are noted. Beams and headers shown on the framing plan shall take precedence.
- Insulate building as noted.

Mechanical / stairs / landings not considered habitable area. Therefore, the habitable area in the accessory living quarters is determined to be 1,500 square feet and meets the requirements as outlined in Section 5.2.1 of the land Development Code.

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:

Floor	Live Load	Dead Load	Total Load
Floor	40 psf	16 psf	56 psf

AREA TABLE: INTERIOR REMODEL

MAIN LEVEL HABITABLE SPACE	696 SQ. FT.
UPPER LEVEL HABITABLE SPACE	804 SQ. FT.
STAIRS/LANDINGS/MECH	293.5 SQ. FT.

MAIN LEVEL FLOOR PLAN	843.5 SQ. FT.
UPPER LEVEL FLOOR PLAN	950.0 SQ. FT.
TOTAL FINISHED	1,793.5 SQ. FT.
LOT SIZE	2.51 ACRES

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HOMEOWNER
 Jason Porter: DECK WORKS
 719-661-3403
 deckworks1@comcast.net

THE AUXILIARY DWELLING CONVERSION PROJECT
INTERIOR REMODEL
 12124 Oregon Wagon Trail, Elbert, Colorado 80106
 Schedule Number: 4217006023
 Lot 22, The Trails Filing Number 2-B
October 26, 2020

REVISION	DATE
CONCEPTUAL	10-09-2020
SUBMITTAL	10-26-2020
SUBMITTAL	7-28-2021
EDARP SUBMITTAL EDARP# AL228	06-08-2022