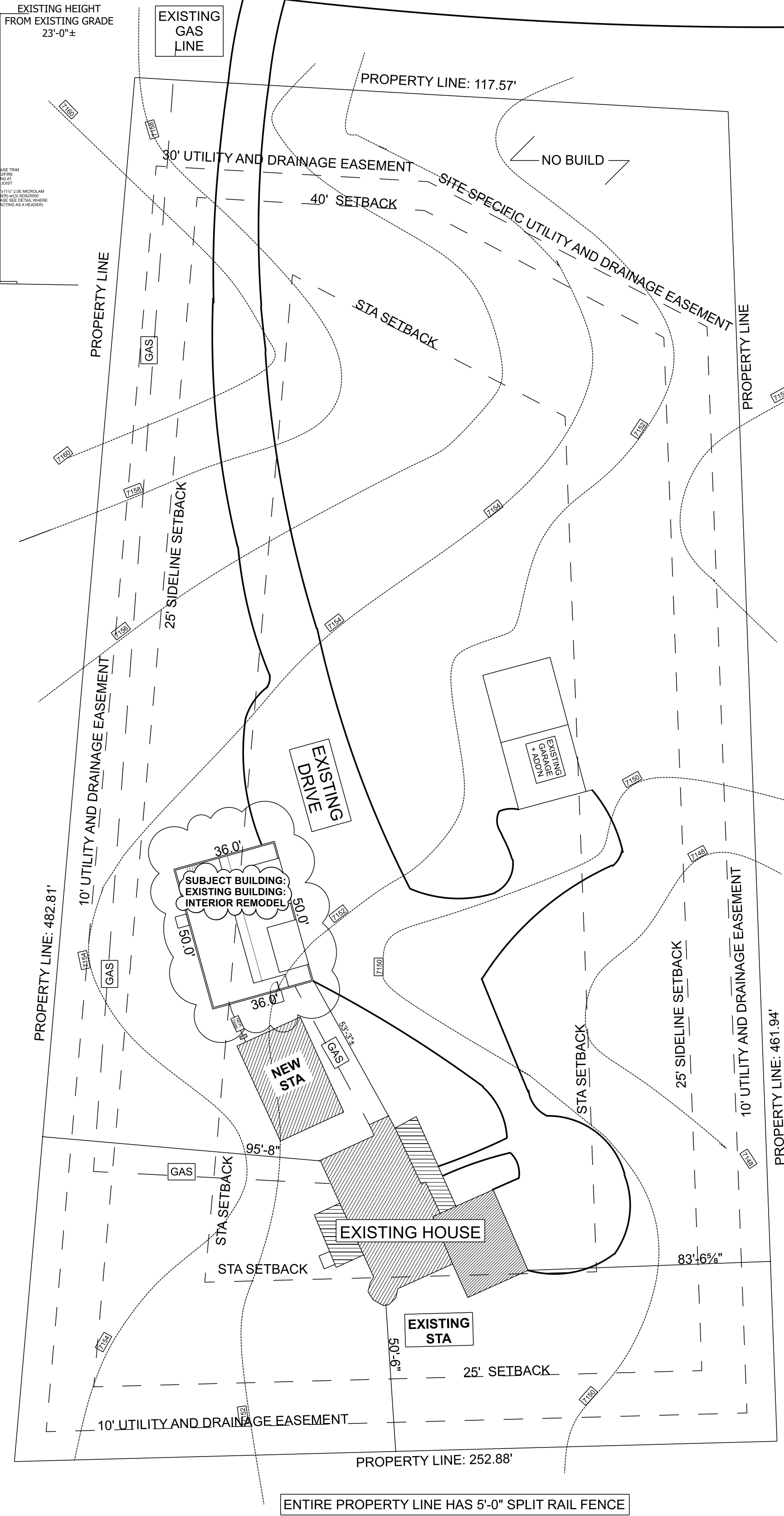
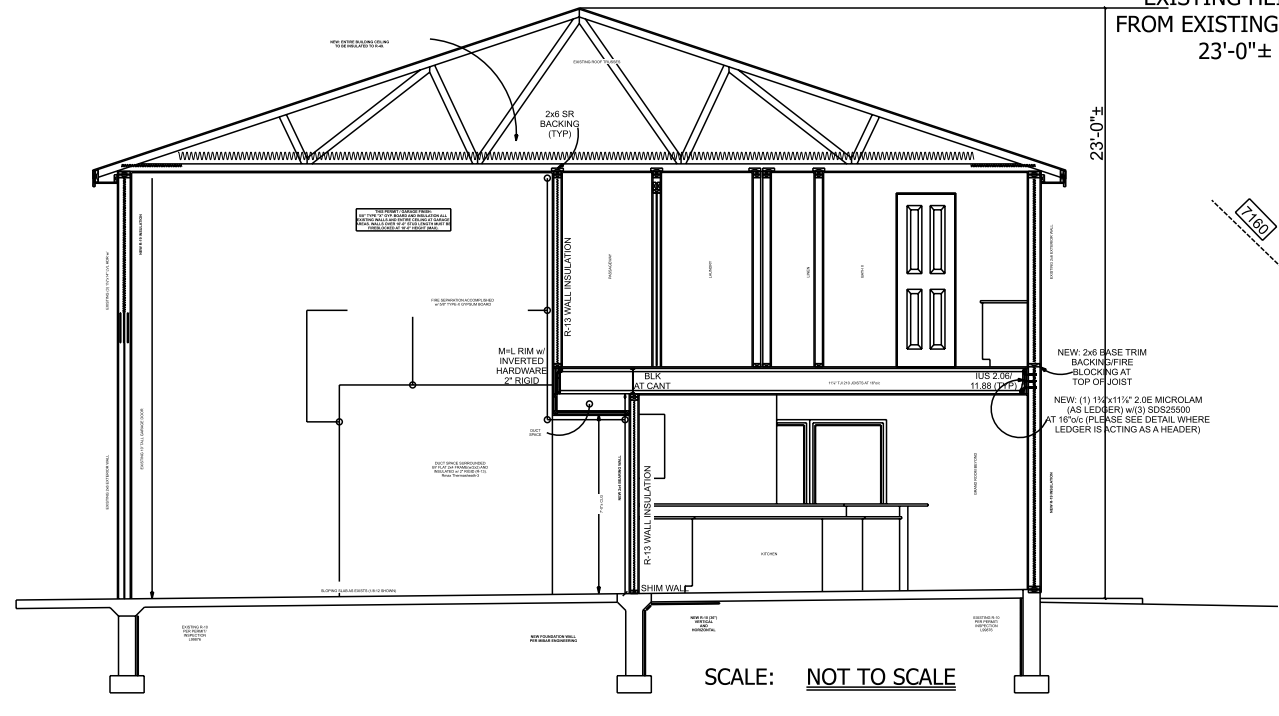


**Lot 22**  
**12124 OREGON WAGON TRAIL**  
**ALL STRUCTURES ARE EXISTING TO REMAIN**  
**ALL PUBLIC UTILITY INFRASTRUCTURE IS EXISTING TO REMAIN**  
**ALL ON-SITE UTILITY INFRASTRUCTURE IS EXISTING TO REMAIN.**  
**(EXCEPTION: ADD NEW OWTS AREA, AS DEPICTED)**

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



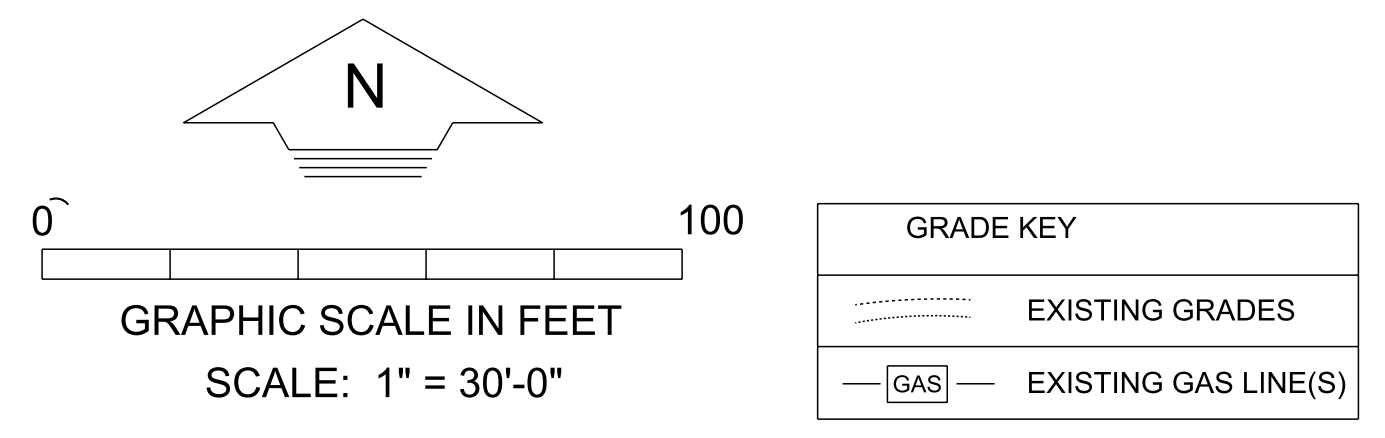
**SITE PLAN PROVIDED FOR NEW SEPTIC LOCATION AND TO IDENTIFY SUBJECT BUILDING FOR SPECIAL USE PERMIT.**

**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**

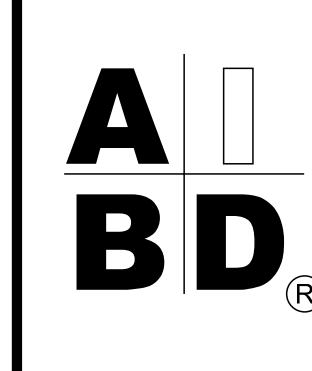
**PROJECT# AL228**

**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
L98976	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)
L98976	12124 OREGON WAGON TRL	1/28/2018	DECKWORKS INC. Final Building 436	DETACHED GARAGE
L98912	12124 OREGON WAGON TRL	11/21/2018	DECKWORKS INC. Final Building 436	DETACHED GARAGE (ADDITION TO EXISTING GARAGE)
G04158	12124 OREGON WAGON TRL	9/19/2006	BULLTON 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



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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. 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 Luis Obispo, 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 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 Calcs.
- 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.

**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

**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

**Night Hawk** Design  
 a Hawk Companies, Inc. Business  
 5180 Whip Trail , Colorado Springs, Colorado 80917-2620  
 Rod Wiebe/Dennis Asher/Dave Tenace/Christopher Wiebe/Kier Moore  
 719.477.9490 (office) hawkcompanies@gmail.com 719.491.1227 (cell)

**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