

S1 - Site / Layout Plan



22 FT x 10 FT HORIZONTAL SHADOWBOX WINDBREAK

Owner-Designed Site Plan

Prepared for Pikes Peak Regional Building Department review

Project address	10870 Squawbush Loop, Peyton, CO 80831
Owner	Chad and Jodi Poulin
Parcel / legal description	LOT 18 PAINT BRUSH HILLS FIL NO 1
Date	August 2026

IMPORTANT LIMITATION

This package is not a Colorado PE-sealed engineering drawing. It is an owner-designed preliminary structural package intended for homeowner pre-submittal / plan review. PPRBD may require revisions, site-specific soil information, or a Colorado-licensed design professional. Do not construct until the final permit-approved design is issued.

1. Scope of Work

Construct a freestanding, non-load-bearing wind/privacy screen approximately 22 ft long by 10 ft high, located approximately 24 in north of the existing deck and structurally independent of the deck. The east end aligns approximately with the house; the wall extends approximately 6 ft west of the 16-ft deck section. The deck guard railing remains a separate system and is not part of this wall.

Architectural infill: horizontal 5/4 x 6 pressure-treated boards in a staggered shadowbox (hit-and-miss) arrangement, nominal 3 in clear gap between boards on each face. Boards are cut into nominal 4-ft sections and attached to posts at each bay.

2. Governing Design Basis

PPRBD current code: 2023 Pikes Peak Regional Building Code, 2nd Printing (effective June 30, 2026), adopting the 2021 IBC/IRC as applicable.

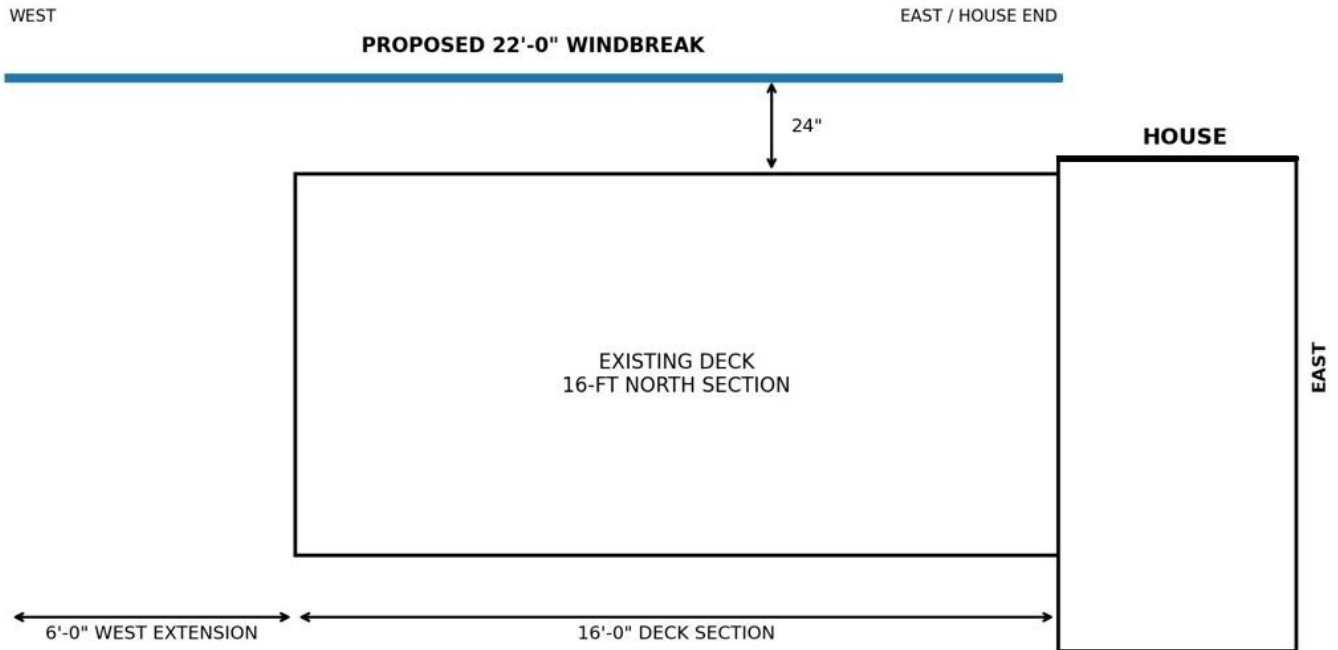
PPRBD design wind criteria: Risk Category I/II Vult = 130 mph; Exposure C required.

Wind analysis basis: ASCE 7-16, Chapter 29 solid freestanding wall method used conservatively; no reduction is taken for the shadowbox openings.

Wood design basis: NDS/Southern Pine timber reference values; wind load-duration factor CD = 1.60.

Foundation lateral resistance basis: 2021 IBC Section 1807.3.2.1 embedded post/pole equation, with conservative assumed lateral soil bearing of 100 psf/ft and isolated-pole factor of 2.0. Soil assumption must be verified by PPRBD/site conditions.

OWNER-DESIGNED PRELIMINARY PERMIT PACKAGE - 22 FT x 10 FT WINDBREAK



Site-plan notes:

Wall is approximately 100 ft from any property lines.

Maintain approximately 24 in clear separation from the north deck edge.

No structural connection to deck, deck railing, or house.

END OF OWNER-DESIGNED PRELIMINARY PACKAGE

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 10870 SQUAWBUSH LOOP, PEYTON

Parcel: 5224003007

Plan Track #: 216171

Received: 21-Aug-2026 (NICOLASV)

Description:

RESIDENTIAL FENCE (over 7 ft)

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
08/24/2026 8:26:28 PM

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

08/25/2026 8:04:30 AM
dsdyounger
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.