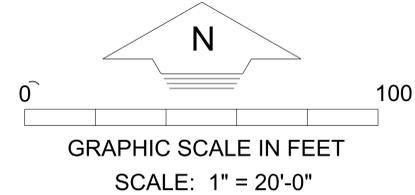


SFD211900

15102 OSCURO TRAIL
Legal: LOT 24 Saddlehorn
Ranch Filing No.1
Area: 124,444 SQFT 2.857ac
Schedule #: 4310003004
Zoning: RR-2.5



APPROVED
BESQCP
12/16/2021 10:02:22 AM
Advantage
EPC Planning & Community
Development Department

APPROVED
Plan Review
12/16/2021 10:02:27 AM
Advantage
EPC Planning & Community
Development Department

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 OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon consultation 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. Diversion of storage of any storage way is not permitted without approval of the Planning & Community Development Department.

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

30' MAX BUILDING HEIGHT

IMPERVIOUS COVERAGE CALCS

STRUCTURE: 4,772 Sq.Ft. SQ.FT

DRIVEWAY AND SIDEWALK: 4,584 SQ.FT

TOTAL IMPERVIOUS AREA: 9,357 SQ.FT

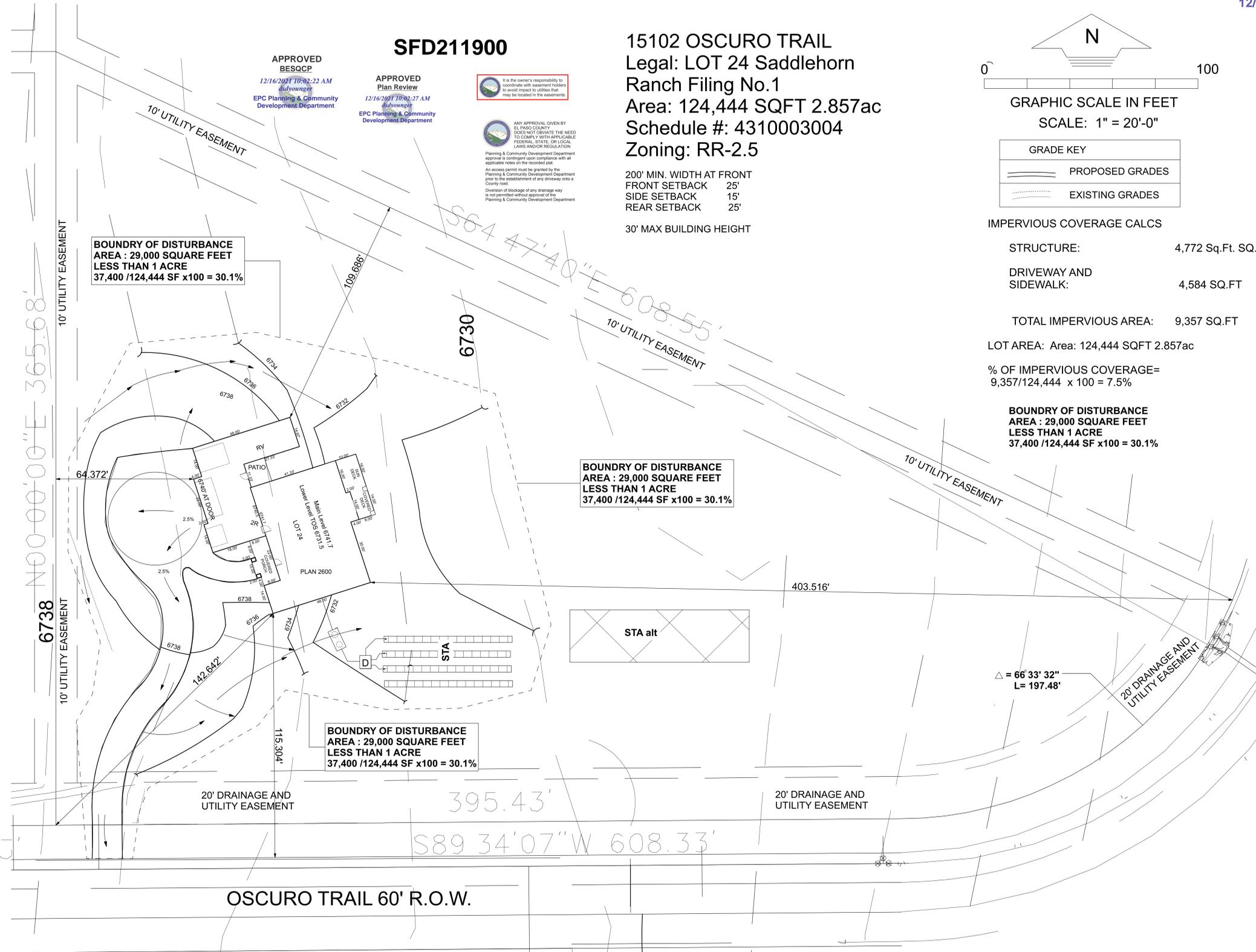
LOT AREA: Area: 124,444 SQFT 2.857ac

% OF IMPERVIOUS COVERAGE=
9,357/124,444 x 100 = 7.5%

BOUNDRY OF DISTURBANCE
AREA : 29,000 SQUARE FEET
LESS THAN 1 ACRE
37,400 /124,444 SF x100 = 30.1%

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AREA : 29,000 SQUARE FEET
LESS THAN 1 ACRE
37,400 /124,444 SF x100 = 30.1%

BOUNDRY OF DISTURBANCE
AREA : 29,000 SQUARE FEET
LESS THAN 1 ACRE
37,400 /124,444 SF x100 = 30.1%



- 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 freeze 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 stated 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)
 - Dryer to 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) 2x6 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 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"x7/8" 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-painted with minimum 30" rise-outs. (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 2x6 HF #2 ridgepoles. All members longer than 6' 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) 2x6 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 all 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 of 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 anchors at each bearing location unless noted otherwise.

- FLOOR NOTES:**
- Framer shall plate up foundation to insure headroom of 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) 2x6 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 LUS2L. 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 unresolvable 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/STU, 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
ENTRY/VAULT	60 psf	75 psf	135 psf
		Wind	130 mph + Vult

AREA TABLE:

LEVEL	Area
LOWER LEVEL (FINISHED)	2,377 Sq.Ft.
LOWER LEVEL (TOTAL)	2,600 Sq.Ft.
MAIN LEVEL	2,600 Sq.Ft.
3 Car Garage + RV	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

Nighthawk Design
a Hawk Companies, Inc. Business
5180 Whip Trail, Colorado Springs, Colorado 80917-2620
Rod Wiebe Dennis Asher Dave Tenace Christopher Wiebe
hawkompanies@gmail.com 719.491.1227 (Rot cell) 719.477.9400 (office)

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ABD

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

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



"2600A The Wrangler w/ RV Garage Residence"
15102 OSCURO TRAIL
Ebert, CO 80106
Legal: LOT 24 Saddlehorn Ranch Filing No.1
Area: 124,444 SQFT 2.857ac
Schedule #: 4310003004 Zoning: RR-2.5
Owner: Saddlehorn Ranch LLC / Gorilla Capital CO
1542 HIGH STREET TEGUENE OR, 97401

07-13-2021

PAGE C1

REVISION	DATE
BID SET	07-13-2021
ONSITE WASTEWATER	09-10-2021
PPRBD SUBMITTAL	11-30-2021

RESIDENTIAL



2017 PPRBC

Address: 15102 OSCURO TRL, PEYTON

Parcel: 4310003004

Plan Track #: 154993 

Received: 06-Dec-2021 (AUSTINK)

Description:

RESIDENCE

Contractor:

Type of Unit:

Garage	1606	
Lower Level 2	2600	
Main Level	2600	
	6806	Total Square Feet

Required PPRBD Departments (4)

Enumeration

Released for Permit

12/07/2021 10:35 AM



Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Mechanical

Released for Permit

12/15/2021 11:00 AM



Justin C
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

12/16/2021 10:03:29 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.