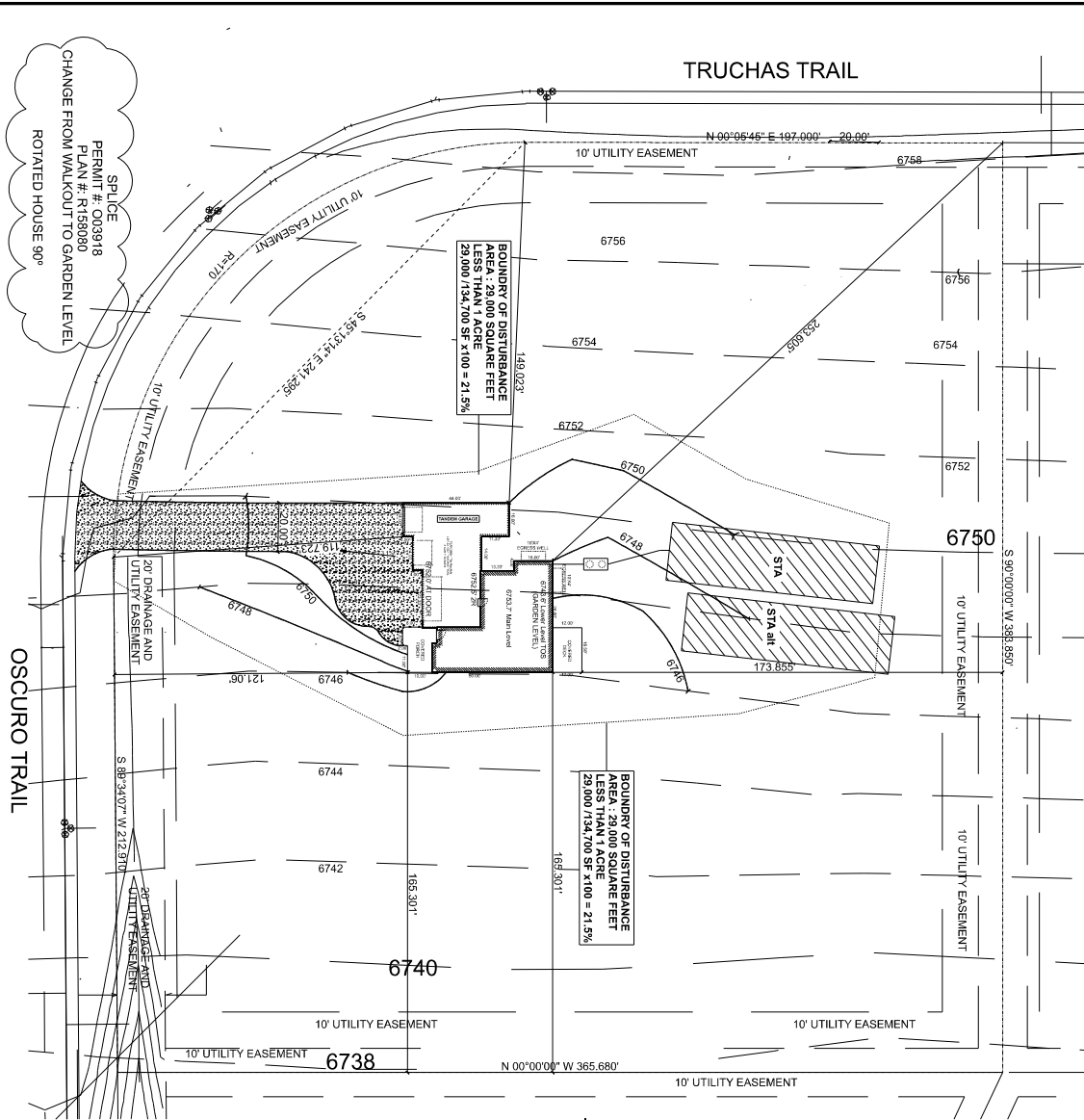


TRUCHAS TRAIL



SPURGE
PERMIT #: 003918
PLAN #: R158980
CHANGE FROM WALKOUT TO GARDEN LEVEL
ROTATED HOUSE 90°

BOUNDARY OF DISTURBANCE
AREA = 29,000 SQUARE FEET
LESS THAN 1 ACRE
29,000 / 134,700 SF x 100 = 21.5%

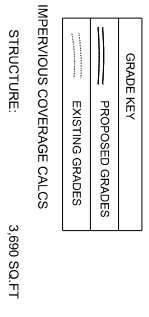
BOUNDARY OF DISTURBANCE
AREA = 29,000 SQUARE FEET
LESS THAN 1 ACRE
29,000 / 134,700 SF x 100 = 21.5%

OSCURO TRAIL

14962 OSCURO TRAIL
Legal: LOT 23 Saddlehorn
Ranch Filing No. 1
Area: 134,700 SQFT 3.092 ac
Schedule #: 4310003003
Zoning: RR-2.5

200' MIN. WIDTH AR FRONT
FRONT SETBACK 25'
SIDE SETBACK 15'
REAR SETBACK 25'
30' MAX BUILDING HEIGHT

IMPERVIOUS COVERAGE CALC
STRUCTURE: 3,890 SQ.FT
DRIVEWAY AND SIDEWALK: 3,800 SQ.FT
TOTAL IMPERVIOUS AREA: 7,490 SQ.FT
LOT AREA: 134,700 SF
% OF IMPERVIOUS COVERAGE = 7,490 / 134,700 x 100 = 5.6%



GRADE KEY

Proposed Grades
Existing Grades

Released for Permit
12/14/2022 4:24:14 PM
Night Hawk
ENUMERATION

GENERAL NOTES

- The information on these drawings is for informational purposes only and does not constitute a contract. The contract documents shall govern.
- Refer to the permit and all applicable codes and regulations.
- Site conditions shall be verified by the contractor before construction.
- Obtain all necessary permits before construction.
- Use quality materials and workmanship.
- Protect existing utilities and structures.
- Obtain approval from the local authority before any changes.
- Site work shall be completed before foundation work.
- Foundation work shall be completed before framing.
- Roofing shall be completed before interior finishes.
- Interior finishes shall be completed before exterior finishes.
- Exterior finishes shall be completed before landscaping.
- Landscaping shall be completed before final inspection.
- Final inspection shall be completed before occupancy.
- Occupancy shall be completed before final payment.
- Final payment shall be completed before closing.

CODE INFORMATION

2017	International Building Code (IBC)
2015	International Residential Code (IRC)
2015	International Mechanical Code (IMC)
2015	International Fuel Gas Code (IFGC)
2020	National Electric Code (NEC)

FLOOR NOTES

- Finish floor to be as shown on drawings.
- Concrete floor to be as shown on drawings.
- Grade to be as shown on drawings.
- Foundation to be as shown on drawings.
- Roofing to be as shown on drawings.
- Interior finishes to be as shown on drawings.
- Exterior finishes to be as shown on drawings.
- Landscaping to be as shown on drawings.
- Final inspection to be as shown on drawings.
- Occupancy to be as shown on drawings.
- Final payment to be as shown on drawings.
- Closing to be as shown on drawings.

ROOF NOTES

- Roofing to be as shown on drawings.
- Foundation to be as shown on drawings.
- Roofing to be as shown on drawings.
- Interior finishes to be as shown on drawings.
- Exterior finishes to be as shown on drawings.
- Landscaping to be as shown on drawings.
- Final inspection to be as shown on drawings.
- Occupancy to be as shown on drawings.
- Final payment to be as shown on drawings.
- Closing to be as shown on drawings.

AREA TABLE

Item	Area (sq ft)	Total Area (sq ft)
Floor	40 sq ft	56 sq ft
Roof	16 sq ft	72 sq ft
Deck	60 sq ft	72 sq ft
WALL	130 sq ft	130 sq ft
LOWER LEVEL (UNDERGROUND)	1,622 SQ.FT	1,622 SQ.FT
UPPER LEVEL	1,689 SQ.FT	1,689 SQ.FT
TOTAL FINISHED ABOVE GRADE	3,985 SQ.FT	3,985 SQ.FT
COVERED REAR DECK	222 SQ.FT	222 SQ.FT
REAR DECK	222 SQ.FT	222 SQ.FT
TOTAL COVERED DECK	444 SQ.FT	444 SQ.FT
TOTAL FINISHED AREA	4,429 SQ.FT	4,429 SQ.FT

REVISION DATE

NO.	DATE	DESCRIPTION
1	12/14/2022	ISSUED FOR PERMIT

"2985 sf The Rawhide 3-Car Garage Residence"
Sandra Lehmann, Realtor
The Lehmann Team Leader
RE/MAX Real Estate Group
Office: 719-629-7900
Cell: 719-629-6330

Night Hawk Design
a Hawk Companies, Inc. Business
5180 Whip Trail, Colorado Springs, Colorado 80917-2620
Rod Wiebe Dennis Asher Dave Tenace Christopher Wiebe
719-477-6460 (off) hawk.commerce@gmail.com 719-491-1227 (rod cell)

ABD
Builder: Black Oak Homes
2130 Academy Cir, Suite F
Colorado Springs, CO 80909
719-498-8354

SADELEHORN RANCH

REVISION DATE

NO.	DATE	DESCRIPTION
1	12/14/2022	ISSUED FOR PERMIT

REVISION DATE

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1	12/14/2022	ISSUED FOR PERMIT

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