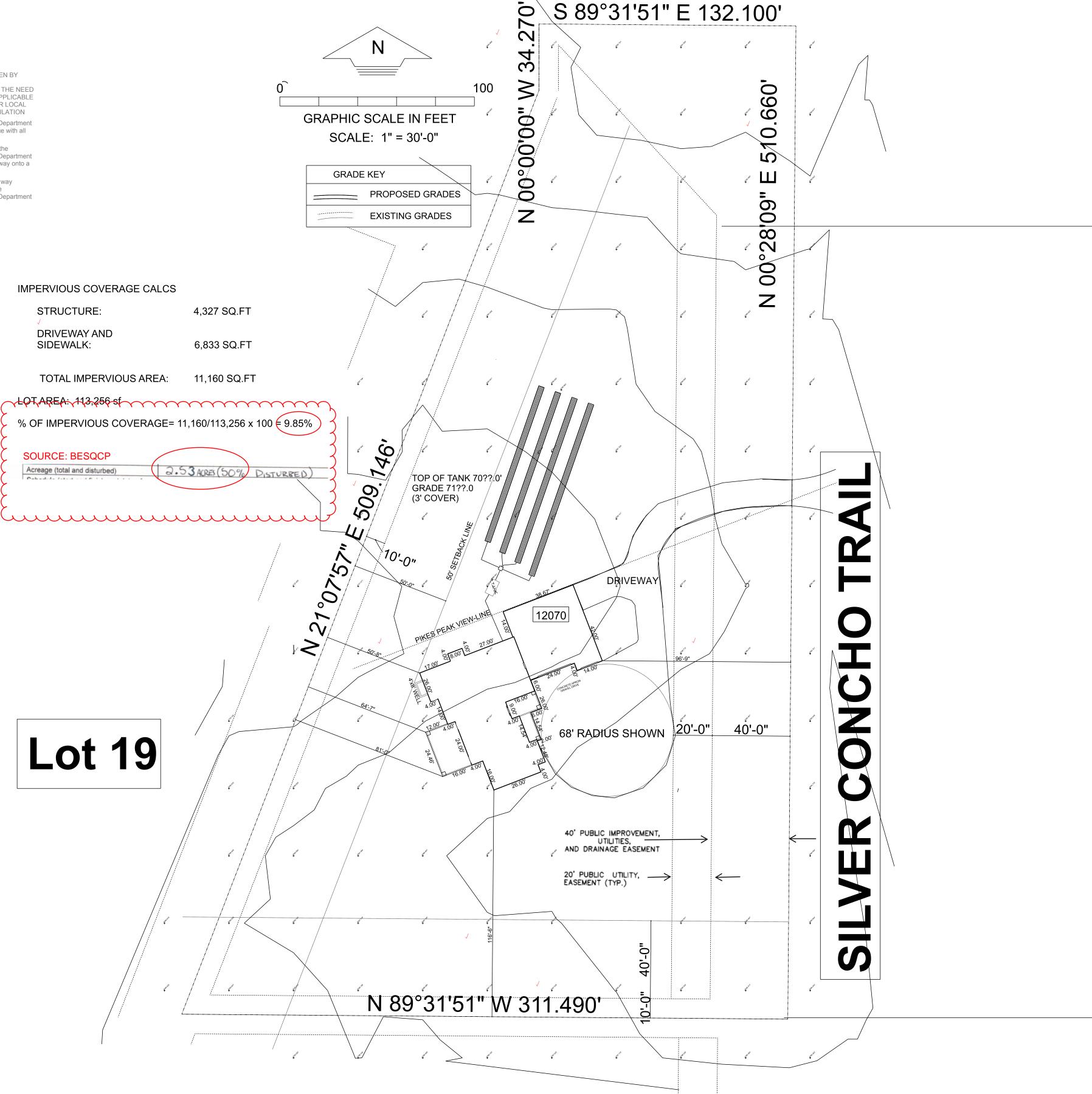


SFD19933 PLAT 12541 RR-2.5

APPROVED Plan Review 07/26/2019 4:56:16 PM dsdarchuleta **EPC Planning & Community Development Department**

APPROVED BESQCP 07/26/2019 4:56:31 PM **EPC Planning & Community Development Department**





SITE PLAN LOT 19
SCALE: 1" = 30'-0"

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 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 shall approve any substitutions.
- Strong-Tie Company of San Leandro, California. The home designer prior to installation 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 > 36" from any openings.

SPECIFICATIONS:

- 1) Typical exterior walls shall be 2x6 studs at 16" o/c with insulation as per Energy Calcs. Studs shall be sheathed with 7/16" OSB typical. Exterior finish materials shall be as per elevation pages. See elevation pages for
- additional information. 2) Typical floor framing shall be Use pre-fabricated 24" deep floor trusses 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 3) Typical headers are (2) 2x8 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.
- 4) All interior walls shall be 2x4 studs at 16" o/c (typical); unless noted to the contrary 5) 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.
- 6) All stairs or steps to grade shall have a maximum rise of 7¾" and a minimum run of 10". All stairs shall be a minimum of 3'-1" wide, to include landings. 7) 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.
- 8) Fascia shall be 5/4"x71/4" textured HardieTrim over 2x6 sub-fascia. Soffit material shall be HardieSoffit Vented Cedarmill (typical) RAKED. 9) The roof covering for this building shall be Class 'A' Concrete Roofing Tiles. Ice & water shield is required starting at eave and continuing to a point 2' inside
- exterior wall line. All gutters shall be 5" (self-flashing) pre-primed with minimum 36" tip-outs. (Solid flex pipe to daylight is highly recommended.) 10) Exhaust duct up through attic space, minimum R-6 insulation & 25' max run.

ROOF FRAMING 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 0-6-1 (4:12). Please refer to roof
- framing plan which takes precedence. 2) Shaded areas indicate valleys. All valleys shall be framed with 2x6 HF #2 roof rafters at 24" o/c atop 2x valley pad while using 2x8 HF #2 ridges/hips. All members longer than 6'0" 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 VCT2 clips at 24" o/c
- per Simpson instructions (page 156).

 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) 2x8 HF#2 with FULL DEPTH OSB flitch. (Unless noted to the contrary.) Use (1) trimmer and (1) kingstud each end of 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. NightHawk Design shall approve any substitutions prior to installation.

6) Structural roof members shall be secured to the building's top plates (or beams) with (1) Simpson H2.5A truss anchor (per ply) at each bearing location unless noted otherwise.

FLOOR FRAMING NOTES:

Energy Calcs.

-) Framer shall plate up foundation to insure headroom of 8'-9" 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'-11".) Typical floor framing shall be Use pre-fabricated 24" deep floor trusses 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 3) Typical headers are (2) 2x8 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 4) 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 LUS210. All deck joists within 18" of grade shall be treated material.

5) Insulate all cantilevers and floor joists above unheated space with insulation as per

CODE INFORMATION:

2017 Pikes Peak Regional Building Code (2017 PPRBC) 2015 International Residential Code (2017 IRC)* 2015 International Existing Building Code (IEBC)*

2015 International Energy Conservation Code* (IECC) 2015 International Mechanical Code*

2015 International Fuel Gas Code* 2015 International Plumbing Code* 2017 National Electric Code*

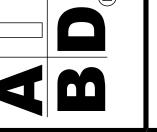
* As amended by 2017 PPRBC ** Or the latest edition adopted by the State of Colorado

STRUCTURAL DESIGN LOADS:

	Live Load	Dead Load	Total Load
Floor	40 psf	16 psf	56 psf
Roof (TILE)	40 psf	25 psf	65 psf
Wind	130 Vult - Exposure 'C'		
Front Porch	60 psf	77 psf	137 psf
Deck Ledger	$72 \times 1.2 = 87 \text{ psf}$		

AREA TABLE:

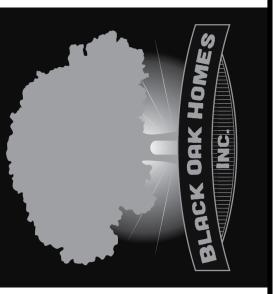
LOWER LEVEL (UNFINISHED)	2,264 SQ. FT.
LOWER LEVEL (FINISHED FOYER)	320 SQ. FT.
SAFE ROOM (UNFINISHED)	233 SQ. FT.
MAIN LEVEL FLOOR PLAN	2,734 SQ. FT.
TOTAL FINISHED	5,088 SQ. FT.
GARAGE	1,509 SQ. FT.
REAR COVERED PATIO	408 SQ. FT.
FRONT COVERED PORCH	233 SQ. FT.
LOT SIZE	113,256 SQ.FT.
LOT COVERAGE	4,327 SQ.FT.
LOT COVERAGE %	n/a



Black Oak Homes, Inc. Colorado Springs, Colorado

719-649-9354

Akeem Seriki:



2019

REVISION DATE

RESIDENTIAL

2017 PPRBC

Parcel: 4217007021

Map #: 339G

Address: 12070 SILVER CONCHO TRL, ELBERT

Description:

RESIDENCE

Contractor:

Type of Unit:

Garage	1509
Lower Level 1	553
Lower Level 2	2264
Main Level	2734

7060 Total Square Feet

Required PPRBD Departments (4)

Enumeration

Released for Permit

07/11/2019 11:36:59 AM

brent ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Mechanical

Released for Permit

07/16/2019 12:16:45 PM

daleh

MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/30/2019 3:27:03 PM dsdarchuleta

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.