

GENERAL CONDITIONS

Drawings & Specifications:

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6255 COOLWELL DR
 COLORADO SPRINGS
 CO 80908

Released for Permit
 11/09/2020 10:32 AM

 CONSTRUCTION

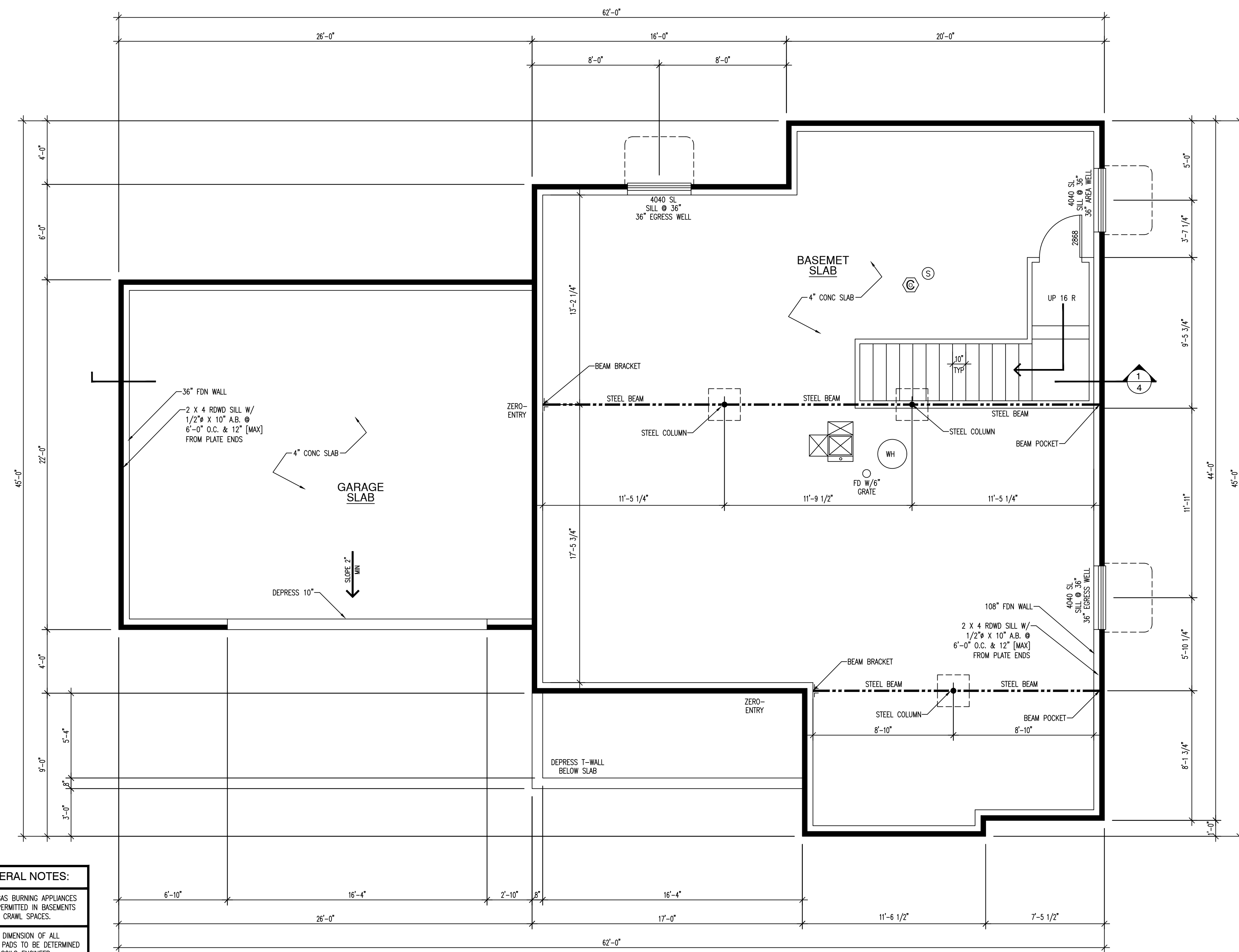
LAURIA BUILDERS
 GARY LAURIA
 (719)-481-3249

REVISION

FILENAME
 LAURIA6255.DWG

DATE
 10/21/2020

SHEET OF
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FOUNDATION PLAN 1254 sq ft UNFINISHED
 1/4" = 1'-0"

SILL PLATE NOTES:
 WOOD SILL PLATE MUST BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MINIMUM OF 6'-0" O.C. THERE MUST BE A MINIMUM OF [2]-BOLTS PER SILL SECTION, WITH A BOLT LOCATED NOT MORE THAN 12" AND NOT LESS THAN 7 BOLT DIAMETERS [3 1/2"] FROM EACH END OF THE PLATE SECTION [IRC SECTION R403.1.6]. BOLTS SHOULD BE AT LEAST 1/2" IN DIAMETER AND SHOULD EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY FOUNDATION. A NUT AND WASHER IS REQUIRED ON EACH BOLT TO HOLD THE PLATE TO THE FOUNDATION.

NOTE
 ALL VENTS THAT TERMINATE THROUGH ROOF MAY BE NO LONGER THAN 25'. VENT THROUGH AN APPROVED CAP, AND MUST BE WRAPPED W/R-6 INSUL [MIN]
 ALL VENT TERMINATIONS TO BE 36" [MIN] FROM ANY WINDOW/DOOR OPENING
 PROVIDE "LOW-RESISTANCE" RETURN AIR PATH
 PROVIDE COMBUSTION AIR SOLUTION W/ GAS WATER HEATER.
 PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED APPLIANCES PER 2015 IRC G2407
 BATH EXHAUST TO TERMINATE AT EXTERIOR.
 PROVIDE [MIN] 100 sq inches MAKEUP AIR AT CLOTHES DRYER LOCATIONS.

NOTES
 MINIMUM CEILING HEIGHT = 7'-6" [FINISHED]/ 7'-7 1/2" [UNFINISHED]
 6'-8" [FINISHED] UNDER BEAMS AND DUCTS
 6'-9 1/2" [UNFIN] UNDER BEAMS AND DUCTS FOR 8'-0" MAXIMUM WIDTH
 2 X 4 CONSTRUCTION @ 24" [MAX] O.C. FLOATING.
 BASEMENT INSULATION TO CONFORM TO ENERGY CODE CERTIFICATE

ESCAPE WINDOWS
 MINIMUM CLEAR OPENING WIDTH = 20"
 MINIMUM CLEAR OPENING HEIGHT = 24"
 MINIMUM CLEAR OPENING AREA = 5.7 sq ft
 MAXIMUM SILL HEIGHT = 44"
 FIXED LADDER IF WELL IS >44" DEEP

NOTE:
 PROVIDE FIRE PROTECTION FOR FLOOR ASSEMBLY PER R302.13 IN UNFINISHED BASEMENTS.

GENERAL NOTES:
 NOTE: LP GAS BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWL SPACES.
 NOTE: DIMENSION OF ALL FOUNDATION PADS TO BE DETERMINED BY SOILS ENGINEER.
 NOTE: SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT TIME OF FIRST INSPECTION.

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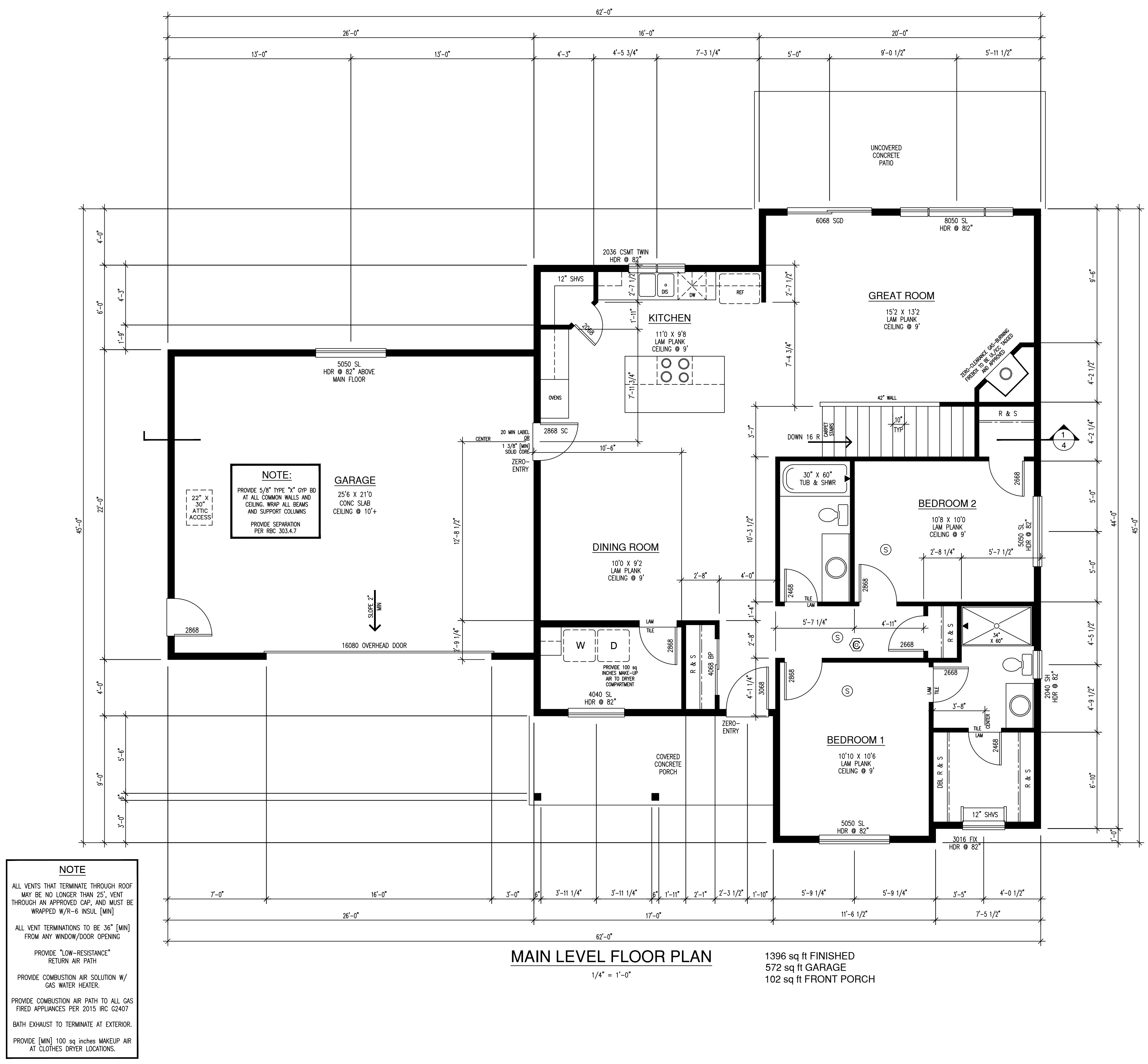
Lauria Builders
 Gary Lauria
 (719)-481-3249

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DRAWN BY
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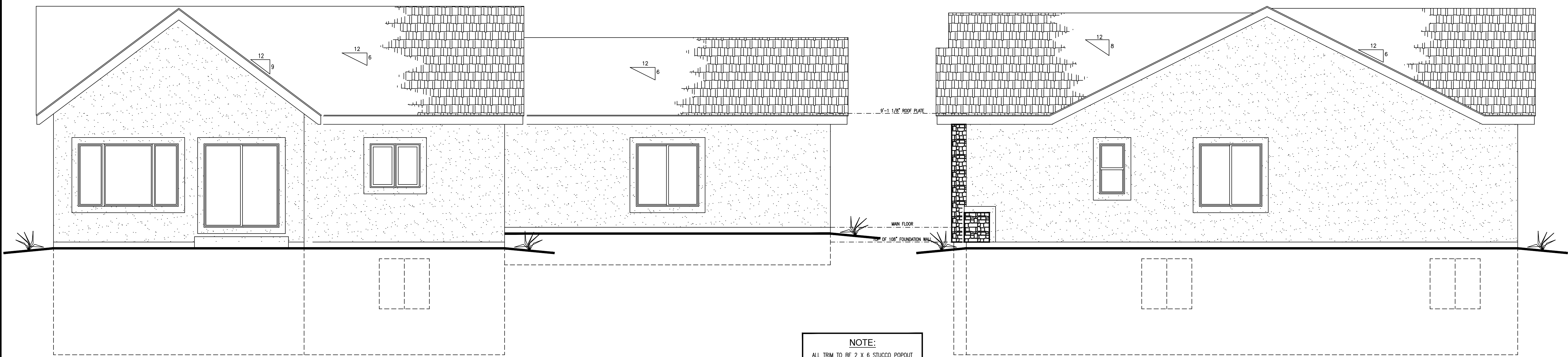
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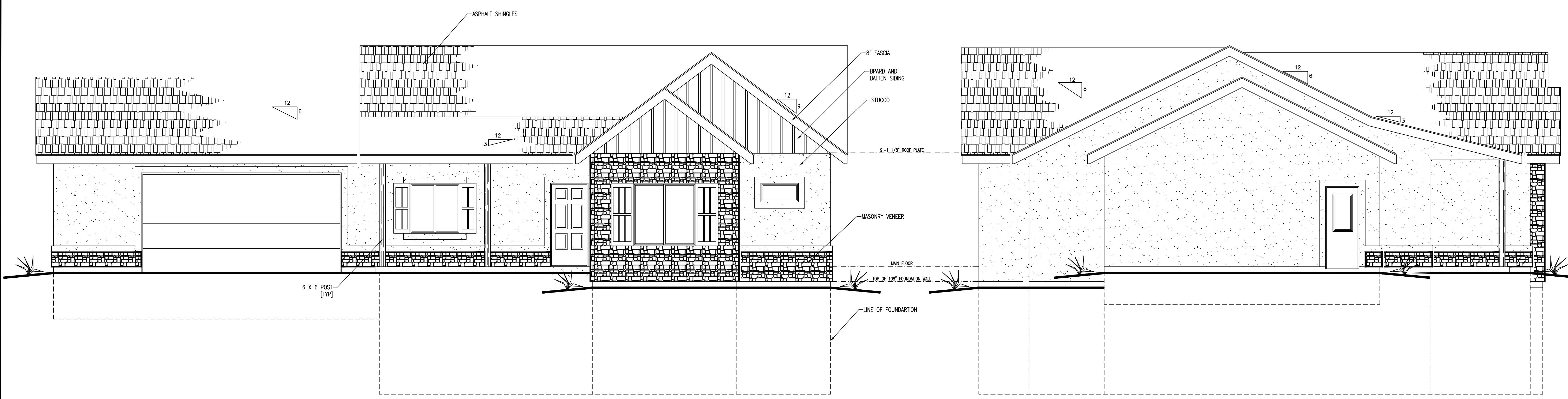
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REAR ELEVATION
 1/4" = 1'-0"

RIGHT SIDE ELEVATION
 1/4" = 1'-0"

NOTE:
 ALL TRIM TO BE 2 X 6 STUCCO POPOUT UNLESS OTHERWISE SPECIFIED.
 PROVIDE GUTTER AND DOWNSPOUTS W/ 3" (MIN) EXTENSIONS AS REQUIRED.
 PROVIDE ROOF VENTILATION AS REQUIRED BY 2015 IRC. 1/150 OF AREA TO BE VENTILATED.
 PROVIDE 1" AIR SEPARATION BETWEEN INSULATION AND ROOF SHEATHING IN EAVES.
 ASPHALT SHINGLES WEIGHING LESS THAN 240#/100 sq ft MAY ONLY BE INSTALLED FROM MAY 1 THROUGH OCTOBER-31



FRONT ELEVATION
 1/4" = 1'-0"

LEFT SIDE ELEVATION
 1/4" = 1'-0"

ASPHALT SHINGLES

8" FASCIA

BOARD AND BATTEN SIDING

STUCCO

5'-1 1/2" ROOF PLATE

MASONRY VENEER

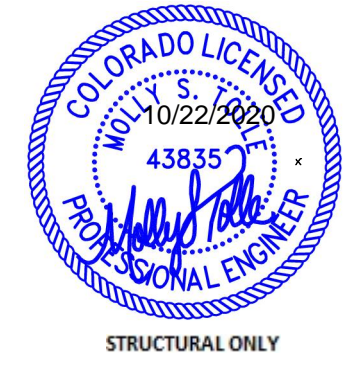
MAIN FLOOR

TOP OF 10" FOUNDATION WALL

LINE OF FOUNDATION

6 X 6 POST [TYP]

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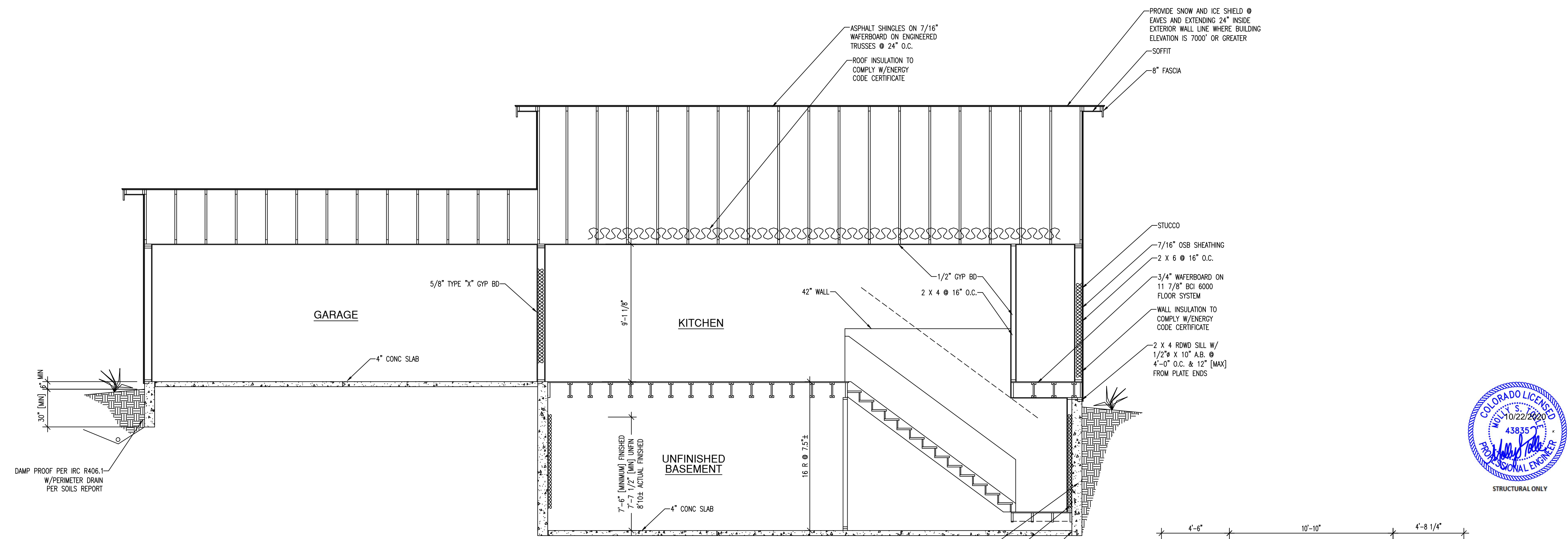
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SHEET **4** OF **5**



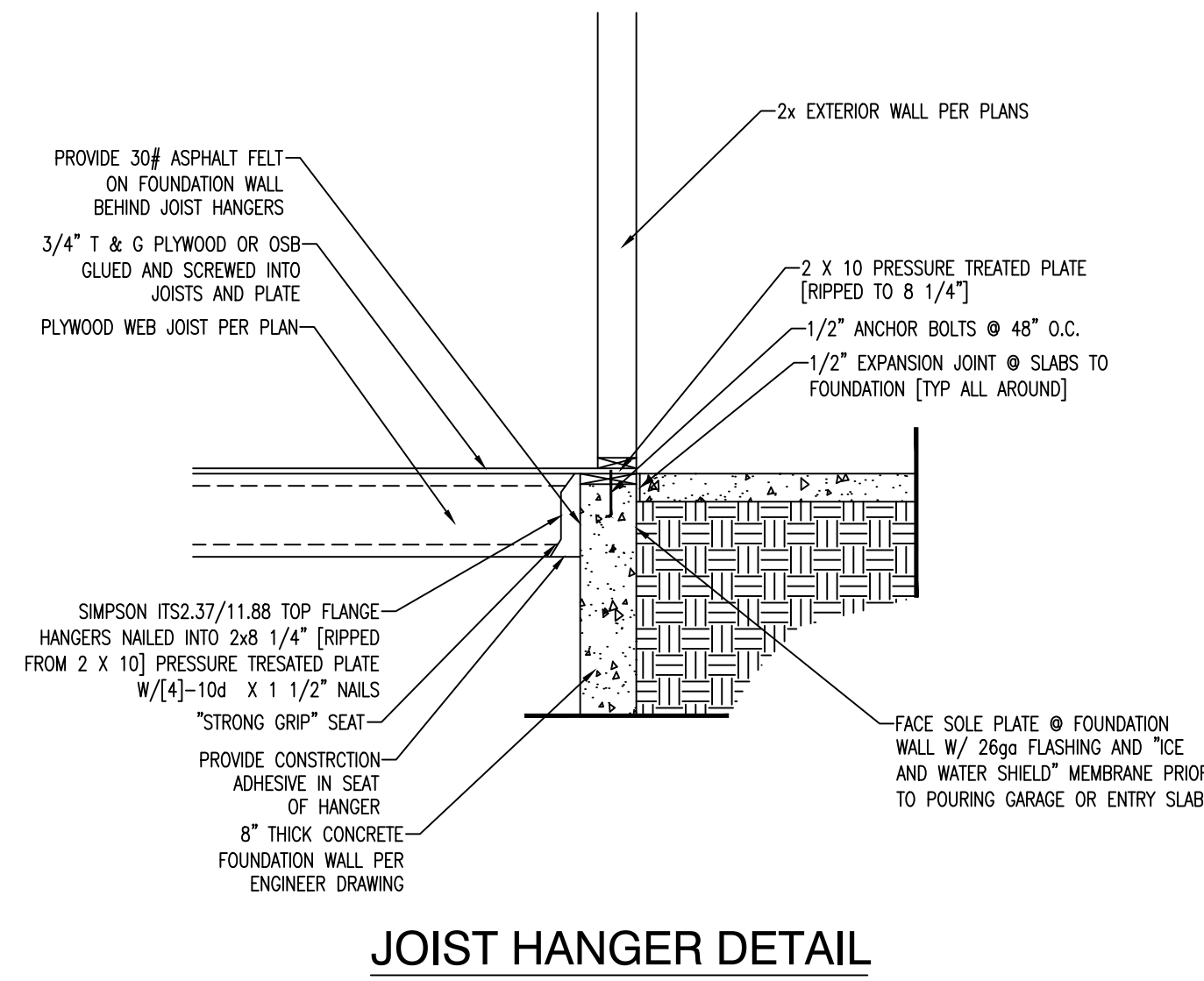
STAIR NOTES
 10" TREAD (MIN)/ 7 3/4" RISE (MAX)
 HANDRAILS @ 34"(MIN)/ 38"(MAX)
 PROVIDE 6'-10" MINIMUM HEADROOM
 36" sq" MIN LANDING @ TOP & BOTTOM OF STAIRS

SHEATHING NOTES:
 UNLESS OTHERWISE NOTED: REFERENCE PRO2,10.4 ALL EXTERIOR WALLS TO BE DONE AS PER THE WALL BRACING METHOD CS-WSP [CONTINUOUS SHEATHING STRUCTURE] WITH 7/16" OSB SHEATHING APA RATED STRUCTURAL 24/16. CONNECTION CRITERIA: 8d COMMON [2 1/2" X 0.131"] NAILS AT 6" SPACING [PANEL EDGES] AND AT 12" SPACING [INTERMEDIATE SUPPORTS] OR 16 ga X 1 3/4" STAPLES AT 3" SPACING [PANEL EDGES] AND 6" SPACING [INTERMEDIATE SUPPORTS]
 HTTA HOLDDOWN AT KING STUDS [OR 2 X 6 POSTS PER PLAN] CENTERED ON TO FOUNDATION BELOW OR ST22 TO RIMBOARD OF FLOOR SYSTEM BELOW

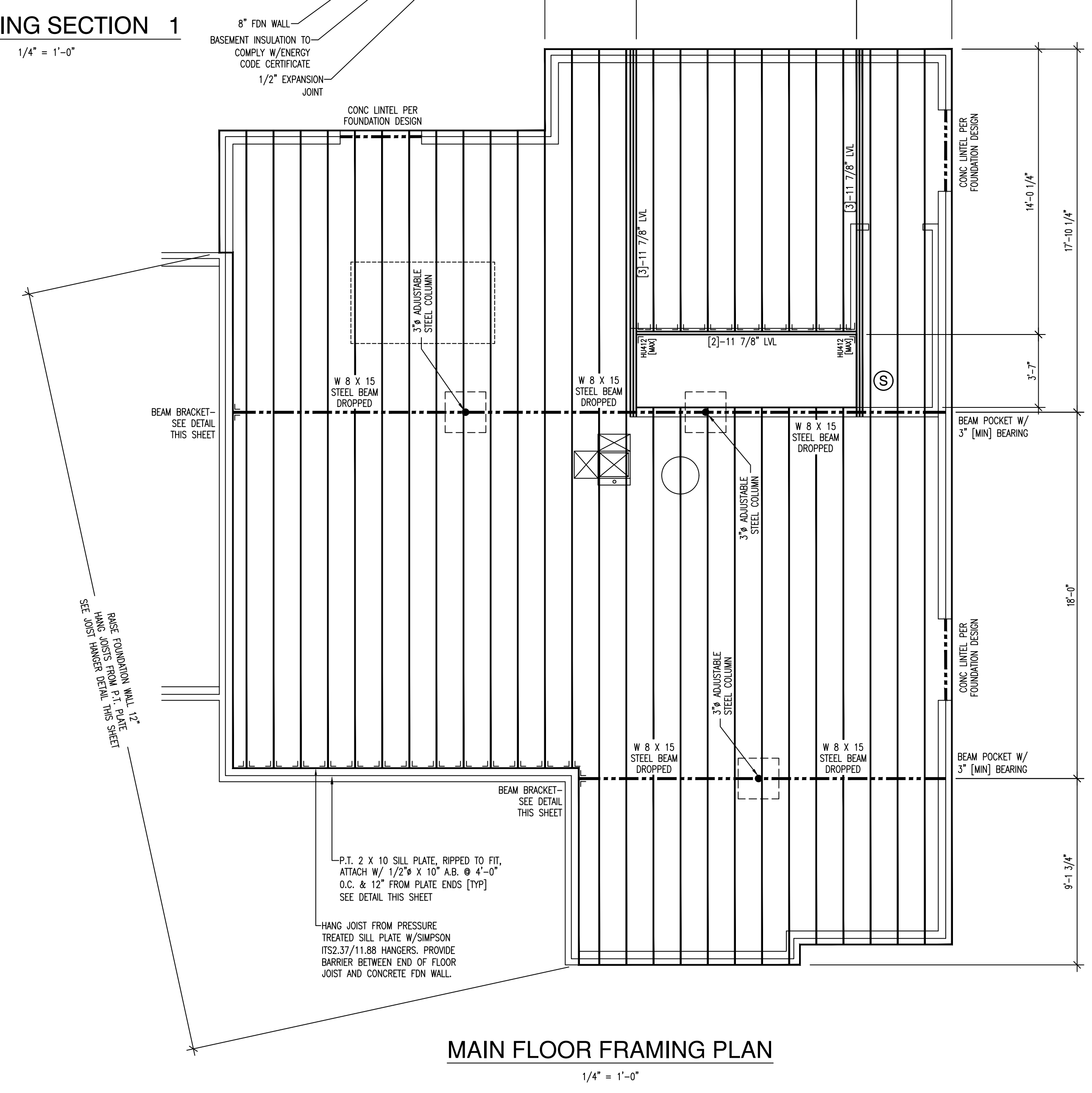
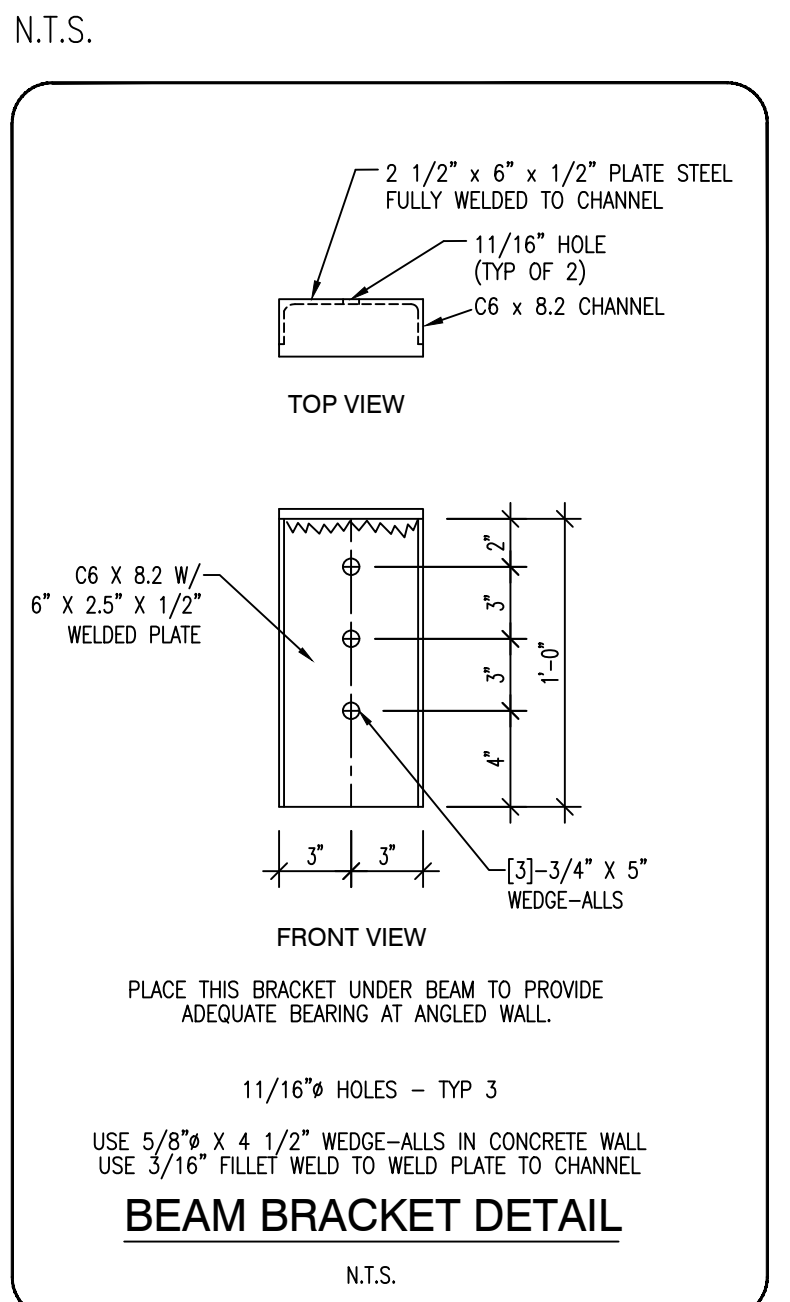
DESIGN LOADS:
 FLOOR:
 DEAD LOAD = 10
 LIVE LOAD = 40
 TOTAL LOAD = 50
 2015 IRC
 2017 PRRBC

NOTE:
 ALL TRIMMERS AND KING STUDS TO BE AS FOLLOWS PER OPENING SIZE UNLESS OTHERWISE NOTED.
 1'-0" TO 2'-8" [1]-TRIMMER/[1]-KING STUD PER SIDE
 2'-9" TO 5'-0" [2]-TRIMMER/[2]-KING STUD PER SIDE
 5'-1" TO 8'-0" [2]-TRIMMER/[3]-KING STUD PER SIDE

STAIR LANDING
 -2 X 8 @ 16" O.C. [HF #2 OR BETTER] -LUS26 AT EACH END
 -L570 AT CORNERS
 -FLUSH [2]-2 X 8 BEAMS AT EACH END -CS16 WITH [MIN] 12" END LENGTH TO FLUSH BEAMS AT TOP & BOTTOM. DO NOT NAIL INTO END GRAIN
 -PROVIDE 2x BACKER BOARD FOR FULL LENGTH OF STRAP
 -OR [2]-2 X 4 COLUMN TO FRAMING OR FOUNDATION BELOW [IN LIEU OF CS16 STRAP] -OR HU28-2 TO FOUNDATION WALL



FLOOR NOTES:
 ALL HEADERS TO BE [3]-2 X 8, GLUED AND NAILED, UNLESS OTHERWISE NOTED
 ALL 2X DIMENSIONAL LUMBER TO BE KD HEM-FIR #2.
 ALL FLOOR JOISTS SHALL BE 11 7/8" ECI 6000 1.8 @ 16" O.C. UNLESS OTHERWISE SPECIFIED.
 ALL FLOOR DECKING SHALL BE 3/4" WAFFERBOARD GLUED AND NAILED.
 FLOOR JOISTS MAY BE SHIFTED UP TO 3" TO AVOID PLUMBING OR HEATING INTERFERENCE. DO NOT EXCEED DECK PANEL SPACING.
 ALL FRAMING HANGERS SHALL BE SIMPSON ITS2.37/11.88 OR IUS2.37/11.88 [U.N.O.]
 RIMBOARD TO BE 1 1/4" X 11 7/8" VERSA-RIM UNLESS OTHERWISE SPECIFIED.
 UNHEATED FLOOR AND CANTILEVER INSULATION TO CONFORM TO ENERGY CODE CERTIFICATE
 ALL BUILT-UP STUD COLUMNS SHALL BE CONTINUED TO FOUNDATION OR OTHER SUPPORTING MEMBER. BUILT-UP COLUMNS SHALL BE BLOCKED SOLID AT THE FLOOR SYSTEM.
 ALL BEAMS AND 2-PLY TRUSSES SHALL HAVE A [3]-2 X 8 COLUMN AT EACH BEARING LOCATION UNLESS NOTED OTHERWISE.
 INSTALL BLOCKING @ KITCHEN ISLAND PERIMETER



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 GARY LAURIA
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SHEATHING NOTES:
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 (A) HIT4 HOLDDOWN AT KING STUDS [OR 2 X 6 POSTS PER PLAN] CENTERED ON TO FOUNDATION BELOW OR ST22 TO RIMBOARD OF FLOOR SYSTEM BELOW

NOTE:
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 1'-0" TO 2'-8" [1] TRIMMER / [1]-KING STUD PER SIDE.
 2'-9" TO 5'-0" [2]-TRIMMER / [2]-KING STUD PER SIDE.
 5'-1" TO 8'-0" [2]-TRIMMER / [3]-KING STUD PER SIDE.

DESIGN LOADS:
ROOF:
 DEAD LOAD = 15
 LIVE LOAD = 40
 TOTAL LOAD = 55 psf
WIND:
 130 MPH [ULTIMATE]
 EXPOSURE C
 2015 IRC
 2017 PPRBC

TRUSS PACKAGE
 BUILDERS FIRST SOURCE
 COLORADO SPRINGS, CO.
 JOB #2467849
 JOB REF: 6255 COOLWELL DRICE
 DATED: 9/8/2020
 [OR STAMPED TRUSS PACK DATA]
 INSTALL PER MANUFACTURERS RECOMMENDATIONS [U.N.O.]

ROOF NOTES:
 ALL HEADERS TO BE [3]-2 X 8, GLUED AND NAILED, UNLESS OTHERWISE NOTED.
 ALL 2X DIMENSIONAL LUMBER TO BE KD HEM-FIR #2.
 PROVIDE ROOF VENTILATION AS REQ'D BY 2015 IRC, 1/150 OF AREA TO BE VENTILATED.
 ROOF DECKING TO BE 7/16" WAFFERBOARD.
 PROVIDE 2 X 4 VERTICAL @ 24" O.C. BETWEEN OVERFRAMING AND TRUSSES BELOW.
 ALL OVERFRAMING TO BE 2 X 6 @ 24" O.C. UNLESS SPECIFIED OTHERWISE.
 ALL OVERHANGS TO BE 12" UNLESS SPECIFIED OTHERWISE.
 ALL BUILT-UP STUD COLUMNS SHALL BE CONTINUED TO FOUNDATION OR OTHER SUPPORTING MEMBER. BUILT-UP COLUMNS SHALL BE BLOCKED SOLID AT THE FLOOR SYSTEM.
 ALL BEAMS AND 2-PLY TRUSSES SHALL HAVE A [3]-2 X 6 COLUMN ● AT EACH BEARING LOCATION- UNLESS NOTED OTHERWISE.
 PROVIDE H2.5T CLIPS [1]-CLIP PER PLY @ ALL TRUSS/ RAFTER BEARING LOCATIONS UNLESS OTHERWISE SPECIFIED.
 PROVIDE [1]-V1CR @ 48" O.C. [MIN 2] FOR: V1-V12
 PROVIDE [1]-LTP4 @ 48" O.C. [MIN 2] FOR: AE1, AE2, BE1, CE1, DE1, DE2

NOTE:
 ALL EXTERIOR WALLS SUPPORTING ROOF TO BE 2 X 6 STUDS @ 16" O.C. [TYP. U.N.O.]

