



SITE PLAN LOT 16 SCALE: 1" = 30'-0"

Released for Permit

07/09/2019 10:28:15 AM am **ENUMERATION**

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. 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 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 > 36" from any openings

SPECIFICATIONS:

- 1) Typical exterior walls shall be 2x4 studs at 16" o/c with insulation as per Energy Calcs. Studs shall be sheathed with 7/16" OSB typical. Exterior finish shall be 8" lap siding w/ $5/4x3\frac{1}{2}$ " corners. Use staggered edge panels as shown on the front elevation. See elevation pages for additional information.
- 2) Typical floor framing shall be 14" or 11-7/8" TJI 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
- 3) Typical headers are (2) 2x8 HF#2 with FULL DEPTH OSB flitch. 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.
- 6) All stairs or steps to grade shall have a maximum rise of $7\frac{3}{4}$ " 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 Calcs. 8) Fascia shall be 5/4"x7¹/₄" textured ProTrim over 2x6 sub-fascia w/ 4/4x3¹/₂" overlay on front gables ONLY. Soffit material shall be 7/16" masonite (typical).
- 9) 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 an October. For elevations 7000' and greater, ice & water shield required starting at eve 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 0-6-6 (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 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
- DEPĂRTMENT. 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.) 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:

1) Framer shall plate up foundation to insure headroom of 9'-0" from the
the floor joists basement slab. (MIN)
2) Typical floor system shall be framed 16" TJI 210 joists @ 16"o/c. (Flo
engineered to minimum of L/480 live load deflection.) Floor sheathin
OSB (tongue and groove) glued and nailed to floor joists per America
Association specifications and recommendations.
3) Typical headers are (2) 2x8 HF#2 with FULL DEPTH OSB flitch.
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'-1

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. 4) Insulate all cantilevers and floor joists above unheated space with insulation as per Energy Calcs. (Minimum R-38 at all cantilevers and above garage space.)

CODE INFORMATION:

LOT SIZE (109,706 sf)

LOT COVERAGE LOT COVERAGE %

CODE	E INFOF	RMATION:				
2017	Pikes Peak Regional Building Code (2011					
2015	International Residential Code (2009 IRC					
2015	Intern	International Existing Building Code (IEBC				
2015	International Energy Conservation Code*					
2015	International Mechanical Code*					
2015	International Fuel Gas Code*					
2015	International Plumbing Code*					
2017	National Electric Code*					
*	As amended by 2011 PPRBC					
**	Or the latest edition adopted by the State					
STRL	ICTURA	AL DESIGN LOAL	DS:			
		Live Load	Dea	ad Load		
Floor		40 psf	1	L6 psf		
Roof		40 psf		.6 psf		
Wind		100 mph - Exposure 'C'			'C'	
Rear Deck		60 psf	1	10 psf		
Front Porch		60 psf	7	77 psf		
AREA	A TABLI			_		
LOWER LEVEL (FINISHED) 370 SF WRK SHP						
LOWER	LEVEL	(UNFINISHED)				
LOWER LEVEL (TOTAL)					2,	
MAIN LEVEL FLOOR PLAN					2,	
TOTAL FINISHED					4,	
GARAGE					ç	
COVERE	D POR	CH (FRONT/VAU	ILT)			
COVERE						
SUN DE	CK (RE	AR)				
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