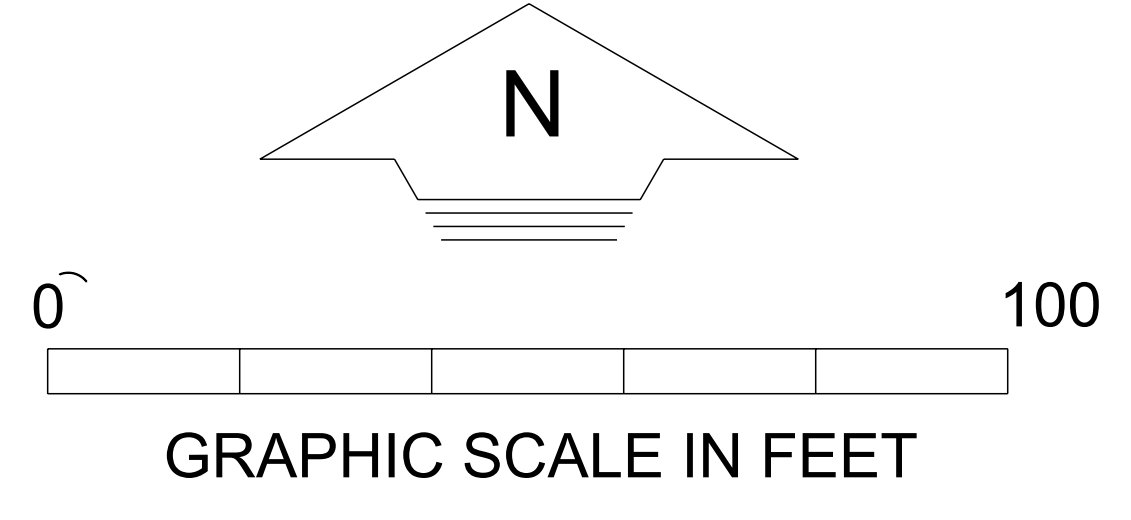


11276 FOREST EDGE ROAD
 SCHDL# 6223000012
 227,383± SF
 5.22 ACRES

LEGAL:
 TRACT IN NW4 SEC 23-12-66 AS FOLS.
 COM AT NW COR OF SD SEC, TH S ON W LN THEREOF 660 FT,
 E PARA WITH N LN OF NW4 1444 FT, S AT R/A 345 FT FOR POB,
 TH CONT ON LAST COURSE 315 FT, E AT R/A 722 FT,
 N AT R/A 315 FT, TH W 722 FT TO POB



GRADE KEY	
	PROPOSED GRADES
	EXISTING GRADES

RR-5
 SETBACKS
 FRONT 25'-0"
 SIDES 25'-0"
 REAR 25'-0"

MAX LOT COV.= 25%
 MAX HEIGHT= 30'-0"

Please label line types. Which line is the property line? Recommend to change line types and add a legend.

Please add labels to the dimensions (i.e. setback, ROW, etc).

Please show the location of the driveway on the site plan and provide the width of the driveway at the intersection of Forest Edge Drive and the driveway.

A driveway access permit is required for all access points onto a public or private road within unincorporated El Paso County, Per EA21192. Applicant is required to apply for a driveway access permit. Please see instructions on EDARP comment.

Please add the following:
 - Owner name, contact telephone number, and email for responsible party
 - Applicant name (if not owner), contact telephone number, and email for responsible party
 - Location of all driveways and parking pad, carports, and garages, including any detached garages

Please add "PCD File No. ADR-22-002" to the bottom right hand corner of the site plan.

- 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 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. 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 806.2 is mandatory)
 - Cover to vent to exterior > 30" from any openings.

CODE INFORMATION:			
2017	Pikes Peak Regional Building Code (2017 PPRBC)		
2015	International Residential Code (2015 IRC)*		
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	24 psf	64 psf
Wind	130 mph - Vult		
ENTRY/VAULT	60 psf	77 psf	137 psf
REAR DECK	60 psf	12 psf	72 psf

AREA TABLE:	
LOWER LEVEL (FINISHED)	2,168 SF
LOWER LEVEL TOTAL (INC. VLT MECH STAIRS)	2,527 Sq.Ft.
MAIN LEVEL	2,492 SF
4- Car Garage (RV INC.)	2,141 Sq.Ft.
FRONT PORCH / VAULT	149 Sq.Ft.
FRONT PORCH COVERED AREA ONLY	149 Sq.Ft.
REAR SUN DECK AREA	299 Sq.Ft.
COVERED DECK REAR	200 Sq.Ft.
TOTAL LOT AREA	113,782 Sq.Ft.
TOTAL COVERED AREA	5,280 Sq.Ft.
LOT COVERAGE	4.64%